Kyle

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
Version 2.4
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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
278	**$288,000**	**$157**	**55 days**
single-family resale homes	average $312,791	average $156	average 88 days

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1. Summary

Resale homes · 278 sales · May 26, 2026 – November 21, 2026

This study looks at the **278 resale homes** sold in Kyle 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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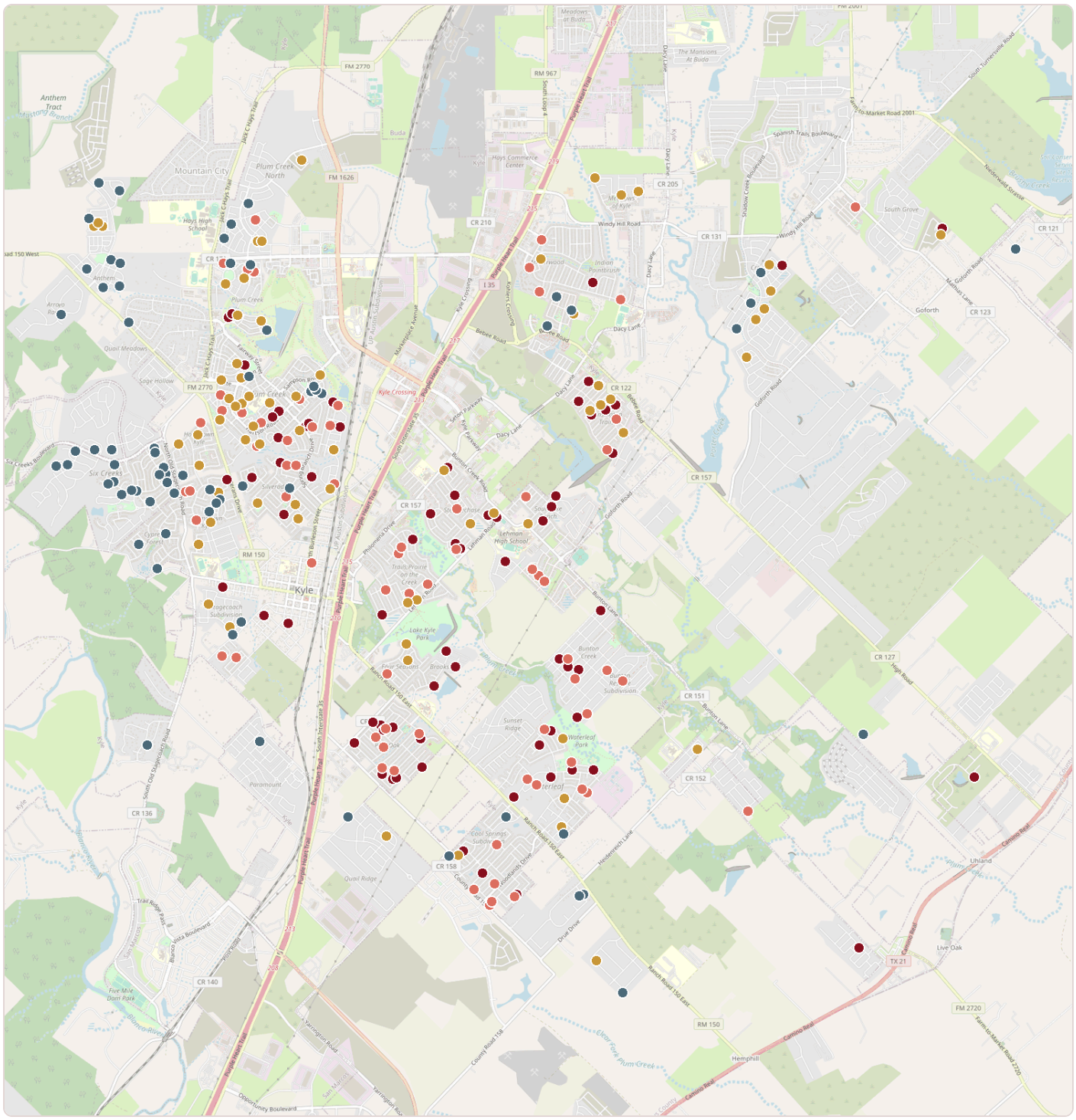
2. Where the resale homes sold

278 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; 3 sales with map points far outside the area are left off it (they stay in every figure).



● Under $244K · 70 sales ● $244K–$287K · 68 sales ● $288K–$344K · 70 sales ● Over $344K · 70 sales

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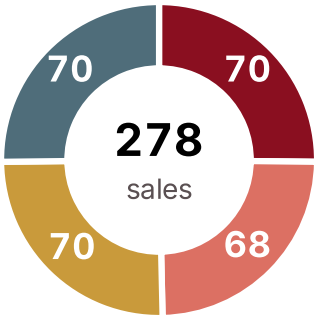
3. Quartiles by net sale price

Resale homes · 278 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 $244K: 70 sales (25%)
- $244K–$287K: 68 sales (24%)
- $288K–$344K: 70 sales (25%)
- Over $344K: 70 sales (25%)

Bottom line

- Homes over $344K are about 1,260 SF (86%) larger than homes under $244K.
- Homes over $344K are about 14 years newer than homes under $244K.
- Homes over $344K sell for about $15 per SF (10%) more than homes under $244K.
- Homes over $344K sell about 3 percentage points closer to their first asking price than homes under $244K.

3.1 Key differences

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

Under $244K $244K–$287K $288K–$344K Over $344K

Higher-priced homes Over $344K

- Are much larger.
- Tend to be newer.
- Sell for more per square foot.
- Sell closer to their first asking price.
- Take longer to sell.

Lower-priced homes Under $244K

- Are much smaller.
- Tend to be older.
- Sell for less per square foot.
- Sell further below their first asking price.
- Sell faster.

