Milam County

Texas

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 · 6:43 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
119	**$240,000**	**$147**	**83 days**
single-family resale homes	average $291,875	average $162	average 128 days

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1. Summary

Resale homes · 119 sales · November 22, 2025 – November 21, 2026

This study looks at the **119 resale homes** sold in Milam County in the **365 days** to November 21, 2026. A full year is used because only 60 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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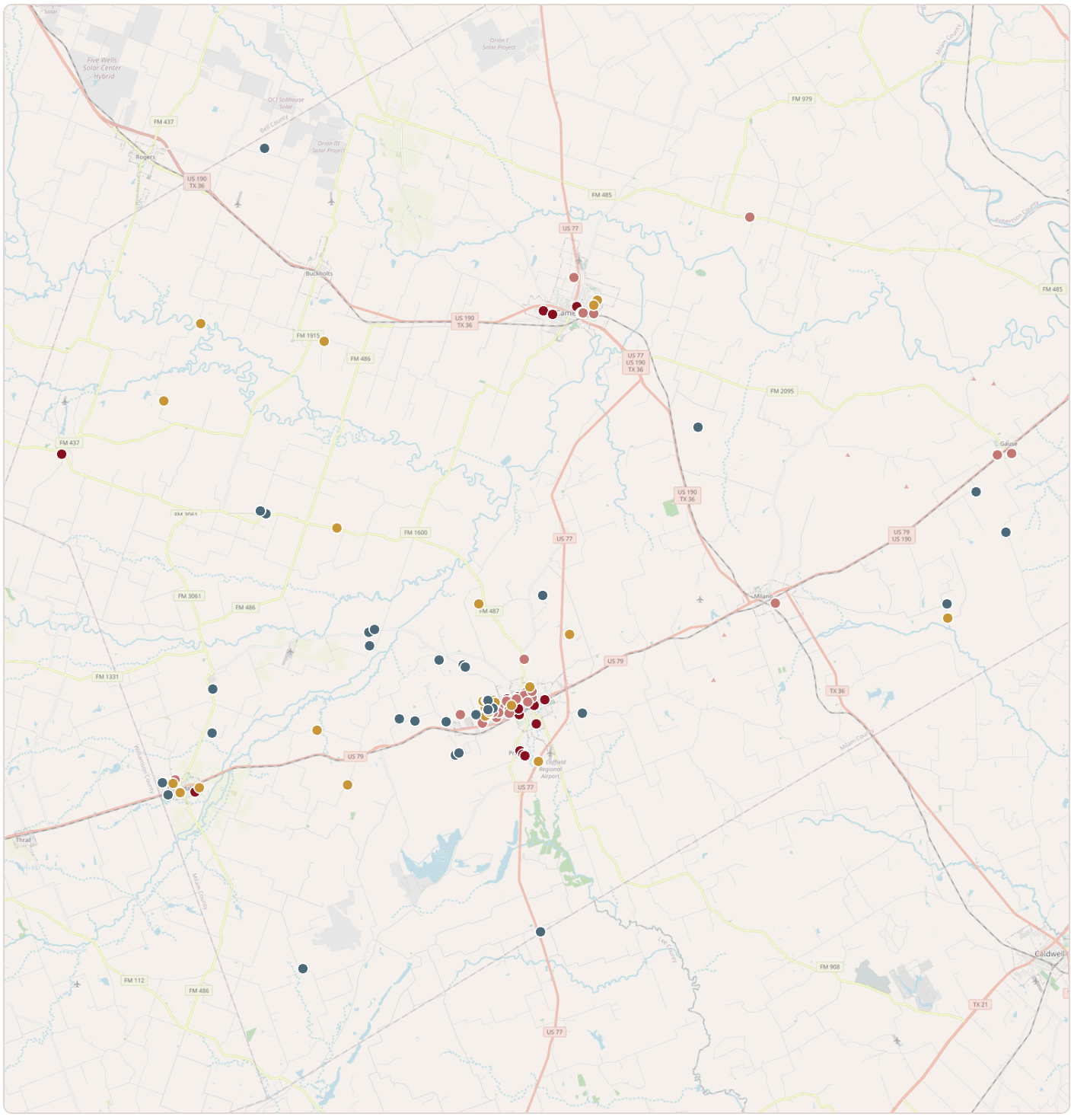
2. Where the resale homes sold

119 resale homes · colored by price range

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



● Under $170K · 30 sales ● $170K–$240K · 30 sales ● $245K–$367K · 29 sales ● Over $367K · 30 sales

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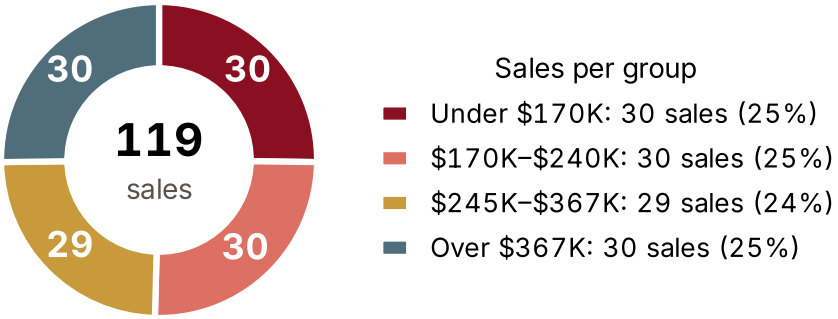
3. Quartiles by net sale price

Resale homes · 119 sales · November 22, 2025 – November 21, 2026

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



Bottom line

- 87% of homes over $367K have a view, against 10% of homes under $170K.
- Homes over $367K sell for about $160 per SF (181%) more than homes under $170K.
- Homes over $367K are about 1,000 SF (73%) larger than homes under $170K.
- Homes over $367K are about 49 years newer than homes under $170K.

