Guadalupe County

San Antonio-New Braunfels, TX
Resale homes · closed Nov 23 – Nov 22, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
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MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
140	**$330,000**	**$157**	**62 days**
single-family resale homes	average $410,405	average $194	average 92 days

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1. Summary

Resale homes · 140 sales · November 23, 2025 – November 22, 2026

This study looks at the **140 resale homes** sold in Guadalupe County in the **365 days** to November 22, 2026. A full year is used because only 67 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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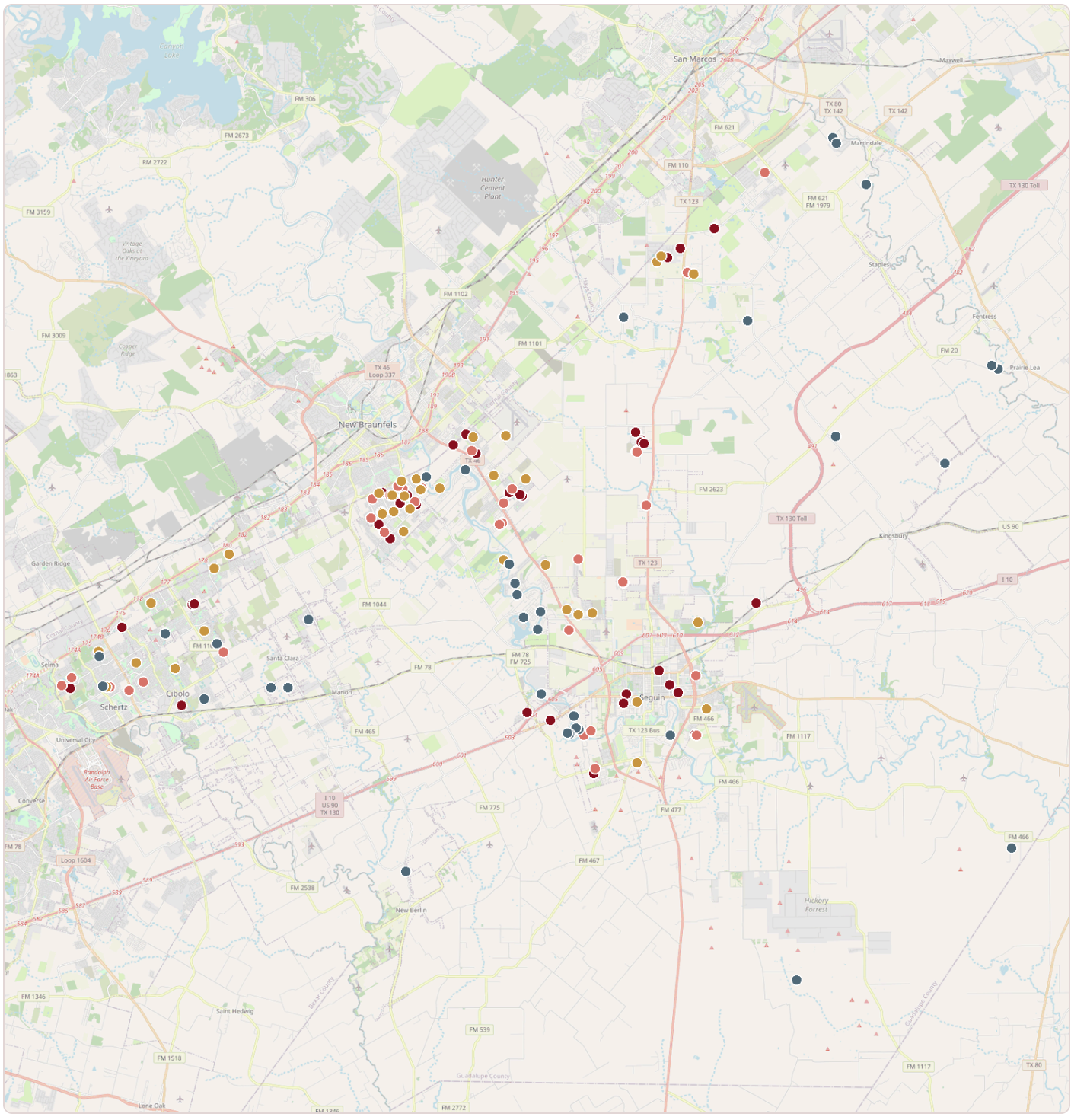
2. Where the resale homes sold

140 resale homes · colored by price range

Each dot is one resale home, colored by its price range.



● Under $245K · 35 sales ● $245K–$329K · 34 sales ● $330K–$455K · 36 sales ● Over $455K · 35 sales

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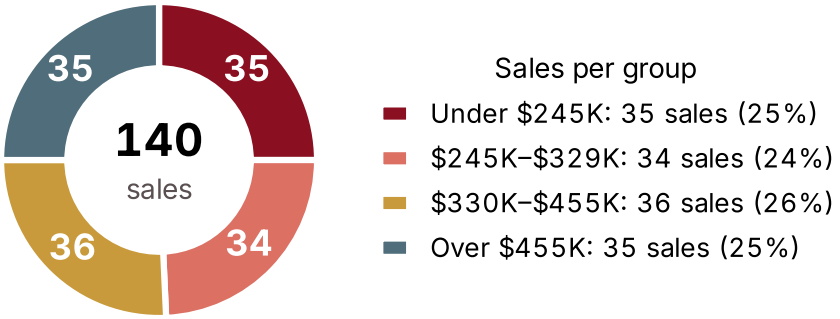
3. Quartiles by net sale price

Resale homes · 140 sales · November 23, 2025 – November 22, 2026

Sales ranked by net sale price and cut into four equal groups. This is the usual way to read a market by price.



Bottom line

- 94% of homes over $455K have a view, against 17% of homes under $245K.
- Homes over $455K sell for about $185 per SF (137%) more than homes under $245K.
- Homes over $455K are about 1,100 SF (72%) larger than homes under $245K.

3.1 Key differences

The top group against the bottom group. Only real differences are listed. Section 8 explains each measure.

Under $245K $245K–$329K $330K–$455K Over $455K

Higher-priced homes Over $455K

- Are more likely to have a view.
- Sell for more per square foot.
- Are much larger.

Lower-priced homes Under $245K

- Are less likely to have a view.
- Sell for less per square foot.
- Are much smaller.