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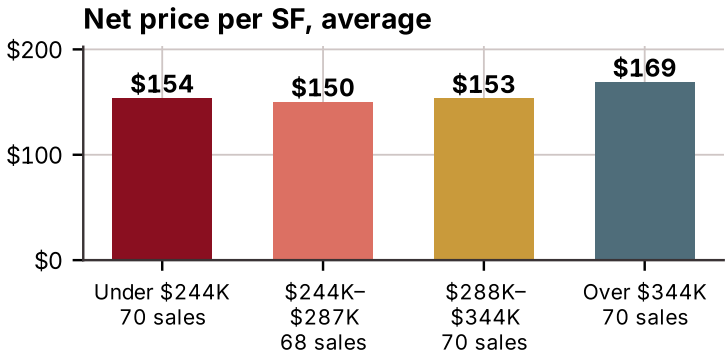
3.2 At a glance

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 $244K	$244K–$287K	$288K–$344K	Over $344K	Real difference?
Net price per SF	$154 per SF	$150 per SF **Lowest**	$153 per SF	$169 per SF **Highest**	✓ small
Living area	1,462 SF **Smallest**	1,813 SF	2,153 SF	2,717 SF **Largest**	✓ large
Year built	2006	2006 **Oldest**	2008	2020 **Newest**	✓ medium
Days on market	55 days	36 days **Fastest**	56 days	87 days **Slowest**	✓ small
Discount from original list	10.3% **Biggest**	6.8%	6.0% **Smallest**	7.5%	✓ small
Price cut before sale	59%	49%	56%	64%	unclear
Seller paid closing costs or repairs	64%	72%	76%	69%	unclear
Has a view	19%	12%	17%	26%	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 Homes over $344K sell for about $15 per SF (10%) more than homes under $244K



The average is **$169 per SF** for homes over $344K and **$154 per SF** for homes under $244K. It does not move in a straight line; homes over $344K are highest. Defined in 8.1.2.

✓ **Real difference** · small

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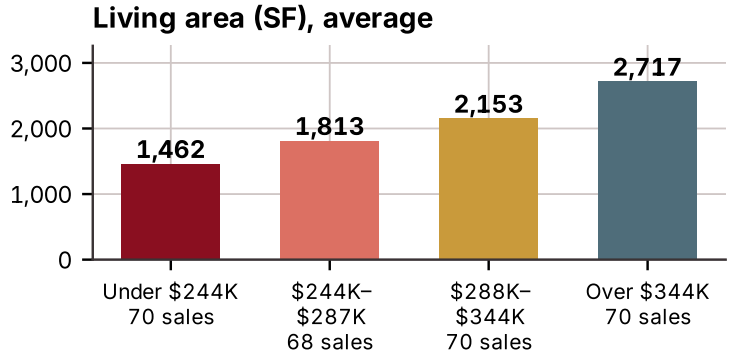
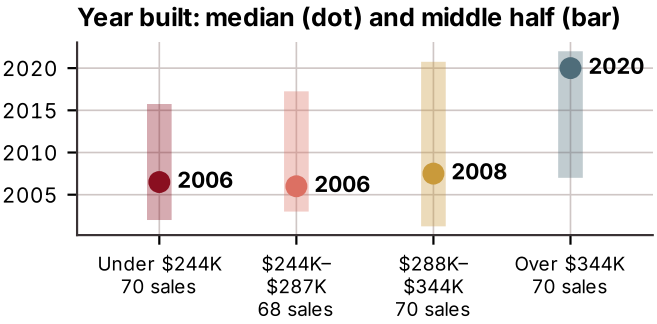
3.4 Homes over $344K are about 1,260 SF (86%) larger than homes under $244K



The average is **2,717 SF** for homes over $344K and **1,462 SF** for homes under $244K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

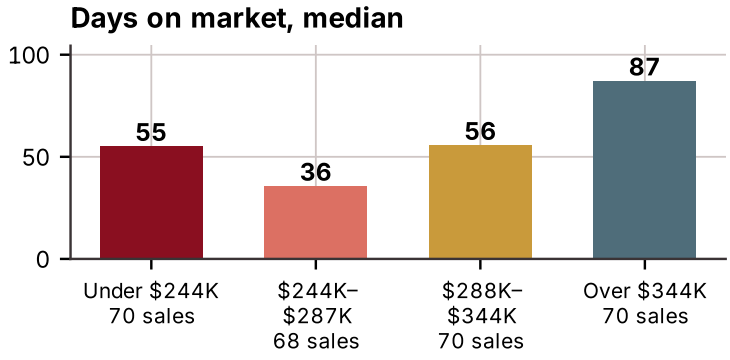
3.5 Homes over $344K are about 14 years newer than homes under $244K



The median is **2020** for homes over $344K and **2006** for homes under $244K. It does not move in a straight line; homes over $344K are highest. Defined in 8.1.4.

✓ **Real difference** · medium

3.6 Homes over $344K take 32 days longer to sell than homes under $244K



The median is **87 days** for homes over $344K and **55 days** for homes under $244K. It does not move in a straight line; homes over $344K are highest. Defined in 8.1.5.

✓ **Real difference** · small

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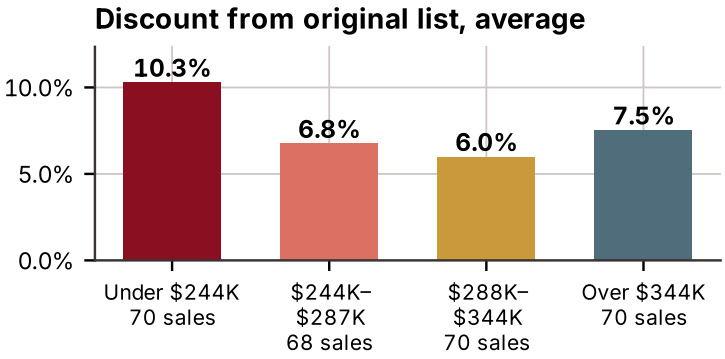
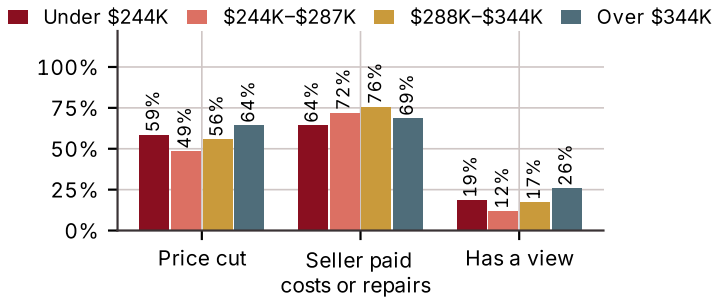
3.7 Homes over $344K sell about 3 percentage points closer to their first asking price than homes under $244K



The average is **7.5%** for homes over $344K and **10.3%** for homes under $244K. It does not move in a straight line; homes under $244K 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.

