Dripping Springs

Hays County, TX
Resale homes · closed May 28 – Nov 23, 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
184	**$704,656**	**$269**	**50 days**
single-family resale homes	average $858,986	average $295	average 73 days

Contents

1. Summary
2. Where the resale homes sold
3. Quartiles by net sale price
4. Quartiles by living area
5. Quartiles by year built
6. View and no view
7. New construction
8. Appendix: measures, methods and tests

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1. Summary

Resale homes · 184 sales · May 28, 2026 – November 23, 2026

This study looks at the **184 resale homes** sold in Dripping Springs in the **180 days** to November 23, 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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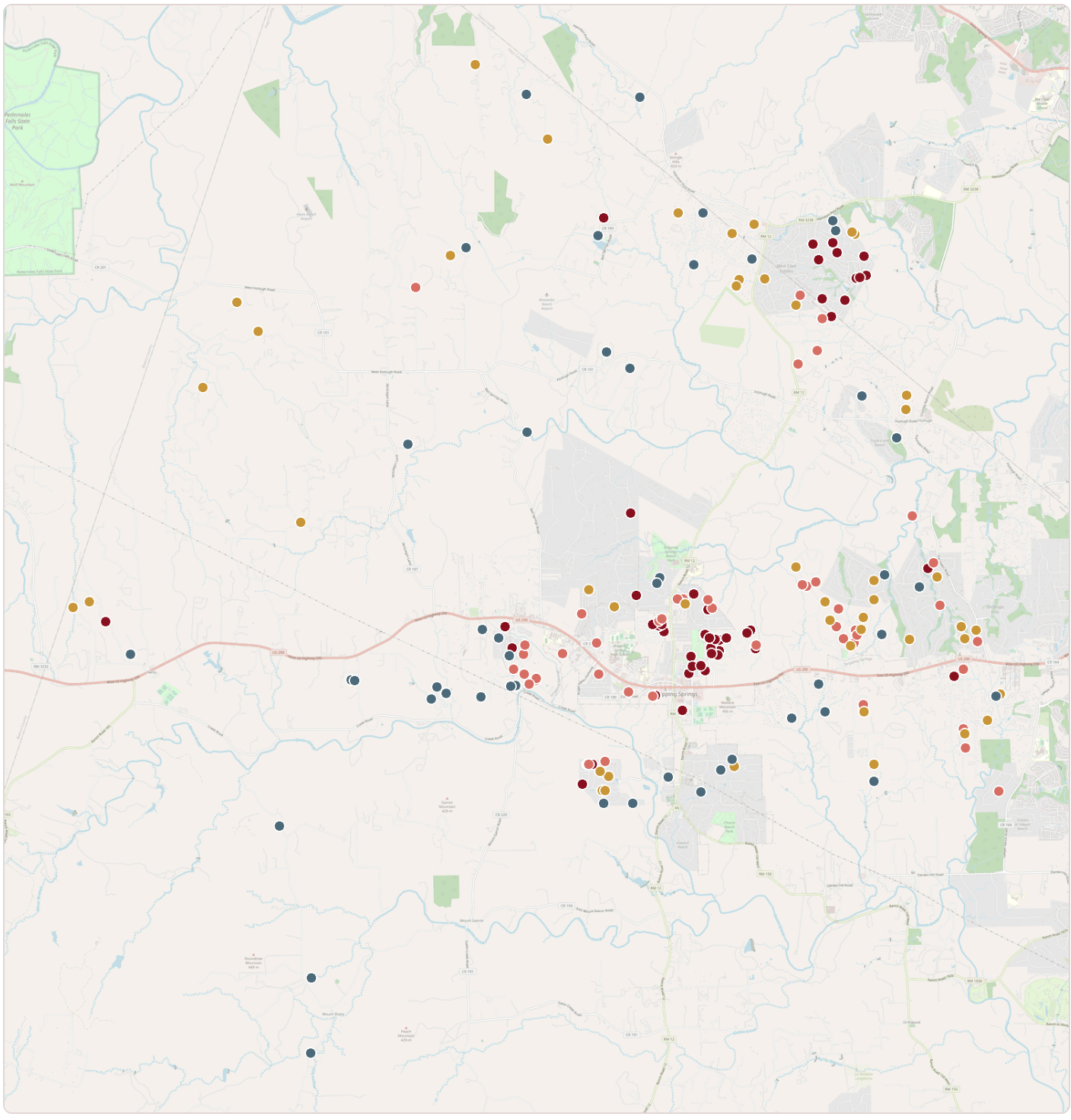
2. Where the resale homes sold

184 resale homes · colored by price range

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



● Under $520K · 46 sales ● $520K–$702K · 46 sales ● $707K–$974K · 46 sales ● Over $974K · 46 sales

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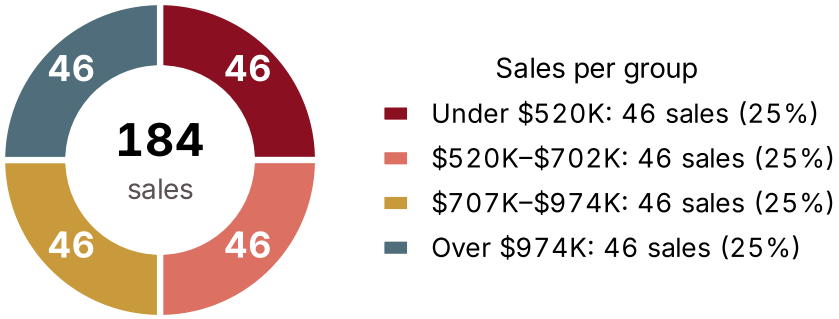
3. Quartiles by net sale price

Resale homes · 184 sales · May 28, 2026 – November 23, 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 $974K are about 1,970 SF (103%) larger than homes under $520K.
- 91% of homes over $974K have a view, against 54% of homes under $520K.
- Homes over $974K sell for about $175 per SF (75%) more than homes under $520K.

