Rockdale

Milam 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 · 7:10 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
83	**$223,481**	**$143**	**82 days**
single-family resale homes	average $266,560	average $154	average 126 days

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1. Summary

Resale homes · 83 sales · November 22, 2025 – November 21, 2026

This study looks at the **83 resale homes** sold in Rockdale in the **365 days** to November 21, 2026. A full year is used because only 46 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.

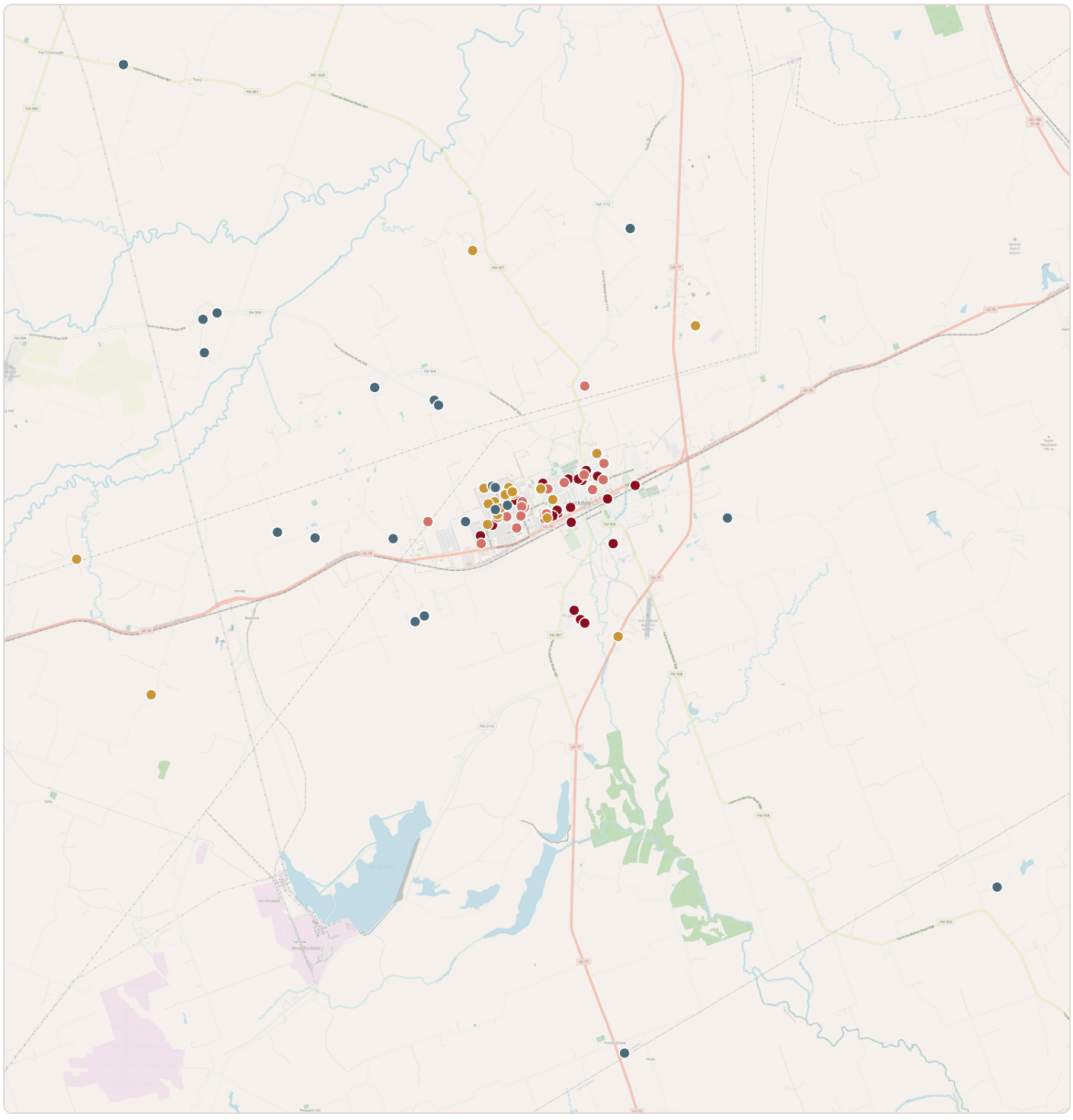
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

83 resale homes · colored by price range

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



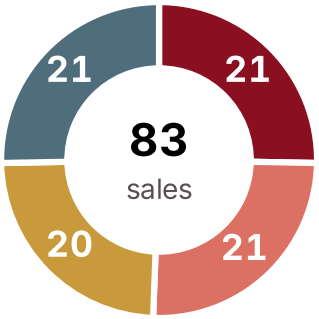
● Under $159K · 21 sales ● $159K–$223K · 21 sales ● $225K–$348K · 20 sales ● Over $348K · 21 sales

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3. Quartiles by net sale price

Resale homes · 83 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 $159K: 21 sales (25%)
- $159K–$223K: 21 sales (25%)
- $225K–$348K: 20 sales (24%)
- Over $348K: 21 sales (25%)

Bottom line

- 81% of homes over $348K have a view, against 0% of homes under $159K.
- Homes over $348K sell for about $144 per SF (166%) more than homes under $159K.
- Homes over $348K are about 910 SF (67%) larger than homes under $159K.
- Homes over $348K are about 42 years newer than homes under $159K.

