Giddings

Lee 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
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, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
35	**$233,500**	**$154**	**80 days**
single-family resale homes	average $277,049	average $149	average 116 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 · 35 sales · November 22, 2025 – November 21, 2026

This study looks at the **35 resale homes** sold in Giddings in the **365 days** to November 21, 2026. A full year is used because only 23 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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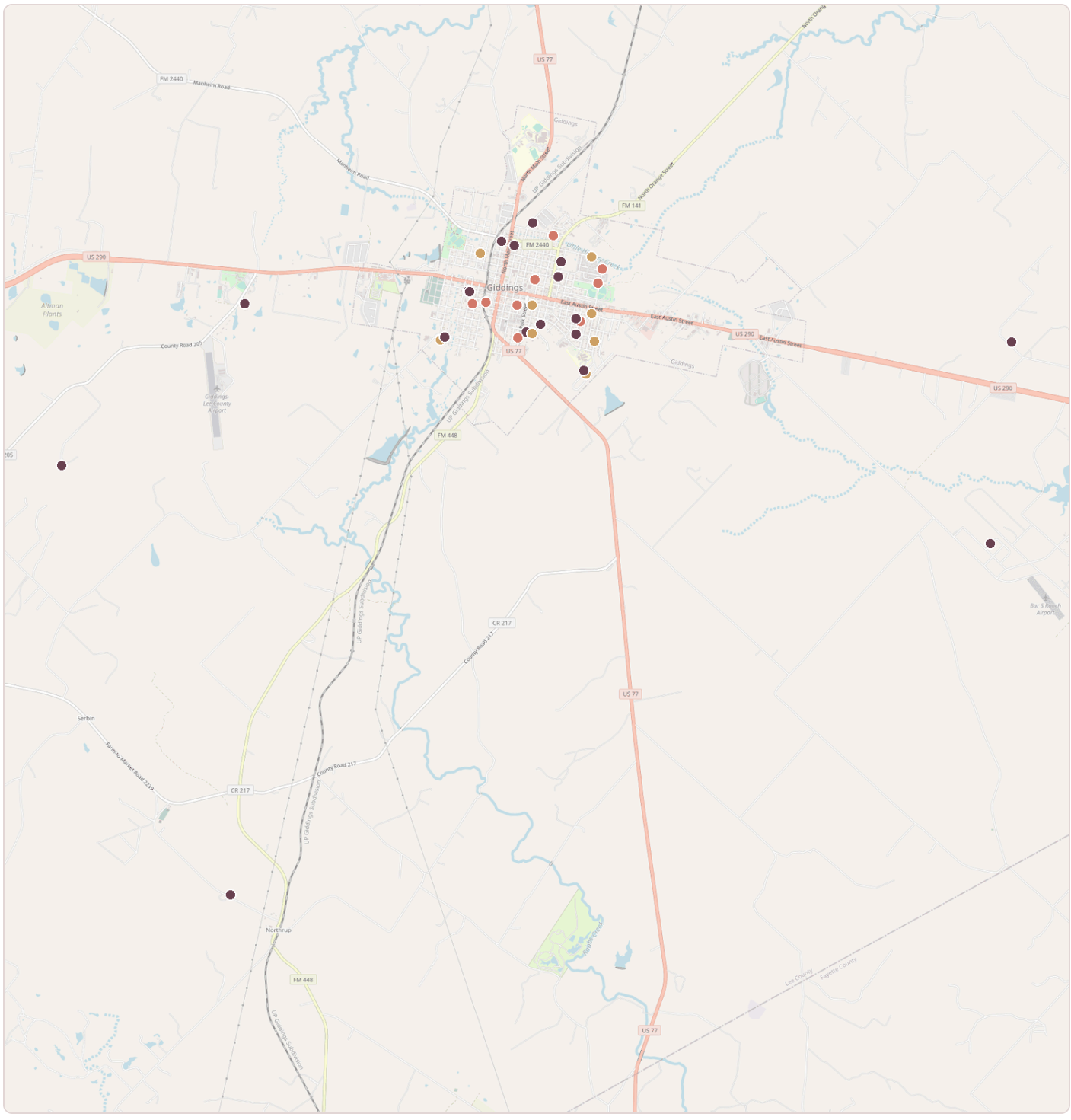
2. Where the resale homes sold

35 resale homes · colored by price range

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



● Under $185K · 9 sales ● $185K–$234K · 9 sales ● $265K–$349K · 8 sales ● Over $349K · 9 sales

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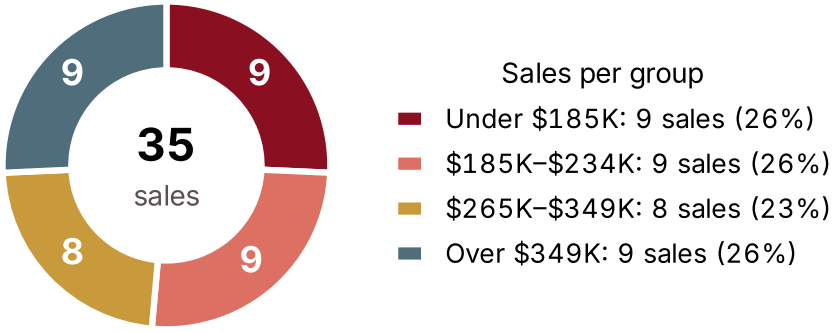
3. Quartiles by net sale price

Resale homes · 35 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.



Bottom line

- Homes over $349K are about 1,580 SF (131%) larger than homes under $185K.

3.1 Key differences

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

Under $185K $185K–$234K $265K–$349K Over $349K

Higher-priced homes Over $349K

- Are much larger.

Lower-priced homes Under $185K

- Are much smaller.