3.1 Key differences

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

Under $170K $170K–$240K $245K–$367K Over $367K

Higher-priced homes Over $367K

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

Lower-priced homes Under $170K

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

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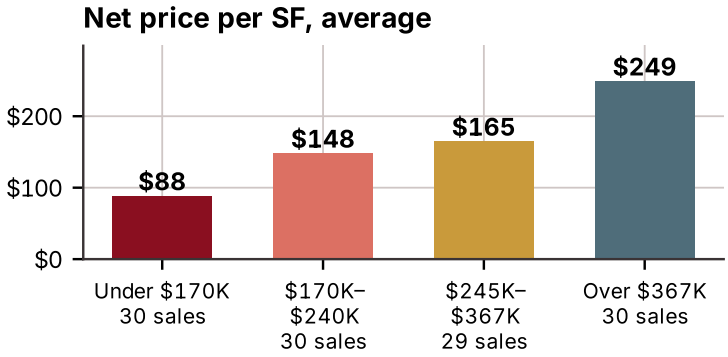
3.2 At a glance

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 $170K	$170K–$240K	$245K–$367K	Over $367K	Real difference?
Net price per SF	$88 per SF **Lowest**	$148 per SF	$165 per SF	$249 per SF **Highest**	✓ large
Living area	1,366 SF **Smallest**	1,435 SF	2,041 SF	2,369 SF **Largest**	✓ large
Year built	1952 **Oldest**	1972	1981	2002 **Newest**	✓ large
Days on market	46 days	104 days	67 days	137 days	unclear
Discount from original list	16.7%	12.2%	9.8%	9.6%	unclear
Price cut before sale	50%	83%	55%	57%	unclear
Seller paid closing costs or repairs	37%	67%	66%	50%	unclear
Has a view	10% **Fewest**	20%	48%	87% **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 $367K sell for about $160 per SF (181%) more than homes under $170K



The average is **$249 per SF** for homes over $367K and **$88 per SF** for homes under $170K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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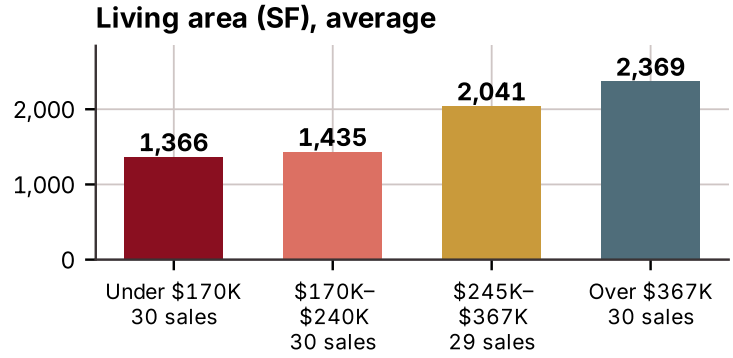
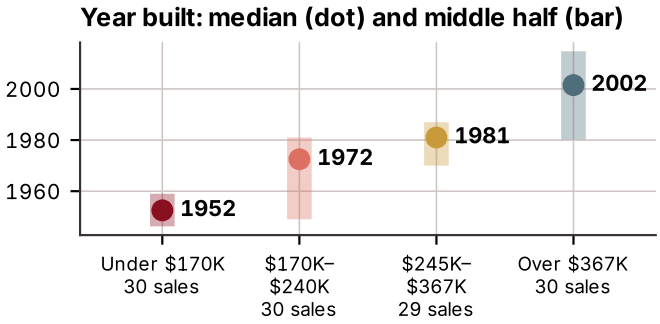
3.4 Homes over $367K are about 1,000 SF (73%) larger than homes under $170K



The average is **2,369 SF** for homes over $367K and **1,366 SF** for homes under $170K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

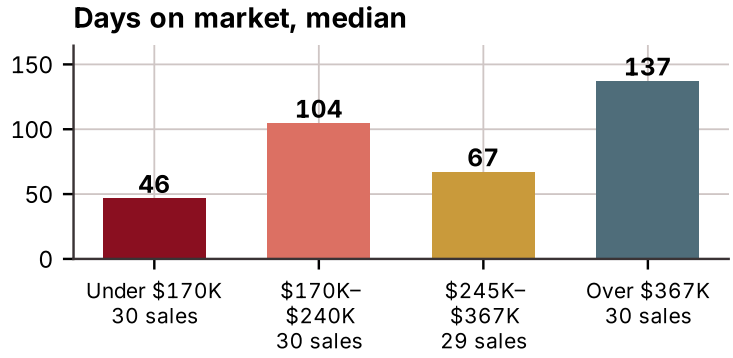
3.5 Homes over $367K are about 49 years newer than homes under $170K



The median is **2002** for homes over $367K and **1952** for homes under $170K. 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 **137 days** for homes over $367K and **46 days** for homes under $170K. It does not move in a straight line; homes over $367K are highest. Defined in 8.1.5.

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

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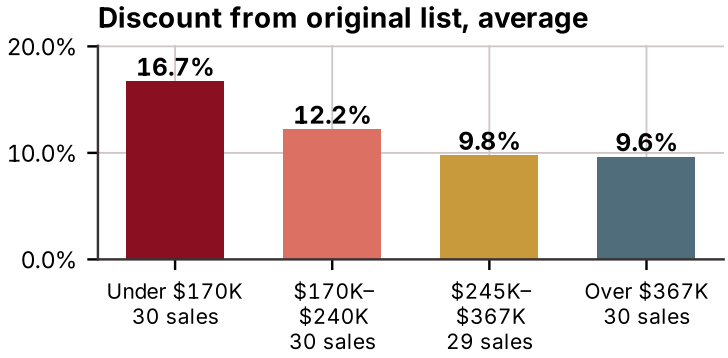
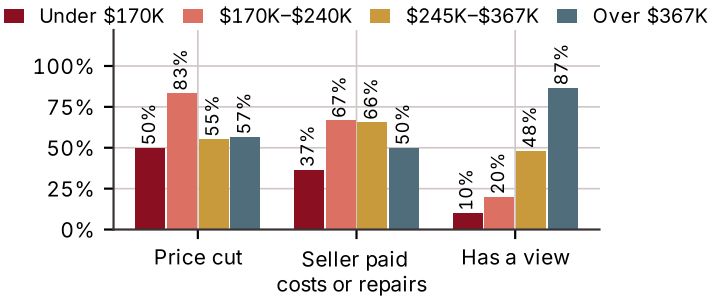
3.7 Discount from original list: no clear difference



The average is **9.6%** for homes over $367K and **16.7%** for homes under $170K. 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.

