Seguin

Guadalupe County, TX
Resale homes · closed Nov 22 – Nov 21, 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
48	**$304,480**	**$144**	**61 days**
single-family resale homes	average $402,310	average $192	average 107 days

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1. Summary

Resale homes · 48 sales · November 22, 2025 – November 21, 2026

This study looks at the **48 resale homes** sold in Seguin in the **365 days** to November 21, 2026. A full year is used because only 22 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.

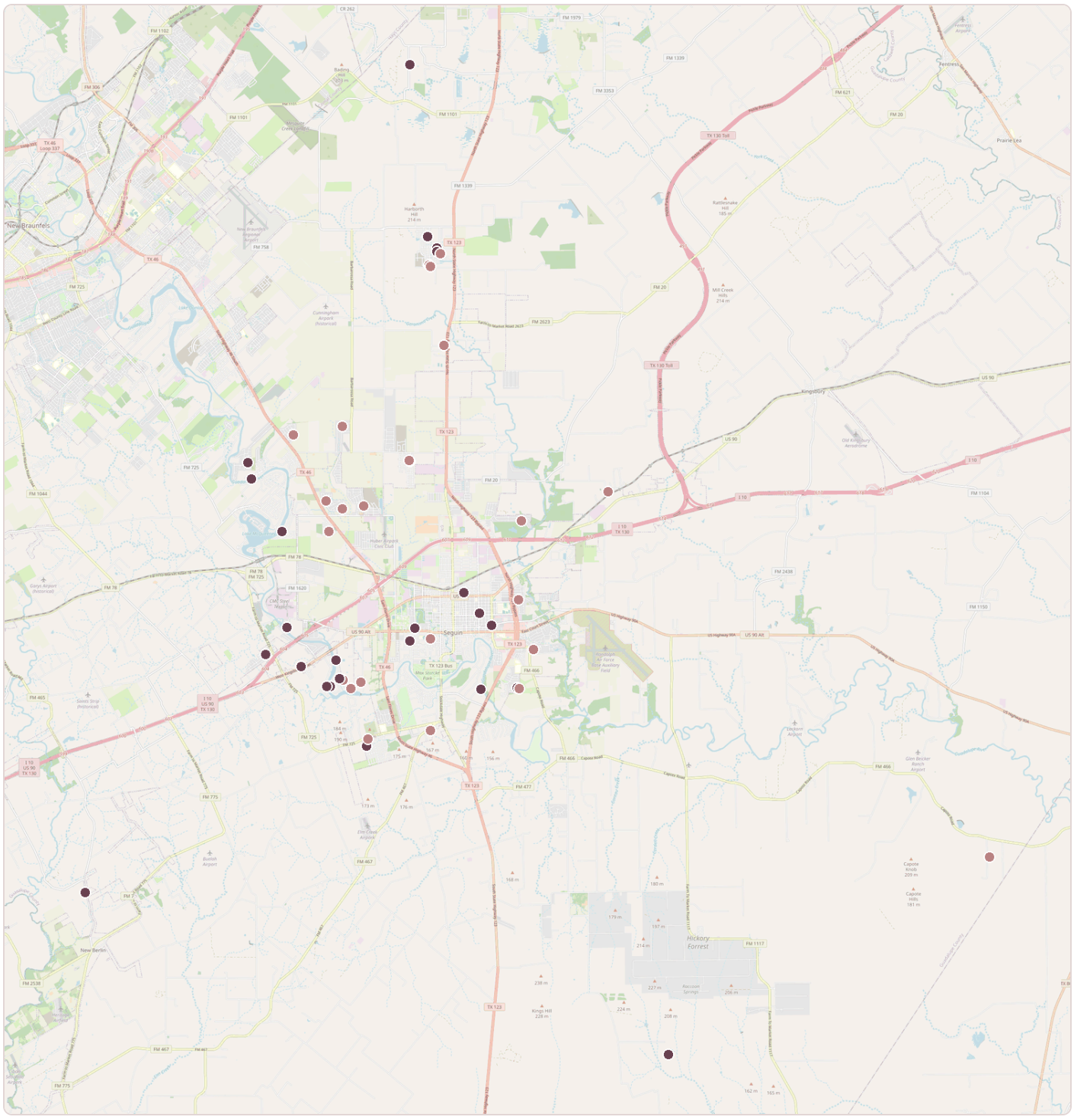
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

48 resale homes · colored by price range

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



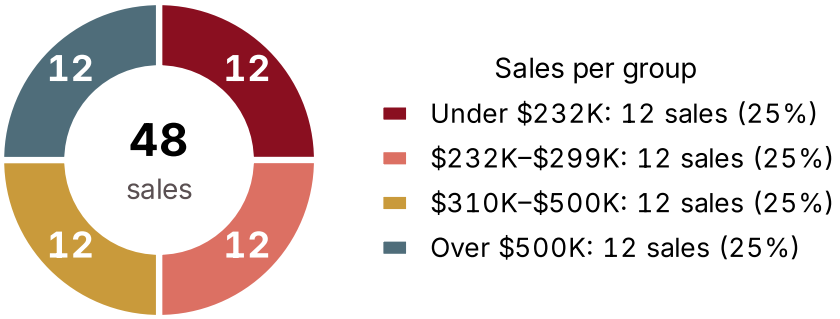
● Under $232K · 12 sales ● $232K–$299K · 12 sales ● $310K–$500K · 12 sales ● Over $500K · 12 sales

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3. Quartiles by net sale price

Resale homes · 48 sales · November 22, 2025 – November 21, 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

- 100% of homes over $500K have a view, against 25% of homes under $232K.
- Homes over $500K sell for about $184 per SF (141%) more than homes under $232K.
- Homes over $500K are about 1,150 SF (84%) larger than homes under $232K.