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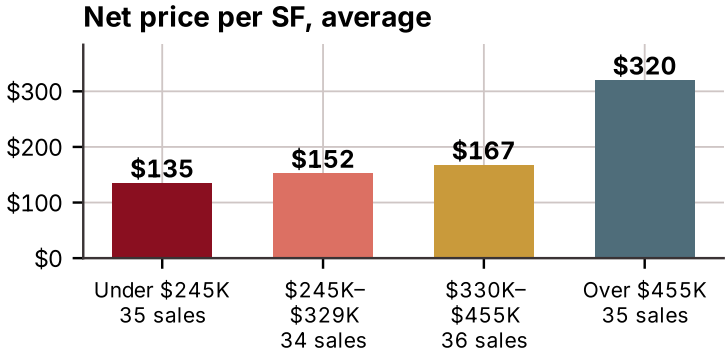
3.2 At a glance

Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Under $245K	$245K–$329K	$330K–$455K	Over $455K	Real difference?
Net price per SF	$135 per SF **Lowest**	$152 per SF	$167 per SF	$320 per SF **Highest**	✓ large
Living area	1,519 SF **Smallest**	1,943 SF	2,389 SF	2,619 SF **Largest**	✓ large
Year built	2005	2010	2010	2000	unclear
Days on market	43 days	54 days	77 days	79 days	unclear
Discount from original list	10.6%	7.2%	6.9%	8.4%	unclear
Price cut before sale	60%	47%	64%	46%	unclear
Seller paid closing costs or repairs	63%	79%	58%	74%	unclear
Has a view	17%	15% **Fewest**	31%	94% **Most**	✓ large

How to read this section. Each heading gives the finding. The gold box says whether the gap is real (✓, with its size) or could be chance (–). The section ends with its numbers; the tests are in section 8.3.

3.3 Homes over $455K sell for about $185 per SF (137%) more than homes under $245K



The average is **$320 per SF** for homes over $455K and **$135 per SF** for homes under $245K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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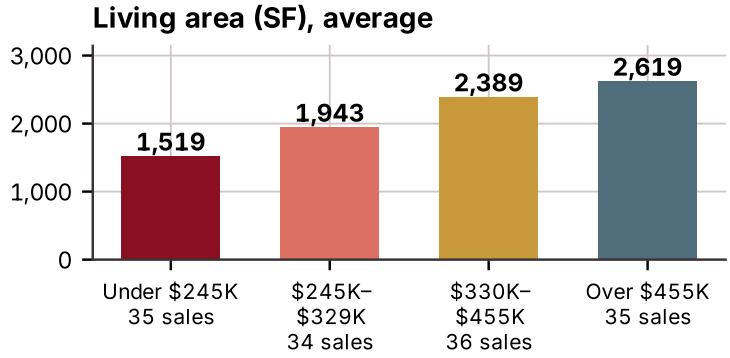
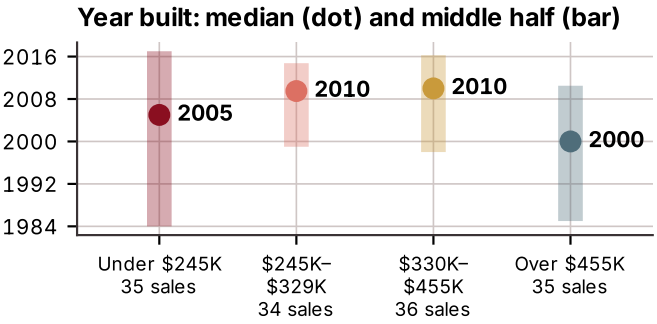
3.4 Homes over $455K are about 1,100 SF (72%) larger than homes under $245K



The average is **2,619 SF** for homes over $455K and **1,519 SF** for homes under $245K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

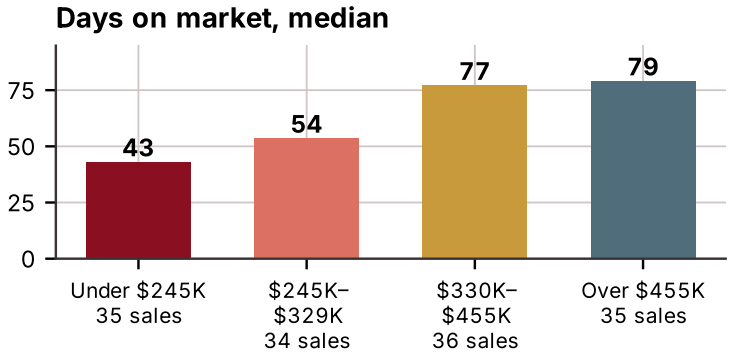
3.5 Year built: no clear difference



The median is **2000** for homes over $455K and **2005** for homes under $245K. It does not move in a straight line; homes $330K–$455K are highest. Defined in 8.1.4.

– **No clear difference** · could be chance

3.6 Days on market: no clear difference



The median is **79 days** for homes over $455K and **43 days** for homes under $245K. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

– **No clear difference** · could be chance

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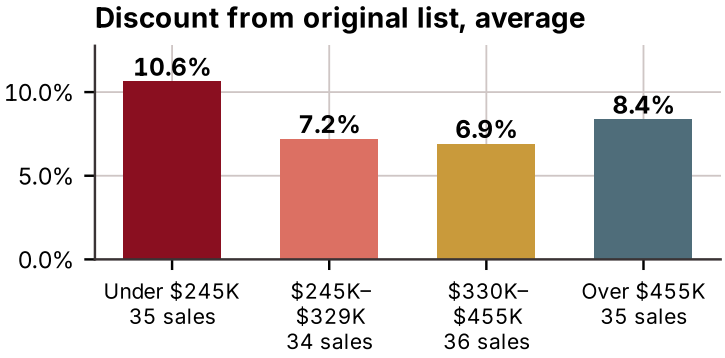
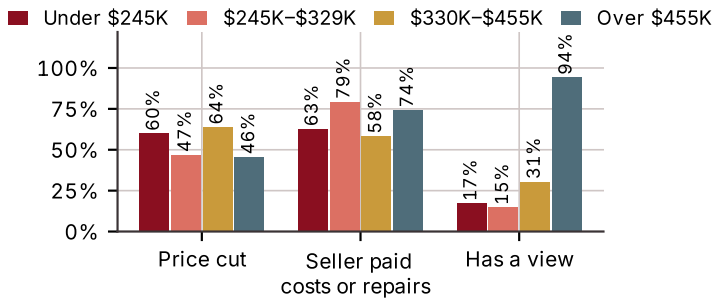
3.7 Discount from original list: no clear difference



The average is **8.4%** for homes over $455K and **10.6%** for homes under $245K. It does not move in a straight line; homes under $245K are highest.
Defined in 8.1.6.

– No clear difference · could be chance

3.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



Each bar is the share of homes in the group, in percent.

- 46% of homes over $455K had a price cut before sale, against 60% of homes under $245K. Defined in 8.1.7.
- 74% of homes over $455K had the seller pay closing costs or repairs, against 63% of homes under $245K. Defined in 8.1.8.
- 94% of homes over $455K have a view, against 17% of homes under $245K. Defined in 8.1.9.