- 57% of homes over $367K had a price cut before sale, against 50% of homes under $170K. Defined in 8.1.7.
- 50% of homes over $367K had the seller pay closing costs or repairs, against 37% of homes under $170K. Defined in 8.1.8.
- 87% of homes over $367K have a view, against 10% of homes under $170K. 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 $170K 30 sales	$170K– $240K 30 sales	$245K– $367K 29 sales	Over $367K 30 sales	All 119 sales	Real difference?
Net sale price average	$110,208	$203,529	$294,497	$559,354	$291,875	by design
Net price per SF average	$88	$148	$165	$249	$162	✓ large
Living area average	1,366	1,435	2,041	2,369	1,801	✓ large
Year built median	1952	1972	1981	2002	1977	✓ large

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3.10 The numbers: selling

	Under $170K 30 sales	$170K–$240K 30 sales	$245K–$367K 29 sales	Over $367K 30 sales	All 119 sales	Real difference?
Days on market median	46	104	67	137	83	unclear
Discount from original list average	16.7%	12.2%	9.8%	9.6%	12.1%	unclear
Price cut before sale	50%	83%	55%	57%	61%	unclear
Seller paid closing costs or repairs	37%	67%	66%	50%	55%	unclear
Has a view	10%	20%	48%	87%	41%	✓ 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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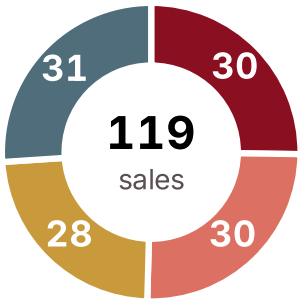
4. Quartiles by living area

Resale homes · 119 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 1,276 SF: 30 sales (25%)
- 1,276–1,651 SF: 30 sales (25%)
- 1,664–2,012 SF: 28 sales (24%)
- Over 2,012 SF: 31 sales (26%)

Bottom line

- Homes over 2,012 SF sell for about $305K (194%) more than homes under 1,276 SF.

4.1 Key differences

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

Under 1,276 SF · 1,276–1,651 SF · 1,664–2,012 SF · Over 2,012 SF

Larger homes Over 2,012 SF

- Sell for much more.

Smaller homes Under 1,276 SF

- Sell for much less.

4.2 At a glance

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

	Under 1,276 SF	1,276–1,651 SF	1,664–2,012 SF	Over 2,012 SF	Real difference?
Net sale price	$157K Lowest	$233K	$311K	$462K Highest	✓ large
Net price per SF	$157 per SF	$155 per SF	$170 per SF	$167 per SF	unclear
Year built	1954	1975	1986	1978	unclear
Days on market	60 days	60 days	134 days	148 days	unclear
Discount from original list	14.8%	9.3%	13.1%	11.3%	unclear
Price cut before sale	57%	60%	64%	65%	unclear
Seller paid closing costs or repairs	47%	67%	50%	55%	unclear
Has a view	23%	37%	50%	55%	unclear

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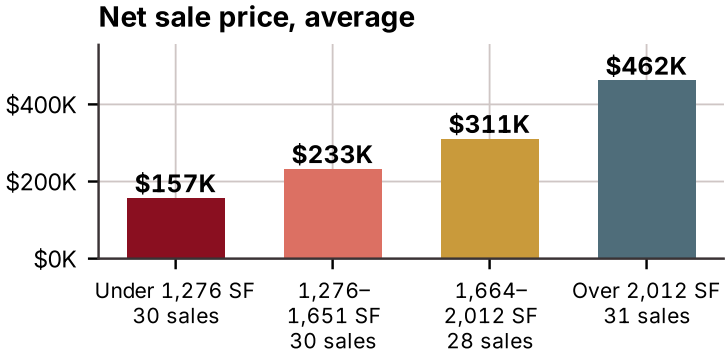
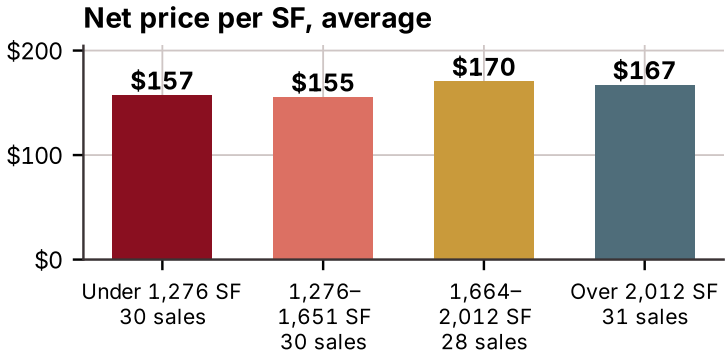
4.3 Homes over 2,012 SF sell for about $305K (194%) more than homes under 1,276 SF



The average is **$462K** for homes over 2,012 SF and **$157K** for homes under 1,276 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

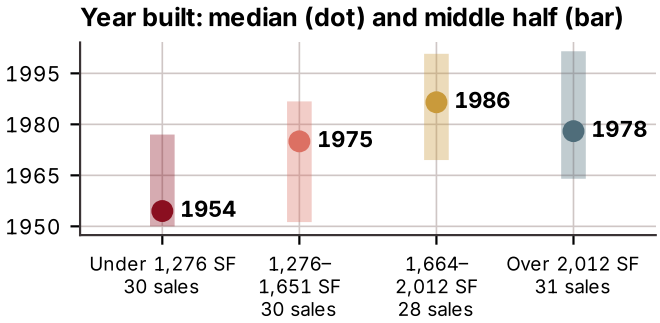
4.4 Net price per SF: no clear difference



The average is **$167 per SF** for homes over 2,012 SF and **$157 per SF** for homes under 1,276 SF. It does not move in a straight line; homes 1,664–2,012 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference



The median is **1978** for homes over 2,012 SF and **1954** for homes under 1,276 SF. It does not move in a straight line; homes 1,664–2,012 SF are highest. Defined in 8.1.4.