3.1 Key differences

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

Under $159K $159K–$223K $225K–$348K Over $348K

Higher-priced homes Over $348K

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

Lower-priced homes Under $159K

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

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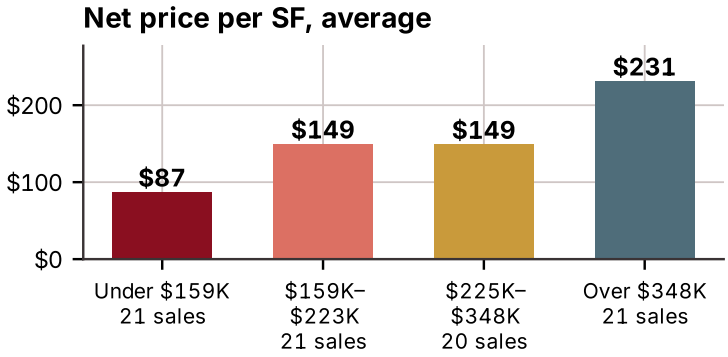
3.2 At a glance

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 $159K	$159K–$223K	$225K–$348K	Over $348K	Real difference?
Net price per SF	$87 per SF **Lowest**	$149 per SF	$149 per SF	$231 per SF **Highest**	✓ large
Living area	1,366 SF	1,323 SF **Smallest**	2,108 SF	2,275 SF **Largest**	✓ large
Year built	1953 **Oldest**	1964	1978	1995 **Newest**	✓ large
Days on market	48 days	77 days	104 days	115 days	unclear
Discount from original list	16.4%	12.8%	8.9%	9.2%	unclear
Price cut before sale	52%	71%	60%	57%	unclear
Seller paid closing costs or repairs	38%	62%	65%	71%	unclear
Has a view	0% **Fewest**	14%	35%	81% **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 $348K sell for about $144 per SF (166%) more than homes under $159K

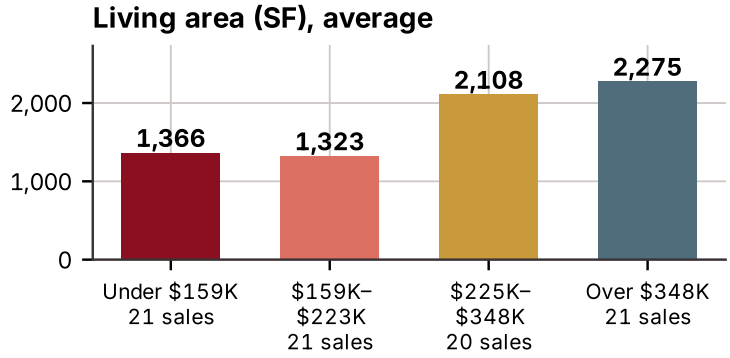


The average is **$231 per SF** for homes over $348K and **$87 per SF** for homes under $159K. It does not move in a straight line; homes over $348K are highest. Defined in 8.1.2.

✓ **Real difference** · large

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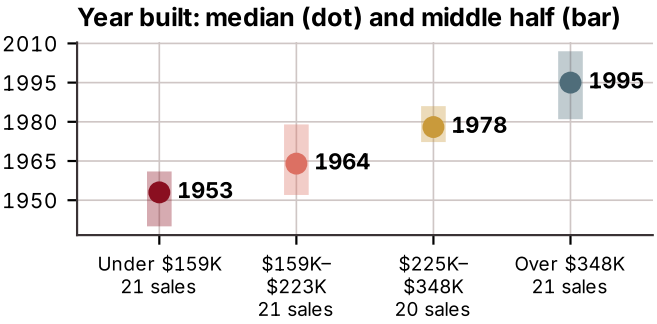
3.4 Homes over $348K are about 910 SF (67%) larger than homes under $159K



The average is **2,275 SF** for homes over $348K and **1,366 SF** for homes under $159K. It does not move in a straight line; homes over $348K are highest. Defined in 8.1.3.

✓ **Real difference** · large

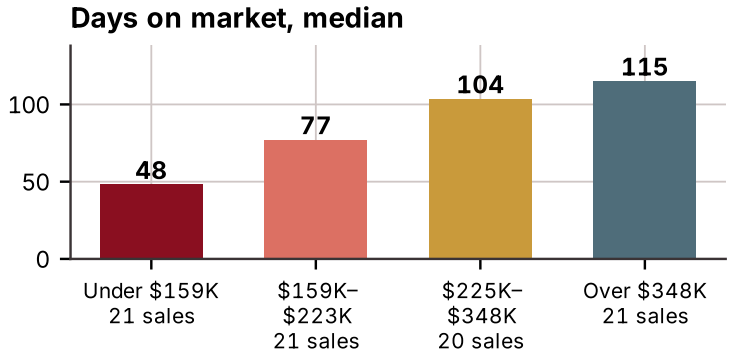
3.5 Homes over $348K are about 42 years newer than homes under $159K



The median is **1995** for homes over $348K and **1953** for homes under $159K. 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

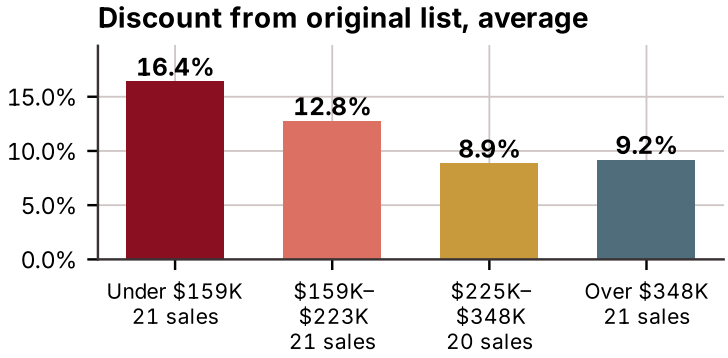


The median is **115 days** for homes over $348K and **48 days** for homes under $159K. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

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

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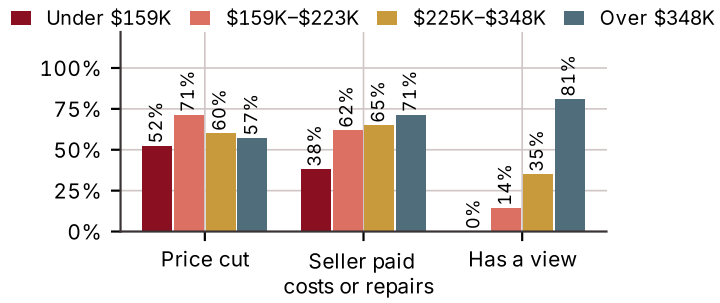
3.7 Discount from original list: no clear difference



The average is **9.2%** for homes over $348K and **16.4%** for homes under $159K. It does not move in a straight line; homes under $159K 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.

