Lampasas

Lampasas County, TX
Resale homes · closed Nov 22 – Nov 21, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
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November 22, 2026 · 7:14 AM CST

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

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
62	$328,150	$183	78 days
single-family resale homes	average $365,427	average $194	average 113 days

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1. Summary

Resale homes · 62 sales · November 22, 2025 – November 21, 2026

This study looks at the **62 resale homes** sold in Lampasas in the **365 days** to November 21, 2026. A full year is used because only 36 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

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

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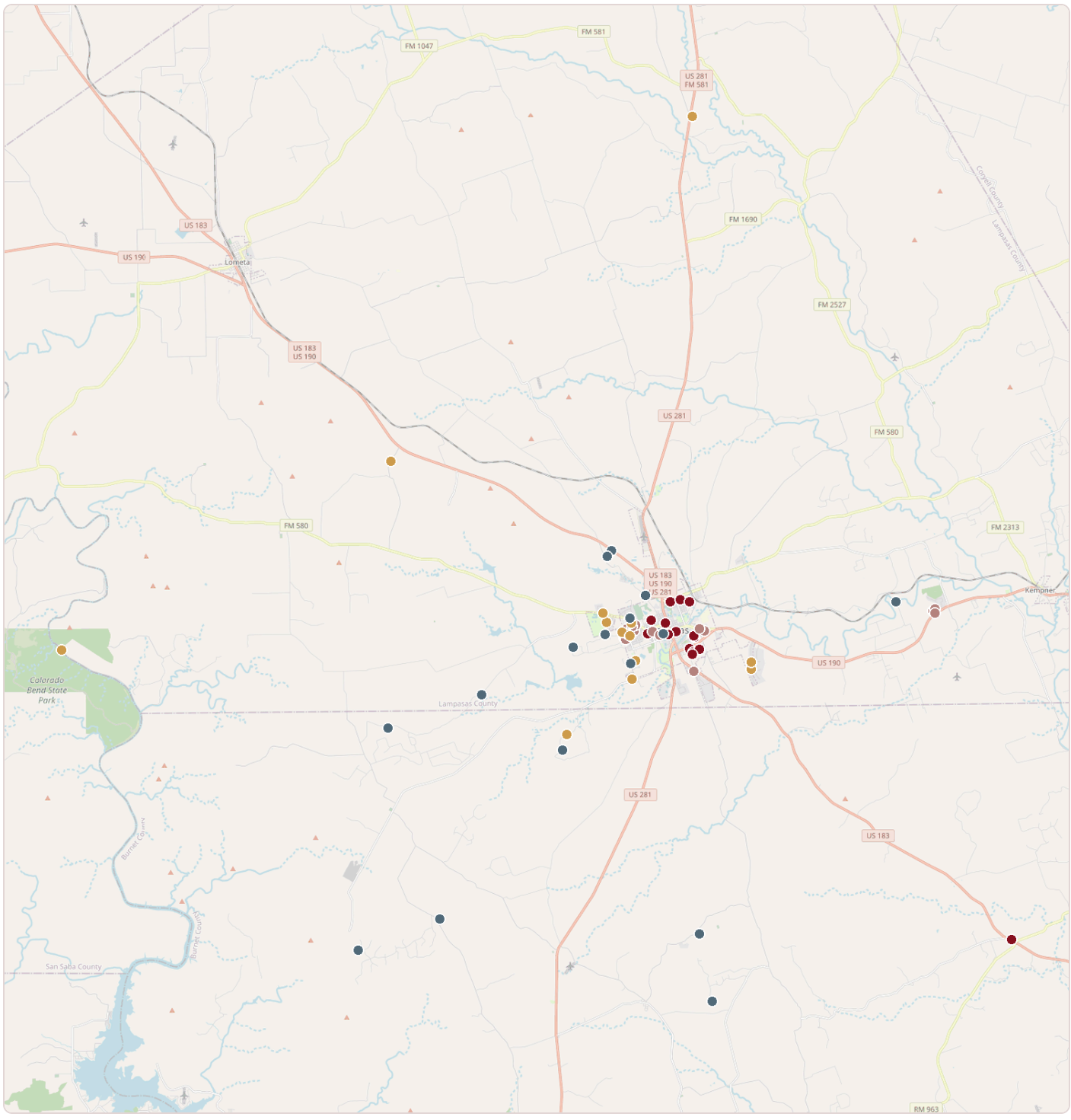
2. Where the resale homes sold

62 resale homes · colored by price range

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



● Under $245K · 16 sales ● $245K–$324K · 15 sales ● $332K–$430K · 15 sales ● Over $430K · 16 sales

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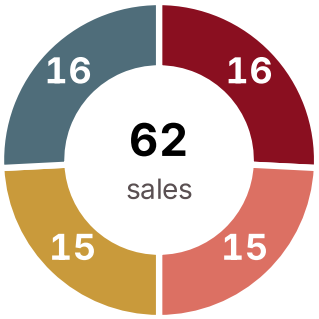
3. Quartiles by net sale price

Resale homes · 62 sales · November 22, 2025 – 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 $245K: 16 sales (26%)
- $245K–$324K: 15 sales (24%)
- $332K–$430K: 15 sales (24%)
- Over $430K: 16 sales (26%)

Bottom line

- Homes over $430K sell for about $128 per SF (99%) more than homes under $245K.
- Homes over $430K are about 1,270 SF (101%) larger than homes under $245K.
- 81% of homes over $430K have a view, against 19% of homes under $245K.

