Wimberley

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
87	**$540,000**	**$273**	**83 days**
single-family resale homes	average $758,399	average $327	average 109 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 · 87 sales · May 26, 2026 – November 21, 2026

This study looks at the **87 resale homes** sold in Wimberley 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.

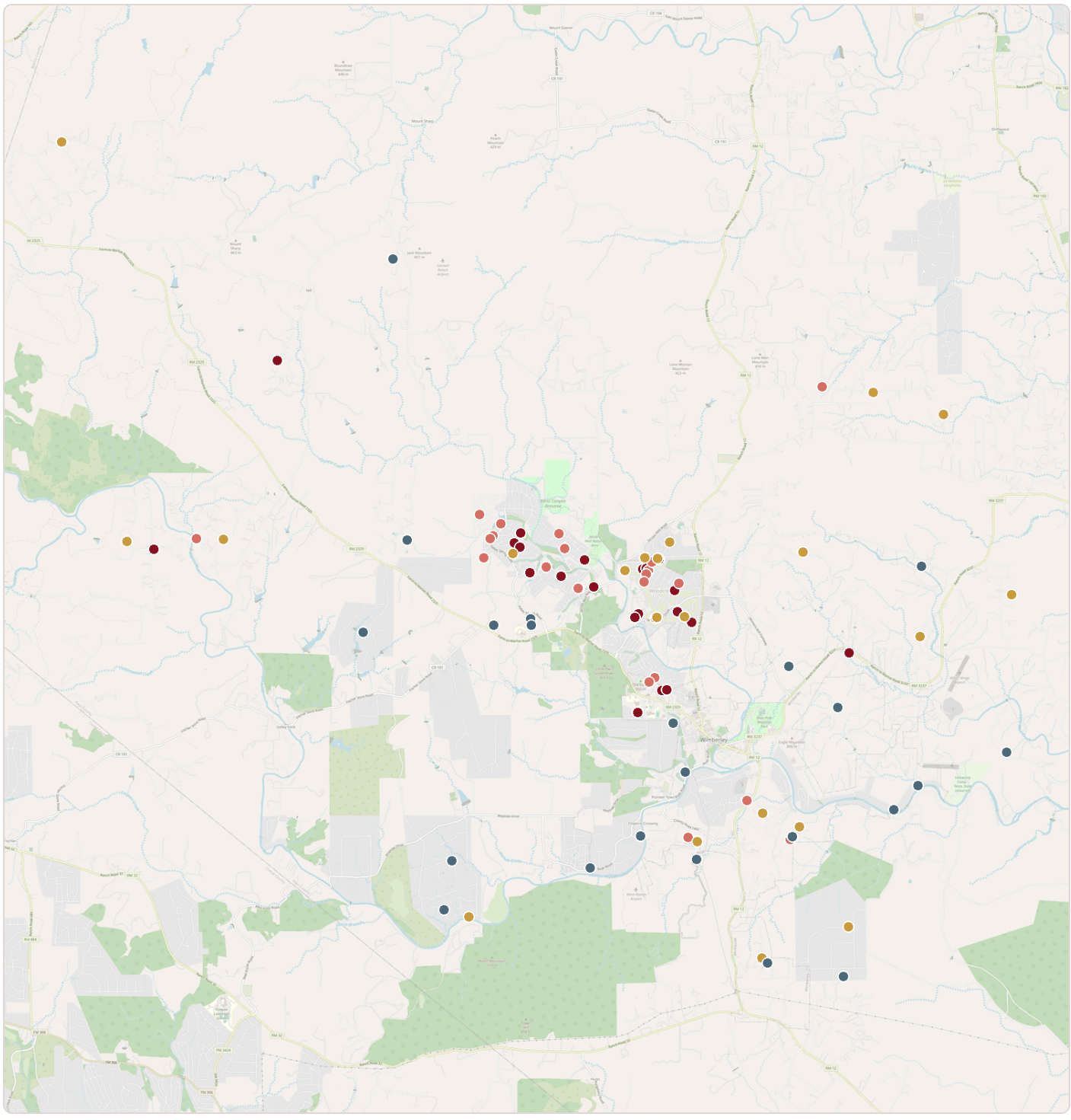
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

87 resale homes · colored by price range

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



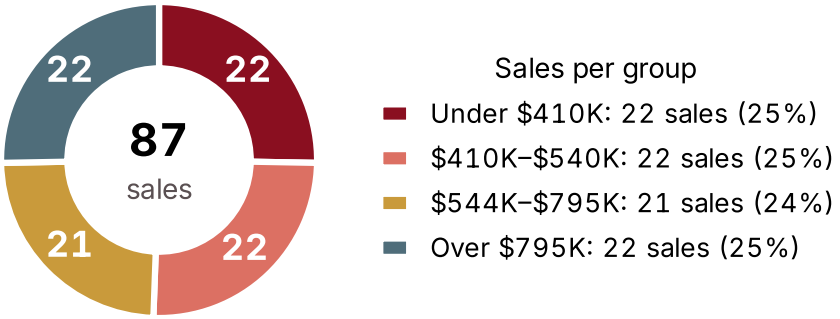
● Under $410K · 22 sales ● $410K–$540K · 22 sales ● $544K–$795K · 21 sales ● Over $795K · 22 sales

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3. Quartiles by net sale price

Resale homes · 87 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.



Bottom line

- Homes over $795K sell for about $232 per SF (101%) more than homes under $410K.
- Homes over $795K are about 1,830 SF (119%) larger than homes under $410K.

3.1 Key differences

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

Under $410K $410K–$540K $544K–$795K Over $795K

Higher-priced homes Over $795K

- Sell for more per square foot.
- Are much larger.

