Llano County

Texas

Resale homes · closed May 26 – Nov 21, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

November 22, 2026 · 6:45 AM CST

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

RESALE SALES, 180 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
110	**$642,000**	**$297**	**86 days**
single-family resale homes	average $973,142	average $361	average 141 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 · 110 sales · May 26, 2026 – November 21, 2026

This study looks at the **110 resale homes** sold in Llano County in the **180 days** to November 21, 2026. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

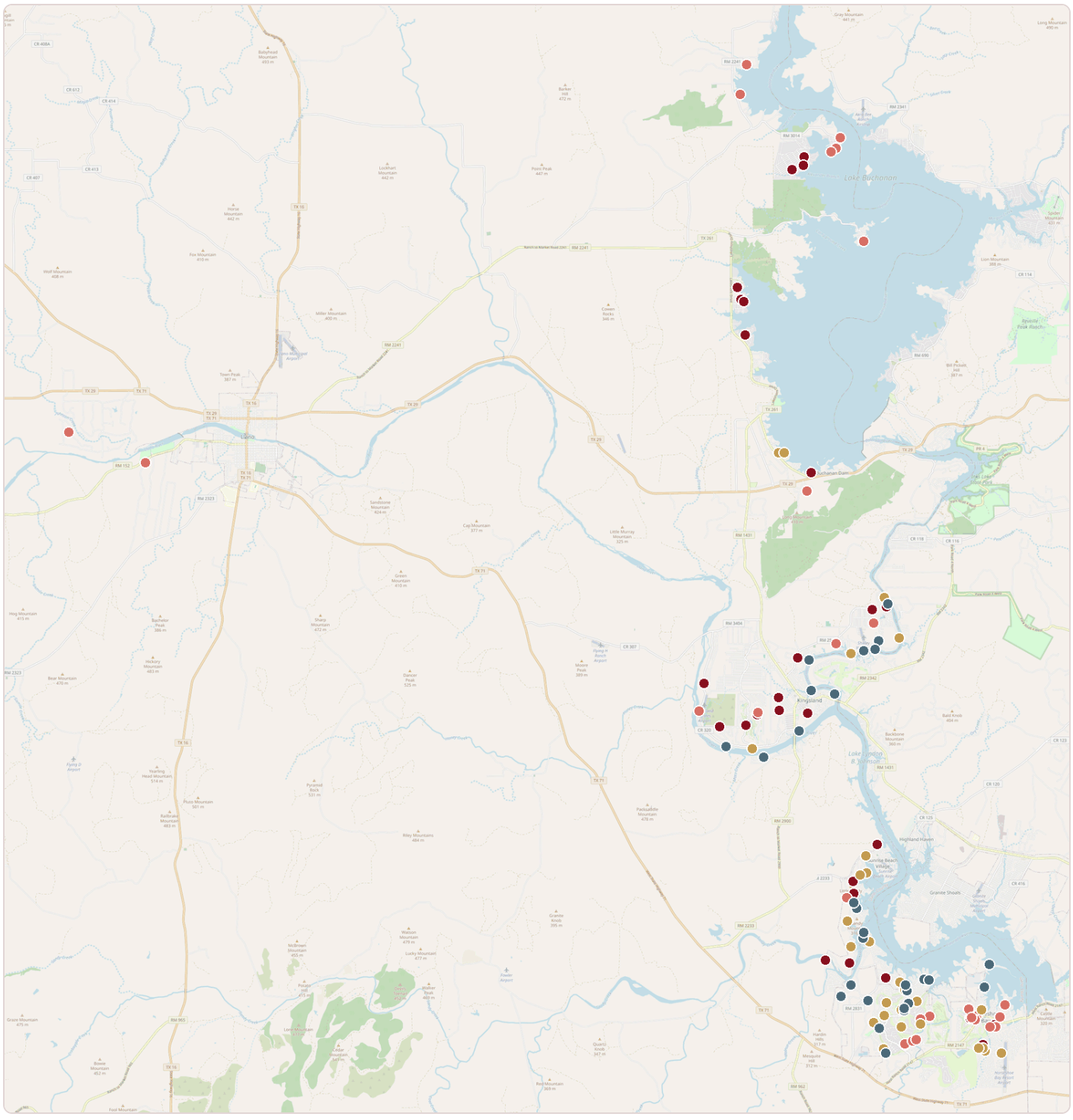
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

110 resale homes · colored by price range

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



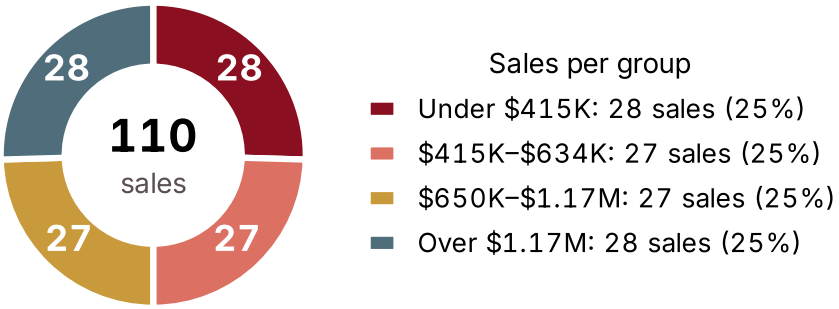
● Under $415K · 28 sales ● $415K–$634K · 27 sales ● $650K–$1.17M · 27 sales ● Over $1.17M · 28 sales

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3. Quartiles by net sale price

Resale homes · 110 sales · May 26, 2026 – November 21, 2026

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



Bottom line

- Homes over $1.17M sell for about $413 per SF (228%) more than homes under $415K.
- Homes over $1.17M are about 2,120 SF (137%) larger than homes under $415K.
- 96% of homes over $1.17M have a view, against 61% 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–$634K $650K–$1.17M Over $1.17M