- 57% of homes over $348K had a price cut before sale, against 52% of homes under $159K. Defined in 8.1.7.
- 71% of homes over $348K had the seller pay closing costs or repairs, against 38% of homes under $159K. Defined in 8.1.8.
- 81% of homes over $348K have a view, against 0% of homes under $159K. 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 $159K 21 sales	$159K–$223K 21 sales	$225K–$348K 20 sales	Over $348K 21 sales	All 83 sales	Real difference?
Net sale price average	$108,520	$189,568	$284,779	$484,242	$266,560	by design
Net price per SF average	$87	$149	$149	$231	$154	✓ large
Living area average	1,366	1,323	2,108	2,275	1,764	✓ large
Year built median	1953	1964	1978	1995	1976	✓ large

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3.10 The numbers: selling

	Under $159K 21 sales	$159K–$223K 21 sales	$225K–$348K 20 sales	Over $348K 21 sales	All 83 sales	Real difference?
Days on market median	48	77	104	115	82	unclear
Discount from original list average	16.4%	12.8%	8.9%	9.2%	11.8%	unclear
Price cut before sale	52%	71%	60%	57%	60%	unclear
Seller paid closing costs or repairs	38%	62%	65%	71%	59%	unclear
Has a view	0%	14%	35%	81%	33%	✓ large

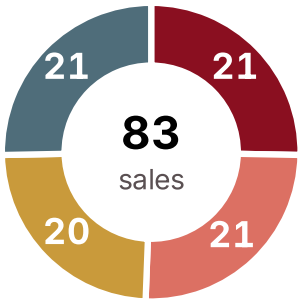
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 83 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 1,216 SF: 21 sales (25%)
- 1,216–1,598 SF: 21 sales (25%)
- 1,602–1,986 SF: 20 sales (24%)
- Over 1,986 SF: 21 sales (25%)

Bottom line

- Homes over 1,986 SF sell for about $226K (142%) more than homes under 1,216 SF.

4.1 Key differences

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

Under 1,216 SF · 1,216–1,598 SF · 1,602–1,986 SF · Over 1,986 SF

Larger homes Over 1,986 SF

- Sell for much more.

Smaller homes Under 1,216 SF

- Sell for much less.

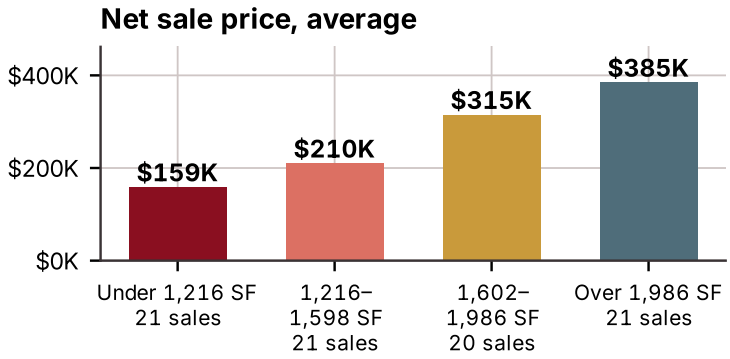
4.2 At a glance

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 1,216 SF	1,216–1,598 SF	1,602–1,986 SF	Over 1,986 SF	Real difference?
Net sale price	$159K Lowest	$210K	$315K	$385K Highest	✓ large
Net price per SF	$152 per SF	$145 per SF	$178 per SF	$142 per SF	unclear
Year built	1955	1969	1984	1980	unclear
Days on market	58 days	54 days	108 days	162 days	unclear
Discount from original list	13.2%	10.5%	11.0%	12.6%	unclear
Price cut before sale	52%	57%	60%	71%	unclear
Seller paid closing costs or repairs	57%	67%	45%	67%	unclear
Has a view	14%	29%	50%	38%	unclear

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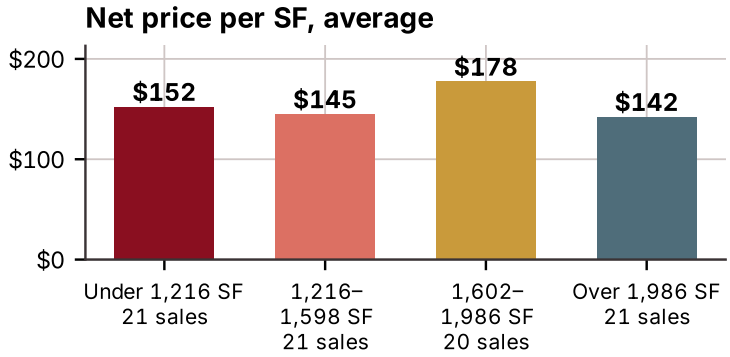
4.3 Homes over 1,986 SF sell for about $226K (142%) more than homes under 1,216 SF



The average is **$385K** for homes over 1,986 SF and **$159K** for homes under 1,216 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

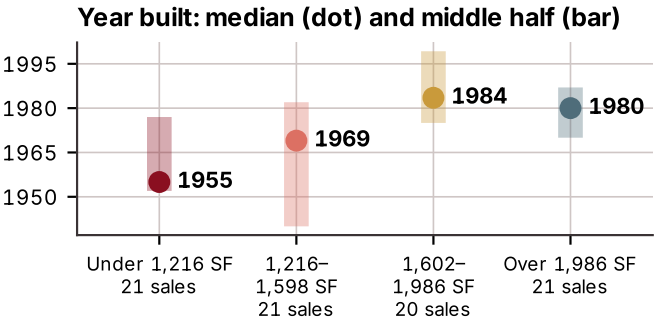
4.4 Net price per SF: no clear difference



The average is **$142 per SF** for homes over 1,986 SF and **$152 per SF** for homes under 1,216 SF. It does not move in a straight line; homes 1,602–1,986 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference

