Del Valle

Travis 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
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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
104	**$252,750**	**$155**	**81 days**
single-family resale homes	average $276,525	average $158	average 111 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 · 104 sales · November 22, 2025 – November 21, 2026

This study looks at the **104 resale homes** sold in Del Valle in the **365 days** to November 21, 2026. A full year is used because only 49 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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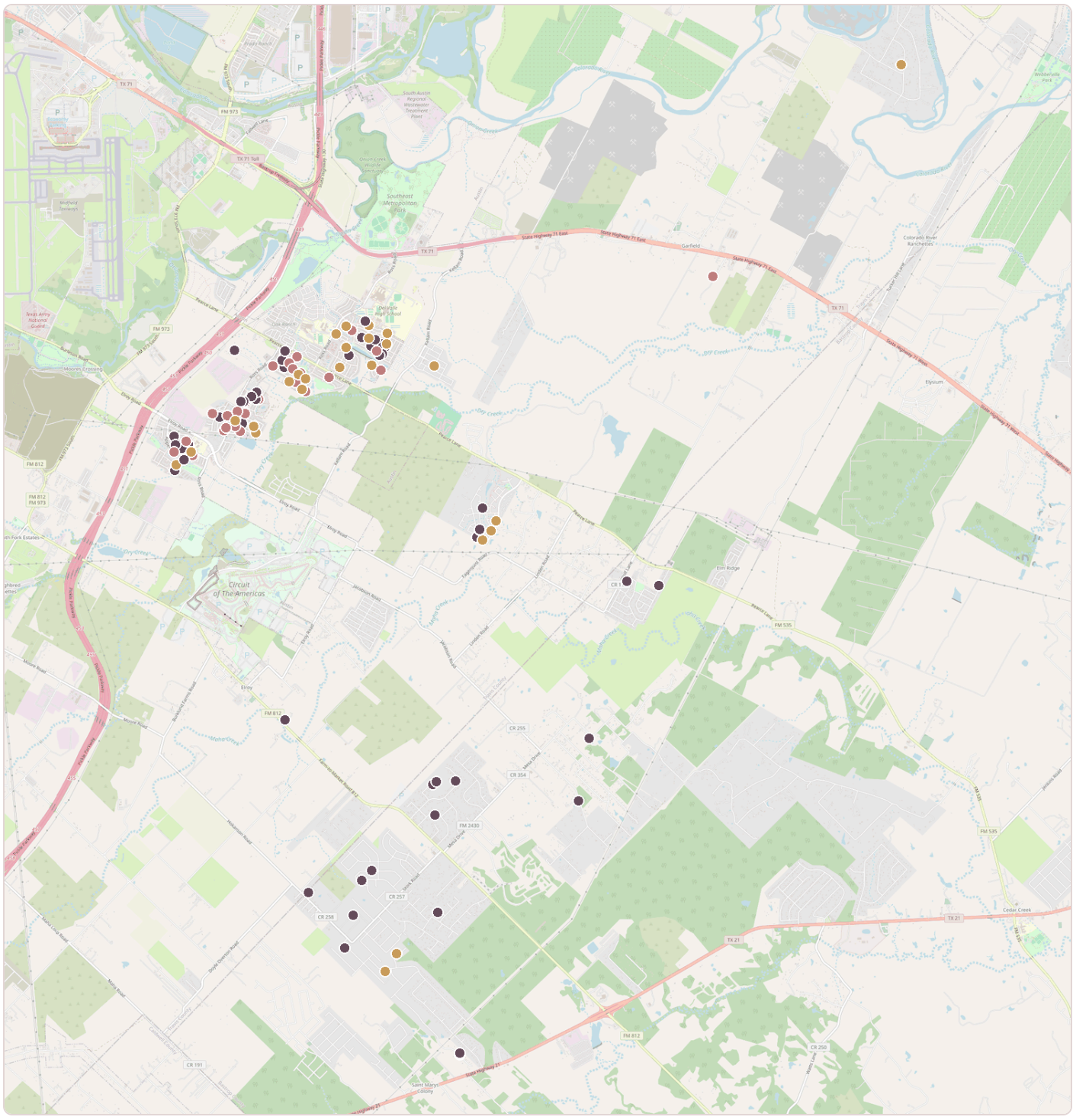
2. Where the resale homes sold

104 resale homes · colored by price range

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



● Under $225K · 26 sales ● $225K–$252K · 26 sales ● $253K–$313K · 26 sales ● Over $313K · 26 sales

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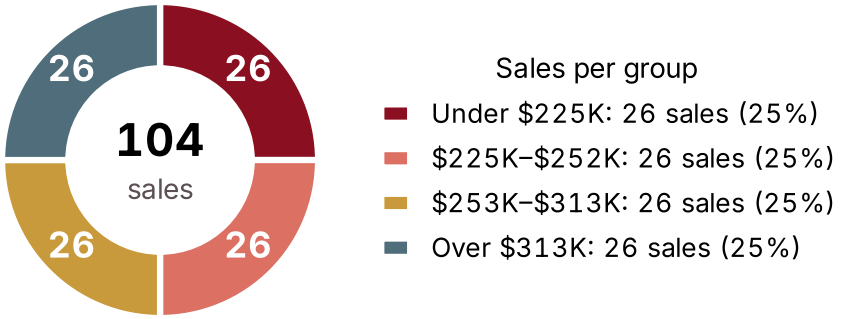
3. Quartiles by net sale price

Resale homes · 104 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

- 35% of homes over $313K have a view, against 0% of homes under $225K.
- Homes over $313K are about 770 SF (53%) larger than homes under $225K.
- 65% of homes over $313K had the seller pay closing costs or repairs, against 38% of homes under $225K.
- Homes over $313K sell for about $51 per SF (38%) more than homes under $225K.

3.1 Key differences

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

Under $225K $225K–$252K $253K–$313K Over $313K

Higher-priced homes Over $313K

- Are more likely to have a view.
- Are much larger.
- More often have the seller pay buyer costs or repairs.
- Sell for more per square foot.
- Tend to be newer.