Higher-priced homes Over $1.17M

- 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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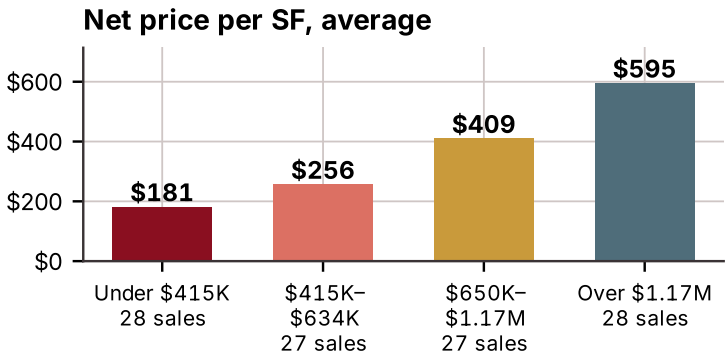
3.2 At a glance

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–$634K	$650K–$1.17M	Over $1.17M	Real difference?
Net price per SF	$181 per SF **Lowest**	$256 per SF	$409 per SF	$595 per SF **Highest**	✓ large
Living area	1,546 SF **Smallest**	2,066 SF	2,658 SF	3,666 SF **Largest**	✓ large
Year built	1984	1999	1993	1999	unclear
Days on market	64 days	100 days	92 days	90 days	unclear
Discount from original list	16.2%	14.2%	14.0%	11.1%	unclear
Price cut before sale	54%	67%	70%	50%	unclear
Seller paid closing costs or repairs	50%	26%	48%	21%	unclear
Has a view	61% **Fewest**	81%	100% **Most**	96%	✓ medium

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 $1.17M sell for about $413 per SF (228%) more than homes under $415K

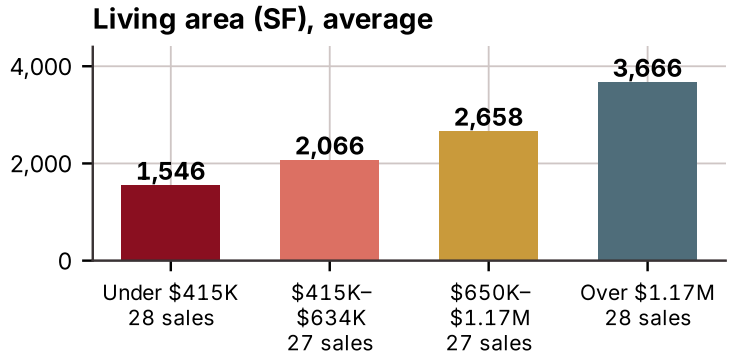


The average is **$595 per SF** for homes over $1.17M and **$181 per SF** for homes under $415K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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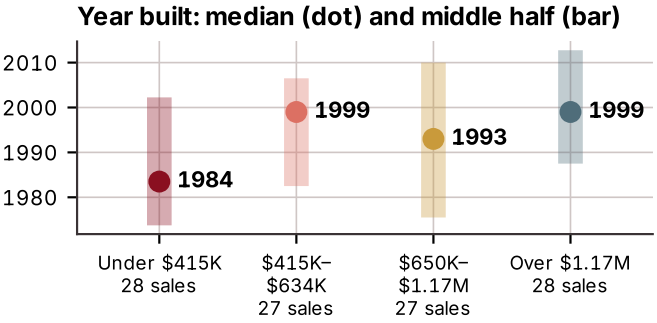
3.4 Homes over $1.17M are about 2,120 SF (137%) larger than homes under $415K



The average is **3,666 SF** for homes over $1.17M and **1,546 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

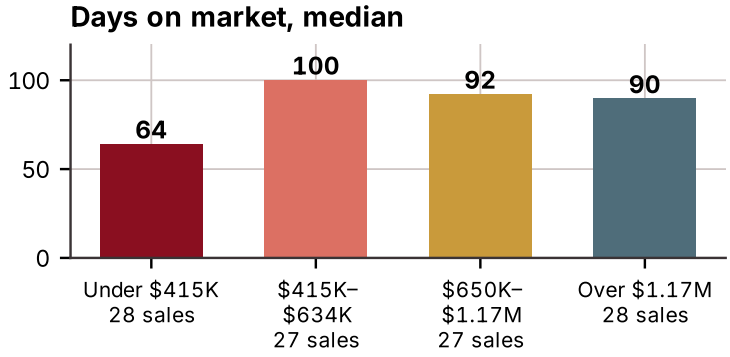
3.5 Year built: no clear difference



The median is **1999** for homes over $1.17M and **1984** for homes under $415K. It does not move in a straight line; homes $415K–$634K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

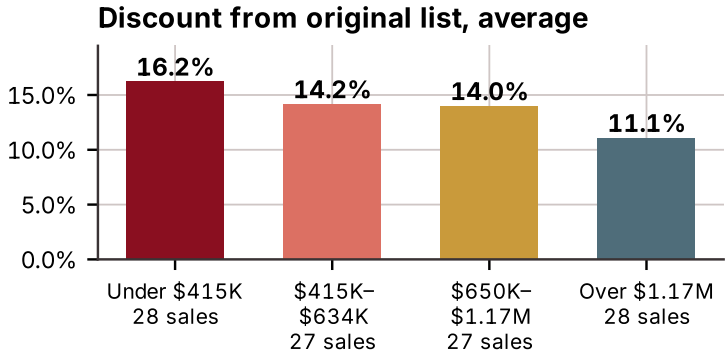


The median is **90 days** for homes over $1.17M and **64 days** for homes under $415K. It does not move in a straight line; homes $415K–$634K are highest. Defined in 8.1.5.

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

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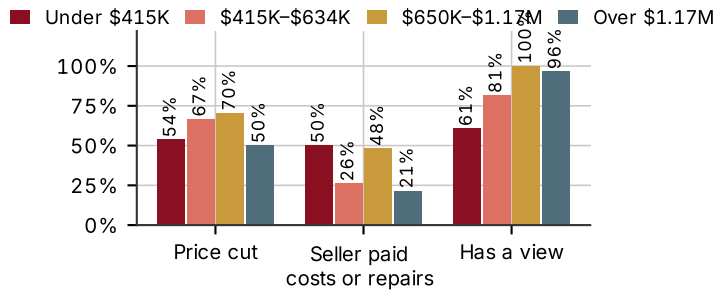
3.7 Discount from original list: no clear difference



The average is **11.1%** for homes over $1.17M and **16.2%** for homes under $415K. 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.