3.1 Key differences

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

Under $245K $245K–$324K $332K–$430K Over $430K

Higher-priced homes Over $430K

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

Lower-priced homes Under $245K

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

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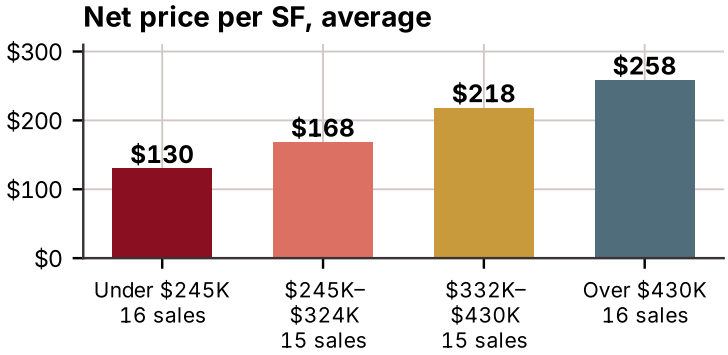
3.2 At a glance

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 $245K	$245K–$324K	$332K–$430K	Over $430K	Real difference?
Net price per SF	$130 per SF **Lowest**	$168 per SF	$218 per SF	$258 per SF **Highest**	✓ large
Living area	1,258 SF **Smallest**	1,758 SF	1,988 SF	2,531 SF **Largest**	✓ large
Year built	1965	1994	2003	2006	unclear
Days on market	53 days	56 days	155 days	118 days	unclear
Discount from original list	13.4%	9.0%	11.0%	8.6%	unclear
Price cut before sale	44%	53%	73%	62%	unclear
Seller paid closing costs or repairs	56%	60%	33%	25%	unclear
Has a view	19% **Fewest**	20%	47%	81% **Most**	✓ large

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 $430K sell for about $128 per SF (99%) more than homes under $245K



The average is **$258 per SF** for homes over $430K and **$130 per SF** for homes under $245K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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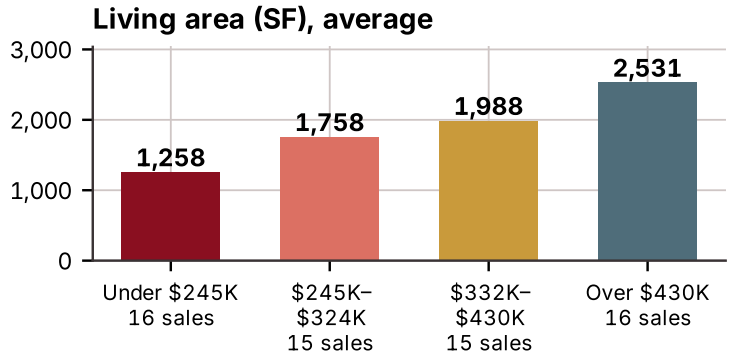
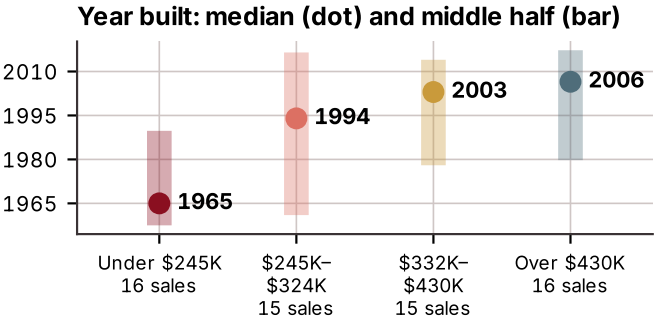
3.4 Homes over $430K are about 1,270 SF (101%) larger than homes under $245K



The average is **2,531 SF** for homes over $430K and **1,258 SF** for homes under $245K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

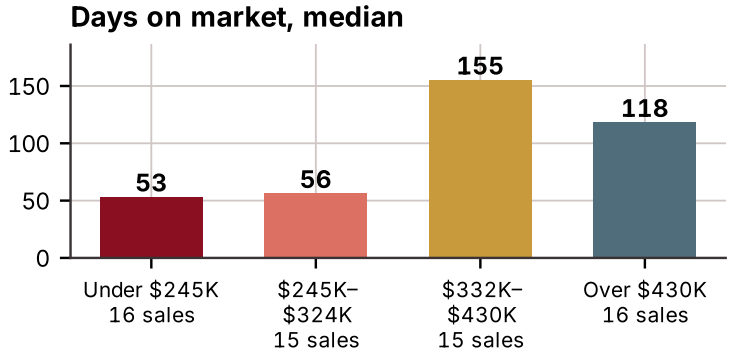
3.5 Year built: no clear difference



The median is **2006** for homes over $430K and **1965** for homes under $245K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **118 days** for homes over $430K and **53 days** for homes under $245K. It does not move in a straight line; homes $332K–$430K are highest. Defined in 8.1.5.

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

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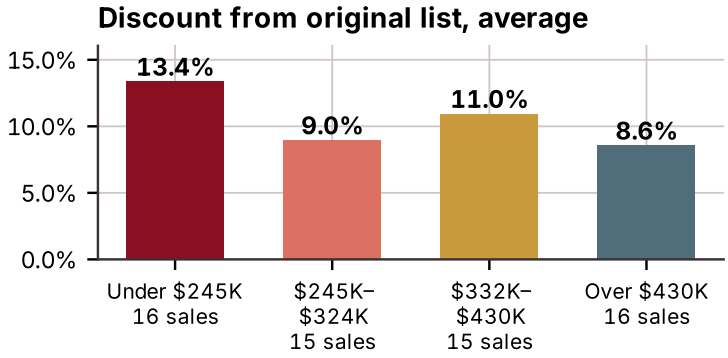
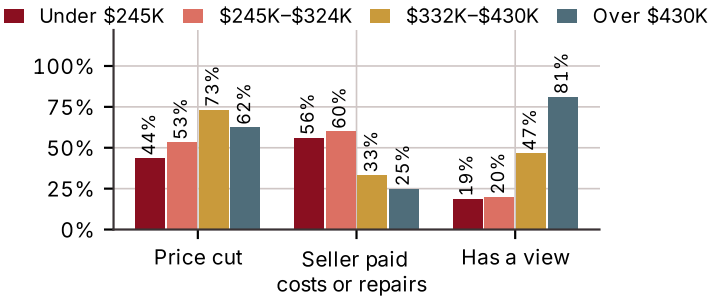
3.7 Discount from original list: no clear difference



The average is **8.6%** for homes over $430K and **13.4%** for homes under $245K. It does not move in a straight line; homes under $245K 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.