Price cut before sale: **– No clear difference** · could be chance
Seller paid closing costs or repairs: **– No clear difference** · could be chance
Has a view: ✓ **Real difference** · large

3.9 The numbers: price and size

	Under $245K 35 sales	$245K– $329K 34 sales	$330K– $455K 36 sales	Over $455K 35 sales	All 140 sales	Real difference?
Net sale price average	$198,768	$281,984	$379,113	$778,979	$410,405	by design
Net price per SF average	$135	$152	$167	$320	$194	✓ large
Living area average	1,519	1,943	2,389	2,619	2,121	✓ large
Year built median	2005	2010	2010	2000	2006	unclear

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3.10 The numbers: selling

	Under $245K 35 sales	$245K–$329K 34 sales	$330K–$455K 36 sales	Over $455K 35 sales	All 140 sales	Real difference?
Days on market median	43	54	77	79	62	unclear
Discount from original list average	10.6%	7.2%	6.9%	8.4%	8.3%	unclear
Price cut before sale	60%	47%	64%	46%	54%	unclear
Seller paid closing costs or repairs	63%	79%	58%	74%	69%	unclear
Has a view	17%	15%	31%	94%	39%	✓ large

Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

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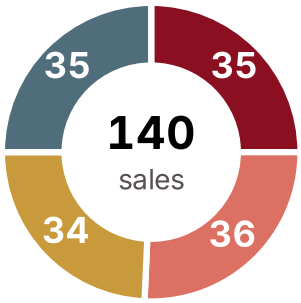
Sales ranked by living area and cut into four equal groups, from the smallest homes to the largest.



Sales per group

- Under 1,627 SF: 35 sales (25%)
- 1,627–2,034 SF: 36 sales (26%)
- 2,041–2,548 SF: 34 sales (24%)
- Over 2,548 SF: 35 sales (25%)

Bottom line

- Homes over 2,548 SF sell for about $397K (150%) more than homes under 1,627 SF.
- 60% of homes over 2,548 SF have a view, against 29% of homes under 1,627 SF.
- Homes over 2,548 SF are about 8 years newer than homes under 1,627 SF.

4.1 Key differences

The top group against the bottom group. Only real differences are listed. Section 8 explains each measure.

Under 1,627 SF · 1,627–2,034 SF · 2,041–2,548 SF · Over 2,548 SF

Larger homes Over 2,548 SF

- Sell for much more.
- Are more likely to have a view.
- Tend to be newer.

Smaller homes Under 1,627 SF

- Sell for much less.
- Are less likely to have a view.
- Tend to be older.

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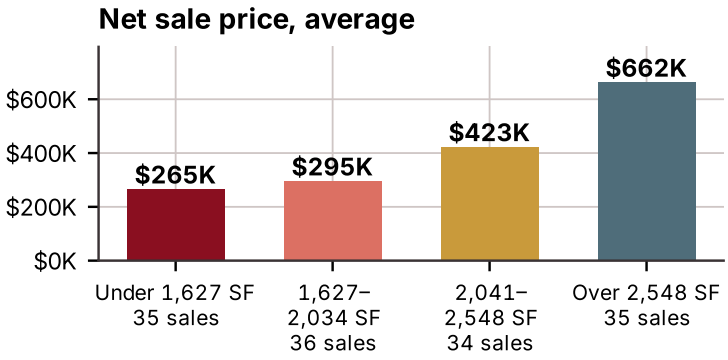
4.2 At a glance

Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Under 1,627 SF	1,627–2,034 SF	2,041–2,548 SF	Over 2,548 SF	Real difference?
Net sale price	$265K **Lowest**	$295K	$423K	$662K **Highest**	✓ large
Net price per SF	$221 per SF	$161 per SF	$185 per SF	$209 per SF	unclear
Year built	1999 **Oldest**	2014 **Newest**	2002	2007	✓ medium
Days on market	56 days	62 days	43 days	79 days	unclear
Discount from original list	9.4%	8.4%	7.0%	8.3%	unclear
Price cut before sale	57%	61%	47%	51%	unclear
Seller paid closing costs or repairs	60%	72%	71%	71%	unclear
Has a view	29%	19% **Fewest**	50%	60% **Most**	✓ medium

4.3 Homes over 2,548 SF sell for about $397K (150%) more than homes under 1,627 SF



The average is **$662K** for homes over 2,548 SF and **$265K** for homes under 1,627 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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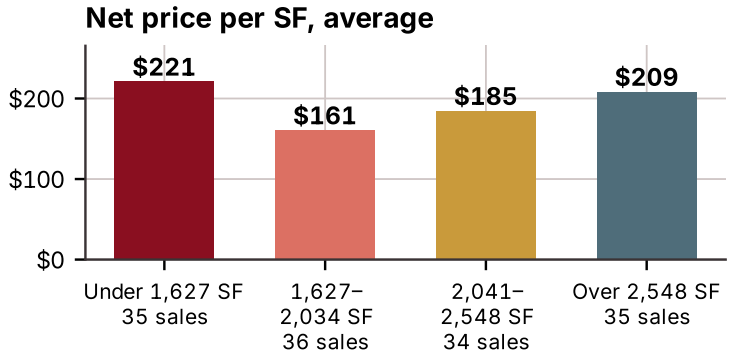
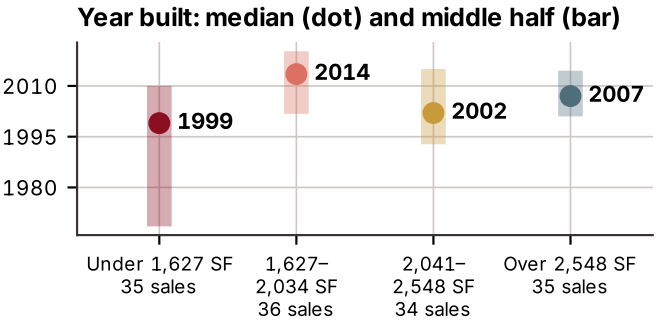
4.4 Net price per SF: no clear difference



The average is **$209 per SF** for homes over 2,548 SF and **$221 per SF** for homes under 1,627 SF. It does not move in a straight line; homes under 1,627 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

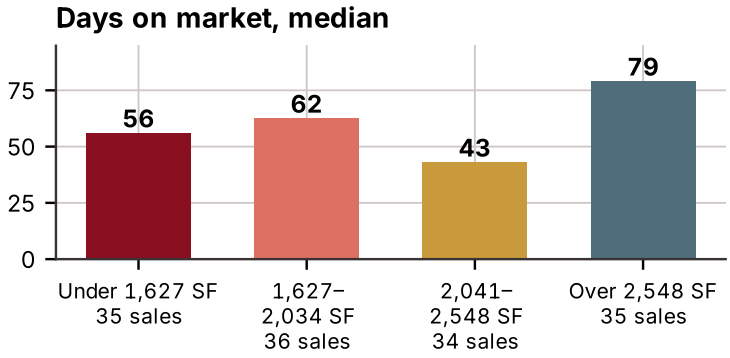
4.5 Homes over 2,548 SF are about 8 years newer than homes under 1,627 SF



The median is **2007** for homes over 2,548 SF and **1999** for homes under 1,627 SF. It does not move in a straight line; homes 1,627–2,034 SF are highest. Defined in 8.1.4.