3.1 Key differences

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

Under $232K $232K–$299K $310K–$500K Over $500K

Higher-priced homes Over $500K

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

Lower-priced homes Under $232K

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

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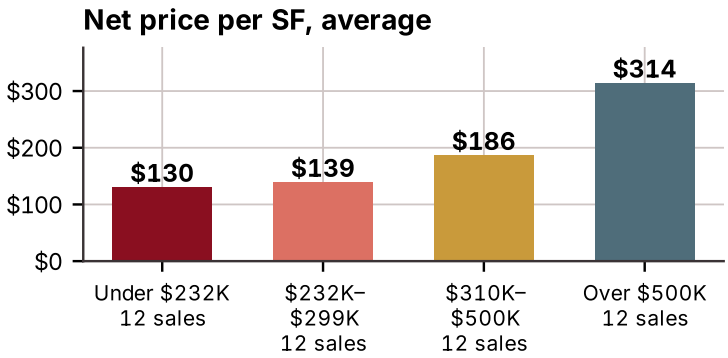
3.2 At a glance

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 $232K	$232K–$299K	$310K–$500K	Over $500K	Real difference?
Net price per SF	$130 per SF **Lowest**	$139 per SF	$186 per SF	$314 per SF **Highest**	✓ large
Living area	1,371 SF **Smallest**	1,993 SF	2,250 SF	2,518 SF **Largest**	✓ large
Year built	2000	2022	2012	1992	unclear
Days on market	27 days	144 days	80 days	86 days	unclear
Discount from original list	10.2%	7.8%	8.3%	8.7%	unclear
Price cut before sale	58%	67%	58%	42%	unclear
Seller paid closing costs or repairs	50%	75%	75%	92%	unclear
Has a view	25% **Fewest**	25%	33%	100% **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 $500K sell for about $184 per SF (141%) more than homes under $232K

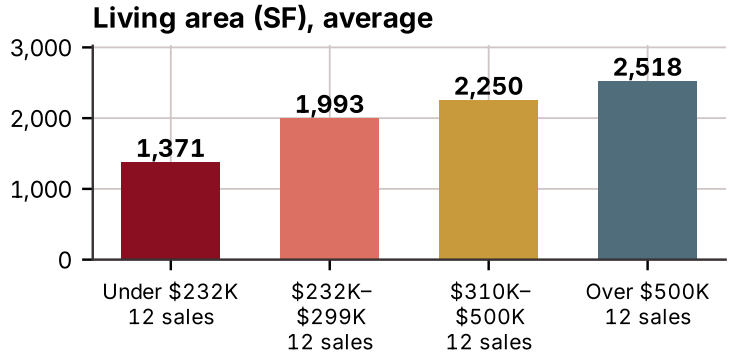


The average is **$314 per SF** for homes over $500K and **$130 per SF** for homes under $232K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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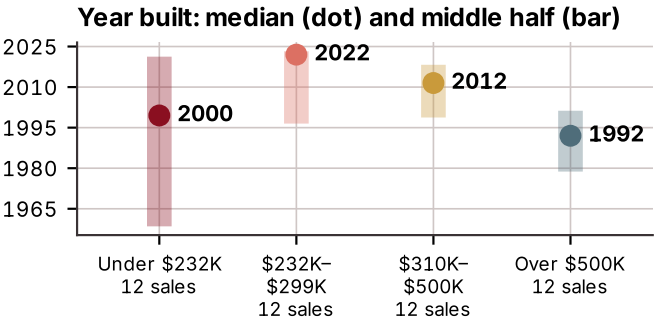
3.4 Homes over $500K are about 1,150 SF (84%) larger than homes under $232K



The average is **2,518 SF** for homes over $500K and **1,371 SF** for homes under $232K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

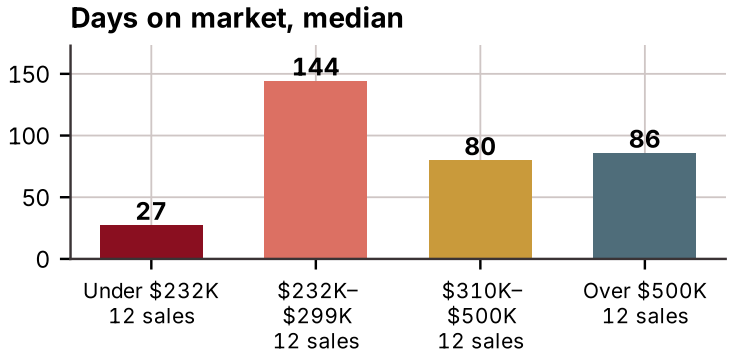
3.5 Year built: no clear difference



The median is **1992** for homes over $500K and **2000** for homes under $232K. It does not move in a straight line; homes $232K–$299K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

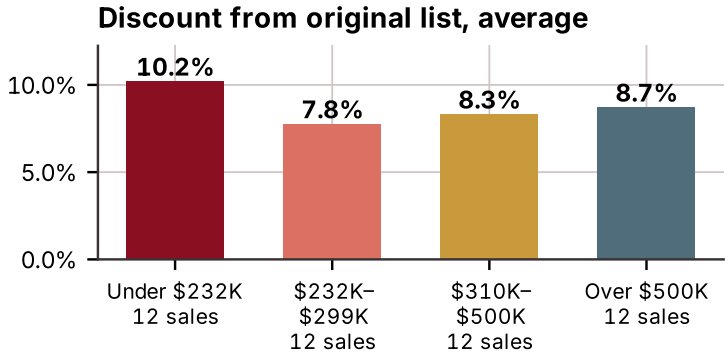


The median is **86 days** for homes over $500K and **27 days** for homes under $232K. It does not move in a straight line; homes $232K–$299K are highest. Defined in 8.1.5.