Lower-priced homes Under $410K

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

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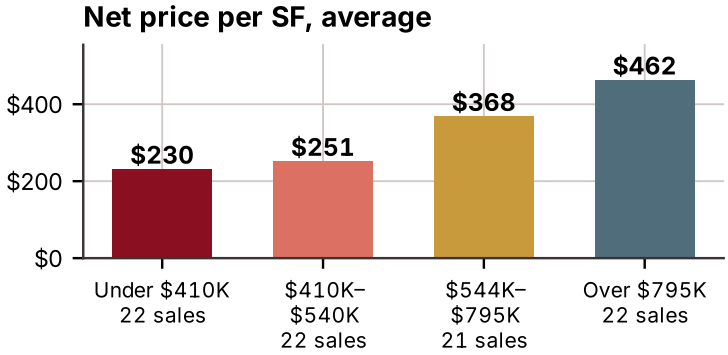
3.2 At a glance

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

	Under $410K	$410K–$540K	$544K–$795K	Over $795K	Real difference?
Net price per SF	$230 per SF **Lowest**	$251 per SF	$368 per SF	$462 per SF **Highest**	✓ large
Living area	1,533 SF **Smallest**	1,957 SF	2,103 SF	3,362 SF **Largest**	✓ large
Year built	1998	2006	2003	2006	unclear
Days on market	68 days	84 days	95 days	69 days	unclear
Discount from original list	12.4%	7.5%	9.2%	8.5%	unclear
Price cut before sale	55%	59%	52%	45%	unclear
Seller paid closing costs or repairs	73%	68%	57%	50%	unclear
Has a view	68%	95%	95%	95%	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 $795K sell for about $232 per SF (101%) more than homes under $410K

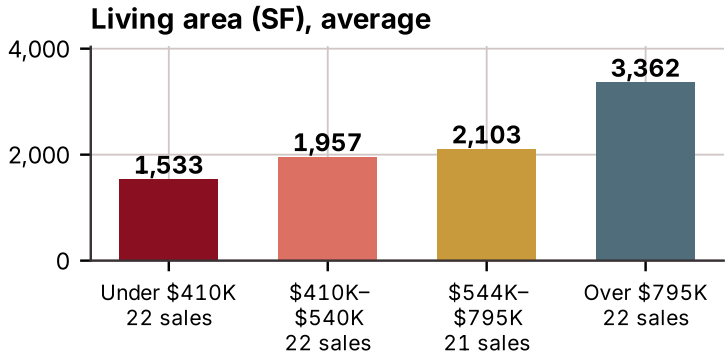


The average is **$462 per SF** for homes over $795K and **$230 per SF** for homes under $410K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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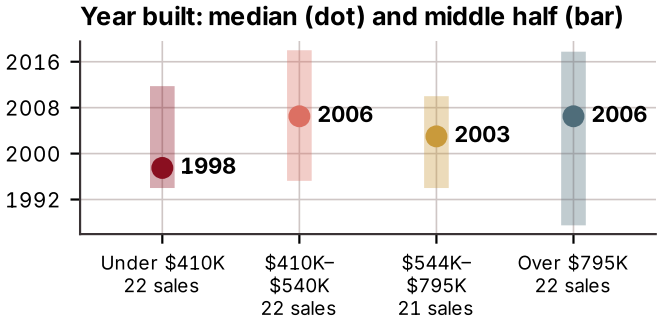
3.4 Homes over $795K are about 1,830 SF (119%) larger than homes under $410K



The average is **3,362 SF** for homes over $795K and **1,533 SF** for homes under $410K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

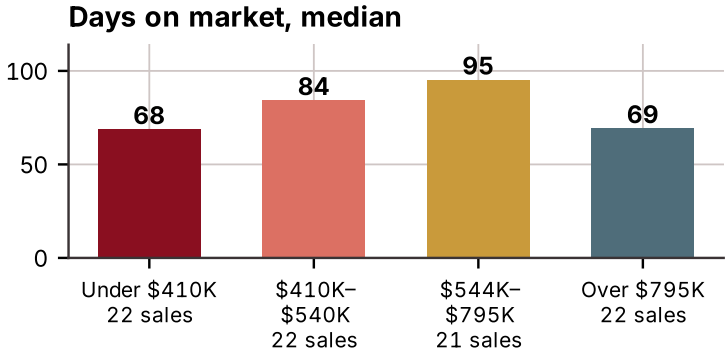
3.5 Year built: no clear difference



The median is **2006** for homes over $795K and **1998** for homes under $410K. It does not move in a straight line; homes $410K–$540K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

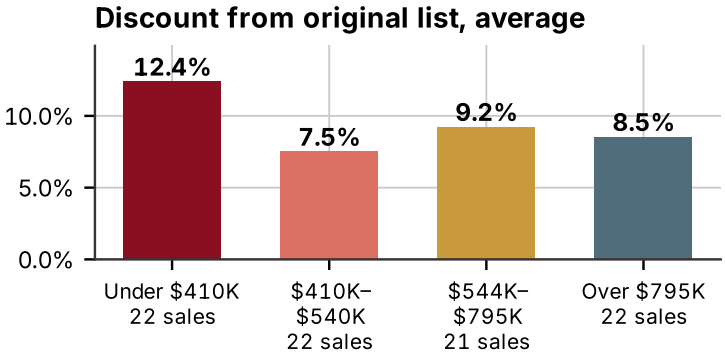


The median is **69 days** for homes over $795K and **68 days** for homes under $410K. It does not move in a straight line; homes $544K–$795K are highest. Defined in 8.1.5.

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

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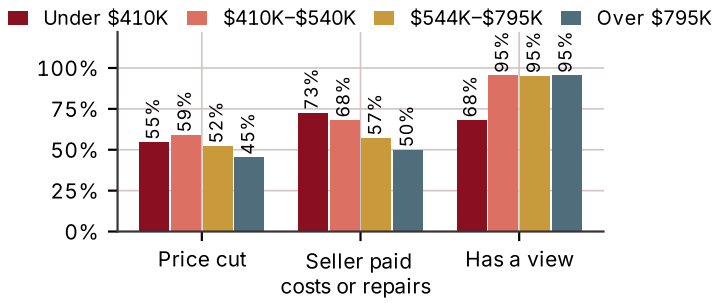
3.7 Discount from original list: no clear difference



The average is **8.5%** for homes over $795K and **12.4%** for homes under $410K. It does not move in a straight line; homes under $410K 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.