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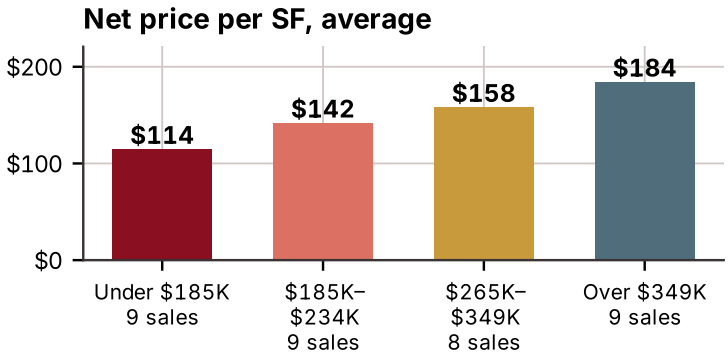
3.2 At a glance

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 $185K	$185K–$234K	$265K–$349K	Over $349K	Real difference?
Net price per SF	$114 per SF	$142 per SF	$158 per SF	$184 per SF	unclear
Living area	1,206 SF **Smallest**	1,454 SF	2,035 SF	2,786 SF **Largest**	✓ large
Year built	1963	1968	1979	1986	unclear
Days on market	221 days	52 days	82 days	44 days	unclear
Discount from original list	23.2%	10.1%	9.0%	8.9%	unclear
Price cut before sale	78%	33%	75%	33%	unclear
Seller paid closing costs or repairs	22%	56%	62%	44%	unclear
Has a view	11%	0%	25%	56%	unclear

How to read this section. Each heading gives the finding. The gold box says whether the gap is real (✓, with its size) or could be chance (–). The section ends with its numbers; the tests are in section 8.3.

3.3 Net price per SF: no clear difference



The average is **$184 per SF** for homes over $349K and **$114 per SF** for homes under $185K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

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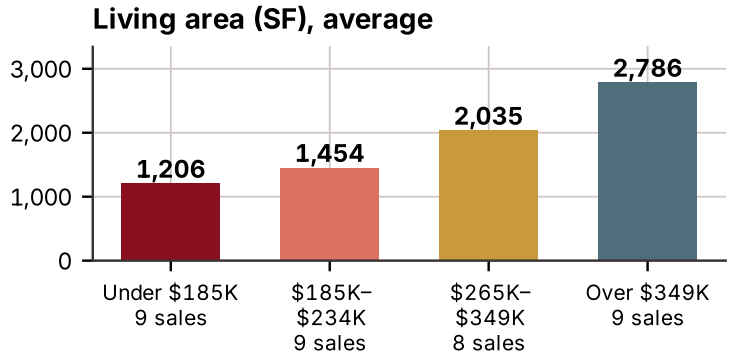
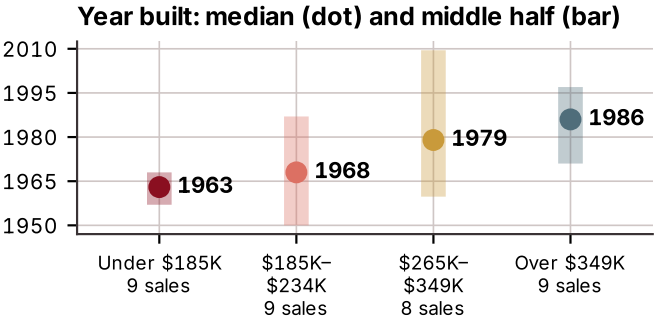
3.4 Homes over $349K are about 1,580 SF (131%) larger than homes under $185K



The average is **2,786 SF** for homes over $349K and **1,206 SF** for homes under $185K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

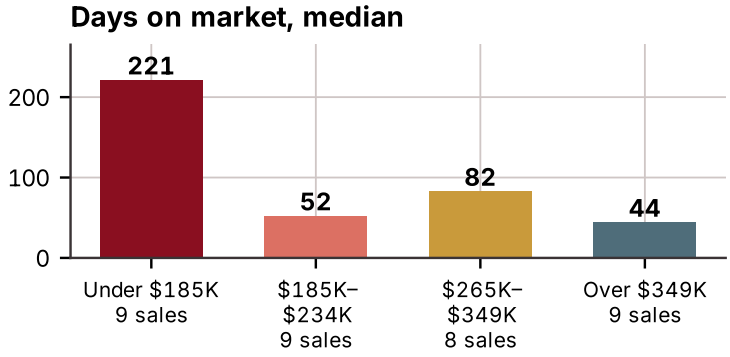
3.5 Year built: no clear difference



The median is **1986** for homes over $349K and **1963** for homes under $185K. 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 **44 days** for homes over $349K and **221 days** for homes under $185K. It does not move in a straight line; homes under $185K are highest. Defined in 8.1.5.

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

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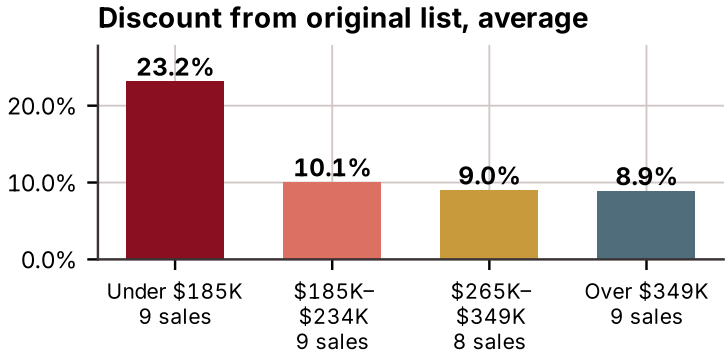
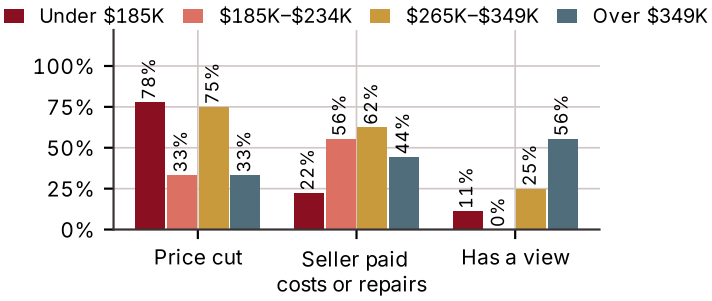
3.7 Discount from original list: no clear difference



The average is **8.9%** for homes over $349K and **23.2%** for homes under $185K. It falls step by step from the lowest range to the 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.

