Kingsland

Llano 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
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
64	$985,000	$435	106 days
single-family resale homes	average $1,156,441	average $437	average 166 days

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1. Summary

Resale homes · 64 sales · November 22, 2025 – November 21, 2026

This study looks at the **64 resale homes** sold in Kingsland in the **365 days** to November 21, 2026. A full year is used because only 41 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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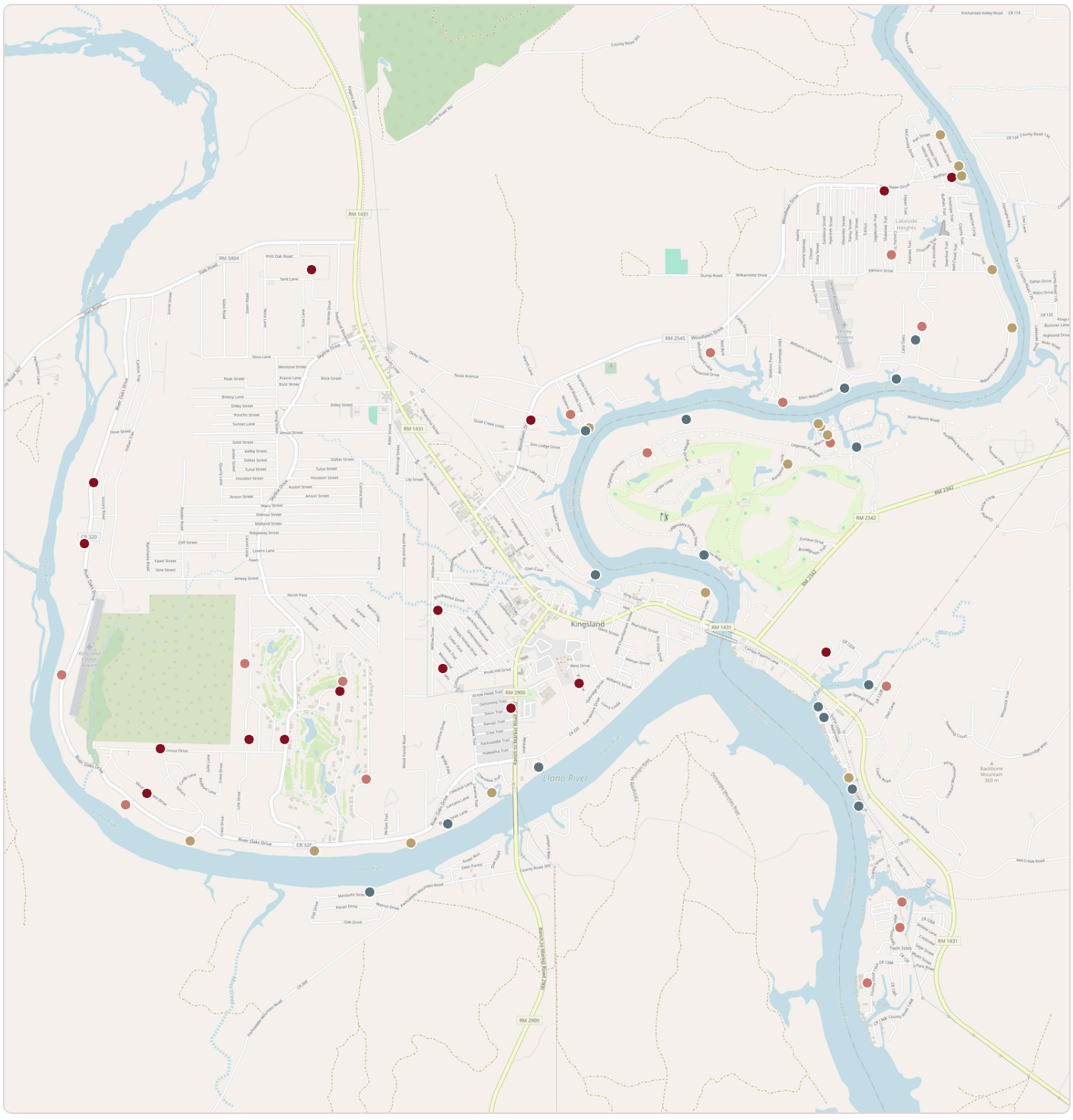
2. Where the resale homes sold

64 resale homes · colored by price range

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



● Under $415K · 16 sales ● $415K–$975K · 16 sales ● $0.99M–$1.40M · 16 sales ● Over $1.40M · 16 sales

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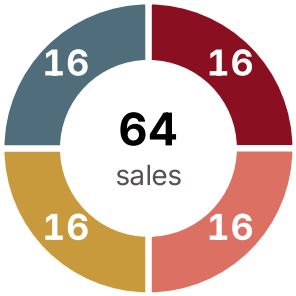
3. Quartiles by net sale price

Resale homes · 64 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 $415K: 16 sales (25%)
- $415K–$975K: 16 sales (25%)
- $0.99M–$1.40M: 16 sales (25%)
- Over $1.40M: 16 sales (25%)

Bottom line

- Homes over $1.40M sell for about $468 per SF (260%) more than homes under $415K.
- Homes over $1.40M are about 2,390 SF (173%) larger than homes under $415K.
- 100% of homes over $1.40M have a view, against 56% of homes under $415K.