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

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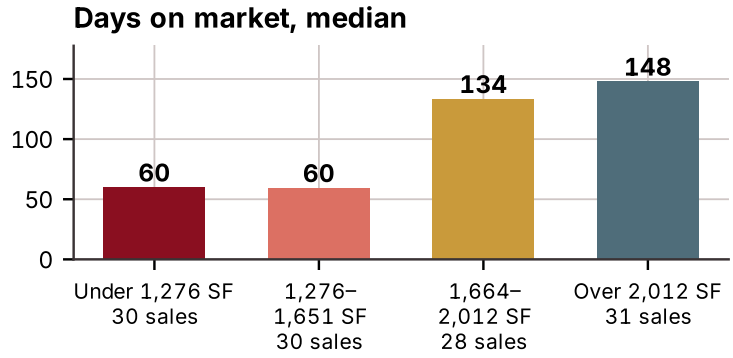
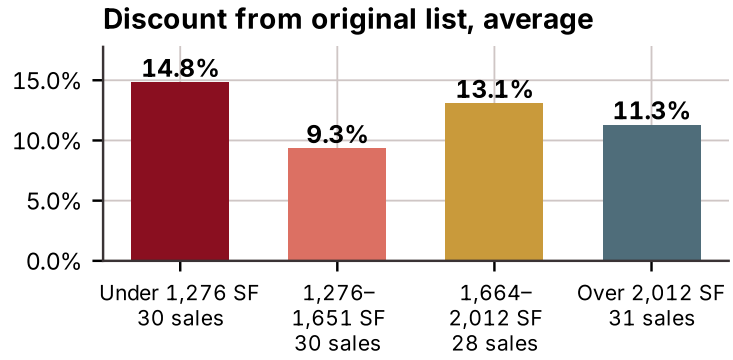
4.6 Days on market: no clear difference



The median is **148 days** for homes over 2,012 SF and **60 days** for homes under 1,276 SF. It does not move in a straight line; homes over 2,012 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference



The average is **11.3%** for homes over 2,012 SF and **14.8%** for homes under 1,276 SF. It does not move in a straight line; homes under 1,276 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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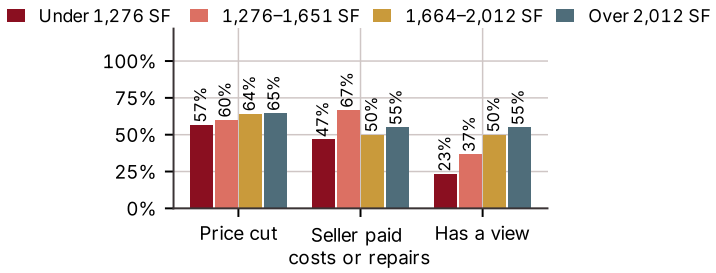
4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 65% of homes over 2,012 SF had a price cut before sale, against 57% of homes under 1,276 SF. Defined in 8.1.7.
- 55% of homes over 2,012 SF had the seller pay closing costs or repairs, against 47% of homes under 1,276 SF. Defined in 8.1.8.
- 55% of homes over 2,012 SF have a view, against 23% of homes under 1,276 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 1,276 SF 30 sales	1,276–1,651 SF 30 sales	1,664–2,012 SF 28 sales	Over 2,012 SF 31 sales	All 119 sales	Real difference?
Net sale price average	$157,249	$232,713	$311,114	$462,036	$291,875	✓ large
Net price per SF average	$157	$155	$170	$167	$162	unclear
Living area average	1,016	1,495	1,838	2,822	1,801	by design
Year built median	1954	1975	1986	1978	1977	unclear

4.10 The numbers: selling

	Under 1,276 SF 30 sales	1,276–1,651 SF 30 sales	1,664–2,012 SF 28 sales	Over 2,012 SF 31 sales	All 119 sales	Real difference?
Days on market median	60	60	134	148	83	unclear
Discount from original list average	14.8%	9.3%	13.1%	11.3%	12.1%	unclear
Price cut before sale	57%	60%	64%	65%	61%	unclear
Seller paid closing costs or repairs	47%	67%	50%	55%	55%	unclear
Has a view	23%	37%	50%	55%	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 8.3.2.

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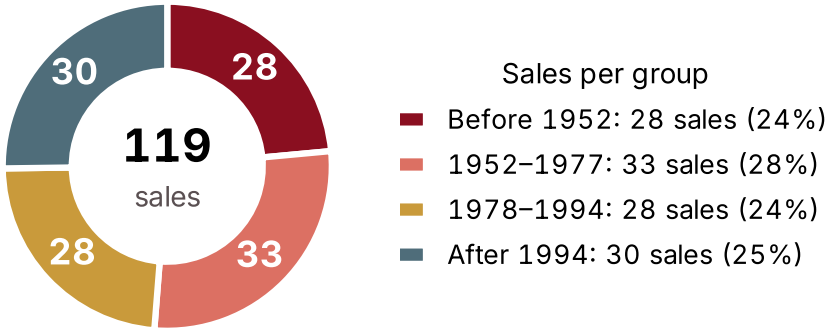
5. Quartiles by year built

Resale homes · 119 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

- 73% of homes built after 1994 have a view, against 32% of homes built before 1952.
- Homes built after 1994 sell for about $206K (89%) more than homes built before 1952.
- Homes built after 1994 sell for about $105 per SF (81%) more than homes built before 1952.

