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Caliterra

Dripping Springs, TX 78620 · 78625

Resale homes · closed Oct 26 – Oct 25, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 26, 2026 · 7:29 AM CDT

MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 365 DAYS

29

single-family resale homes

MEDIAN NET SALE PRICE

\$755,000

average \$792,162

MEDIAN NET PRICE PER SF

\$243

average \$250

MEDIAN DAYS ON MARKET

52 days

average 80 days

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1. Summary

Resale homes · 29 sales · October 26, 2025 – October 25, 2026

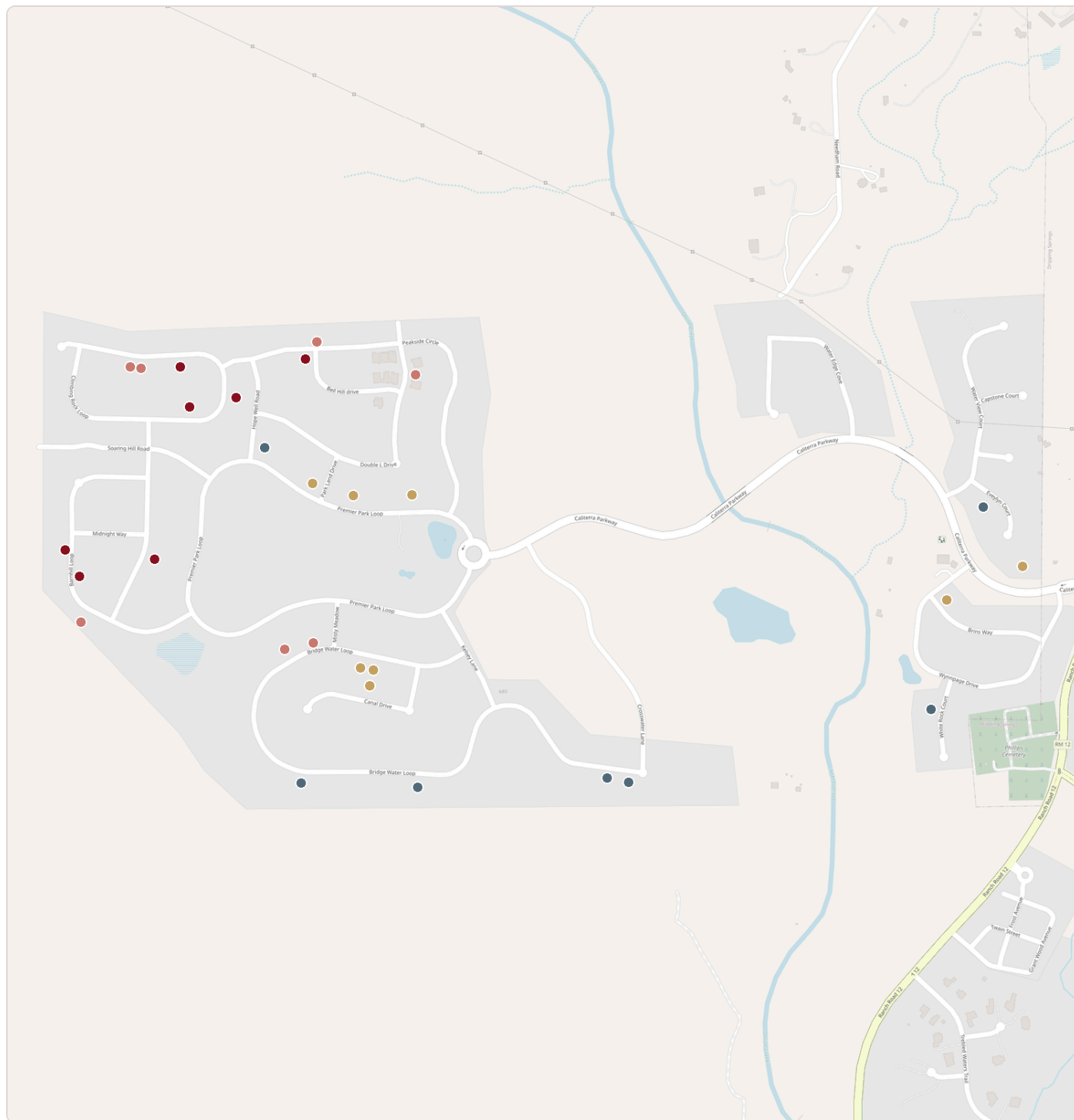
This study looks at the **29 resale homes** sold in Caliterra in the **365 days** to October 25, 2026. A full year is used because only 15 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living area, 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.

2. Where the resale homes sold

29 resale homes · colored by price range

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

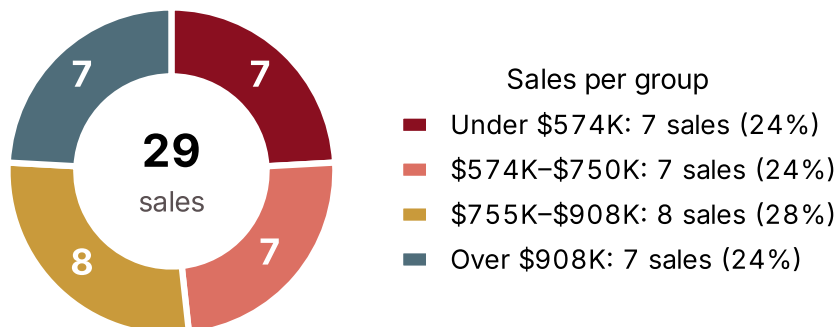


● Under \$574K · 7 sales ● \$574K-\$750K · 7 sales ● \$755K-\$908K · 8 sales ● Over \$908K · 7 sales

3. Quartiles by net sale price

Resale homes · 29 sales · October 26, 2025 – October 25, 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

- Homes over \$908K are about 2,300 SF (115%) larger than homes under \$574K.

3.1 Key differences

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

■ Under \$574K ■ \$574K-\$750K ■ \$755K-\$908K ■ Over \$908K

Higher-priced homes Over \$908K

- Are much larger.

Lower-priced homes Under \$574K

- Are much smaller.