Lower-priced homes Under $225K

- Are less likely to have a view.
- Are much smaller.
- Less often have the seller pay buyer costs or repairs.
- Sell for less per square foot.
- Tend to be older.

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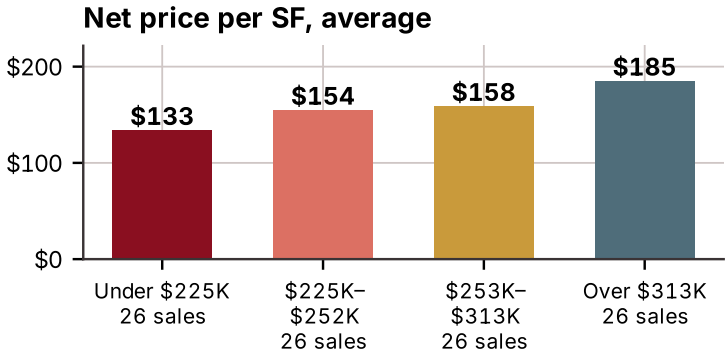
3.2 At a glance

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 $225K	$225K–$252K	$253K–$313K	Over $313K	Real difference?
Net price per SF	$133 per SF **Lowest**	$154 per SF	$158 per SF	$185 per SF **Highest**	✓ large
Living area	1,463 SF **Smallest**	1,600 SF	1,846 SF	2,232 SF **Largest**	✓ large
Year built	2005 **Oldest**	2006	2010	2018 **Newest**	✓ large
Days on market	71 days	50 days	97 days	94 days	unclear
Discount from original list	9.1%	6.1%	7.9%	8.7%	unclear
Price cut before sale	54%	42%	73%	69%	unclear
Seller paid closing costs or repairs	38% **Fewest**	77%	81% **Most**	65%	✓ medium
Has a view	0% **Fewest**	8%	12%	35% **Most**	✓ 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 $313K sell for about $51 per SF (38%) more than homes under $225K



The average is **$185 per SF** for homes over $313K and **$133 per SF** for homes under $225K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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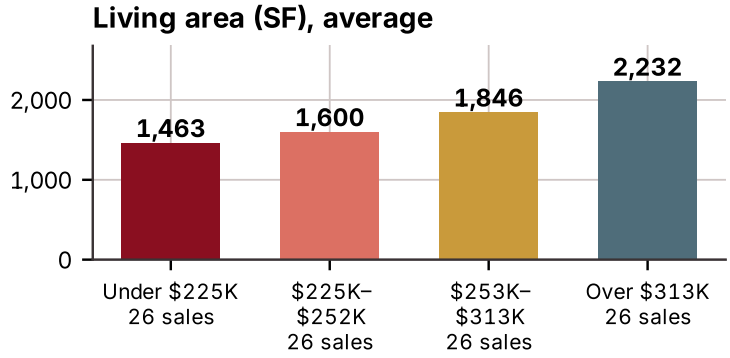
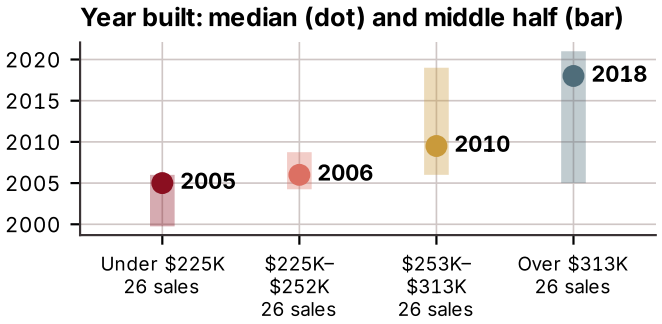
3.4 Homes over $313K are about 770 SF (53%) larger than homes under $225K



The average is **2,232 SF** for homes over $313K and **1,463 SF** for homes under $225K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

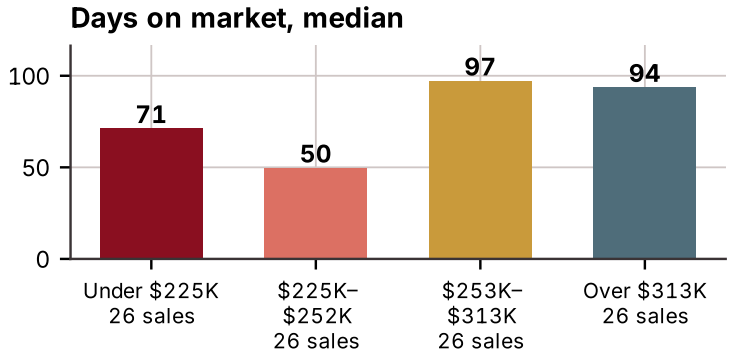
3.5 Homes over $313K are about 13 years newer than homes under $225K



The median is **2018** for homes over $313K and **2005** for homes under $225K. 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 **94 days** for homes over $313K and **71 days** for homes under $225K. It does not move in a straight line; homes $253K–$313K are highest. Defined in 8.1.5.

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

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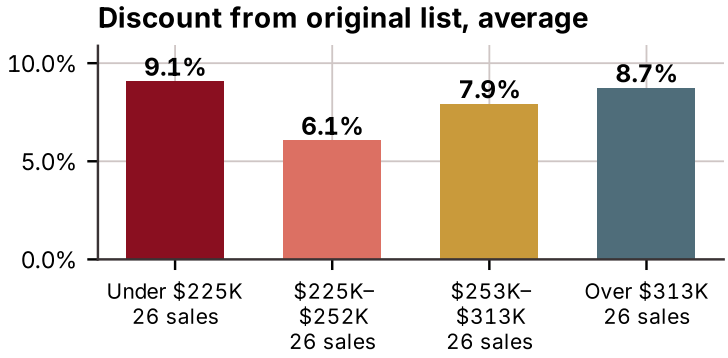
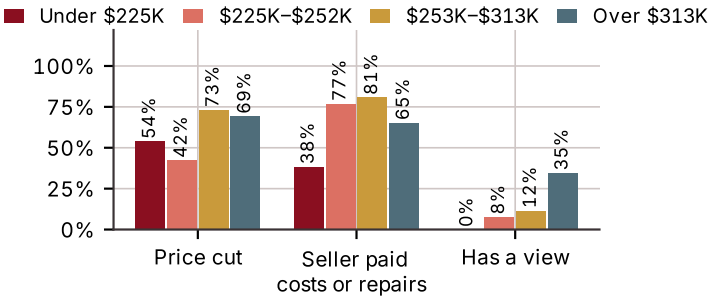
3.7 Discount from original list: no clear difference



The average is **8.7%** for homes over $313K and **9.1%** for homes under $225K. It does not move in a straight line; homes under $225K 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.

