Buda

Hays County, TX
Resale homes · closed May 26 – 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, 180 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
245	**$360,000**	**$169**	**47 days**
single-family resale homes	average $398,507	average $183	average 65 days

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1. Summary

Resale homes · 245 sales · May 26, 2026 – November 21, 2026

This study looks at the **245 resale homes** sold in Buda in the **180 days** to November 21, 2026. 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.

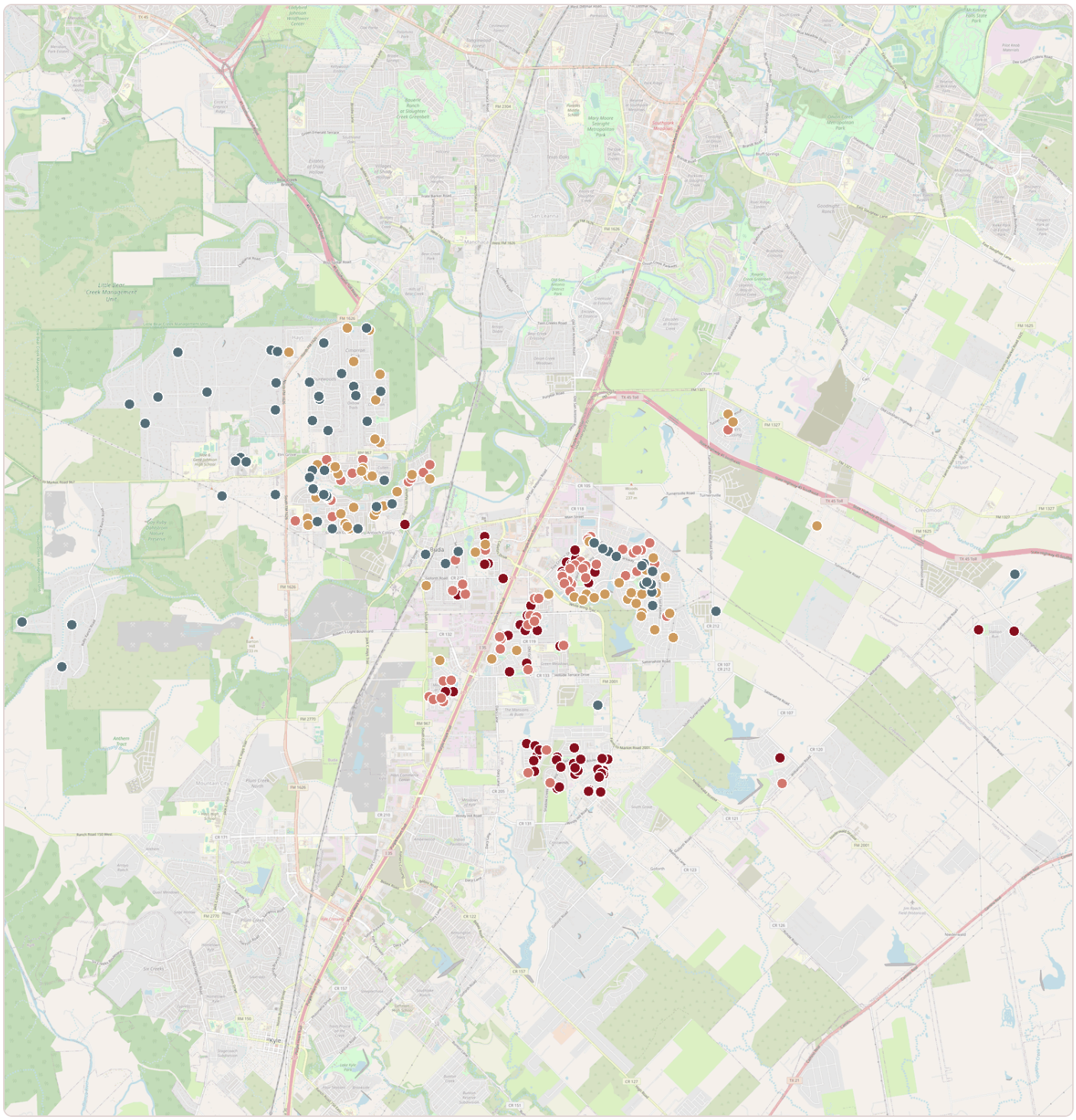
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

245 resale homes · colored by price range

Each dot is one resale home, colored by its price range. The map is drawn around the middle 99% of sales; 4 sales with map points far outside the area are left off it (they stay in every figure).



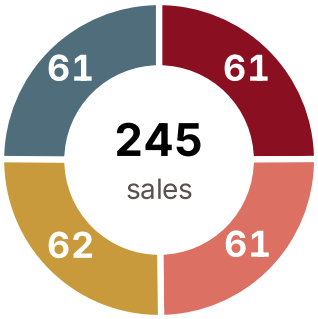
● Under $293K · 61 sales ● $293K–$355K · 61 sales ● $360K–$445K · 62 sales ● Over $445K · 61 sales

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3. Quartiles by net sale price

Resale homes · 245 sales · May 26, 2026 – 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.



Sales per group

- Under $293K: 61 sales (25%)
- $293K–$355K: 61 sales (25%)
- $360K–$445K: 62 sales (25%)
- Over $445K: 61 sales (25%)

Bottom line

- Homes over $445K are about 1,130 SF (68%) larger than homes under $293K.
- 41% of homes over $445K have a view, against 18% of homes under $293K.
- Homes over $445K sell for about $73 per SF (47%) more than homes under $293K.
- Homes over $445K sell about 4 percentage points closer to their first asking price than homes under $293K.

3.1 Key differences

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

Under $293K $293K–$355K $360K–$445K Over $445K

Higher-priced homes Over $445K

- Are much larger.
- Are more likely to have a view.
- Sell for more per square foot.
- Sell closer to their first asking price.

Lower-priced homes Under $293K

- Are much smaller.
- Are less likely to have a view.
- Sell for less per square foot.
- Sell further below their first asking price.