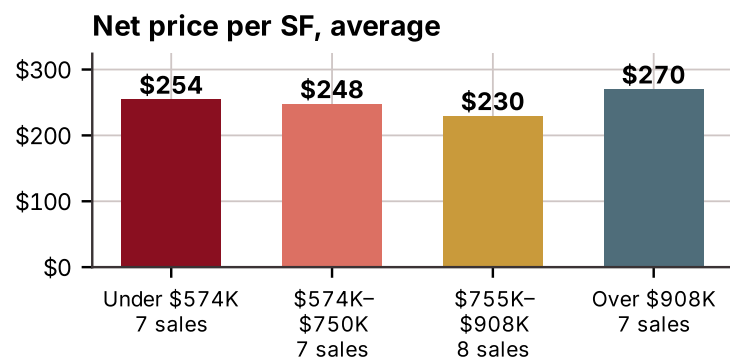
3.2 At a glance

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 \$574K	\$574K–\$750K	\$755K–\$908K	Over \$908K	Real difference?
Net price per SF	\$254 per SF	\$248 per SF	\$230 per SF	\$270 per SF	unclear
Living area	2,008 SF Smallest	2,628 SF	3,700 SF	4,311 SF Largest	✓ large
Year built	2021	2021	2020	2021	unclear
Days on market	78 days	66 days	58 days	26 days	unclear
Discount from original list	5.1%	4.8%	7.2%	2.5%	unclear
Price cut before sale	57%	43%	50%	29%	unclear
Seller paid closing costs or repairs	43%	57%	50%	71%	unclear
Has a view	71%	71%	38%	100%	unclear

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.

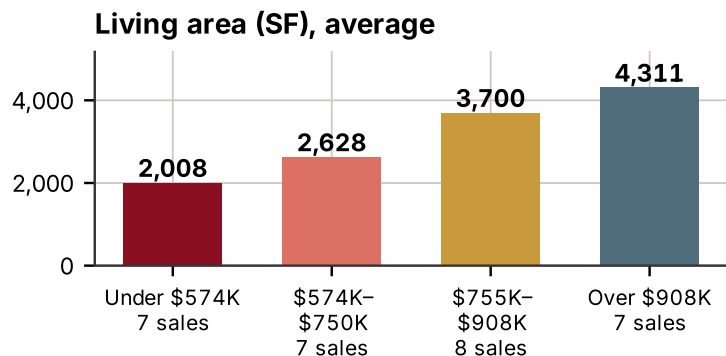
3.3 Net price per SF: no clear difference



The average is **\$270 per SF** for homes over \$908K and **\$254 per SF** for homes under \$574K. It does not move in a straight line; homes over \$908K are highest. Defined in 8.1.2.

– No clear difference · could be chance

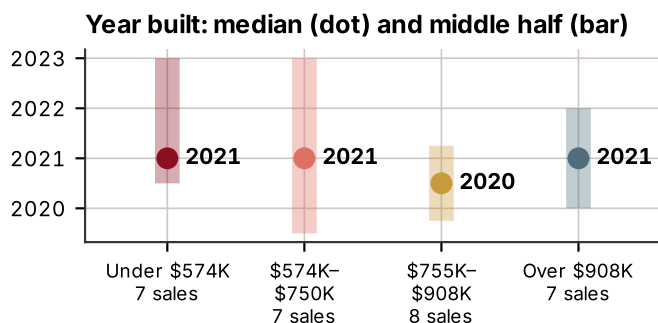
3.4 Homes over \$908K are about 2,300 SF (115%) larger than homes under \$574K



The average is **4,311 SF** for homes over \$908K and **2,008 SF** for homes under \$574K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

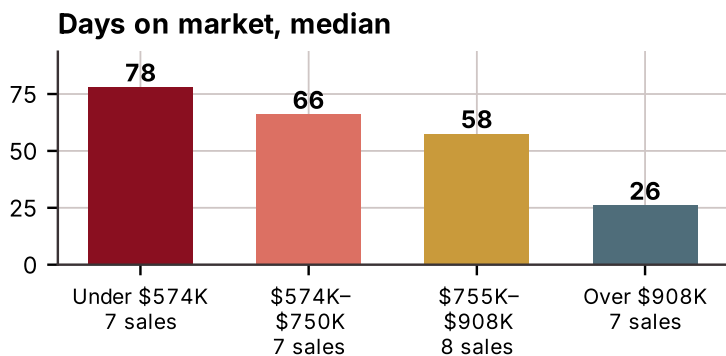
3.5 Year built: no clear difference



The median is **2021** for homes over \$908K and **2021** for homes under \$574K. It does not move in a straight line; homes under \$574K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

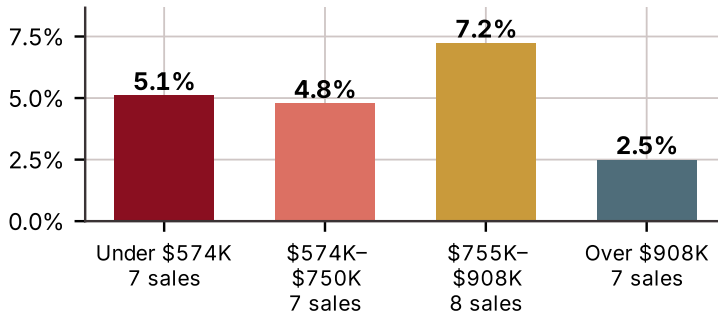


The median is **26 days** for homes over \$908K and **78 days** for homes under \$574K. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

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

3.7 Discount from original list: no clear difference

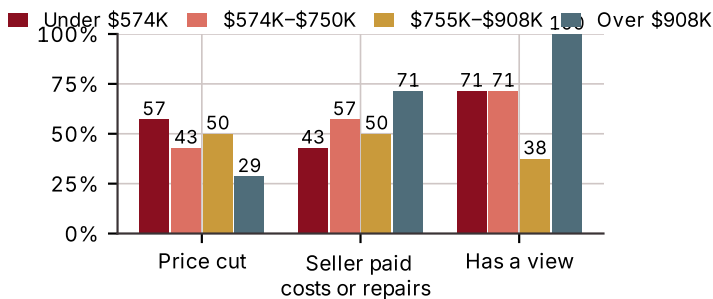
Discount from original list, average



The average is 2.5% for homes over \$908K and 5.1% for homes under \$574K. It does not move in a straight line; homes \$755K–\$908K 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.