- 69% of homes over $313K had a price cut before sale, against 54% of homes under $225K. Defined in 8.1.7.
- 65% of homes over $313K had the seller pay closing costs or repairs, against 38% of homes under $225K. Defined in 8.1.8.
- 35% of homes over $313K have a view, against 0% of homes under $225K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $225K 26 sales	$225K–$252K 26 sales	$253K–$313K 26 sales	Over $313K 26 sales	All 104 sales	Real difference?
Net sale price average	$189,129	$236,585	$276,741	$403,644	$276,525	by design
Net price per SF average	$133	$154	$158	$185	$158	✓ large
Living area average	1,463	1,600	1,846	2,232	1,785	✓ large
Year built median	2005	2006	2010	2018	2006	✓ large

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3.10 The numbers: selling

	Under $225K 26 sales	$225K–$252K 26 sales	$253K–$313K 26 sales	Over $313K 26 sales	All 104 sales	Real difference?
Days on market median	71	50	97	94	81	unclear
Discount from original list average	9.1%	6.1%	7.9%	8.7%	7.9%	unclear
Price cut before sale	54%	42%	73%	69%	60%	unclear
Seller paid closing costs or repairs	38%	77%	81%	65%	65%	✓ medium
Has a view	0%	8%	12%	35%	13%	✓ 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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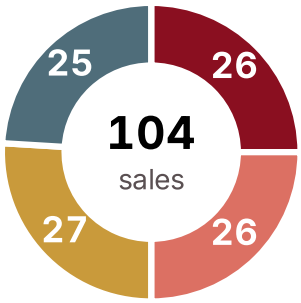
4. Quartiles by living area

Resale homes · 104 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 1,401 SF: 26 sales (25%)
- 1,401–1,688 SF: 26 sales (25%)
- 1,695–2,068 SF: 27 sales (26%)
- Over 2,068 SF: 25 sales (24%)

Bottom line

- Homes over 2,068 SF sell for about $156K (73%) more than homes under 1,401 SF.
- 32% of homes over 2,068 SF have a view, against 8% of homes under 1,401 SF.
- Homes over 2,068 SF sell for about $21 per SF (12%) less than homes under 1,401 SF.

4.1 Key differences

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

Under 1,401 SF · 1,401–1,688 SF · 1,695–2,068 SF · Over 2,068 SF

Larger homes Over 2,068 SF

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

Smaller homes Under 1,401 SF

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

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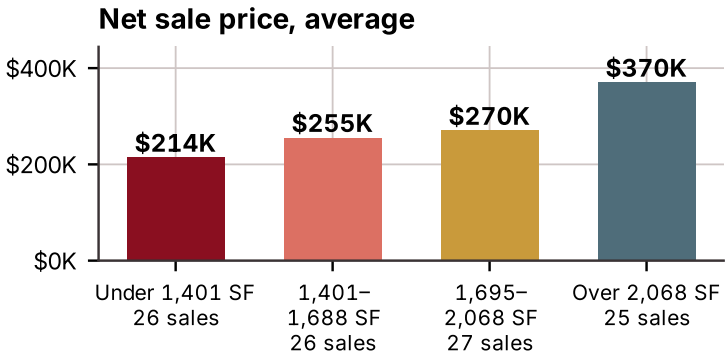
4.2 At a glance

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 1,401 SF	1,401–1,688 SF	1,695–2,068 SF	Over 2,068 SF	Real difference?
Net sale price	$214K **Lowest**	$255K	$270K	$370K **Highest**	✓ large
Net price per SF	$173 per SF **Highest**	$165 per SF	$142 per SF **Lowest**	$152 per SF	✓ medium
Year built	2006	2005	2008	2009	unclear
Days on market	56 days	90 days	100 days	87 days	unclear
Discount from original list	2.7%	10.5%	8.2%	10.5%	unclear
Price cut before sale	42%	54%	67%	76%	unclear
Seller paid closing costs or repairs	58%	77%	56%	72%	unclear
Has a view	8%	15%	0% **Fewest**	32% **Most**	✓ medium

4.3 Homes over 2,068 SF sell for about $156K (73%) more than homes under 1,401 SF



The average is **$370K** for homes over 2,068 SF and **$214K** for homes under 1,401 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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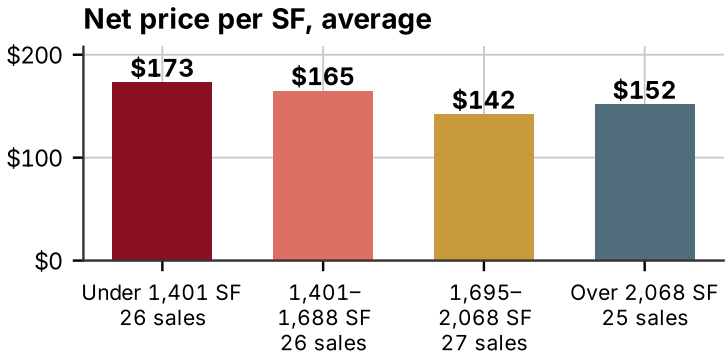
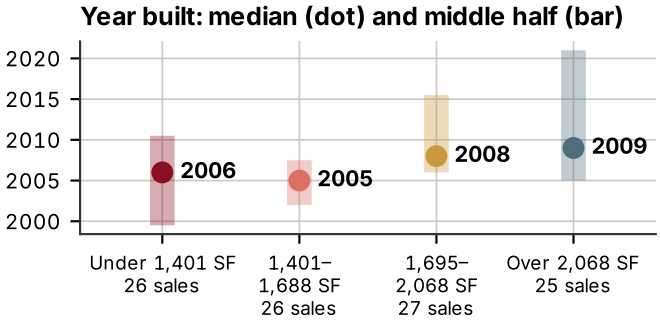
4.4 Homes over 2,068 SF sell for about $21 per SF (12%) less than homes under 1,401 SF



The average is **$152 per SF** for homes over 2,068 SF and **$173 per SF** for homes under 1,401 SF. It does not move in a straight line; homes under 1,401 SF are highest.
Defined in 8.1.2.

