Lee County

Texas

Resale homes · closed Nov 24 – Nov 23, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

November 24, 2026 · 7:05 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
66	$324,000	$162	89 days
single-family resale homes	average $381,422	average $182	average 122 days

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1. Summary

Resale homes · 66 sales · November 24, 2025 – November 23, 2026

This study looks at the **66 resale homes** sold in Lee County in the **365 days** to November 23, 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.

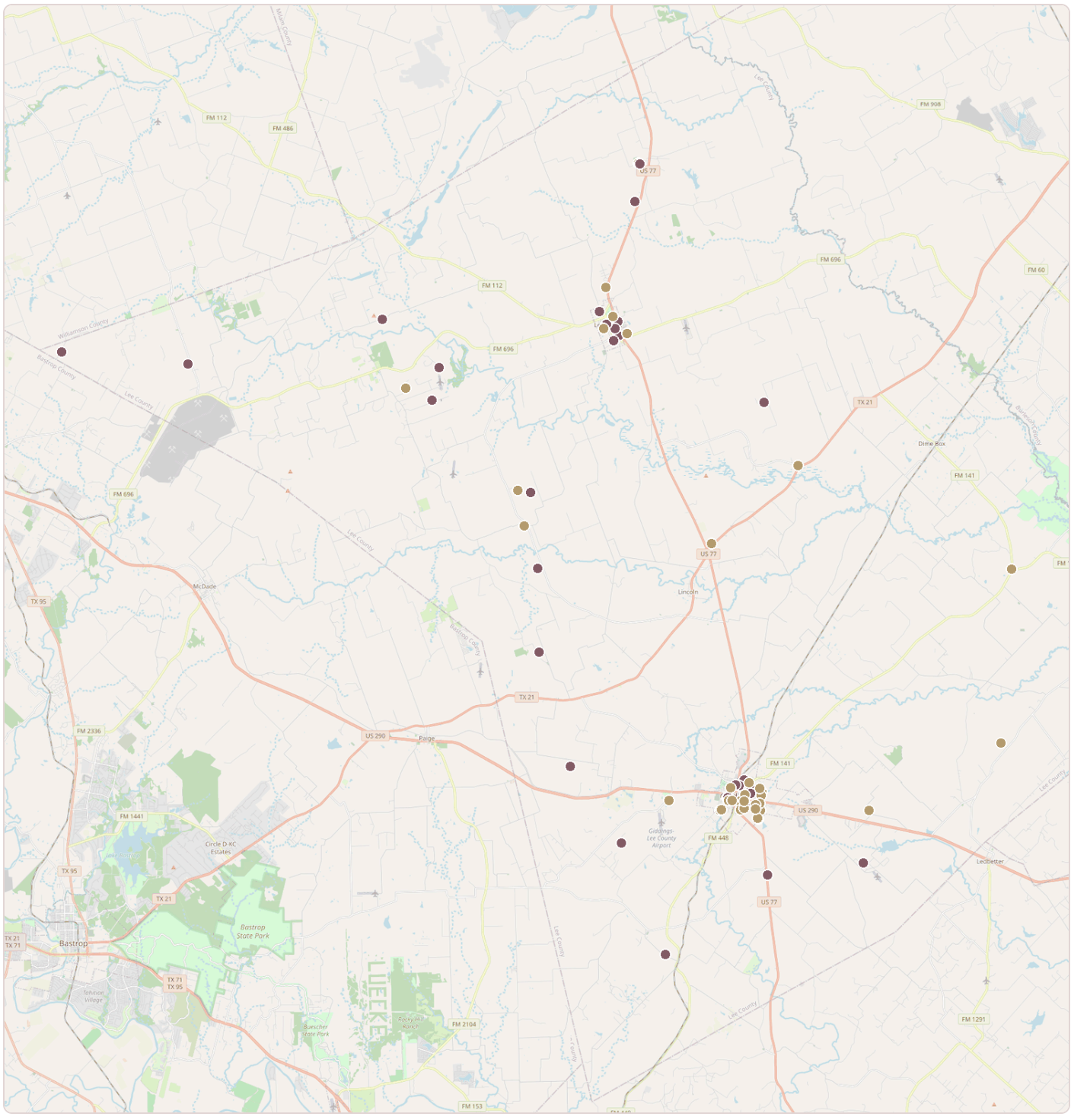
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

66 resale homes · colored by price range

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



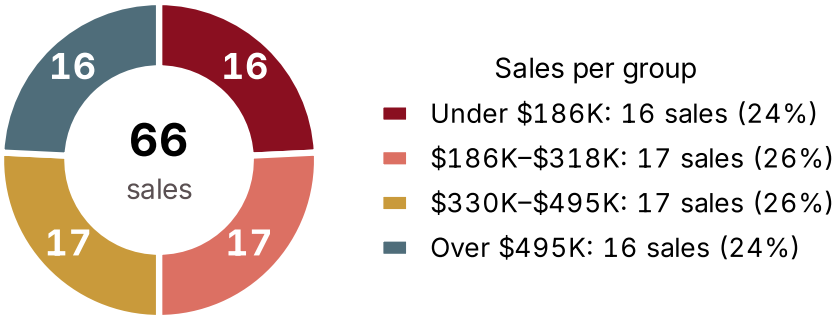
● Under $186K · 16 sales ● $186K–$318K · 17 sales ● $330K–$495K · 17 sales ● Over $495K · 16 sales

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3. Quartiles by net sale price

Resale homes · 66 sales · November 24, 2025 – November 23, 2026

Sales ranked by net sale price and cut into four equal groups. This is the usual way to read a market by price.



Bottom line

- 100% of homes over $495K have a view, against 31% of homes under $186K.
- Homes over $495K sell for about $167 per SF (139%) more than homes under $186K.
- Homes over $495K are about 1,460 SF (122%) larger than homes under $186K.
- 19% of homes over $495K had the seller pay closing costs or repairs, against 19% of homes under $186K.

3.1 Key differences

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

Under $186K $186K–$318K $330K–$495K Over $495K

Higher-priced homes Over $495K

- Are more likely to have a view.
- Sell for more per square foot.
- Are much larger.
- Tend to be newer.
- Sell closer to their first asking price.