3.1 Key differences

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

Under $415K $415K–$975K $0.99M–$1.40M Over $1.40M

Higher-priced homes Over $1.40M

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

Lower-priced homes Under $415K

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

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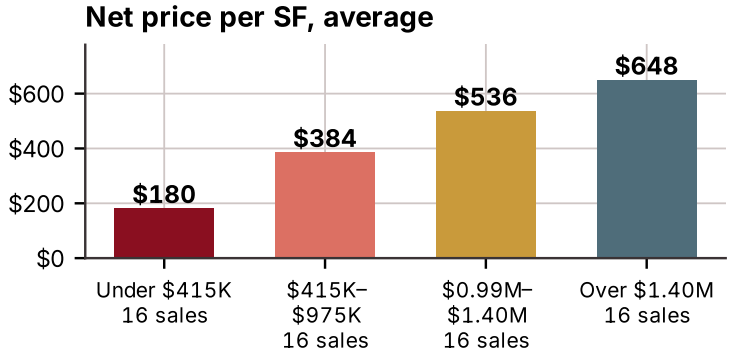
3.2 At a glance

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 $415K	$415K–$975K	$0.99M–$1.40M	Over $1.40M	Real difference?
Net price per SF	$180 per SF **Lowest**	$384 per SF	$536 per SF	$648 per SF **Highest**	✓ large
Living area	1,382 SF **Smallest**	1,928 SF	2,371 SF	3,768 SF **Largest**	✓ large
Year built	2002	1999	1987	2009	unclear
Days on market	107 days	128 days	93 days	112 days	unclear
Discount from original list	19.2%	16.5%	9.8%	12.3%	unclear
Price cut before sale	81%	69%	44%	38%	unclear
Seller paid closing costs or repairs	62%	19%	25%	38%	unclear
Has a view	56% **Fewest**	94%	100%	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 $1.40M sell for about $468 per SF (260%) more than homes under $415K



The average is **$648 per SF** for homes over $1.40M and **$180 per SF** for homes under $415K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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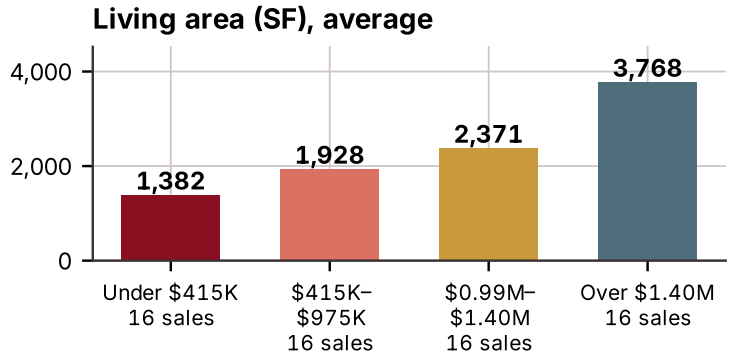
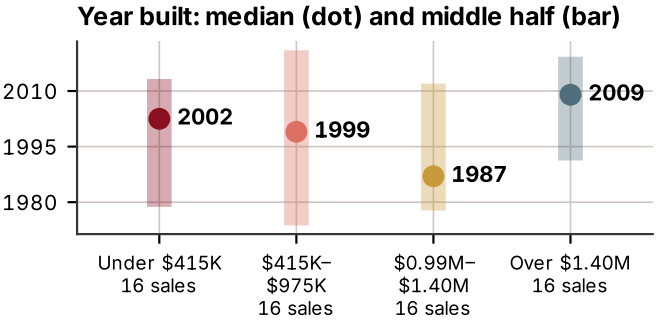
3.4 Homes over $1.40M are about 2,390 SF (173%) larger than homes under $415K



The average is **3,768 SF** for homes over $1.40M and **1,382 SF** for homes under $415K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

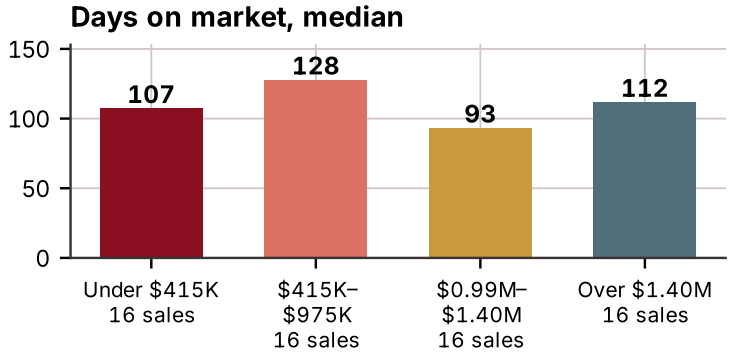
3.5 Year built: no clear difference



The median is **2009** for homes over $1.40M and **2002** for homes under $415K. It does not move in a straight line; homes over $1.40M are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **112 days** for homes over $1.40M and **107 days** for homes under $415K. It does not move in a straight line; homes $415K–$975K are highest. Defined in 8.1.5.

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

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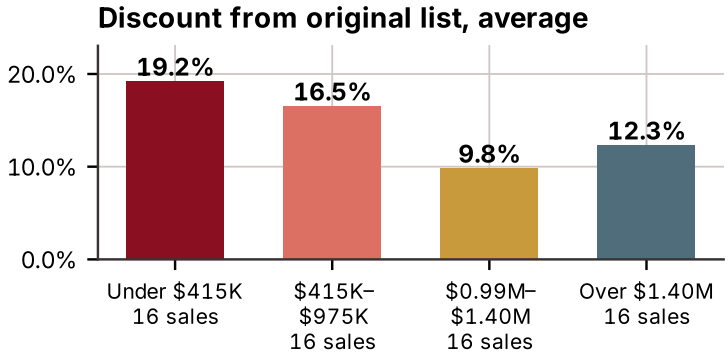
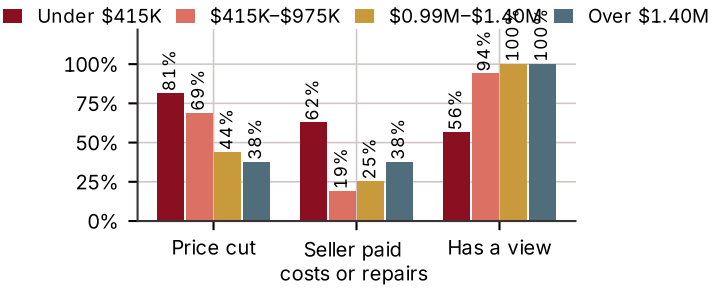
3.7 Discount from original list: no clear difference



The average is **12.3%** for homes over $1.40M and **19.2%** for homes under $415K. It does not move in a straight line; homes under $415K 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.