- 45% of homes over $795K had a price cut before sale, against 55% of homes under $410K. Defined in 8.1.7.
- 50% of homes over $795K had the seller pay closing costs or repairs, against 73% of homes under $410K. Defined in 8.1.8.
- 95% of homes over $795K have a view, against 68% of homes under $410K. 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 $410K 22 sales	$410K–$540K 22 sales	$544K–$795K 21 sales	Over $795K 22 sales	All 87 sales	Real difference?
Net sale price average	$340,922	$471,624	$663,299	$1,553,427	$758,399	by design
Net price per SF average	$230	$251	$368	$462	$327	✓ large
Living area average	1,533	1,957	2,103	3,362	2,240	✓ large
Year built median	1998	2006	2003	2006	2003	unclear

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3.10 The numbers: selling

	Under $410K 22 sales	$410K–$540K 22 sales	$544K–$795K 21 sales	Over $795K 22 sales	All 87 sales	Real difference?
Days on market median	68	84	95	69	83	unclear
Discount from original list average	12.4%	7.5%	9.2%	8.5%	9.4%	unclear
Price cut before sale	55%	59%	52%	45%	53%	unclear
Seller paid closing costs or repairs	73%	68%	57%	50%	62%	unclear
Has a view	68%	95%	95%	95%	89%	unclear

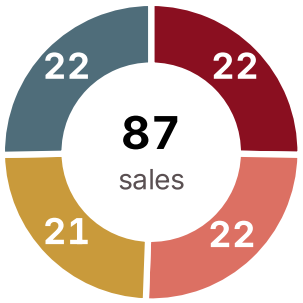
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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 1,600 SF: 22 sales (25%)
- 1,600–2,013 SF: 22 sales (25%)
- 2,021–2,498 SF: 21 sales (24%)
- Over 2,498 SF: 22 sales (25%)

Bottom line

- Homes over 2,498 SF sell for about $1.05M (270%) more than homes under 1,600 SF.

4.1 Key differences

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

Under 1,600 SF · 1,600–2,013 SF · 2,021–2,498 SF · Over 2,498 SF

Larger homes Over 2,498 SF

- Sell for much more.

Smaller homes Under 1,600 SF

- Sell for much less.

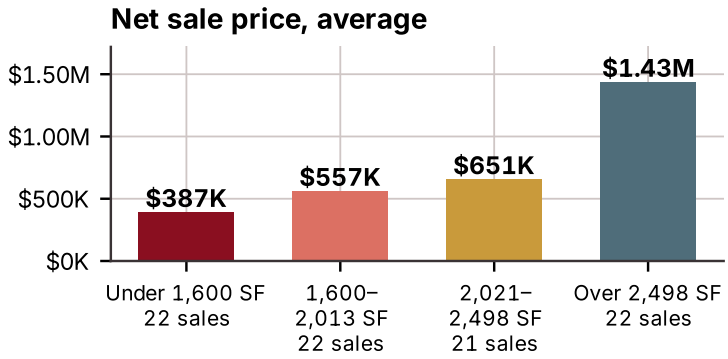
4.2 At a glance

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 1,600 SF	1,600–2,013 SF	2,021–2,498 SF	Over 2,498 SF	Real difference?
Net sale price	$387K Lowest	$557K	$651K	$1.43M Highest	✓ large
Net price per SF	$326 per SF	$309 per SF	$291 per SF	$382 per SF	unclear
Year built	2000	2008	2003	2002	unclear
Days on market	72 days	94 days	67 days	86 days	unclear
Discount from original list	11.2%	7.3%	8.3%	11.0%	unclear
Price cut before sale	50%	68%	43%	50%	unclear
Seller paid closing costs or repairs	68%	59%	62%	59%	unclear
Has a view	73%	95%	86%	100%	unclear

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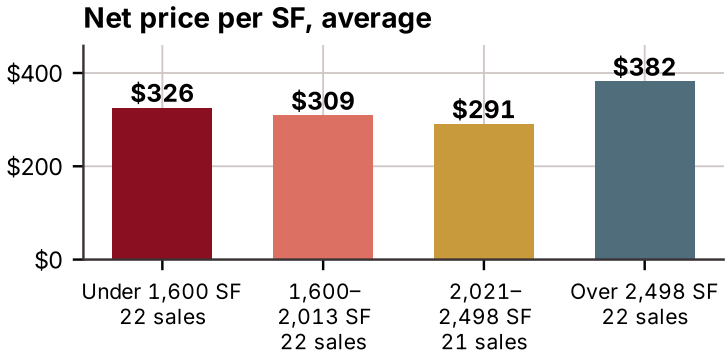
4.3 Homes over 2,498 SF sell for about $1.05M (270%) more than homes under 1,600 SF



The average is **$1.43M** for homes over 2,498 SF and **$387K** for homes under 1,600 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

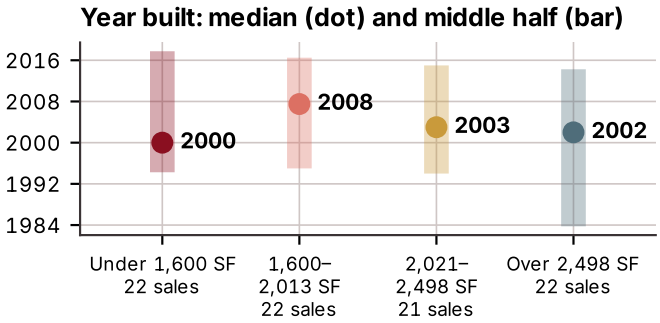
4.4 Net price per SF: no clear difference