Lower-priced homes Under $186K

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

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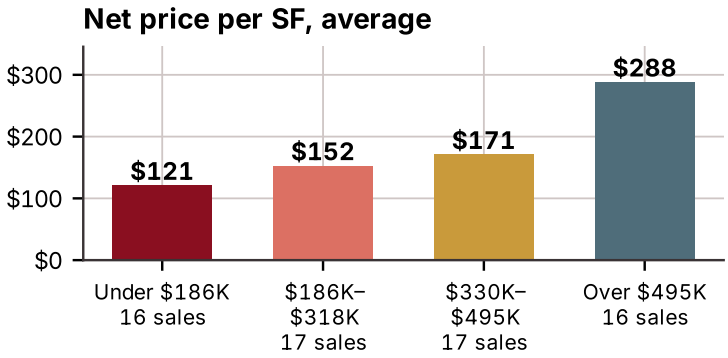
3.2 At a glance

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 $186K	$186K–$318K	$330K–$495K	Over $495K	Real difference?
Net price per SF	$121 per SF **Lowest**	$152 per SF	$171 per SF	$288 per SF **Highest**	✓ large
Living area	1,198 SF **Smallest**	1,659 SF	2,530 SF	2,660 SF **Largest**	✓ large
Year built	1965 **Oldest**	1975	1997	2007 **Newest**	✓ large
Days on market	174 days	56 days	80 days	68 days	unclear
Discount from original list	19.9% **Biggest**	8.9%	12.1%	3.7% **Smallest**	✓ large
Price cut before sale	56%	53%	65%	12%	unclear
Seller paid closing costs or repairs	19% **Fewest**	65% **Most**	59%	19%	✓ medium
Has a view	31%	18% **Fewest**	59%	100% **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 $495K sell for about $167 per SF (139%) more than homes under $186K

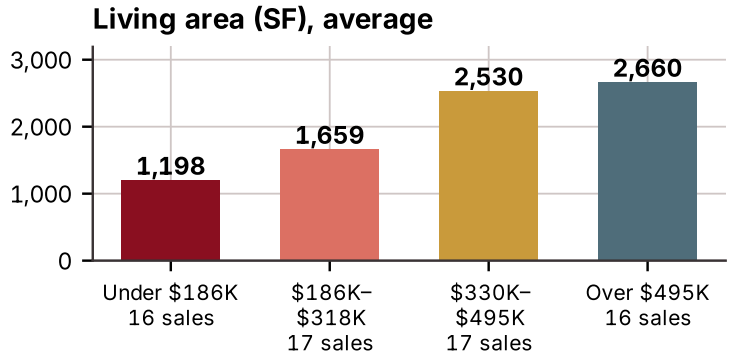


The average is **$288 per SF** for homes over $495K and **$121 per SF** for homes under $186K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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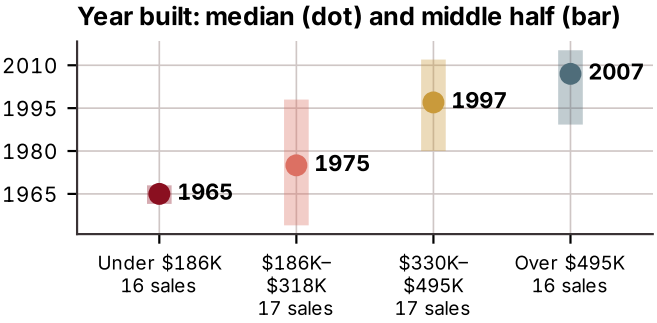
3.4 Homes over $495K are about 1,460 SF (122%) larger than homes under $186K



The average is **2,660 SF** for homes over $495K and **1,198 SF** for homes under $186K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

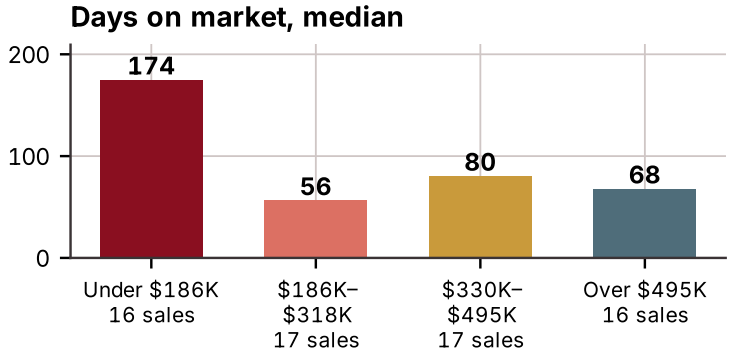
3.5 Homes over $495K are about 42 years newer than homes under $186K



The median is **2007** for homes over $495K and **1965** for homes under $186K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference

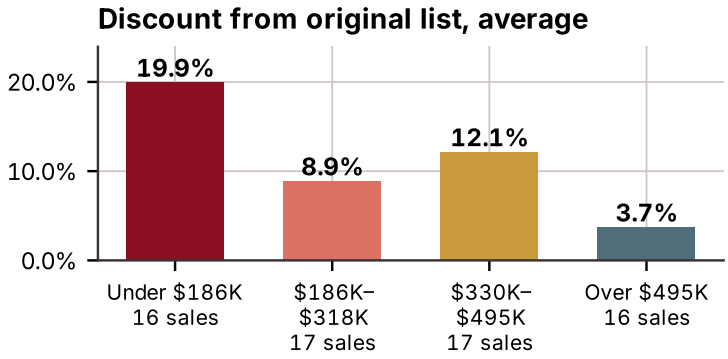


The median is **68 days** for homes over $495K and **174 days** for homes under $186K. It does not move in a straight line; homes under $186K are highest. Defined in 8.1.5.