- 64% of homes over $344K had a price cut before sale, against 59% of homes under $244K. Defined in 8.1.7.
- 69% of homes over $344K had the seller pay closing costs or repairs, against 64% of homes under $244K. Defined in 8.1.8.
- 26% of homes over $344K have a view, against 19% of homes under $244K. 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 $244K 70 sales	$244K–$287K 68 sales	$288K–$344K 70 sales	Over $344K 70 sales	All 278 sales	Real difference?
Net sale price average	$219,663	$263,797	$318,295	$448,009	$312,791	by design
Net price per SF average	$154	$150	$153	$169	$156	✓ small
Living area average	1,462	1,813	2,153	2,717	2,038	✓ large
Year built median	2006	2006	2008	2020	2009	✓ medium

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3.10 The numbers: selling

	Under $244K 70 sales	$244K–$287K 68 sales	$288K–$344K 70 sales	Over $344K 70 sales	All 278 sales	Real difference?
Days on market median	55	36	56	87	55	✓ small
Discount from original list average	10.3%	6.8%	6.0%	7.5%	7.6%	✓ small
Price cut before sale	59%	49%	56%	64%	57%	unclear
Seller paid closing costs or repairs	64%	72%	76%	69%	70%	unclear
Has a view	19%	12%	17%	26%	18%	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.

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4. Quartiles by living area

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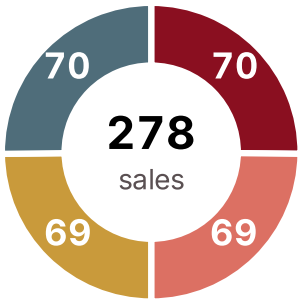
Sales ranked by living area and cut into four equal groups, from the smallest homes to the largest.



Sales per group

- Under 1,612 SF: 70 sales (25%)
- 1,612–1,892 SF: 69 sales (25%)
- 1,896–2,377 SF: 69 sales (25%)
- Over 2,377 SF: 70 sales (25%)

Bottom line

- Homes over 2,377 SF sell for about $193K (84%) more than homes under 1,612 SF.
- Homes over 2,377 SF sell for about $23 per SF (14%) less than homes under 1,612 SF.
- Homes over 2,377 SF are about 10 years newer than homes under 1,612 SF.

4.1 Key differences

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

Under 1,612 SF · 1,612–1,892 SF · 1,896–2,377 SF · Over 2,377 SF

Larger homes Over 2,377 SF

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

Smaller homes Under 1,612 SF

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

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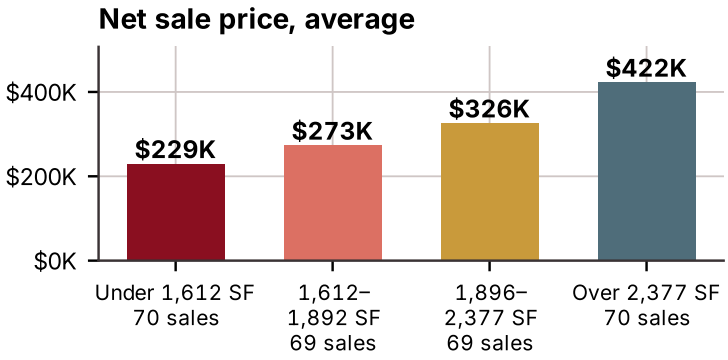
4.2 At a glance

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

	Under 1,612 SF	1,612–1,892 SF	1,896–2,377 SF	Over 2,377 SF	Real difference?
Net sale price	$229K Lowest	$273K	$326K	$422K Highest	✓ large
Net price per SF	$169 per SF Highest	$158 per SF	$154 per SF	$146 per SF Lowest	✓ medium
Year built	2007	2006 Oldest	2014	2016 Newest	✓ small
Days on market	42 days	48 days	72 days	70 days	unclear
Discount from original list	8.8%	7.1%	7.0%	7.8%	unclear
Price cut before sale	53%	52%	57%	66%	unclear
Seller paid closing costs or repairs	69%	64%	77%	71%	unclear
Has a view	20%	9%	25%	20%	unclear

4.3 Homes over 2,377 SF sell for about $193K (84%) more than homes under 1,612 SF



The average is **$422K** for homes over 2,377 SF and **$229K** for homes under 1,612 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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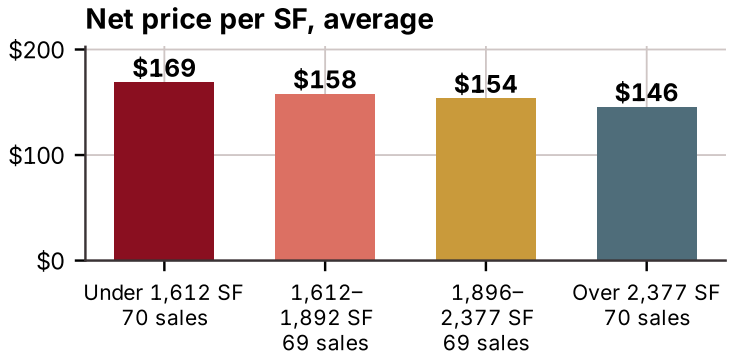
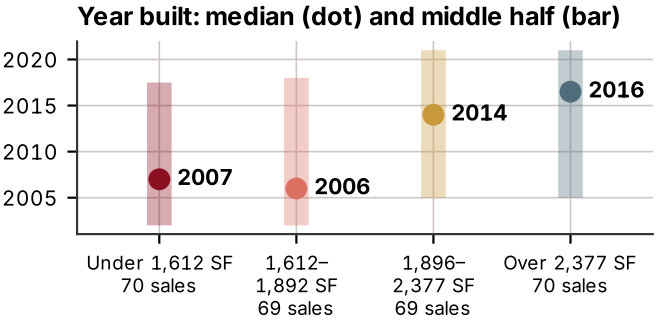
4.4 Homes over 2,377 SF sell for about $23 per SF (14%) less than homes under 1,612 SF