- 38% of homes over $1.40M had a price cut before sale, against 81% of homes under $415K. Defined in 8.1.7.
- 38% of homes over $1.40M had the seller pay closing costs or repairs, against 62% of homes under $415K. Defined in 8.1.8.
- 100% of homes over $1.40M have a view, against 56% of homes under $415K. 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 $415K 16 sales	$415K–$975K 16 sales	$0.99M–$1.40M 16 sales	Over $1.40M 16 sales	All 64 sales	Real difference?
Net sale price average	$244,214	$634,875	$1,220,547	$2,526,130	$1,156,441	by design
Net price per SF average	$180	$384	$536	$648	$437	✓ large
Living area average	1,382	1,928	2,371	3,768	2,362	✓ large
Year built median	2002	1999	1987	2009	1998	unclear

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3.10 The numbers: selling

	Under $415K 16 sales	$415K–$975K 16 sales	$0.99M–$1.40M 16 sales	Over $1.40M 16 sales	All 64 sales	Real difference?
Days on market median	107	128	93	112	106	unclear
Discount from original list average	19.2%	16.5%	9.8%	12.3%	14.5%	unclear
Price cut before sale	81%	69%	44%	38%	58%	unclear
Seller paid closing costs or repairs	62%	19%	25%	38%	36%	unclear
Has a view	56%	94%	100%	100%	88%	✓ 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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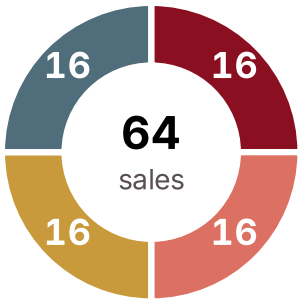
4. Quartiles by living area

Resale homes · 64 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.



Sales per group

- Under 1,516 SF: 16 sales (25%)
- 1,516–2,200 SF: 16 sales (25%)
- 2,203–2,825 SF: 16 sales (25%)
- Over 2,825 SF: 16 sales (25%)

Bottom line

- Homes over 2,825 SF sell for about $1.91M (461%) more than homes under 1,516 SF.
- Homes over 2,825 SF sell for about $170 per SF (46%) more than homes under 1,516 SF.

4.1 Key differences

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

Under 1,516 SF · 1,516–2,200 SF · 2,203–2,825 SF · Over 2,825 SF

Larger homes Over 2,825 SF

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

Smaller homes Under 1,516 SF

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

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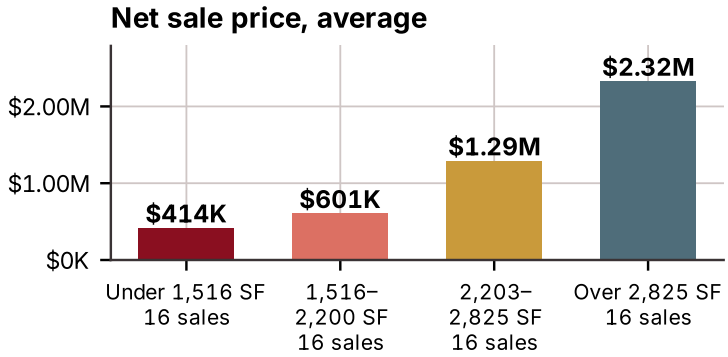
4.2 At a glance

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 1,516 SF	1,516–2,200 SF	2,203–2,825 SF	Over 2,825 SF	Real difference?
Net sale price	$414K **Lowest**	$601K	$1.29M	$2.32M **Highest**	✓ large
Net price per SF	$369 per SF	$309 per SF **Lowest**	$531 per SF	$540 per SF **Highest**	✓ large
Year built	1981	2006	1994	2017	unclear
Days on market	74 days	116 days	98 days	116 days	unclear
Discount from original list	14.6%	17.9%	13.5%	11.9%	unclear
Price cut before sale	62%	69%	56%	44%	unclear
Seller paid closing costs or repairs	44%	25%	38%	38%	unclear
Has a view	69%	88%	94%	100%	unclear

4.3 Homes over 2,825 SF sell for about $1.91M (461%) more than homes under 1,516 SF



The average is **$2.32M** for homes over 2,825 SF and **$414K** for homes under 1,516 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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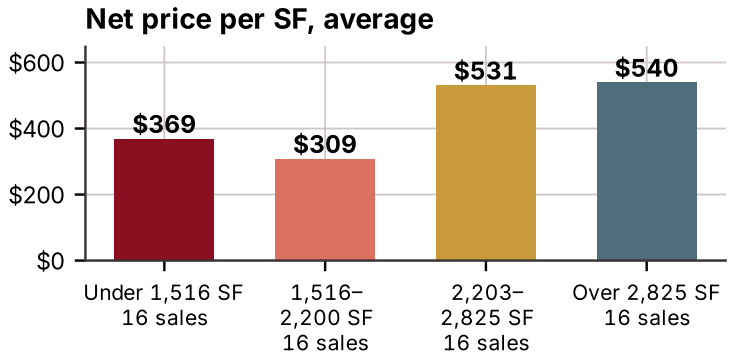
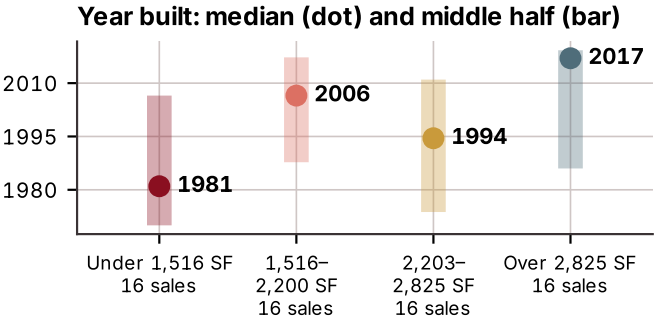
4.4 Homes over 2,825 SF sell for about $170 per SF (46%) more than homes under 1,516 SF



The average is **$540 per SF** for homes over 2,825 SF and **$369 per SF** for homes under 1,516 SF. It does not move in a straight line; homes over 2,825 SF are highest. Defined in 8.1.2.