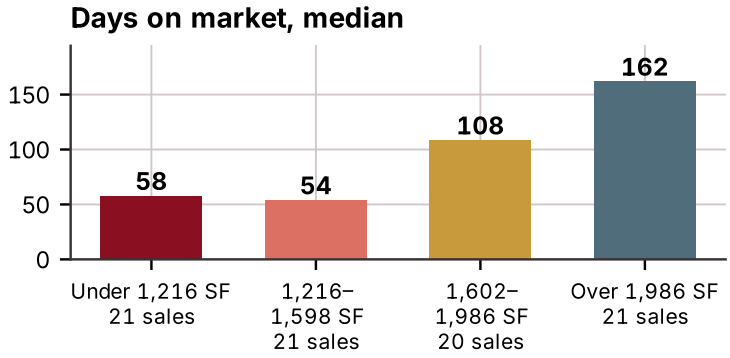


The median is **1980** for homes over 1,986 SF and **1955** for homes under 1,216 SF. It does not move in a straight line; homes 1,602–1,986 SF are highest. Defined in 8.1.4.

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

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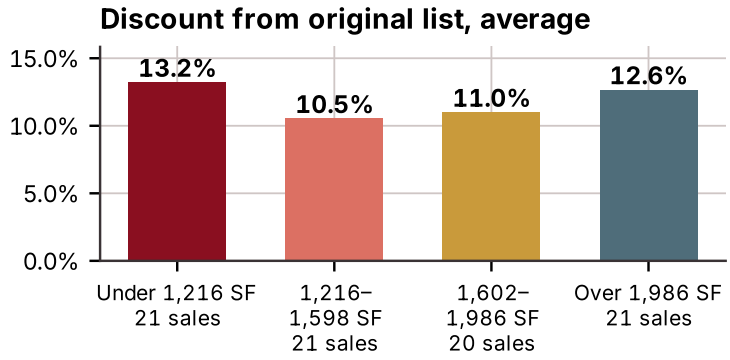
4.6 Days on market: no clear difference



The median is **162 days** for homes over 1,986 SF and **58 days** for homes under 1,216 SF. It does not move in a straight line; homes over 1,986 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

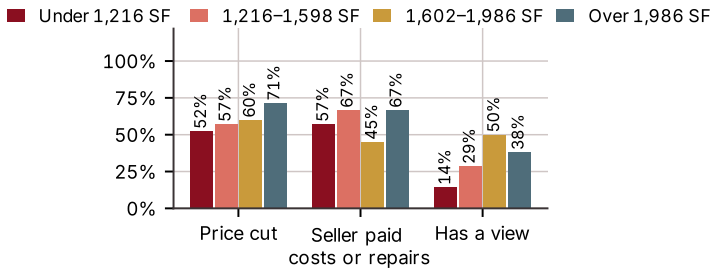


The average is **12.6%** for homes over 1,986 SF and **13.2%** for homes under 1,216 SF. It does not move in a straight line; homes under 1,216 SF are highest. Defined in 8.1.6.

– 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.

- 71% of homes over 1,986 SF had a price cut before sale, against 52% of homes under 1,216 SF. Defined in 8.1.7.
- 67% of homes over 1,986 SF had the seller pay closing costs or repairs, against 57% of homes under 1,216 SF. Defined in 8.1.8.
- 38% of homes over 1,986 SF have a view, against 14% of homes under 1,216 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 1,216 SF 21 sales	1,216–1,598 SF 21 sales	1,602–1,986 SF 20 sales	Over 1,986 SF 21 sales	All 83 sales	Real difference?
Net sale price average	$158,817	$210,032	$315,051	$384,650	$266,560	✓ large
Net price per SF average	$152	$145	$178	$142	$154	unclear
Living area average	1,027	1,436	1,776	2,818	1,764	by design
Year built median	1955	1969	1984	1980	1976	unclear

4.10 The numbers: selling

	Under 1,216 SF 21 sales	1,216–1,598 SF 21 sales	1,602–1,986 SF 20 sales	Over 1,986 SF 21 sales	All 83 sales	Real difference?
Days on market median	58	54	108	162	82	unclear
Discount from original list average	13.2%	10.5%	11.0%	12.6%	11.8%	unclear
Price cut before sale	52%	57%	60%	71%	60%	unclear
Seller paid closing costs or repairs	57%	67%	45%	67%	59%	unclear
Has a view	14%	29%	50%	38%	33%	unclear

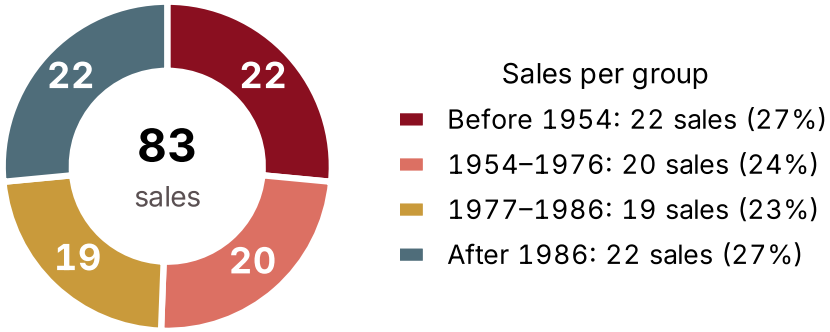
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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Sales ranked by year built and cut into four groups, from the oldest to the newest. Homes built in the same year always stay in the same group, so group sizes can differ a little.



Bottom line

- 55% of homes built after 1986 have a view, against 9% of homes built before 1954.
- Homes built after 1986 sell for about $217K (139%) more than homes built before 1954.
- Homes built after 1986 sell for about $89 per SF (74%) more than homes built before 1954.