✓ **Real difference** · medium

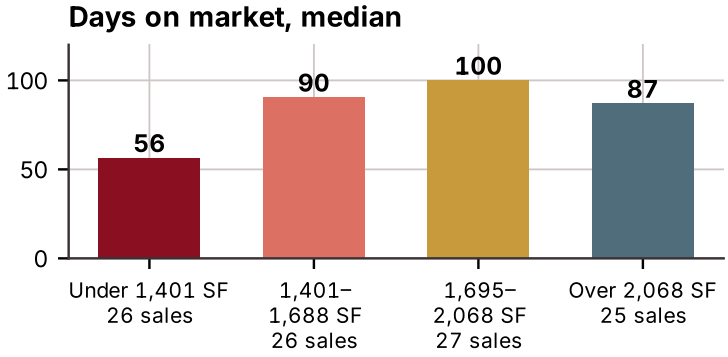
4.5 Year built: no clear difference



The median is **2009** for homes over 2,068 SF and **2006** for homes under 1,401 SF. It does not move in a straight line; homes over 2,068 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 **87 days** for homes over 2,068 SF and **56 days** for homes under 1,401 SF. It does not move in a straight line; homes 1,695–2,068 SF are highest. Defined in 8.1.5.

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

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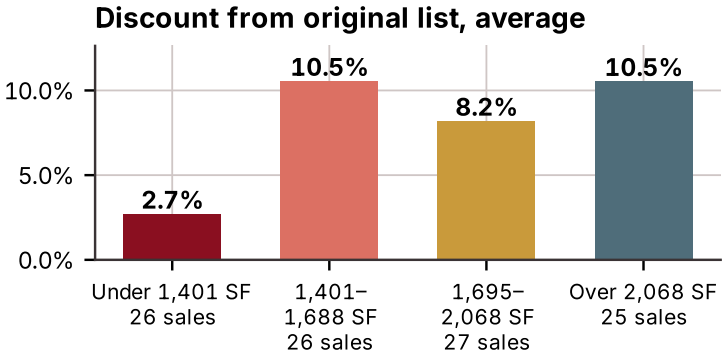
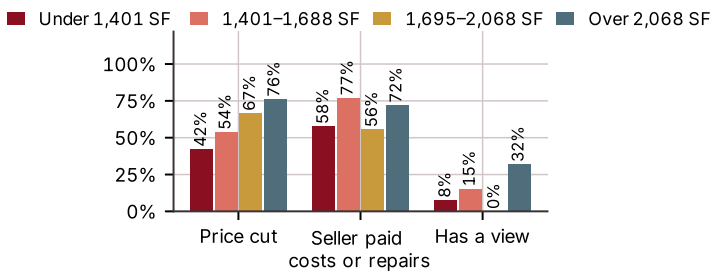
4.7 Discount from original list: no clear difference



The average is **10.5%** for homes over 2,068 SF and **2.7%** for homes under 1,401 SF. It does not move in a straight line; homes 1,401–1,688 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.

- 76% of homes over 2,068 SF had a price cut before sale, against 42% of homes under 1,401 SF. Defined in 8.1.7.
- 72% of homes over 2,068 SF had the seller pay closing costs or repairs, against 58% of homes under 1,401 SF. Defined in 8.1.8.
- 32% of homes over 2,068 SF have a view, against 8% of homes under 1,401 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: ✓ **Real difference** · medium

4.9 The numbers: price and size

	Under 1,401 SF 26 sales	1,401–1,688 SF 26 sales	1,695–2,068 SF 27 sales	Over 2,068 SF 25 sales	All 104 sales	Real difference?
Net sale price average	$214,242	$255,402	$270,135	$370,167	$276,525	✓ large
Net price per SF average	$173	$165	$142	$152	$158	✓ medium
Living area average	1,250	1,546	1,904	2,461	1,785	by design
Year built median	2006	2005	2008	2009	2006	unclear

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4.10 The numbers: selling

	Under 1,401 SF 26 sales	1,401–1,688 SF 26 sales	1,695–2,068 SF 27 sales	Over 2,068 SF 25 sales	All 104 sales	Real difference?
Days on market median	56	90	100	87	81	unclear
Discount from original list average	2.7%	10.5%	8.2%	10.5%	7.9%	unclear
Price cut before sale	42%	54%	67%	76%	60%	unclear
Seller paid closing costs or repairs	58%	77%	56%	72%	65%	unclear
Has a view	8%	15%	0%	32%	13%	✓ 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 8.3.2.

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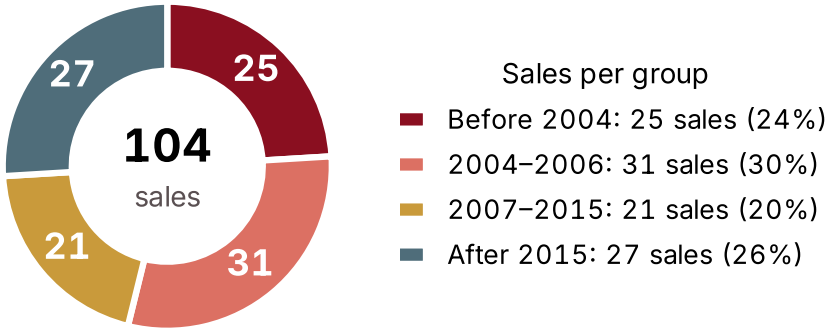
5. Quartiles by year built

Resale homes · 104 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

- Homes built after 2015 sell for about $58K (22%) more than homes built before 2004.