✓ Real difference · medium

4.6 Days on market: no clear difference



The median is **79 days** for homes over 2,548 SF and **56 days** for homes under 1,627 SF. It does not move in a straight line; homes over 2,548 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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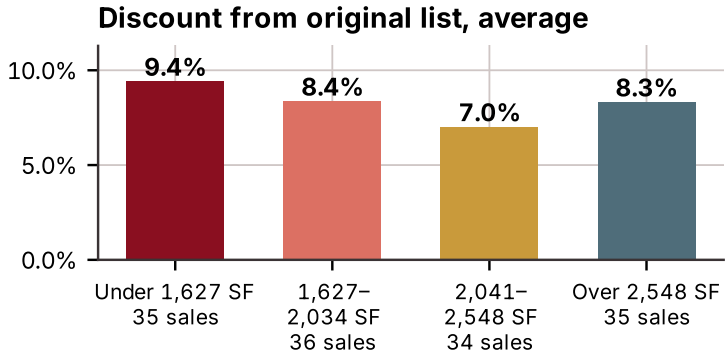
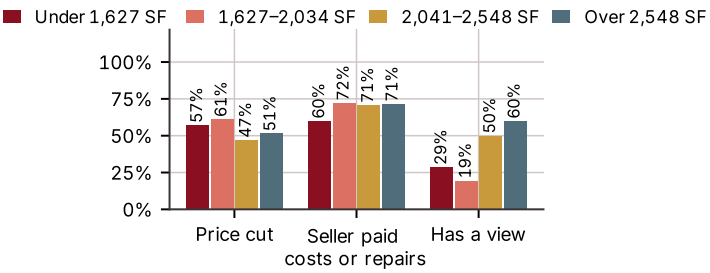
4.7 Discount from original list: no clear difference



The average is **8.3%** for homes over 2,548 SF and **9.4%** for homes under 1,627 SF. It does not move in a straight line; homes under 1,627 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



Each bar is the share of homes in the group, in percent.

- 51% of homes over 2,548 SF had a price cut before sale, against 57% of homes under 1,627 SF. Defined in 8.1.7.
- 71% of homes over 2,548 SF had the seller pay closing costs or repairs, against 60% of homes under 1,627 SF. Defined in 8.1.8.
- 60% of homes over 2,548 SF have a view, against 29% of homes under 1,627 SF. Defined in 8.1.9.

Price cut before sale: **– No clear difference** · could be chance
Seller paid closing costs or repairs: **– No clear difference** · could be chance
Has a view: ✓ **Real difference** · medium

4.9 The numbers: price and size

	Under 1,627 SF 35 sales	1,627–2,034 SF 36 sales	2,041–2,548 SF 34 sales	Over 2,548 SF 35 sales	All 140 sales	Real difference?
Net sale price average	$265,202	$295,129	$422,563	$662,367	$410,405	✓ large
Net price per SF average	$221	$161	$185	$209	$194	unclear
Living area average	1,283	1,836	2,304	3,073	2,121	by design
Year built median	1999	2014	2002	2007	2006	✓ medium

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4.10 The numbers: selling

	Under 1,627 SF 35 sales	1,627–2,034 SF 36 sales	2,041–2,548 SF 34 sales	Over 2,548 SF 35 sales	All 140 sales	Real difference?
Days on market median	56	62	43	79	62	unclear
Discount from original list average	9.4%	8.4%	7.0%	8.3%	8.3%	unclear
Price cut before sale	57%	61%	47%	51%	54%	unclear
Seller paid closing costs or repairs	60%	72%	71%	71%	69%	unclear
Has a view	29%	19%	50%	60%	39%	✓ medium

Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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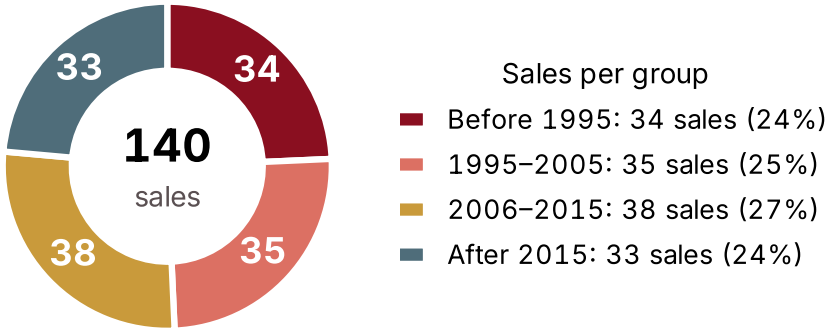
5. Quartiles by year built

Resale homes · 140 sales · November 23, 2025 – November 22, 2026

Sales ranked by year built and cut into four groups, from the oldest to the newest. Homes built in the same year always stay in the same group, so group sizes can differ a little.



Bottom line: no measure differs enough between the groups to rule out chance.

5.1 Key differences

The top group against the bottom group: no measure differs enough to rule out chance.

5.2 At a glance

Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Before 1995	1995–2005	2006–2015	After 2015	Real difference?
Net sale price	$484K	$383K	$447K	$321K	unclear
Net price per SF	$243 per SF	$185 per SF	$196 per SF	$149 per SF	unclear
Living area	1,954 SF	2,124 SF	2,234 SF	2,159 SF	unclear
Days on market	69 days	70 days	52 days	56 days	unclear
Discount from original list	10.0%	9.0%	8.0%	6.0%	unclear
Price cut before sale	50%	63%	50%	55%	unclear
Seller paid closing costs or repairs	53%	69%	76%	76%	unclear
Has a view	59%	37%	37%	24%	unclear

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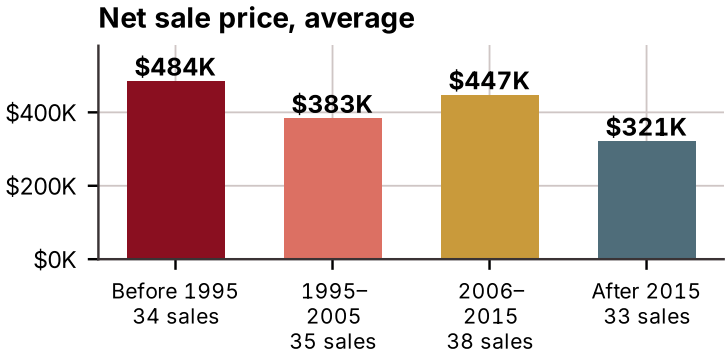
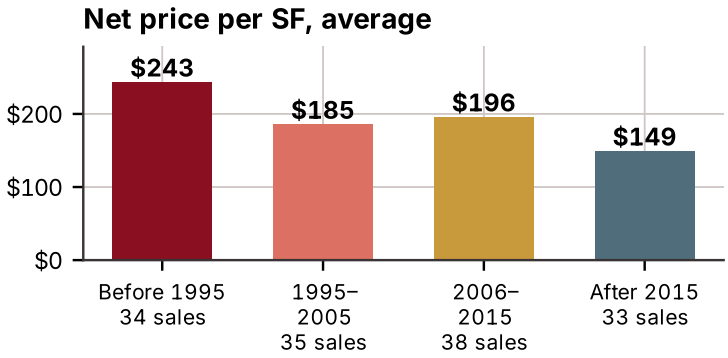
5.3 Net sale price: no clear difference



The average is **$321K** for homes built after 2015 and **$484K** for homes built before 1995. It does not move in a straight line; homes built before 1995 are highest. Defined in 8.1.1.