- 50% of homes over $1.17M had a price cut before sale, against 54% of homes under $415K. Defined in 8.1.7.
- 21% of homes over $1.17M had the seller pay closing costs or repairs, against 50% of homes under $415K. Defined in 8.1.8.
- 96% of homes over $1.17M have a view, against 61% 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** · medium

3.9 The numbers: price and size

	Under $415K 28 sales	$415K– $634K 27 sales	$650K– $1.17M 27 sales	Over $1.17M 28 sales	All 110 sales	Real difference?
Net sale price average	$265,261	$498,005	$929,389	$2,181,382	$973,142	by design
Net price per SF average	$181	$256	$409	$595	$361	✓ large
Living area average	1,546	2,066	2,658	3,666	2,486	✓ large
Year built median	1984	1999	1993	1999	1996	unclear

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3.10 The numbers: selling

	Under $415K 28 sales	$415K–$634K 27 sales	$650K–$1.17M 27 sales	Over $1.17M 28 sales	All 110 sales	Real difference?
Days on market median	64	100	92	90	86	unclear
Discount from original list average	16.2%	14.2%	14.0%	11.1%	13.9%	unclear
Price cut before sale	54%	67%	70%	50%	60%	unclear
Seller paid closing costs or repairs	50%	26%	48%	21%	36%	unclear
Has a view	61%	81%	100%	96%	85%	✓ medium

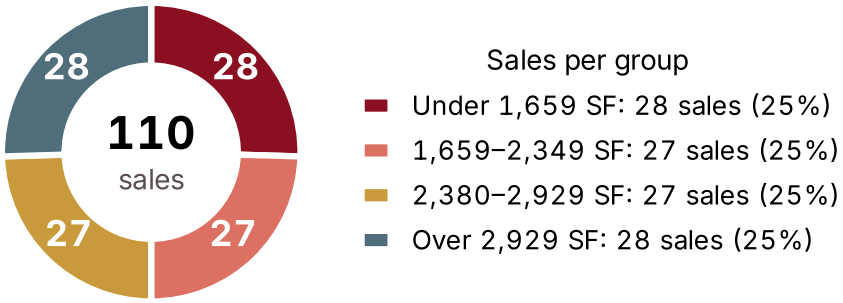
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

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



Bottom line

- Homes over 2,929 SF sell for about $1.63M (426%) more than homes under 1,659 SF.
- Homes over 2,929 SF sell for about $172 per SF (54%) more than homes under 1,659 SF.

4.1 Key differences

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

Under 1,659 SF · 1,659–2,349 SF · 2,380–2,929 SF · Over 2,929 SF

Larger homes Over 2,929 SF

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

Smaller homes Under 1,659 SF

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

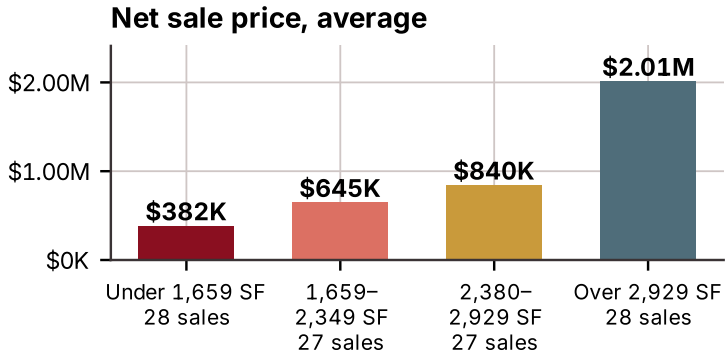
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4.2 At a glance

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 1,659 SF	1,659–2,349 SF	2,380–2,929 SF	Over 2,929 SF	Real difference?
Net sale price	$382K Lowest	$645K	$840K	$2.01M Highest	✓ large
Net price per SF	$318 per SF	$317 per SF	$316 per SF Lowest	$490 per SF Highest	✓ medium
Year built	1980	1995	2003	1999	unclear
Days on market	68 days	107 days	103 days	76 days	unclear
Discount from original list	14.7%	14.7%	15.1%	11.1%	unclear
Price cut before sale	50%	67%	74%	50%	unclear
Seller paid closing costs or repairs	43%	41%	26%	36%	unclear
Has a view	75%	74%	93%	96%	unclear

4.3 Homes over 2,929 SF sell for about $1.63M (426%) more than homes under 1,659 SF



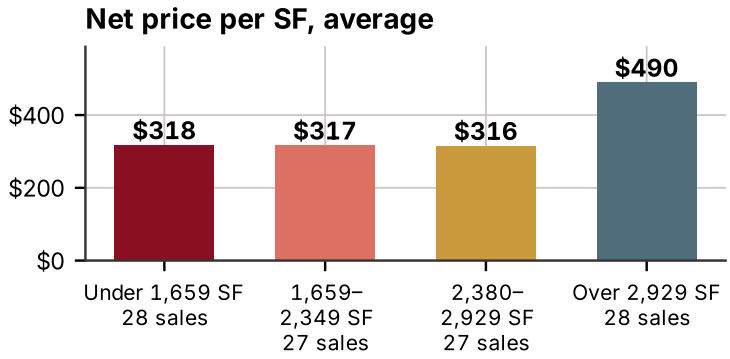
The average is **$2.01M** for homes over 2,929 SF and **$382K** for homes under 1,659 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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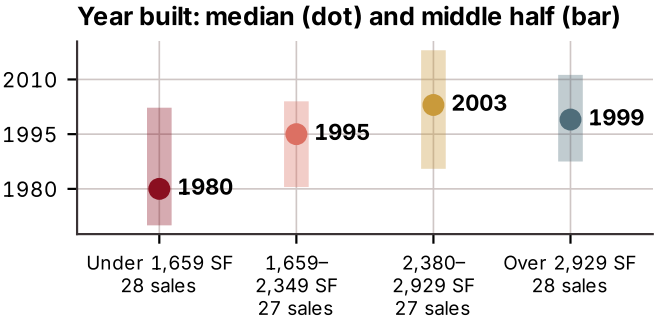
4.4 Homes over 2,929 SF sell for about $172 per SF (54%) more than homes under 1,659 SF



The average is **$490 per SF** for homes over 2,929 SF and **$318 per SF** for homes under 1,659 SF. It does not move in a straight line; homes over 2,929 SF are highest. Defined in 8.1.2.