✓ **Real difference** · large

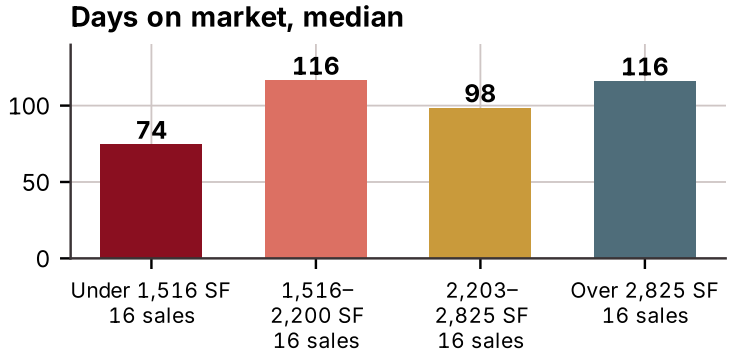
4.5 Year built: no clear difference



The median is **2017** for homes over 2,825 SF and **1981** for homes under 1,516 SF. It does not move in a straight line; homes over 2,825 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 **116 days** for homes over 2,825 SF and **74 days** for homes under 1,516 SF. It does not move in a straight line; homes 1,516–2,200 SF are highest. Defined in 8.1.5.

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

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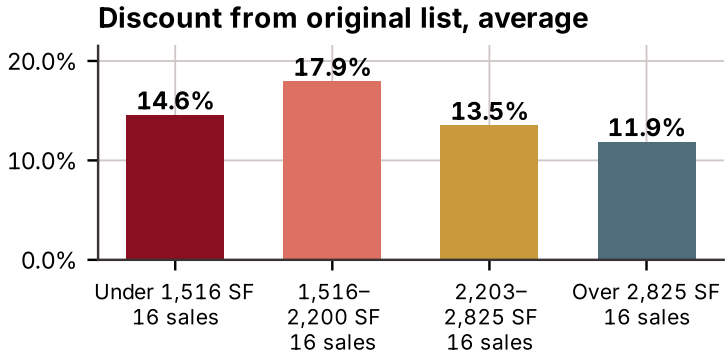
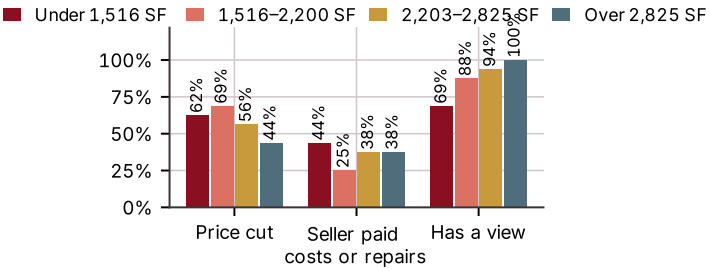
4.7 Discount from original list: no clear difference



The average is **11.9%** for homes over 2,825 SF and **14.6%** for homes under 1,516 SF. It does not move in a straight line; homes 1,516–2,200 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.

- 44% of homes over 2,825 SF had a price cut before sale, against 62% of homes under 1,516 SF. Defined in 8.1.7.
- 38% of homes over 2,825 SF had the seller pay closing costs or repairs, against 44% of homes under 1,516 SF. Defined in 8.1.8.
- 100% of homes over 2,825 SF have a view, against 69% of homes under 1,516 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 1,516 SF 16 sales	1,516–2,200 SF 16 sales	2,203–2,825 SF 16 sales	Over 2,825 SF 16 sales	All 64 sales	Real difference?
Net sale price average	$413,838	$601,423	$1,287,097	$2,323,408	$1,156,441	✓ large
Net price per SF average	$369	$309	$531	$540	$437	✓ large
Living area average	1,198	1,877	2,416	3,958	2,362	by design
Year built median	1981	2006	1994	2017	1998	unclear

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4.10 The numbers: selling

	Under 1,516 SF 16 sales	1,516–2,200 SF 16 sales	2,203–2,825 SF 16 sales	Over 2,825 SF 16 sales	All 64 sales	Real difference?
Days on market median	74	116	98	116	106	unclear
Discount from original list average	14.6%	17.9%	13.5%	11.9%	14.5%	unclear
Price cut before sale	62%	69%	56%	44%	58%	unclear
Seller paid closing costs or repairs	44%	25%	38%	38%	36%	unclear
Has a view	69%	88%	94%	100%	88%	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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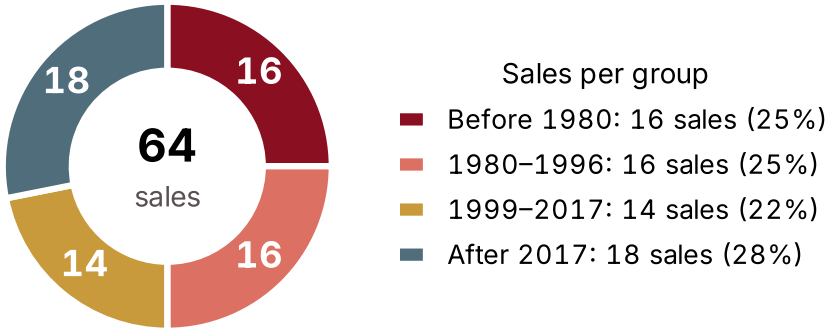
5. Quartiles by year built

Resale homes · 64 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 1980	1980–1996	1999–2017	After 2017	Real difference?
Net sale price	$779K	$1.13M	$857K	$1.75M	unclear
Net price per SF	$428 per SF	$479 per SF	$393 per SF	$442 per SF	unclear
Living area	1,875 SF	2,294 SF	2,009 SF	3,131 SF	unclear
Days on market	94 days	104 days	58 days	136 days	unclear
Discount from original list	18.4%	14.2%	13.7%	11.8%	unclear
Price cut before sale	62%	62%	50%	56%	unclear
Seller paid closing costs or repairs	25%	44%	36%	39%	unclear
Has a view	94%	94%	79%	83%	unclear