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

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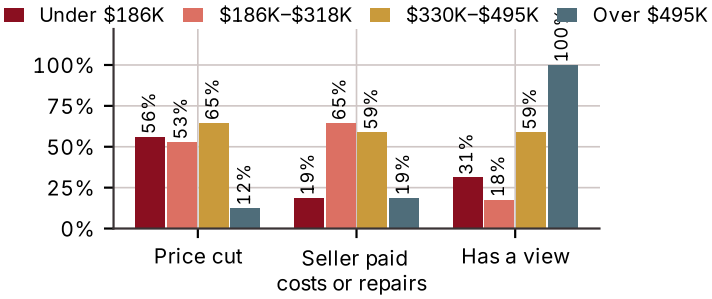
3.7 Homes over $495K sell about 16 percentage points closer to their first asking price than homes under $186K



The average is **3.7%** for homes over $495K and **19.9%** for homes under $186K. It does not move in a straight line; homes under $186K are highest. Defined in 8.1.6.

✓ **Real difference** · large

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.

- 12% of homes over $495K had a price cut before sale, against 56% of homes under $186K. Defined in 8.1.7.
- 19% of homes over $495K had the seller pay closing costs or repairs, against 19% of homes under $186K. Defined in 8.1.8.
- 100% of homes over $495K have a view, against 31% of homes under $186K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $186K 16 sales	$186K–$318K 17 sales	$330K–$495K 17 sales	Over $495K 16 sales	All 66 sales	Real difference?
Net sale price average	$136,116	$247,115	$405,532	$743,811	$381,422	by design
Net price per SF average	$121	$152	$171	$288	$182	✓ large
Living area average	1,198	1,659	2,530	2,660	2,014	✓ large
Year built median	1965	1975	1997	2007	1985	✓ large

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3.10 The numbers: selling

	Under $186K 16 sales	$186K–$318K 17 sales	$330K–$495K 17 sales	Over $495K 16 sales	All 66 sales	Real difference?
Days on market median	174	56	80	68	89	unclear
Discount from original list average	19.9%	8.9%	12.1%	3.7%	11.2%	✓ large
Price cut before sale	56%	53%	65%	12%	47%	unclear
Seller paid closing costs or repairs	19%	65%	59%	19%	41%	✓ medium
Has a view	31%	18%	59%	100%	52%	✓ large

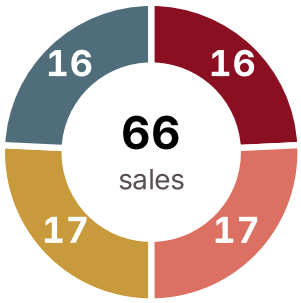
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 66 sales · November 24, 2025 – November 23, 2026

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



Sales per group

- Under 1,355 SF: 16 sales (24%)
- 1,355–1,836 SF: 17 sales (26%)
- 1,852–2,345 SF: 17 sales (26%)
- Over 2,345 SF: 16 sales (24%)

Bottom line

- Homes over 2,345 SF sell for about $471K (317%) more than homes under 1,355 SF.
- Homes over 2,345 SF sell for about $44 per SF (33%) more than homes under 1,355 SF.
- Homes over 2,345 SF are about 18 years newer 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 · 1,355–1,836 SF · 1,852–2,345 SF · Over 2,345 SF

Larger homes Over 2,345 SF

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

Smaller homes Under 1,355 SF

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

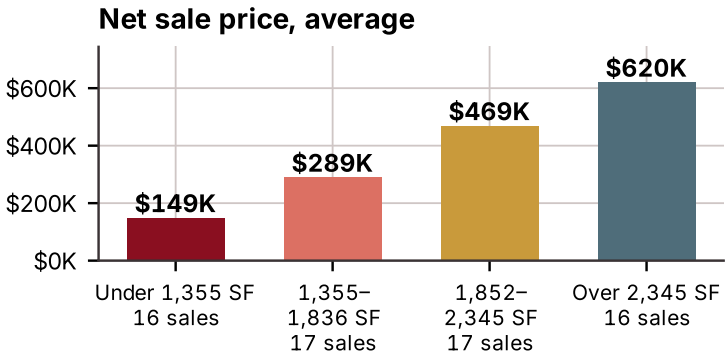
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4.2 At a glance

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

	Under 1,355 SF	1,355–1,836 SF	1,852–2,345 SF	Over 2,345 SF	Real difference?
Net sale price	$149K Lowest	$289K	$469K	$620K Highest	✓ large
Net price per SF	$135 per SF Lowest	$180 per SF	$231 per SF Highest	$179 per SF	✓ large
Year built	1968	1965 Oldest	2002 Newest	1986	✓ large
Days on market	144 days	64 days	51 days	120 days	unclear
Discount from original list	18.7%	7.3%	8.5%	10.5%	unclear
Price cut before sale	62%	29%	47%	50%	unclear
Seller paid closing costs or repairs	19%	59%	47%	38%	unclear
Has a view	31%	41%	59%	75%	unclear

4.3 Homes over 2,345 SF sell for about $471K (317%) more than homes under 1,355 SF



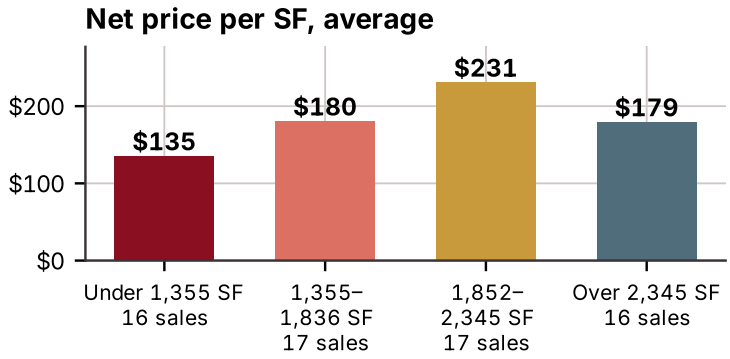
The average is **$620K** for homes over 2,345 SF and **$149K** for homes under 1,355 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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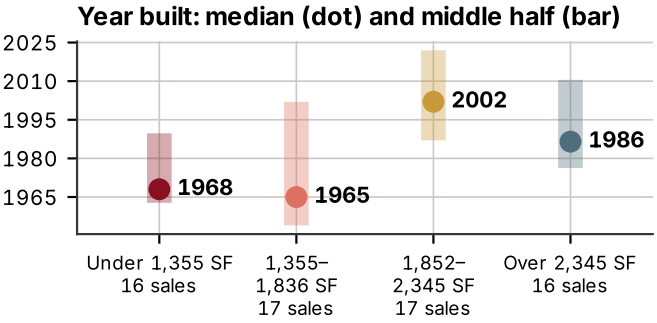
4.4 Homes over 2,345 SF sell for about $44 per SF (33%) more than homes under 1,355 SF



The average is **$179 per SF** for homes over 2,345 SF and **$135 per SF** for homes under 1,355 SF. It does not move in a straight line; homes 1,852–2,345 SF are highest.
Defined in 8.1.2.