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

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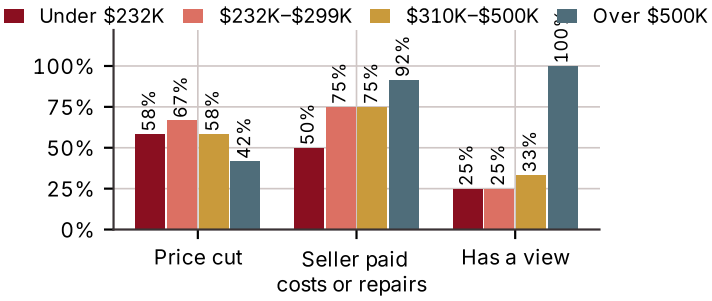
3.7 Discount from original list: no clear difference



The average is **8.7%** for homes over $500K and **10.2%** for homes under $232K. It does not move in a straight line; homes under $232K 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.

- 42% of homes over $500K had a price cut before sale, against 58% of homes under $232K. Defined in 8.1.7.
- 92% of homes over $500K had the seller pay closing costs or repairs, against 50% of homes under $232K. Defined in 8.1.8.
- 100% of homes over $500K have a view, against 25% of homes under $232K. 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 $232K 12 sales	$232K–$299K 12 sales	$310K–$500K 12 sales	Over $500K 12 sales	All 48 sales	Real difference?
Net sale price average	$176,392	$265,699	$389,439	$777,710	$402,310	by design
Net price per SF average	$130	$139	$186	$314	$192	✓ large
Living area average	1,371	1,993	2,250	2,518	2,033	✓ large
Year built median	2000	2022	2012	1992	2004	unclear

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3.10 The numbers: selling

	Under $232K 12 sales	$232K–$299K 12 sales	$310K–$500K 12 sales	Over $500K 12 sales	All 48 sales	Real difference?
Days on market median	27	144	80	86	61	unclear
Discount from original list average	10.2%	7.8%	8.3%	8.7%	8.7%	unclear
Price cut before sale	58%	67%	58%	42%	56%	unclear
Seller paid closing costs or repairs	50%	75%	75%	92%	73%	unclear
Has a view	25%	25%	33%	100%	46%	✓ large

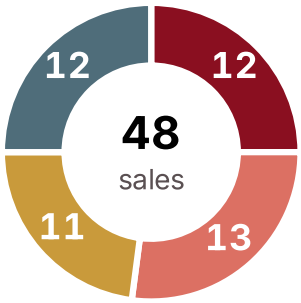
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 48 sales · November 22, 2025 – November 21, 2026

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: 12 sales (25%)
- 1,627–2,034 SF: 13 sales (27%)
- 2,041–2,472 SF: 11 sales (23%)
- Over 2,472 SF: 12 sales (25%)

Bottom line

- Homes over 2,472 SF sell for about $384K (169%) more than homes under 1,627 SF.
- Homes over 2,472 SF are about 28 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 · 2,041–2,472 SF · Over 2,472 SF

Larger homes Over 2,472 SF

- Sell for much more.
- Tend to be newer.

Smaller homes Under 1,627 SF

- Sell for much less.
- Tend to be older.

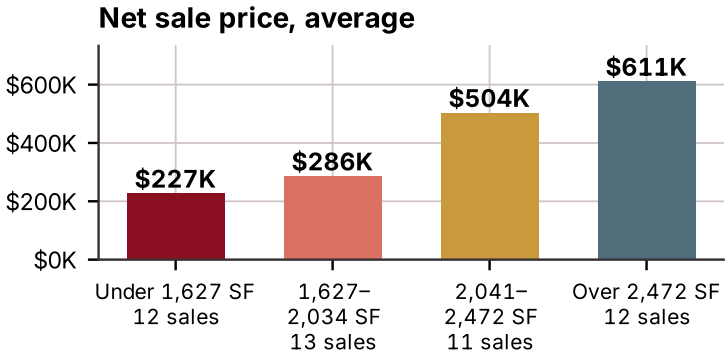
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4.2 At a glance

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	2,041–2,472 SF	Over 2,472 SF	Real difference?
Net sale price	$227K Lowest	$286K	$504K	$611K Highest	✓ large
Net price per SF	$183 per SF	$157 per SF	$226 per SF	$208 per SF	unclear
Year built	1974 Oldest	2022 Newest	1995	2002	✓ large
Days on market	39 days	87 days	36 days	122 days	unclear
Discount from original list	9.5%	9.0%	7.3%	9.0%	unclear
Price cut before sale	58%	77%	36%	50%	unclear
Seller paid closing costs or repairs	58%	77%	73%	83%	unclear
Has a view	33%	23%	73%	58%	unclear

4.3 Homes over 2,472 SF sell for about $384K (169%) more than homes under 1,627 SF



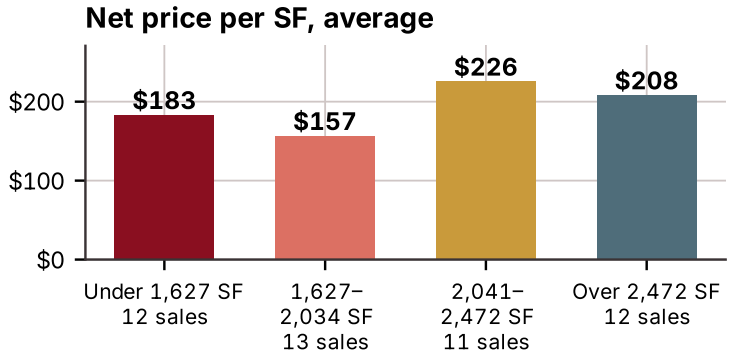
The average is **$611K** for homes over 2,472 SF and **$227K** for homes under 1,627 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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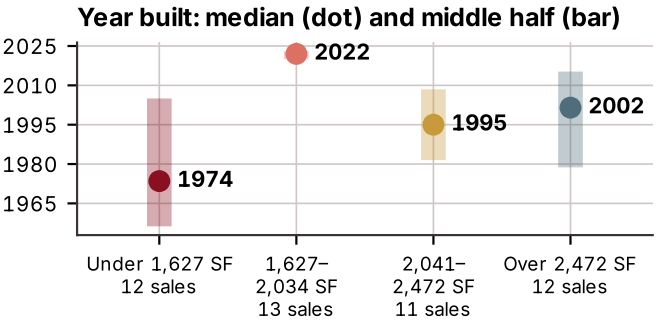
4.4 Net price per SF: no clear difference