5.1 Key differences

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

Before 1952 1952–1977 1978–1994 After 1994

Newer homes After 1994

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

Older homes Before 1952

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

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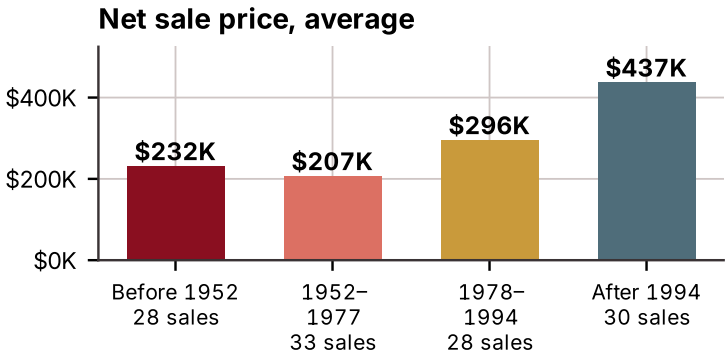
5.2 At a glance

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 1952	1952–1977	1978–1994	After 1994	Real difference?
Net sale price	$232K	$207K Lowest	$296K	$437K Highest	✓ large
Net price per SF	$129 per SF Lowest	$132 per SF	$154 per SF	$235 per SF Highest	✓ large
Living area	1,705 SF	1,703 SF	1,906 SF	1,899 SF	unclear
Days on market	102 days	56 days	126 days	87 days	unclear
Discount from original list	17.2%	9.6%	12.5%	9.6%	unclear
Price cut before sale	71%	55%	71%	50%	unclear
Seller paid closing costs or repairs	43%	64%	64%	47%	unclear
Has a view	32%	21% Fewest	39%	73% Most	✓ medium

5.3 Homes built after 1994 sell for about $206K (89%) more than homes built before 1952



The average is **$437K** for homes built after 1994 and **$232K** for homes built before 1952. It does not move in a straight line; homes built after 1994 are highest. Defined in 8.1.1.

✓ **Real difference** · large

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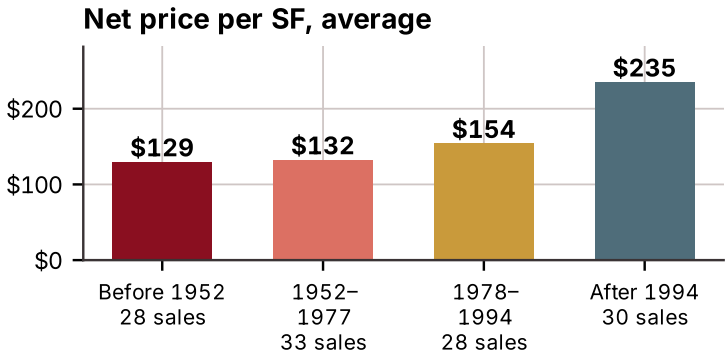
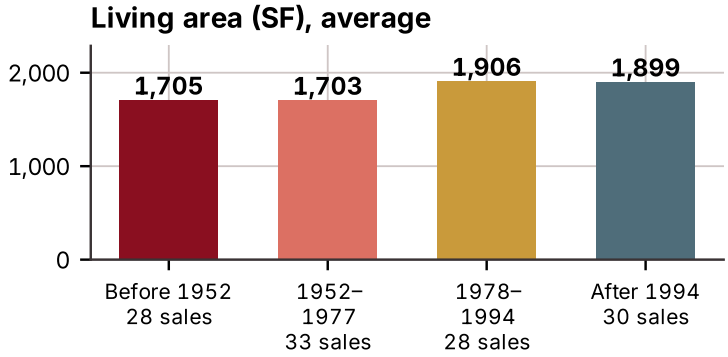
5.4 Homes built after 1994 sell for about $105 per SF (81%) more than homes built before 1952



The average is **$235 per SF** for homes built after 1994 and **$129 per SF** for homes built before 1952. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

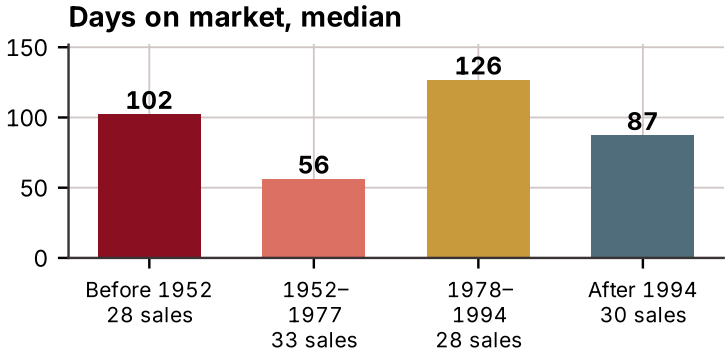
5.5 Living area: no clear difference



The average is **1,899 SF** for homes built after 1994 and **1,705 SF** for homes built before 1952. It does not move in a straight line; homes built 1978–1994 are highest. Defined in 8.1.3.

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

5.6 Days on market: no clear difference



The median is **87 days** for homes built after 1994 and **102 days** for homes built before 1952. It does not move in a straight line; homes built 1978–1994 are highest. Defined in 8.1.5.

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

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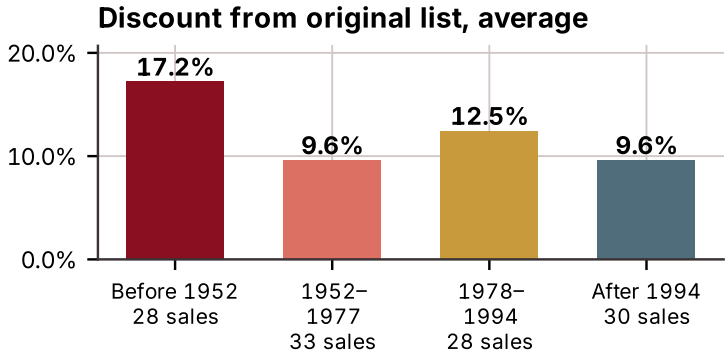
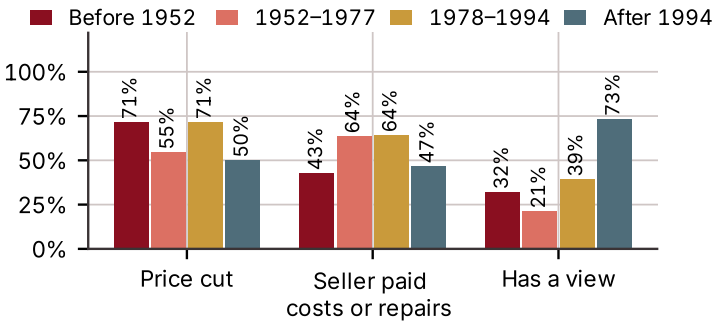
5.7 Discount from original list: no clear difference



The average is **9.6%** for homes built after 1994 and **17.2%** for homes built before 1952. It does not move in a straight line; homes built before 1952 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.