– No clear difference · could be chance

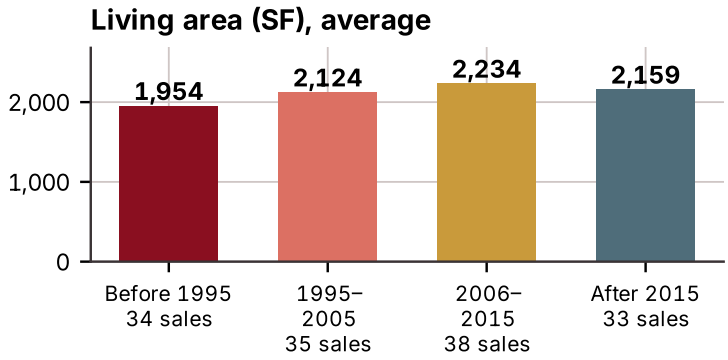
5.4 Net price per SF: no clear difference



The average is **$149 per SF** for homes built after 2015 and **$243 per SF** for homes built before 1995. It does not move in a straight line; homes built before 1995 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **2,159 SF** for homes built after 2015 and **1,954 SF** for homes built before 1995. It does not move in a straight line; homes built 2006–2015 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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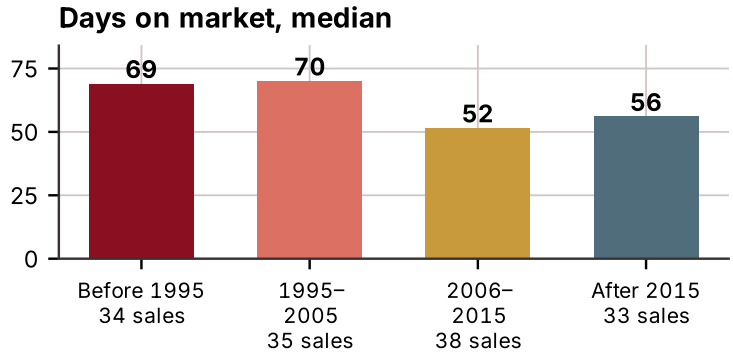
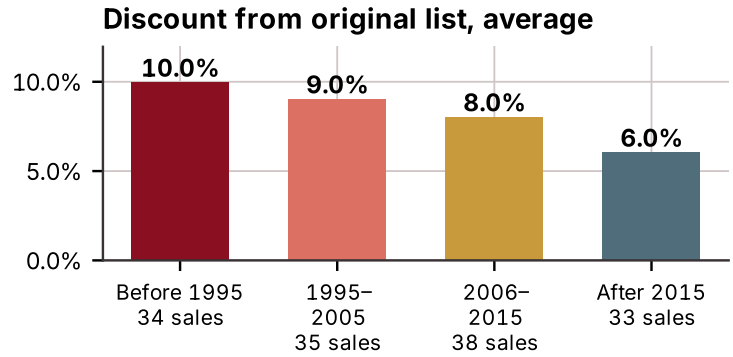
5.6 Days on market: no clear difference



The median is **56 days** for homes built after 2015 and **69 days** for homes built before 1995. It does not move in a straight line; homes built 1995–2005 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference



The average is **6.0%** for homes built after 2015 and **10.0%** for homes built before 1995. It falls step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

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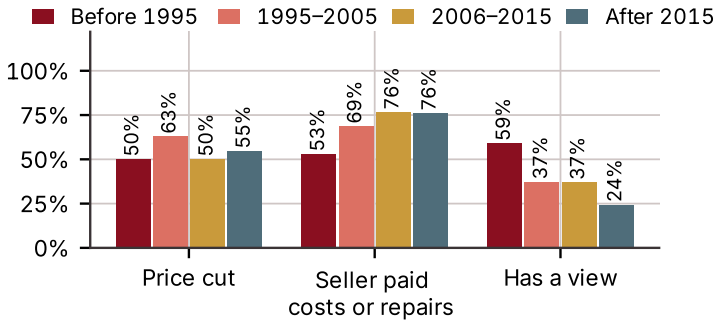
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



Each bar is the share of homes in the group, in percent.

- 55% of homes built after 2015 had a price cut before sale, against 50% of homes built before 1995. Defined in 8.1.7.
- 76% of homes built after 2015 had the seller pay closing costs or repairs, against 53% of homes built before 1995. Defined in 8.1.8.
- 24% of homes built after 2015 have a view, against 59% of homes built before 1995. Defined in 8.1.9.

Price cut before sale: **– No clear difference** · could be chance
Seller paid closing costs or repairs: **– No clear difference** · could be chance
Has a view: **– No clear difference** · could be chance

5.9 The numbers: price and size

	Before 1995 34 sales	1995–2005 35 sales	2006–2015 38 sales	After 2015 33 sales	All 140 sales	Real difference?
Net sale price average	$484,486	$383,034	$447,081	$320,876	$410,405	unclear
Net price per SF average	$243	$185	$196	$149	$194	unclear
Living area average	1,954	2,124	2,234	2,159	2,121	unclear
Year built median	1977	2000	2012	2020	2006	by design

5.10 The numbers: selling

	Before 1995 34 sales	1995–2005 35 sales	2006–2015 38 sales	After 2015 33 sales	All 140 sales	Real difference?
Days on market median	69	70	52	56	62	unclear
Discount from original list average	10.0%	9.0%	8.0%	6.0%	8.3%	unclear
Price cut before sale	50%	63%	50%	55%	54%	unclear
Seller paid closing costs or repairs	53%	69%	76%	76%	69%	unclear
Has a view	59%	37%	37%	24%	39%	unclear

Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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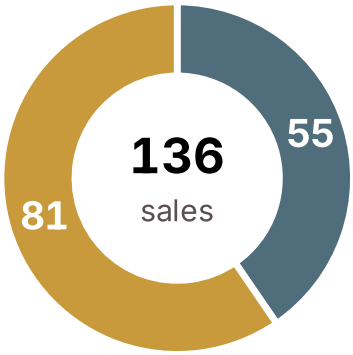
6. View and no view

Resale homes · 140 sales · November 23, 2025 – November 22, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 4 sales whose MLS view entry is only “See Remarks” are left out.



Sales per group
- View: 55 sales (40%)
- No view: 81 sales (60%)

Bottom line

- Homes with a view sell for about $314K (109%) more than homes without a view.
- Homes with a view sell for about $113 per SF (75%) more than homes without a view.
- Homes with a view are about 9 years older than homes without a view.
- Homes with a view are about 360 SF (18%) larger than homes without a view.

6.1 Key differences

The top group against the bottom group. Only real differences are listed. Section 8 explains each measure.

View No view

Homes with a view MLS lists a view

- Sell for much more.
- Sell for more per square foot.
- Tend to be older.
- Are larger.