The average is **$208 per SF** for homes over 2,472 SF and **$183 per SF** for homes under 1,627 SF. It does not move in a straight line; homes 2,041–2,472 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

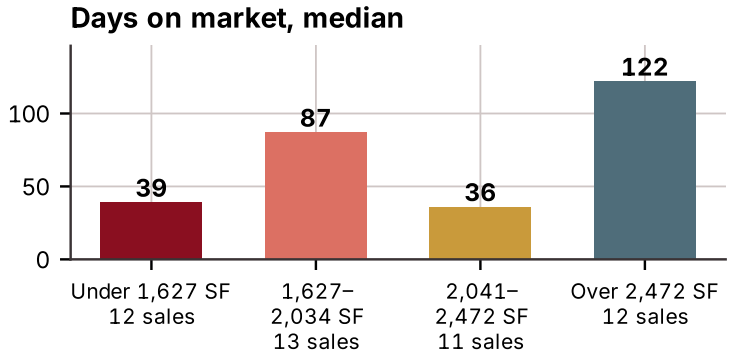
4.5 Homes over 2,472 SF are about 28 years newer than homes under 1,627 SF



The median is **2002** for homes over 2,472 SF and **1974** 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 · large

4.6 Days on market: no clear difference

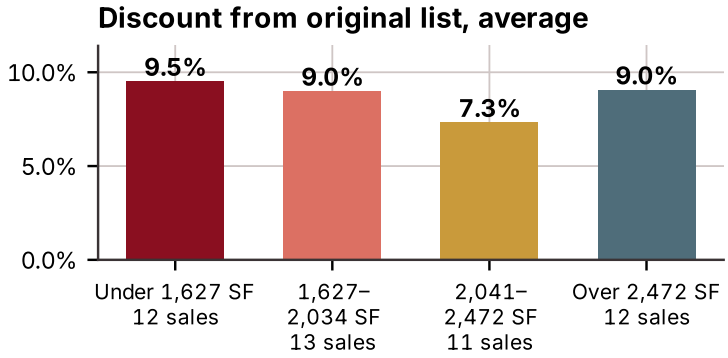


The median is **122 days** for homes over 2,472 SF and **39 days** for homes under 1,627 SF. It does not move in a straight line; homes over 2,472 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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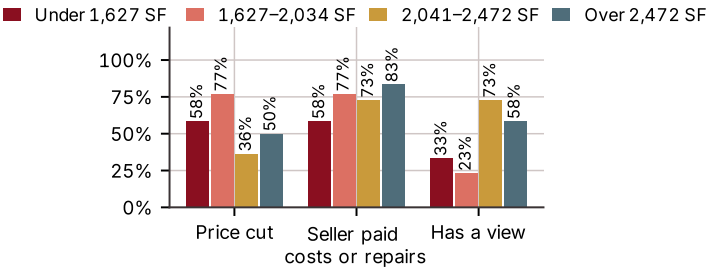
4.7 Discount from original list: no clear difference



The average is **9.0%** for homes over 2,472 SF and **9.5%** 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.

- 50% of homes over 2,472 SF had a price cut before sale, against 58% of homes under 1,627 SF. Defined in 8.1.7.
- 83% of homes over 2,472 SF had the seller pay closing costs or repairs, against 58% of homes under 1,627 SF. Defined in 8.1.8.
- 58% of homes over 2,472 SF have a view, against 33% 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: **– No clear difference** · could be chance

4.9 The numbers: price and size

	Under 1,627 SF 12 sales	1,627–2,034 SF 13 sales	2,041–2,472 SF 11 sales	Over 2,472 SF 12 sales	All 48 sales	Real difference?
Net sale price average	$226,902	$286,081	$503,631	$610,755	$402,310	✓ large
Net price per SF average	$183	$157	$226	$208	$192	unclear
Living area average	1,216	1,822	2,236	2,893	2,033	by design
Year built median	1974	2022	1995	2002	2004	✓ large

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4.10 The numbers: selling

	Under 1,627 SF 12 sales	1,627–2,034 SF 13 sales	2,041–2,472 SF 11 sales	Over 2,472 SF 12 sales	All 48 sales	Real difference?
Days on market median	39	87	36	122	61	unclear
Discount from original list average	9.5%	9.0%	7.3%	9.0%	8.7%	unclear
Price cut before sale	58%	77%	36%	50%	56%	unclear
Seller paid closing costs or repairs	58%	77%	73%	83%	73%	unclear
Has a view	33%	23%	73%	58%	46%	unclear

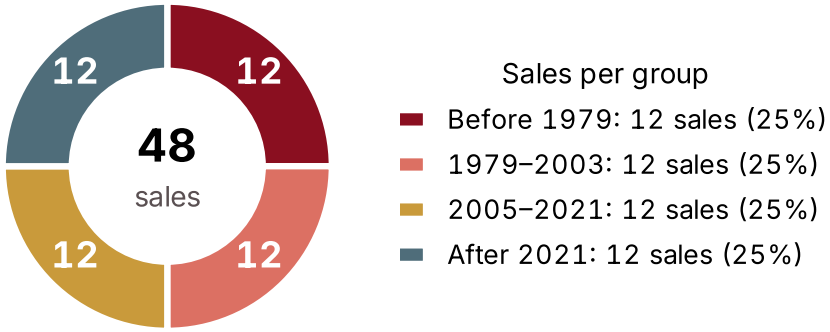
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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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.