The average is **$382 per SF** for homes over 2,498 SF and **$326 per SF** for homes under 1,600 SF. It does not move in a straight line; homes over 2,498 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference

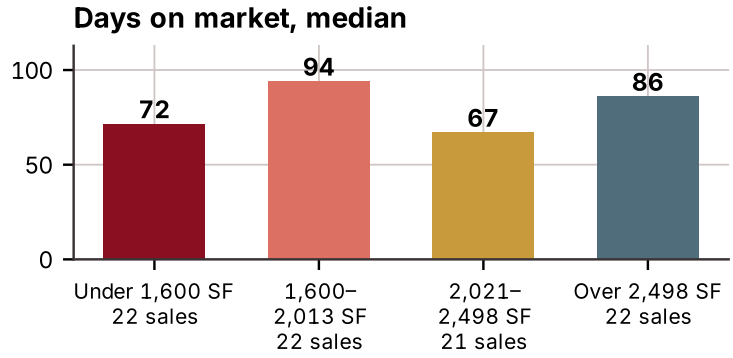


The median is **2002** for homes over 2,498 SF and **2000** for homes under 1,600 SF. It does not move in a straight line; homes 1,600–2,013 SF are highest. Defined in 8.1.4.

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

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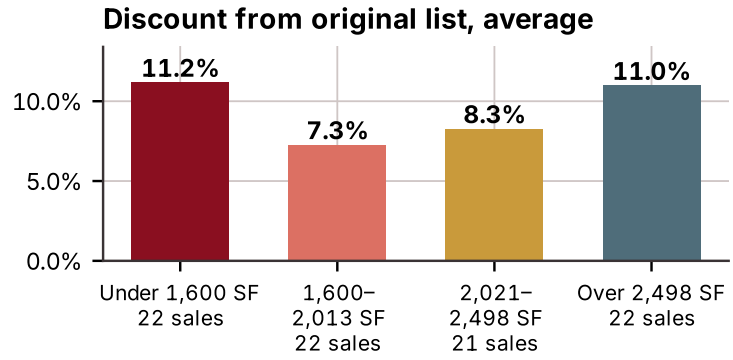
4.6 Days on market: no clear difference



The median is **86 days** for homes over 2,498 SF and **72 days** for homes under 1,600 SF. It does not move in a straight line; homes 1,600–2,013 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

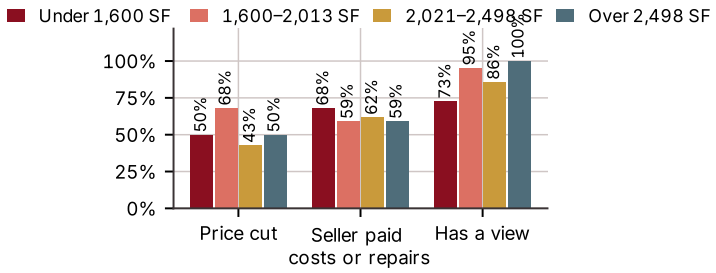


The average is **11.0%** for homes over 2,498 SF and **11.2%** for homes under 1,600 SF. It does not move in a straight line; homes under 1,600 SF are highest. Defined in 8.1.6.

– 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.

- 50% of homes over 2,498 SF had a price cut before sale, against 50% of homes under 1,600 SF. Defined in 8.1.7.
- 59% of homes over 2,498 SF had the seller pay closing costs or repairs, against 68% of homes under 1,600 SF. Defined in 8.1.8.
- 100% of homes over 2,498 SF have a view, against 73% of homes under 1,600 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 1,600 SF 22 sales	1,600–2,013 SF 22 sales	2,021–2,498 SF 21 sales	Over 2,498 SF 22 sales	All 87 sales	Real difference?
Net sale price average	$387,352	$557,367	$651,178	$1,432,824	$758,399	✓ large
Net price per SF average	$326	$309	$291	$382	$327	unclear
Living area average	1,307	1,811	2,223	3,620	2,240	by design
Year built median	2000	2008	2003	2002	2003	unclear

4.10 The numbers: selling

	Under 1,600 SF 22 sales	1,600–2,013 SF 22 sales	2,021–2,498 SF 21 sales	Over 2,498 SF 22 sales	All 87 sales	Real difference?
Days on market median	72	94	67	86	83	unclear
Discount from original list average	11.2%	7.3%	8.3%	11.0%	9.4%	unclear
Price cut before sale	50%	68%	43%	50%	53%	unclear
Seller paid closing costs or repairs	68%	59%	62%	59%	62%	unclear
Has a view	73%	95%	86%	100%	89%	unclear

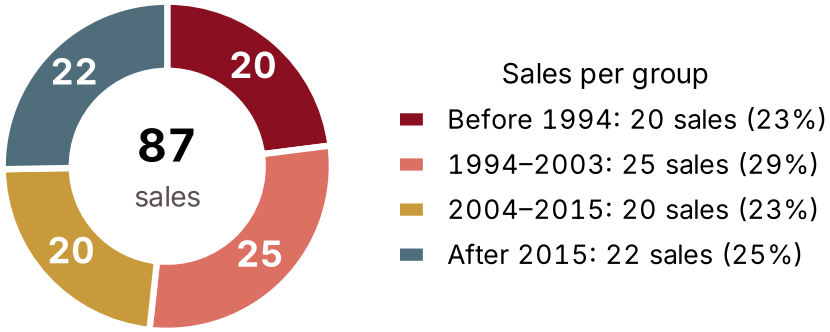
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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Sales ranked by year built and cut into four groups, from the oldest to the newest. Homes built in the same year always stay in the same group, so group sizes can differ a little.