- 62% of homes over $430K had a price cut before sale, against 44% of homes under $245K. Defined in 8.1.7.
- 25% of homes over $430K had the seller pay closing costs or repairs, against 56% of homes under $245K. Defined in 8.1.8.
- 81% of homes over $430K have a view, against 19% of homes under $245K. 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** · large

3.9 The numbers: price and size

	Under $245K 16 sales	$245K–$324K 15 sales	$332K–$430K 15 sales	Over $430K 16 sales	All 62 sales	Real difference?
Net sale price average	$165,058	$288,901	$382,797	$621,256	$365,427	by design
Net price per SF average	$130	$168	$218	$258	$194	✓ large
Living area average	1,258	1,758	1,988	2,531	1,884	✓ large
Year built median	1965	1994	2003	2006	1996	unclear

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3.10 The numbers: selling

	Under $245K 16 sales	$245K–$324K 15 sales	$332K–$430K 15 sales	Over $430K 16 sales	All 62 sales	Real difference?
Days on market median	53	56	155	118	78	unclear
Discount from original list average	13.4%	9.0%	11.0%	8.6%	10.5%	unclear
Price cut before sale	44%	53%	73%	62%	58%	unclear
Seller paid closing costs or repairs	56%	60%	33%	25%	44%	unclear
Has a view	19%	20%	47%	81%	42%	✓ large

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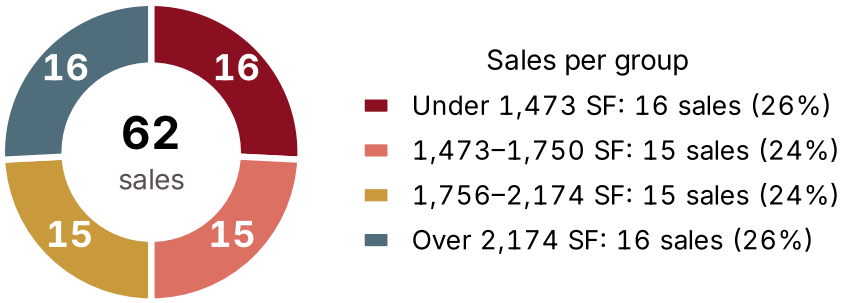
Sales ranked by living area and cut into four equal groups, from the smallest homes to the largest.



Bottom line

- Homes over 2,174 SF sell for about $350K (177%) more than homes under 1,473 SF.

4.1 Key differences

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

Under 1,473 SF · 1,473–1,750 SF · 1,756–2,174 SF · Over 2,174 SF

Larger homes Over 2,174 SF

- Sell for much more.

Smaller homes Under 1,473 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 1,473 SF	1,473–1,750 SF	1,756–2,174 SF	Over 2,174 SF	Real difference?
Net sale price	$198K Lowest	$304K	$410K	$549K Highest	✓ large
Net price per SF	$179 per SF	$190 per SF	$209 per SF	$197 per SF	unclear
Year built	1965	1994	2001	2002	unclear
Days on market	41 days	56 days	83 days	138 days	unclear
Discount from original list	13.2%	7.4%	9.5%	11.6%	unclear
Price cut before sale	50%	47%	53%	81%	unclear
Seller paid closing costs or repairs	50%	53%	27%	44%	unclear
Has a view	31%	20%	53%	62%	unclear

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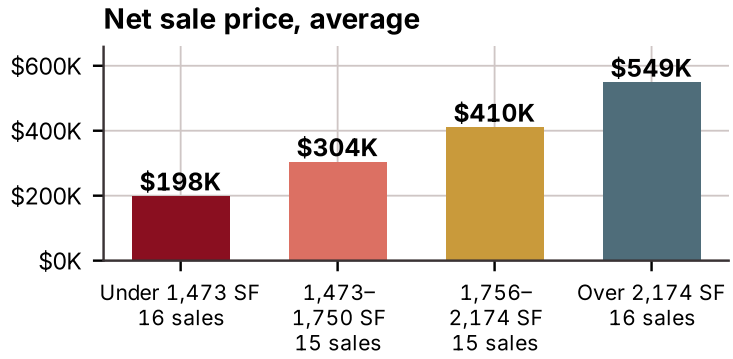
4.3 Homes over 2,174 SF sell for about $350K (177%) more than homes under 1,473 SF

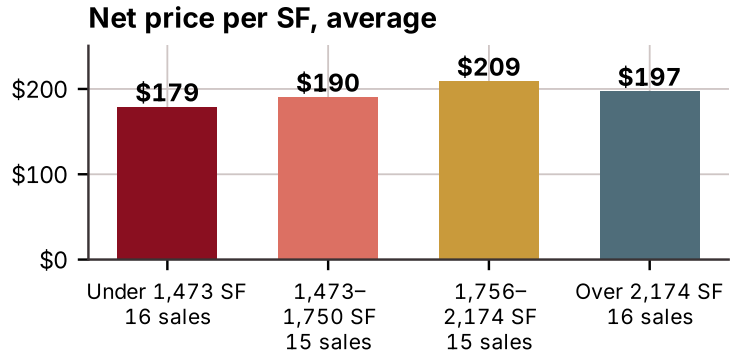


The average is **$549K** for homes over 2,174 SF and **$198K** for homes under 1,473 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

4.4 Net price per SF: no clear difference

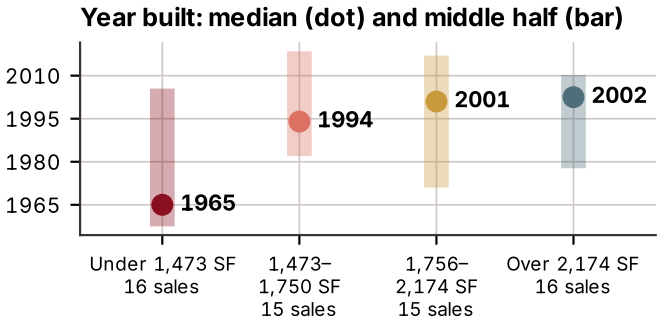


The average is **$197 per SF** for homes over 2,174 SF and **$179 per SF** for homes under 1,473 SF. It does not move in a straight line; homes 1,756–2,174 SF are highest.