✓ **Real difference** · medium

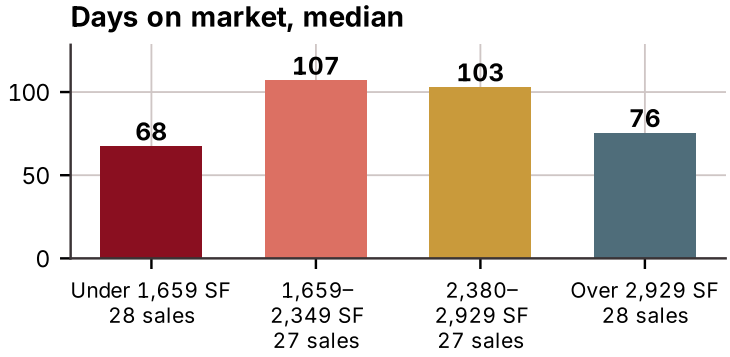
4.5 Year built: no clear difference



The median is **1999** for homes over 2,929 SF and **1980** for homes under 1,659 SF. It does not move in a straight line; homes 2,380–2,929 SF are highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

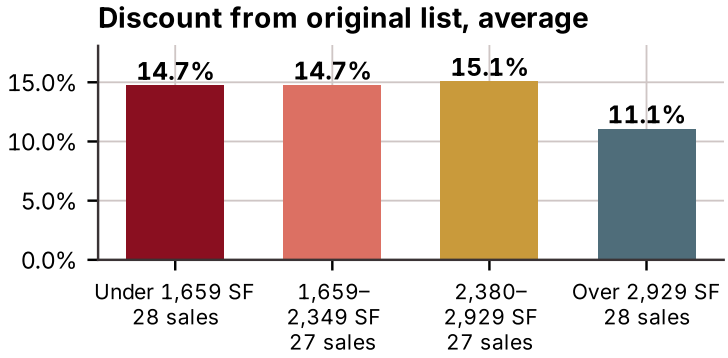


The median is **76 days** for homes over 2,929 SF and **68 days** for homes under 1,659 SF. It does not move in a straight line; homes 1,659–2,349 SF are highest. Defined in 8.1.5.

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

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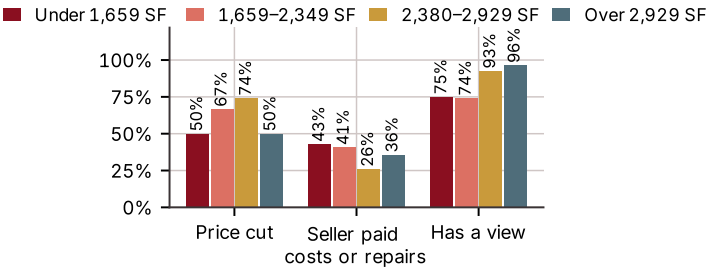
4.7 Discount from original list: no clear difference



The average is **11.1%** for homes over 2,929 SF and **14.7%** for homes under 1,659 SF. It does not move in a straight line; homes 2,380–2,929 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 2,929 SF had a price cut before sale, against 50% of homes under 1,659 SF. Defined in 8.1.7.
- 36% of homes over 2,929 SF had the seller pay closing costs or repairs, against 43% of homes under 1,659 SF. Defined in 8.1.8.
- 96% of homes over 2,929 SF have a view, against 75% of homes under 1,659 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 1,659 SF 28 sales	1,659–2,349 SF 27 sales	2,380–2,929 SF 27 sales	Over 2,929 SF 28 sales	All 110 sales	Real difference?
Net sale price average	$381,700	$644,957	$840,211	$2,009,232	$973,142	✓ large
Net price per SF average	$318	$317	$316	$490	$361	✓ medium
Living area average	1,248	2,003	2,640	4,042	2,486	by design
Year built median	1980	1995	2003	1999	1996	unclear

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4.10 The numbers: selling

	Under 1,659 SF 28 sales	1,659–2,349 SF 27 sales	2,380–2,929 SF 27 sales	Over 2,929 SF 28 sales	All 110 sales	Real difference?
Days on market median	68	107	103	76	86	unclear
Discount from original list average	14.7%	14.7%	15.1%	11.1%	13.9%	unclear
Price cut before sale	50%	67%	74%	50%	60%	unclear
Seller paid closing costs or repairs	43%	41%	26%	36%	36%	unclear
Has a view	75%	74%	93%	96%	85%	unclear

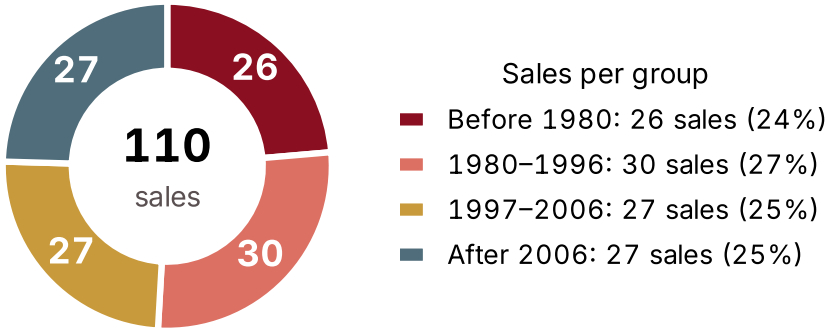
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 110 sales · May 26, 2026 – 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.