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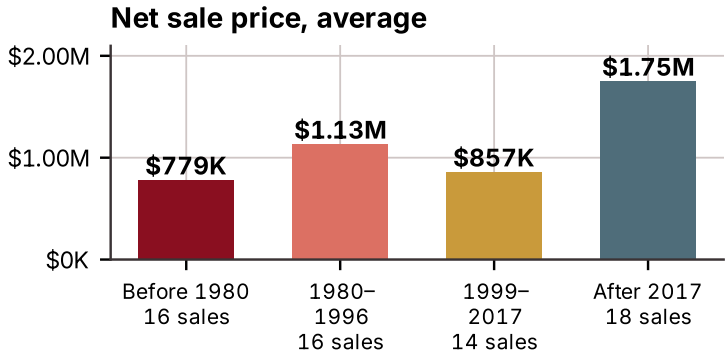
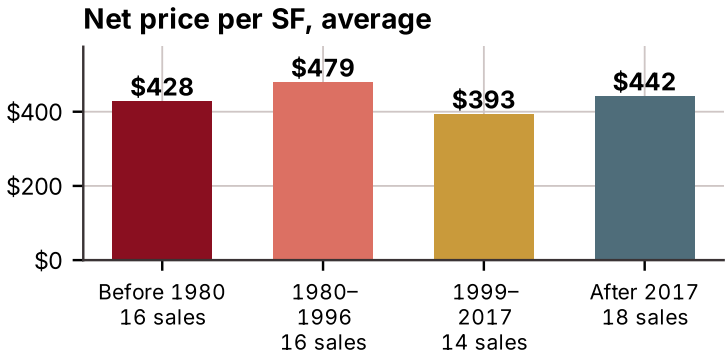
5.3 Net sale price: no clear difference



The average is **$1.75M** for homes built after 2017 and **$779K** for homes built before 1980. It does not move in a straight line; homes built after 2017 are highest. Defined in 8.1.1.

– No clear difference · could be chance

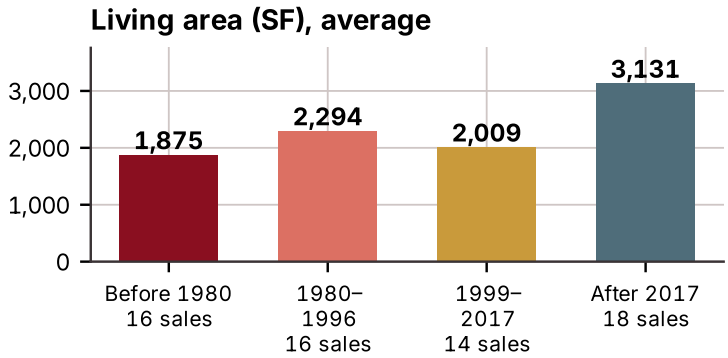
5.4 Net price per SF: no clear difference



The average is **$442 per SF** for homes built after 2017 and **$428 per SF** for homes built before 1980. It does not move in a straight line; homes built 1980–1996 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **3,131 SF** for homes built after 2017 and **1,875 SF** for homes built before 1980. It does not move in a straight line; homes built after 2017 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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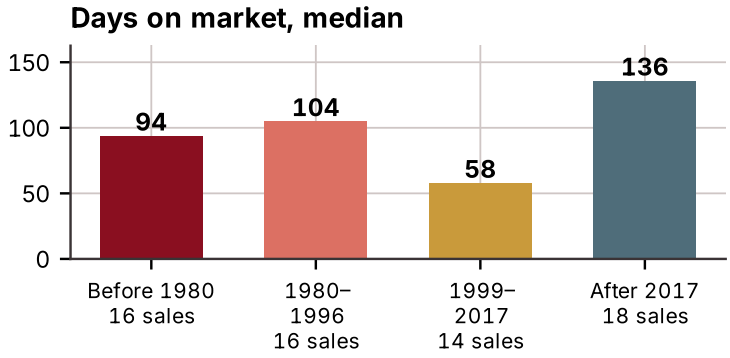
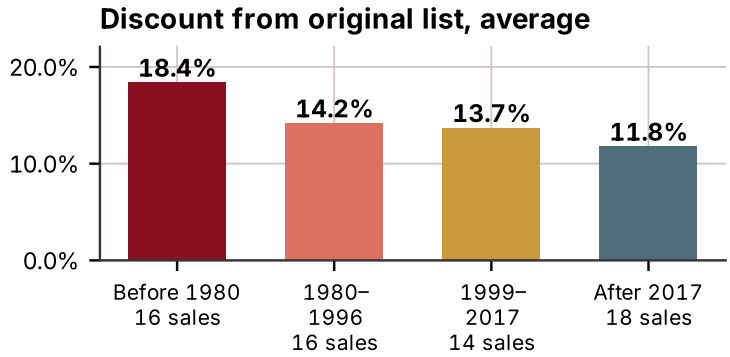
5.6 Days on market: no clear difference



The median is **136 days** for homes built after 2017 and **94 days** for homes built before 1980. It does not move in a straight line; homes built after 2017 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 **11.8%** for homes built after 2017 and **18.4%** for homes built before 1980. It falls step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