- 29% of homes over \$908K had a price cut before sale, against 57% of homes under \$574K. Defined in 8.1.7.
- 71% of homes over \$908K had the seller pay closing costs or repairs, against 43% of homes under \$574K. Defined in 8.1.8.
- 100% of homes over \$908K have a view, against 71% of homes under \$574K. 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

3.9 The numbers: price and size

	Under \$574K 7 sales	\$574K– \$750K 7 sales	\$755K– \$908K 8 sales	Over \$908K 7 sales	All 29 sales	Real difference?
Net sale price average	\$507,939	\$649,244	\$835,688	\$1,169,560	\$792,162	by design
Net price per SF average	\$254	\$248	\$230	\$270	\$250	unclear
Living area average	2,008	2,628	3,700	4,311	3,180	✓ large
Year built median	2021	2021	2020	2021	2021	unclear

3.10 The numbers: selling

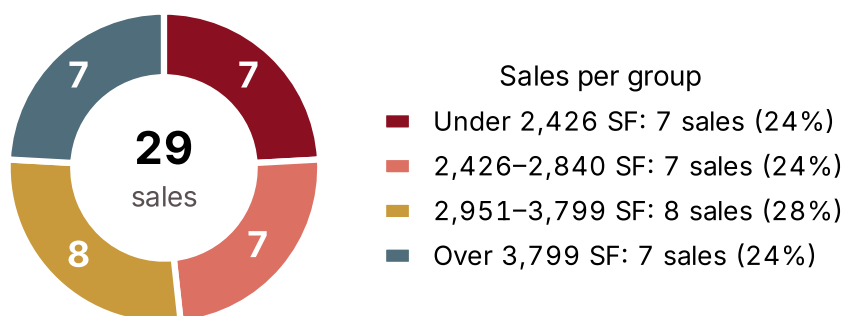
	Under \$574K 7 sales	\$574K– \$750K 7 sales	\$755K– \$908K 8 sales	Over \$908K 7 sales	All 29 sales	Real difference?
Days on market median	78	66	58	26	52	unclear
Discount from original list average	5.1%	4.8%	7.2%	2.5%	5.0%	unclear
Price cut before sale	57%	43%	50%	29%	45%	unclear
Seller paid closing costs or repairs	43%	57%	50%	71%	55%	unclear
Has a view	71%	71%	38%	100%	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 8.3.1.

4. Quartiles by living area

Resale homes · 29 sales · October 26, 2025 – October 25, 2026

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



Bottom line

- Homes over 3,799 SF sell for about \$617K (120%) more than homes under 2,426 SF.

4.1 Key differences

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

■ Under 2,426 SF ■ 2,426–2,840 SF ■ 2,951–3,799 SF ■ Over 3,799 SF

Larger homes Over 3,799 SF

- Sell for much more.

Smaller homes Under 2,426 SF

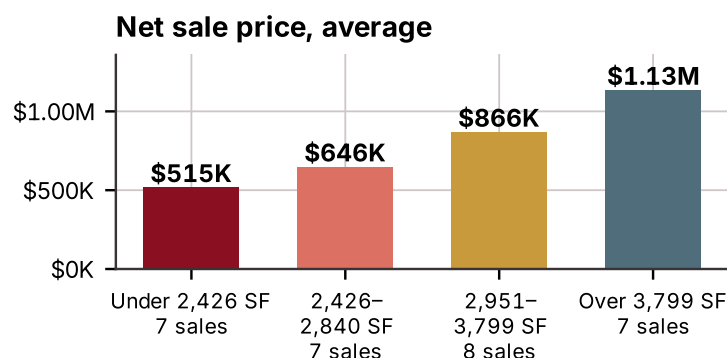
- Sell for much less.

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 2,426 SF	2,426–2,840 SF	2,951–3,799 SF	Over 3,799 SF	Real difference?
Net sale price	\$515K Lowest	\$646K	\$866K	\$1.13M Highest	✓ large
Net price per SF	\$261 per SF	\$245 per SF	\$248 per SF	\$245 per SF	unclear
Year built	2023	2020	2020	2021	unclear
Days on market	40 days	71 days	50 days	39 days	unclear
Discount from original list	4.5%	8.3%	2.7%	4.7%	unclear
Price cut before sale	43%	71%	25%	43%	unclear
Seller paid closing costs or repairs	43%	57%	62%	57%	unclear
Has a view	86%	57%	38%	100%	unclear

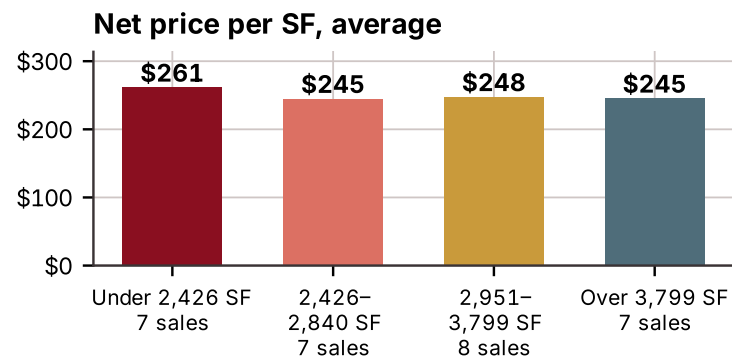
4.3 Homes over 3,799 SF sell for about \$617K (120%) more than homes under 2,426 SF



The average is **\$1.13M** for homes over 3,799 SF and **\$515K** for homes under 2,426 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ Real difference · large

4.4 Net price per SF: no clear difference

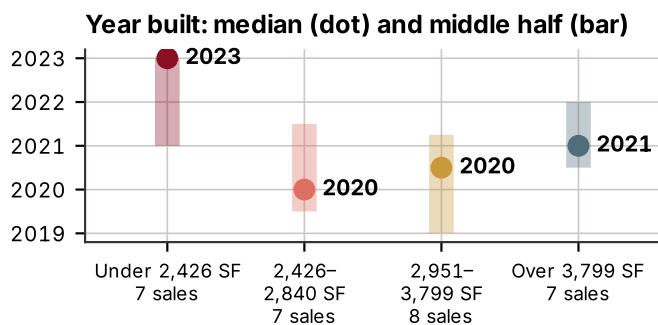


The average is **\$245 per SF** for homes over 3,799 SF and **\$261 per SF** for homes under 2,426 SF. It does not move in a straight line; homes under 2,426 SF are highest.

Defined in 8.1.2.