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 2,174 SF and **1965** for homes under 1,473 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.4.

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

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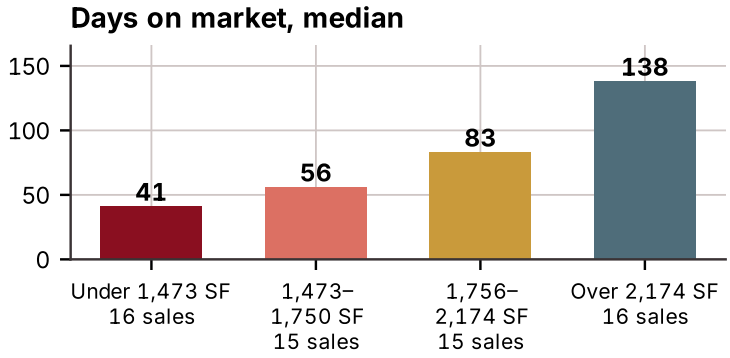
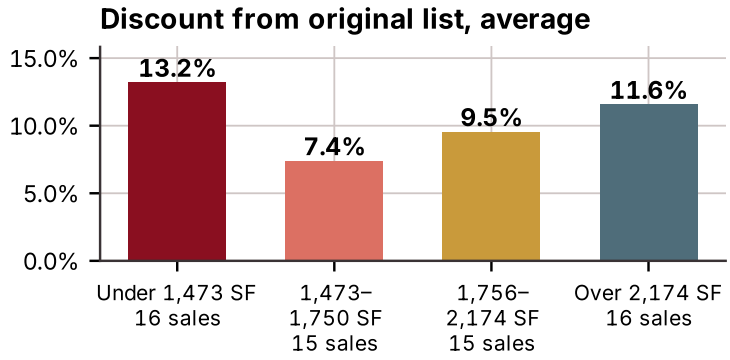
4.6 Days on market: no clear difference



The median is **138 days** for homes over 2,174 SF and **41 days** for homes under 1,473 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference



The average is **11.6%** for homes over 2,174 SF and **13.2%** for homes under 1,473 SF. It does not move in a straight line; homes under 1,473 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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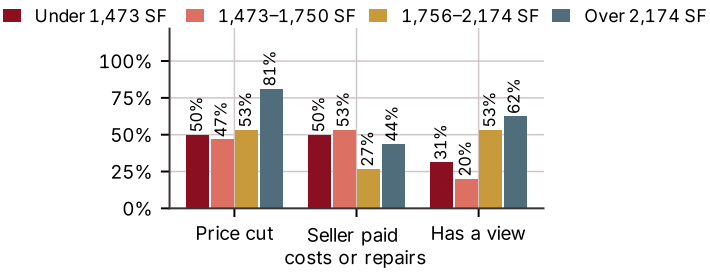
4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 81% of homes over 2,174 SF had a price cut before sale, against 50% of homes under 1,473 SF. Defined in 8.1.7.
- 44% of homes over 2,174 SF had the seller pay closing costs or repairs, against 50% of homes under 1,473 SF. Defined in 8.1.8.
- 62% of homes over 2,174 SF have a view, against 31% of homes under 1,473 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 1,473 SF 16 sales	1,473–1,750 SF 15 sales	1,756–2,174 SF 15 sales	Over 2,174 SF 16 sales	All 62 sales	Real difference?
Net sale price average	$198,298	$303,718	$410,100	$548,529	$365,427	✓ large
Net price per SF average	$179	$190	$209	$197	$194	unclear
Living area average	1,171	1,604	1,959	2,788	1,884	by design
Year built median	1965	1994	2001	2002	1996	unclear

4.10 The numbers: selling

	Under 1,473 SF 16 sales	1,473–1,750 SF 15 sales	1,756–2,174 SF 15 sales	Over 2,174 SF 16 sales	All 62 sales	Real difference?
Days on market median	41	56	83	138	78	unclear
Discount from original list average	13.2%	7.4%	9.5%	11.6%	10.5%	unclear
Price cut before sale	50%	47%	53%	81%	58%	unclear
Seller paid closing costs or repairs	50%	53%	27%	44%	44%	unclear
Has a view	31%	20%	53%	62%	42%	unclear

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

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5. Quartiles by year built

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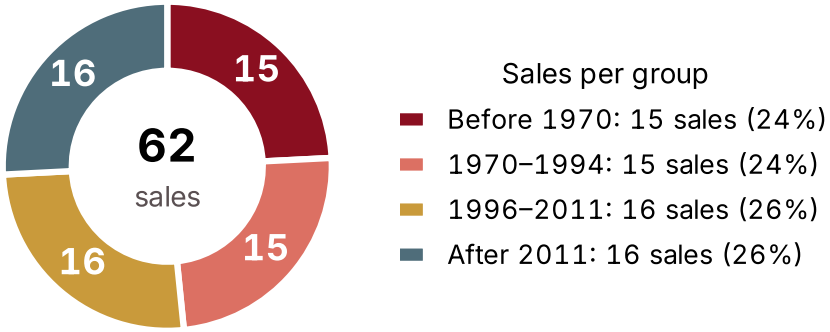
Sales ranked by year built and cut into four groups, from the oldest to the newest. Homes built in the same year always stay in the same group, so group sizes can differ a little.



Bottom line

- Homes built after 2011 sell for about $79 per SF (55%) more than homes built before 1970.
- Homes built after 2011 sell for about $196K (81%) more than homes built before 1970.