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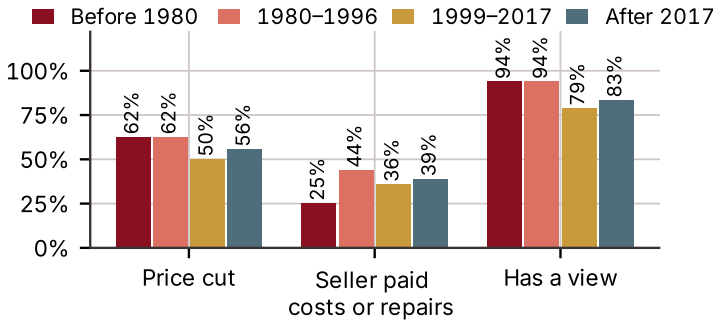
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 56% of homes built after 2017 had a price cut before sale, against 62% of homes built before 1980. Defined in 8.1.7.
- 39% of homes built after 2017 had the seller pay closing costs or repairs, against 25% of homes built before 1980. Defined in 8.1.8.
- 83% of homes built after 2017 have a view, against 94% of homes built before 1980. 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 1980 16 sales	1980–1996 16 sales	1999–2017 14 sales	After 2017 18 sales	All 64 sales	Real difference?
Net sale price average	$778,550	$1,130,397	$857,005	$1,748,391	$1,156,441	unclear
Net price per SF average	$428	$479	$393	$442	$437	unclear
Living area average	1,875	2,294	2,009	3,131	2,362	unclear
Year built median	1970	1986	2011	2021	1998	by design

5.10 The numbers: selling

	Before 1980 16 sales	1980–1996 16 sales	1999–2017 14 sales	After 2017 18 sales	All 64 sales	Real difference?
Days on market median	94	104	58	136	106	unclear
Discount from original list average	18.4%	14.2%	13.7%	11.8%	14.5%	unclear
Price cut before sale	62%	62%	50%	56%	58%	unclear
Seller paid closing costs or repairs	25%	44%	36%	39%	36%	unclear
Has a view	94%	94%	79%	83%	88%	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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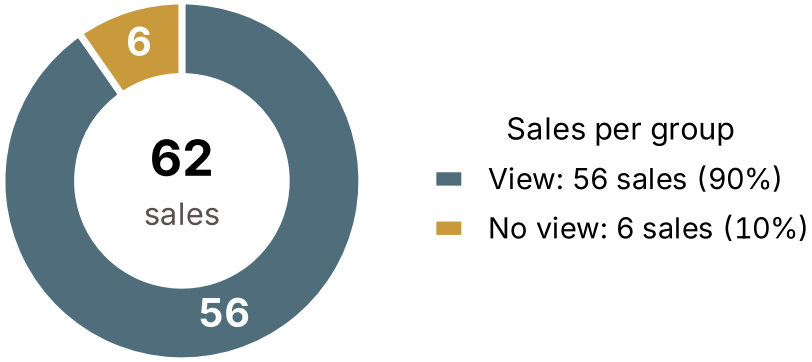
6. View and no view

Resale homes · 64 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. 2 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $305 per SF (178%) more than homes without a view.
- Homes with a view sell for about $1.02M (382%) 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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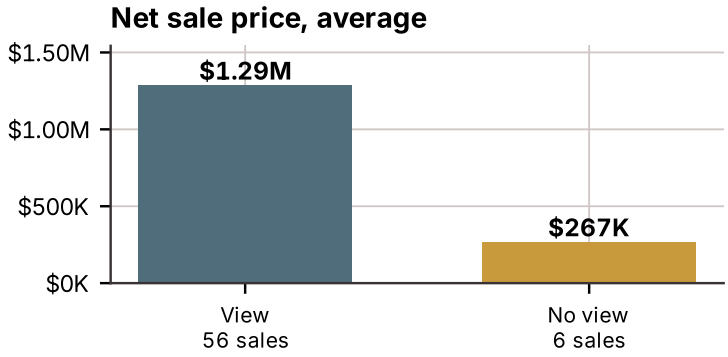
6.2 At a glance

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	$1.29M **Highest**	$267K **Lowest**	✓ large
Net price per SF	$476 per SF **Highest**	$171 per SF **Lowest**	✓ large
Living area	2,487 SF	1,535 SF	unclear
Year built	1994	2012	unclear
Days on market	111 days	46 days	unclear
Discount from original list	14.1%	11.6%	unclear
Price cut before sale	55%	67%	unclear
Seller paid closing costs or repairs	32%	67%	unclear

6.3 Homes with a view sell for about $1.02M (382%) more than homes without a view



The average is **$1.29M** for homes with a view and **$267K** for homes without a view.

Defined in 8.1.1.

✓ **Real difference** · large

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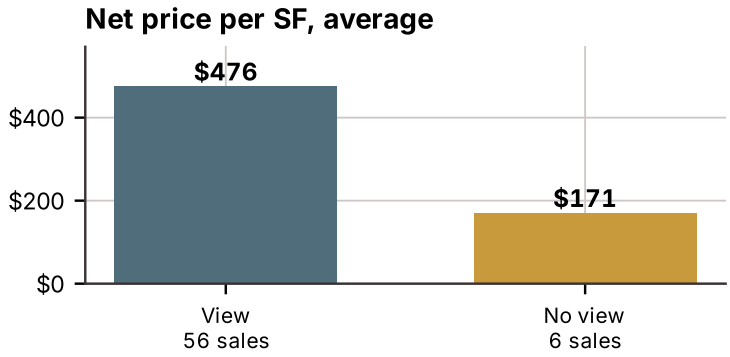
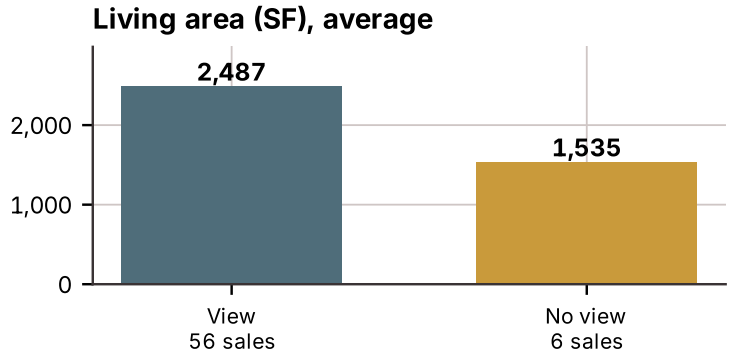
6.4 Homes with a view sell for about $305 per SF (178%) more than homes without a view