– No clear difference · could be chance

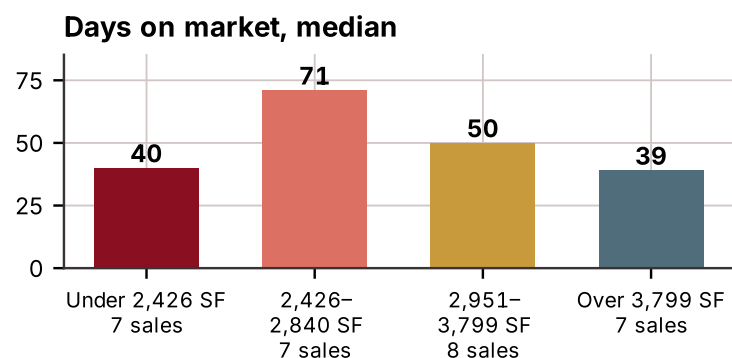
4.5 Year built: no clear difference



The median is **2021** for homes over 3,799 SF and **2023** for homes under 2,426 SF. It does not move in a straight line; homes under 2,426 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference

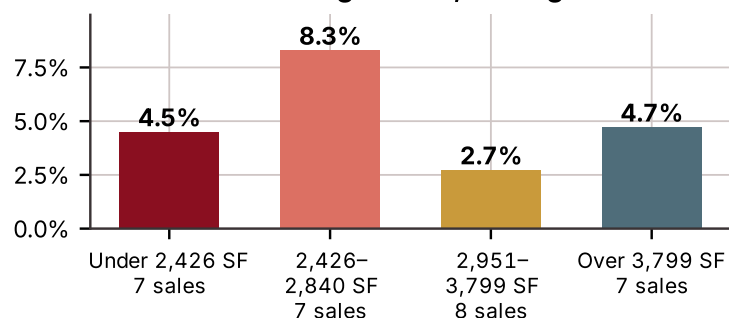


The median is **39 days** for homes over 3,799 SF and **40 days** for homes under 2,426 SF. It does not move in a straight line; homes 2,426–2,840 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

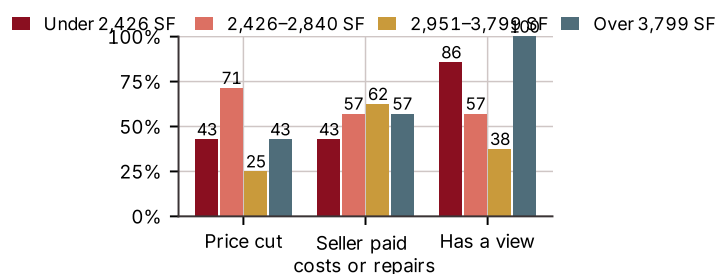
Discount from original list, average



The average is **4.7%** for homes over 3,799 SF and **4.5%** for homes under 2,426 SF. It does not move in a straight line; homes 2,426–2,840 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.

- 43% of homes over 3,799 SF had a price cut before sale, against 43% of homes under 2,426 SF. Defined in 8.1.7.
- 57% of homes over 3,799 SF had the seller pay closing costs or repairs, against 43% of homes under 2,426 SF. Defined in 8.1.8.
- 100% of homes over 3,799 SF have a view, against 86% of homes under 2,426 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 2,426 SF 7 sales	2,426–2,840 SF 7 sales	2,951–3,799 SF 8 sales	Over 3,799 SF 7 sales	All 29 sales	Real difference?
Net sale price average	\$514,557	\$645,609	\$866,093	\$1,131,829	\$792,162	✓ large
Net price per SF average	\$261	\$245	\$248	\$245	\$250	unclear
Living area average	1,971	2,631	3,503	4,569	3,180	by design
Year built median	2023	2020	2020	2021	2021	unclear

4.10 The numbers: selling

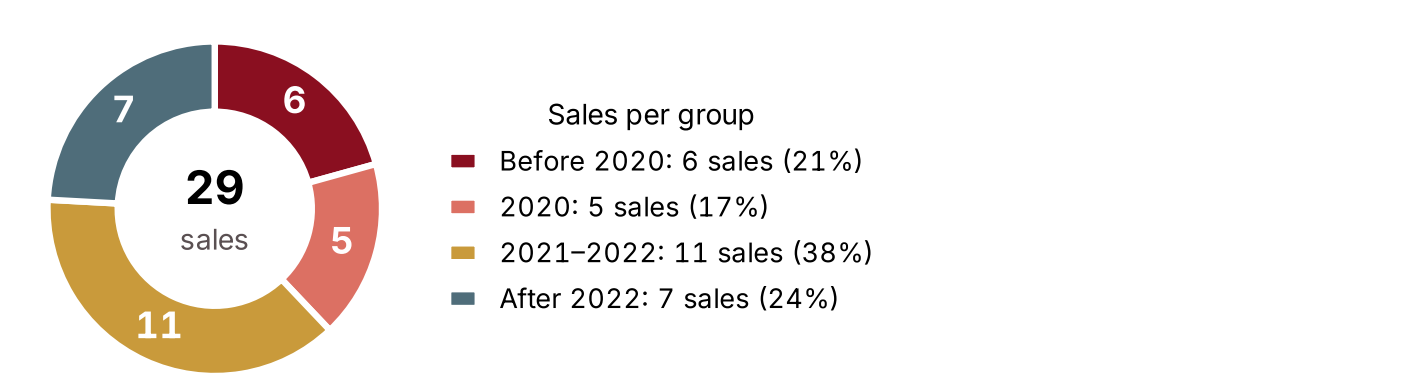
	Under 2,426 SF 7 sales	2,426–2,840 SF 7 sales	2,951–3,799 SF 8 sales	Over 3,799 SF 7 sales	All 29 sales	Real difference?
Days on market median	40	71	50	39	52	unclear
Discount from original list average	4.5%	8.3%	2.7%	4.7%	5.0%	unclear
Price cut before sale	43%	71%	25%	43%	45%	unclear
Seller paid closing costs or repairs	43%	57%	62%	57%	55%	unclear
Has a view	86%	57%	38%	100%	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 8.3.2.

5. Quartiles by year built

Resale homes · 29 sales · October 26, 2025 – October 25, 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

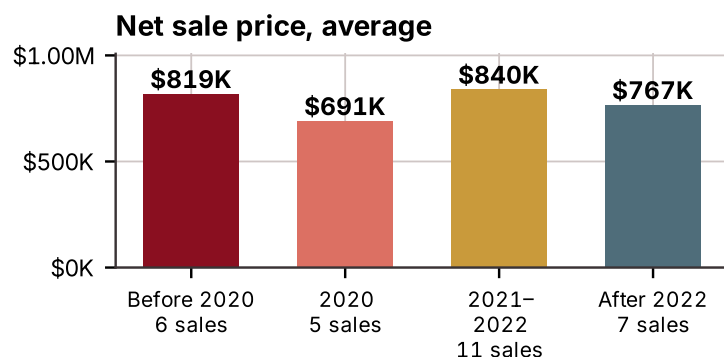
The top group against the bottom group: no measure differs enough to rule out chance.