The average is **$146 per SF** for homes over 2,377 SF and **$169 per SF** for homes under 1,612 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · medium

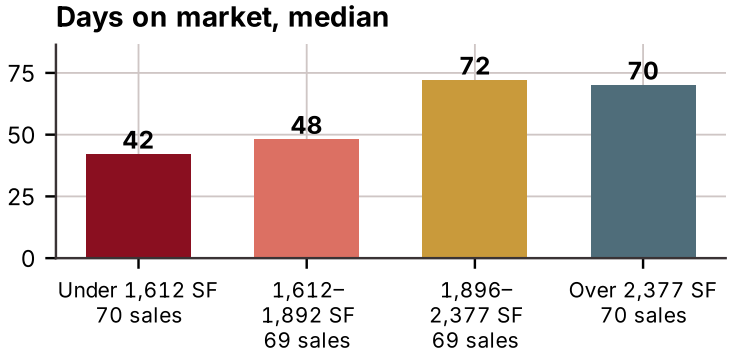
4.5 Homes over 2,377 SF are about 10 years newer than homes under 1,612 SF



The median is **2016** for homes over 2,377 SF and **2007** for homes under 1,612 SF. It does not move in a straight line; homes over 2,377 SF are highest. Defined in 8.1.4.

✓ **Real difference** · small

4.6 Days on market: no clear difference



The median is **70 days** for homes over 2,377 SF and **42 days** for homes under 1,612 SF. It does not move in a straight line; homes 1,896–2,377 SF are highest. Defined in 8.1.5.

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

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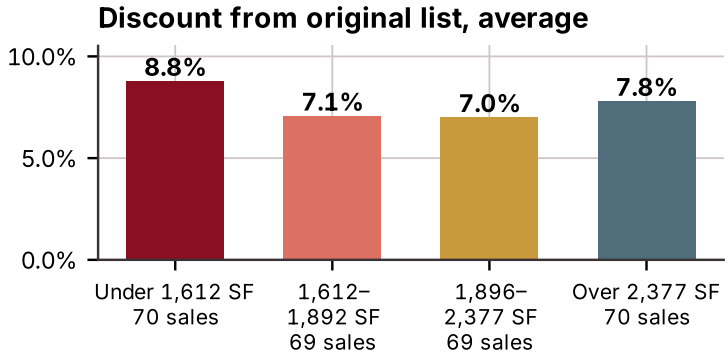
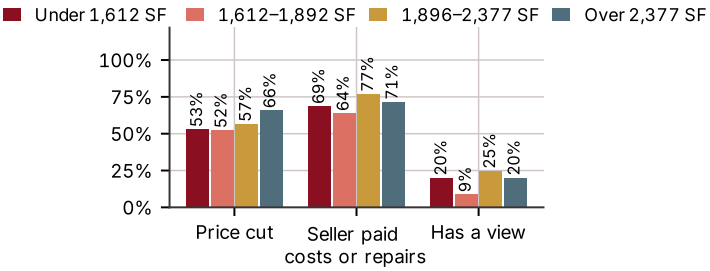
4.7 Discount from original list: no clear difference



The average is **7.8%** for homes over 2,377 SF and **8.8%** for homes under 1,612 SF. It does not move in a straight line; homes under 1,612 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.

- 66% of homes over 2,377 SF had a price cut before sale, against 53% of homes under 1,612 SF. Defined in 8.1.7.
- 71% of homes over 2,377 SF had the seller pay closing costs or repairs, against 69% of homes under 1,612 SF. Defined in 8.1.8.
- 20% of homes over 2,377 SF have a view, against 20% of homes under 1,612 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 1,612 SF 70 sales	1,612–1,892 SF 69 sales	1,896–2,377 SF 69 sales	Over 2,377 SF 70 sales	All 278 sales	Real difference?
Net sale price average	$229,393	$273,119	$325,787	$422,484	$312,791	✓ large
Net price per SF average	$169	$158	$154	$146	$156	✓ medium
Living area average	1,367	1,730	2,131	2,919	2,038	by design
Year built median	2007	2006	2014	2016	2009	✓ small

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4.10 The numbers: selling

	Under 1,612 SF 70 sales	1,612–1,892 SF 69 sales	1,896–2,377 SF 69 sales	Over 2,377 SF 70 sales	All 278 sales	Real difference?
Days on market median	42	48	72	70	55	unclear
Discount from original list average	8.8%	7.1%	7.0%	7.8%	7.6%	unclear
Price cut before sale	53%	52%	57%	66%	57%	unclear
Seller paid closing costs or repairs	69%	64%	77%	71%	70%	unclear
Has a view	20%	9%	25%	20%	18%	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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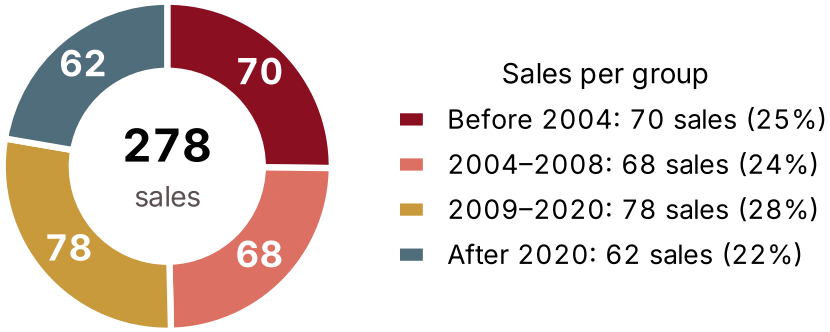
5. Quartiles by year built

Resale homes · 278 sales · May 26, 2026 – November 21, 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

- Homes built after 2020 sell for about $101K (35%) more than homes built before 2004.
- Homes built after 2020 sell for about $10 per SF (6%) more than homes built before 2004.
- Homes built after 2020 take 66 days longer to sell than homes built before 2004.
- Homes built after 2020 are about 460 SF (25%) larger than homes built before 2004.

5.1 Key differences

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

Before 2004 2004–2008 2009–2020 After 2020

Newer homes After 2020

- Sell for much more.
- Sell for more per square foot.
- Take longer to sell.
- Are larger.