3.1 Key differences

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

Under $520K $520K–$702K $707K–$974K Over $974K

Higher-priced homes Over $974K

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

Lower-priced homes Under $520K

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

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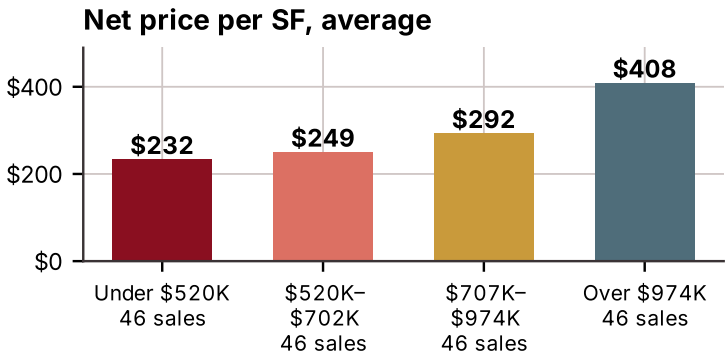
3.2 At a glance

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 $520K	$520K–$702K	$707K–$974K	Over $974K	Real difference?
Net price per SF	$232 per SF **Lowest**	$249 per SF	$292 per SF	$408 per SF **Highest**	✓ large
Living area	1,906 SF **Smallest**	2,537 SF	2,878 SF	3,878 SF **Largest**	✓ large
Year built	2020	2018	2004	2014	unclear
Days on market	53 days	40 days	48 days	51 days	unclear
Discount from original list	8.3%	5.5%	5.4%	8.8%	unclear
Price cut before sale	61%	50%	52%	46%	unclear
Seller paid closing costs or repairs	65%	57%	74%	52%	unclear
Has a view	54% **Fewest**	80%	93% **Most**	91%	✓ medium

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 $974K sell for about $175 per SF (75%) more than homes under $520K



The average is **$408 per SF** for homes over $974K and **$232 per SF** for homes under $520K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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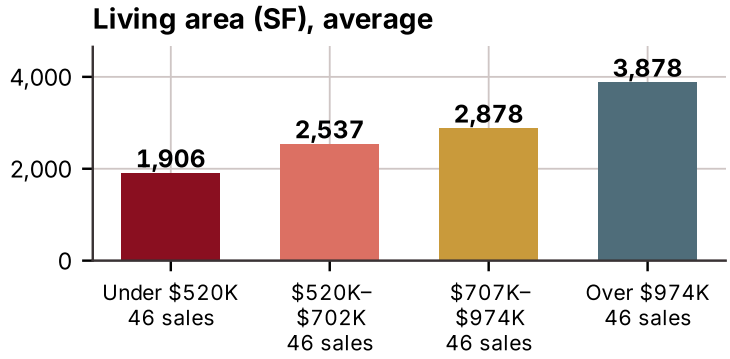
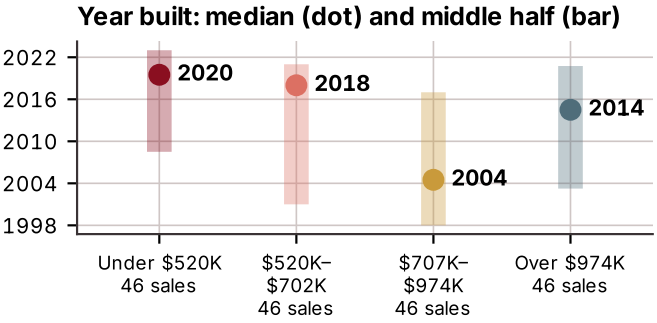
3.4 Homes over $974K are about 1,970 SF (103%) larger than homes under $520K



The average is **3,878 SF** for homes over $974K and **1,906 SF** for homes under $520K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

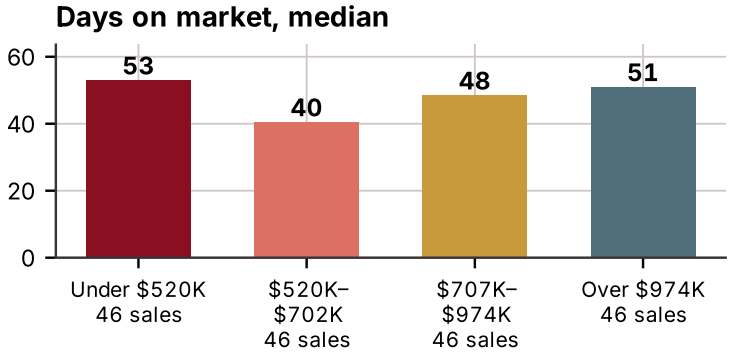
3.5 Year built: no clear difference



The median is **2014** for homes over $974K and **2020** for homes under $520K. It does not move in a straight line; homes under $520K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **51 days** for homes over $974K and **53 days** for homes under $520K. It does not move in a straight line; homes under $520K are highest. Defined in 8.1.5.

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

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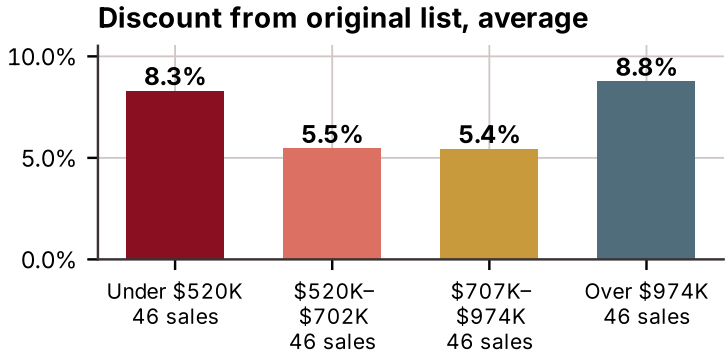
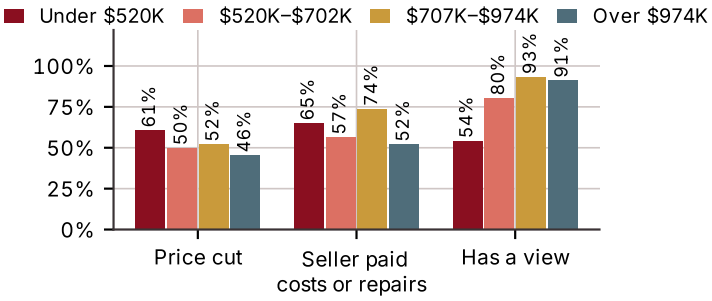
3.7 Discount from original list: no clear difference