✓ **Real difference** · large

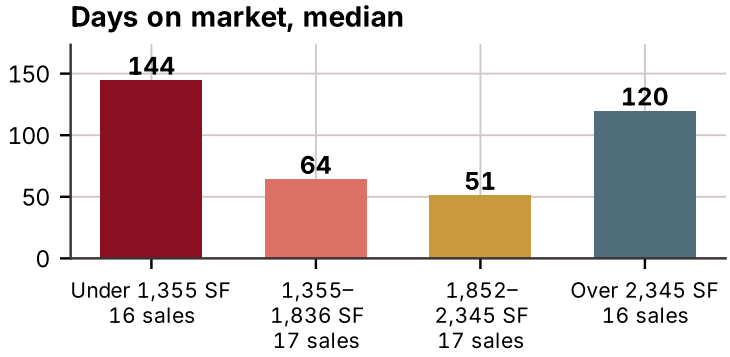
4.5 Homes over 2,345 SF are about 18 years newer than homes under 1,355 SF



The median is **1986** for homes over 2,345 SF and **1968** for homes under 1,355 SF. It does not move in a straight line; homes 1,852–2,345 SF are highest. Defined in 8.1.4.

✓ **Real difference** · large

4.6 Days on market: no clear difference

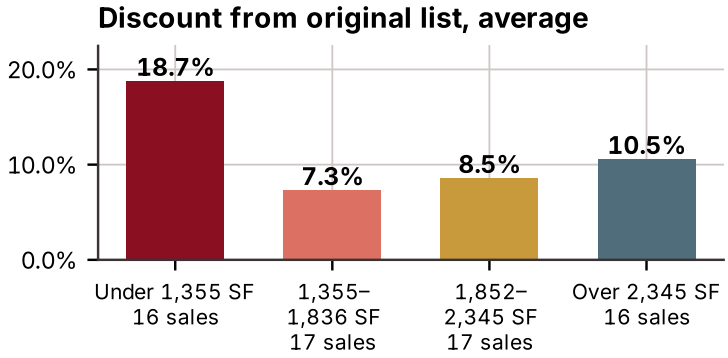


The median is **120 days** for homes over 2,345 SF and **144 days** for homes under 1,355 SF. It does not move in a straight line; homes under 1,355 SF are highest. Defined in 8.1.5.

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

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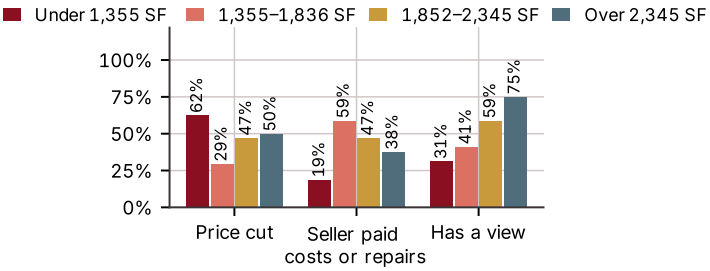
4.7 Discount from original list: no clear difference



The average is **10.5%** for homes over 2,345 SF and **18.7%** 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.

- 50% of homes over 2,345 SF had a price cut before sale, against 62% of homes under 1,355 SF. Defined in 8.1.7.
- 38% of homes over 2,345 SF had the seller pay closing costs or repairs, against 19% of homes under 1,355 SF. Defined in 8.1.8.
- 75% of homes over 2,345 SF have a view, against 31% 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 16 sales	1,355–1,836 SF 17 sales	1,852–2,345 SF 17 sales	Over 2,345 SF 16 sales	All 66 sales	Real difference?
Net sale price average	$148,554	$289,054	$468,592	$619,812	$381,422	✓ large
Net price per SF average	$135	$180	$231	$179	$182	✓ large
Living area average	1,074	1,576	2,035	3,398	2,014	by design
Year built median	1968	1965	2002	1986	1985	✓ large

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4.10 The numbers: selling

	Under 1,355 SF 16 sales	1,355–1,836 SF 17 sales	1,852–2,345 SF 17 sales	Over 2,345 SF 16 sales	All 66 sales	Real difference?
Days on market median	144	64	51	120	89	unclear
Discount from original list average	18.7%	7.3%	8.5%	10.5%	11.2%	unclear
Price cut before sale	62%	29%	47%	50%	47%	unclear
Seller paid closing costs or repairs	19%	59%	47%	38%	41%	unclear
Has a view	31%	41%	59%	75%	52%	unclear

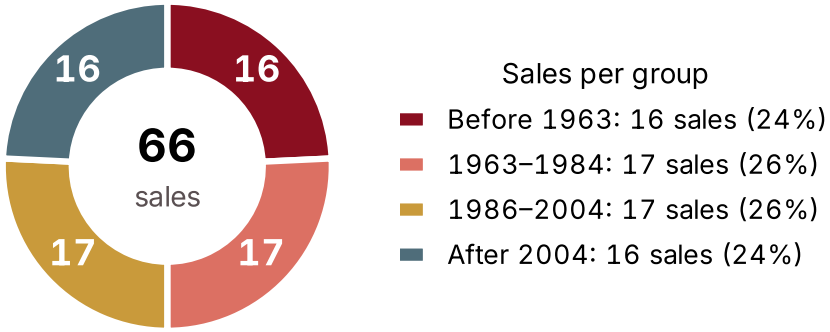
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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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

- 81% of homes built after 2004 have a view, against 31% of homes built before 1963.
- Homes built after 2004 sell for about $104 per SF (77%) more than homes built before 1963.
- Homes built after 2004 sell for about $349K (147%) more than homes built before 1963.