Older homes Before 2004

- Sell for much less.
- Sell for less per square foot.
- Sell faster.
- Are smaller.

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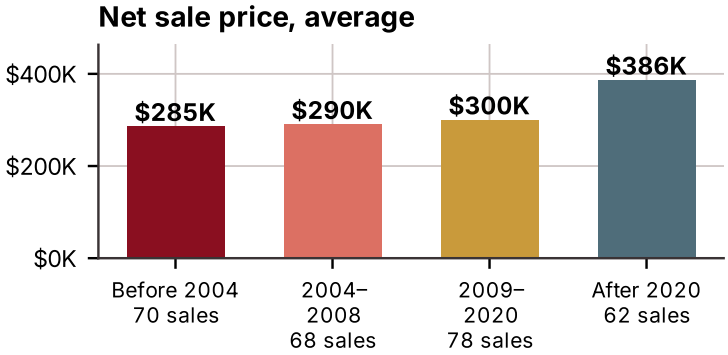
5.2 At a glance

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 2004	2004–2008	2009–2020	After 2020	Real difference?
Net sale price	$285K **Lowest**	$290K	$300K	$386K **Highest**	✓ large
Net price per SF	$160 per SF	$143 per SF **Lowest**	$155 per SF	$170 per SF **Highest**	✓ medium
Living area	1,822 SF **Smallest**	2,102 SF	1,979 SF	2,285 SF **Largest**	✓ medium
Days on market	34 days **Fastest**	50 days	50 days	100 days **Slowest**	✓ medium
Discount from original list	8.2%	7.1%	6.9%	8.5%	unclear
Price cut before sale	47%	59%	54%	69%	unclear
Seller paid closing costs or repairs	67%	74%	76%	63%	unclear
Has a view	23%	12%	21%	18%	unclear

5.3 Homes built after 2020 sell for about $101K (35%) more than homes built before 2004



The average is **$386K** for homes built after 2020 and **$285K** for homes built before 2004. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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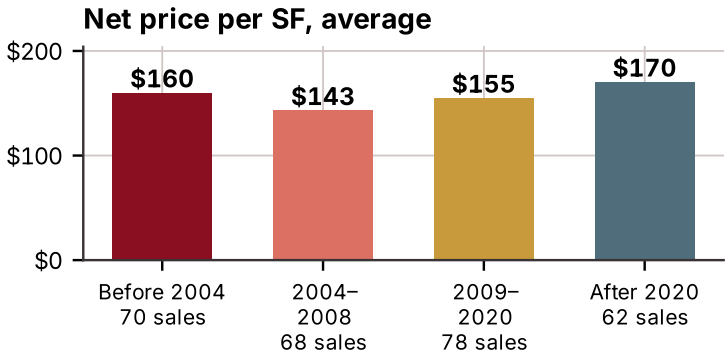
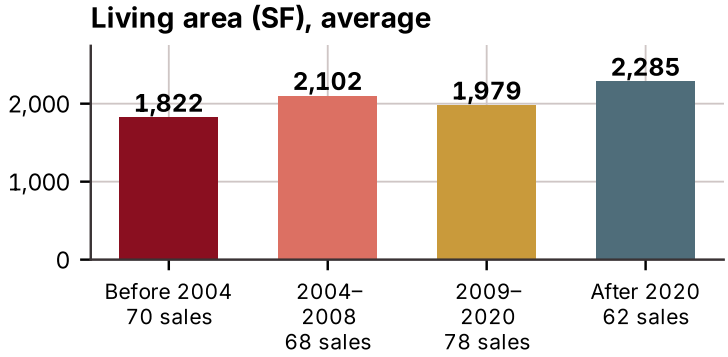
5.4 Homes built after 2020 sell for about $10 per SF (6%) more than homes built before 2004



The average is **$170 per SF** for homes built after 2020 and **$160 per SF** for homes built before 2004. It does not move in a straight line; homes built after 2020 are highest. Defined in 8.1.2.

✓ **Real difference** · medium

5.5 Homes built after 2020 are about 460 SF (25%) larger than homes built before 2004



The average is **2,285 SF** for homes built after 2020 and **1,822 SF** for homes built before 2004. It does not move in a straight line; homes built after 2020 are highest. Defined in 8.1.3.

✓ **Real difference** · medium

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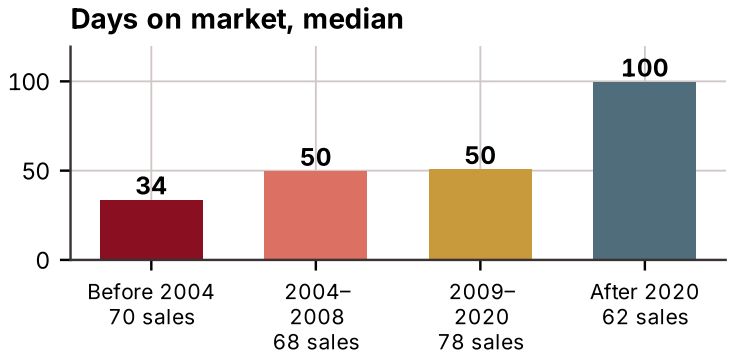
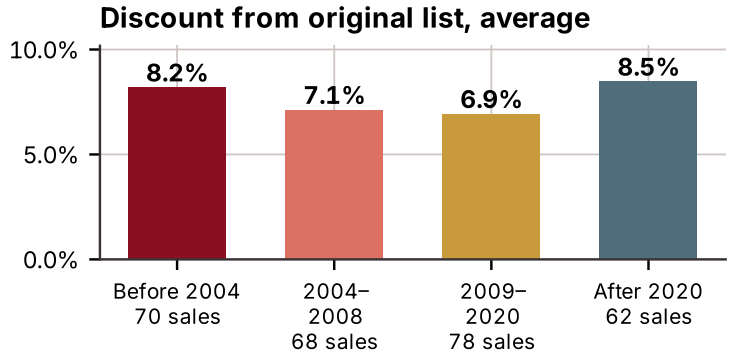
5.6 Homes built after 2020 take 66 days longer to sell than homes built before 2004



The median is **100 days** for homes built after 2020 and **34 days** for homes built before 2004. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

✓ **Real difference** · medium

5.7 Discount from original list: no clear difference



The average is **8.5%** for homes built after 2020 and **8.2%** for homes built before 2004. It does not move in a straight line; homes built after 2020 are highest. Defined in 8.1.6.