- 33% of homes over $349K had a price cut before sale, against 78% of homes under $185K. Defined in 8.1.7.
- 44% of homes over $349K had the seller pay closing costs or repairs, against 22% of homes under $185K. Defined in 8.1.8.
- 56% of homes over $349K have a view, against 11% of homes under $185K. 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 $185K 9 sales	$185K– $234K 9 sales	$265K– $349K 8 sales	Over $349K 9 sales	All 35 sales	Real difference?
Net sale price average	$123,707	$204,133	$311,879	$472,347	$277,049	by design
Net price per SF average	$114	$142	$158	$184	$149	unclear
Living area average	1,206	1,454	2,035	2,786	1,866	✓ large
Year built median	1963	1968	1979	1986	1970	unclear

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3.10 The numbers: selling

	Under $185K 9 sales	$185K–$234K 9 sales	$265K–$349K 8 sales	Over $349K 9 sales	All 35 sales	Real difference?
Days on market median	221	52	82	44	80	unclear
Discount from original list average	23.2%	10.1%	9.0%	8.9%	12.9%	unclear
Price cut before sale	78%	33%	75%	33%	54%	unclear
Seller paid closing costs or repairs	22%	56%	62%	44%	46%	unclear
Has a view	11%	0%	25%	56%	23%	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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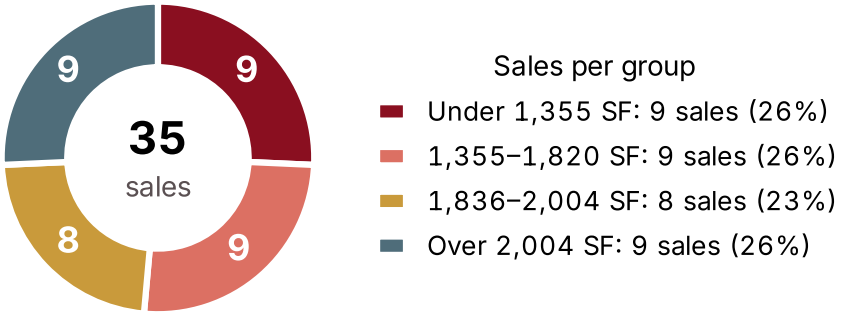
4. Quartiles by living area

Resale homes · 35 sales · November 22, 2025 – November 21, 2026

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



Bottom line

- Homes over 2,004 SF sell for about $269K (206%) more than homes under 1,355 SF.

4.1 Key differences

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

Under 1,355 SF · 1,355–1,820 SF · 1,836–2,004 SF · Over 2,004 SF

Larger homes Over 2,004 SF

- Sell for much more.

Smaller homes Under 1,355 SF

- Sell for much less.

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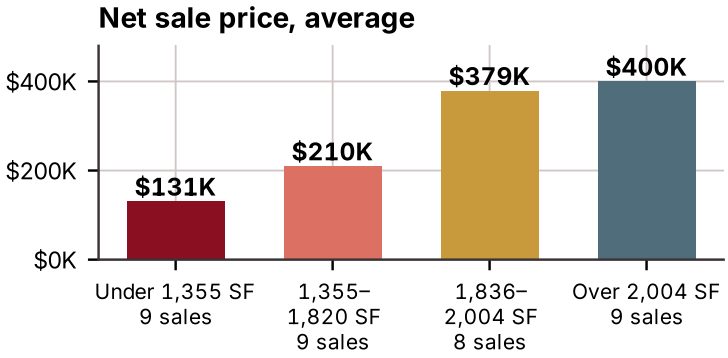
4.2 At a glance

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 1,355 SF	1,355–1,820 SF	1,836–2,004 SF	Over 2,004 SF	Real difference?
Net sale price	$131K Lowest	$210K	$379K	$400K Highest	✓ large
Net price per SF	$129 per SF	$140 per SF	$196 per SF	$137 per SF	unclear
Year built	1968	1960	2014	1971	unclear
Days on market	176 days	64 days	67 days	65 days	unclear
Discount from original list	20.8%	7.7%	9.5%	13.2%	unclear
Price cut before sale	67%	33%	62%	56%	unclear
Seller paid closing costs or repairs	33%	44%	62%	44%	unclear
Has a view	11%	0%	38%	44%	unclear

4.3 Homes over 2,004 SF sell for about $269K (206%) more than homes under 1,355 SF



The average is **$400K** for homes over 2,004 SF and **$131K** for homes under 1,355 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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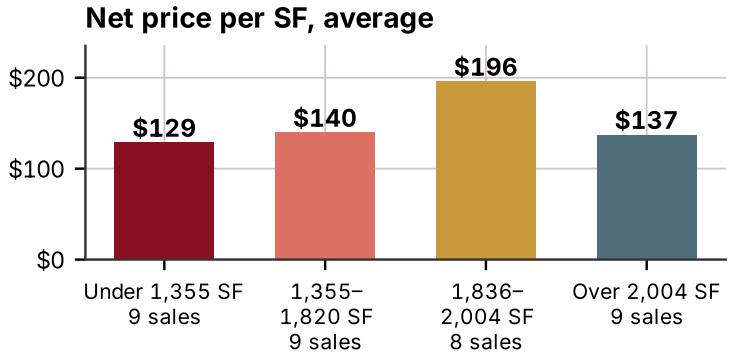
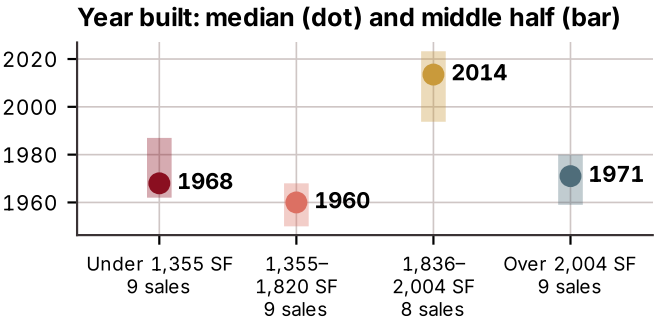
4.4 Net price per SF: no clear difference



The average is **$137 per SF** for homes over 2,004 SF and **$129 per SF** for homes under 1,355 SF. It does not move in a straight line; homes 1,836–2,004 SF are highest.
Defined in 8.1.2.