5.1 Key differences

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

Before 1963 1963–1984 1986–2004 After 2004

Newer homes After 2004

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

Older homes Before 1963

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

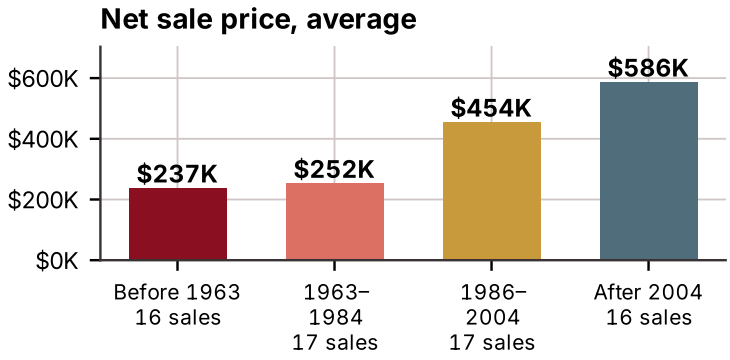
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5.2 At a glance

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 1963	1963–1984	1986–2004	After 2004	Real difference?
Net sale price	$237K Lowest	$252K	$454K	$586K Highest	✓ large
Net price per SF	$136 per SF Lowest	$138 per SF	$216 per SF	$240 per SF Highest	✓ large
Living area	1,736 SF	1,890 SF	2,016 SF	2,422 SF	unclear
Days on market	104 days	120 days	52 days	76 days	unclear
Discount from original list	11.3%	16.1%	10.5%	6.5%	unclear
Price cut before sale	50%	59%	41%	38%	unclear
Seller paid closing costs or repairs	50%	35%	41%	38%	unclear
Has a view	31%	24% Fewest	71%	81% Most	✓ medium

5.3 Homes built after 2004 sell for about $349K (147%) more than homes built before 1963



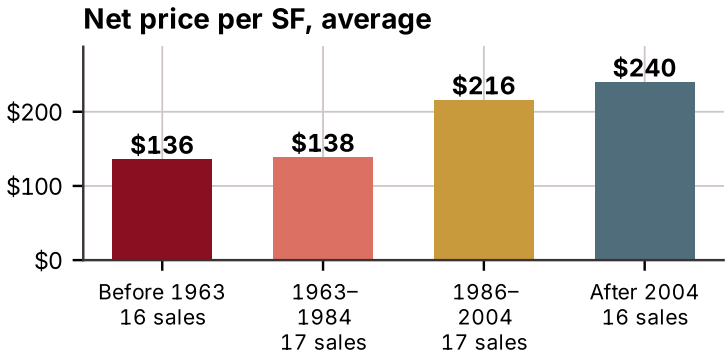
The average is **$586K** for homes built after 2004 and **$237K** for homes built before 1963. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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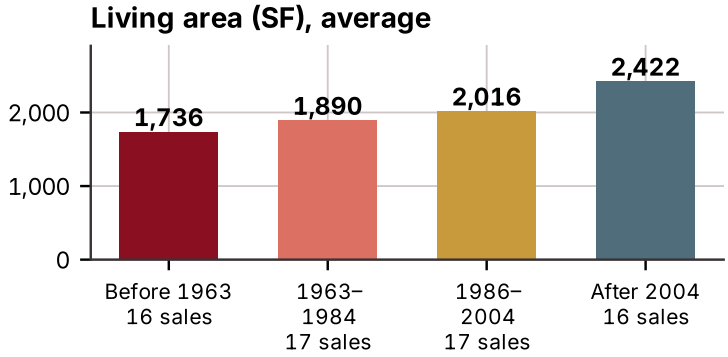
5.4 Homes built after 2004 sell for about $104 per SF (77%) more than homes built before 1963



The average is **$240 per SF** for homes built after 2004 and **$136 per SF** for homes built before 1963. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

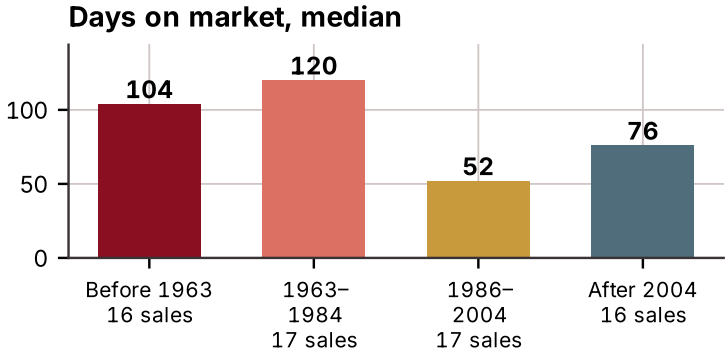
5.5 Living area: no clear difference



The average is **2,422 SF** for homes built after 2004 and **1,736 SF** for homes built before 1963. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

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

5.6 Days on market: no clear difference

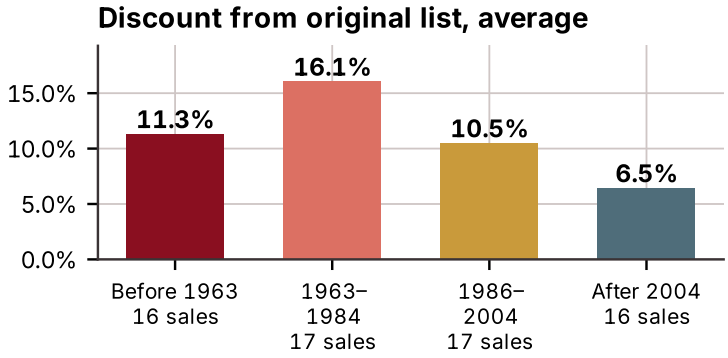


The median is **76 days** for homes built after 2004 and **104 days** for homes built before 1963. It does not move in a straight line; homes built 1963–1984 are highest. Defined in 8.1.5.

