Jonestown

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
68	$577,000	$258	71 days
single-family resale homes	average $680,296	average $277	average 154 days

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1. Summary

Resale homes · 68 sales · November 22, 2025 – November 21, 2026

This study looks at the **68 resale homes** sold in Jonestown in the **365 days** to November 21, 2026. A full year is used because only 39 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.

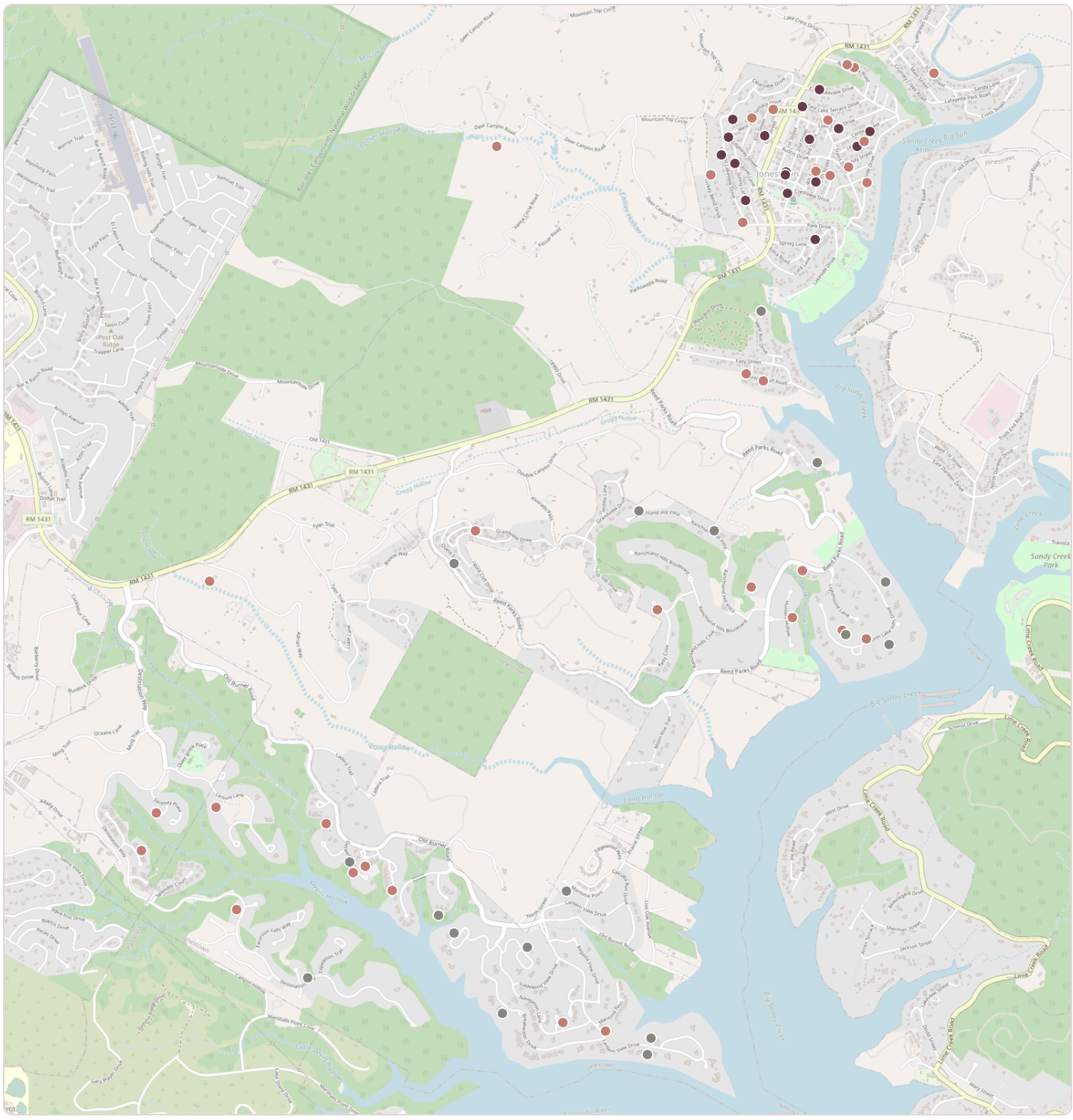
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