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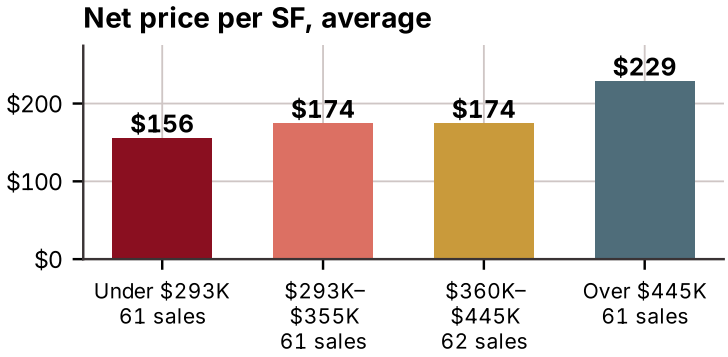
3.2 At a glance

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 $293K	$293K–$355K	$360K–$445K	Over $445K	Real difference?
Net price per SF	$156 per SF **Lowest**	$174 per SF	$174 per SF	$229 per SF **Highest**	✓ large
Living area	1,667 SF **Smallest**	1,897 SF	2,352 SF	2,801 SF **Largest**	✓ large
Year built	2013	2014	2015	2011	unclear
Days on market	54 days	38 days	49 days	48 days	unclear
Discount from original list	9.6% **Biggest**	5.5% **Smallest**	7.3%	6.1%	✓ small
Price cut before sale	67%	51%	56%	52%	unclear
Seller paid closing costs or repairs	61%	67%	66%	57%	unclear
Has a view	18%	13% **Fewest**	27%	41% **Most**	✓ small

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 $445K sell for about $73 per SF (47%) more than homes under $293K

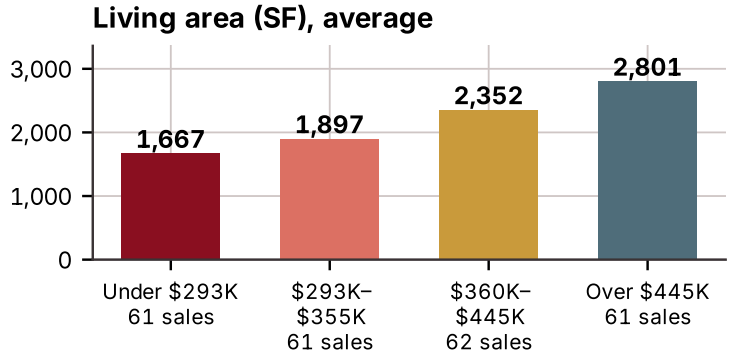


The average is **$229 per SF** for homes over $445K and **$156 per SF** for homes under $293K. It does not move in a straight line; homes over $445K are highest. Defined in 8.1.2.

✓ **Real difference** · large

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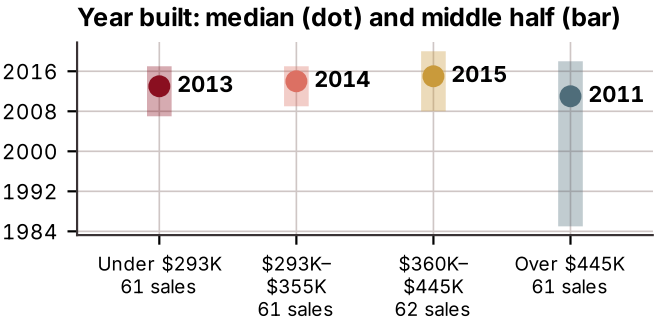
3.4 Homes over $445K are about 1,130 SF (68%) larger than homes under $293K



The average is **2,801 SF** for homes over $445K and **1,667 SF** for homes under $293K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

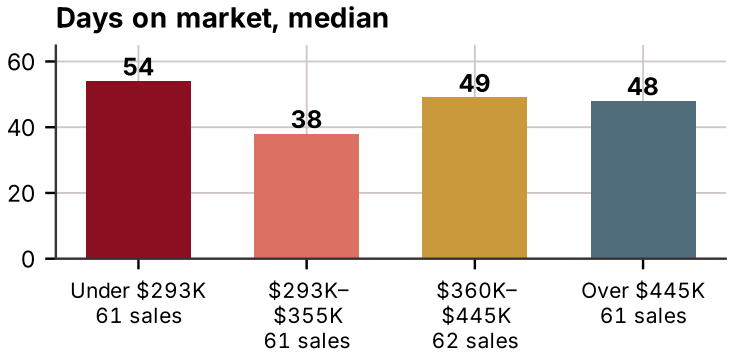
3.5 Year built: no clear difference



The median is **2011** for homes over $445K and **2013** for homes under $293K. It does not move in a straight line; homes $360K–$445K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

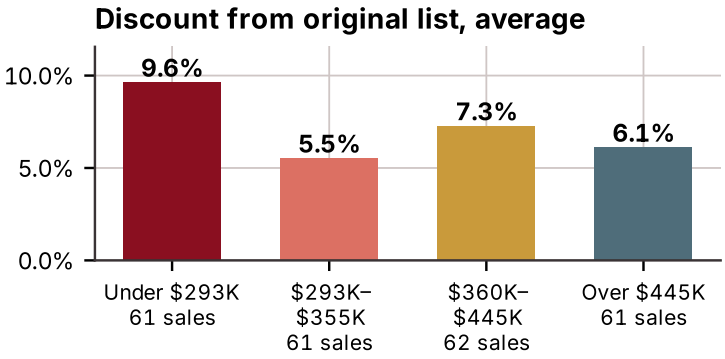


The median is **48 days** for homes over $445K and **54 days** for homes under $293K. It does not move in a straight line; homes under $293K are highest. Defined in 8.1.5.

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

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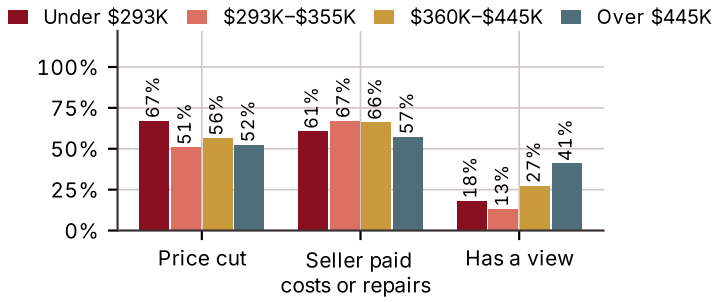
3.7 Homes over $445K sell about 4 percentage points closer to their first asking price than homes under $293K



The average is **6.1%** for homes over $445K and **9.6%** for homes under $293K. It does not move in a straight line; homes under $293K are highest. Defined in 8.1.6.