– No clear difference · could be chance

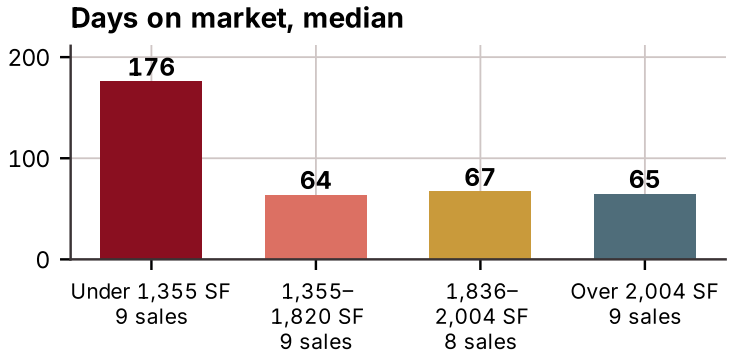
4.5 Year built: no clear difference



The median is **1971** for homes over 2,004 SF and **1968** for homes under 1,355 SF. It does not move in a straight line; homes 1,836–2,004 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference



The median is **65 days** for homes over 2,004 SF and **176 days** for homes under 1,355 SF. It does not move in a straight line; homes under 1,355 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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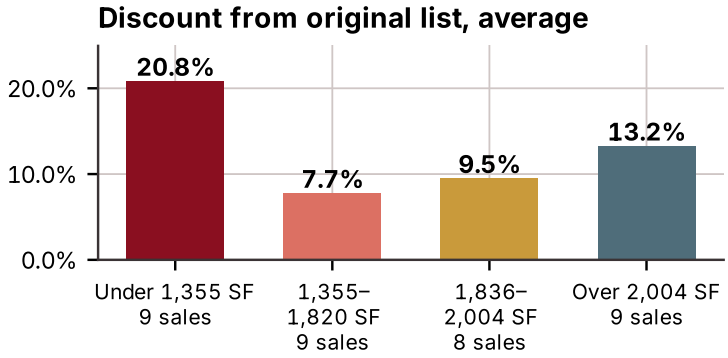
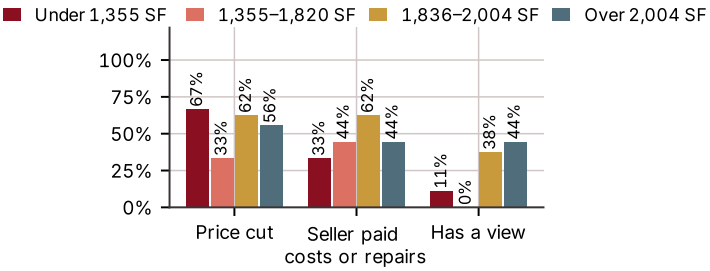
4.7 Discount from original list: no clear difference



The average is **13.2%** for homes over 2,004 SF and **20.8%** for homes under 1,355 SF. It does not move in a straight line; homes under 1,355 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.

- 56% of homes over 2,004 SF had a price cut before sale, against 67% of homes under 1,355 SF. Defined in 8.1.7.
- 44% of homes over 2,004 SF had the seller pay closing costs or repairs, against 33% of homes under 1,355 SF. Defined in 8.1.8.
- 44% of homes over 2,004 SF have a view, against 11% of homes under 1,355 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 1,355 SF 9 sales	1,355–1,820 SF 9 sales	1,836–2,004 SF 8 sales	Over 2,004 SF 9 sales	All 35 sales	Real difference?
Net sale price average	$130,762	$209,856	$379,016	$399,892	$277,049	✓ large
Net price per SF average	$129	$140	$196	$137	$149	unclear
Living area average	992	1,504	1,926	3,046	1,866	by design
Year built median	1968	1960	2014	1971	1970	unclear

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4.10 The numbers: selling

	Under 1,355 SF 9 sales	1,355–1,820 SF 9 sales	1,836–2,004 SF 8 sales	Over 2,004 SF 9 sales	All 35 sales	Real difference?
Days on market median	176	64	67	65	80	unclear
Discount from original list average	20.8%	7.7%	9.5%	13.2%	12.9%	unclear
Price cut before sale	67%	33%	62%	56%	54%	unclear
Seller paid closing costs or repairs	33%	44%	62%	44%	46%	unclear
Has a view	11%	0%	38%	44%	23%	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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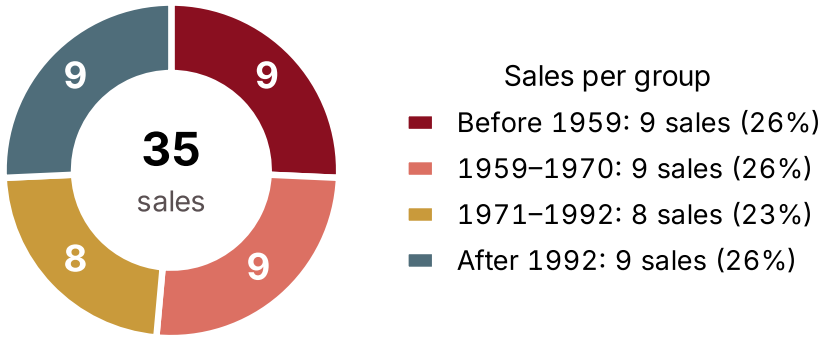
5. Quartiles by year built