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

5.1 Key differences

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

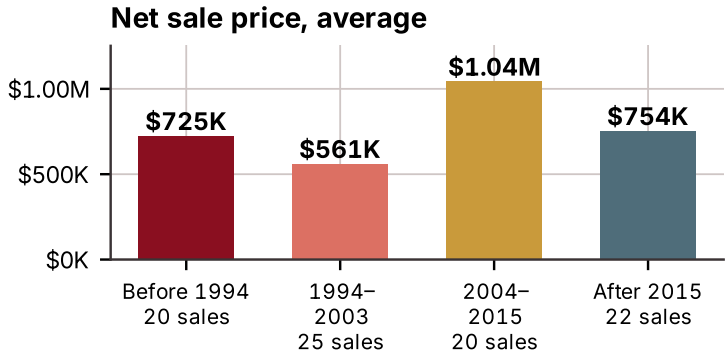
5.2 At a glance

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

	Before 1994	1994–2003	2004–2015	After 2015	Real difference?
Net sale price	$725K	$561K	$1.04M	$754K	unclear
Net price per SF	$329 per SF	$289 per SF	$366 per SF	$333 per SF	unclear
Living area	2,333 SF	2,006 SF	2,547 SF	2,144 SF	unclear
Days on market	70 days	132 days	82 days	49 days	unclear
Discount from original list	10.1%	12.6%	8.9%	5.7%	unclear
Price cut before sale	50%	68%	50%	41%	unclear
Seller paid closing costs or repairs	40%	64%	75%	68%	unclear
Has a view	95%	84%	90%	86%	unclear

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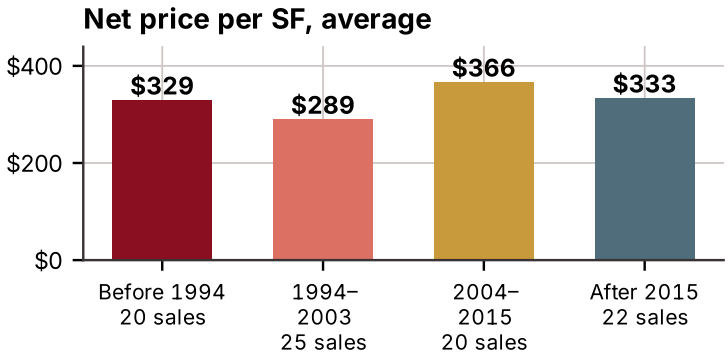
5.3 Net sale price: no clear difference



The average is **$754K** for homes built after 2015 and **$725K** for homes built before 1994. It does not move in a straight line; homes built 2004–2015 are highest. Defined in 8.1.1.

– No clear difference · could be chance

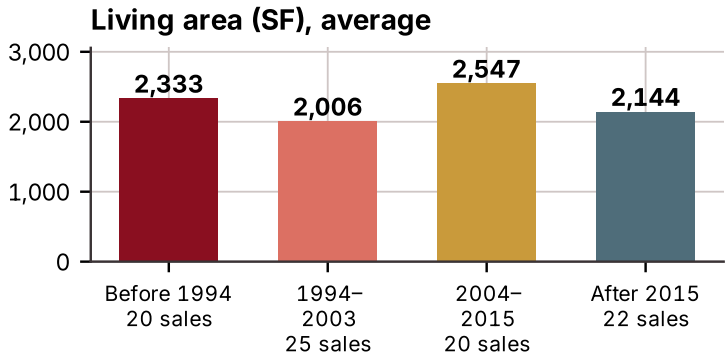
5.4 Net price per SF: no clear difference



The average is **$333 per SF** for homes built after 2015 and **$329 per SF** for homes built before 1994. It does not move in a straight line; homes built 2004–2015 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

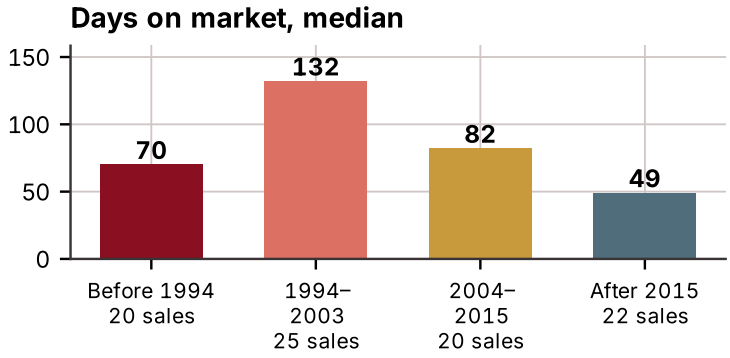


The average is **2,144 SF** for homes built after 2015 and **2,333 SF** for homes built before 1994. It does not move in a straight line; homes built 2004–2015 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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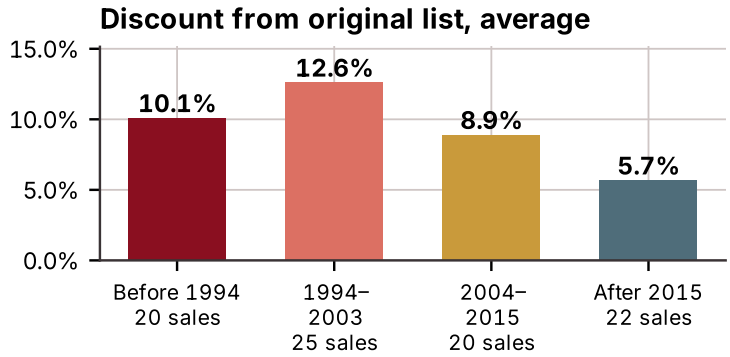
5.6 Days on market: no clear difference



The median is **49 days** for homes built after 2015 and **70 days** for homes built before 1994. It does not move in a straight line; homes built 1994–2003 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