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 2020	2020	2021–2022	After 2022	Real difference?
Net sale price	\$819K	\$691K	\$840K	\$767K	unclear
Net price per SF	\$244 per SF	\$232 per SF	\$245 per SF	\$275 per SF	unclear
Living area	3,369 SF	3,053 SF	3,454 SF	2,680 SF	unclear
Days on market	54 days	40 days	39 days	68 days	unclear
Discount from original list	5.2%	4.1%	5.4%	4.8%	unclear
Price cut before sale	50%	60%	27%	57%	unclear
Seller paid closing costs or repairs	33%	60%	64%	57%	unclear
Has a view	100%	60%	55%	71%	unclear

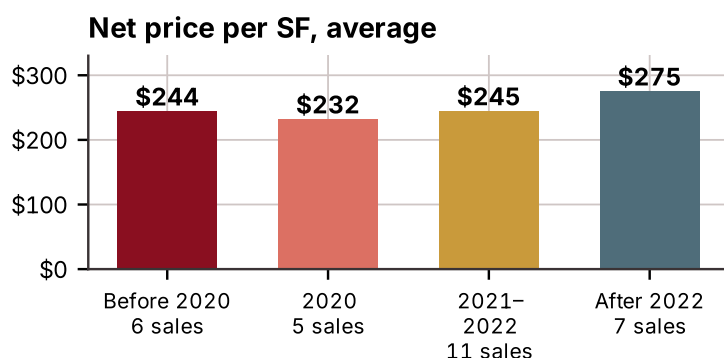
5.3 Net sale price: no clear difference



The average is **\$767K** for homes built after 2022 and **\$819K** for homes built before 2020. It does not move in a straight line; homes built 2021-2022 are highest. Defined in 8.1.1.

– No clear difference · could be chance

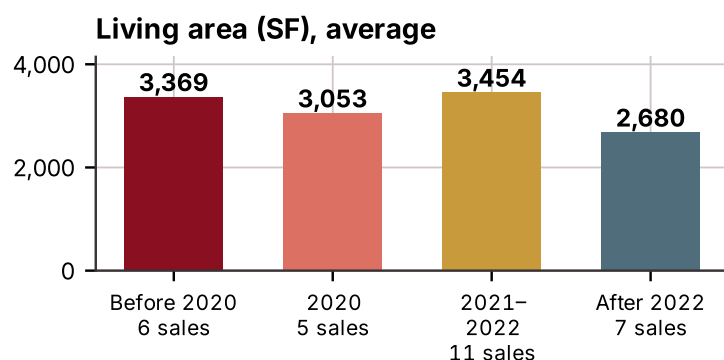
5.4 Net price per SF: no clear difference



The average is **\$275 per SF** for homes built after 2022 and **\$244 per SF** for homes built before 2020. It does not move in a straight line; homes built after 2022 are highest. Defined in 8.1.2.

– No clear difference · could be chance

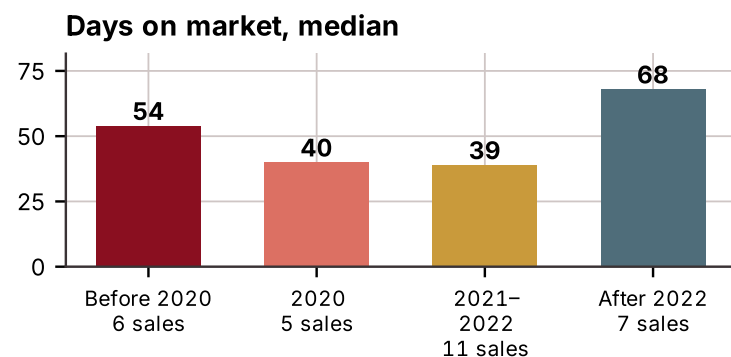
5.5 Living area: no clear difference



The average is **2,680 SF** for homes built after 2022 and **3,369 SF** for homes built before 2020. It does not move in a straight line; homes built 2021-2022 are highest. Defined in 8.1.3.

– No clear difference · could be chance

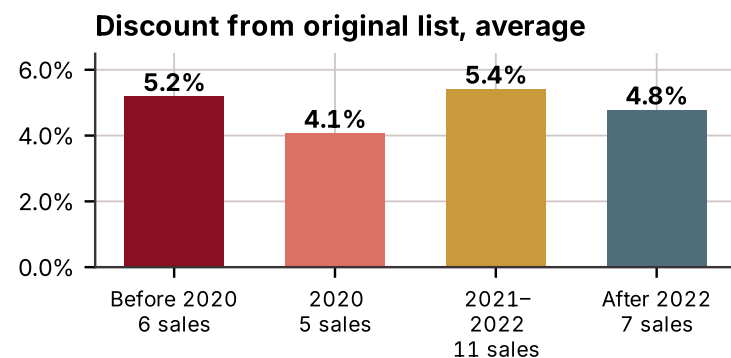
5.6 Days on market: no clear difference



The median is **68 days** for homes built after 2022 and **54 days** for homes built before 2020. It does not move in a straight line; homes built after 2022 are highest. Defined in 8.1.5.

– No clear difference · could be chance

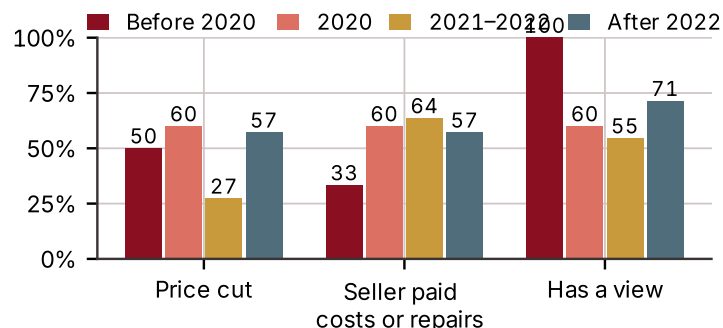
5.7 Discount from original list: no clear difference



The average is **4.8%** for homes built after 2022 and **5.2%** for homes built before 2020. It does not move in a straight line; homes built 2021-2022 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.