Resale homes · 35 sales · November 22, 2025 – 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: 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 1959	1959–1970	1971–1992	After 1992	Real difference?
Net sale price	$199K	$234K	$358K	$325K	unclear
Net price per SF	$121 per SF	$146 per SF	$146 per SF	$184 per SF	unclear
Living area	1,690 SF	1,582 SF	2,587 SF	1,683 SF	unclear
Days on market	105 days	123 days	48 days	54 days	unclear
Discount from original list	12.1%	13.2%	13.0%	13.4%	unclear
Price cut before sale	56%	56%	50%	56%	unclear
Seller paid closing costs or repairs	56%	33%	50%	44%	unclear
Has a view	11%	11%	38%	33%	unclear

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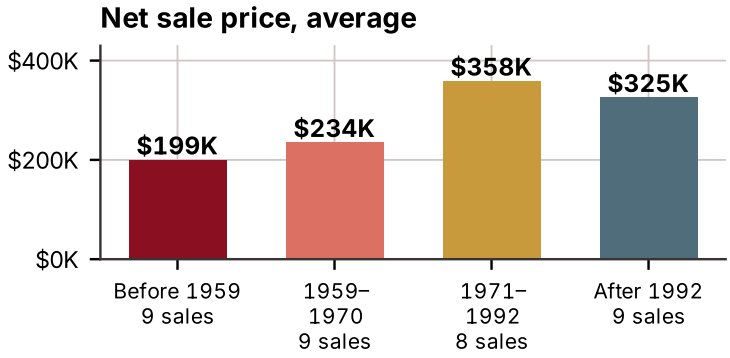
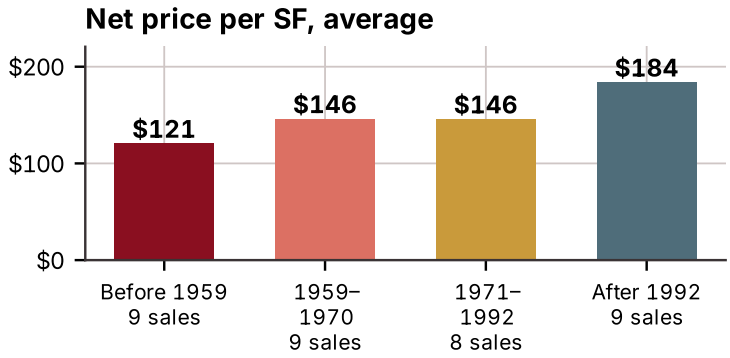
5.3 Net sale price: no clear difference



The average is **$325K** for homes built after 1992 and **$199K** for homes built before 1959. It does not move in a straight line; homes built 1971–1992 are highest. Defined in 8.1.1.

– No clear difference · could be chance

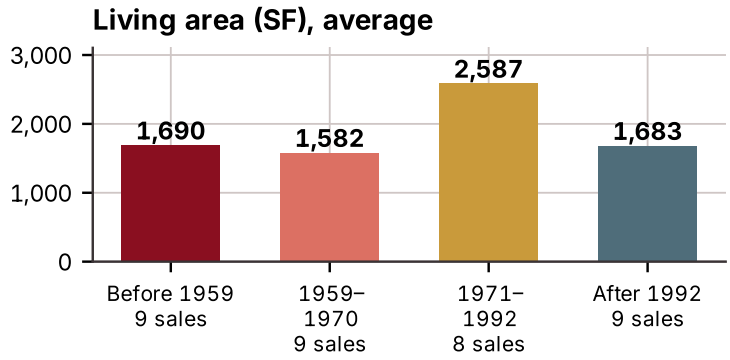
5.4 Net price per SF: no clear difference



The average is **$184 per SF** for homes built after 1992 and **$121 per SF** for homes built before 1959. It does not move in a straight line; homes built after 1992 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **1,683 SF** for homes built after 1992 and **1,690 SF** for homes built before 1959. It does not move in a straight line; homes built 1971–1992 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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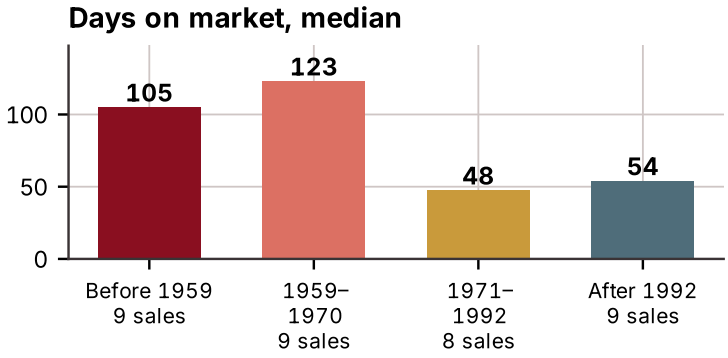
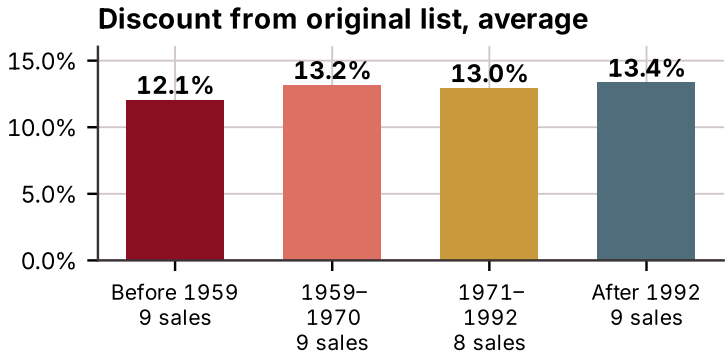
5.6 Days on market: no clear difference