The average is **8.8%** for homes over $974K and **8.3%** for homes under $520K. It does not move in a straight line; homes over $974K are highest.
Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 46% of homes over $974K had a price cut before sale, against 61% of homes under $520K. Defined in 8.1.7.
- 52% of homes over $974K had the seller pay closing costs or repairs, against 65% of homes under $520K. Defined in 8.1.8.
- 91% of homes over $974K have a view, against 54% of homes under $520K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $520K 46 sales	$520K–$702K 46 sales	$707K–$974K 46 sales	Over $974K 46 sales	All 184 sales	Real difference?
Net sale price average	$419,966	$612,850	$813,243	$1,589,885	$858,986	by design
Net price per SF average	$232	$249	$292	$408	$295	✓ large
Living area average	1,906	2,537	2,878	3,878	2,800	✓ large
Year built median	2020	2018	2004	2014	2015	unclear

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3.10 The numbers: selling

	Under $520K 46 sales	$520K–$702K 46 sales	$707K–$974K 46 sales	Over $974K 46 sales	All 184 sales	Real difference?
Days on market median	53	40	48	51	50	unclear
Discount from original list average	8.3%	5.5%	5.4%	8.8%	7.0%	unclear
Price cut before sale	61%	50%	52%	46%	52%	unclear
Seller paid closing costs or repairs	65%	57%	74%	52%	62%	unclear
Has a view	54%	80%	93%	91%	80%	✓ medium

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

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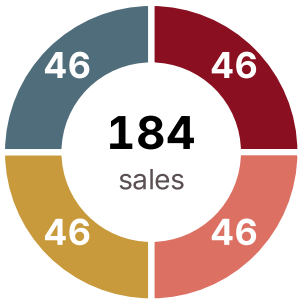
4. Quartiles by living area

Resale homes · 184 sales · May 28, 2026 – November 23, 2026

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



Sales per group

- Under 2,174 SF: 46 sales (25%)
- 2,174–2,647 SF: 46 sales (25%)
- 2,666–3,281 SF: 46 sales (25%)
- Over 3,281 SF: 46 sales (25%)

Bottom line

- Homes over 3,281 SF sell for about $990K (213%) more than homes under 2,174 SF.

4.1 Key differences

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

Under 2,174 SF · 2,174–2,647 SF · 2,666–3,281 SF · Over 3,281 SF

Larger homes Over 3,281 SF

- Sell for much more.

Smaller homes Under 2,174 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 2,174 SF	2,174–2,647 SF	2,666–3,281 SF	Over 3,281 SF	Real difference?
Net sale price	$464K Lowest	$691K	$828K	$1.45M Highest	✓ large
Net price per SF	$272 per SF	$285 per SF	$280 per SF	$344 per SF	unclear
Year built	2014	2006	2018	2016	unclear
Days on market	46 days	41 days	64 days	53 days	unclear
Discount from original list	8.1%	5.0%	6.1%	8.7%	unclear
Price cut before sale	57%	43%	52%	57%	unclear
Seller paid closing costs or repairs	54%	67%	74%	52%	unclear
Has a view	67%	87%	74%	91%	unclear

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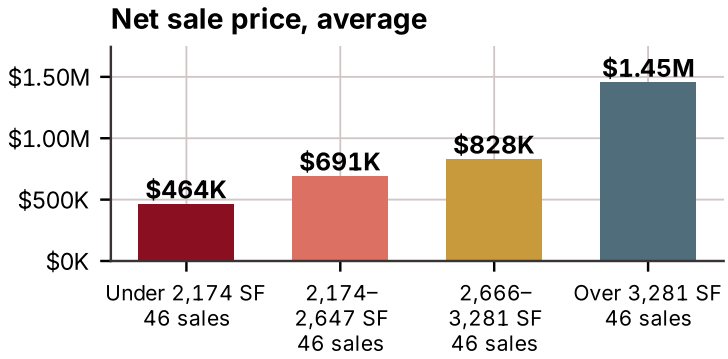
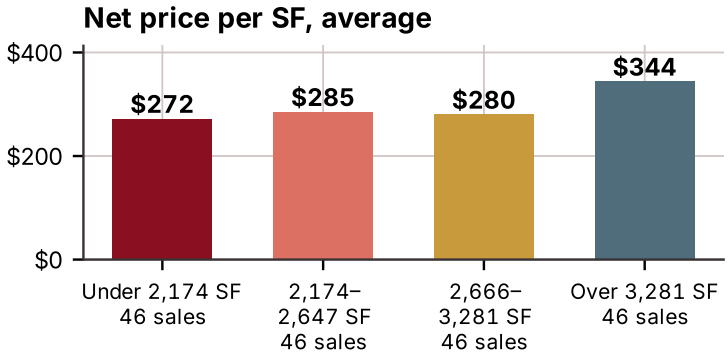
4.3 Homes over 3,281 SF sell for about $990K (213%) more than homes under 2,174 SF



The average is **$1.45M** for homes over 3,281 SF and **$464K** for homes under 2,174 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

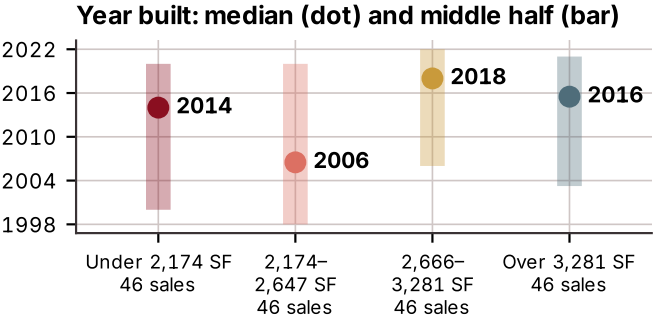
4.4 Net price per SF: no clear difference



The average is **$344 per SF** for homes over 3,281 SF and **$272 per SF** for homes under 2,174 SF. It does not move in a straight line; homes over 3,281 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference



The median is **2016** for homes over 3,281 SF and **2014** for homes under 2,174 SF. It does not move in a straight line; homes 2,666–3,281 SF are highest. Defined in 8.1.4.