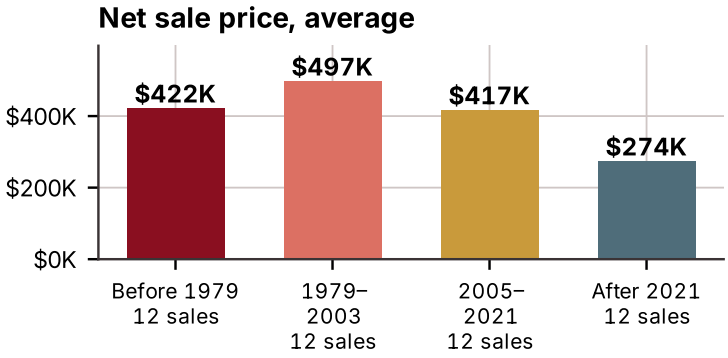
5.2 At a glance

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 1979	1979–2003	2005–2021	After 2021	Real difference?
Net sale price	$422K	$497K	$417K	$274K	unclear
Net price per SF	$201 per SF	$232 per SF	$192 per SF	$143 per SF	unclear
Living area	1,814 SF	2,124 SF	2,243 SF	1,951 SF	unclear
Days on market	49 days	98 days	90 days	64 days	unclear
Discount from original list	10.2%	10.5%	6.6%	7.7%	unclear
Price cut before sale	58%	58%	42%	67%	unclear
Seller paid closing costs or repairs	50%	75%	83%	83%	unclear
Has a view	67%	58%	42%	17%	unclear

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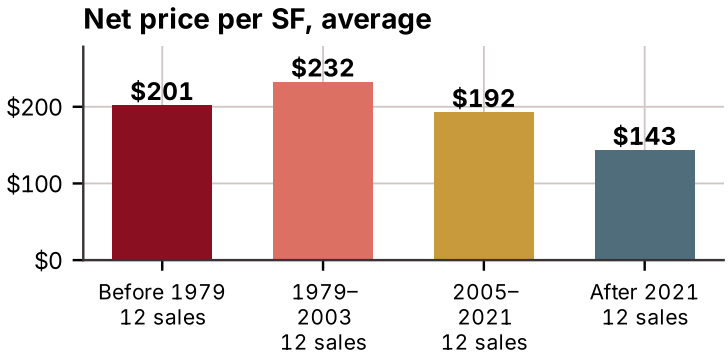
5.3 Net sale price: no clear difference



The average is **$274K** for homes built after 2021 and **$422K** for homes built before 1979. It does not move in a straight line; homes built 1979–2003 are highest. Defined in 8.1.1.

– No clear difference · could be chance

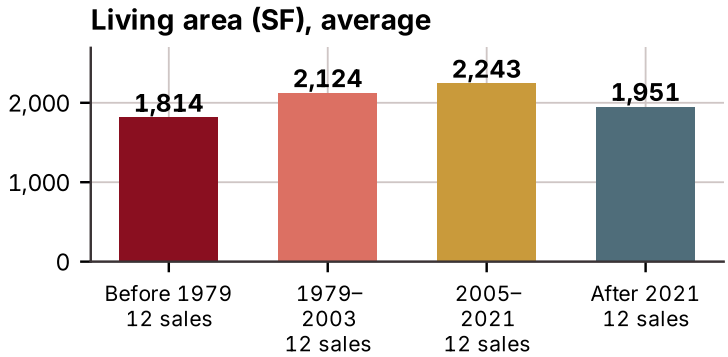
5.4 Net price per SF: no clear difference



The average is **$143 per SF** for homes built after 2021 and **$201 per SF** for homes built before 1979. It does not move in a straight line; homes built 1979–2003 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

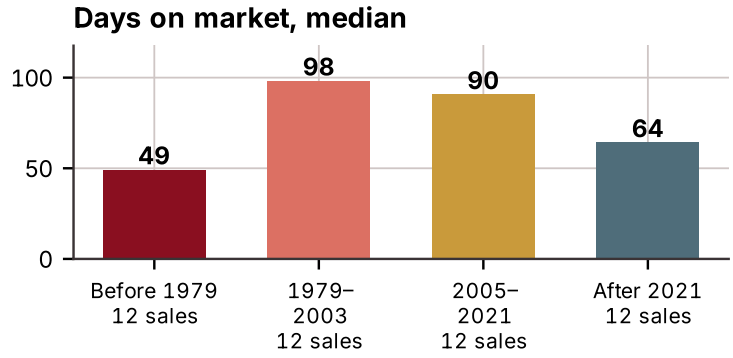


The average is **1,951 SF** for homes built after 2021 and **1,814 SF** for homes built before 1979. It does not move in a straight line; homes built 2005–2021 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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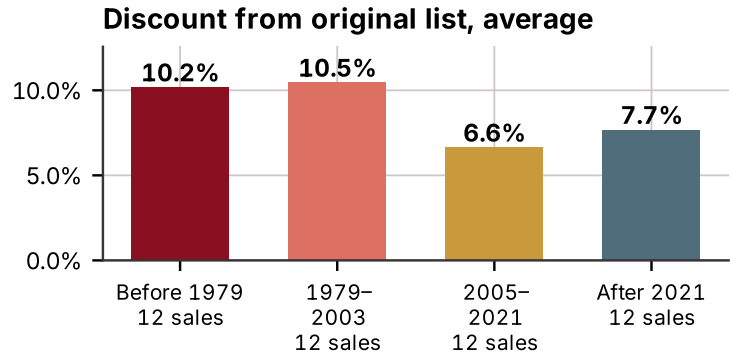
5.6 Days on market: no clear difference



The median is **64 days** for homes built after 2021 and **49 days** for homes built before 1979. It does not move in a straight line; homes built 1979–2003 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

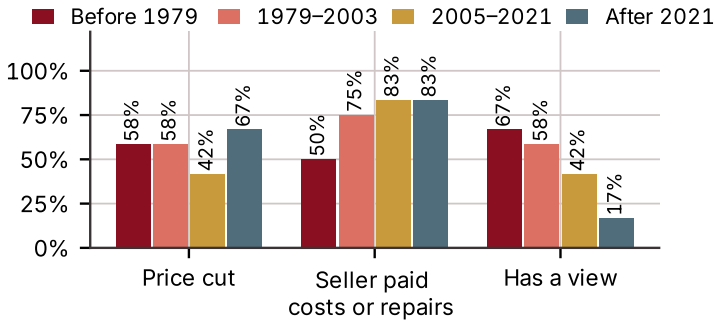


The average is **7.7%** for homes built after 2021 and **10.2%** for homes built before 1979. It does not move in a straight line; homes built 1979–2003 are highest. Defined in 8.1.6.