5.1 Key differences

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

Before 1954 1954–1976 1977–1986 After 1986

Newer homes After 1986

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

Older homes Before 1954

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

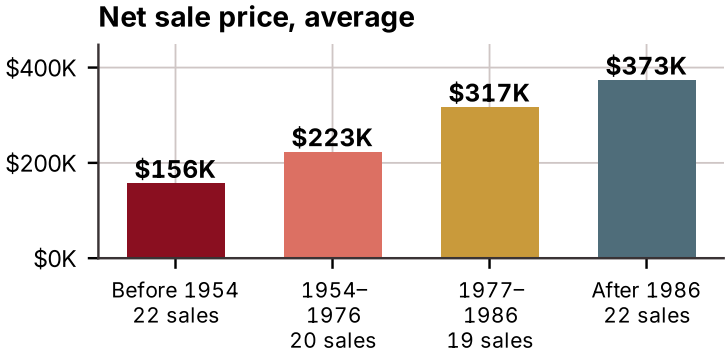
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5.2 At a glance

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 1954	1954–1976	1977–1986	After 1986	Real difference?
Net sale price	$156K **Lowest**	$223K	$317K	$373K **Highest**	✓ large
Net price per SF	$120 per SF	$118 per SF **Lowest**	$169 per SF	$208 per SF **Highest**	✓ large
Living area	1,408 SF	1,991 SF	1,860 SF	1,831 SF	unclear
Days on market	60 days	27 days	144 days	94 days	unclear
Discount from original list	15.1%	7.5%	14.3%	10.3%	unclear
Price cut before sale	59%	50%	68%	64%	unclear
Seller paid closing costs or repairs	50%	70%	63%	55%	unclear
Has a view	9% **Fewest**	15%	53%	55% **Most**	✓ medium

5.3 Homes built after 1986 sell for about $217K (139%) more than homes built before 1954



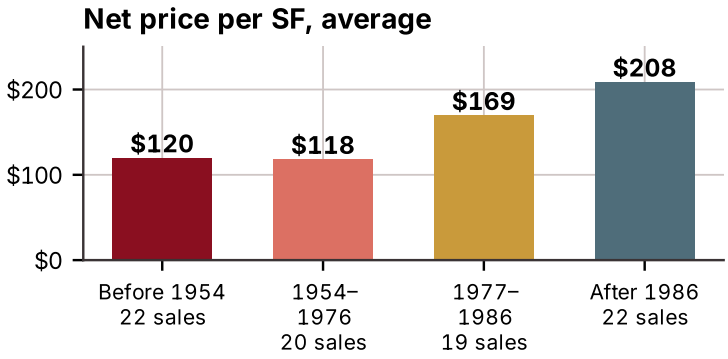
The average is **$373K** for homes built after 1986 and **$156K** for homes built before 1954. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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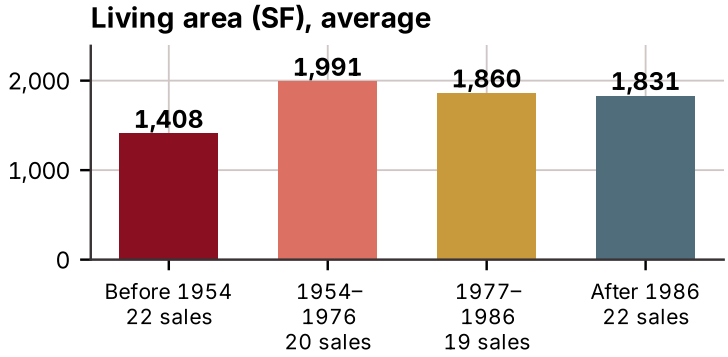
5.4 Homes built after 1986 sell for about $89 per SF (74%) more than homes built before 1954



The average is **$208 per SF** for homes built after 1986 and **$120 per SF** for homes built before 1954. It does not move in a straight line; homes built after 1986 are highest. Defined in 8.1.2.

✓ **Real difference** · large

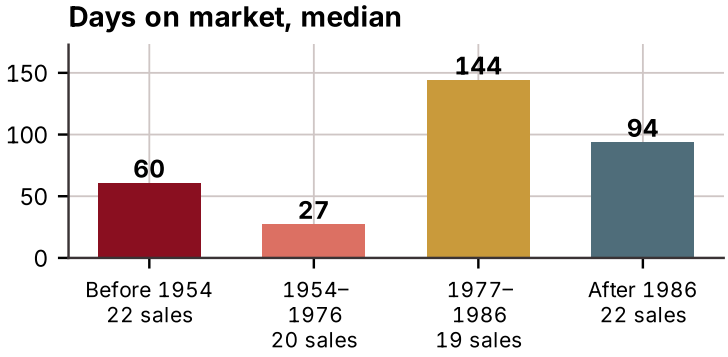
5.5 Living area: no clear difference



The average is **1,831 SF** for homes built after 1986 and **1,408 SF** for homes built before 1954. It does not move in a straight line; homes built 1954–1976 are highest. Defined in 8.1.3.

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

5.6 Days on market: no clear difference

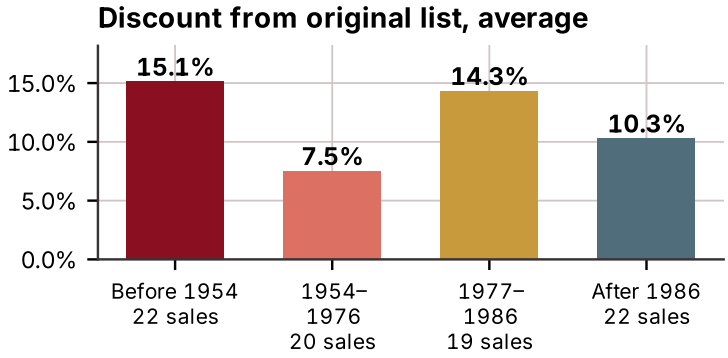


The median is **94 days** for homes built after 1986 and **60 days** for homes built before 1954. It does not move in a straight line; homes built 1977–1986 are highest. Defined in 8.1.5.