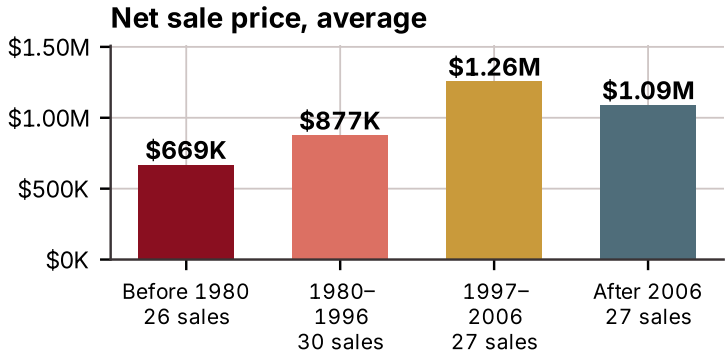
5.2 At a glance

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	1997–2006	After 2006	Real difference?
Net sale price	$669K	$877K	$1.26M	$1.09M	unclear
Net price per SF	$351 per SF	$347 per SF	$399 per SF	$347 per SF	unclear
Living area	1,997 SF	2,431 SF	2,719 SF	2,787 SF	unclear
Days on market	86 days	79 days	84 days	93 days	unclear
Discount from original list	17.4%	15.1%	11.4%	11.6%	unclear
Price cut before sale	58%	63%	56%	63%	unclear
Seller paid closing costs or repairs	42%	43%	33%	26%	unclear
Has a view	85%	90%	89%	74%	unclear

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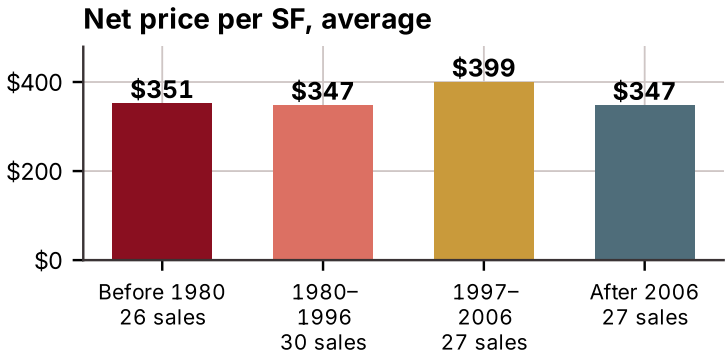
5.3 Net sale price: no clear difference



The average is **$1.09M** for homes built after 2006 and **$669K** for homes built before 1980. It does not move in a straight line; homes built 1997–2006 are highest. Defined in 8.1.1.

– No clear difference · could be chance

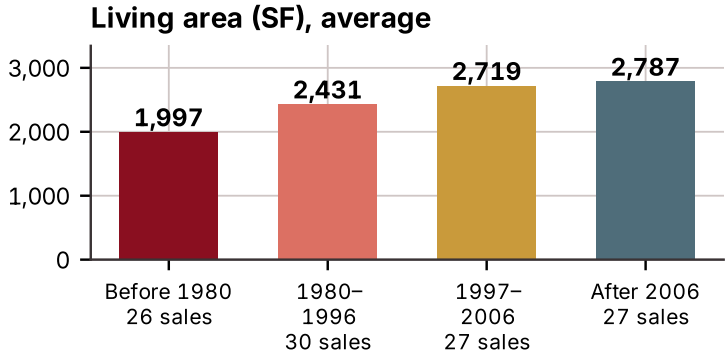
5.4 Net price per SF: no clear difference



The average is **$347 per SF** for homes built after 2006 and **$351 per SF** for homes built before 1980. It does not move in a straight line; homes built 1997–2006 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

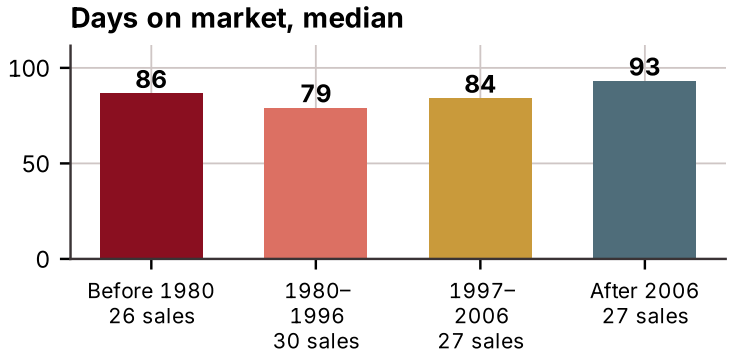


The average is **2,787 SF** for homes built after 2006 and **1,997 SF** for homes built before 1980. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

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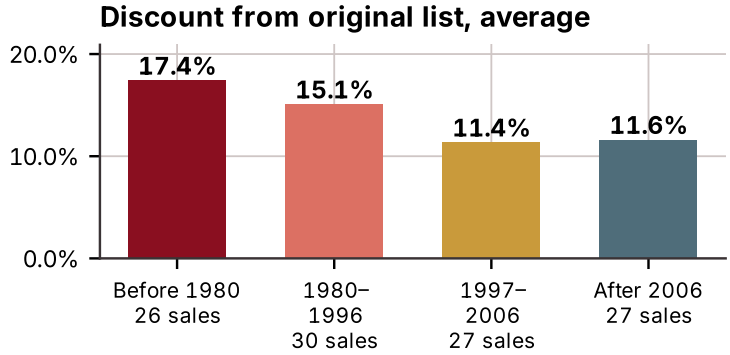
5.6 Days on market: no clear difference



The median is **93 days** for homes built after 2006 and **86 days** for homes built before 1980. It does not move in a straight line; homes built after 2006 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

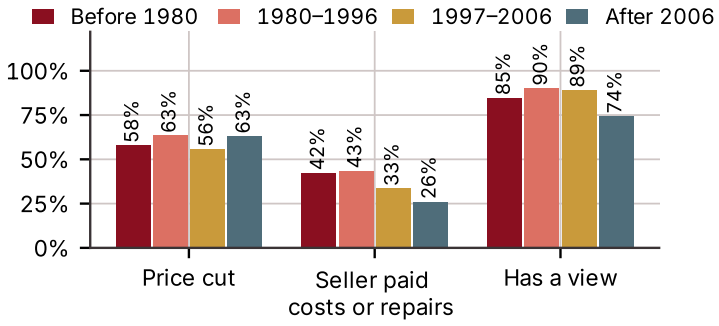


The average is **11.6%** for homes built after 2006 and **17.4%** for homes built before 1980. It does not move in a straight line; homes built before 1980 are highest. Defined in 8.1.6.