- 50% of homes built after 1994 had a price cut before sale, against 71% of homes built before 1952. Defined in 8.1.7.
- 47% of homes built after 1994 had the seller pay closing costs or repairs, against 43% of homes built before 1952. Defined in 8.1.8.
- 73% of homes built after 1994 have a view, against 32% of homes built before 1952. 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 1952 28 sales	1952–1977 33 sales	1978–1994 28 sales	After 1994 30 sales	All 119 sales	Real difference?
Net sale price average	$231,761	$207,270	$295,739	$437,442	$291,875	✓ large
Net price per SF average	$129	$132	$154	$235	$162	✓ large
Living area average	1,705	1,703	1,906	1,899	1,801	unclear
Year built median	1934	1960	1982	2014	1977	by design

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5.10 The numbers: selling

	Before 1952 28 sales	1952–1977 33 sales	1978–1994 28 sales	After 1994 30 sales	All 119 sales	Real difference?
Days on market median	102	56	126	87	83	unclear
Discount from original list average	17.2%	9.6%	12.5%	9.6%	12.1%	unclear
Price cut before sale	71%	55%	71%	50%	61%	unclear
Seller paid closing costs or repairs	43%	64%	64%	47%	55%	unclear
Has a view	32%	21%	39%	73%	41%	✓ 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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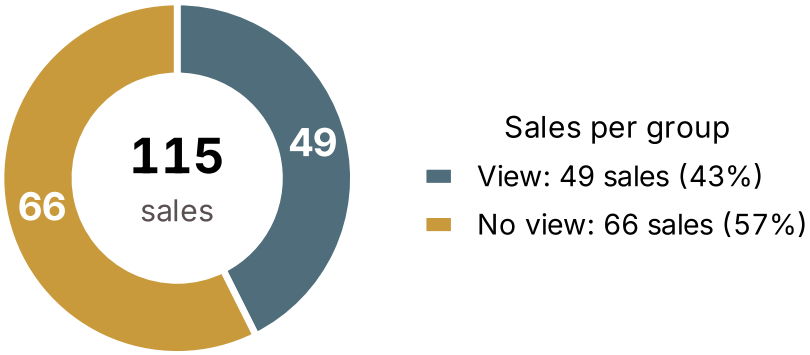
6. View and no view

Resale homes · 119 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. 4 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $98 per SF (79%) more than homes without a view.
- Homes with a view sell for about $228K (115%) more than homes without a view.
- Homes with a view are about 18 years newer 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.
- Tend to be newer.

Homes without a view no view listed

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

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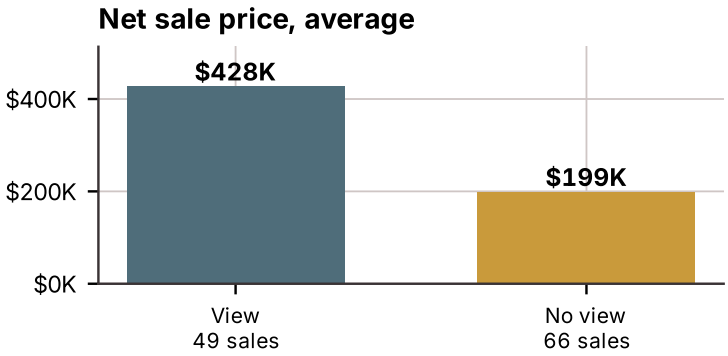
6.2 At a glance

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	$428K **Highest**	$199K **Lowest**	✓ large
Net price per SF	$220 per SF **Highest**	$123 per SF **Lowest**	✓ large
Living area	1,984 SF	1,681 SF	unclear
Year built	1985 **Newest**	1967 **Oldest**	✓ medium
Days on market	109 days	64 days	unclear
Discount from original list	11.2%	12.9%	unclear
Price cut before sale	59%	64%	unclear
Seller paid closing costs or repairs	49%	59%	unclear

6.3 Homes with a view sell for about $228K (115%) more than homes without a view



The average is **$428K** for homes with a view and **$199K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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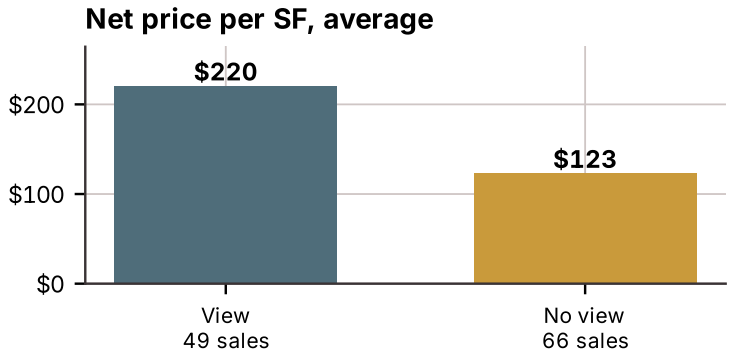
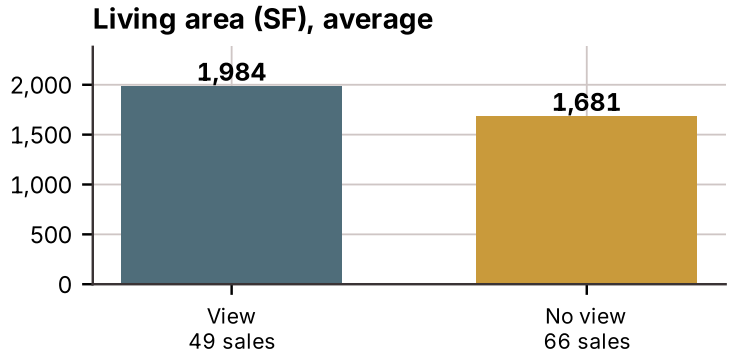
6.4 Homes with a view sell for about $98 per SF (79%) more than homes without a view