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

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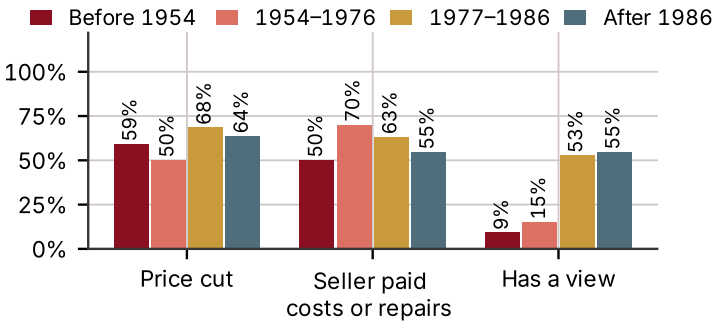
5.7 Discount from original list: no clear difference



The average is **10.3%** for homes built after 1986 and **15.1%** for homes built before 1954. It does not move in a straight line; homes built before 1954 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.

- 64% of homes built after 1986 had a price cut before sale, against 59% of homes built before 1954. Defined in 8.1.7.
- 55% of homes built after 1986 had the seller pay closing costs or repairs, against 50% of homes built before 1954. Defined in 8.1.8.
- 55% of homes built after 1986 have a view, against 9% of homes built before 1954. 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 1954 22 sales	1954–1976 20 sales	1977–1986 19 sales	After 1986 22 sales	All 83 sales	Real difference?
Net sale price average	$156,466	$222,819	$316,602	$373,202	$266,560	✓ large
Net price per SF average	$120	$118	$169	$208	$154	✓ large
Living area average	1,408	1,991	1,860	1,831	1,764	unclear
Year built median	1944	1966	1981	2004	1976	by design

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5.10 The numbers: selling

	Before 1954 22 sales	1954–1976 20 sales	1977–1986 19 sales	After 1986 22 sales	All 83 sales	Real difference?
Days on market median	60	27	144	94	82	unclear
Discount from original list average	15.1%	7.5%	14.3%	10.3%	11.8%	unclear
Price cut before sale	59%	50%	68%	64%	60%	unclear
Seller paid closing costs or repairs	50%	70%	63%	55%	59%	unclear
Has a view	9%	15%	53%	55%	33%	✓ medium

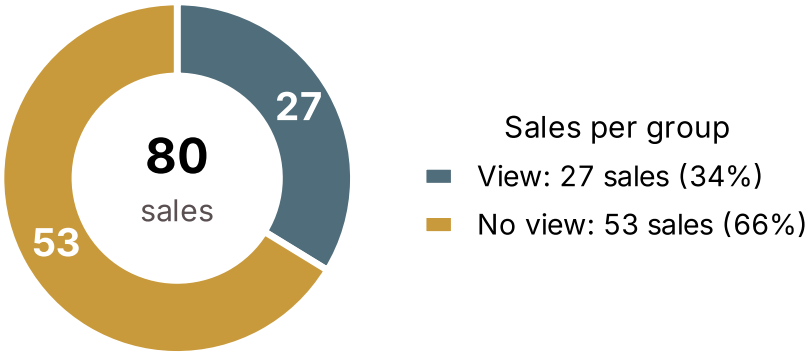
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 83 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. 3 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $223K (113%) more than homes without a view.
- Homes with a view sell for about $100 per SF (82%) more than homes without a view.
- Homes with a view are about 21 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 much more.
- Sell for more per square foot.
- Tend to be newer.

Homes without a view no view listed

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

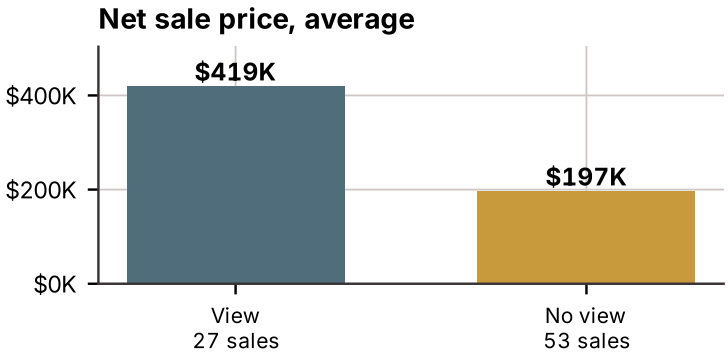
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6.2 At a glance

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	$419K **Highest**	$197K **Lowest**	✓ large
Net price per SF	$222 per SF **Highest**	$122 per SF **Lowest**	✓ large
Living area	1,959 SF	1,684 SF	unclear
Year built	1985 **Newest**	1964 **Oldest**	✓ large
Days on market	109 days	65 days	unclear
Discount from original list	9.4%	13.2%	unclear
Price cut before sale	56%	64%	unclear
Seller paid closing costs or repairs	59%	60%	unclear

6.3 Homes with a view sell for about $223K (113%) more than homes without a view

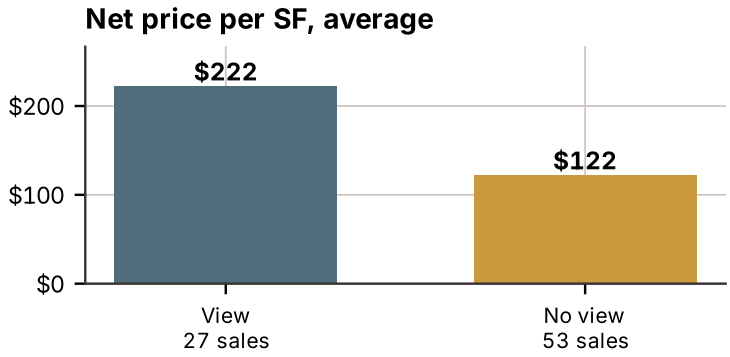


The average is **$419K** for homes with a view and **$197K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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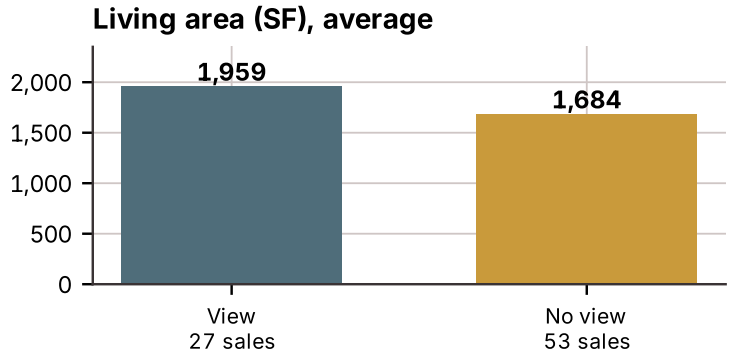
6.4 Homes with a view sell for about $100 per SF (82%) more than homes without a view