– 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.

- 67% of homes built after 2021 had a price cut before sale, against 58% of homes built before 1979. Defined in 8.1.7.
- 83% of homes built after 2021 had the seller pay closing costs or repairs, against 50% of homes built before 1979. Defined in 8.1.8.
- 17% of homes built after 2021 have a view, against 67% of homes built before 1979. 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 1979 12 sales	1979–2003 12 sales	2005–2021 12 sales	After 2021 12 sales	All 48 sales	Real difference?
Net sale price average	$421,673	$497,080	$416,838	$273,650	$402,310	unclear
Net price per SF average	$201	$232	$192	$143	$192	unclear
Living area average	1,814	2,124	2,243	1,951	2,033	unclear
Year built median	1964	1998	2016	2024	2004	by design

5.10 The numbers: selling

	Before 1979 12 sales	1979–2003 12 sales	2005–2021 12 sales	After 2021 12 sales	All 48 sales	Real difference?
Days on market median	49	98	90	64	61	unclear
Discount from original list average	10.2%	10.5%	6.6%	7.7%	8.7%	unclear
Price cut before sale	58%	58%	42%	67%	56%	unclear
Seller paid closing costs or repairs	50%	75%	83%	83%	73%	unclear
Has a view	67%	58%	42%	17%	46%	unclear

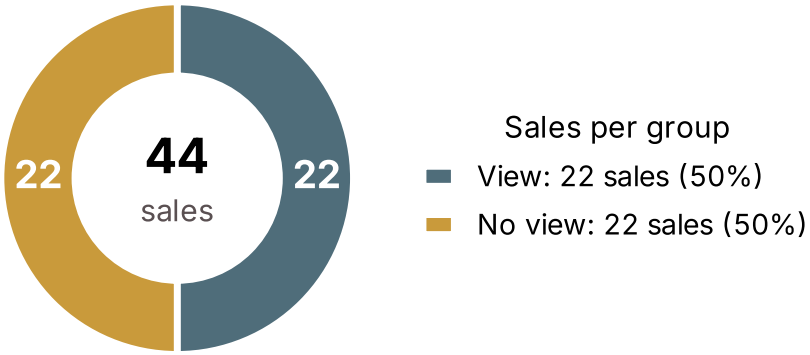
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 48 sales · November 22, 2025 – November 21, 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.



Bottom line

- Homes with a view are about 27 years older than homes without a view.
- Homes with a view sell for about $278K (99%) more than homes without a view.
- Homes with a view sell for about $98 per SF (67%) more 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

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

Homes without a view no view listed

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

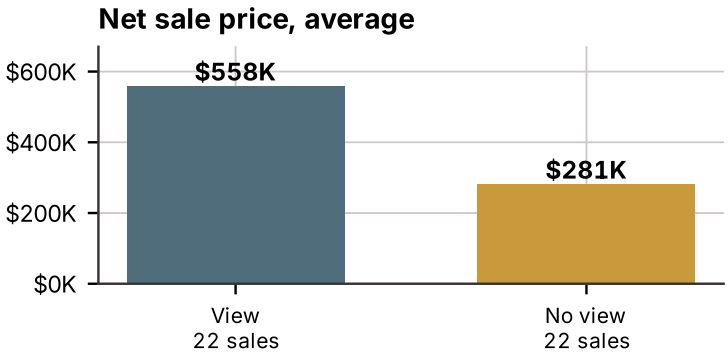
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6.2 At a glance

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	$558K **Highest**	$281K **Lowest**	✓ large
Net price per SF	$246 per SF **Highest**	$148 per SF **Lowest**	✓ large
Living area	2,182 SF	1,977 SF	unclear
Year built	1992 **Oldest**	2019 **Newest**	✓ large
Days on market	50 days	64 days	unclear
Discount from original list	9.6%	7.7%	unclear
Price cut before sale	45%	59%	unclear
Seller paid closing costs or repairs	86%	64%	unclear

6.3 Homes with a view sell for about $278K (99%) more than homes without a view

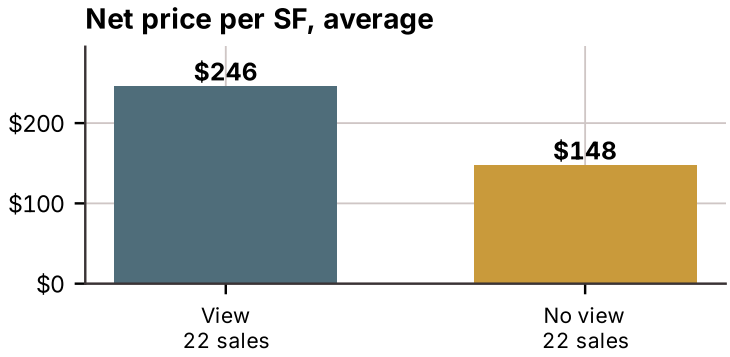


The average is **$558K** for homes with a view and **$281K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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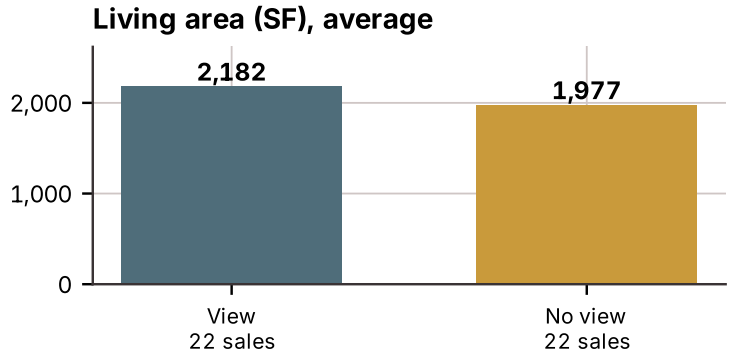
6.4 Homes with a view sell for about $98 per SF (67%) more than homes without a view