- 57% of homes built after 2022 had a price cut before sale, against 50% of homes built before 2020. Defined in 8.1.7.
- 57% of homes built after 2022 had the seller pay closing costs or repairs, against 33% of homes built before 2020. Defined in 8.1.8.
- 71% of homes built after 2022 have a view, against 100% of homes built before 2020. 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 2020 6 sales	2020 5 sales	2021-2022 11 sales	After 2022 7 sales	All 29 sales	Real difference?
Net sale price average	\$818,747	\$691,400	\$839,500	\$766,961	\$792,162	unclear
Net price per SF average	\$244	\$232	\$245	\$275	\$250	unclear
Living area average	3,369	3,053	3,454	2,680	3,180	unclear
Year built median	2019	2020	2021	2023	2021	by design

5.10 The numbers: selling

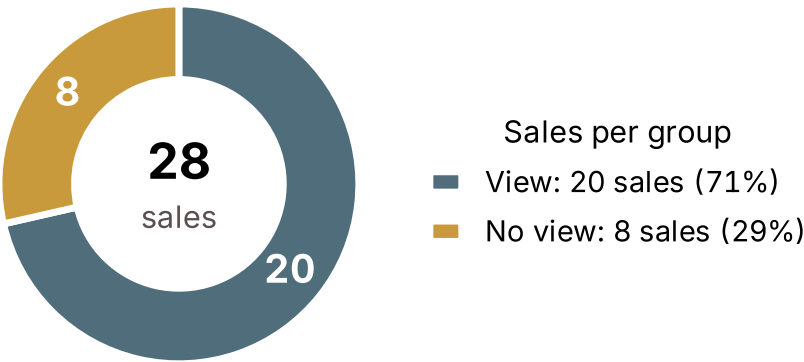
	Before 2020 6 sales	2020 5 sales	2021-2022 11 sales	After 2022 7 sales	All 29 sales	Real difference?
Days on market median	54	40	39	68	52	unclear
Discount from original list average	5.2%	4.1%	5.4%	4.8%	5.0%	unclear
Price cut before sale	50%	60%	27%	57%	45%	unclear
Seller paid closing costs or repairs	33%	60%	64%	57%	55%	unclear
Has a view	100%	60%	55%	71%	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 8.3.3.

6. View and no view

Resale homes · 29 sales · October 26, 2025 – October 25, 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. 1 sales whose MLS view entry is only "See Remarks" are left out.



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

6.1 Key differences

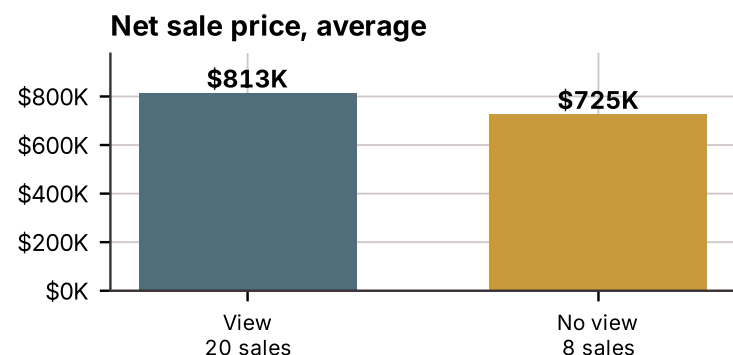
The top group against the bottom group: no measure differs enough to rule out chance.

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	\$813K	\$725K	unclear
Net price per SF	\$251 per SF	\$244 per SF	unclear
Living area	3,243 SF	2,987 SF	unclear
Year built	2021	2022	unclear
Days on market	40 days	70 days	unclear
Discount from original list	4.6%	6.2%	unclear
Price cut before sale	45%	50%	unclear
Seller paid closing costs or repairs	50%	62%	unclear

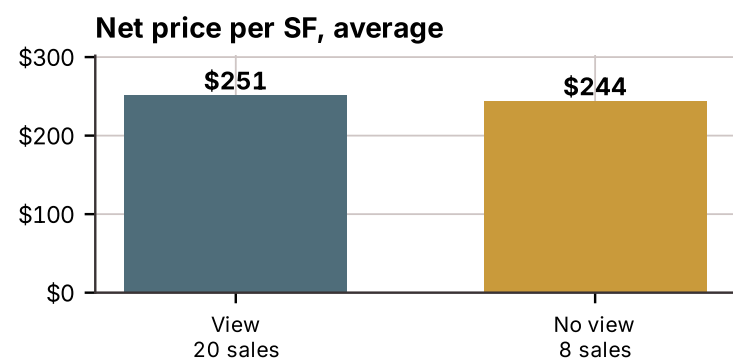
6.3 Net sale price: no clear difference



The average is **\$813K** for homes with a view and **\$725K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

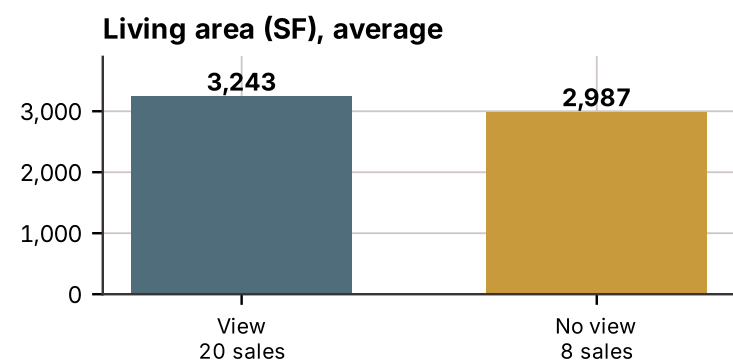
6.4 Net price per SF: no clear difference



The average is **\$251 per SF** for homes with a view and **\$244 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

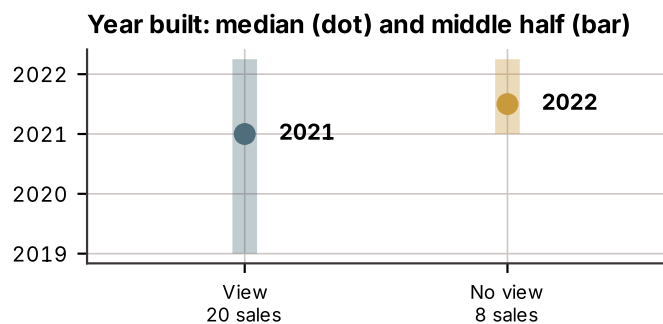
6.5 Living area: no clear difference



The average is **3,243 SF** for homes with a view and **2,987 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