5.1 Key differences

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

Before 1970 1970–1994 1996–2011 After 2011

Newer homes After 2011

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

Older homes Before 1970

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

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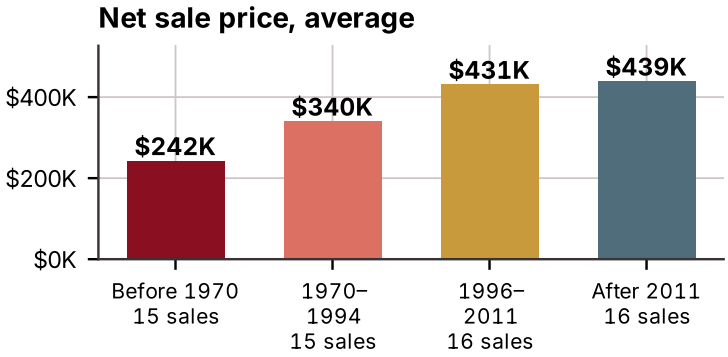
5.2 At a glance

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 1970	1970–1994	1996–2011	After 2011	Real difference?
Net sale price	$242K Lowest	$340K	$431K	$439K Highest	✓ large
Net price per SF	$145 per SF Lowest	$173 per SF	$227 per SF Highest	$224 per SF	✓ large
Living area	1,572 SF	1,976 SF	2,029 SF	1,945 SF	unclear
Days on market	22 days	96 days	74 days	90 days	unclear
Discount from original list	14.1%	12.6%	10.2%	5.4%	unclear
Price cut before sale	33%	67%	62%	69%	unclear
Seller paid closing costs or repairs	40%	47%	50%	38%	unclear
Has a view	27%	27%	62%	50%	unclear

5.3 Homes built after 2011 sell for about $196K (81%) more than homes built before 1970



The average is **$439K** for homes built after 2011 and **$242K** for homes built before 1970. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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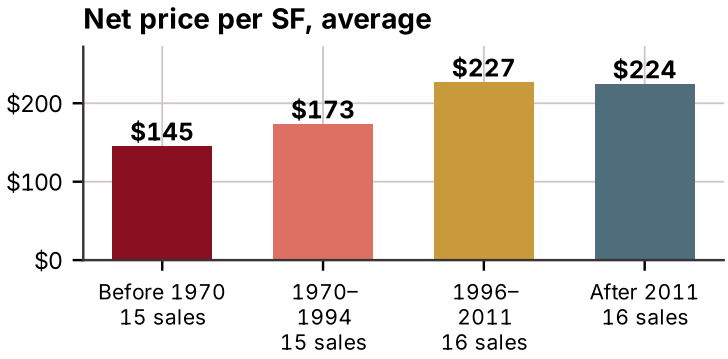
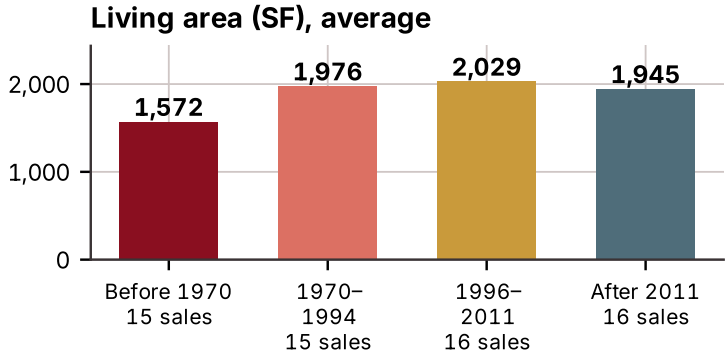
5.4 Homes built after 2011 sell for about $79 per SF (55%) more than homes built before 1970



The average is **$224 per SF** for homes built after 2011 and **$145 per SF** for homes built before 1970. It does not move in a straight line; homes built 1996–2011 are highest. Defined in 8.1.2.

✓ **Real difference** · large

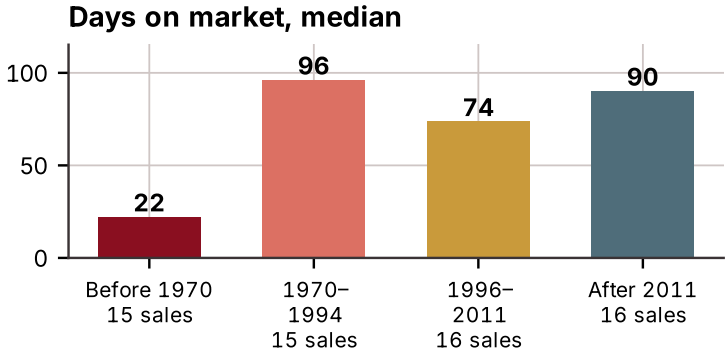
5.5 Living area: no clear difference



The average is **1,945 SF** for homes built after 2011 and **1,572 SF** for homes built before 1970. It does not move in a straight line; homes built 1996–2011 are highest. Defined in 8.1.3.

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

5.6 Days on market: no clear difference



The median is **90 days** for homes built after 2011 and **22 days** for homes built before 1970. It does not move in a straight line; homes built 1970–1994 are highest. Defined in 8.1.5.

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

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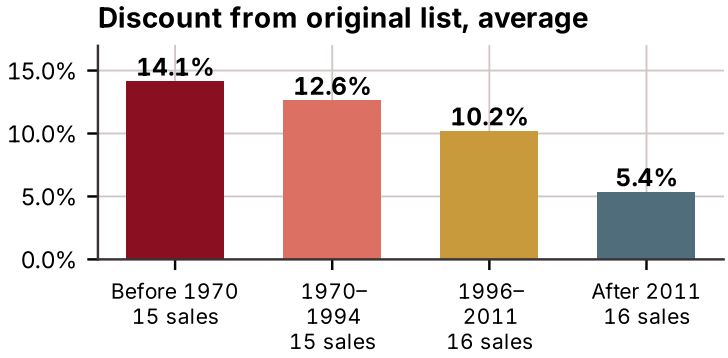
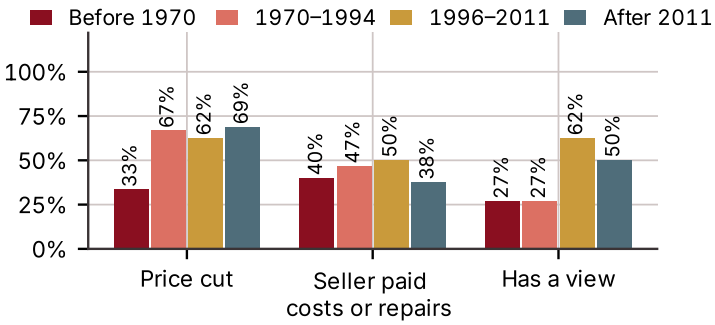
5.7 Discount from original list: no clear difference



The average is **5.4%** for homes built after 2011 and **14.1%** for homes built before 1970. 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.