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

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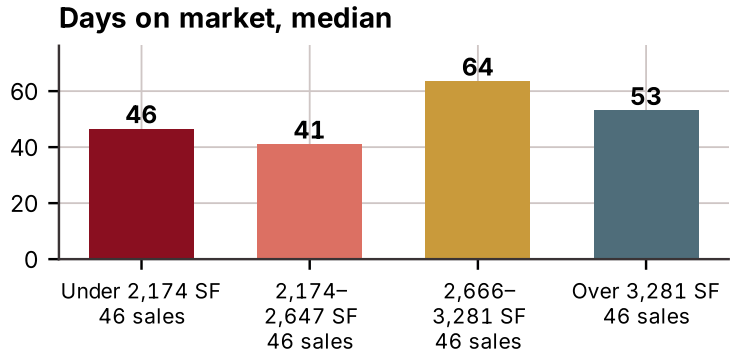
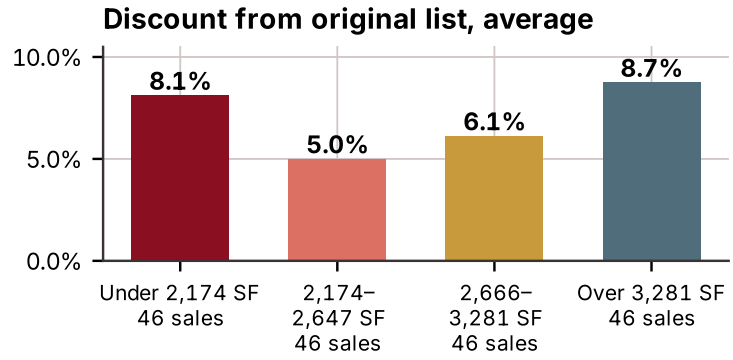
4.6 Days on market: no clear difference



The median is **53 days** for homes over 3,281 SF and **46 days** for homes under 2,174 SF. It does not move in a straight line; homes 2,666–3,281 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference



The average is **8.7%** for homes over 3,281 SF and **8.1%** for homes under 2,174 SF. It does not move in a straight line; homes over 3,281 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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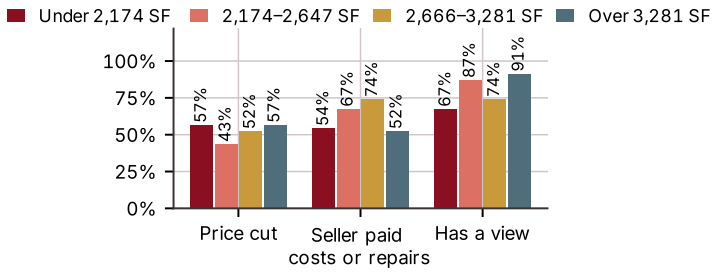
4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 57% of homes over 3,281 SF had a price cut before sale, against 57% of homes under 2,174 SF. Defined in 8.1.7.
- 52% of homes over 3,281 SF had the seller pay closing costs or repairs, against 54% of homes under 2,174 SF. Defined in 8.1.8.
- 91% of homes over 3,281 SF have a view, against 67% of homes under 2,174 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 2,174 SF 46 sales	2,174–2,647 SF 46 sales	2,666–3,281 SF 46 sales	Over 3,281 SF 46 sales	All 184 sales	Real difference?
Net sale price average	$463,693	$690,695	$828,191	$1,453,367	$858,986	✓ large
Net price per SF average	$272	$285	$280	$344	$295	unclear
Living area average	1,749	2,425	2,928	4,097	2,800	by design
Year built median	2014	2006	2018	2016	2015	unclear

4.10 The numbers: selling

	Under 2,174 SF 46 sales	2,174–2,647 SF 46 sales	2,666–3,281 SF 46 sales	Over 3,281 SF 46 sales	All 184 sales	Real difference?
Days on market median	46	41	64	53	50	unclear
Discount from original list average	8.1%	5.0%	6.1%	8.7%	7.0%	unclear
Price cut before sale	57%	43%	52%	57%	52%	unclear
Seller paid closing costs or repairs	54%	67%	74%	52%	62%	unclear
Has a view	67%	87%	74%	91%	80%	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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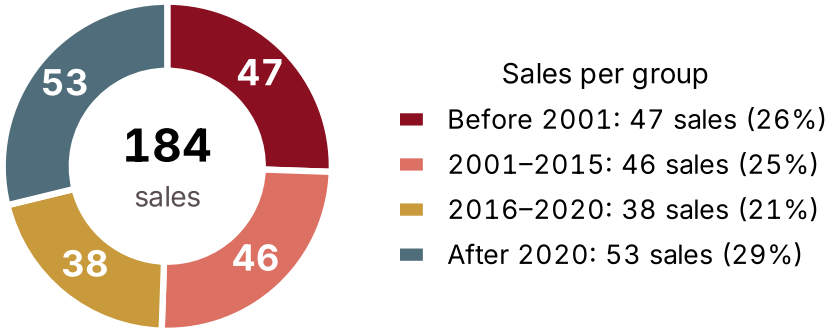
5. Quartiles by year built

Resale homes · 184 sales · May 28, 2026 – November 23, 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

- 62% of homes built after 2020 have a view, against 94% of homes built before 2001.
- Homes built after 2020 sell for about $59 per SF (19%) less than homes built before 2001.