5.1 Key differences

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

Before 2004 2004–2006 2007–2015 After 2015

Newer homes After 2015

- Sell for much more.

Older homes Before 2004

- Sell for much less.

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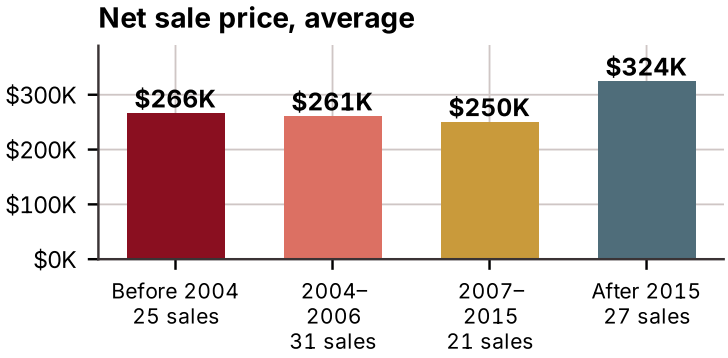
5.2 At a glance

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

	Before 2004	2004–2006	2007–2015	After 2015	Real difference?
Net sale price	$266K	$261K	$250K Lowest	$324K Highest	✓ large
Net price per SF	$164 per SF	$150 per SF	$145 per SF	$171 per SF	unclear
Living area	1,615 SF	1,782 SF	1,807 SF	1,928 SF	unclear
Days on market	57 days	104 days	49 days	95 days	unclear
Discount from original list	3.0%	11.4%	8.5%	8.2%	unclear
Price cut before sale	44%	77%	48%	63%	unclear
Seller paid closing costs or repairs	60%	68%	62%	70%	unclear
Has a view	16%	10%	10%	19%	unclear

5.3 Homes built after 2015 sell for about $58K (22%) more than homes built before 2004



The average is **$324K** for homes built after 2015 and **$266K** for homes built before 2004. It does not move in a straight line; homes built after 2015 are highest. Defined in 8.1.1.

✓ **Real difference** · large

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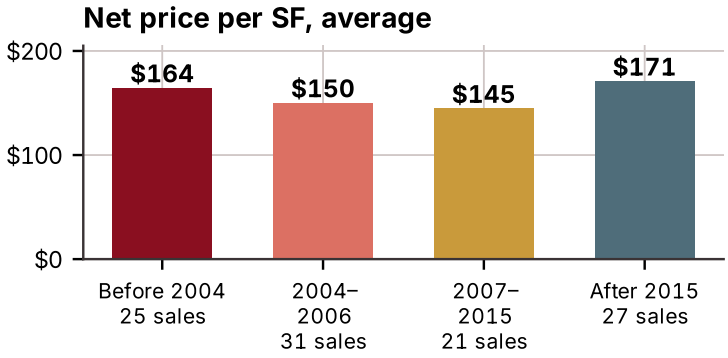
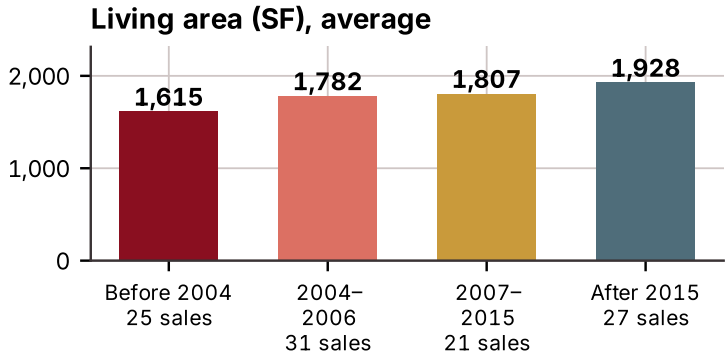
5.4 Net price per SF: no clear difference



The average is **$171 per SF** for homes built after 2015 and **$164 per SF** for homes built before 2004. It does not move in a straight line; homes built after 2015 are highest. Defined in 8.1.2.

– No clear difference · could be chance

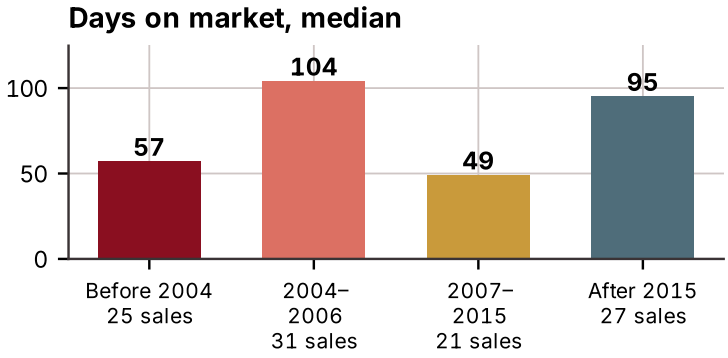
5.5 Living area: no clear difference



The average is **1,928 SF** for homes built after 2015 and **1,615 SF** for homes built before 2004. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

5.6 Days on market: no clear difference



The median is **95 days** for homes built after 2015 and **57 days** for homes built before 2004. It does not move in a straight line; homes built 2004–2006 are highest. Defined in 8.1.5.

– No clear difference · could be chance

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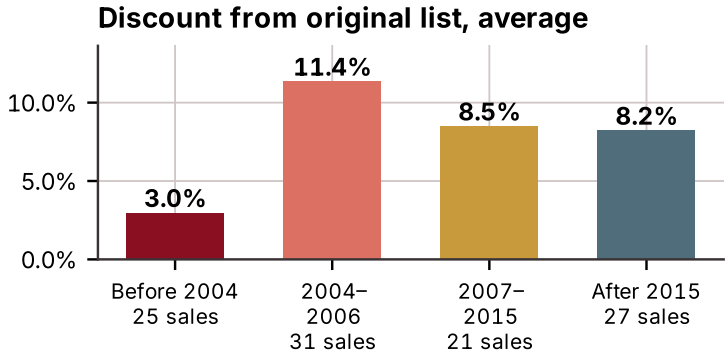
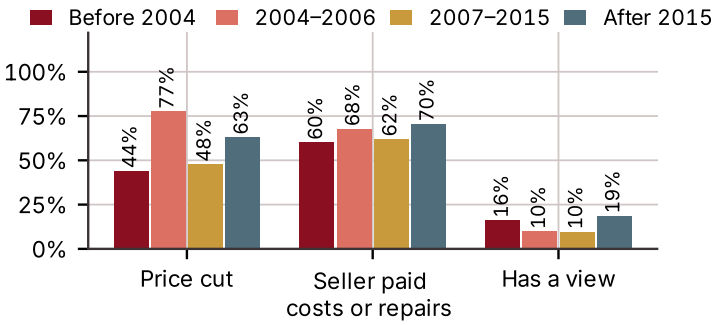
5.7 Discount from original list: no clear difference



The average is **8.2%** for homes built after 2015 and **3.0%** for homes built before 2004. It does not move in a straight line; homes built 2004–2006 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.