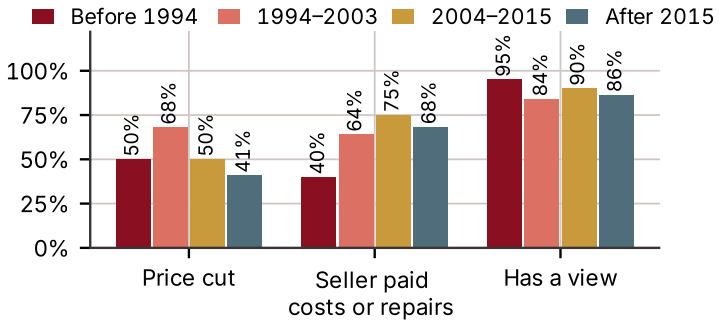


The average is **5.7%** for homes built after 2015 and **10.1%** for homes built before 1994. It does not move in a straight line; homes built 1994–2003 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 41% of homes built after 2015 had a price cut before sale, against 50% of homes built before 1994. Defined in 8.1.7.
- 68% of homes built after 2015 had the seller pay closing costs or repairs, against 40% of homes built before 1994. Defined in 8.1.8.
- 86% of homes built after 2015 have a view, against 95% of homes built before 1994. 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 1994 20 sales	1994–2003 25 sales	2004–2015 20 sales	After 2015 22 sales	All 87 sales	Real difference?
Net sale price average	$724,669	$561,386	$1,043,351	$753,893	$758,399	unclear
Net price per SF average	$329	$289	$366	$333	$327	unclear
Living area average	2,333	2,006	2,547	2,144	2,240	unclear
Year built median	1980	1997	2010	2021	2003	by design

5.10 The numbers: selling

	Before 1994 20 sales	1994–2003 25 sales	2004–2015 20 sales	After 2015 22 sales	All 87 sales	Real difference?
Days on market median	70	132	82	49	83	unclear
Discount from original list average	10.1%	12.6%	8.9%	5.7%	9.4%	unclear
Price cut before sale	50%	68%	50%	41%	53%	unclear
Seller paid closing costs or repairs	40%	64%	75%	68%	62%	unclear
Has a view	95%	84%	90%	86%	89%	unclear

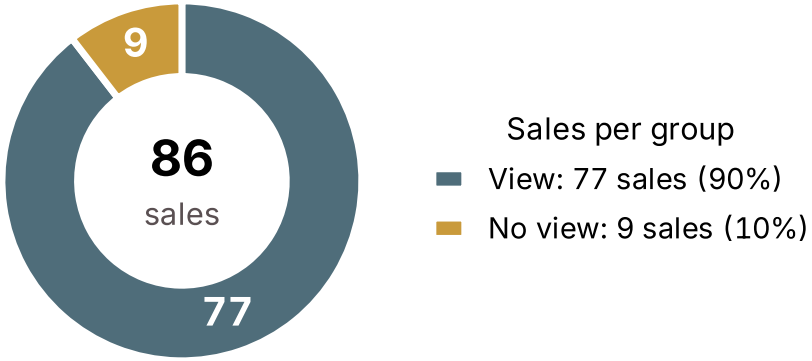
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 87 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. 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.

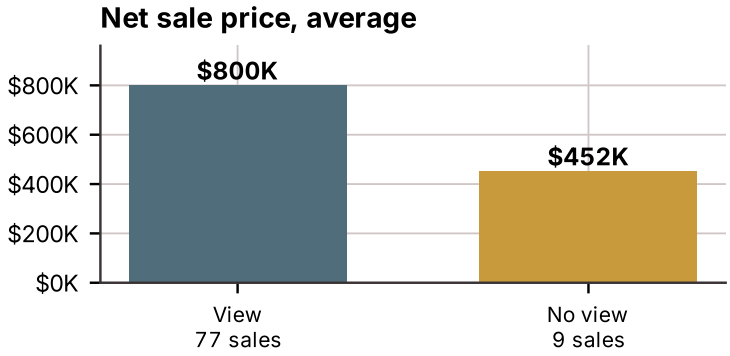
6.2 At a glance

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	$800K	$452K	unclear
Net price per SF	$336 per SF	$256 per SF	unclear
Living area	2,315 SF	1,741 SF	unclear
Year built	2003	2001	unclear
Days on market	83 days	149 days	unclear
Discount from original list	9.2%	12.1%	unclear
Price cut before sale	52%	67%	unclear
Seller paid closing costs or repairs	60%	78%	unclear

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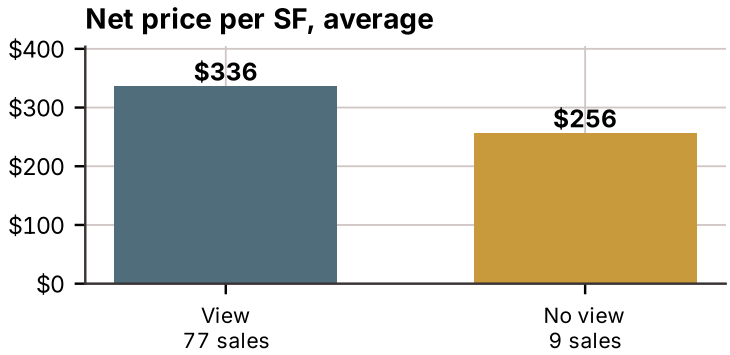
6.3 Net sale price: no clear difference



The average is **$800K** for homes with a view and **$452K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

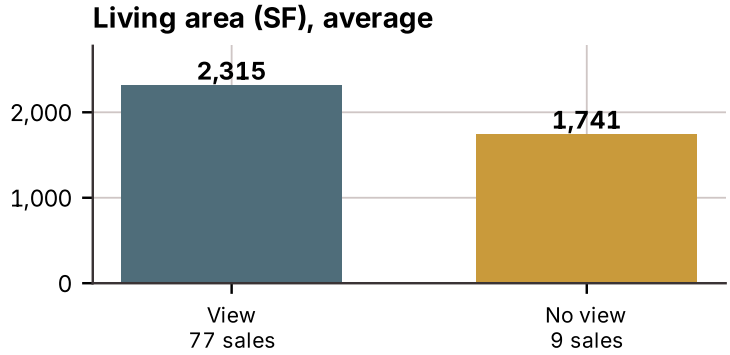
6.4 Net price per SF: no clear difference