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

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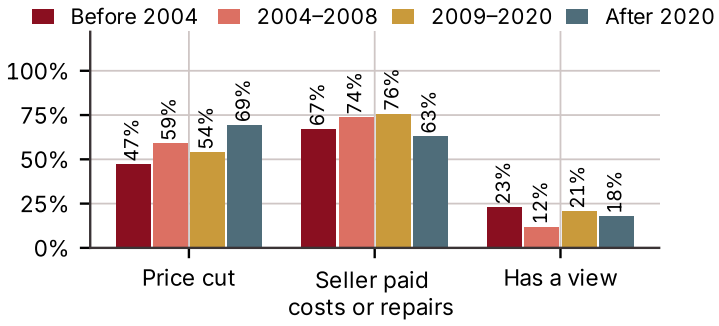
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 69% of homes built after 2020 had a price cut before sale, against 47% of homes built before 2004. Defined in 8.1.7.
- 63% of homes built after 2020 had the seller pay closing costs or repairs, against 67% of homes built before 2004. Defined in 8.1.8.
- 18% of homes built after 2020 have a view, against 23% of homes built before 2004. 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 2004 70 sales	2004–2008 68 sales	2009–2020 78 sales	After 2020 62 sales	All 278 sales	Real difference?
Net sale price average	$285,223	$289,603	$299,598	$385,946	$312,791	✓ large
Net price per SF average	$160	$143	$155	$170	$156	✓ medium
Living area average	1,822	2,102	1,979	2,285	2,038	✓ medium
Year built median	2001	2006	2017	2022	2009	by design

5.10 The numbers: selling

	Before 2004 70 sales	2004–2008 68 sales	2009–2020 78 sales	After 2020 62 sales	All 278 sales	Real difference?
Days on market median	34	50	50	100	55	✓ medium
Discount from original list average	8.2%	7.1%	6.9%	8.5%	7.6%	unclear
Price cut before sale	47%	59%	54%	69%	57%	unclear
Seller paid closing costs or repairs	67%	74%	76%	63%	70%	unclear
Has a view	23%	12%	21%	18%	18%	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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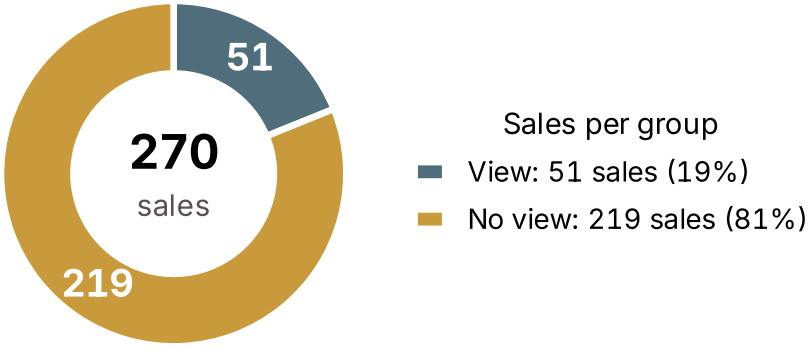
6. View and no view

Resale homes · 278 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. 8 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $16 per SF (11%) more than homes without a view.

6.1 Key differences

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

View No view

Homes with a view MLS lists a view

- Sell for more per square foot.

Homes without a view no view listed

- Sell for less per square foot.

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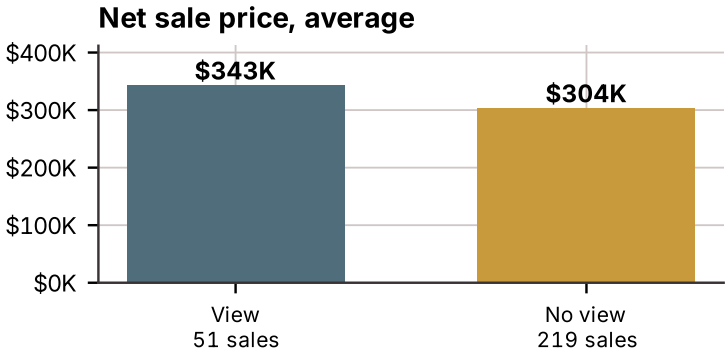
6.2 At a glance

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

	View	No view	Real difference?
Net sale price	$343K	$304K	unclear
Net price per SF	$169 per SF **Highest**	$153 per SF **Lowest**	✓ small
Living area	2,025 SF	2,037 SF	unclear
Year built	2011	2008	unclear
Days on market	36 days	57 days	unclear
Discount from original list	6.4%	8.0%	unclear
Price cut before sale	47%	59%	unclear
Seller paid closing costs or repairs	67%	70%	unclear

6.3 Net sale price: no clear difference



The average is **$343K** for homes with a view and **$304K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

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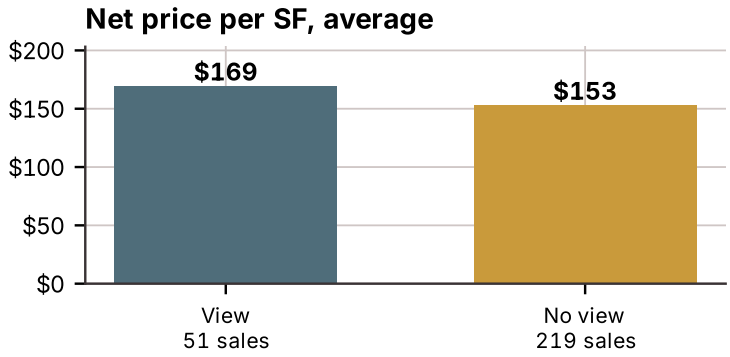
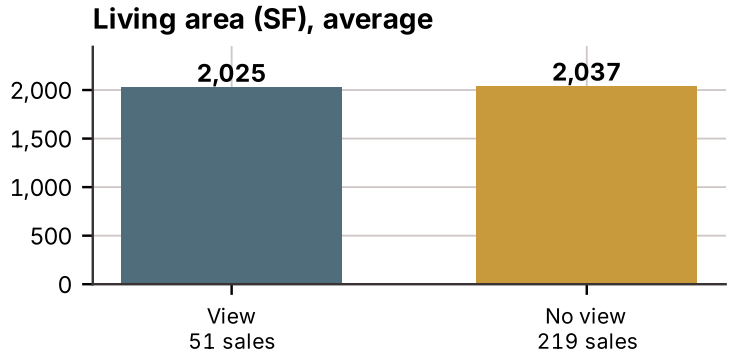
6.4 Homes with a view sell for about $16 per SF (11%) more than homes without a view