– 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.

- 63% of homes built after 2006 had a price cut before sale, against 58% of homes built before 1980. Defined in 8.1.7.
- 26% of homes built after 2006 had the seller pay closing costs or repairs, against 42% of homes built before 1980. Defined in 8.1.8.
- 74% of homes built after 2006 have a view, against 85% 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 26 sales	1980–1996 30 sales	1997–2006 27 sales	After 2006 27 sales	All 110 sales	Real difference?
Net sale price average	$669,131	$876,603	$1,256,139	$1,090,162	$973,142	unclear
Net price per SF average	$351	$347	$399	$347	$361	unclear
Living area average	1,997	2,431	2,719	2,787	2,486	unclear
Year built median	1970	1986	2003	2022	1996	by design

5.10 The numbers: selling

	Before 1980 26 sales	1980–1996 30 sales	1997–2006 27 sales	After 2006 27 sales	All 110 sales	Real difference?
Days on market median	86	79	84	93	86	unclear
Discount from original list average	17.4%	15.1%	11.4%	11.6%	13.9%	unclear
Price cut before sale	58%	63%	56%	63%	60%	unclear
Seller paid closing costs or repairs	42%	43%	33%	26%	36%	unclear
Has a view	85%	90%	89%	74%	85%	unclear

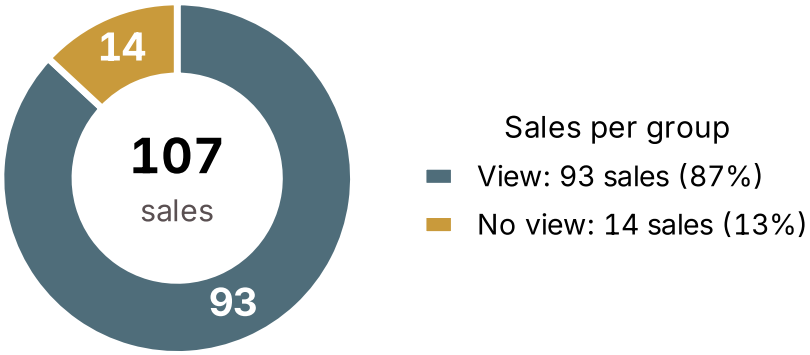
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 110 sales · May 26, 2026 – November 21, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 3 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $211 per SF (119%) more than homes without a view.
- Homes with a view sell for about $748K (225%) 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.

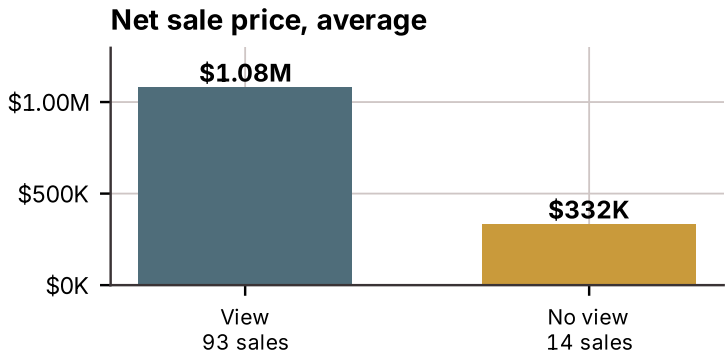
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6.2 At a glance

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	$1.08M **Highest**	$332K **Lowest**	✓ large
Net price per SF	$389 per SF **Highest**	$178 per SF **Lowest**	✓ large
Living area	2,609 SF	1,848 SF	unclear
Year built	1996	2002	unclear
Days on market	87 days	70 days	unclear
Discount from original list	14.1%	15.1%	unclear
Price cut before sale	61%	64%	unclear
Seller paid closing costs or repairs	35%	50%	unclear

6.3 Homes with a view sell for about $748K (225%) more than homes without a view



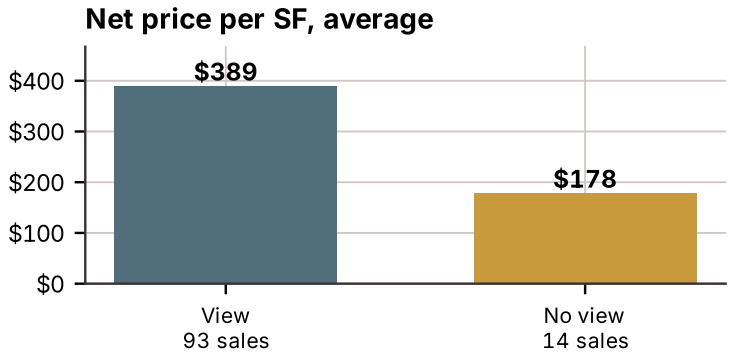
The average is **$1.08M** for homes with a view and **$332K** for homes without a view.

Defined in 8.1.1.

✓ **Real difference** · large

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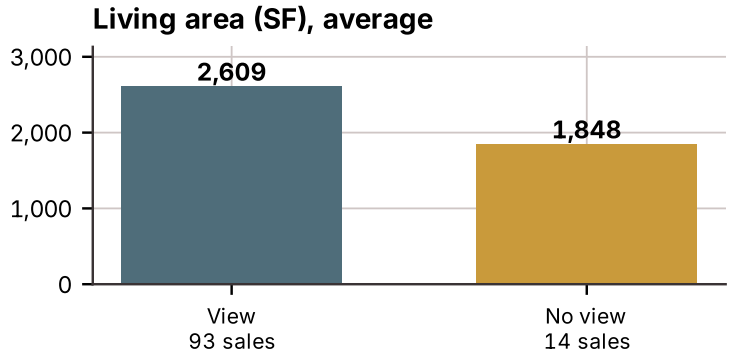
6.4 Homes with a view sell for about $211 per SF (119%) more than homes without a view



The average is **$389 per SF** for homes with a view and **$178 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

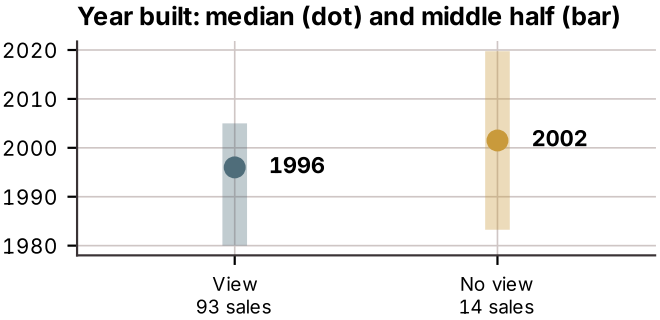
6.5 Living area: no clear difference



The average is **2,609 SF** for homes with a view and **1,848 SF** for homes without a view. Defined in 8.1.3.