✓ **Real difference** · small

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.

- 52% of homes over $445K had a price cut before sale, against 67% of homes under $293K. Defined in 8.1.7.
- 57% of homes over $445K had the seller pay closing costs or repairs, against 61% of homes under $293K. Defined in 8.1.8.
- 41% of homes over $445K have a view, against 18% of homes under $293K. 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** · small

3.9 The numbers: price and size

	Under $293K 61 sales	$293K–$355K 61 sales	$360K–$445K 62 sales	Over $445K 61 sales	All 245 sales	Real difference?
Net sale price average	$252,362	$319,714	$396,176	$625,815	$398,507	by design
Net price per SF average	$156	$174	$174	$229	$183	✓ large
Living area average	1,667	1,897	2,352	2,801	2,180	✓ large
Year built median	2013	2014	2015	2011	2013	unclear

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3.10 The numbers: selling

	Under $293K 61 sales	$293K–$355K 61 sales	$360K–$445K 62 sales	Over $445K 61 sales	All 245 sales	Real difference?
Days on market median	54	38	49	48	47	unclear
Discount from original list average	9.6%	5.5%	7.3%	6.1%	7.1%	✓ small
Price cut before sale	67%	51%	56%	52%	57%	unclear
Seller paid closing costs or repairs	61%	67%	66%	57%	63%	unclear
Has a view	18%	13%	27%	41%	25%	✓ small

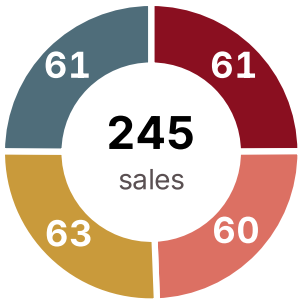
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 245 sales · May 26, 2026 – 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 1,721 SF: 61 sales (25%)
- 1,721–2,069 SF: 60 sales (24%)
- 2,079–2,550 SF: 63 sales (26%)
- Over 2,550 SF: 61 sales (25%)

Bottom line

- Homes over 2,550 SF sell for about $286K (101%) more than homes under 1,721 SF.
- Homes over 2,550 SF and homes under 1,721 SF are the same on year built.
- Homes over 2,550 SF sell for about $11 per SF (6%) less than homes under 1,721 SF.

4.1 Key differences

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

Under 1,721 SF · 1,721–2,069 SF · 2,079–2,550 SF · Over 2,550 SF

Larger homes Over 2,550 SF

- Sell for much more.
- Sell for less per square foot.

Smaller homes Under 1,721 SF

- Sell for much less.
- Sell for more per square foot.

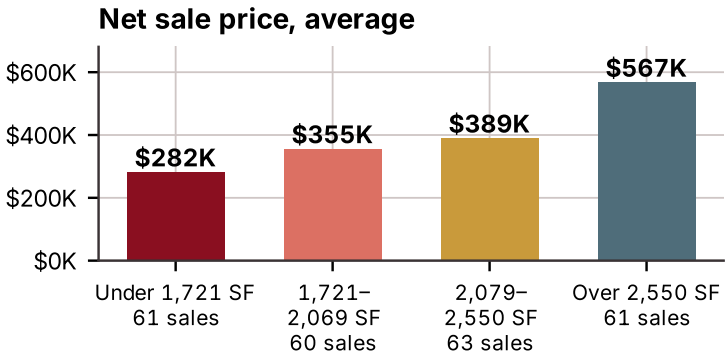
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4.2 At a glance

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 1,721 SF	1,721–2,069 SF	2,079–2,550 SF	Over 2,550 SF	Real difference?
Net sale price	$282K Lowest	$355K	$389K	$567K Highest	✓ large
Net price per SF	$193 per SF Highest	$188 per SF	$170 per SF Lowest	$182 per SF	✓ small
Year built	2013	2011 Oldest	2016 Newest	2013	✓ medium
Days on market	34 days	46 days	44 days	53 days	unclear
Discount from original list	6.7%	7.6%	7.2%	7.0%	unclear
Price cut before sale	54%	62%	54%	57%	unclear
Seller paid closing costs or repairs	59%	62%	70%	61%	unclear
Has a view	15%	22%	29%	34%	unclear

4.3 Homes over 2,550 SF sell for about $286K (101%) more than homes under 1,721 SF



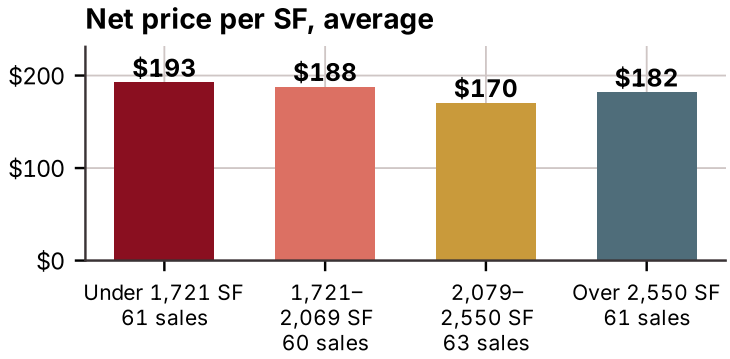
The average is **$567K** for homes over 2,550 SF and **$282K** for homes under 1,721 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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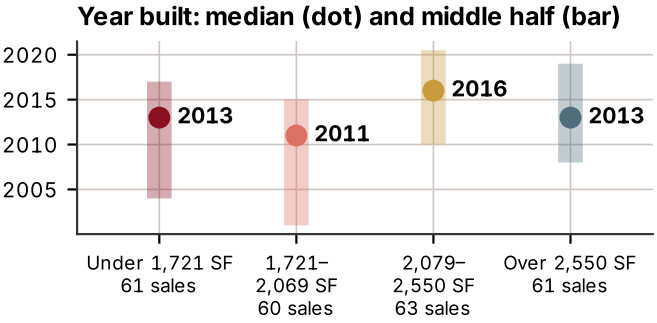
4.4 Homes over 2,550 SF sell for about $11 per SF (6%) less than homes under 1,721 SF



The average is **$182 per SF** for homes over 2,550 SF and **$193 per SF** for homes under 1,721 SF. It does not move in a straight line; homes under 1,721 SF are highest. Defined in 8.1.2.