The average is **$476 per SF** for homes with a view and **$171 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

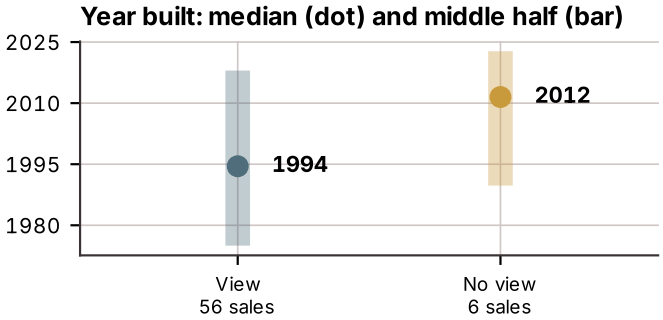
6.5 Living area: no clear difference



The average is **2,487 SF** for homes with a view and **1,535 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 **1994** for homes with a view and **2012** for homes without a view. Defined in 8.1.4.

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

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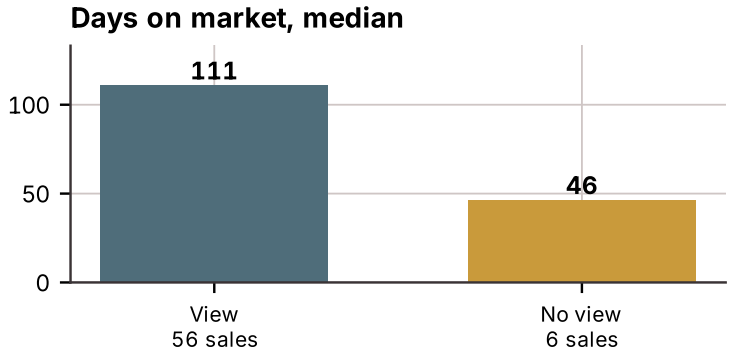
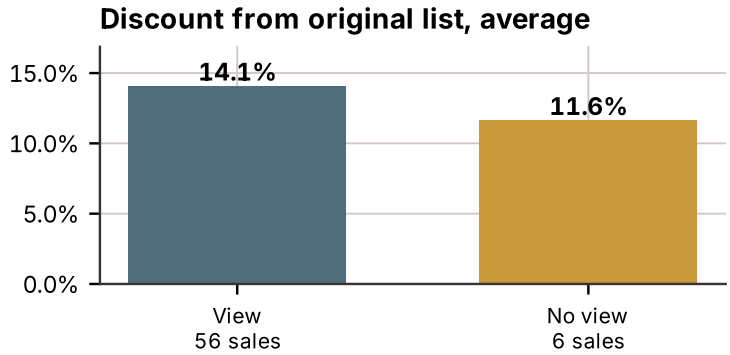
6.7 Days on market: no clear difference



The median is **111 days** for homes with a view and **46 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

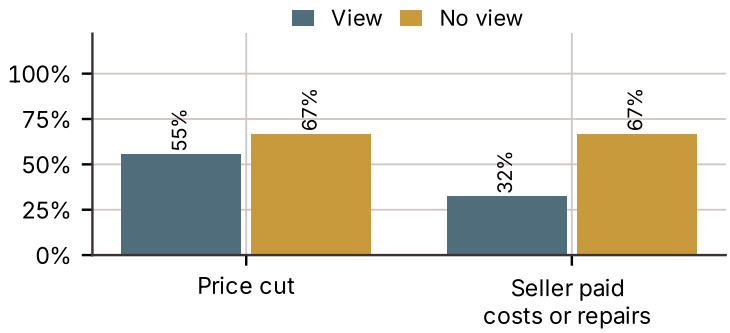
6.8 Discount from original list: no clear difference



The average is **14.1%** for homes with a view and **11.6%** 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.

- 55% of homes with a view had a price cut before sale, against 67% of homes without a view. Defined in 8.1.7.
- 32% of homes with a view had the seller pay closing costs or repairs, against 67% 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 56 sales	No view 6 sales	All 62 sales	Real difference?
Net sale price average	$1,285,847	$266,750	$1,187,225	✓ large
Net price per SF average	$476	$171	$446	✓ large
Living area average	2,487	1,535	2,394	unclear
Year built median	1994	2012	1996	unclear

6.11 The numbers: selling

	View 56 sales	No view 6 sales	All 62 sales	Real difference?
Days on market median	111	46	106	unclear
Discount from original list average	14.1%	11.6%	13.8%	unclear
Price cut before sale	55%	67%	56%	unclear
Seller paid closing costs or repairs	32%	67%	35%	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 · 5 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: 5 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 Kingsland.

Measure	Average	Median
Sales		5
Net sale price	**$1,262,000**	$920,000
Net price per SF	**$377**	$302
Living area (SF)	**3,064**	2,841
Days on market	**293**	278
Discount from original list	**8.8%**	8.0%
Price cut before sale		80% of sales
Seller paid closing costs or repairs		20% of sales
Year built		2023–2025

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 64 resale sales. Average $1,156,441; median $985,000; standard deviation $1,218,891; middle half (25th–75th percentile) $413,500–$1,424,875; lowest $55,000, highest $8,300,000. 23 sales had a seller payment; their median payment was $5,000.

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 64 resale sales. Average $437; median $435; standard deviation $240; middle half (25th–75th percentile) $209–$576; lowest $53, highest $1,186.

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 64 resale sales. Average 2,362; median 2,202; standard deviation 1,324; middle half (25th–75th percentile) 1,506–2,842; lowest 780, highest 9,814.

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 64 resale sales. Average 1997; median 1998; standard deviation 21; middle half (25th–75th percentile) 1979–2018; lowest 1957, 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	64 resale sales. Average 166; median 106; standard deviation 159; middle half (25th–75th percentile) 62–236; lowest 7, highest 712. 0 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

In simple terms	How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price.
Statistically	Discount % = (OriginalListPrice − Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean.
The data	64 resale sales. Average 14.5%; median 12.7%; standard deviation 12.4%; middle half (25th–75th percentile) 5.8%–21.0%; lowest −2.7%, highest 59.3%. 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	37 of 64 resale sales (57.8%).