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

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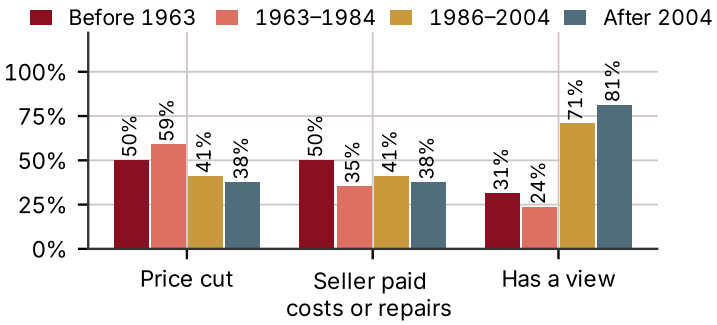
5.7 Discount from original list: no clear difference



The average is **6.5%** for homes built after 2004 and **11.3%** for homes built before 1963. It does not move in a straight line; homes built 1963–1984 are 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.

- 38% of homes built after 2004 had a price cut before sale, against 50% of homes built before 1963. Defined in 8.1.7.
- 38% of homes built after 2004 had the seller pay closing costs or repairs, against 50% of homes built before 1963. Defined in 8.1.8.
- 81% of homes built after 2004 have a view, against 31% of homes built before 1963. Defined in 8.1.9.

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

5.9 The numbers: price and size

	Before 1963 16 sales	1963–1984 17 sales	1986–2004 17 sales	After 2004 16 sales	All 66 sales	Real difference?
Net sale price average	$236,938	$252,211	$454,021	$586,056	$381,422	✓ large
Net price per SF average	$136	$138	$216	$240	$182	✓ large
Living area average	1,736	1,890	2,016	2,422	2,014	unclear
Year built median	1956	1971	1997	2016	1985	by design

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5.10 The numbers: selling

	Before 1963 16 sales	1963–1984 17 sales	1986–2004 17 sales	After 2004 16 sales	All 66 sales	Real difference?
Days on market median	104	120	52	76	89	unclear
Discount from original list average	11.3%	16.1%	10.5%	6.5%	11.2%	unclear
Price cut before sale	50%	59%	41%	38%	47%	unclear
Seller paid closing costs or repairs	50%	35%	41%	38%	41%	unclear
Has a view	31%	24%	71%	81%	52%	✓ medium

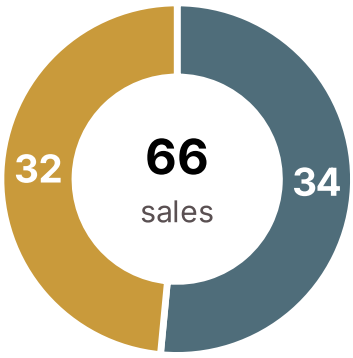
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 66 sales · November 24, 2025 – November 23, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood.



Sales per group
- View: 34 sales (52%)
- No view: 32 sales (48%)

Bottom line

- Homes with a view sell for about $288K (123%) more than homes without a view.
- Homes with a view sell for about $79 per SF (56%) more than homes without a view.
- Homes with a view are about 30 years newer than homes without a view.
- Homes with a view are about 670 SF (40%) larger 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 much more.
- Sell for more per square foot.
- Tend to be newer.
- Are larger.

Homes without a view no view listed

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

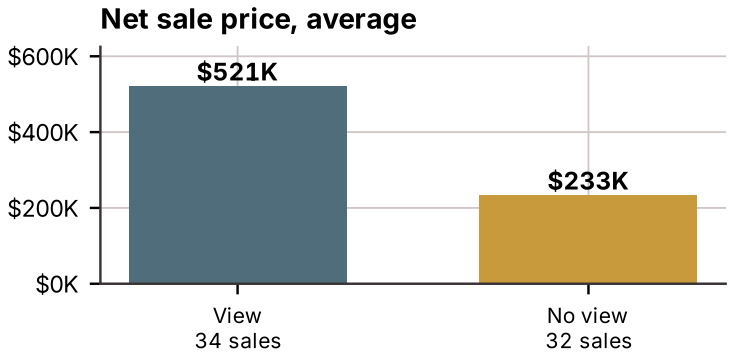
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6.2 At a glance

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	$521K **Highest**	$233K **Lowest**	✓ large
Net price per SF	$221 per SF **Highest**	$141 per SF **Lowest**	✓ large
Living area	2,341 SF **Largest**	1,667 SF **Smallest**	✓ medium
Year built	2000 **Newest**	1969 **Oldest**	✓ medium
Days on market	93 days	89 days	unclear
Discount from original list	8.9%	13.6%	unclear
Price cut before sale	35%	59%	unclear
Seller paid closing costs or repairs	35%	47%	unclear

6.3 Homes with a view sell for about $288K (123%) more than homes without a view

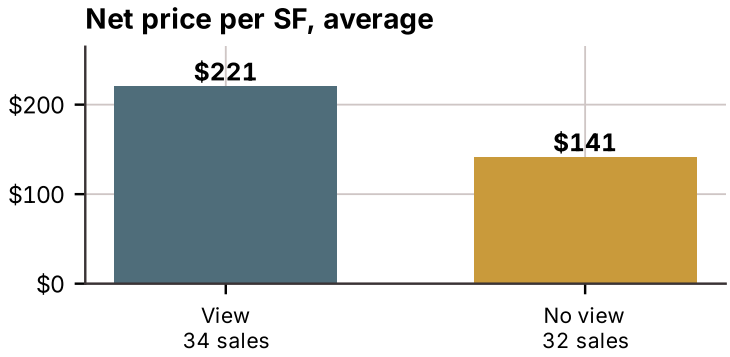


The average is **$521K** for homes with a view and **$233K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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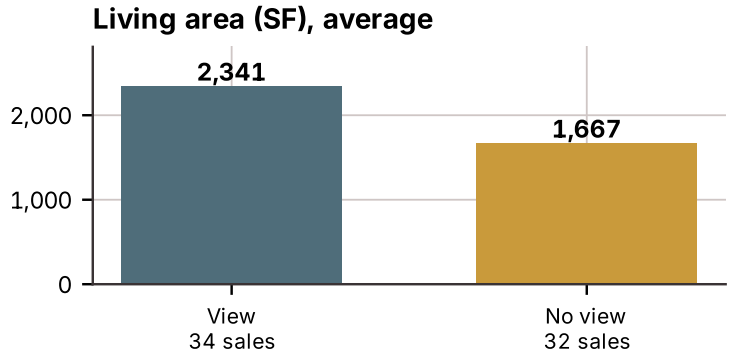
6.4 Homes with a view sell for about $79 per SF (56%) more than homes without a view