The average is **$169 per SF** for homes with a view and **$153 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · small

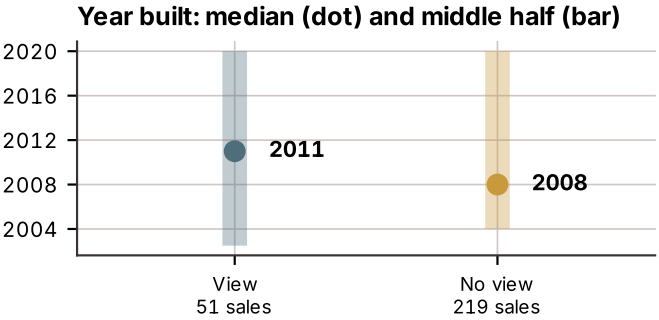
6.5 Living area: no clear difference



The average is **2,025 SF** for homes with a view and **2,037 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 **2011** for homes with a view and **2008** for homes without a view. Defined in 8.1.4.

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

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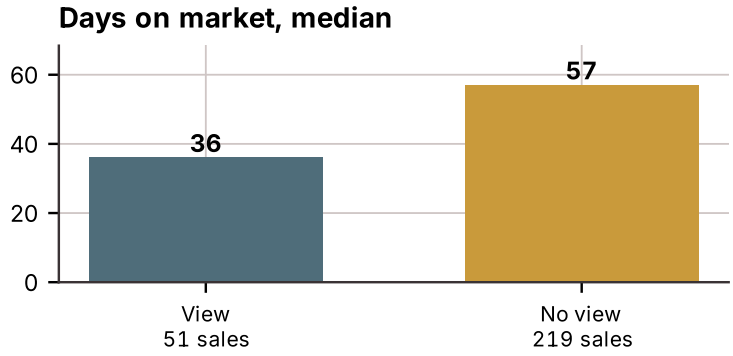
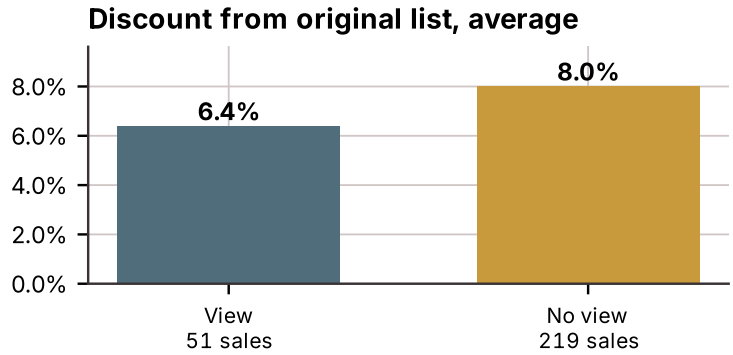
6.7 Days on market: no clear difference



The median is **36 days** for homes with a view and **57 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

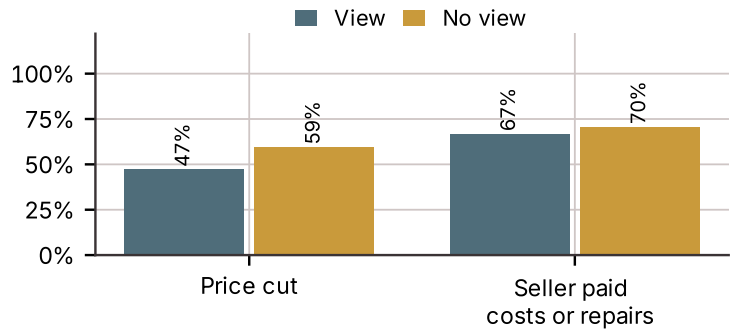
6.8 Discount from original list: no clear difference



The average is **6.4%** for homes with a view and **8.0%** 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.

- 47% of homes with a view had a price cut before sale, against 59% of homes without a view. Defined in 8.1.7.
- 67% of homes with a view had the seller pay closing costs or repairs, against 70% 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 51 sales	No view 219 sales	All 270 sales	Real difference?
Net sale price average	$343,126	$303,552	$311,027	unclear
Net price per SF average	$169	$153	$156	✓ small
Living area average	2,025	2,037	2,035	unclear
Year built median	2011	2008	2008	unclear

6.11 The numbers: selling

	View 51 sales	No view 219 sales	All 270 sales	Real difference?
Days on market median	36	57	55	unclear
Discount from original list average	6.4%	8.0%	7.7%	unclear
Price cut before sale	47%	59%	57%	unclear
Seller paid closing costs or repairs	67%	70%	70%	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 · 388 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: 388 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 Kyle.

Measure	Average	Median
Sales		388
Net sale price	**$338,332**	$315,748
Net price per SF	**$166**	$166
Living area (SF)	**2,037**	1,949
Days on market	**114**	80
Discount from original list	**10.4%**	9.1%
Price cut before sale		75% of sales
Seller paid closing costs or repairs		75% of sales
Year built		2020–2026

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 278 resale sales. Average $312,791; median $288,000; standard deviation $100,329; middle half (25th–75th percentile) $244,075–$344,750; lowest $85,000, highest $750,000. 195 sales had a seller payment; their median payment was $7,000.

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 278 resale sales. Average $156; median $157; standard deviation $30; middle half (25th–75th percentile) $137–$174; lowest $77, highest $274.

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 278 resale sales. Average 2,038; median 1,894; standard deviation 627; middle half (25th–75th percentile) 1,611–2,396; lowest 840, highest 4,106.