68 resale homes · colored by price range

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



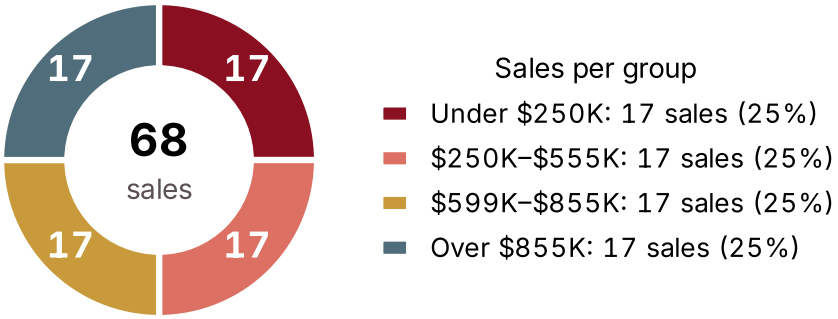
● Under $250K · 17 sales ● $250K–$555K · 17 sales ● $599K–$855K · 17 sales ● Over $855K · 17 sales

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3. Quartiles by net sale price

Resale homes · 68 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

- Homes over $855K are about 3,160 SF (319%) larger than homes under $250K.
- 100% of homes over $855K have a view, against 29% of homes under $250K.
- Homes over $855K are about 43 years newer than homes under $250K.
- Homes over $855K sell for about $140 per SF (65%) more than homes under $250K.

3.1 Key differences

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

Under $250K $250K–$555K $599K–$855K Over $855K

Higher-priced homes Over $855K

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

Lower-priced homes Under $250K

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

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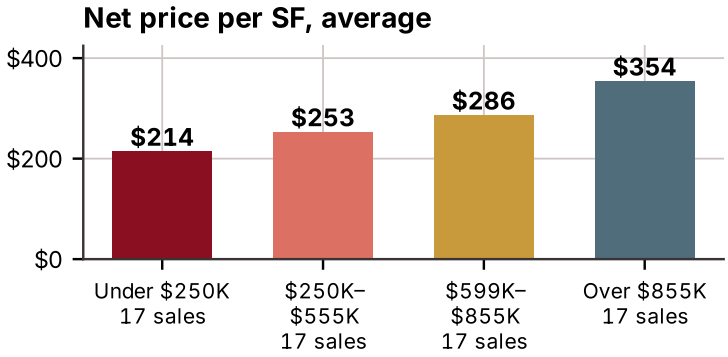
3.2 At a glance

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 $250K	$250K–$555K	$599K–$855K	Over $855K	Real difference?
Net price per SF	$214 per SF **Lowest**	$253 per SF	$286 per SF	$354 per SF **Highest**	✓ large
Living area	992 SF **Smallest**	1,494 SF	2,660 SF	4,152 SF **Largest**	✓ large
Year built	1966 **Oldest**	2019 **Newest**	2016	2009	✓ large
Days on market	49 days	51 days	155 days	191 days	unclear
Discount from original list	11.9%	8.0%	7.3%	13.9%	unclear
Price cut before sale	47%	47%	65%	59%	unclear
Seller paid closing costs or repairs	53%	76%	53%	24%	unclear
Has a view	29% **Fewest**	76%	94%	100% **Most**	✓ large

How to read this section. Each heading gives the finding. The gold box says whether the gap is real (✓, with its size) or could be chance (–). The section ends with its numbers; the tests are in section 8.3.

3.3 Homes over $855K sell for about $140 per SF (65%) more than homes under $250K

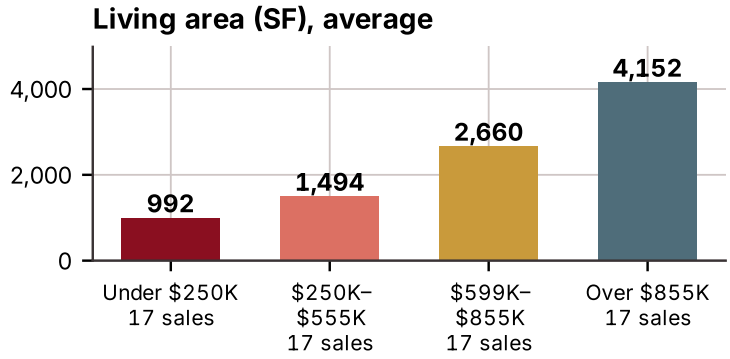


The average is **$354 per SF** for homes over $855K and **$214 per SF** for homes under $250K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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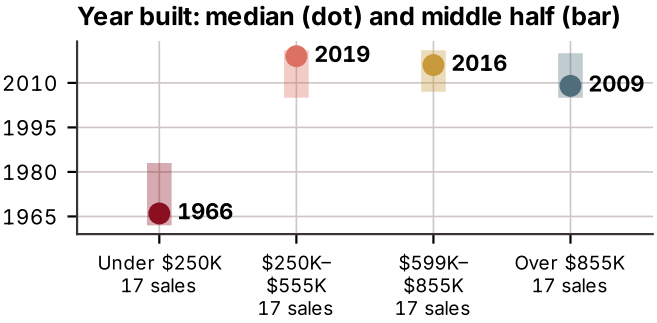
3.4 Homes over $855K are about 3,160 SF (319%) larger than homes under $250K