- 69% of homes built after 2011 had a price cut before sale, against 33% of homes built before 1970. Defined in 8.1.7.
- 38% of homes built after 2011 had the seller pay closing costs or repairs, against 40% of homes built before 1970. Defined in 8.1.8.
- 50% of homes built after 2011 have a view, against 27% of homes built before 1970. 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 1970 15 sales	1970–1994 15 sales	1996–2011 16 sales	After 2011 16 sales	All 62 sales	Real difference?
Net sale price average	$242,462	$340,072	$430,987	$438,918	$365,427	✓ large
Net price per SF average	$145	$173	$227	$224	$194	✓ large
Living area average	1,572	1,976	2,029	1,945	1,884	unclear
Year built median	1940	1979	2004	2020	1996	by design

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5.10 The numbers: selling

	Before 1970 15 sales	1970–1994 15 sales	1996–2011 16 sales	After 2011 16 sales	All 62 sales	Real difference?
Days on market median	22	96	74	90	78	unclear
Discount from original list average	14.1%	12.6%	10.2%	5.4%	10.5%	unclear
Price cut before sale	33%	67%	62%	69%	58%	unclear
Seller paid closing costs or repairs	40%	47%	50%	38%	44%	unclear
Has a view	27%	27%	62%	50%	42%	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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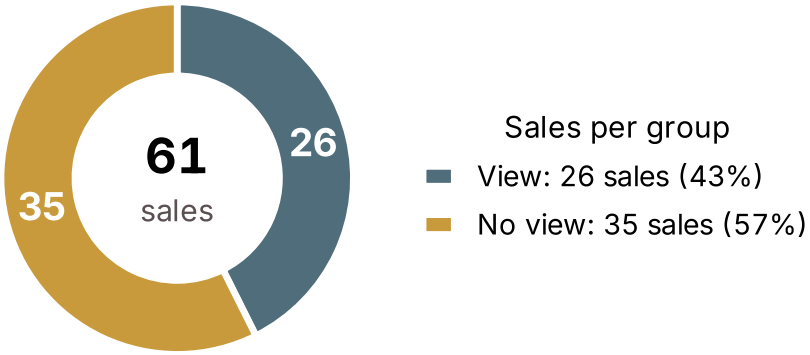
6. View and no view

Resale homes · 62 sales · November 22, 2025 – 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

- Homes with a view sell for about $79 per SF (51%) more than homes without a view.
- Homes with a view sell for about $183K (65%) 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.
- Sell for much more.

Homes without a view no view listed

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

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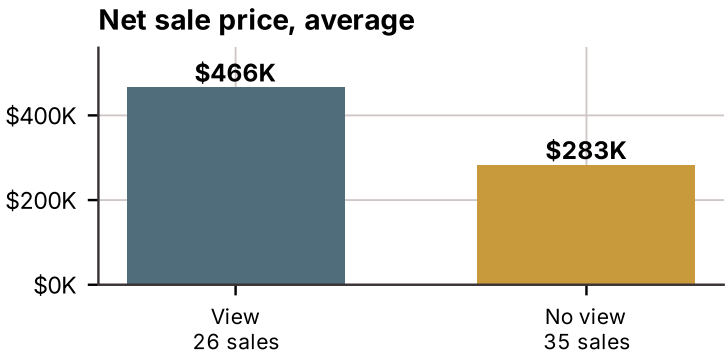
6.2 At a glance

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	$466K **Highest**	$283K **Lowest**	✓ large
Net price per SF	$236 per SF **Highest**	$156 per SF **Lowest**	✓ large
Living area	2,037 SF	1,780 SF	unclear
Year built	2004	1980	unclear
Days on market	85 days	81 days	unclear
Discount from original list	10.9%	10.4%	unclear
Price cut before sale	62%	57%	unclear
Seller paid closing costs or repairs	27%	57%	unclear

6.3 Homes with a view sell for about $183K (65%) more than homes without a view



The average is **$466K** for homes with a view and **$283K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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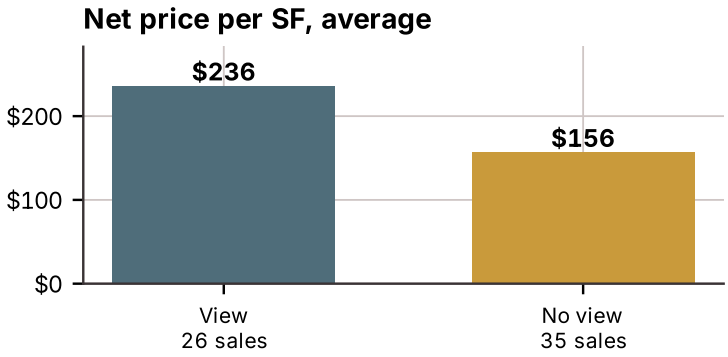
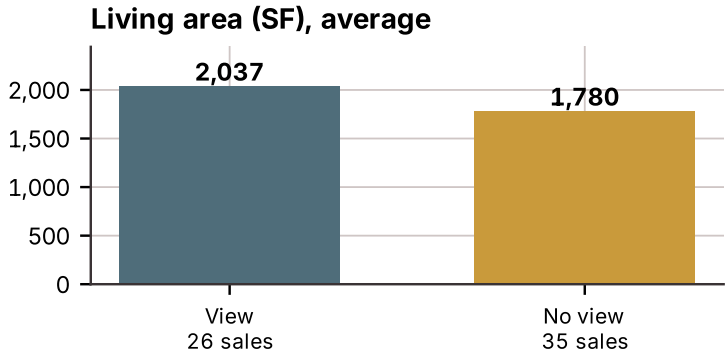
6.4 Homes with a view sell for about $79 per SF (51%) more than homes without a view