The average is **$222 per SF** for homes with a view and **$122 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

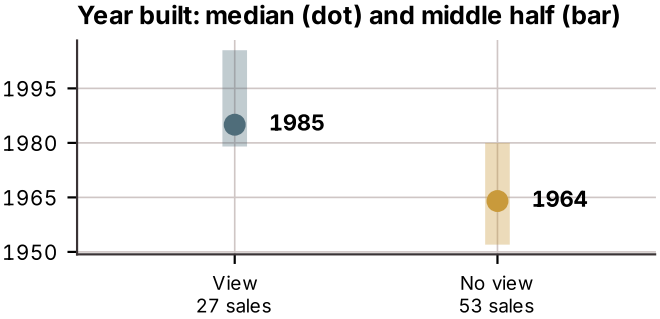
6.5 Living area: no clear difference



The average is **1,959 SF** for homes with a view and **1,684 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 21 years newer than homes without a view

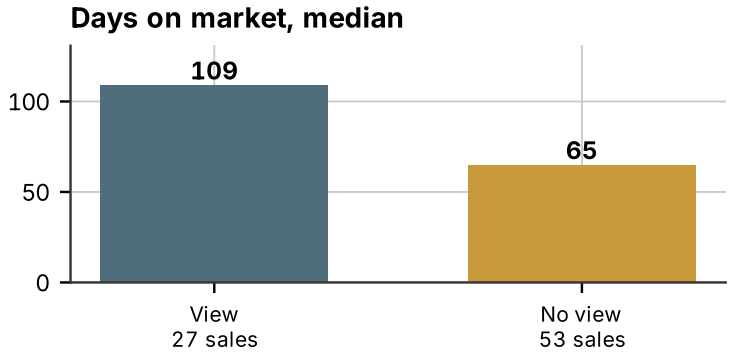


The median is **1985** for homes with a view and **1964** for homes without a view. Defined in 8.1.4.

✓ **Real difference** · large

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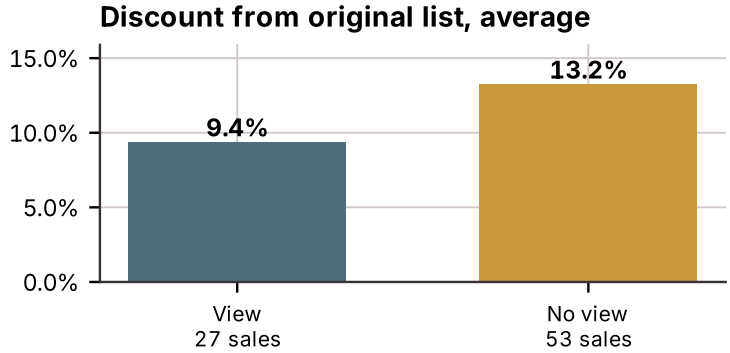
6.7 Days on market: no clear difference



The median is **109 days** for homes with a view and **65 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

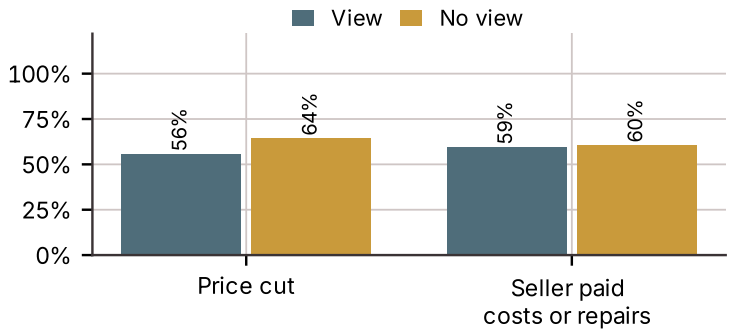
6.8 Discount from original list: no clear difference



The average is **9.4%** for homes with a view and **13.2%** 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.

- 56% of homes with a view had a price cut before sale, against 64% of homes without a view. Defined in 8.1.7.
- 59% of homes with a view had the seller pay closing costs or repairs, against 60% 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 27 sales	No view 53 sales	All 80 sales	Real difference?
Net sale price average	$419,469	$196,500	$271,752	✓ large
Net price per SF average	$222	$122	$156	✓ large
Living area average	1,959	1,684	1,777	unclear
Year built median	1985	1964	1976	✓ large

6.11 The numbers: selling

	View 27 sales	No view 53 sales	All 80 sales	Real difference?
Days on market median	109	65	82	unclear
Discount from original list average	9.4%	13.2%	11.9%	unclear
Price cut before sale	56%	64%	61%	unclear
Seller paid closing costs or repairs	59%	60%	60%	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 · 19 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: 19 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 Rockdale.

Measure	Average	Median
Sales		19
Net sale price	**$237,021**	$221,700
Net price per SF	**$155**	$152
Living area (SF)	**1,546**	1,488
Days on market	**187**	236
Discount from original list	**9.4%**	11.3%
Price cut before sale		95% of sales
Seller paid closing costs or repairs		84% of sales
Year built		2025–2026

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

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8. Appendix

Measures, methods and tests

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

8.1 Measures

8.1.1 Net sale price

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

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

The data 83 resale sales. Average $266,560; median $223,481; standard deviation $162,004; middle half (25th–75th percentile) $159,050–$348,416; lowest $45,000, highest $805,834. 49 sales had a seller payment; their median payment was $7,500.