The average is **$246 per SF** for homes with a view and **$148 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

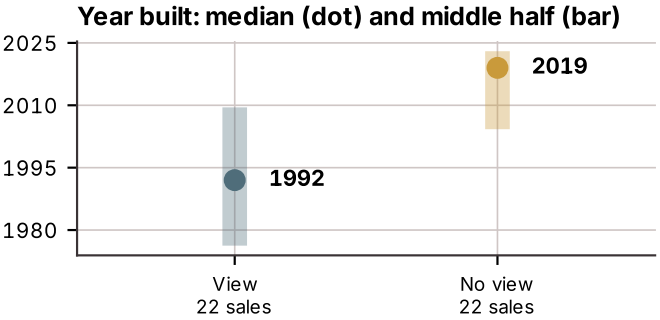
6.5 Living area: no clear difference



The average is **2,182 SF** for homes with a view and **1,977 SF** for homes without a view. Defined in 8.1.3.

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

6.6 Homes with a view are about 27 years older than homes without a view

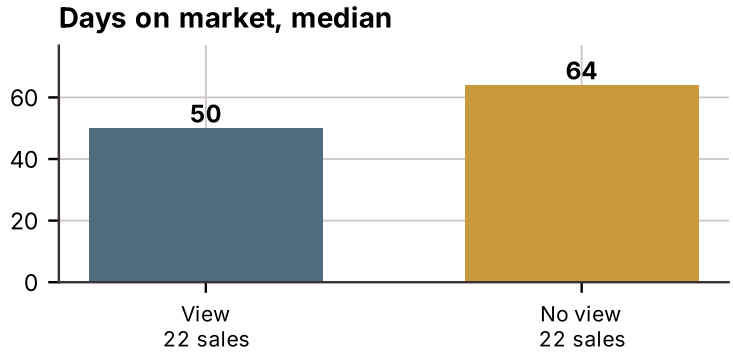


The median is **1992** for homes with a view and **2019** for homes without a view. Defined in 8.1.4.

✓ **Real difference** · large

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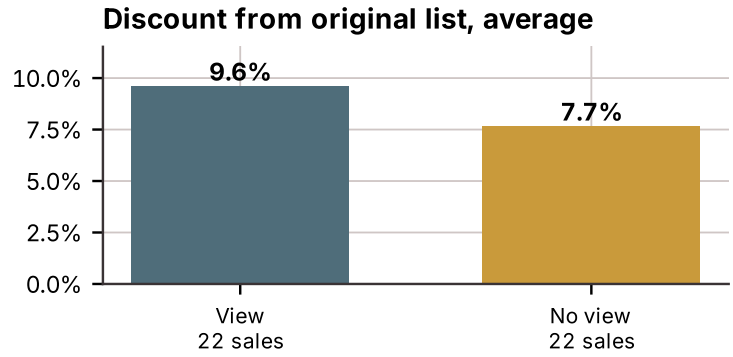
6.7 Days on market: no clear difference



The median is **50 days** for homes with a view and **64 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

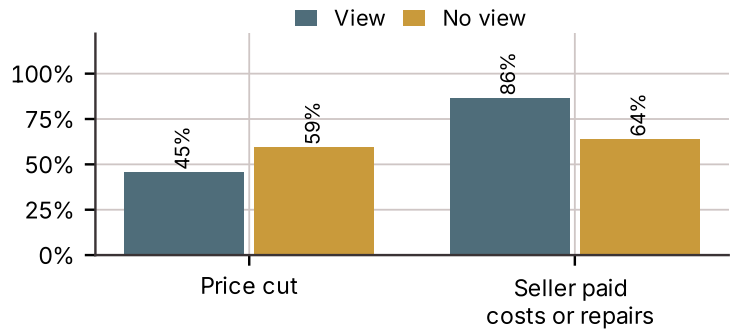
6.8 Discount from original list: no clear difference



The average is **9.6%** for homes with a view and **7.7%** 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.

- 45% of homes with a view had a price cut before sale, against 59% of homes without a view. Defined in 8.1.7.
- 86% of homes with a view had the seller pay closing costs or repairs, against 64% 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 22 sales	No view 22 sales	All 44 sales	Real difference?
Net sale price average	$558,430	$280,910	$419,670	✓ large
Net price per SF average	$246	$148	$197	✓ large
Living area average	2,182	1,977	2,079	unclear
Year built median	1992	2019	2006	✓ large

6.11 The numbers: selling

	View 22 sales	No view 22 sales	All 44 sales	Real difference?
Days on market median	50	64	59	unclear
Discount from original list average	9.6%	7.7%	8.6%	unclear
Price cut before sale	45%	59%	52%	unclear
Seller paid closing costs or repairs	86%	64%	75%	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 · 6 sales · November 22, 2025 – November 21, 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: 6 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 Seguin.

Measure	Average	Median
Sales		6
Net sale price	**$303,345**	$312,990
Net price per SF	**$150**	$151
Living area (SF)	**2,075**	2,154
Days on market	**293**	234
Discount from original list	**10.9%**	8.1%
Price cut before sale		33% of sales
Seller paid closing costs or repairs		83% of sales
Year built		2024–2025

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 48 resale sales. Average $402,310; median $304,480; standard deviation $262,714; middle half (25th–75th percentile) $229,075–$509,816; lowest $79,000, highest $1,417,036. 35 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 48 resale sales. Average $192; median $144; standard deviation $88; middle half (25th–75th percentile) $126–$252; lowest $100, highest $404.

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 48 resale sales. Average 2,033; median 2,034; standard deviation 658; middle half (25th–75th percentile) 1,599–2,474; lowest 792, highest 3,555.