Homes without a view no view listed

- Sell for much less.
- Sell for less per square foot.
- Tend to be newer.
- Are smaller.

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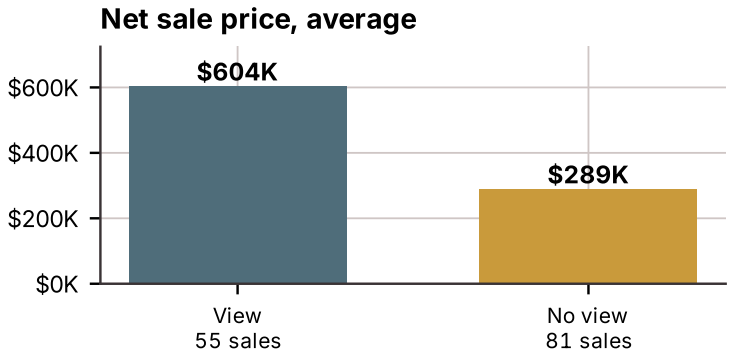
6.2 At a glance

Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	View	No view	Real difference?
Net sale price	$604K **Highest**	$289K **Lowest**	✓ large
Net price per SF	$262 per SF **Highest**	$150 per SF **Lowest**	✓ large
Living area	2,355 SF **Largest**	1,991 SF **Smallest**	✓ small
Year built	2000 **Oldest**	2009 **Newest**	✓ medium
Days on market	62 days	62 days	unclear
Discount from original list	8.8%	7.8%	unclear
Price cut before sale	49%	56%	unclear
Seller paid closing costs or repairs	69%	69%	unclear

6.3 Homes with a view sell for about $314K (109%) more than homes without a view



The average is **$604K** for homes with a view and **$289K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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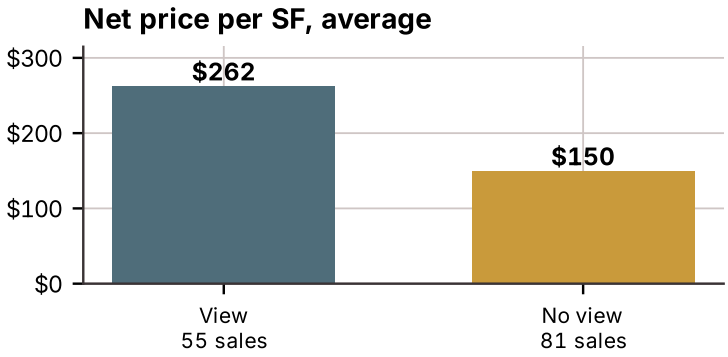
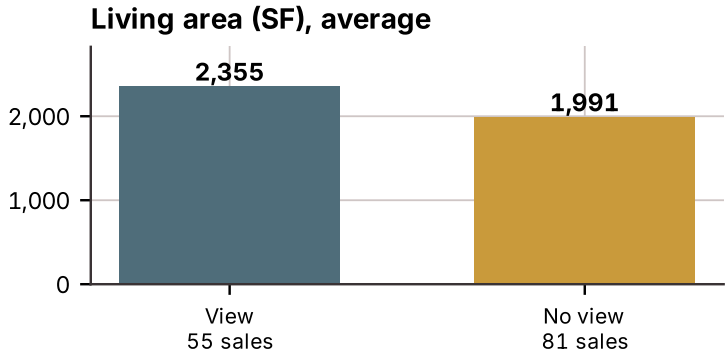
6.4 Homes with a view sell for about $113 per SF (75%) more than homes without a view



The average is **$262 per SF** for homes with a view and **$150 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

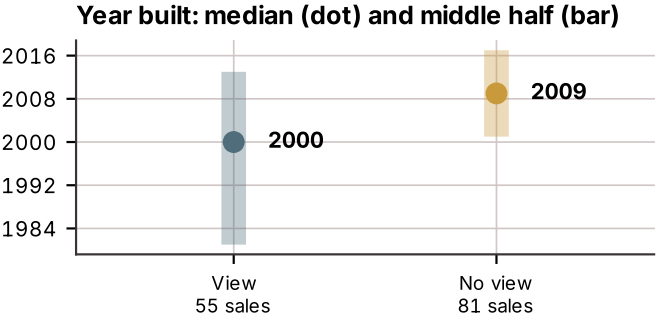
6.5 Homes with a view are about 360 SF (18%) larger than homes without a view



The average is **2,355 SF** for homes with a view and **1,991 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · small

6.6 Homes with a view are about 9 years older than homes without a view



The median is **2000** for homes with a view and **2009** for homes without a view. Defined in 8.1.4.

✓ **Real difference** · medium

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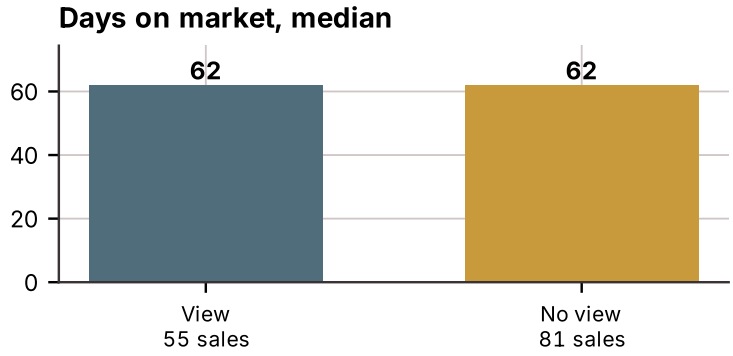
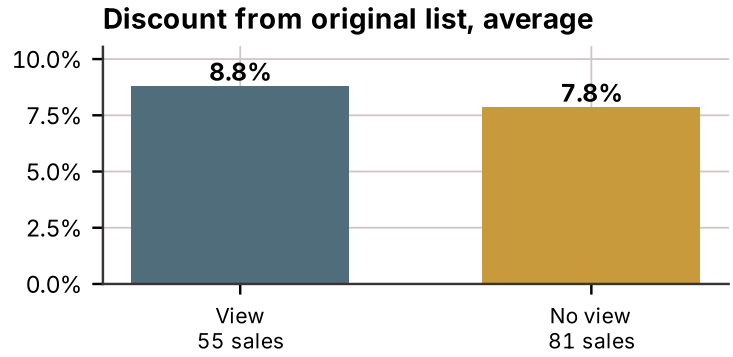
6.7 Days on market: no clear difference



The median is **62 days** for homes with a view and **62 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

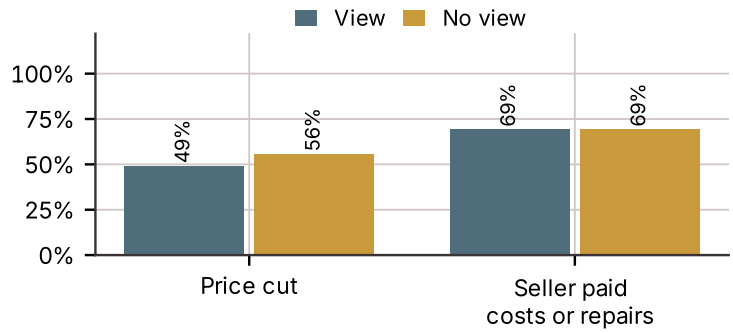
6.8 Discount from original list: no clear difference



The average is **8.8%** for homes with a view and **7.8%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

6.9 How often: price cut before sale, seller paid closing costs or repairs



Each bar is the share of homes in the group, in percent.