8.1.8 Seller paid closing costs or repairs

In simple terms	The seller paid some of the buyer's closing costs or repairs.
Statistically	Indicator: ACTRIS_BuyersCIsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).
The data	23 of 64 resale sales (35.9%).

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	56 sales with a view, 6 without, 2 unclassified. Most common View entries: Lake 39, Hill Country 32, Water 19, Panoramic 14, River 13, None 6, Trees/Woods 5, Neighborhood 5.

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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 = Kingsland.

The data Pulled November 22, 2026: 79 closed Kingsland records over the prior year. ZIP codes: 1, the most sales in 78639.

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

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

The data 69 single-family sales in the window: 64 resale, 5 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 64 resale; 5 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 10 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 $415K”.

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 $415K: $55,000–$409,000 (16 sales); $415K–$975K: $415,000–$975,000 (16 sales); $0.99M–$1.40M: $995,000–$1,400,000 (16 sales); Over $1.40M: $1,499,500–$8,300,000 (16 sales)
Quartiles by living area: Under 1,516 SF: 780–1,478 SF (16 sales); 1,516–2,200 SF: 1,516–2,200 SF (16 sales); 2,203–2,825 SF: 2,203–2,825 SF (16 sales); Over 2,825 SF: 2,895–9,814 SF (16 sales)
Quartiles by year built: Before 1980: 1957–1975 (16 sales); 1980–1996: 1980–1996 (16 sales); 1999–2017: 1999–2017 (14 sales); After 2017: 2018–2025 (18 sales)
View and no view: View: MLS lists a view (56 sales); No view: None or Neighborhood (6 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 $1,156,441, median $985,000. Days on market: average 166, median 106: 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	7 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 = 42.38	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.673$	large
Living area	Kruskal–Wallis	H = 40.38	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.641$	large
Year built	Kruskal–Wallis	H = 3.01	3	0.3907	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.048$	small
Days on market	Kruskal–Wallis	H = 1.60	3	0.6594	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.025$	small
Discount from original list	Kruskal–Wallis	H = 4.35	3	0.2258	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.069$	medium
Price cut before sale	Chi-square	$\chi^2 = 8.39$	3	0.0386	p < 0.0063	**Unclear**	Cramér's V = 0.362	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.80$	3	0.0502	p < 0.0063	**Unclear**	Cramér's V = 0.349	medium
Has a view	Chi-square	$\chi^2 = 19.43$	3	0.0002	p < 0.0063	**Yes**	Cramér's V = 0.551	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 = 39.35	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.625$	large
Net price per SF	Kruskal–Wallis	H = 14.15	3	0.0027	p < 0.0063	**Yes**	$\varepsilon^2 = 0.225$	large
Year built	Kruskal–Wallis	H = 7.26	3	0.0640	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.115$	medium
Days on market	Kruskal–Wallis	H = 4.49	3	0.2131	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.071$	medium
Discount from original list	Kruskal–Wallis	H = 2.21	3	0.5298	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.035$	small
Price cut before sale	Chi-square	$\chi^2 = 2.24$	3	0.5237	p < 0.0063	**Unclear**	Cramér's V = 0.187	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.29$	3	0.7316	p < 0.0063	**Unclear**	Cramér's V = 0.142	small
Has a view	Chi-square	$\chi^2 = 8.00$	3	0.0460	p < 0.0063	**Unclear**	Cramér's V = 0.354	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 = 4.79	3	0.1876	p < 0.0063	**Unclear**	ε^2 = 0.076	medium
Net price per SF	Kruskal–Wallis	H = 1.26	3	0.7391	p < 0.0063	**Unclear**	ε^2 = 0.020	small
Living area	Kruskal–Wallis	H = 7.01	3	0.0716	p < 0.0063	**Unclear**	ε^2 = 0.111	medium
Days on market	Kruskal–Wallis	H = 7.05	3	0.0702	p < 0.0063	**Unclear**	ε^2 = 0.112	medium
Discount from original list	Kruskal–Wallis	H = 2.80	3	0.4237	p < 0.0063	**Unclear**	ε^2 = 0.044	small
Price cut before sale	Chi-square	χ^2 = 0.68	3	0.8788	p < 0.0063	**Unclear**	Cramér's V = 0.103	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.32	3	0.7234	p < 0.0063	**Unclear**	Cramér's V = 0.144	small
Has a view	Chi-square	χ^2 = 2.45	3	0.4846	p < 0.0063	**Unclear**	Cramér's V = 0.196	small

8.3.4 View and no view

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Mann–Whitney U	U = 308.50	—	0.0009	p < 0.0063	**Yes**	rank-biserial r = 0.836	large
Net price per SF	Mann–Whitney U	U = 314.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.869	large
Living area	Mann–Whitney U	U = 263.00	—	0.0216	p < 0.0063	**Unclear**	rank-biserial r = 0.565	large
Year built	Mann–Whitney U	U = 116.50	—	0.2243	p < 0.0063	**Unclear**	rank-biserial r = 0.307	medium
Days on market	Mann–Whitney U	U = 232.50	—	0.1275	p < 0.0063	**Unclear**	rank-biserial r = 0.384	medium
Discount from original list	Mann–Whitney U	U = 188.00	—	0.6424	p < 0.0063	**Unclear**	rank-biserial r = 0.119	small
Price cut before sale	Chi-square	χ^2 = 0.28	1	0.5954	p < 0.0063	**Unclear**	Cramér's V = 0.067	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 2.82	1	0.0930	p < 0.0063	**Unclear**	Cramér's V = 0.213	small

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8.4 Data notes

Left out of the analysis: 5 new-construction sales (basic statistics only, section 7); 10 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 64 closed MLS resale sales; the 5 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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