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 278 resale sales. Average 2011; median 2009; standard deviation 10; middle half (25th–75th percentile) 2003–2020; lowest 1970, 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 278 resale sales. Average 88; median 55; standard deviation 102; middle half (25th–75th percentile) 20–120; lowest 0, highest 841. 1 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

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

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

The data 278 resale sales. Average 7.6%; median 6.4%; standard deviation 6.7%; middle half (25th–75th percentile) 3.0%–10.1%; lowest −3.3%, highest 56.0%. 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 158 of 278 resale sales (56.8%).

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

The data 195 of 278 resale sales (70.1%).

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 51 sales with a view, 219 without, 8 unclassified. Most common View entries: None 136, Neighborhood 106, Park/Greenbelt 28, Trees/Woods 15, See Remarks 9, Panoramic 5, Pasture 5, Pond 4.

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8.2 Methods

8.2.1 Data source

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

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-22 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Kyle.

The data Pulled November 22, 2026: 1,391 closed Kyle records over the prior year. ZIP codes: 2, the most sales in 78640, 78610.

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 666 single-family sales in the window: 278 resale, 388 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 278 resale; 388 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 32 sale(s) other than single-family homes (condo, townhome and similar); 5 sale(s) with concessions above 10% of price; 2 sale(s) with no original list 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 $244K”.

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 $244K: $85,000–$244,000 (70 sales); $244K–$287K: $244,300–$287,000 (68 sales); $288K–$344K: $288,000–$344,000 (70 sales); Over $344K: $345,000–$750,000 (70 sales)
Quartiles by living area: Under 1,612 SF: 840–1,611 SF (70 sales); 1,612–1,892 SF: 1,612–1,892 SF (69 sales); 1,896–2,377 SF: 1,896–2,377 SF (69 sales); Over 2,377 SF: 2,403–4,106 SF (70 sales)
Quartiles by year built: Before 2004: 1970–2003 (70 sales); 2004–2008: 2004–2008 (68 sales); 2009–2020: 2009–2020 (78 sales); After 2020: 2021–2026 (62 sales)
View and no view: View: MLS lists a view (51 sales); No view: None or Neighborhood (219 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 $312,791, median $288,000. Days on market: average 88, median 55: 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	13 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 = 14.93	3	0.0019	p < 0.0063	**Yes**	$\varepsilon^2 = 0.054$	small
Living area	Kruskal–Wallis	H = 168.70	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.609$	large
Year built	Kruskal–Wallis	H = 32.25	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.116$	medium
Days on market	Kruskal–Wallis	H = 14.59	3	0.0022	p < 0.0063	**Yes**	$\varepsilon^2 = 0.053$	small
Discount from original list	Kruskal–Wallis	H = 14.69	3	0.0021	p < 0.0063	**Yes**	$\varepsilon^2 = 0.053$	small
Price cut before sale	Chi-square	$\chi^2 = 3.62$	3	0.3058	p < 0.0063	**Unclear**	Cramér's V = 0.114	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.39$	3	0.4963	p < 0.0063	**Unclear**	Cramér's V = 0.093	negligible
Has a view	Chi-square	$\chi^2 = 4.57$	3	0.2059	p < 0.0063	**Unclear**	Cramér's V = 0.128	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 = 178.73	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.645$	large
Net price per SF	Kruskal–Wallis	H = 27.94	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.101$	medium
Year built	Kruskal–Wallis	H = 14.46	3	0.0023	p < 0.0063	**Yes**	$\varepsilon^2 = 0.052$	small
Days on market	Kruskal–Wallis	H = 9.52	3	0.0231	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.034$	small
Discount from original list	Kruskal–Wallis	H = 1.38	3	0.7103	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.005$	negligible
Price cut before sale	Chi-square	$\chi^2 = 3.31$	3	0.3456	p < 0.0063	**Unclear**	Cramér's V = 0.109	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.94$	3	0.4007	p < 0.0063	**Unclear**	Cramér's V = 0.103	small
Has a view	Chi-square	$\chi^2 = 6.37$	3	0.0950	p < 0.0063	**Unclear**	Cramér's V = 0.151	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 = 41.18	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.149$	large
Net price per SF	Kruskal–Wallis	H = 34.70	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.125$	medium
Living area	Kruskal–Wallis	H = 19.43	3	0.0002	p < 0.0063	**Yes**	$\varepsilon^2 = 0.070$	medium
Days on market	Kruskal–Wallis	H = 27.32	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.099$	medium
Discount from original list	Kruskal–Wallis	H = 2.76	3	0.4307	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.010$	negligible
Price cut before sale	Chi-square	$\chi^2 = 7.04$	3	0.0708	p < 0.0063	**Unclear**	Cramér's V = 0.159	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.35$	3	0.3406	p < 0.0063	**Unclear**	Cramér's V = 0.110	small
Has a view	Chi-square	$\chi^2 = 3.18$	3	0.3652	p < 0.0063	**Unclear**	Cramér's V = 0.107	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 = 6,391.00	—	0.1085	p < 0.0063	**Unclear**	rank-biserial r = 0.144	small
Net price per SF	Mann–Whitney U	U = 6,977.00	—	0.0056	p < 0.0063	**Yes**	rank-biserial r = 0.249	small
Living area	Mann–Whitney U	U = 5,673.50	—	0.8601	p < 0.0063	**Unclear**	rank-biserial r = 0.016	negligible
Year built	Mann–Whitney U	U = 5,441.00	—	0.7756	p < 0.0063	**Unclear**	rank-biserial r = 0.026	negligible
Days on market	Mann–Whitney U	U = 5,015.00	—	0.2572	p < 0.0063	**Unclear**	rank-biserial r = 0.102	small
Discount from original list	Mann–Whitney U	U = 4,878.00	—	0.1598	p < 0.0063	**Unclear**	rank-biserial r = 0.127	small
Price cut before sale	Chi-square	$\chi^2 = 2.55$	1	0.1100	p < 0.0063	**Unclear**	Cramér's V = 0.097	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.26$	1	0.6094	p < 0.0063	**Unclear**	Cramér's V = 0.031	negligible

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8.4 Data notes

Left out of the analysis: 388 new-construction sales (basic statistics only, section 7); 32 sale(s) other than single-family homes (condo, townhome and similar); 5 sale(s) with concessions above 10% of price; 2 sale(s) with no original list 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 278 closed MLS resale sales; the 388 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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