✓ **Real difference** · small

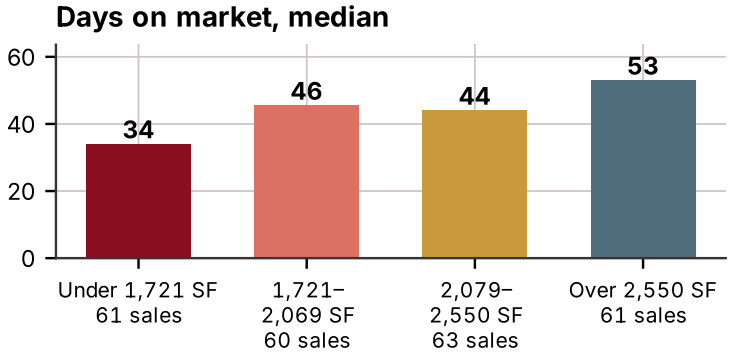
4.5 Homes over 2,550 SF and homes under 1,721 SF are the same on year built



The median is **2013** for homes over 2,550 SF and **2013** for homes under 1,721 SF. It does not move in a straight line; homes 2,079–2,550 SF are highest. Defined in 8.1.4.

✓ **Real difference** · medium

4.6 Days on market: no clear difference

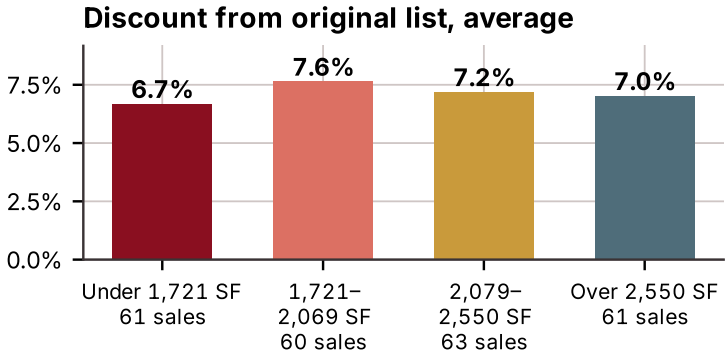


The median is **53 days** for homes over 2,550 SF and **34 days** for homes under 1,721 SF. It does not move in a straight line; homes over 2,550 SF are highest. Defined in 8.1.5.

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

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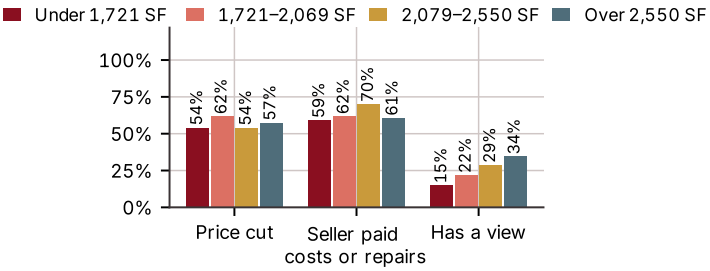
4.7 Discount from original list: no clear difference



The average is **7.0%** for homes over 2,550 SF and **6.7%** for homes under 1,721 SF. It does not move in a straight line; homes 1,721–2,069 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.

- 57% of homes over 2,550 SF had a price cut before sale, against 54% of homes under 1,721 SF. Defined in 8.1.7.
- 61% of homes over 2,550 SF had the seller pay closing costs or repairs, against 59% of homes under 1,721 SF. Defined in 8.1.8.
- 34% of homes over 2,550 SF have a view, against 15% of homes under 1,721 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 1,721 SF 61 sales	1,721–2,069 SF 60 sales	2,079–2,550 SF 63 sales	Over 2,550 SF 61 sales	All 245 sales	Real difference?
Net sale price average	$281,632	$355,424	$389,311	$567,255	$398,507	✓ large
Net price per SF average	$193	$188	$170	$182	$183	✓ small
Living area average	1,476	1,891	2,285	3,059	2,180	by design
Year built median	2013	2011	2016	2013	2013	✓ medium

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4.10 The numbers: selling

	Under 1,721 SF 61 sales	1,721–2,069 SF 60 sales	2,079–2,550 SF 63 sales	Over 2,550 SF 61 sales	All 245 sales	Real difference?
Days on market median	34	46	44	53	47	unclear
Discount from original list average	6.7%	7.6%	7.2%	7.0%	7.1%	unclear
Price cut before sale	54%	62%	54%	57%	57%	unclear
Seller paid closing costs or repairs	59%	62%	70%	61%	63%	unclear
Has a view	15%	22%	29%	34%	25%	unclear

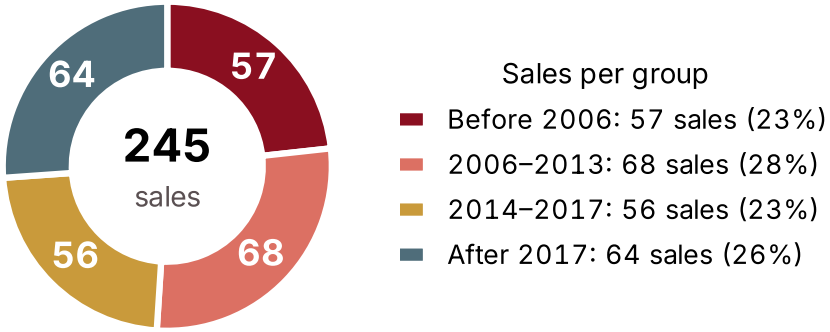
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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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

- Homes built after 2017 sell for about $54 per SF (24%) less than homes built before 2006.
- Homes built after 2017 sell for about $45K (9%) less than homes built before 2006.