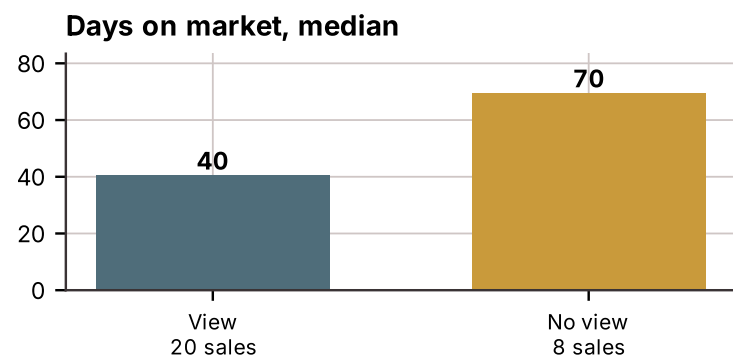
6.6 Year built: no clear difference



The median is **2021** for homes with a view and **2022** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

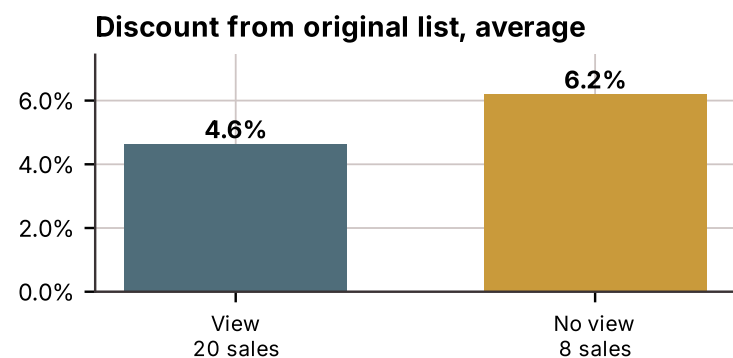
6.7 Days on market: no clear difference



The median is **40 days** for homes with a view and **70 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

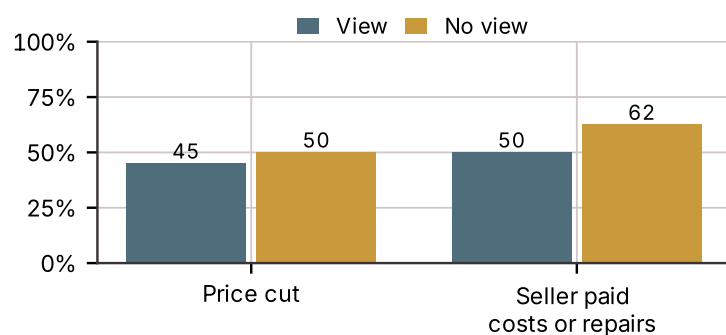
6.8 Discount from original list: no clear difference



The average is **4.6%** for homes with a view and **6.2%** 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 50% of homes without a view. Defined in 8.1.7.
- 50% of homes with a view had the seller pay closing costs or repairs, against 62% 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

6.10 The numbers: price and size

	View 20 sales	No view 8 sales	All 28 sales	Real difference?
Net sale price average	\$813,165	\$725,238	\$788,043	unclear
Net price per SF average	\$251	\$244	\$249	unclear
Living area average	3,243	2,987	3,170	unclear
Year built median	2021	2022	2021	unclear

6.11 The numbers: selling

	View 20 sales	No view 8 sales	All 28 sales	Real difference?
Days on market median	40	70	54	unclear
Discount from original list average	4.6%	6.2%	5.1%	unclear
Price cut before sale	45%	50%	46%	unclear
Seller paid closing costs or repairs	50%	62%	54%	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.

7. New construction

Basic statistics · 20 sales · October 26, 2025 – October 25, 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: 20 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 Caliterra.

Measure	Average	Median
Sales		20
Net sale price	\$1,048,793	\$959,385
Net price per SF	\$272	\$264
Living area (SF)	3,840	3,766
Days on market	109	57
Discount from original list	9.0%	11.3%
Price cut before sale		45% of sales
Seller paid closing costs or repairs		35% 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".

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	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersCIsIsgCostPdbbySell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	29 resale sales. Average \$792,162; median \$755,000; standard deviation \$290,968; middle half (25th–75th percentile) \$573,626–\$907,500; lowest \$438,700, highest \$1,828,800. 16 sales had a seller payment; their median payment was \$1,750.

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	$\text{psf} = \text{Net} \div \text{LivingArea}$, per sale; summarized by the mean of the per - sale ratios.
The data	29 resale sales. Average \$250; median \$243; standard deviation \$32; middle half (25th–75th percentile) \$230–\$270; lowest \$188, highest \$348.

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	29 resale sales. Average 3,180; median 2,951; standard deviation 1,009; middle half (25th–75th percentile) 2,426–3,799; lowest 1,602, highest 5,262.

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 phases of the community.
Statistically	RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.
The data	29 resale sales. Average 2021; median 2021; standard deviation 2; middle half (25th–75th percentile) 2020–2022; lowest 2015, highest 2024.

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	$CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$. 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	29 resale sales. Average 80; median 52; standard deviation 97; middle half (25th–75th percentile) 18–86; lowest 4, highest 448. 0 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	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	29 resale sales. Average 5.0%; median 3.8%; standard deviation 5.1%; middle half (25th–75th percentile) 1.8%–6.2%; lowest –2.0%, highest 22.6%. 2 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: $\text{ListPrice at close} < \text{OriginalListPrice}$. Reported as the share of sales (%).
The data	13 of 29 resale sales (44.8%).

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: $\text{ACTRIS_BuyersClsgCostPdbySell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	16 of 29 resale sales (55.2%).

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	20 sales with a view, 8 without, 1 unclassified. Most common View entries: Neighborhood 11, Hill Country 10, Park/Greenbelt 10, Trees/Woods 7, None 4, Panoramic 4, See Remarks 2, Creek/Stream 1.

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	Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Dripping Springs, SubdivisionName contains any of "caliterra" (case-insensitive). A record is kept when its subdivision name belongs to the Caliterra family, the same rule comparable sales use.
The data	Pulled October 26, 2026: 49 closed Caliterra records over the prior year, in ZIP 78620, 78625. 12 subdivision spellings kept: Caliterra (11); Caliterra - 110' (6); Caliterra - 80' (6); Caliterra Ph Two Sec Eight (5); Caliterra Ph Two Sec Seven (5); Caliterra Ph Three Sec Nine (5); Caliterra Ph Four Sec 12 (4); Caliterra Ph Four Sec 11 (2); Caliterra Ph One Sec Two (2); Caliterra Ph One Sec One (1); Caliterra - 70' (1); CALITERRA (1). No other names were found by the search.