5.1 Key differences

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

Before 2001 2001–2015 2016–2020 After 2020

Newer homes After 2020

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

Older homes Before 2001

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

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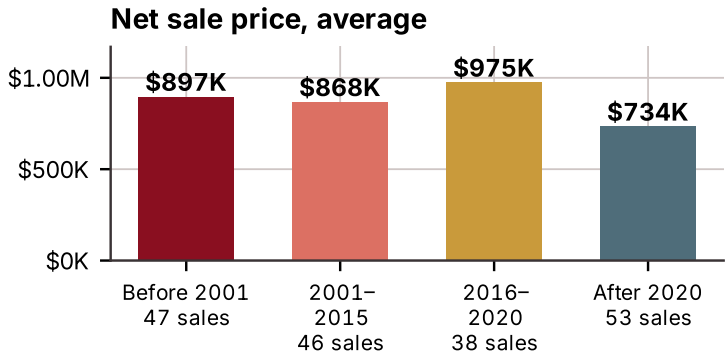
5.2 At a glance

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 2001	2001–2015	2016–2020	After 2020	Real difference?
Net sale price	$897K	$868K	$975K	$734K	unclear
Net price per SF	$312 per SF	$324 per SF **Highest**	$300 per SF	$253 per SF **Lowest**	✓ medium
Living area	2,807 SF	2,703 SF	2,865 SF	2,830 SF	unclear
Days on market	53 days	68 days	40 days	54 days	unclear
Discount from original list	9.4%	7.3%	6.4%	5.0%	unclear
Price cut before sale	62%	41%	55%	51%	unclear
Seller paid closing costs or repairs	60%	72%	53%	62%	unclear
Has a view	94% **Most**	89%	76%	62% **Fewest**	✓ medium

5.3 Net sale price: no clear difference



The average is **$734K** for homes built after 2020 and **$897K** for homes built before 2001. It does not move in a straight line; homes built 2016–2020 are highest. Defined in 8.1.1.

– No clear difference · could be chance

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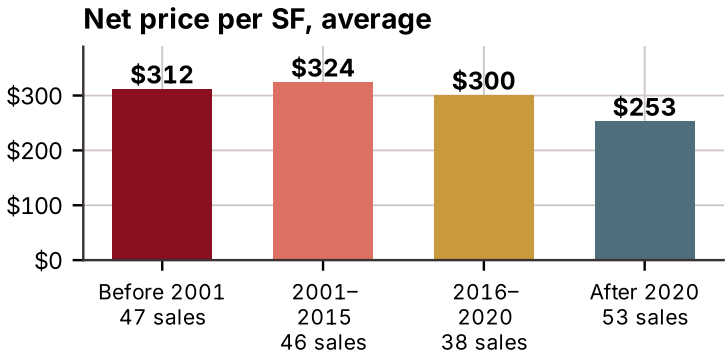
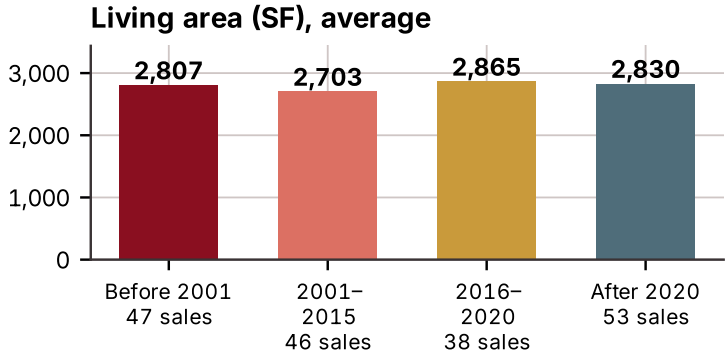
5.4 Homes built after 2020 sell for about $59 per SF (19%) less than homes built before 2001



The average is **$253 per SF** for homes built after 2020 and **$312 per SF** for homes built before 2001. It does not move in a straight line; homes built 2001–2015 are highest. Defined in 8.1.2.

✓ **Real difference** · medium

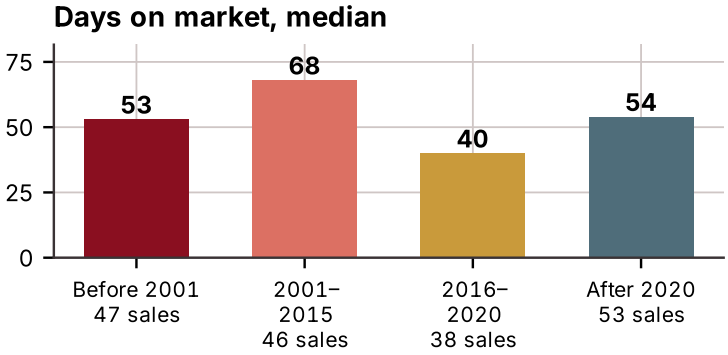
5.5 Living area: no clear difference



The average is **2,830 SF** for homes built after 2020 and **2,807 SF** for homes built before 2001. It does not move in a straight line; homes built 2016–2020 are highest. Defined in 8.1.3.

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

5.6 Days on market: no clear difference



The median is **54 days** for homes built after 2020 and **53 days** for homes built before 2001. It does not move in a straight line; homes built 2001–2015 are highest. Defined in 8.1.5.

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

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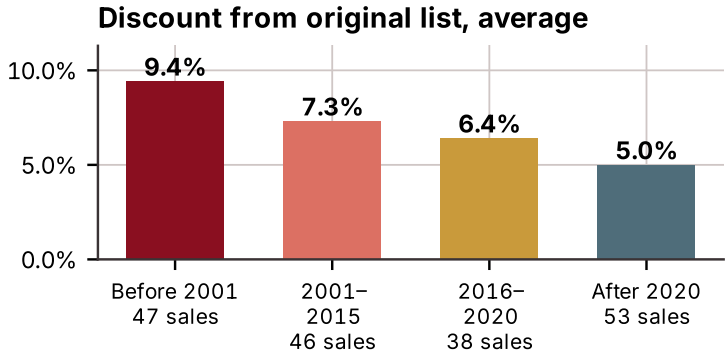
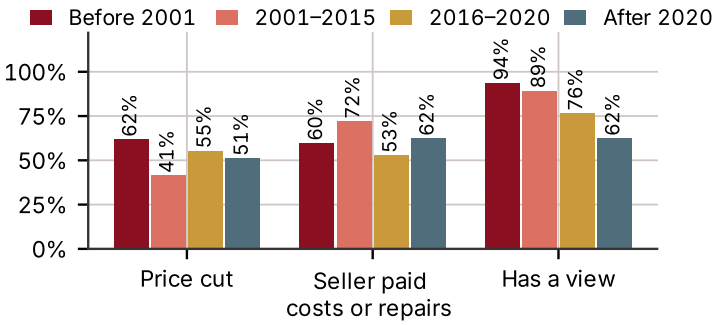
5.7 Discount from original list: no clear difference



The average is **5.0%** for homes built after 2020 and **9.4%** for homes built before 2001. It falls step by step from the lowest range to the 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.