The average is **$236 per SF** for homes with a view and **$156 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

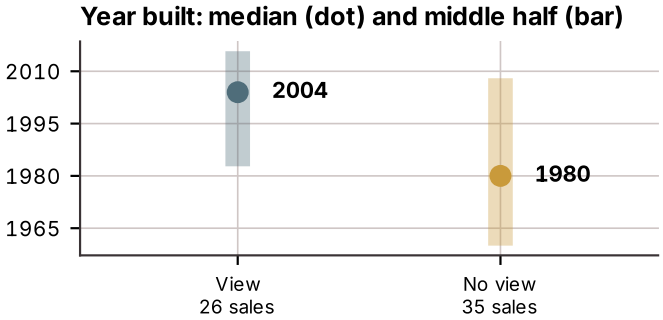
6.5 Living area: no clear difference



The average is **2,037 SF** for homes with a view and **1,780 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 **2004** for homes with a view and **1980** for homes without a view. Defined in 8.1.4.

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

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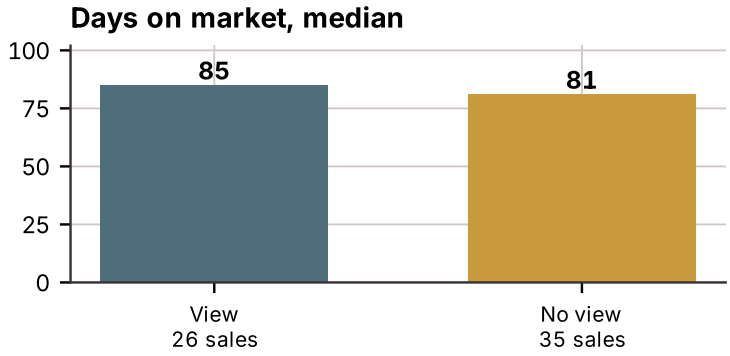
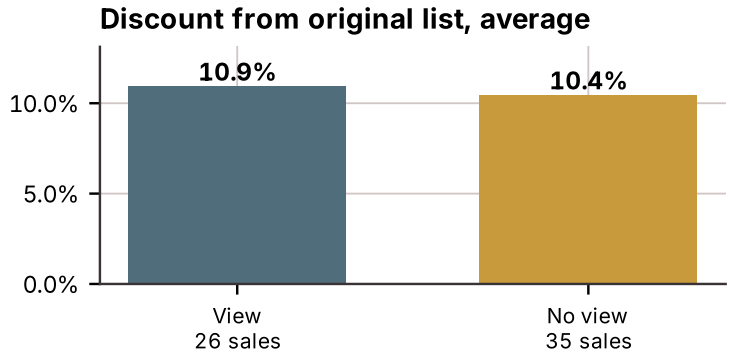
6.7 Days on market: no clear difference



The median is **85 days** for homes with a view and **81 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

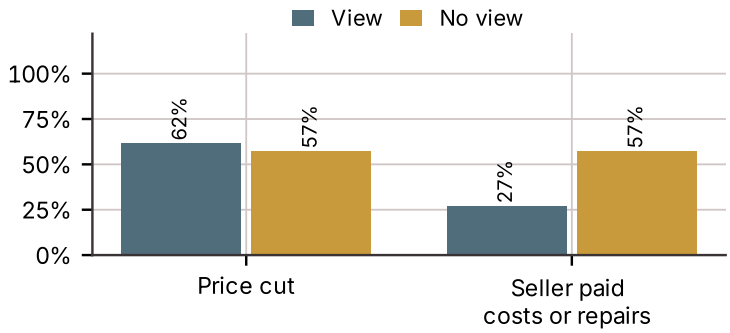
6.8 Discount from original list: no clear difference



The average is **10.9%** for homes with a view and **10.4%** 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.

- 62% of homes with a view had a price cut before sale, against 57% of homes without a view. Defined in 8.1.7.
- 27% of homes with a view had the seller pay closing costs or repairs, against 57% 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 26 sales	No view 35 sales	All 61 sales	Real difference?
Net sale price average	$466,413	$283,193	$361,287	✓ large
Net price per SF average	$236	$156	$190	✓ large
Living area average	2,037	1,780	1,889	unclear
Year built median	2004	1980	1996	unclear

6.11 The numbers: selling

	View 26 sales	No view 35 sales	All 61 sales	Real difference?
Days on market median	85	81	81	unclear
Discount from original list average	10.9%	10.4%	10.7%	unclear
Price cut before sale	62%	57%	59%	unclear
Seller paid closing costs or repairs	27%	57%	44%	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 · 8 sales · November 22, 2025 – November 21, 2026

Homes sold new by the builder in the same 365 days. They are left out of every other section and shown here as basic figures only: 8 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 Lampasas.

Measure	Average	Median
Sales		8
Net sale price	**$435,512**	$281,798
Net price per SF	**$379**	$215
Living area (SF)	**1,494**	1,385
Days on market	**217**	142
Discount from original list	**3.6%**	3.5%
Price cut before sale		25% of sales
Seller paid closing costs or repairs		12% 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 62 resale sales. Average $365,427; median $328,150; standard deviation $184,351; middle half (25th–75th percentile) $241,513–$448,675; lowest $40,000, highest $868,000. 27 sales had a seller payment; their median payment was $9,000.

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 62 resale sales. Average $194; median $183; standard deviation $84; middle half (25th–75th percentile) $150–$210; lowest $57, highest $620.