The average is **$336 per SF** for homes with a view and **$256 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

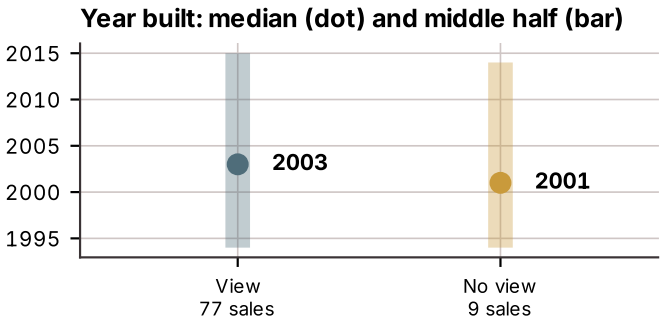


The average is **2,315 SF** for homes with a view and **1,741 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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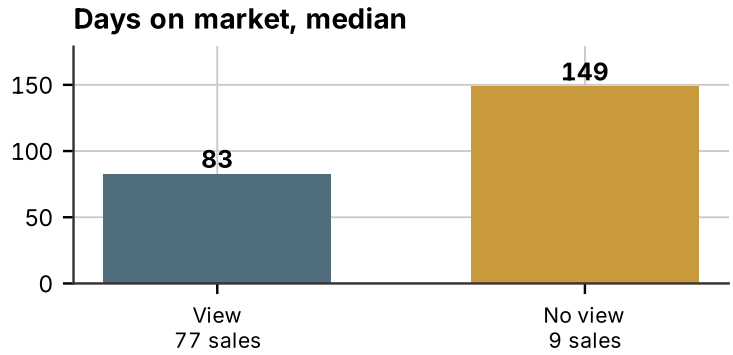
6.6 Year built: no clear difference



The median is **2003** for homes with a view and **2001** for homes without a view. Defined in 8.1.4.

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

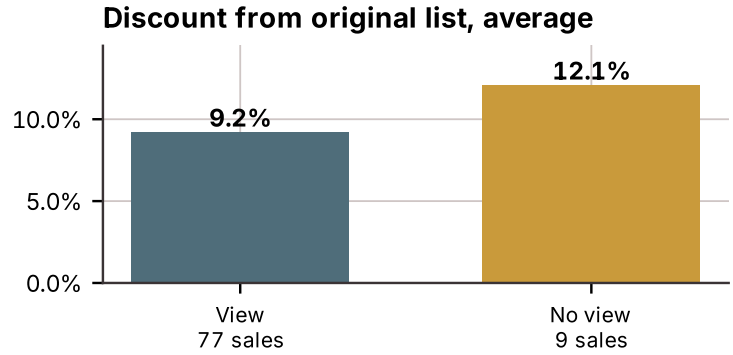
6.7 Days on market: no clear difference



The median is **83 days** for homes with a view and **149 days** for homes without a view.
Defined in 8.1.5.

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

6.8 Discount from original list: no clear difference

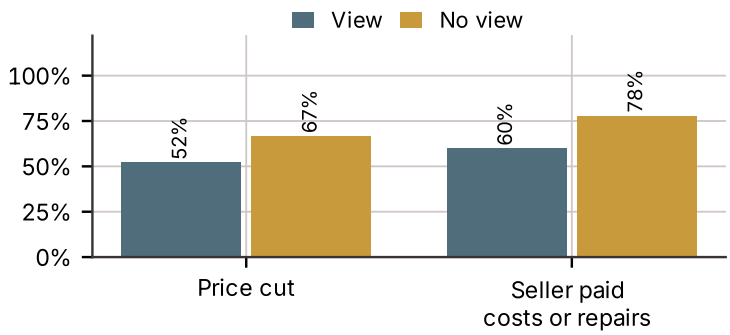


The average is **9.2%** for homes with a view and **12.1%** for homes without a view. Defined in 8.1.6.

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

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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 67% 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 78% 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 77 sales	No view 9 sales	All 86 sales	Real difference?
Net sale price average	$800,443	$452,444	$764,025	unclear
Net price per SF average	$336	$256	$328	unclear
Living area average	2,315	1,741	2,255	unclear
Year built median	2003	2001	2003	unclear

6.11 The numbers: selling

	View 77 sales	No view 9 sales	All 86 sales	Real difference?
Days on market median	83	149	86	unclear
Discount from original list average	9.2%	12.1%	9.5%	unclear
Price cut before sale	52%	67%	53%	unclear
Seller paid closing costs or repairs	60%	78%	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 · 17 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: 17 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 Wimberley.

Measure	Average	Median
Sales		17
Net sale price	**$488,221**	$426,000
Net price per SF	**$248**	$246
Living area (SF)	**1,959**	1,814
Days on market	**149**	118
Discount from original list	**8.4%**	7.8%
Price cut before sale		65% 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”.

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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 87 resale sales. Average $758,399; median $540,000; standard deviation $646,821; middle half (25th–75th percentile) $403,750–$799,000; lowest $217,216, highest $4,494,500. 54 sales had a seller payment; their median payment was $5,688.

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 87 resale sales. Average $327; median $273; standard deviation $158; middle half (25th–75th percentile) $235–$383; lowest $121, highest $1,153.

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 87 resale sales. Average 2,240; median 2,013; standard deviation 1,088; middle half (25th–75th percentile) 1,594–2,518; lowest 477, highest 7,650.

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 87 resale sales. Average 2002; median 2003; standard deviation 17; middle half (25th–75th percentile) 1994–2016; lowest 1946, highest 2024.