The average is **$220 per SF** for homes with a view and **$123 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

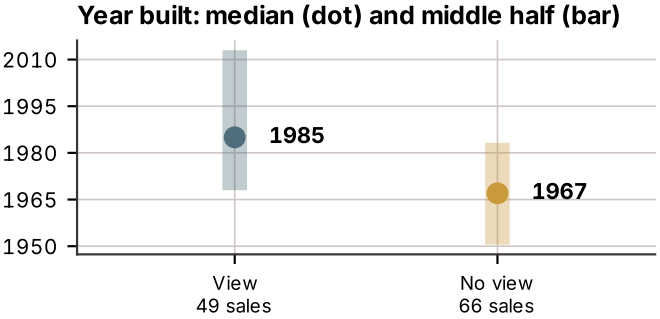
6.5 Living area: no clear difference



The average is **1,984 SF** for homes with a view and **1,681 SF** for homes without a view. Defined in 8.1.3.

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

6.6 Homes with a view are about 18 years newer than homes without a view



The median is **1985** for homes with a view and **1967** for homes without a view. Defined in 8.1.4.

✓ **Real difference** · medium

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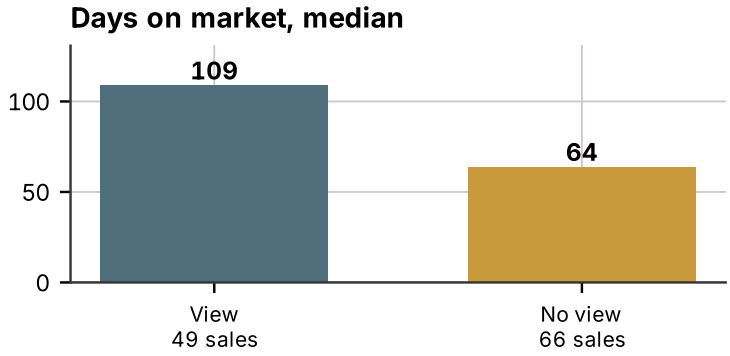
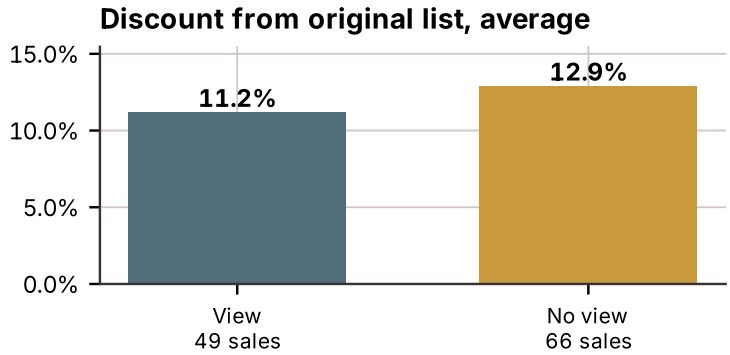
6.7 Days on market: no clear difference



The median is **109 days** for homes with a view and **64 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

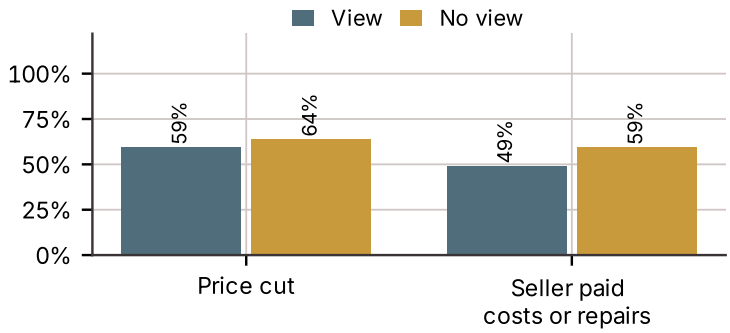
6.8 Discount from original list: no clear difference



The average is **11.2%** for homes with a view and **12.9%** 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.

- 59% of homes with a view had a price cut before sale, against 64% of homes without a view. Defined in 8.1.7.
- 49% of homes with a view had the seller pay closing costs or repairs, against 59% 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 49 sales	No view 66 sales	All 115 sales	Real difference?
Net sale price average	$427,600	$199,188	$296,511	✓ large
Net price per SF average	$220	$123	$164	✓ large
Living area average	1,984	1,681	1,810	unclear
Year built median	1985	1967	1977	✓ medium

6.11 The numbers: selling

	View 49 sales	No view 66 sales	All 115 sales	Real difference?
Days on market median	109	64	95	unclear
Discount from original list average	11.2%	12.9%	12.2%	unclear
Price cut before sale	59%	64%	62%	unclear
Seller paid closing costs or repairs	49%	59%	55%	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 · 34 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: 34 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 Milam County.

Measure	Average	Median
Sales		34
Net sale price	**$300,826**	$287,794
Net price per SF	**$161**	$156
Living area (SF)	**1,863**	1,910
Days on market	**161**	131
Discount from original list	**8.0%**	8.1%
Price cut before sale		76% of sales
Seller paid closing costs or repairs		91% 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 119 resale sales. Average $291,875; median $240,000; standard deviation $193,917; middle half (25th–75th percentile) $167,500–$367,512; lowest $25,000, highest $862,500. 65 sales had a seller payment; their median payment was $8,000.

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 119 resale sales. Average $162; median $147; standard deviation $81; middle half (25th–75th percentile) $115–$193; lowest $29, highest $419.

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 119 resale sales. Average 1,801; median 1,651; standard deviation 785; middle half (25th–75th percentile) 1,273–2,058; lowest 576, highest 5,621.