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 15 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 26, 2025 to October 25, 2026 inclusive.
The data	49 single-family sales in the window: 29 resale, 20 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	29 resale; 20 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	None in this window.

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 \$574K".
Statistically	Sort by the slicing variable; cut k sits at $\text{round}(\text{nk}/4)$, $k = 1 \dots 3$. 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 \$574K: \$438,700–\$573,375 (7 sales); \$574K–\$750K: \$573,626–\$749,900 (7 sales); \$755K–\$908K: \$755,000–\$907,500 (8 sales); Over \$908K: \$943,000–\$1,828,800 (7 sales) Quartiles by living area: Under 2,426 SF: 1,602–2,242 SF (7 sales); 2,426–2,840 SF: 2,426–2,840 SF (7 sales); 2,951–3,799 SF: 2,951–3,799 SF (8 sales); Over 3,799 SF: 4,106–5,262 SF (7 sales) Quartiles by year built: Before 2020: 2015–2019 (6 sales); 2020: 2020–2020 (5 sales); 2021–2022: 2021–2022 (11 sales); After 2022: 2023–2024 (7 sales) View and no view: View: MLS lists a view (20 sales); No view: None or Neighborhood (8 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 $\bar{x} = (1/n) \sum x_i$; 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 \$792,162, median \$755,000. Days on market: average 80, median 52: 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	$H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\epsilon^2 = H/(n - 1)$: $\geq .01$ small, $\geq .06$ medium, $\geq .14$ 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 $ 1 - 2U/(n_1 n_2) $: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ 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 $2 \times k$ table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Cramér, 1946).
The data	Run on the three shares in every slice; results in 8.3.

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	2 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.

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	$H = 5.44$	3	0.1424	$p < 0.0063$	Unclear	$\epsilon^2 = 0.194$	large
Living area	Kruskal-Wallis	$H = 22.67$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.810$	large
Year built	Kruskal-Wallis	$H = 2.19$	3	0.5338	$p < 0.0063$	Unclear	$\epsilon^2 = 0.078$	medium
Days on market	Kruskal-Wallis	$H = 4.10$	3	0.2507	$p < 0.0063$	Unclear	$\epsilon^2 = 0.146$	large
Discount from original list	Kruskal-Wallis	$H = 1.42$	3	0.7011	$p < 0.0063$	Unclear	$\epsilon^2 = 0.051$	small
Price cut before sale	Chi-square	$\chi^2 = 1.27$	3	0.7351	$p < 0.0063$	Unclear	Cramér's $V = 0.210$	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.27$	3	0.7351	$p < 0.0063$	Unclear	Cramér's $V = 0.210$	small
Has a view	Chi-square	$\chi^2 = 6.89$	3	0.0755	$p < 0.0063$	Unclear	Cramér's $V = 0.487$	medium

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal-Wallis	$H = 23.40$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.836$	large
Net price per SF	Kruskal-Wallis	$H = 3.01$	3	0.3907	$p < 0.0063$	Unclear	$\epsilon^2 = 0.107$	medium
Year built	Kruskal-Wallis	$H = 4.26$	3	0.2348	$p < 0.0063$	Unclear	$\epsilon^2 = 0.152$	large
Days on market	Kruskal-Wallis	$H = 2.75$	3	0.4325	$p < 0.0063$	Unclear	$\epsilon^2 = 0.098$	medium
Discount from original list	Kruskal-Wallis	$H = 2.82$	3	0.4200	$p < 0.0063$	Unclear	$\epsilon^2 = 0.101$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.30$	3	0.3481	$p < 0.0063$	Unclear	Cramér's $V = 0.337$	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.62$	3	0.8907	$p < 0.0063$	Unclear	Cramér's $V = 0.147$	small
Has a view	Chi-square	$\chi^2 = 8.23$	3	0.0416	$p < 0.0063$	Unclear	Cramér's $V = 0.533$	large

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 = 4.02	3	0.2590	p < 0.0063	Unclear	$\epsilon^2 = 0.144$	large
Net price per SF	Kruskal-Wallis	H = 6.06	3	0.1086	p < 0.0063	Unclear	$\epsilon^2 = 0.217$	large
Living area	Kruskal-Wallis	H = 3.49	3	0.3217	p < 0.0063	Unclear	$\epsilon^2 = 0.125$	medium
Days on market	Kruskal-Wallis	H = 2.51	3	0.4739	p < 0.0063	Unclear	$\epsilon^2 = 0.090$	medium
Discount from original list	Kruskal-Wallis	H = 0.21	3	0.9760	p < 0.0063	Unclear	$\epsilon^2 = 0.007$	negligible
Price cut before sale	Chi-square	$\chi^2 = 2.33$	3	0.5068	p < 0.0063	Unclear	Cramér's V = 0.283	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.53$	3	0.6745	p < 0.0063	Unclear	Cramér's V = 0.230	small
Has a view	Chi-square	$\chi^2 = 3.98$	3	0.2640	p < 0.0063	Unclear	Cramér's V = 0.370	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 = 88.00	—	0.7029	p < 0.0063	Unclear	rank-biserial r = 0.100	small
Net price per SF	Mann-Whitney U	U = 92.00	—	0.5661	p < 0.0063	Unclear	rank-biserial r = 0.150	small
Living area	Mann-Whitney U	U = 84.00	—	0.8617	p < 0.0063	Unclear	rank-biserial r = 0.050	negligible
Year built	Mann-Whitney U	U = 55.00	—	0.2060	p < 0.0063	Unclear	rank-biserial r = 0.312	medium
Days on market	Mann-Whitney U	U = 48.00	—	0.1090	p < 0.0063	Unclear	rank-biserial r = 0.400	medium
Discount from original list	Mann-Whitney U	U = 80.00	—	1.0000	p < 0.0063	Unclear	rank-biserial r = 0.000	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.06$	1	0.8106	p < 0.0063	Unclear	Cramér's V = 0.045	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.36$	1	0.5491	p < 0.0063	Unclear	Cramér's V = 0.113	small

8.4 Data notes

Left out of the analysis: 20 new - construction sales (basic statistics only, section 7); nothing else. 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 29 closed MLS resale sales; the 20 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 26, 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.