The median is **54 days** for homes built after 1992 and **105 days** for homes built before 1959. It does not move in a straight line; homes built 1959–1970 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 **13.4%** for homes built after 1992 and **12.1%** for homes built before 1959. It does not move in a straight line; homes built after 1992 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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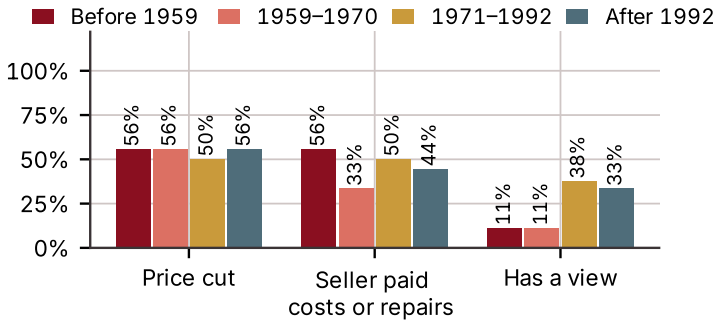
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 56% of homes built after 1992 had a price cut before sale, against 56% of homes built before 1959. Defined in 8.1.7.
- 44% of homes built after 1992 had the seller pay closing costs or repairs, against 56% of homes built before 1959. Defined in 8.1.8.
- 33% of homes built after 1992 have a view, against 11% of homes built before 1959. 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 1959 9 sales	1959–1970 9 sales	1971–1992 8 sales	After 1992 9 sales	All 35 sales	Real difference?
Net sale price average	$199,389	$234,484	$358,216	$325,125	$277,049	unclear
Net price per SF average	$121	$146	$146	$184	$149	unclear
Living area average	1,690	1,582	2,587	1,683	1,866	unclear
Year built median	1950	1963	1982	2005	1970	by design

5.10 The numbers: selling

	Before 1959 9 sales	1959–1970 9 sales	1971–1992 8 sales	After 1992 9 sales	All 35 sales	Real difference?
Days on market median	105	123	48	54	80	unclear
Discount from original list average	12.1%	13.2%	13.0%	13.4%	12.9%	unclear
Price cut before sale	56%	56%	50%	56%	54%	unclear
Seller paid closing costs or repairs	56%	33%	50%	44%	46%	unclear
Has a view	11%	11%	38%	33%	23%	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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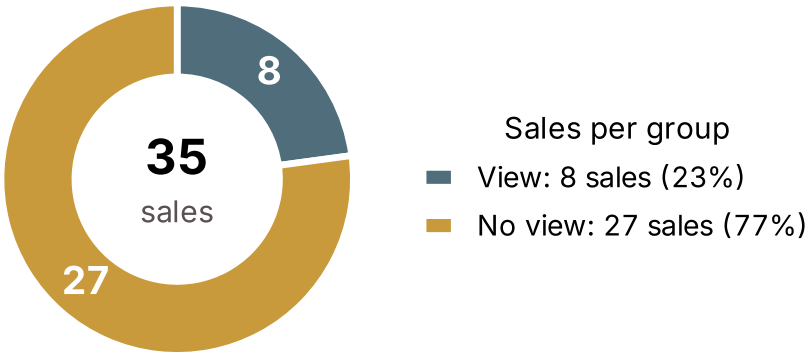
6. View and no view

Resale homes · 35 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.



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	$433K	$231K	unclear
Net price per SF	$182 per SF	$139 per SF	unclear
Living area	2,494 SF	1,679 SF	unclear
Year built	1989	1968	unclear
Days on market	112 days	80 days	unclear
Discount from original list	13.5%	12.7%	unclear
Price cut before sale	50%	56%	unclear
Seller paid closing costs or repairs	38%	48%	unclear

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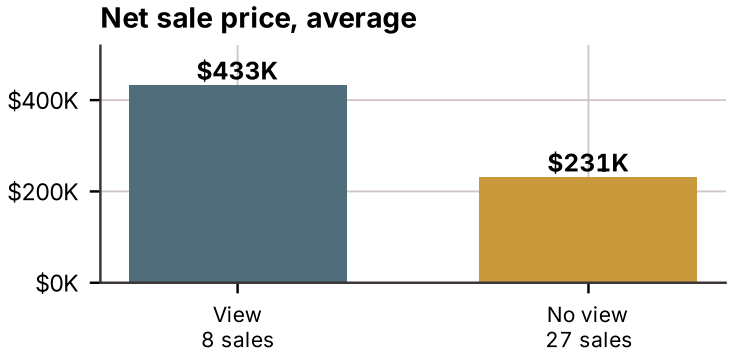
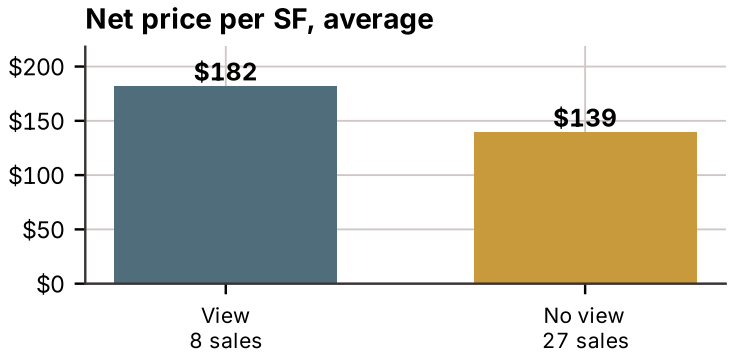
6.3 Net sale price: no clear difference



The average is **$433K** for homes with a view and **$231K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

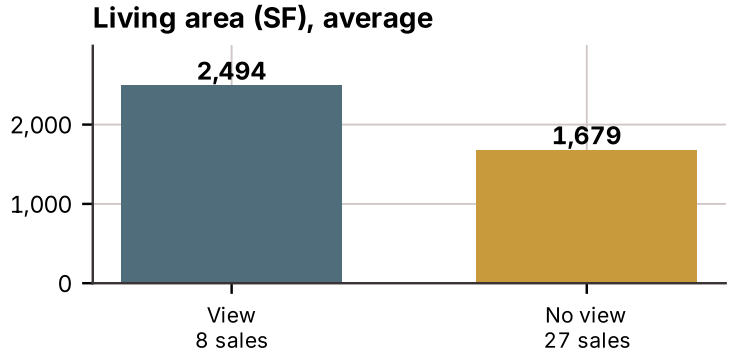
6.4 Net price per SF: no clear difference