- 63% of homes built after 2015 had a price cut before sale, against 44% of homes built before 2004. Defined in 8.1.7.
- 70% of homes built after 2015 had the seller pay closing costs or repairs, against 60% of homes built before 2004. Defined in 8.1.8.
- 19% of homes built after 2015 have a view, against 16% of homes built before 2004. 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 2004 25 sales	2004–2006 31 sales	2007–2015 21 sales	After 2015 27 sales	All 104 sales	Real difference?
Net sale price average	$266,172	$260,847	$250,375	$324,450	$276,525	✓ large
Net price per SF average	$164	$150	$145	$171	$158	unclear
Living area average	1,615	1,782	1,807	1,928	1,785	unclear
Year built median	1999	2006	2009	2021	2006	by design

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5.10 The numbers: selling

	Before 2004 25 sales	2004–2006 31 sales	2007–2015 21 sales	After 2015 27 sales	All 104 sales	Real difference?
Days on market median	57	104	49	95	81	unclear
Discount from original list average	3.0%	11.4%	8.5%	8.2%	7.9%	unclear
Price cut before sale	44%	77%	48%	63%	60%	unclear
Seller paid closing costs or repairs	60%	68%	62%	70%	65%	unclear
Has a view	16%	10%	10%	19%	13%	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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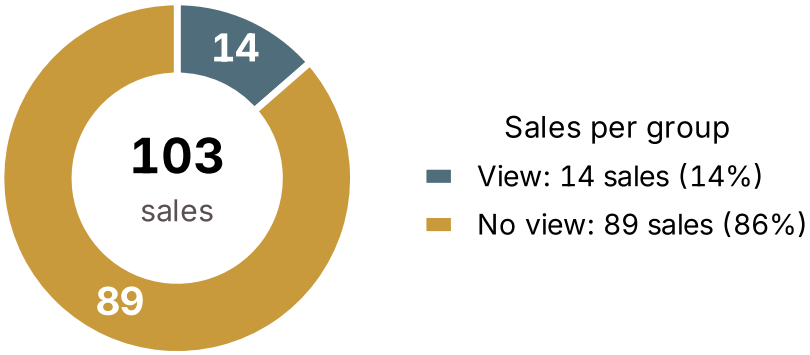
6. View and no view

Resale homes · 104 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. 1 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $140K (54%) more than homes without a view.
- Homes with a view sell for about $46 per SF (30%) 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 much more.
- Sell for more per square foot.

Homes without a view no view listed

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

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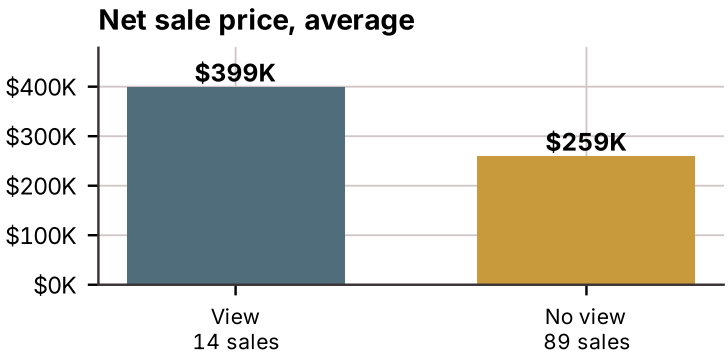
6.2 At a glance

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	$399K **Highest**	$259K **Lowest**	✓ large
Net price per SF	$198 per SF **Highest**	$152 per SF **Lowest**	✓ medium
Living area	2,118 SF	1,738 SF	unclear
Year built	2007	2006	unclear
Days on market	62 days	87 days	unclear
Discount from original list	8.9%	7.7%	unclear
Price cut before sale	64%	60%	unclear
Seller paid closing costs or repairs	64%	66%	unclear

6.3 Homes with a view sell for about $140K (54%) more than homes without a view



The average is **$399K** for homes with a view and **$259K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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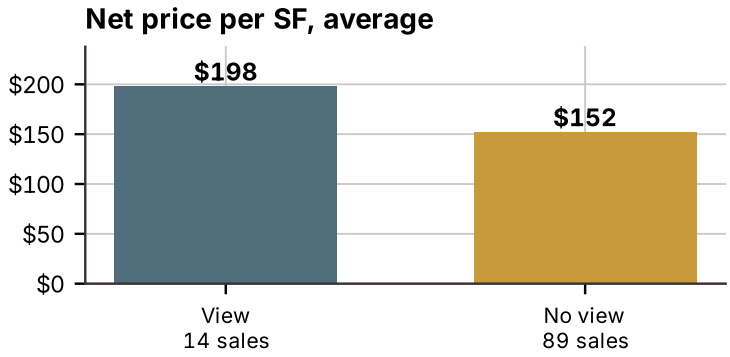
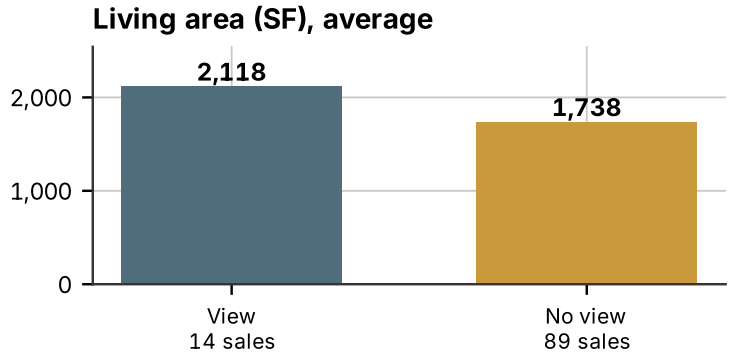
6.4 Homes with a view sell for about $46 per SF (30%) more than homes without a view