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 83 resale sales. Average $154; median $143; standard deviation $72; middle half (25th–75th percentile) $114–$182; lowest $35, highest $363.

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 83 resale sales. Average 1,764; median 1,598; standard deviation 807; middle half (25th–75th percentile) 1,196–1,990; lowest 768, 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 83 resale sales. Average 1973; median 1976; standard deviation 28; middle half (25th–75th percentile) 1953–1987; lowest 1900, 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 83 resale sales. Average 126; median 82; standard deviation 135; middle half (25th–75th percentile) 24–174; lowest 0, highest 677. 1 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

In simple terms How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price.

Statistically Discount % = (OriginalListPrice − Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean.

The data 83 resale sales. Average 11.8%; median 10.4%; standard deviation 11.1%; middle half (25th–75th percentile) 5.1%–16.7%; lowest −6.0%, highest 52.7%. 5 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 50 of 83 resale sales (60.2%).

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 49 of 83 resale sales (59.0%).

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 27 sales with a view, 53 without, 3 unclassified. Most common View entries: Neighborhood 32, None 27, Trees/Woods 17, Pasture 14, Rural 9, Panoramic 4, City 3, Pond 2.

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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 = Rockdale.

The data Pulled November 22, 2026: 106 closed Rockdale records over the prior year. ZIP codes: 1, the most sales in 76567.

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

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

The data 102 single-family sales in the window: 83 resale, 19 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 83 resale; 19 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 4 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 $159K”.

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 $159K: $45,000–$159,000 (21 sales); $159K–$223K: $159,100–$223,481 (21 sales); $225K–$348K: $225,000–$348,000 (20 sales); Over $348K: $348,832–$805,834 (21 sales)
Quartiles by living area: Under 1,216 SF: 768–1,176 SF (21 sales); 1,216–1,598 SF: 1,216–1,598 SF (21 sales); 1,602–1,986 SF: 1,602–1,986 SF (20 sales); Over 1,986 SF: 1,993–5,621 SF (21 sales)
Quartiles by year built: Before 1954: 1900–1953 (22 sales); 1954–1976: 1954–1976 (20 sales); 1977–1986: 1977–1986 (19 sales); After 1986: 1987–2025 (22 sales)
View and no view: View: MLS lists a view (27 sales); No view: None or Neighborhood (53 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 $266,560, median $223,481. Days on market: average 126, median 82: 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 = 43.31	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.528$	large
Living area	Kruskal–Wallis	H = 35.28	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.430$	large
Year built	Kruskal–Wallis	H = 27.78	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.339$	large
Days on market	Kruskal–Wallis	H = 3.33	3	0.3431	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.041$	small
Discount from original list	Kruskal–Wallis	H = 4.08	3	0.2533	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.050$	small
Price cut before sale	Chi-square	$\chi^2 = 1.72$	3	0.6317	p < 0.0063	**Unclear**	Cramér's V = 0.144	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.51$	3	0.1382	p < 0.0063	**Unclear**	Cramér's V = 0.258	small
Has a view	Chi-square	$\chi^2 = 35.80$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.657	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 = 27.55	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.336$	large
Net price per SF	Kruskal–Wallis	H = 3.37	3	0.3374	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.041$	small
Year built	Kruskal–Wallis	H = 10.95	3	0.0120	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.134$	medium
Days on market	Kruskal–Wallis	H = 8.23	3	0.0415	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.100$	medium
Discount from original list	Kruskal–Wallis	H = 1.22	3	0.7478	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.015$	small
Price cut before sale	Chi-square	$\chi^2 = 1.72$	3	0.6317	p < 0.0063	**Unclear**	Cramér's V = 0.144	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.67$	3	0.4451	p < 0.0063	**Unclear**	Cramér's V = 0.179	small
Has a view	Chi-square	$\chi^2 = 6.41$	3	0.0932	p < 0.0063	**Unclear**	Cramér's V = 0.278	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 = 26.92	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.328$	large
Net price per SF	Kruskal–Wallis	H = 19.96	3	0.0002	p < 0.0063	**Yes**	$\varepsilon^2 = 0.243$	large
Living area	Kruskal–Wallis	H = 8.53	3	0.0363	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.104$	medium
Days on market	Kruskal–Wallis	H = 2.80	3	0.4243	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.034$	small
Discount from original list	Kruskal–Wallis	H = 5.83	3	0.1202	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.071$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.52$	3	0.6766	p < 0.0063	**Unclear**	Cramér's V = 0.136	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.05$	3	0.5613	p < 0.0063	**Unclear**	Cramér's V = 0.157	small
Has a view	Chi-square	$\chi^2 = 16.66$	3	0.0008	p < 0.0063	**Yes**	Cramér's V = 0.448	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 = 1,283.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.793	large
Net price per SF	Mann–Whitney U	U = 1,274.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.781	large
Living area	Mann–Whitney U	U = 916.00	—	0.0418	p < 0.0063	**Unclear**	rank-biserial r = 0.280	small
Year built	Mann–Whitney U	U = 1,099.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.537	large
Days on market	Mann–Whitney U	U = 775.50	—	0.5449	p < 0.0063	**Unclear**	rank-biserial r = 0.084	negligible
Discount from original list	Mann–Whitney U	U = 629.50	—	0.3842	p < 0.0063	**Unclear**	rank-biserial r = 0.120	small
Price cut before sale	Chi-square	$\chi^2 = 0.56$	1	0.4556	p < 0.0063	**Unclear**	Cramér's V = 0.083	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.01$	1	0.9231	p < 0.0063	**Unclear**	Cramér's V = 0.011	negligible

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8.4 Data notes

Left out of the analysis: 19 new-construction sales (basic statistics only, section 7); 4 sale(s) other than single-family homes (condo, townhome and similar). Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 83 closed MLS resale sales; the 19 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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