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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	87 resale sales. Average 109; median 83; standard deviation 143; middle half (25th–75th percentile) 25–144; lowest 1, highest 1,100. 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	87 resale sales. Average 9.4%; median 6.5%; standard deviation 9.6%; middle half (25th–75th percentile) 2.8%–16.4%; lowest −25.6%, highest 31.8%. 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: ListPrice at close < OriginalListPrice. Reported as the share of sales (%).
The data	46 of 87 resale sales (52.9%).

8.1.8 Seller paid closing costs or repairs

In simple terms	The seller paid some of the buyer's closing costs or repairs.
Statistically	Indicator: ACTRIS_BuyersClsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).
The data	54 of 87 resale sales (62.1%).

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	77 sales with a view, 9 without, 1 unclassified. Most common View entries: Hill Country 58, Trees/Woods 42, Golf Course 11, Panoramic 11, Neighborhood 10, Park/Greenbelt 9, River 7, None 7.

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8.2 Methods

8.2.1 Data source

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

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-22 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Wimberley.

The data Pulled November 22, 2026: 222 closed Wimberley records over the prior year. ZIP codes: 1, the most sales in 78676.

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 104 single-family sales in the window: 87 resale, 17 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 87 resale; 17 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 6 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 $410K”.

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 $410K: $217,216–$397,500 (22 sales); $410K–$540K: $410,000–$540,000 (22 sales); $544K–$795K: $544,000–$795,000 (21 sales); Over $795K: $803,000–$4,494,500 (22 sales)

Quartiles by living area: Under 1,600 SF: 477–1,589 SF (22 sales); 1,600–2,013 SF: 1,600–2,013 SF (22 sales); 2,021–2,498 SF: 2,021–2,498 SF (21 sales); Over 2,498 SF: 2,537–7,650 SF (22 sales)

Quartiles by year built: Before 1994: 1946–1993 (20 sales); 1994–2003: 1994–2003 (25 sales); 2004–2015: 2004–2015 (20 sales); After 2015: 2016–2024 (22 sales)

View and no view: View: MLS lists a view (77 sales); No view: None or Neighborhood (9 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 $758,399, median $540,000. Days on market: average 109, median 83: 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 3 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	$H = 50.81$	3	< 0.0001	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.591$	large
Living area	Kruskal–Wallis	$H = 42.84$	3	< 0.0001	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.498$	large
Year built	Kruskal–Wallis	$H = 0.79$	3	0.8521	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.009$	negligible
Days on market	Kruskal–Wallis	$H = 0.32$	3	0.9570	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.004$	negligible
Discount from original list	Kruskal–Wallis	$H = 3.89$	3	0.2740	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.045$	small
Price cut before sale	Chi-square	$\chi^2 = 0.85$	3	0.8365	$p < 0.0063$	**Unclear**	Cramér's V = 0.099	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.99$	3	0.3934	$p < 0.0063$	**Unclear**	Cramér's V = 0.185	small
Has a view	Chi-square	$\chi^2 = 11.96$	3	0.0075	$p < 0.0063$	**Unclear**	Cramér's V = 0.371	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 = 46.21	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.537$	large
Net price per SF	Kruskal–Wallis	H = 7.73	3	0.0520	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.090$	medium
Year built	Kruskal–Wallis	H = 0.92	3	0.8200	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.011$	small
Days on market	Kruskal–Wallis	H = 1.00	3	0.8005	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.012$	small
Discount from original list	Kruskal–Wallis	H = 3.86	3	0.2772	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.045$	small
Price cut before sale	Chi-square	$\chi^2 = 3.06$	3	0.3824	p < 0.0063	**Unclear**	Cramér's V = 0.188	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.52$	3	0.9155	p < 0.0063	**Unclear**	Cramér's V = 0.077	negligible
Has a view	Chi-square	$\chi^2 = 9.45$	3	0.0239	p < 0.0063	**Unclear**	Cramér's V = 0.330	medium

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 = 4.49	3	0.2135	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.052$	small
Net price per SF	Kruskal–Wallis	H = 4.36	3	0.2250	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.051$	small
Living area	Kruskal–Wallis	H = 2.04	3	0.5632	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.024$	small
Days on market	Kruskal–Wallis	H = 3.26	3	0.3526	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.038$	small
Discount from original list	Kruskal–Wallis	H = 6.03	3	0.1102	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.070$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.69$	3	0.2967	p < 0.0063	**Unclear**	Cramér's V = 0.206	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.95$	3	0.1142	p < 0.0063	**Unclear**	Cramér's V = 0.261	small
Has a view	Chi-square	$\chi^2 = 1.47$	3	0.6889	p < 0.0063	**Unclear**	Cramér's V = 0.130	small

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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 = 516.50	—	0.0168	p < 0.0063	**Unclear**	rank-biserial r = 0.491	medium
Net price per SF	Mann–Whitney U	U = 442.00	—	0.1802	p < 0.0063	**Unclear**	rank-biserial r = 0.276	small
Living area	Mann–Whitney U	U = 482.00	—	0.0568	p < 0.0063	**Unclear**	rank-biserial r = 0.391	medium
Year built	Mann–Whitney U	U = 355.50	—	0.9045	p < 0.0063	**Unclear**	rank-biserial r = 0.026	negligible
Days on market	Mann–Whitney U	U = 268.00	—	0.2711	p < 0.0063	**Unclear**	rank-biserial r = 0.227	small
Discount from original list	Mann–Whitney U	U = 279.50	—	0.3481	p < 0.0063	**Unclear**	rank-biserial r = 0.193	small
Price cut before sale	Chi-square	χ^2 = 0.70	1	0.4022	p < 0.0063	**Unclear**	Cramér's V = 0.090	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.11	1	0.2924	p < 0.0063	**Unclear**	Cramér's V = 0.114	small

8.4 Data notes

Left out of the analysis: 17 new-construction sales (basic statistics only, section 7); 6 sale(s) other than single-family homes (condo, townhome and similar). 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 87 closed MLS resale sales; the 17 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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