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 62 resale sales. Average 1,884; median 1,753; standard deviation 678; middle half (25th–75th percentile) 1,448–2,178; lowest 576, highest 4,140.

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 62 resale sales. Average 1986; median 1996; standard deviation 34; middle half (25th–75th percentile) 1970–2014; lowest 1889, 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 62 resale sales. Average 113; median 78; standard deviation 112; middle half (25th–75th percentile) 27–173; lowest 0, highest 509. 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 62 resale sales. Average 10.5%; median 7.8%; standard deviation 9.4%; middle half (25th–75th percentile) 3.9%–15.1%; lowest −4.0%, highest 40.4%. 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 36 of 62 resale sales (58.1%).

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 27 of 62 resale sales (43.5%).

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 26 sales with a view, 35 without, 1 unclassified. Most common View entries: Neighborhood 21, None 17, Trees/Woods 14, Hill Country 13, Rural 6, Pasture 4, City 3, Garden 2.

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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 = Lampasas.

The data Pulled November 22, 2026: 76 closed Lampasas records over the prior year. ZIP codes: 2, the most sales in 76550, 78550.

8.2.2 Study window

In simple terms The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 36 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 22, 2025 to November 21, 2026 inclusive.

The data 70 single-family sales in the window: 62 resale, 8 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 62 resale; 8 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)

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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 $245K”.

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 $245K: $40,000–$240,351 (16 sales); $245K–$324K: $245,000–$324,500 (15 sales); $332K–$430K: $331,800–$430,000 (15 sales); Over $430K: $454,900–$868,000 (16 sales)
Quartiles by living area: Under 1,473 SF: 576–1,440 SF (16 sales); 1,473–1,750 SF: 1,473–1,750 SF (15 sales); 1,756–2,174 SF: 1,756–2,174 SF (15 sales); Over 2,174 SF: 2,179–4,140 SF (16 sales)
Quartiles by year built: Before 1970: 1889–1963 (15 sales); 1970–1994: 1970–1994 (15 sales); 1996–2011: 1996–2011 (16 sales); After 2011: 2015–2024 (16 sales)
View and no view: View: MLS lists a view (26 sales); No view: None or Neighborhood (35 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 $365,427, median $328,150. Days on market: average 113, median 78: 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 8 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 = 35.08	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.575$	large
Living area	Kruskal–Wallis	H = 35.00	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.574$	large
Year built	Kruskal–Wallis	H = 8.78	3	0.0323	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.144$	large
Days on market	Kruskal–Wallis	H = 3.24	3	0.3559	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.053$	small
Discount from original list	Kruskal–Wallis	H = 5.54	3	0.1363	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.091$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.05$	3	0.3840	p < 0.0063	**Unclear**	Cramér's V = 0.222	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.58$	3	0.1341	p < 0.0063	**Unclear**	Cramér's V = 0.300	small
Has a view	Chi-square	$\chi^2 = 16.79$	3	0.0008	p < 0.0063	**Yes**	Cramér's V = 0.520	large

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 = 34.99	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.574$	large
Net price per SF	Kruskal–Wallis	H = 7.01	3	0.0716	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.115$	medium
Year built	Kruskal–Wallis	H = 4.02	3	0.2593	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.066$	medium
Days on market	Kruskal–Wallis	H = 7.79	3	0.0506	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.128$	medium
Discount from original list	Kruskal–Wallis	H = 5.82	3	0.1205	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.095$	medium
Price cut before sale	Chi-square	$\chi^2 = 4.90$	3	0.1794	p < 0.0063	**Unclear**	Cramér's V = 0.281	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.59$	3	0.4585	p < 0.0063	**Unclear**	Cramér's V = 0.205	small
Has a view	Chi-square	$\chi^2 = 7.29$	3	0.0631	p < 0.0063	**Unclear**	Cramér's V = 0.343	medium

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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 = 13.67	3	0.0034	p < 0.0063	Yes	ε² = 0.224	large
Net price per SF	Kruskal–Wallis	H = 19.68	3	0.0002	p < 0.0063	Yes	ε² = 0.323	large
Living area	Kruskal–Wallis	H = 8.13	3	0.0434	p < 0.0063	Unclear	ε² = 0.133	medium
Days on market	Kruskal–Wallis	H = 5.29	3	0.1518	p < 0.0063	Unclear	ε² = 0.087	medium
Discount from original list	Kruskal–Wallis	H = 8.86	3	0.0312	p < 0.0063	Unclear	ε² = 0.145	large
Price cut before sale	Chi-square	χ^2 = 5.10	3	0.1644	p < 0.0063	Unclear	Cramér's V = 0.287	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.65	3	0.8860	p < 0.0063	Unclear	Cramér's V = 0.102	small
Has a view	Chi-square	χ^2 = 6.08	3	0.1078	p < 0.0063	Unclear	Cramér's V = 0.313	medium

8.3.4 View and no view

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Mann–Whitney U	U = 720.00	—	0.0001	p < 0.0063	Yes	rank-biserial r = 0.582	large
Net price per SF	Mann–Whitney U	U = 744.00	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.635	large
Living area	Mann–Whitney U	U = 579.50	—	0.0705	p < 0.0063	Unclear	rank-biserial r = 0.274	small
Year built	Mann–Whitney U	U = 590.00	—	0.0497	p < 0.0063	Unclear	rank-biserial r = 0.297	small
Days on market	Mann–Whitney U	U = 454.00	—	0.9942	p < 0.0063	Unclear	rank-biserial r = 0.002	negligible
Discount from original list	Mann–Whitney U	U = 443.00	—	0.8668	p < 0.0063	Unclear	rank-biserial r = 0.026	negligible
Price cut before sale	Chi-square	χ^2 = 0.12	1	0.7299	p < 0.0063	Unclear	Cramér's V = 0.044	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 5.52	1	0.0188	p < 0.0063	Unclear	Cramér's V = 0.301	medium

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8.4 Data notes

Left out of the analysis: 8 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 62 closed MLS resale sales; the 8 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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