The average is **$221 per SF** for homes with a view and **$141 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

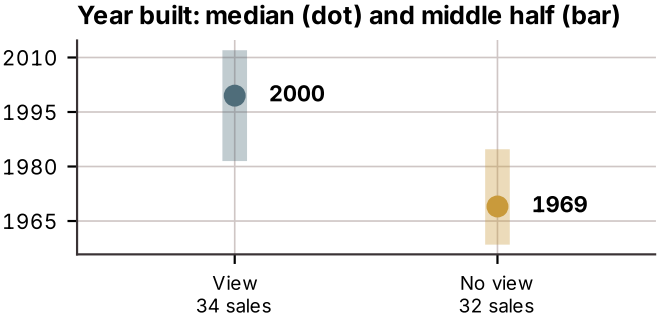
6.5 Homes with a view are about 670 SF (40%) larger than homes without a view



The average is **2,341 SF** for homes with a view and **1,667 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · medium

6.6 Homes with a view are about 30 years newer than homes without a view

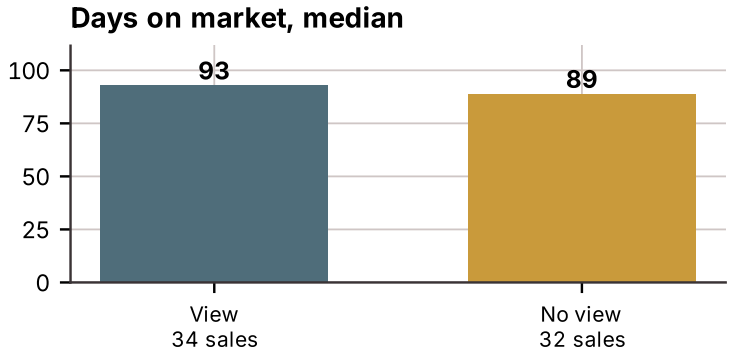


The median is **2000** for homes with a view and **1969** for homes without a view. Defined in 8.1.4.

✓ **Real difference** · medium

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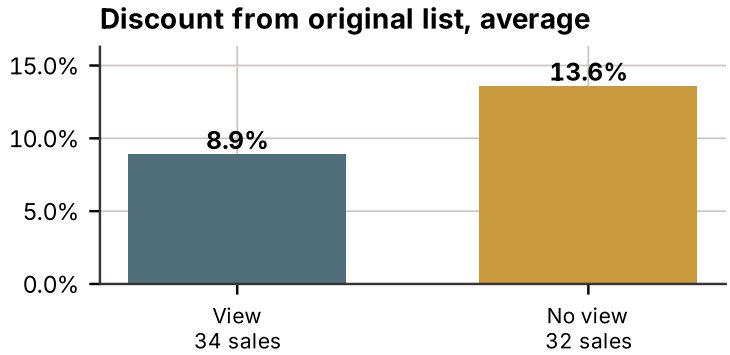
6.7 Days on market: no clear difference



The median is **93 days** for homes with a view and **89 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

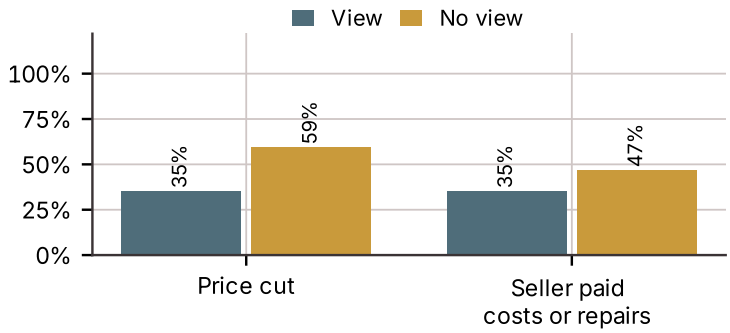
6.8 Discount from original list: no clear difference



The average is **8.9%** for homes with a view and **13.6%** 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.

- 35% of homes with a view had a price cut before sale, against 59% of homes without a view. Defined in 8.1.7.
- 35% of homes with a view had the seller pay closing costs or repairs, against 47% 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 34 sales	No view 32 sales	All 66 sales	Real difference?
Net sale price average	$520,934	$233,190	$381,422	✓ large
Net price per SF average	$221	$141	$182	✓ large
Living area average	2,341	1,667	2,014	✓ medium
Year built median	2000	1969	1985	✓ medium

6.11 The numbers: selling

	View 34 sales	No view 32 sales	All 66 sales	Real difference?
Days on market median	93	89	89	unclear
Discount from original list average	8.9%	13.6%	11.2%	unclear
Price cut before sale	35%	59%	47%	unclear
Seller paid closing costs or repairs	35%	47%	41%	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 · 11 sales · November 24, 2025 – November 23, 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: 11 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 Lee County.

Measure	Average	Median
Sales		11
Net sale price	**$395,764**	$390,000
Net price per SF	**$210**	$200
Living area (SF)	**1,885**	2,097
Days on market	**107**	105
Discount from original list	**5.1%**	4.9%
Price cut before sale		45% of sales
Seller paid closing costs or repairs		82% 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 66 resale sales. Average $381,422; median $324,000; standard deviation $289,542; middle half (25th–75th percentile) $187,300–$494,375; lowest $70,000, highest $2,000,000. 27 sales had a seller payment; their median payment was $8,954.

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 66 resale sales. Average $182; median $162; standard deviation $78; middle half (25th–75th percentile) $137–$209; lowest $48, highest $463.

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 66 resale sales. Average 2,014; median 1,844; standard deviation 991; middle half (25th–75th percentile) 1,356–2,343; lowest 706, highest 5,434.