5.1 Key differences

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

Before 2006 2006–2013 2014–2017 After 2017

Newer homes After 2017

- Sell for less per square foot.
- Sell for less.

Older homes Before 2006

- Sell for more per square foot.
- Sell for more.

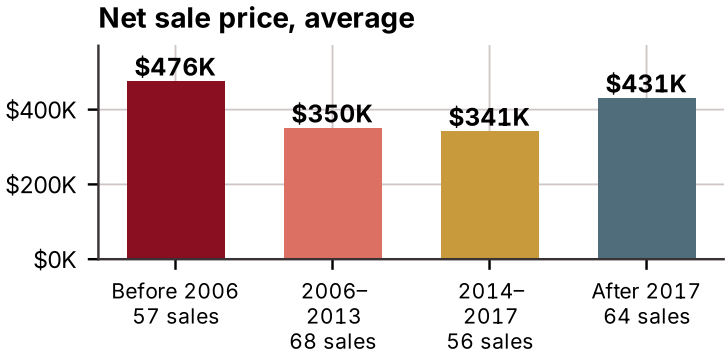
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5.2 At a glance

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 2006	2006–2013	2014–2017	After 2017	Real difference?
Net sale price	$476K **Highest**	$350K	$341K **Lowest**	$431K	✓ medium
Net price per SF	$231 per SF **Highest**	$167 per SF	$162 per SF **Lowest**	$176 per SF	✓ large
Living area	2,068 SF	2,117 SF	2,135 SF	2,385 SF	unclear
Days on market	32 days	49 days	34 days	57 days	unclear
Discount from original list	7.4%	7.3%	6.5%	7.3%	unclear
Price cut before sale	49%	57%	57%	62%	unclear
Seller paid closing costs or repairs	61%	65%	64%	61%	unclear
Has a view	35%	24%	20%	22%	unclear

5.3 Homes built after 2017 sell for about $45K (9%) less than homes built before 2006

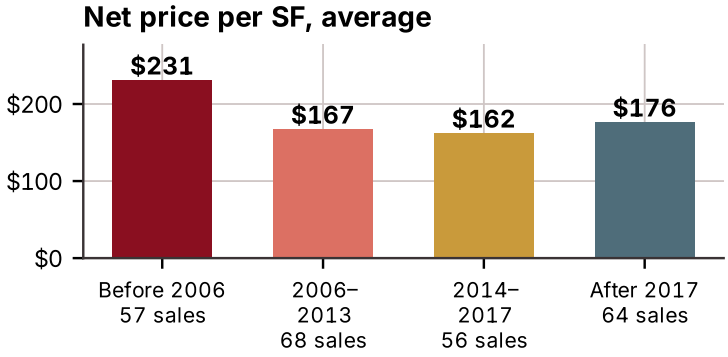


The average is **$431K** for homes built after 2017 and **$476K** for homes built before 2006. It does not move in a straight line; homes built before 2006 are highest. Defined in 8.1.1.

✓ **Real difference** · medium

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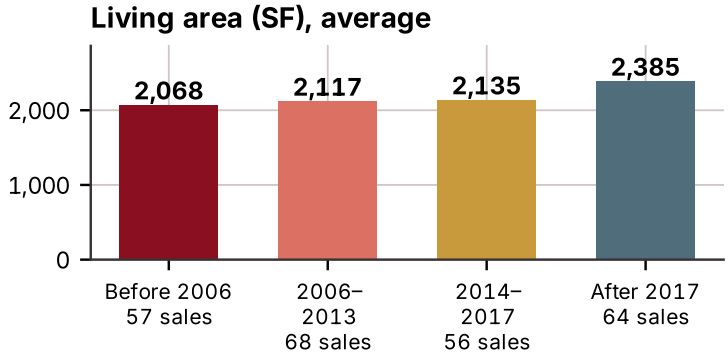
5.4 Homes built after 2017 sell for about $54 per SF (24%) less than homes built before 2006



The average is **$176 per SF** for homes built after 2017 and **$231 per SF** for homes built before 2006. It does not move in a straight line; homes built before 2006 are highest. Defined in 8.1.2.

✓ **Real difference** · large

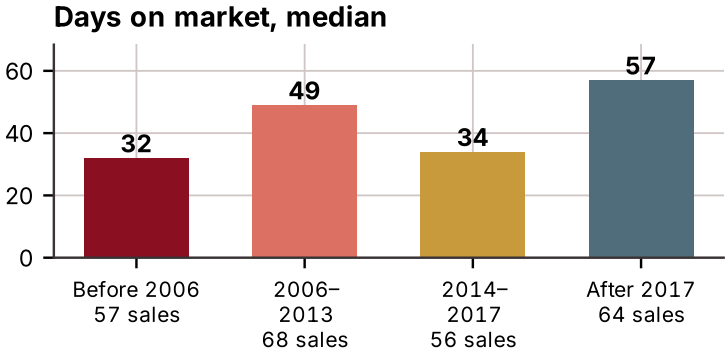
5.5 Living area: no clear difference



The average is **2,385 SF** for homes built after 2017 and **2,068 SF** for homes built before 2006. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

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

5.6 Days on market: no clear difference

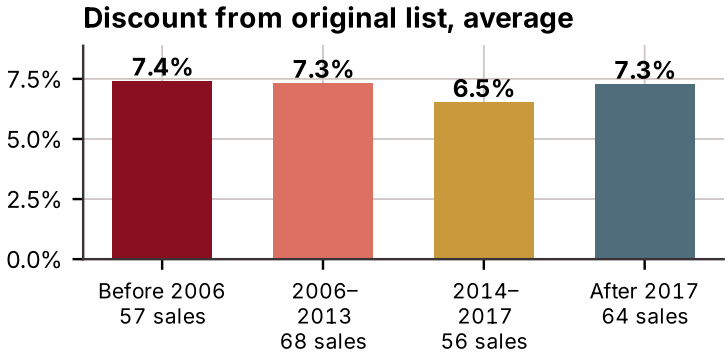


The median is **57 days** for homes built after 2017 and **32 days** for homes built before 2006. It does not move in a straight line; homes built after 2017 are highest. Defined in 8.1.5.