- 51% of homes built after 2020 had a price cut before sale, against 62% of homes built before 2001. Defined in 8.1.7.
- 62% of homes built after 2020 had the seller pay closing costs or repairs, against 60% of homes built before 2001. Defined in 8.1.8.
- 62% of homes built after 2020 have a view, against 94% of homes built before 2001. Defined in 8.1.9.

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

5.9 The numbers: price and size

	Before 2001 47 sales	2001–2015 46 sales	2016–2020 38 sales	After 2020 53 sales	All 184 sales	Real difference?
Net sale price average	$897,313	$868,388	$974,668	$733,897	$858,986	unclear
Net price per SF average	$312	$324	$300	$253	$295	✓ medium
Living area average	2,807	2,703	2,865	2,830	2,800	unclear
Year built median	1994	2007	2018	2022	2015	by design

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5.10 The numbers: selling

	Before 2001 47 sales	2001–2015 46 sales	2016–2020 38 sales	After 2020 53 sales	All 184 sales	Real difference?
Days on market median	53	68	40	54	50	unclear
Discount from original list average	9.4%	7.3%	6.4%	5.0%	7.0%	unclear
Price cut before sale	62%	41%	55%	51%	52%	unclear
Seller paid closing costs or repairs	60%	72%	53%	62%	62%	unclear
Has a view	94%	89%	76%	62%	80%	✓ medium

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

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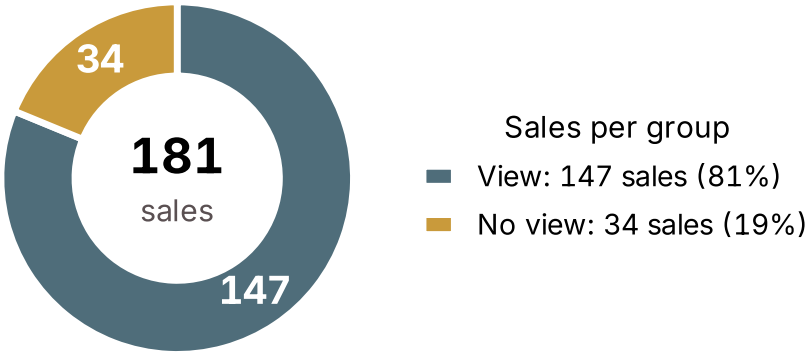
6. View and no view

Resale homes · 184 sales · May 28, 2026 – November 23, 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. 3 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $81 per SF (35%) more than homes without a view.
- Homes with a view sell for about $358K (62%) more than homes without a view.
- Homes with a view are about 11 years older 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 per square foot.
- Sell for much more.
- Tend to be older.

Homes without a view no view listed

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

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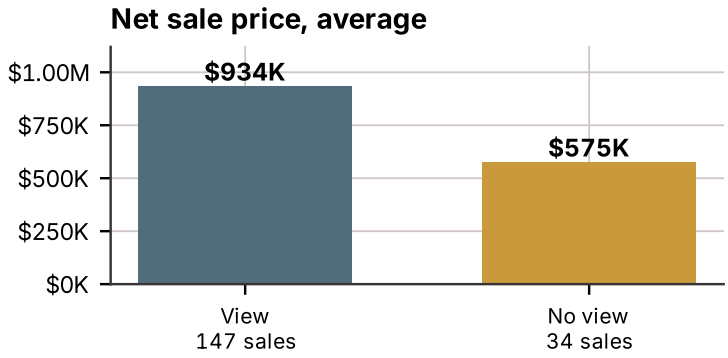
6.2 At a glance

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	$934K **Highest**	$575K **Lowest**	✓ large
Net price per SF	$313 per SF **Highest**	$232 per SF **Lowest**	✓ large
Living area	2,879 SF	2,491 SF	unclear
Year built	2010 **Oldest**	2021 **Newest**	✓ medium
Days on market	50 days	44 days	unclear
Discount from original list	7.3%	5.8%	unclear
Price cut before sale	52%	53%	unclear
Seller paid closing costs or repairs	60%	71%	unclear

6.3 Homes with a view sell for about $358K (62%) more than homes without a view



The average is **$934K** for homes with a view and **$575K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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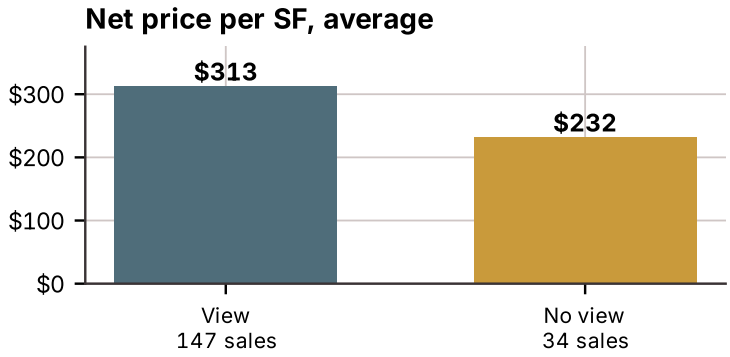
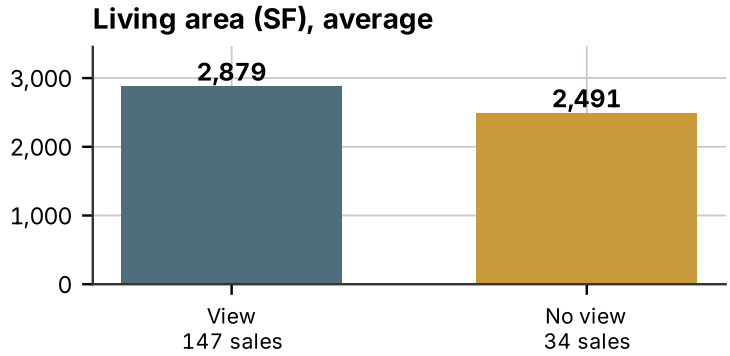
6.4 Homes with a view sell for about $81 per SF (35%) more than homes without a view