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 48 resale sales. Average 1998; median 2004; standard deviation 26; middle half (25th–75th percentile) 1979–2021; lowest 1930, 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 48 resale sales. Average 107; median 61; standard deviation 114; middle half (25th–75th percentile) 20–172; lowest 0, highest 441. 1 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 48 resale sales. Average 8.7%; median 6.6%; standard deviation 6.2%; middle half (25th–75th percentile) 5.0%–12.8%; lowest 0.0%, highest 21.6%. 0 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 27 of 48 resale sales (56.2%).

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_BuyersCIsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 35 of 48 resale sales (72.9%).

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 22 sales with a view, 22 without, 4 unclassified. Most common View entries: Neighborhood 16, None 13, Water 6, Trees/Woods 6, Lake 6, See Remarks 6, Pasture 4, Rural 4.

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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 2026-11-22 13:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Seguin.

The data Pulled November 22, 2026: 58 closed Seguin records over the prior year. ZIP codes: 1, the most sales in 78155.

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 22 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 22, 2025 to November 21, 2026 inclusive.

The data 54 single-family sales in the window: 48 resale, 6 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 48 resale; 6 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 4 sale(s) other than single-family homes (condo, townhome and similar)

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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 $232K”.

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 $232K: $79,000–$220,000 (12 sales); $232K–$299K: $232,100–$299,460 (12 sales); $310K–$500K: $309,500–$499,755 (12 sales); Over $500K: $540,000–$1,417,036 (12 sales)
Quartiles by living area: Under 1,627 SF: 792–1,516 SF (12 sales); 1,627–2,034 SF: 1,627–2,034 SF (13 sales); 2,041–2,472 SF: 2,041–2,472 SF (11 sales); Over 2,472 SF: 2,480–3,555 SF (12 sales)
Quartiles by year built: Before 1979: 1930–1978 (12 sales); 1979–2003: 1979–2003 (12 sales); 2005–2021: 2005–2021 (12 sales); After 2021: 2022–2025 (12 sales)
View and no view: View: MLS lists a view (22 sales); No view: None or Neighborhood (22 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 $402,310, median $304,480. Days on market: average 107, median 61: 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 8 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 = 29.23	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.622$	large
Living area	Kruskal–Wallis	H = 21.30	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.453$	large
Year built	Kruskal–Wallis	H = 6.41	3	0.0934	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.136$	medium
Days on market	Kruskal–Wallis	H = 2.43	3	0.4887	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.052$	small
Discount from original list	Kruskal–Wallis	H = 1.52	3	0.6785	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.032$	small
Price cut before sale	Chi-square	$\chi^2 = 1.61$	3	0.6575	p < 0.0063	**Unclear**	Cramér's V = 0.183	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.38$	3	0.1460	p < 0.0063	**Unclear**	Cramér's V = 0.335	medium
Has a view	Chi-square	$\chi^2 = 19.13$	3	0.0003	p < 0.0063	**Yes**	Cramér's V = 0.631	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 = 23.68	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.504$	large
Net price per SF	Kruskal–Wallis	H = 3.21	3	0.3601	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.068$	medium
Year built	Kruskal–Wallis	H = 15.05	3	0.0018	p < 0.0063	**Yes**	$\varepsilon^2 = 0.320$	large
Days on market	Kruskal–Wallis	H = 3.28	3	0.3509	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.070$	medium
Discount from original list	Kruskal–Wallis	H = 1.48	3	0.6863	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.032$	small
Price cut before sale	Chi-square	$\chi^2 = 4.24$	3	0.2370	p < 0.0063	**Unclear**	Cramér's V = 0.297	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.06$	3	0.5606	p < 0.0063	**Unclear**	Cramér's V = 0.207	small
Has a view	Chi-square	$\chi^2 = 7.43$	3	0.0595	p < 0.0063	**Unclear**	Cramér's V = 0.393	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 = 7.18	3	0.0663	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.153$	large
Net price per SF	Kruskal–Wallis	H = 6.38	3	0.0945	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.136$	medium
Living area	Kruskal–Wallis	H = 2.83	3	0.4179	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.060$	medium
Days on market	Kruskal–Wallis	H = 1.23	3	0.7453	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.026$	small
Discount from original list	Kruskal–Wallis	H = 3.55	3	0.3138	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.076$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.61$	3	0.6575	p < 0.0063	**Unclear**	Cramér's V = 0.183	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.54$	3	0.2091	p < 0.0063	**Unclear**	Cramér's V = 0.307	medium
Has a view	Chi-square	$\chi^2 = 7.05$	3	0.0704	p < 0.0063	**Unclear**	Cramér's V = 0.383	medium

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 = 383.00	—	0.0010	p < 0.0063	**Yes**	rank-biserial r = 0.583	large
Net price per SF	Mann–Whitney U	U = 375.00	—	0.0019	p < 0.0063	**Yes**	rank-biserial r = 0.550	large
Living area	Mann–Whitney U	U = 298.50	—	0.1887	p < 0.0063	**Unclear**	rank-biserial r = 0.233	small
Year built	Mann–Whitney U	U = 97.50	—	0.0007	p < 0.0063	**Yes**	rank-biserial r = 0.597	large
Days on market	Mann–Whitney U	U = 222.00	—	0.6471	p < 0.0063	**Unclear**	rank-biserial r = 0.083	negligible
Discount from original list	Mann–Whitney U	U = 289.00	—	0.2750	p < 0.0063	**Unclear**	rank-biserial r = 0.194	small
Price cut before sale	Chi-square	$\chi^2 = 0.82$	1	0.3652	p < 0.0063	**Unclear**	Cramér's V = 0.137	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.03$	1	0.0817	p < 0.0063	**Unclear**	Cramér's V = 0.262	small

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8.4 Data notes

Left out of the analysis: 6 new-construction sales (basic statistics only, section 7); 4 sale(s) other than single-family homes (condo, townhome and similar). 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 48 closed MLS resale sales; the 6 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 22, 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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