The average is **$182 per SF** for homes with a view and **$139 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 **2,494 SF** for homes with a view and **1,679 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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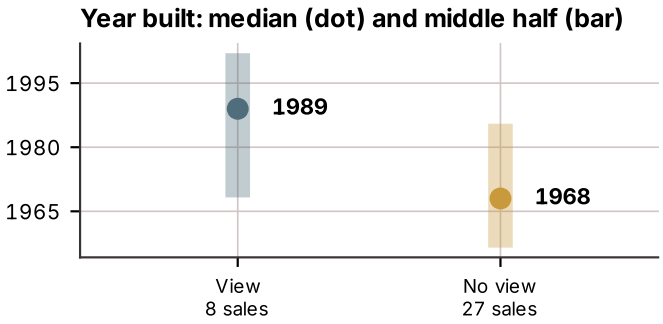
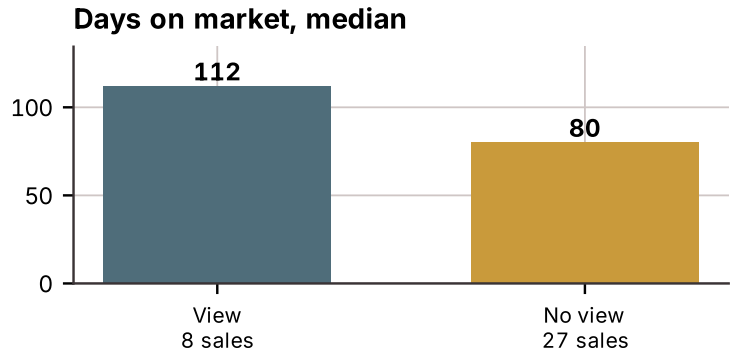
6.6 Year built: no clear difference



The median is **1989** for homes with a view and **1968** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

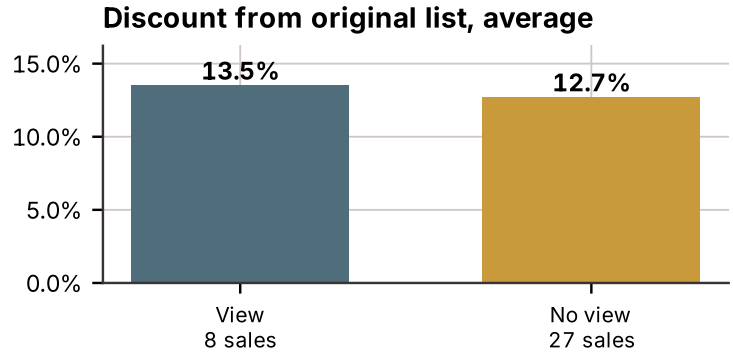
6.7 Days on market: no clear difference



The median is **112 days** for homes with a view and **80 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 **13.5%** for homes with a view and **12.7%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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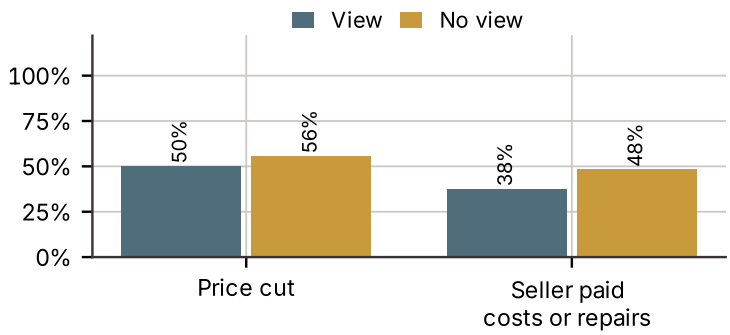
6.9 How often: price cut before sale, seller paid closing costs or repairs



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

- 50% of homes with a view had a price cut before sale, against 56% of homes without a view. Defined in 8.1.7.
- 38% of homes with a view had the seller pay closing costs or repairs, against 48% 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 8 sales	No view 27 sales	All 35 sales	Real difference?
Net sale price average	$432,516	$230,985	$277,049	unclear
Net price per SF average	$182	$139	$149	unclear
Living area average	2,494	1,679	1,866	unclear
Year built median	1989	1968	1970	unclear

6.11 The numbers: selling

	View 8 sales	No view 27 sales	All 35 sales	Real difference?
Days on market median	112	80	80	unclear
Discount from original list average	13.5%	12.7%	12.9%	unclear
Price cut before sale	50%	56%	54%	unclear
Seller paid closing costs or repairs	38%	48%	46%	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 Giddings.

Measure	Average	Median
Sales		8
Net sale price	**$356,488**	$360,000
Net price per SF	**$192**	$195
Living area (SF)	**1,877**	1,874
Days on market	**96**	100
Discount from original list	**5.5%**	5.3%
Price cut before sale		38% of sales
Seller paid closing costs or repairs		88% of sales
Year built		2025–2026

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 35 resale sales. Average $277,049; median $233,500; standard deviation $149,483; middle half (25th–75th percentile) $183,680–$353,250; lowest $70,000, highest $691,625. 16 sales had a seller payment; their median payment was $8,477.

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 35 resale sales. Average $149; median $154; standard deviation $50; middle half (25th–75th percentile) $126–$168; lowest $48, highest $346.

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 35 resale sales. Average 1,866; median 1,820; standard deviation 912; middle half (25th–75th percentile) 1,338–2,035; lowest 706, highest 5,338.

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 35 resale sales. Average 1976; median 1970; standard deviation 26; middle half (25th–75th percentile) 1958–1994; lowest 1932, highest 2025.