- 49% of homes with a view had a price cut before sale, against 56% of homes without a view. Defined in 8.1.7.
- 69% of homes with a view had the seller pay closing costs or repairs, against 69% of homes without a view. Defined in 8.1.8.

Price cut before sale: **– No clear difference** · could be chance
Seller paid closing costs or repairs: **– No clear difference** · could be chance

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6.10 The numbers: price and size

	View 55 sales	No view 81 sales	All 136 sales	Real difference?
Net sale price average	$603,550	$289,087	$416,259	✓ large
Net price per SF average	$262	$150	$195	✓ large
Living area average	2,355	1,991	2,138	✓ small
Year built median	2000	2009	2006	✓ medium

6.11 The numbers: selling

	View 55 sales	No view 81 sales	All 136 sales	Real difference?
Days on market median	62	62	62	unclear
Discount from original list average	8.8%	7.8%	8.2%	unclear
Price cut before sale	49%	56%	53%	unclear
Seller paid closing costs or repairs	69%	69%	69%	unclear

Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.4.

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7. New construction

Basic statistics · 27 sales · November 23, 2025 – November 22, 2026

Homes sold new by the builder in the same 365 days. They are left out of every other section and shown here as basic figures only: 27 sales, no groups, no tests.

> **Note**: these are only the new-construction sales reported in ABOR MLS. Builders often sell homes without listing them in the MLS, so these figures do not necessarily represent all new-construction sales in Guadalupe County.

Measure	Average	Median
Sales		27
Net sale price	**$297,382**	$277,930
Net price per SF	**$164**	$166
Living area (SF)	**1,846**	1,662
Days on market	**298**	189
Discount from original list	**12.1%**	11.5%
Price cut before sale		70% of sales
Seller paid closing costs or repairs		74% of sales
Year built		2024–2026

Same definitions as the rest of the study (section 8). New construction = NewConstructionYN true, or PropertyCondition “New Construction” or “Under Construction”.

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8. Appendix

Measures, methods and tests

Each measure and method three ways: in plain words, as statistics, and with the data from this study.

8.1 Measures

8.1.1 Net sale price

In simple terms What the seller actually kept: the closing price, less money the seller gave back to the buyer for closing costs or repairs. It is the truest price for comparing homes.

Statistically Net = ClosePrice − ACTRIS_BuyersClsgCostPdbySell − ACTRIS_RepairsAmount (a blank counts as $0). Summarized by the arithmetic mean in the slices.

The data 140 resale sales. Average $410,405; median $330,000; standard deviation $288,085; middle half (25th–75th percentile) $244,375–$456,250; lowest $79,000, highest $1,974,315. 96 sales had a seller payment; their median payment was $8,000.

8.1.2 Net price per SF

In simple terms Net sale price divided by the heated and cooled square feet. It puts homes of different sizes on the same footing: did buyers pay more for each square foot, not just for more square feet?

Statistically psf = Net ÷ LivingArea, per sale; summarized by the mean of the per-sale ratios.

The data 140 resale sales. Average $194; median $157; standard deviation $112; middle half (25th–75th percentile) $131–$212; lowest $61, highest $1,010.

8.1.3 Living area

In simple terms The heated and cooled space, as listed in the MLS. Garages and porches are not counted.

Statistically RESO LivingArea, in square feet. Sales under 400 SF are treated as entry errors and left out.

The data 140 resale sales. Average 2,121; median 2,034; standard deviation 713; middle half (25th–75th percentile) 1,626–2,548; lowest 600, highest 4,213.

8.1.4 Year built

In simple terms The year the home was finished, as listed in the MLS. It shows whether a group leans to older or newer parts of the area.

Statistically RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.

The data 140 resale sales. Average 2001; median 2006; standard deviation 21; middle half (25th–75th percentile) 1995–2015; lowest 1923, highest 2025.

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8.1.5 Days on market

In simple terms How many days the home was on the market before the buyer's offer was accepted, counting any earlier listing periods (relists). This is the days on market agents and clients quote.

Statistically CDOM = max(CumulativeDaysOnMarket, DaysOnMarket, PurchaseContractDate − ListingContractDate). The MLS counter can freeze at a price change, so the contract-date gap is a floor. Summarized by the median, because a few homes that sat for months pull an average up.

The data 140 resale sales. Average 92; median 62; standard deviation 95; middle half (25th–75th percentile) 19–135; lowest 0, highest 441. 2 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

In simple terms How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price.

Statistically Discount % = (OriginalListPrice − Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean.

The data 140 resale sales. Average 8.3%; median 6.4%; standard deviation 8.0%; middle half (25th–75th percentile) 3.6%–11.8%; lowest −23.1%, highest 45.0%. 4 sales closed above their first asking price.

8.1.7 Price cut before sale

In simple terms The asking price was lowered at least once before the home went under contract.

Statistically Indicator: ListPrice at close < OriginalListPrice. Reported as the share of sales (%).

The data 76 of 140 resale sales (54.3%).

8.1.8 Seller paid closing costs or repairs

In simple terms The seller paid some of the buyer's closing costs or repairs.

Statistically Indicator: ACTRIS_BuyersClsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 96 of 140 resale sales (68.6%).

8.1.9 Has a view

In simple terms The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.

Statistically View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.

The data 55 sales with a view, 81 without, 4 unclassified. Most common View entries: Neighborhood 48, None 44, Pasture 14, Trees/Woods 13, Water 13, Lake 13, Park/Greenbelt 10, Rural 10.

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8.2 Methods

8.2.1 Data source

In simple terms Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-23 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, CountyOrParish = Guadalupe.

The data Pulled November 23, 2026: 182 closed Guadalupe County records over the prior year. Cities: Seguin (58); New Braunfels (50); San Marcos (26); Schertz (12); Cibolo (11); Kingsbury (8); and 4 more. ZIP codes: 9, the most sales in 78155, 78130, 78666, 78108, 78154, 78638.

8.2.2 Study window

In simple terms The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 67 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 23, 2025 to November 22, 2026 inclusive.

The data 167 single-family sales in the window: 140 resale, 27 new construction.

8.2.3 Resale and new construction

In simple terms A resale home was previously owned. New construction is sold by the builder and behaves differently, so it is kept out of every analysis and reported once on its own.

Statistically New construction = NewConstructionYN true, or PropertyCondition contains “New Construction” or “Under Construction”. Everything else is resale.

The data 140 resale; 27 new construction.

8.2.4 Sales left out

In simple terms A few records cannot be used as entered and are left out before any analysis.