The average is **$313 per SF** for homes with a view and **$232 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

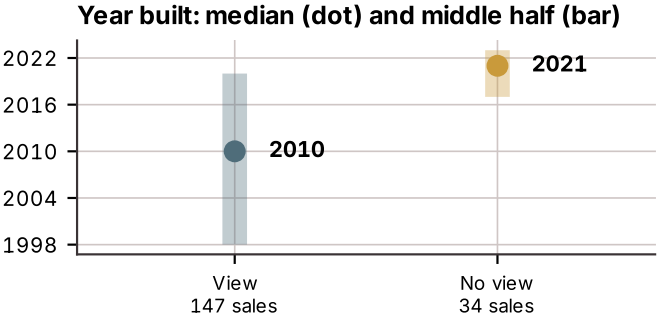
6.5 Living area: no clear difference



The average is **2,879 SF** for homes with a view and **2,491 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 11 years older than homes without a view



The median is **2010** for homes with a view and **2021** for homes without a view. Defined in 8.1.4.

✓ **Real difference** · medium

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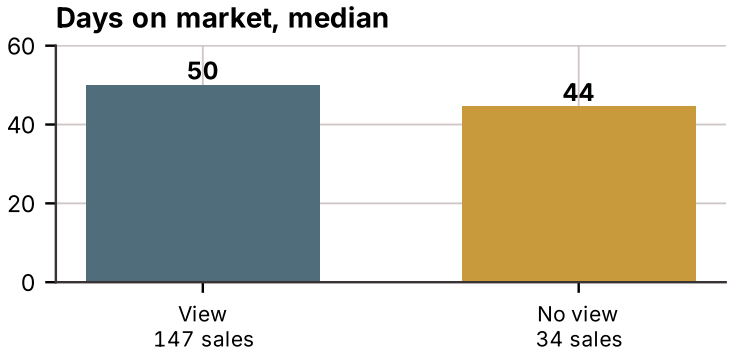
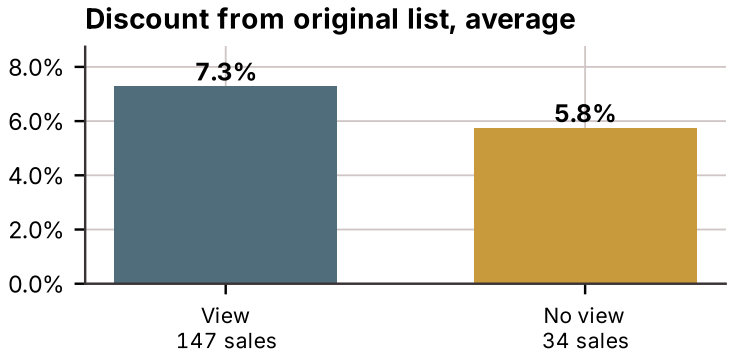
6.7 Days on market: no clear difference



The median is **50 days** for homes with a view and **44 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

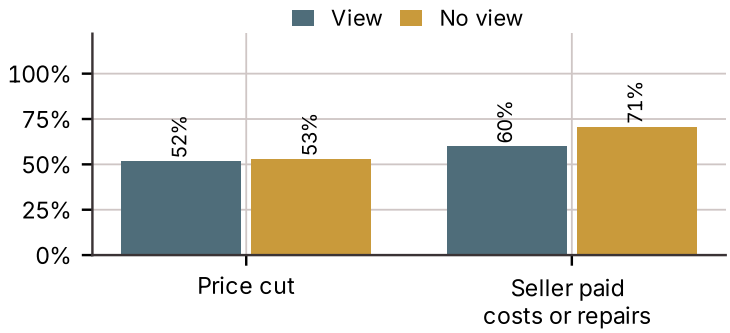
6.8 Discount from original list: no clear difference



The average is **7.3%** for homes with a view and **5.8%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 52% of homes with a view had a price cut before sale, against 53% of homes without a view. Defined in 8.1.7.
- 60% of homes with a view had the seller pay closing costs or repairs, against 71% 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 147 sales	No view 34 sales	All 181 sales	Real difference?
Net sale price average	$933,520	$575,178	$866,207	✓ large
Net price per SF average	$313	$232	$297	✓ large
Living area average	2,879	2,491	2,806	unclear
Year built median	2010	2021	2015	✓ medium

6.11 The numbers: selling

	View 147 sales	No view 34 sales	All 181 sales	Real difference?
Days on market median	50	44	49	unclear
Discount from original list average	7.3%	5.8%	7.0%	unclear
Price cut before sale	52%	53%	52%	unclear
Seller paid closing costs or repairs	60%	71%	62%	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 · 122 sales · May 28, 2026 – November 23, 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: 122 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 Dripping Springs.

Measure	Average	Median
Sales		122
Net sale price	**$609,666**	$455,874
Net price per SF	**$224**	$206
Living area (SF)	**2,558**	2,434
Days on market	**95**	76
Discount from original list	**10.5%**	10.0%
Price cut before sale		61% of sales
Seller paid closing costs or repairs		78% of sales
Year built		2023–2026

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 184 resale sales. Average $858,986; median $704,656; standard deviation $716,268; middle half (25th–75th percentile) $517,500–$976,350; lowest $308,500, highest $8,000,000. 114 sales had a seller payment; their median payment was $6,000.