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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 35 resale sales. Average 116; median 80; standard deviation 113; middle half (25th–75th percentile) 26–172; lowest 0, highest 465. 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 35 resale sales. Average 12.9%; median 11.9%; standard deviation 12.1%; middle half (25th–75th percentile) 5.6%–17.2%; lowest −17.8%, highest 46.2%. 1 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 19 of 35 resale sales (54.3%).

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 16 of 35 resale sales (45.7%).

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 8 sales with a view, 27 without, 0 unclassified. Most common View entries: Neighborhood 23, None 8, Trees/Woods 4, Pasture 4, City 3, Rural 3, City Lights 1, Creek/Stream 1.

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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 13:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Giddings.

The data Pulled November 22, 2026: 45 closed Giddings records over the prior year. ZIP codes: 1, the most sales in 78942.

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 23 resale sales here (under 80), so the full year is used.

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

The data 43 single-family sales in the window: 35 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 35 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 1 sale(s) with concessions above 10% of price; 1 sale(s) with no original list price

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 $185K”.

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 $185K: $70,000–$182,360 (9 sales); $185K–$234K: $185,000–$233,500 (9 sales); $265K–$349K: $265,000–$349,000 (8 sales); Over $349K: $357,500–$691,625 (9 sales)
Quartiles by living area: Under 1,355 SF: 706–1,320 SF (9 sales); 1,355–1,820 SF: 1,355–1,820 SF (9 sales); 1,836–2,004 SF: 1,836–2,004 SF (8 sales); Over 2,004 SF: 2,066–5,338 SF (9 sales)
Quartiles by year built: Before 1959: 1932–1957 (9 sales); 1959–1970: 1959–1970 (9 sales); 1971–1992: 1971–1992 (8 sales); After 1992: 1997–2025 (9 sales)
View and no view: View: MLS lists a view (8 sales); No view: None or Neighborhood (27 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 $277,049, median $233,500. Days on market: average 116, median 80: 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 2 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 = 8.20	3	0.0421	p < 0.0063	**Unclear**	ε^2 = 0.241	large
Living area	Kruskal–Wallis	H = 23.15	3	< 0.0001	p < 0.0063	**Yes**	ε^2 = 0.681	large
Year built	Kruskal–Wallis	H = 4.32	3	0.2288	p < 0.0063	**Unclear**	ε^2 = 0.127	medium
Days on market	Kruskal–Wallis	H = 11.46	3	0.0095	p < 0.0063	**Unclear**	ε^2 = 0.337	large
Discount from original list	Kruskal–Wallis	H = 9.34	3	0.0251	p < 0.0063	**Unclear**	ε^2 = 0.275	large
Price cut before sale	Chi-square	χ^2 = 6.57	3	0.0870	p < 0.0063	**Unclear**	Cramér's V = 0.433	medium
Seller paid closing costs or repairs	Chi-square	χ^2 = 3.27	3	0.3523	p < 0.0063	**Unclear**	Cramér's V = 0.306	medium
Has a view	Chi-square	χ^2 = 8.85	3	0.0314	p < 0.0063	**Unclear**	Cramér's V = 0.503	large

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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 = 23.80	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.700$	large
Net price per SF	Kruskal–Wallis	H = 11.23	3	0.0106	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.330$	large
Year built	Kruskal–Wallis	H = 9.19	3	0.0268	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.270$	large
Days on market	Kruskal–Wallis	H = 4.21	3	0.2393	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.124$	medium
Discount from original list	Kruskal–Wallis	H = 5.22	3	0.1561	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.154$	large
Price cut before sale	Chi-square	$\chi^2 = 2.37$	3	0.4990	p < 0.0063	**Unclear**	Cramér's V = 0.260	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.48$	3	0.6878	p < 0.0063	**Unclear**	Cramér's V = 0.205	small
Has a view	Chi-square	$\chi^2 = 6.72$	3	0.0813	p < 0.0063	**Unclear**	Cramér's V = 0.438	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 = 8.87	3	0.0311	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.261$	large
Net price per SF	Kruskal–Wallis	H = 8.53	3	0.0363	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.251$	large
Living area	Kruskal–Wallis	H = 5.73	3	0.1253	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.169$	large
Days on market	Kruskal–Wallis	H = 3.51	3	0.3190	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.103$	medium
Discount from original list	Kruskal–Wallis	H = 0.73	3	0.8664	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.021$	small
Price cut before sale	Chi-square	$\chi^2 = 0.08$	3	0.9945	p < 0.0063	**Unclear**	Cramér's V = 0.047	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.97$	3	0.8080	p < 0.0063	**Unclear**	Cramér's V = 0.167	small
Has a view	Chi-square	$\chi^2 = 2.94$	3	0.4007	p < 0.0063	**Unclear**	Cramér's V = 0.290	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 = 176.50	—	0.0075	p < 0.0063	**Unclear**	rank-biserial r = 0.634	large
Net price per SF	Mann–Whitney U	U = 149.00	—	0.1128	p < 0.0063	**Unclear**	rank-biserial r = 0.380	medium
Living area	Mann–Whitney U	U = 155.00	—	0.0671	p < 0.0063	**Unclear**	rank-biserial r = 0.435	medium
Year built	Mann–Whitney U	U = 137.50	—	0.2545	p < 0.0063	**Unclear**	rank-biserial r = 0.273	small
Days on market	Mann–Whitney U	U = 112.00	—	0.8928	p < 0.0063	**Unclear**	rank-biserial r = 0.037	negligible
Discount from original list	Mann–Whitney U	U = 104.50	—	0.9062	p < 0.0063	**Unclear**	rank-biserial r = 0.032	negligible
Price cut before sale	Chi-square	χ^2 = 0.08	1	0.7817	p < 0.0063	**Unclear**	Cramér's V = 0.047	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.28	1	0.5954	p < 0.0063	**Unclear**	Cramér's V = 0.090	negligible

8.4 Data notes

Left out of the analysis: 8 new-construction sales (basic statistics only, section 7); 1 sale(s) with concessions above 10% of price; 1 sale(s) with no original list price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 35 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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