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 66 resale sales. Average 1984; median 1985; standard deviation 25; middle half (25th–75th percentile) 1964–2004; 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 66 resale sales. Average 122; median 89; standard deviation 107; middle half (25th–75th percentile) 30–178; 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 66 resale sales. Average 11.2%; median 10.3%; standard deviation 10.9%; middle half (25th–75th percentile) 4.1%–16.1%; lowest −17.8%, highest 46.2%. 3 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 31 of 66 resale sales (47.0%).

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 27 of 66 resale sales (40.9%).

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 34 sales with a view, 32 without, 0 unclassified. Most common View entries: Neighborhood 27, Trees/Woods 23, Pasture 16, Rural 13, Pond 11, None 11, City 8, Garden 3.

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8.2 Methods

8.2.1 Data source

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

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-24 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, CountyOrParish = Lee.

The data Pulled November 24, 2026: 83 closed Lee County records over the prior year. Cities: Giddings (46); Lexington (25); Lincoln (3); Dime Box (3); Paige (2); Ledbetter (2); and 1 more. ZIP codes: 7, the most sales in 78942, 78947, 78948, 77853, 78659, 78946.

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 24, 2025 to November 23, 2026 inclusive.

The data 77 single-family sales in the window: 66 resale, 11 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 66 resale; 11 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 3 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price; 1 sale(s) with no original list price; 1 sale(s) with no usable living area

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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 $186K”.

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 $186K: $70,000–$185,000 (16 sales); $186K–$318K: $186,500–$318,000 (17 sales); $330K–$495K: $330,000–$495,000 (17 sales); Over $495K: $500,000–$2,000,000 (16 sales)
Quartiles by living area: Under 1,355 SF: 706–1,344 SF (16 sales); 1,355–1,836 SF: 1,355–1,836 SF (17 sales); 1,852–2,345 SF: 1,852–2,345 SF (17 sales); Over 2,345 SF: 2,500–5,434 SF (16 sales)
Quartiles by year built: Before 1963: 1932–1962 (16 sales); 1963–1984: 1963–1984 (17 sales); 1986–2004: 1986–2004 (17 sales); After 2004: 2005–2025 (16 sales)
View and no view: View: MLS lists a view (34 sales); No view: None or Neighborhood (32 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 $381,422, median $324,000. Days on market: average 122, median 89: 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 16 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 = 39.83	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.613$	large
Living area	Kruskal–Wallis	H = 39.35	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.605$	large
Year built	Kruskal–Wallis	H = 23.41	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.360$	large
Days on market	Kruskal–Wallis	H = 8.81	3	0.0320	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.135$	medium
Discount from original list	Kruskal–Wallis	H = 19.10	3	0.0003	p < 0.0063	**Yes**	$\varepsilon^2 = 0.294$	large
Price cut before sale	Chi-square	$\chi^2 = 10.58$	3	0.0143	p < 0.0063	**Unclear**	Cramér's V = 0.400	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 12.74$	3	0.0052	p < 0.0063	**Yes**	Cramér's V = 0.439	medium
Has a view	Chi-square	$\chi^2 = 25.86$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.626	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 = 40.65	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.625$	large
Net price per SF	Kruskal–Wallis	H = 14.40	3	0.0024	p < 0.0063	**Yes**	$\varepsilon^2 = 0.221$	large
Year built	Kruskal–Wallis	H = 13.86	3	0.0031	p < 0.0063	**Yes**	$\varepsilon^2 = 0.213$	large
Days on market	Kruskal–Wallis	H = 6.91	3	0.0749	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.106$	medium
Discount from original list	Kruskal–Wallis	H = 10.13	3	0.0175	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.156$	large
Price cut before sale	Chi-square	$\chi^2 = 3.71$	3	0.2942	p < 0.0063	**Unclear**	Cramér's V = 0.237	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.85$	3	0.1192	p < 0.0063	**Unclear**	Cramér's V = 0.298	small
Has a view	Chi-square	$\chi^2 = 7.25$	3	0.0642	p < 0.0063	**Unclear**	Cramér's V = 0.332	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 = 23.58	3	< 0.0001	p < 0.0063	Yes	$\varepsilon^2 = 0.363$	large
Net price per SF	Kruskal–Wallis	H = 30.43	3	< 0.0001	p < 0.0063	Yes	$\varepsilon^2 = 0.468$	large
Living area	Kruskal–Wallis	H = 6.59	3	0.0862	p < 0.0063	Unclear	$\varepsilon^2 = 0.101$	medium
Days on market	Kruskal–Wallis	H = 1.49	3	0.6836	p < 0.0063	Unclear	$\varepsilon^2 = 0.023$	small
Discount from original list	Kruskal–Wallis	H = 7.83	3	0.0496	p < 0.0063	Unclear	$\varepsilon^2 = 0.120$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.82$	3	0.6099	p < 0.0063	Unclear	Cramér's V = 0.166	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.85$	3	0.8384	p < 0.0063	Unclear	Cramér's V = 0.113	small
Has a view	Chi-square	$\chi^2 = 16.10$	3	0.0011	p < 0.0063	Yes	Cramér's V = 0.494	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 = 910.00	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.673	large
Net price per SF	Mann–Whitney U	U = 858.00	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.577	large
Living area	Mann–Whitney U	U = 771.00	—	0.0037	p < 0.0063	Yes	rank-biserial r = 0.417	medium
Year built	Mann–Whitney U	U = 792.50	—	0.0015	p < 0.0063	Yes	rank-biserial r = 0.457	medium
Days on market	Mann–Whitney U	U = 574.00	—	0.7051	p < 0.0063	Unclear	rank-biserial r = 0.055	negligible
Discount from original list	Mann–Whitney U	U = 388.00	—	0.0460	p < 0.0063	Unclear	rank-biserial r = 0.287	small
Price cut before sale	Chi-square	$\chi^2 = 3.84$	1	0.0501	p < 0.0063	Unclear	Cramér's V = 0.241	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.91$	1	0.3389	p < 0.0063	Unclear	Cramér's V = 0.118	small

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8.4 Data notes

Left out of the analysis: 11 new-construction sales (basic statistics only, section 7); 3 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price; 1 sale(s) with no original list price; 1 sale(s) with no usable living area. 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 66 closed MLS resale sales; the 11 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 24, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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