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

6.6 Year built: no clear difference

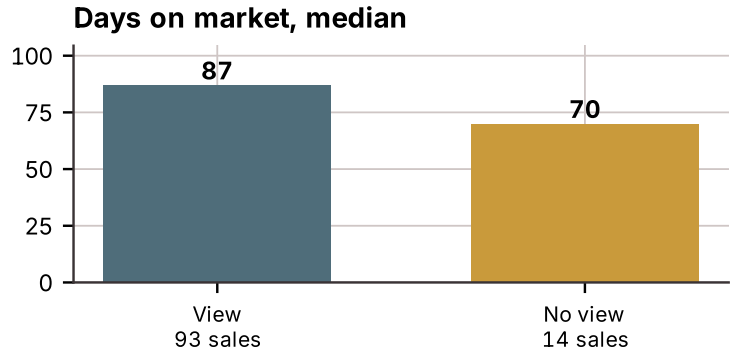


The median is **1996** for homes with a view and **2002** for homes without a view. Defined in 8.1.4.

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

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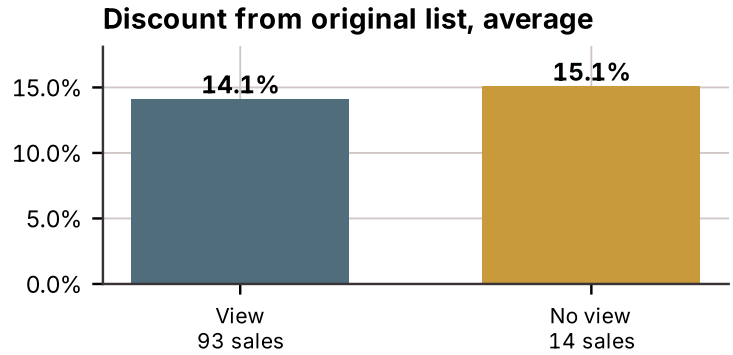
6.7 Days on market: no clear difference



The median is **87 days** for homes with a view and **70 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

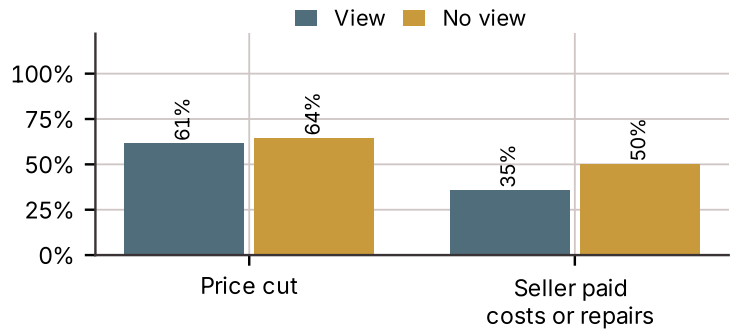
6.8 Discount from original list: no clear difference



The average is **14.1%** for homes with a view and **15.1%** 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.

- 61% of homes with a view had a price cut before sale, against 64% 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 50% 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 93 sales	No view 14 sales	All 107 sales	Real difference?
Net sale price average	$1,080,074	$332,414	$982,249	✓ large
Net price per SF average	$389	$178	$362	✓ large
Living area average	2,609	1,848	2,510	unclear
Year built median	1996	2002	1996	unclear

6.11 The numbers: selling

	View 93 sales	No view 14 sales	All 107 sales	Real difference?
Days on market median	87	70	87	unclear
Discount from original list average	14.1%	15.1%	14.2%	unclear
Price cut before sale	61%	64%	62%	unclear
Seller paid closing costs or repairs	35%	50%	37%	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 · May 26, 2026 – November 21, 2026

Homes sold new by the builder in the same 180 days. They are left out of every other section and shown here as basic figures only: 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 Llano County.

Measure	Average	Median
Sales		11
Net sale price	**$1,437,901**	$1,099,497
Net price per SF	**$425**	$370
Living area (SF)	**3,159**	2,843
Days on market	**170**	121
Discount from original list	**5.8%**	4.3%
Price cut before sale		36% of sales
Seller paid closing costs or repairs		18% of sales
Year built		2024–2026

Same definitions as the rest of the study (section 8). New construction = NewConstructionYN true, or PropertyCondition “New Construction” or “Under Construction”.

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8. Appendix

Measures, methods and tests

Each measure and method three ways: in plain words, as statistics, and with the data from this study.

8.1 Measures

8.1.1 Net sale price

In simple terms What the seller actually kept: the closing price, less money the seller gave back to the buyer for closing costs or repairs. It is the truest price for comparing homes.

Statistically Net = ClosePrice − ACTRIS_BuyersClsgCostPdbySell − ACTRIS_RepairsAmount (a blank counts as $0). Summarized by the arithmetic mean in the slices.

The data 110 resale sales. Average $973,142; median $642,000; standard deviation $975,769; middle half (25th–75th percentile) $414,625–$1,192,500; lowest $55,000, highest $5,500,000. 40 sales had a seller payment; their median payment was $6,000.

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 110 resale sales. Average $361; median $297; standard deviation $229; middle half (25th–75th percentile) $206–$450; lowest $41, highest $1,341.

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 110 resale sales. Average 2,486; median 2,364; standard deviation 1,249; middle half (25th–75th percentile) 1,656–2,941; lowest 760, highest 9,171.