The average is **$198 per SF** for homes with a view and **$152 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · medium

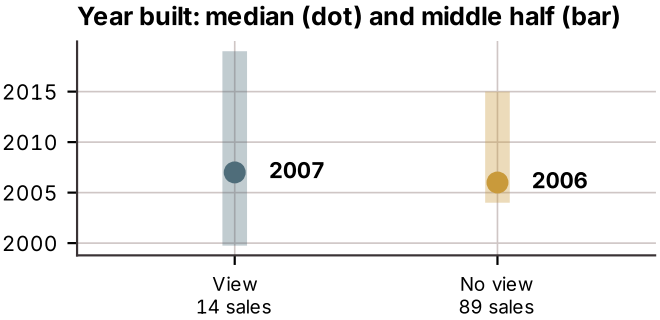
6.5 Living area: no clear difference



The average is **2,118 SF** for homes with a view and **1,738 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 **2007** for homes with a view and **2006** for homes without a view. Defined in 8.1.4.

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

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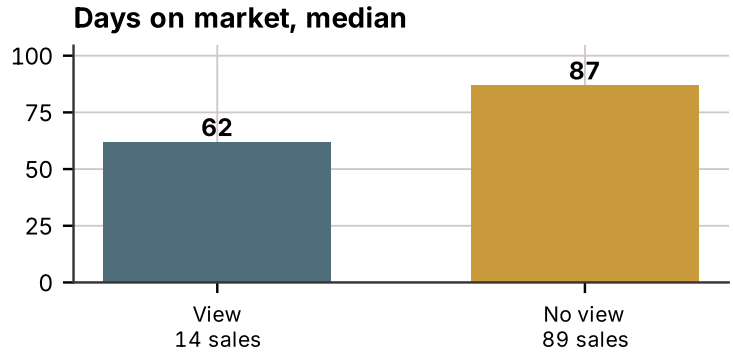
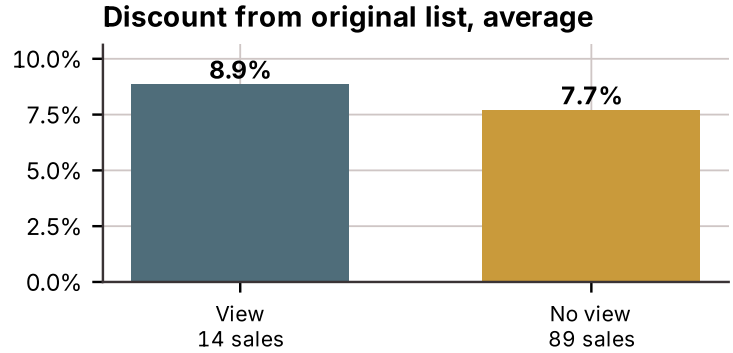
6.7 Days on market: no clear difference



The median is **62 days** for homes with a view and **87 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

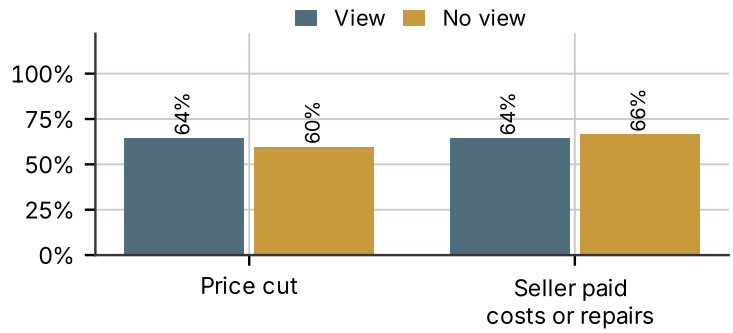
6.8 Discount from original list: no clear difference



The average is **8.9%** for homes with a view and **7.7%** 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.

- 64% of homes with a view had a price cut before sale, against 60% of homes without a view. Defined in 8.1.7.
- 64% of homes with a view had the seller pay closing costs or repairs, against 66% 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 14 sales	No view 89 sales	All 103 sales	Real difference?
Net sale price average	$398,810	$259,104	$278,093	✓ large
Net price per SF average	$198	$152	$158	✓ medium
Living area average	2,118	1,738	1,790	unclear
Year built median	2007	2006	2006	unclear

6.11 The numbers: selling

	View 14 sales	No view 89 sales	All 103 sales	Real difference?
Days on market median	62	87	83	unclear
Discount from original list average	8.9%	7.7%	7.9%	unclear
Price cut before sale	64%	60%	60%	unclear
Seller paid closing costs or repairs	64%	66%	66%	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 · 131 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: 131 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 Del Valle.

Measure	Average	Median
Sales		131
Net sale price	**$327,107**	$323,460
Net price per SF	**$179**	$174
Living area (SF)	**1,869**	1,877
Days on market	**87**	75
Discount from original list	**8.0%**	6.5%
Price cut before sale		63% of sales
Seller paid closing costs or repairs		87% 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 104 resale sales. Average $276,525; median $252,750; standard deviation $99,650; middle half (25th–75th percentile) $224,746–$313,075; lowest $115,000, highest $770,000. 68 sales had a seller payment; their median payment was $8,322.

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 104 resale sales. Average $158; median $155; standard deviation $42; middle half (25th–75th percentile) $134–$179; lowest $77, highest $344.

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 104 resale sales. Average 1,785; median 1,692; standard deviation 516; middle half (25th–75th percentile) 1,392–2,068; lowest 934, highest 4,441.

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 104 resale sales. Average 2008; median 2006; standard deviation 11; middle half (25th–75th percentile) 2004–2016; lowest 1940, highest 2024.