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 184 resale sales. Average $295; median $269; standard deviation $125; middle half (25th–75th percentile) $227–$324; lowest $155, highest $1,251.

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 184 resale sales. Average 2,800; median 2,656; standard deviation 992; middle half (25th–75th percentile) 2,171–3,288; lowest 800, highest 8,451.

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 184 resale sales. Average 2010; median 2015; standard deviation 13; middle half (25th–75th percentile) 2000–2021; lowest 1962, highest 2026.

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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	184 resale sales. Average 73; median 50; standard deviation 79; middle half (25th–75th percentile) 20–90; lowest 2, highest 479. 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	Discount % = (OriginalListPrice − Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean.
The data	184 resale sales. Average 7.0%; median 5.7%; standard deviation 6.5%; middle half (25th–75th percentile) 2.4%–9.6%; lowest −6.1%, highest 29.8%. 7 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	96 of 184 resale sales (52.2%).

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	114 of 184 resale sales (62.0%).

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	147 sales with a view, 34 without, 3 unclassified. Most common View entries: Hill Country 108, Trees/Woods 78, Neighborhood 47, Park/Greenbelt 35, Panoramic 28, None 17, Rural 16, Pool 14.

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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 2026-11-24 13:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Dripping Springs.

The data Pulled November 24, 2026: 612 closed Dripping Springs records over the prior year. ZIP codes: 2, the most sales in 78620, 78625.

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 28, 2026 to November 23, 2026 inclusive.

The data 306 single-family sales in the window: 184 resale, 122 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 184 resale; 122 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)

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 $520K”.

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 $520K: $308,500–$510,000 (46 sales); $520K–$702K: $520,000–$702,313 (46 sales); $707K–$974K: $707,000–$973,800 (46 sales); Over $974K: $984,000–$8,000,000 (46 sales)

Quartiles by living area: Under 2,174 SF: 800–2,162 SF (46 sales); 2,174–2,647 SF: 2,174–2,647 SF (46 sales); 2,666–3,281 SF: 2,666–3,281 SF (46 sales); Over 3,281 SF: 3,311–8,451 SF (46 sales)

Quartiles by year built: Before 2001: 1962–2000 (47 sales); 2001–2015: 2001–2015 (46 sales); 2016–2020: 2016–2020 (38 sales); After 2020: 2021–2026 (53 sales)

View and no view: View: MLS lists a view (147 sales); No view: None or Neighborhood (34 sales)

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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 $858,986, median $704,656. Days on market: average 73, median 50: 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.

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 9 real differences across the four slices; sizes are listed in 8.3.

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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 = 68.98	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.377$	large
Living area	Kruskal–Wallis	H = 110.32	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.603$	large
Year built	Kruskal–Wallis	H = 10.86	3	0.0125	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.059$	small
Days on market	Kruskal–Wallis	H = 2.04	3	0.5651	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.011$	small
Discount from original list	Kruskal–Wallis	H = 10.58	3	0.0143	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.058$	small
Price cut before sale	Chi-square	$\chi^2 = 2.27$	3	0.5192	p < 0.0063	**Unclear**	Cramér's V = 0.111	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.44$	3	0.1422	p < 0.0063	**Unclear**	Cramér's V = 0.172	small
Has a view	Chi-square	$\chi^2 = 27.71$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.388	medium

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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 = 109.22	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.597$	large
Net price per SF	Kruskal–Wallis	H = 4.50	3	0.2123	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.025$	small
Year built	Kruskal–Wallis	H = 5.55	3	0.1358	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.030$	small
Days on market	Kruskal–Wallis	H = 3.40	3	0.3335	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.019$	small
Discount from original list	Kruskal–Wallis	H = 11.31	3	0.0102	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.062$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.09$	3	0.5538	p < 0.0063	**Unclear**	Cramér's V = 0.107	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.36$	3	0.0952	p < 0.0063	**Unclear**	Cramér's V = 0.186	small
Has a view	Chi-square	$\chi^2 = 10.66$	3	0.0137	p < 0.0063	**Unclear**	Cramér's V = 0.241	small

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 = 5.32	3	0.1497	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.029$	small
Net price per SF	Kruskal–Wallis	H = 22.06	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.121$	medium
Living area	Kruskal–Wallis	H = 0.95	3	0.8129	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.005$	negligible
Days on market	Kruskal–Wallis	H = 2.45	3	0.4841	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.013$	small
Discount from original list	Kruskal–Wallis	H = 6.82	3	0.0777	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.037$	small
Price cut before sale	Chi-square	$\chi^2 = 4.07$	3	0.2545	p < 0.0063	**Unclear**	Cramér's V = 0.149	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.38$	3	0.3360	p < 0.0063	**Unclear**	Cramér's V = 0.136	small
Has a view	Chi-square	$\chi^2 = 18.51$	3	0.0003	p < 0.0063	**Yes**	Cramér's V = 0.317	medium

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8.3.4 View and no view

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Mann–Whitney U	U = 3,791.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.517	large
Net price per SF	Mann–Whitney U	U = 3,851.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.541	large
Living area	Mann–Whitney U	U = 3,105.50	—	0.0277	p < 0.0063	**Unclear**	rank-biserial r = 0.243	small
Year built	Mann–Whitney U	U = 1,325.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.470	medium
Days on market	Mann–Whitney U	U = 2,721.00	—	0.4211	p < 0.0063	**Unclear**	rank-biserial r = 0.089	negligible
Discount from original list	Mann–Whitney U	U = 2,809.00	—	0.2609	p < 0.0063	**Unclear**	rank-biserial r = 0.124	small
Price cut before sale	Chi-square	χ^2 = 0.02	1	0.8962	p < 0.0063	**Unclear**	Cramér's V = 0.010	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.35	1	0.2459	p < 0.0063	**Unclear**	Cramér's V = 0.086	negligible

8.4 Data notes

Left out of the analysis: 122 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 184 closed MLS resale sales; the 122 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 24, 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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