Statistically Excluded: PropertySubType other than Single Family Residence; no OriginalListPrice; LivingArea under 400 SF; seller payments above 10% of ClosePrice (treated as entry errors).

The data 14 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $245K”.

Statistically Sort by the slicing variable; cut k sits at round(nk/4), k = 1…3. A cut that would split tied values moves to the nearer edge of the tie. A group under 3 sales merges into its smaller neighbor. Range names use the next group's lowest value (“Under”) and the previous group's highest value (“Over”/“After”).

The data **Quartiles by net sale price:** Under $245K: $79,000–$242,500 (35 sales); $245K–$329K: $245,000–$329,000 (34 sales); $330K–$455K: $330,000–$455,000 (36 sales); Over $455K: $460,000–$1,974,315 (35 sales)
Quartiles by living area: Under 1,627 SF: 600–1,625 SF (35 sales); 1,627–2,034 SF: 1,627–2,034 SF (36 sales); 2,041–2,548 SF: 2,041–2,548 SF (34 sales); Over 2,548 SF: 2,550–4,213 SF (35 sales)
Quartiles by year built: Before 1995: 1923–1993 (34 sales); 1995–2005: 1995–2005 (35 sales); 2006–2015: 2006–2015 (38 sales); After 2015: 2016–2025 (33 sales)
View and no view: View: MLS lists a view (55 sales); No view: None or Neighborhood (81 sales)

8.2.6 Average and median

In simple terms The average adds the values and divides by how many; one very expensive home can pull it up. The median is the middle value, with half above and half below.

Statistically Mean $\bar{x} = (1/n)\ \Sigma\ x_i$; median = 50th percentile. Price, price per SF, living area and discount use the mean; days on market and year built use the median (skewed or whole-year values).

The data Net sale price: average $410,405, median $330,000. Days on market: average 92, median 62: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

In simple terms Checks whether a measure really differs across the four groups of a slice. It uses each sale's rank, not its value, so a few extreme sales cannot drive the answer.

Statistically $H = [12/(n(n+1))]\ \Sigma\ R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\varepsilon^2 = H/(n - 1)$: ≥ .01 small, ≥ .06 medium, ≥ .14 large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.

The data Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

In simple terms The same check when there are only two groups: view against no view.

Statistically Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $\left|1 - 2U/(n_1 n_2)\right|$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Kerby, 2014; Cohen, 1988).

The data Run on every measure in section 6; results in 8.3.

8.2.9 Chi-square test

In simple terms Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.

Statistically Pearson χ^2 on the 2 × k table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Cramér, 1946).

The data Run on the three shares in every slice; results in 8.3.

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8.2.10 Real difference (significance)

In simple terms "Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.

Statistically Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.

The data Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; Quartiles by year built: m = 8, threshold $p < 0.0063$; View and no view: m = 8, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.

Statistically ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".

The data 10 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

In simple terms Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.

Statistically Prices in headings round to the nearest $1K; price per SF and days on market to the nearest whole number; living area to the nearest 10 SF; shares and percentage gaps to whole percents.

The data Days on market is always shown in days.

8.3 Test results

Every test behind every gold box. Statistic, degrees of freedom (df), p-value, the threshold it must beat, and the size of the difference.

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8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal–Wallis	H = 66.07	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.475$	large
Living area	Kruskal–Wallis	H = 53.62	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.386$	large
Year built	Kruskal–Wallis	H = 5.63	3	0.1311	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.040$	small
Days on market	Kruskal–Wallis	H = 1.55	3	0.6705	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.011$	small
Discount from original list	Kruskal–Wallis	H = 6.43	3	0.0923	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.046$	small
Price cut before sale	Chi-square	$\chi^2 = 3.55$	3	0.3143	p < 0.0063	**Unclear**	Cramér's V = 0.159	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.67$	3	0.1980	p < 0.0063	**Unclear**	Cramér's V = 0.183	small
Has a view	Chi-square	$\chi^2 = 61.35$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.662	large

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 59.11	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.425$	large
Net price per SF	Kruskal–Wallis	H = 5.38	3	0.1458	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.039$	small
Year built	Kruskal–Wallis	H = 15.51	3	0.0014	p < 0.0063	**Yes**	$\varepsilon^2 = 0.112$	medium
Days on market	Kruskal–Wallis	H = 0.73	3	0.8651	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.005$	negligible
Discount from original list	Kruskal–Wallis	H = 2.12	3	0.5473	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.015$	small
Price cut before sale	Chi-square	$\chi^2 = 1.62$	3	0.6545	p < 0.0063	**Unclear**	Cramér's V = 0.108	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.61$	3	0.6565	p < 0.0063	**Unclear**	Cramér's V = 0.107	small
Has a view	Chi-square	$\chi^2 = 15.56$	3	0.0014	p < 0.0063	**Yes**	Cramér's V = 0.333	medium

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 2.94	3	0.4014	p < 0.0063	**Unclear**	ε^2 = 0.021	small
Net price per SF	Kruskal–Wallis	H = 10.12	3	0.0176	p < 0.0063	**Unclear**	ε^2 = 0.073	medium
Living area	Kruskal–Wallis	H = 3.35	3	0.3405	p < 0.0063	**Unclear**	ε^2 = 0.024	small
Days on market	Kruskal–Wallis	H = 2.27	3	0.5179	p < 0.0063	**Unclear**	ε^2 = 0.016	small
Discount from original list	Kruskal–Wallis	H = 3.31	3	0.3467	p < 0.0063	**Unclear**	ε^2 = 0.024	small
Price cut before sale	Chi-square	χ^2 = 1.57	3	0.6662	p < 0.0063	**Unclear**	Cramér's V = 0.106	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 5.70	3	0.1270	p < 0.0063	**Unclear**	Cramér's V = 0.202	small
Has a view	Chi-square	χ^2 = 8.73	3	0.0330	p < 0.0063	**Unclear**	Cramér's V = 0.250	small

8.3.4 View and no view

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Mann–Whitney U	U = 3,767.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.691	large
Net price per SF	Mann–Whitney U	U = 3,542.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.590	large
Living area	Mann–Whitney U	U = 2,877.00	—	0.0040	p < 0.0063	**Yes**	rank-biserial r = 0.292	small
Year built	Mann–Whitney U	U = 1,511.00	—	0.0015	p < 0.0063	**Yes**	rank-biserial r = 0.322	medium
Days on market	Mann–Whitney U	U = 2,307.50	—	0.7244	p < 0.0063	**Unclear**	rank-biserial r = 0.036	negligible
Discount from original list	Mann–Whitney U	U = 2,317.00	—	0.6931	p < 0.0063	**Unclear**	rank-biserial r = 0.040	negligible
Price cut before sale	Chi-square	χ^2 = 0.55	1	0.4585	p < 0.0063	**Unclear**	Cramér's V = 0.064	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.00	1	0.9956	p < 0.0063	**Unclear**	Cramér's V = 0.000	negligible

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8.4 Data notes

Left out of the analysis: 27 new-construction sales (basic statistics only, section 7); 14 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 140 closed MLS resale sales; the 27 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 23, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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