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 119 resale sales. Average 1970; median 1977; standard deviation 40; middle half (25th–75th percentile) 1952–1994; lowest 1701, 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 119 resale sales. Average 128; median 83; standard deviation 133; middle half (25th–75th percentile) 28–172; lowest 0, highest 677. 2 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 119 resale sales. Average 12.1%; median 11.2%; standard deviation 10.2%; middle half (25th–75th percentile) 5.3%–16.7%; lowest −6.0%, highest 52.7%. 6 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 73 of 119 resale sales (61.3%).

8.1.8 Seller paid closing costs or repairs

In simple terms The seller paid some of the buyer's closing costs or repairs.

Statistically Indicator: ACTRIS_BuyersCIsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 65 of 119 resale sales (54.6%).

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 49 sales with a view, 66 without, 4 unclassified. Most common View entries: Neighborhood 40, None 32, Pasture 24, Trees/Woods 23, Rural 16, Panoramic 12, City 7, Pool 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 2026-11-22 12:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, CountyOrParish = Milam.

The data Pulled November 22, 2026: 166 closed Milam County records over the prior year. Cities: Rockdale (105); Thorndale (28); Cameron (15); Gause (6); Buckholts (5); Milano (4); and 2 more. ZIP codes: 8, the most sales in 76567, 76577, 76520, 77857, 76518, 76556.

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

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

The data 153 single-family sales in the window: 119 resale, 34 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 119 resale; 34 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 12 sale(s) other than single-family homes (condo, townhome and similar); 1 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 $170K”.

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 $170K: $25,000–$165,000 (30 sales); $170K–$240K: $170,000–$240,000 (30 sales); $245K–$367K: $245,000–$366,975 (29 sales); Over $367K: $368,048–$862,500 (30 sales)
Quartiles by living area: Under 1,276 SF: 576–1,270 SF (30 sales); 1,276–1,651 SF: 1,276–1,651 SF (30 sales); 1,664–2,012 SF: 1,664–2,012 SF (28 sales); Over 2,012 SF: 2,058–5,621 SF (31 sales)
Quartiles by year built: Before 1952: 1701–1950 (28 sales); 1952–1977: 1952–1977 (33 sales); 1978–1994: 1978–1994 (28 sales); After 1994: 1995–2025 (30 sales)
View and no view: View: MLS lists a view (49 sales); No view: None or Neighborhood (66 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 $291,875, median $240,000. Days on market: average 128, median 83: 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 11 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 = 63.66	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.540$	large
Living area	Kruskal–Wallis	H = 44.50	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.377$	large
Year built	Kruskal–Wallis	H = 30.14	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.255$	large
Days on market	Kruskal–Wallis	H = 8.31	3	0.0401	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.070$	medium
Discount from original list	Kruskal–Wallis	H = 4.15	3	0.2456	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.035$	small
Price cut before sale	Chi-square	$\chi^2 = 8.49$	3	0.0369	p < 0.0063	**Unclear**	Cramér's V = 0.267	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.31$	3	0.0628	p < 0.0063	**Unclear**	Cramér's V = 0.248	small
Has a view	Chi-square	$\chi^2 = 43.83$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.607	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 = 46.85	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.397$	large
Net price per SF	Kruskal–Wallis	H = 0.87	3	0.8317	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.007$	negligible
Year built	Kruskal–Wallis	H = 11.31	3	0.0102	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.096$	medium
Days on market	Kruskal–Wallis	H = 8.06	3	0.0447	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.068$	medium
Discount from original list	Kruskal–Wallis	H = 4.18	3	0.2424	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.035$	small
Price cut before sale	Chi-square	$\chi^2 = 0.53$	3	0.9115	p < 0.0063	**Unclear**	Cramér's V = 0.067	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.76$	3	0.4295	p < 0.0063	**Unclear**	Cramér's V = 0.152	small
Has a view	Chi-square	$\chi^2 = 7.48$	3	0.0580	p < 0.0063	**Unclear**	Cramér's V = 0.251	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 = 31.67	3	< 0.0001	p < 0.0063	Yes	ε^2 = 0.268	large
Net price per SF	Kruskal–Wallis	H = 23.84	3	< 0.0001	p < 0.0063	Yes	ε^2 = 0.202	large
Living area	Kruskal–Wallis	H = 7.79	3	0.0506	p < 0.0063	Unclear	ε^2 = 0.066	medium
Days on market	Kruskal–Wallis	H = 2.20	3	0.5328	p < 0.0063	Unclear	ε^2 = 0.019	small
Discount from original list	Kruskal–Wallis	H = 7.95	3	0.0470	p < 0.0063	Unclear	ε^2 = 0.067	medium
Price cut before sale	Chi-square	χ^2 = 4.67	3	0.1974	p < 0.0063	Unclear	Cramér's V = 0.198	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 4.47	3	0.2153	p < 0.0063	Unclear	Cramér's V = 0.194	small
Has a view	Chi-square	χ^2 = 19.22	3	0.0002	p < 0.0063	Yes	Cramér's V = 0.402	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 = 2,744.00	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.697	large
Net price per SF	Mann–Whitney U	U = 2,748.00	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.699	large
Living area	Mann–Whitney U	U = 2,066.50	—	0.0111	p < 0.0063	Unclear	rank-biserial r = 0.278	small
Year built	Mann–Whitney U	U = 2,178.00	—	0.0015	p < 0.0063	Yes	rank-biserial r = 0.347	medium
Days on market	Mann–Whitney U	U = 1,891.50	—	0.1212	p < 0.0063	Unclear	rank-biserial r = 0.170	small
Discount from original list	Mann–Whitney U	U = 1,609.50	—	0.9684	p < 0.0063	Unclear	rank-biserial r = 0.005	negligible
Price cut before sale	Chi-square	χ^2 = 0.24	1	0.6271	p < 0.0063	Unclear	Cramér's V = 0.045	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.16	1	0.2813	p < 0.0063	Unclear	Cramér's V = 0.100	small

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8.4 Data notes

Left out of the analysis: 34 new-construction sales (basic statistics only, section 7); 12 sale(s) other than single-family homes (condo, townhome and similar); 1 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 119 closed MLS resale sales; the 34 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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