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

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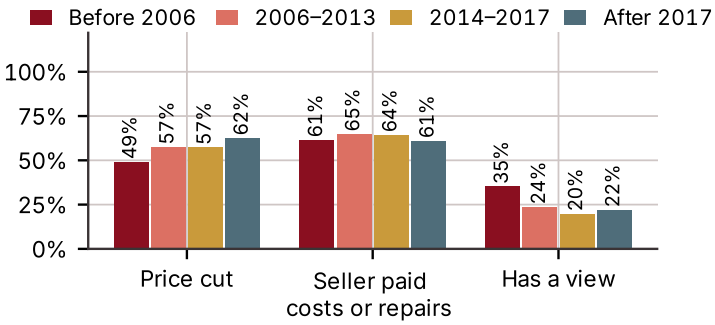
5.7 Discount from original list: no clear difference



The average is **7.3%** for homes built after 2017 and **7.4%** for homes built before 2006. It does not move in a straight line; homes built before 2006 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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.

- 62% of homes built after 2017 had a price cut before sale, against 49% of homes built before 2006. Defined in 8.1.7.
- 61% of homes built after 2017 had the seller pay closing costs or repairs, against 61% of homes built before 2006. Defined in 8.1.8.
- 22% of homes built after 2017 have a view, against 35% of homes built before 2006. 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 2006 57 sales	2006–2013 68 sales	2014–2017 56 sales	After 2017 64 sales	All 245 sales	Real difference?
Net sale price average	$475,658	$350,451	$341,470	$430,761	$398,507	✓ medium
Net price per SF average	$231	$167	$162	$176	$183	✓ large
Living area average	2,068	2,117	2,135	2,385	2,180	unclear
Year built median	1995	2010	2016	2020	2013	by design

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5.10 The numbers: selling

	Before 2006 57 sales	2006–2013 68 sales	2014–2017 56 sales	After 2017 64 sales	All 245 sales	Real difference?
Days on market median	32	49	34	57	47	unclear
Discount from original list average	7.4%	7.3%	6.5%	7.3%	7.1%	unclear
Price cut before sale	49%	57%	57%	62%	57%	unclear
Seller paid closing costs or repairs	61%	65%	64%	61%	63%	unclear
Has a view	35%	24%	20%	22%	25%	unclear

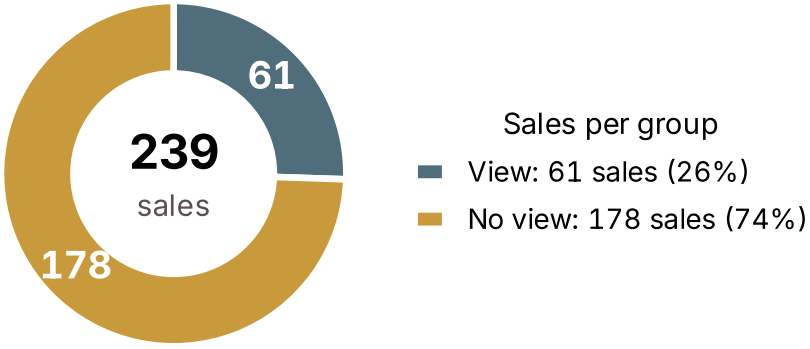
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 245 sales · May 26, 2026 – 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. 6 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $117K (31%) more than homes without a view.
- Homes with a view are about 270 SF (13%) 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 more.
- Are larger.

Homes without a view no view listed

- Sell for less.
- Are smaller.

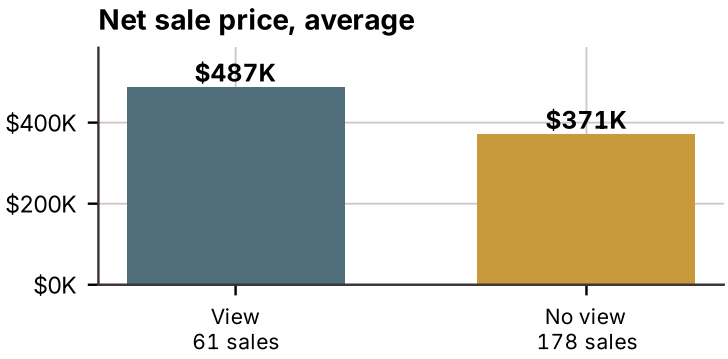
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6.2 At a glance

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	$487K **Highest**	$371K **Lowest**	✓ small
Net price per SF	$201 per SF	$178 per SF	unclear
Living area	2,380 SF **Largest**	2,114 SF **Smallest**	✓ small
Year built	2011	2014	unclear
Days on market	43 days	48 days	unclear
Discount from original list	7.7%	6.9%	unclear
Price cut before sale	61%	56%	unclear
Seller paid closing costs or repairs	61%	64%	unclear

6.3 Homes with a view sell for about $117K (31%) more than homes without a view

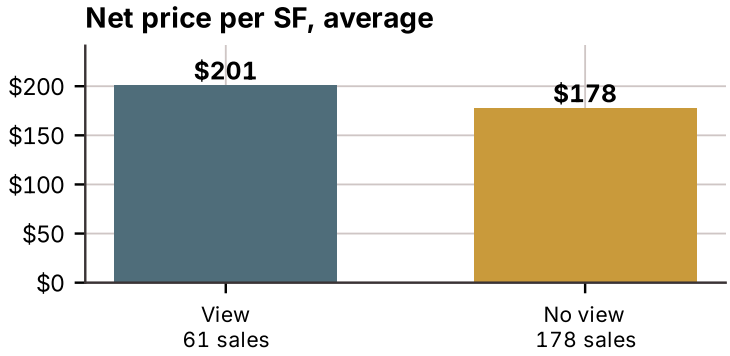


The average is **$487K** for homes with a view and **$371K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · small

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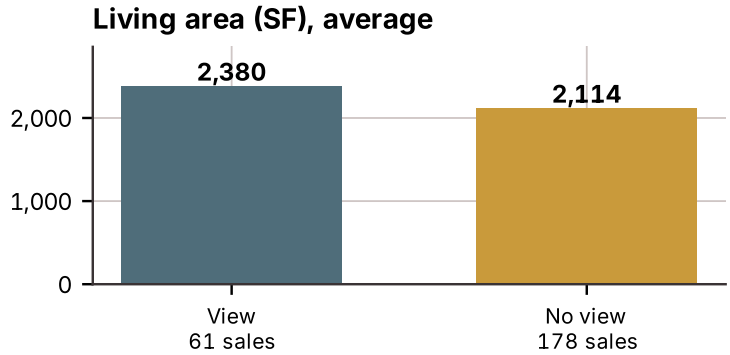
6.4 Net price per SF: no clear difference



The average is **$201 per SF** for homes with a view and **$178 per SF** for homes without a view.
Defined in 8.1.2.