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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 104 resale sales. Average 111; median 81; standard deviation 117; middle half (25th–75th percentile) 30–138; lowest 4, highest 569. 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 104 resale sales. Average 7.9%; median 7.5%; standard deviation 19.9%; middle half (25th–75th percentile) 3.9%–14.0%; lowest −167.6%, highest 58.9%. 8 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 62 of 104 resale sales (59.6%).

8.1.8 Seller paid closing costs or repairs

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

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

The data 68 of 104 resale sales (65.4%).

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 14 sales with a view, 89 without, 1 unclassified. Most common View entries: None 60, Neighborhood 34, Rural 5, Pond 3, Pasture 3, Trees/Woods 3, Park/Greenbelt 2, Hill Country 1.

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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 = Del Valle.

The data Pulled November 22, 2026: 248 closed Del Valle records over the prior year. ZIP codes: 1, the most sales in 78617.

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

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

The data 235 single-family sales in the window: 104 resale, 131 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 104 resale; 131 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 13 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 $225K”.

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 $225K: $115,000–$224,280 (26 sales); $225K–$252K: $224,901–$252,500 (26 sales); $253K–$313K: $253,000–$313,000 (26 sales); Over $313K: $313,300–$770,000 (26 sales)
Quartiles by living area: Under 1,401 SF: 934–1,364 SF (26 sales); 1,401–1,688 SF: 1,401–1,688 SF (26 sales); 1,695–2,068 SF: 1,695–2,068 SF (27 sales); Over 2,068 SF: 2,088–4,441 SF (25 sales)
Quartiles by year built: Before 2004: 1940–2003 (25 sales); 2004–2006: 2004–2006 (31 sales); 2007–2015: 2007–2015 (21 sales); After 2015: 2016–2024 (27 sales)
View and no view: View: MLS lists a view (14 sales); No view: None or Neighborhood (89 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 $276,525, median $252,750. Days on market: average 111, median 81: 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	$H = 18.51$	3	0.0003	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.180$	large
Living area	Kruskal–Wallis	$H = 38.80$	3	< 0.0001	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.377$	large
Year built	Kruskal–Wallis	$H = 16.74$	3	0.0008	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.163$	large
Days on market	Kruskal–Wallis	$H = 4.95$	3	0.1753	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.048$	small
Discount from original list	Kruskal–Wallis	$H = 12.31$	3	0.0064	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.120$	medium
Price cut before sale	Chi-square	$\chi^2 = 6.55$	3	0.0877	$p < 0.0063$	**Unclear**	Cramér's V = 0.251	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 12.58$	3	0.0057	$p < 0.0063$	**Yes**	Cramér's V = 0.348	medium
Has a view	Chi-square	$\chi^2 = 14.86$	3	0.0019	$p < 0.0063$	**Yes**	Cramér's V = 0.378	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	$H = 41.31$	3	< 0.0001	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.401$	large
Net price per SF	Kruskal–Wallis	$H = 14.31$	3	0.0025	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.139$	medium
Year built	Kruskal–Wallis	$H = 9.80$	3	0.0203	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.095$	medium
Days on market	Kruskal–Wallis	$H = 3.14$	3	0.3704	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.030$	small
Discount from original list	Kruskal–Wallis	$H = 1.09$	3	0.7795	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.011$	small
Price cut before sale	Chi-square	$\chi^2 = 6.94$	3	0.0738	$p < 0.0063$	**Unclear**	Cramér's V = 0.258	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.85$	3	0.2787	$p < 0.0063$	**Unclear**	Cramér's V = 0.192	small
Has a view	Chi-square	$\chi^2 = 12.40$	3	0.0061	$p < 0.0063$	**Yes**	Cramér's V = 0.345	medium

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 24.17	3	< 0.0001	p < 0.0063	Yes	ε² = 0.235	large
Net price per SF	Kruskal–Wallis	H = 7.40	3	0.0601	p < 0.0063	Unclear	ε² = 0.072	medium
Living area	Kruskal–Wallis	H = 7.59	3	0.0554	p < 0.0063	Unclear	ε² = 0.074	medium
Days on market	Kruskal–Wallis	H = 8.86	3	0.0312	p < 0.0063	Unclear	ε² = 0.086	medium
Discount from original list	Kruskal–Wallis	H = 2.04	3	0.5643	p < 0.0063	Unclear	ε² = 0.020	small
Price cut before sale	Chi-square	χ² = 7.99	3	0.0461	p < 0.0063	Unclear	Cramér's V = 0.277	small
Seller paid closing costs or repairs	Chi-square	χ² = 0.81	3	0.8482	p < 0.0063	Unclear	Cramér's V = 0.088	negligible
Has a view	Chi-square	χ² = 1.39	3	0.7075	p < 0.0063	Unclear	Cramér's V = 0.116	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 = 1,008.00	—	0.0002	p < 0.0063	Yes	rank-biserial r = 0.618	large
Net price per SF	Mann–Whitney U	U = 915.50	—	0.0050	p < 0.0063	Yes	rank-biserial r = 0.470	medium
Living area	Mann–Whitney U	U = 804.50	—	0.0815	p < 0.0063	Unclear	rank-biserial r = 0.291	small
Year built	Mann–Whitney U	U = 591.50	—	0.7647	p < 0.0063	Unclear	rank-biserial r = 0.051	negligible
Days on market	Mann–Whitney U	U = 532.50	—	0.3864	p < 0.0063	Unclear	rank-biserial r = 0.145	small
Discount from original list	Mann–Whitney U	U = 618.00	—	0.9655	p < 0.0063	Unclear	rank-biserial r = 0.008	negligible
Price cut before sale	Chi-square	χ² = 0.11	1	0.7365	p < 0.0063	Unclear	Cramér's V = 0.033	negligible
Seller paid closing costs or repairs	Chi-square	χ² = 0.02	1	0.8829	p < 0.0063	Unclear	Cramér's V = 0.015	negligible

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8.4 Data notes

Left out of the analysis: 131 new-construction sales (basic statistics only, section 7); 13 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 104 closed MLS resale sales; the 131 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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