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 110 resale sales. Average 1995; median 1996; standard deviation 19; middle half (25th–75th percentile) 1980–2006; 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 110 resale sales. Average 141; median 86; standard deviation 150; middle half (25th–75th percentile) 50–178; lowest 6, highest 838. 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 110 resale sales. Average 13.9%; median 11.5%; standard deviation 11.6%; middle half (25th–75th percentile) 5.7%–20.3%; lowest −9.1%, highest 64.0%. 4 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 66 of 110 resale sales (60.0%).

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_BuyersCIsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 40 of 110 resale sales (36.4%).

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 93 sales with a view, 14 without, 3 unclassified. Most common View entries: Hill Country 59, Lake 55, Panoramic 26, Golf Course 17, Water 16, River 11, None 11, Neighborhood 10.

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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 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, CountyOrParish = Llano.

The data Pulled November 22, 2026: 293 closed Llano County records over the prior year. Cities: Horseshoe Bay (167); Kingsland (54); Buchanan Dam (21); Sunrise Beach (17); Tow (17); Llano (13); and 3 more. ZIP codes: 8, the most sales in 78657, 78639, 78643, 78609, 78672, 78654.

8.2.2 Study window

In simple terms The most recent 180 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales.

Statistically CloseDate from May 26, 2026 to November 21, 2026 inclusive.

The data 121 single-family sales in the window: 110 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 110 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 35 sale(s) other than single-family homes (condo, townhome and similar); 2 sale(s) with concessions above 10% of price

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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–$414,500 (28 sales); $415K–$634K: $415,000–$634,000 (27 sales); $650K–$1.17M: $650,000–$1,170,000 (27 sales); Over $1.17M: $1,200,000–$5,500,000 (28 sales)
Quartiles by living area: Under 1,659 SF: 760–1,655 SF (28 sales); 1,659–2,349 SF: 1,659–2,349 SF (27 sales); 2,380–2,929 SF: 2,380–2,929 SF (27 sales); Over 2,929 SF: 2,945–9,171 SF (28 sales)
Quartiles by year built: Before 1980: 1957–1979 (26 sales); 1980–1996: 1980–1996 (30 sales); 1997–2006: 1997–2006 (27 sales); After 2006: 2007–2025 (27 sales)
View and no view: View: MLS lists a view (93 sales); No view: None or Neighborhood (14 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 $973,142, median $642,000. Days on market: average 141, median 86: 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 = 74.01	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.679$	large
Living area	Kruskal–Wallis	H = 56.75	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.521$	large
Year built	Kruskal–Wallis	H = 5.17	3	0.1601	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.047$	small
Days on market	Kruskal–Wallis	H = 5.06	3	0.1675	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.046$	small
Discount from original list	Kruskal–Wallis	H = 2.79	3	0.4255	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.026$	small
Price cut before sale	Chi-square	$\chi^2 = 3.36$	3	0.3396	p < 0.0063	**Unclear**	Cramér's V = 0.175	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.84$	3	0.0494	p < 0.0063	**Unclear**	Cramér's V = 0.267	small
Has a view	Chi-square	$\chi^2 = 20.33$	3	0.0001	p < 0.0063	**Yes**	Cramér's V = 0.430	medium

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 = 57.69	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.529$	large
Net price per SF	Kruskal–Wallis	H = 13.51	3	0.0037	p < 0.0063	**Yes**	$\varepsilon^2 = 0.124$	medium
Year built	Kruskal–Wallis	H = 9.23	3	0.0264	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.085$	medium
Days on market	Kruskal–Wallis	H = 7.52	3	0.0571	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.069$	medium
Discount from original list	Kruskal–Wallis	H = 2.26	3	0.5207	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.021$	small
Price cut before sale	Chi-square	$\chi^2 = 5.06$	3	0.1673	p < 0.0063	**Unclear**	Cramér's V = 0.215	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.01$	3	0.5703	p < 0.0063	**Unclear**	Cramér's V = 0.135	small
Has a view	Chi-square	$\chi^2 = 8.58$	3	0.0354	p < 0.0063	**Unclear**	Cramér's V = 0.279	small

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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 = 5.00	3	0.1715	p < 0.0063	**Unclear**	ε^2 = 0.046	small
Net price per SF	Kruskal–Wallis	H = 1.86	3	0.6018	p < 0.0063	**Unclear**	ε^2 = 0.017	small
Living area	Kruskal–Wallis	H = 11.09	3	0.0113	p < 0.0063	**Unclear**	ε^2 = 0.102	medium
Days on market	Kruskal–Wallis	H = 0.65	3	0.8838	p < 0.0063	**Unclear**	ε^2 = 0.006	negligible
Discount from original list	Kruskal–Wallis	H = 4.32	3	0.2290	p < 0.0063	**Unclear**	ε^2 = 0.040	small
Price cut before sale	Chi-square	χ^2 = 0.52	3	0.9150	p < 0.0063	**Unclear**	Cramér's V = 0.069	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 2.41	3	0.4927	p < 0.0063	**Unclear**	Cramér's V = 0.148	small
Has a view	Chi-square	χ^2 = 3.34	3	0.3423	p < 0.0063	**Unclear**	Cramér's V = 0.174	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 = 1,110.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.706	large
Net price per SF	Mann–Whitney U	U = 1,131.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.737	large
Living area	Mann–Whitney U	U = 923.50	—	0.0120	p < 0.0063	**Unclear**	rank-biserial r = 0.419	medium
Year built	Mann–Whitney U	U = 529.50	—	0.2635	p < 0.0063	**Unclear**	rank-biserial r = 0.187	small
Days on market	Mann–Whitney U	U = 737.50	—	0.4269	p < 0.0063	**Unclear**	rank-biserial r = 0.133	small
Discount from original list	Mann–Whitney U	U = 723.50	—	0.5060	p < 0.0063	**Unclear**	rank-biserial r = 0.111	small
Price cut before sale	Chi-square	χ^2 = 0.05	1	0.8298	p < 0.0063	**Unclear**	Cramér's V = 0.021	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.10	1	0.2953	p < 0.0063	**Unclear**	Cramér's V = 0.101	small

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8.4 Data notes

Left out of the analysis: 11 new-construction sales (basic statistics only, section 7); 35 sale(s) other than single-family homes (condo, townhome and similar); 2 sale(s) with concessions above 10% of price. 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 110 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 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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