– No clear difference · could be chance

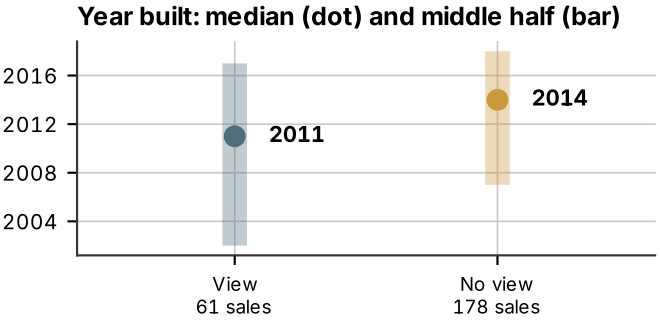
6.5 Homes with a view are about 270 SF (13%) larger than homes without a view



The average is **2,380 SF** for homes with a view and **2,114 SF** for homes without a view.
Defined in 8.1.3.

✓ Real difference · small

6.6 Year built: no clear difference

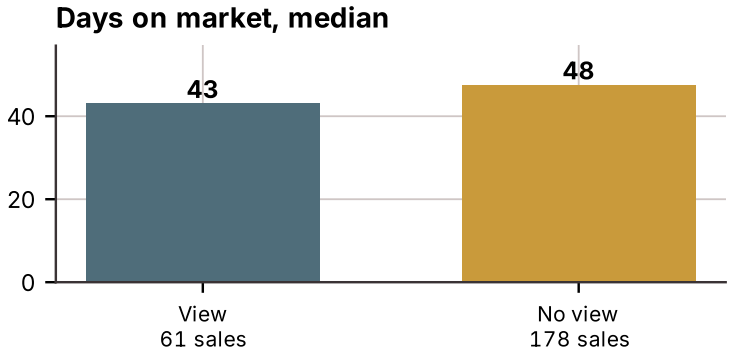


The median is **2011** for homes with a view and **2014** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

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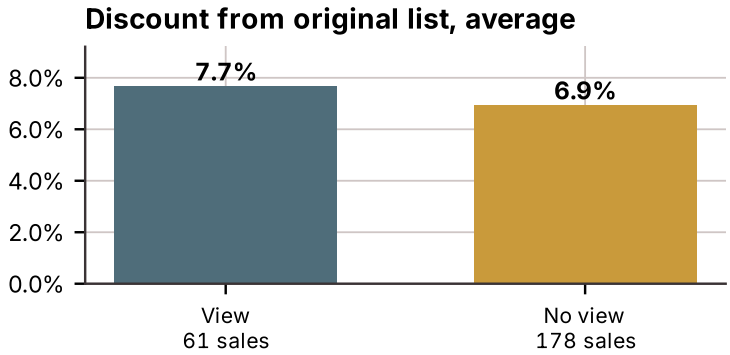
6.7 Days on market: no clear difference



The median is **43 days** for homes with a view and **48 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

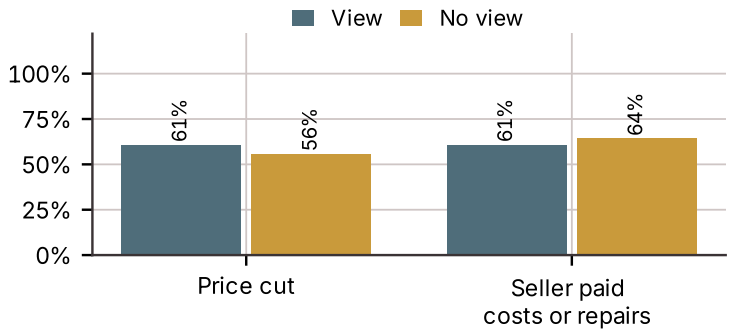
6.8 Discount from original list: no clear difference



The average is **7.7%** for homes with a view and **6.9%** 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.

- 61% of homes with a view had a price cut before sale, against 56% of homes without a view. Defined in 8.1.7.
- 61% 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 61 sales	No view 178 sales	All 239 sales	Real difference?
Net sale price average	$487,242	$370,695	$400,441	✓ small
Net price per SF average	$201	$178	$184	unclear
Living area average	2,380	2,114	2,182	✓ small
Year built median	2011	2014	2013	unclear

6.11 The numbers: selling

	View 61 sales	No view 178 sales	All 239 sales	Real difference?
Days on market median	43	48	47	unclear
Discount from original list average	7.7%	6.9%	7.1%	unclear
Price cut before sale	61%	56%	57%	unclear
Seller paid closing costs or repairs	61%	64%	63%	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 · 243 sales · May 26, 2026 – November 21, 2026

Homes sold new by the builder in the same 180 days. They are left out of every other section and shown here as basic figures only: 243 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 Buda.

Measure	Average	Median
Sales		243
Net sale price	**$349,436**	$329,110
Net price per SF	**$178**	$176
Living area (SF)	**1,987**	1,901
Days on market	**76**	61
Discount from original list	**7.6%**	7.5%
Price cut before sale		54% of sales
Seller paid closing costs or repairs		82% of sales
Year built		2025–2026

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 245 resale sales. Average $398,507; median $360,000; standard deviation $182,594; middle half (25th–75th percentile) $293,035–$445,400; lowest $175,000, highest $1,575,000. 154 sales had a seller payment; their median payment was $8,378.

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 245 resale sales. Average $183; median $169; standard deviation $51; middle half (25th–75th percentile) $152–$198; lowest $78, highest $383.

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 245 resale sales. Average 2,180; median 2,079; standard deviation 642; middle half (25th–75th percentile) 1,721–2,550; lowest 1,136, highest 4,600.

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 245 resale sales. Average 2010; median 2013; standard deviation 12; middle half (25th–75th percentile) 2006–2018; lowest 1950, 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 245 resale sales. Average 65; median 47; standard deviation 70; middle half (25th–75th percentile) 20–82; lowest 0, highest 625. 3 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 245 resale sales. Average 7.1%; median 5.9%; standard deviation 6.2%; middle half (25th–75th percentile) 3.0%–10.5%; lowest −10.0%, highest 36.4%. 11 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 139 of 245 resale sales (56.7%).

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 154 of 245 resale sales (62.9%).

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 61 sales with a view, 178 without, 6 unclassified. Most common View entries: None 114, Neighborhood 88, Park/Greenbelt 28, Trees/Woods 25, See Remarks 11, Hill Country 5, Rural 5, Pasture 5.

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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 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Buda.

The data Pulled November 22, 2026: 981 closed Buda records over the prior year. ZIP codes: 3, the most sales in 78610, 76610, 78640.

8.2.2 Study window

In simple terms The most recent 180 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales.

Statistically CloseDate from May 26, 2026 to November 21, 2026 inclusive.

The data 488 single-family sales in the window: 245 resale, 243 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 245 resale; 243 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 17 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 $293K”.

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 $293K: $175,000–$291,999 (61 sales); $293K–$355K: $293,035–$355,000 (61 sales); $360K–$445K: $360,000–$445,400 (62 sales); Over $445K: $448,000–$1,575,000 (61 sales)
Quartiles by living area: Under 1,721 SF: 1,136–1,715 SF (61 sales); 1,721–2,069 SF: 1,721–2,069 SF (60 sales); 2,079–2,550 SF: 2,079–2,550 SF (63 sales); Over 2,550 SF: 2,570–4,600 SF (61 sales)
Quartiles by year built: Before 2006: 1950–2005 (57 sales); 2006–2013: 2006–2013 (68 sales); 2014–2017: 2014–2017 (56 sales); After 2017: 2018–2025 (64 sales)
View and no view: View: MLS lists a view (61 sales); No view: None or Neighborhood (178 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 $398,507, median $360,000. Days on market: average 65, median 47: 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 11 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 = 52.51	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.215$	large
Living area	Kruskal–Wallis	H = 120.40	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.493$	large
Year built	Kruskal–Wallis	H = 8.35	3	0.0392	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.034$	small
Days on market	Kruskal–Wallis	H = 3.76	3	0.2881	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.015$	small
Discount from original list	Kruskal–Wallis	H = 14.21	3	0.0026	p < 0.0063	**Yes**	$\varepsilon^2 = 0.058$	small
Price cut before sale	Chi-square	$\chi^2 = 4.05$	3	0.2557	p < 0.0063	**Unclear**	Cramér's V = 0.129	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.69$	3	0.6389	p < 0.0063	**Unclear**	Cramér's V = 0.083	negligible
Has a view	Chi-square	$\chi^2 = 14.72$	3	0.0021	p < 0.0063	**Yes**	Cramér's V = 0.245	small

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 = 117.58	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.482$	large
Net price per SF	Kruskal–Wallis	H = 14.45	3	0.0024	p < 0.0063	**Yes**	$\varepsilon^2 = 0.059$	small
Year built	Kruskal–Wallis	H = 16.51	3	0.0009	p < 0.0063	**Yes**	$\varepsilon^2 = 0.068$	medium
Days on market	Kruskal–Wallis	H = 3.49	3	0.3222	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.014$	small
Discount from original list	Kruskal–Wallis	H = 0.81	3	0.8468	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.003$	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.97$	3	0.8076	p < 0.0063	**Unclear**	Cramér's V = 0.063	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.86$	3	0.6010	p < 0.0063	**Unclear**	Cramér's V = 0.087	negligible
Has a view	Chi-square	$\chi^2 = 7.11$	3	0.0685	p < 0.0063	**Unclear**	Cramér's V = 0.170	small

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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 = 28.86	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.118$	medium
Net price per SF	Kruskal–Wallis	H = 53.71	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.220$	large
Living area	Kruskal–Wallis	H = 10.64	3	0.0138	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.044$	small
Days on market	Kruskal–Wallis	H = 9.25	3	0.0261	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.038$	small
Discount from original list	Kruskal–Wallis	H = 0.53	3	0.9117	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.002$	negligible
Price cut before sale	Chi-square	$\chi^2 = 2.23$	3	0.5268	p < 0.0063	**Unclear**	Cramér's V = 0.095	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.30$	3	0.9598	p < 0.0063	**Unclear**	Cramér's V = 0.035	negligible
Has a view	Chi-square	$\chi^2 = 4.37$	3	0.2239	p < 0.0063	**Unclear**	Cramér's V = 0.134	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 = 7,037.50	—	0.0006	p < 0.0063	**Yes**	rank-biserial r = 0.296	small
Net price per SF	Mann–Whitney U	U = 6,190.00	—	0.1027	p < 0.0063	**Unclear**	rank-biserial r = 0.140	small
Living area	Mann–Whitney U	U = 6,704.50	—	0.0062	p < 0.0063	**Yes**	rank-biserial r = 0.235	small
Year built	Mann–Whitney U	U = 4,526.00	—	0.0526	p < 0.0063	**Unclear**	rank-biserial r = 0.166	small
Days on market	Mann–Whitney U	U = 5,518.00	—	0.8494	p < 0.0063	**Unclear**	rank-biserial r = 0.016	negligible
Discount from original list	Mann–Whitney U	U = 5,826.00	—	0.3948	p < 0.0063	**Unclear**	rank-biserial r = 0.073	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.47$	1	0.4929	p < 0.0063	**Unclear**	Cramér's V = 0.044	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.22$	1	0.6358	p < 0.0063	**Unclear**	Cramér's V = 0.031	negligible

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8.4 Data notes

Left out of the analysis: 243 new-construction sales (basic statistics only, section 7); 17 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.

8.5 References

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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 245 closed MLS resale sales; the 243 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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