The average is **4,152 SF** for homes over $855K and **992 SF** for homes under $250K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

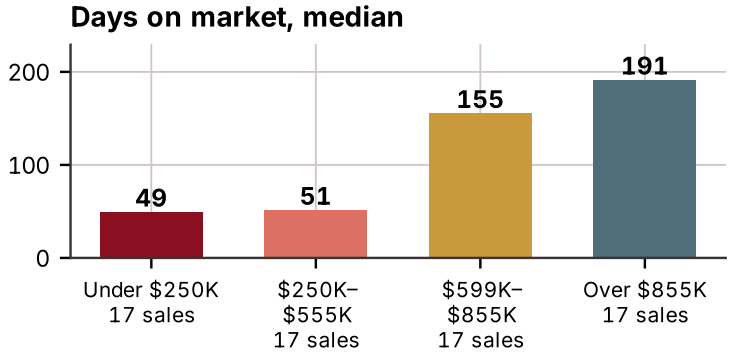
3.5 Homes over $855K are about 43 years newer than homes under $250K



The median is **2009** for homes over $855K and **1966** for homes under $250K. It does not move in a straight line; homes $250K–$555K are highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference

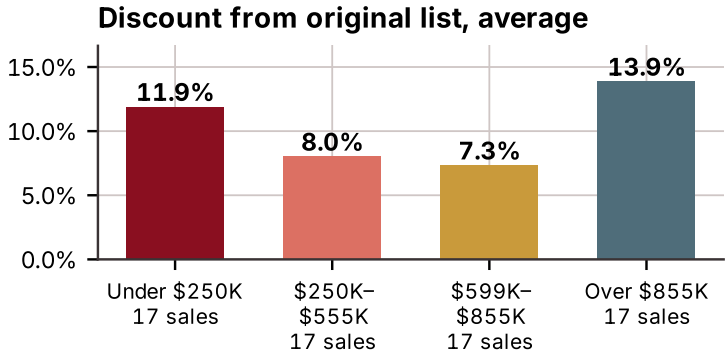


The median is **191 days** for homes over $855K and **49 days** for homes under $250K. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

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

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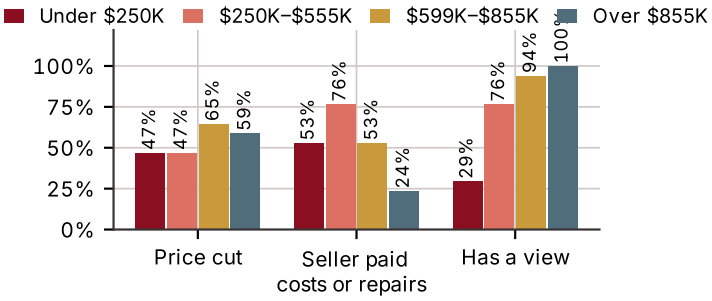
3.7 Discount from original list: no clear difference



The average is **13.9%** for homes over $855K and **11.9%** for homes under $250K. It does not move in a straight line; homes over $855K 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.

- 59% of homes over $855K had a price cut before sale, against 47% of homes under $250K. Defined in 8.1.7.
- 24% of homes over $855K had the seller pay closing costs or repairs, against 53% of homes under $250K. Defined in 8.1.8.
- 100% of homes over $855K have a view, against 29% of homes under $250K. 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 $250K 17 sales	$250K–$555K 17 sales	$599K–$855K 17 sales	Over $855K 17 sales	All 68 sales	Real difference?
Net sale price average	$197,101	$367,711	$739,222	$1,417,149	$680,296	by design
Net price per SF average	$214	$253	$286	$354	$277	✓ large
Living area average	992	1,494	2,660	4,152	2,325	✓ large
Year built median	1966	2019	2016	2009	2007	✓ large

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3.10 The numbers: selling

	Under $250K 17 sales	$250K–$555K 17 sales	$599K–$855K 17 sales	Over $855K 17 sales	All 68 sales	Real difference?
Days on market median	49	51	155	191	71	unclear
Discount from original list average	11.9%	8.0%	7.3%	13.9%	10.3%	unclear
Price cut before sale	47%	47%	65%	59%	54%	unclear
Seller paid closing costs or repairs	53%	76%	53%	24%	51%	unclear
Has a view	29%	76%	94%	100%	75%	✓ large

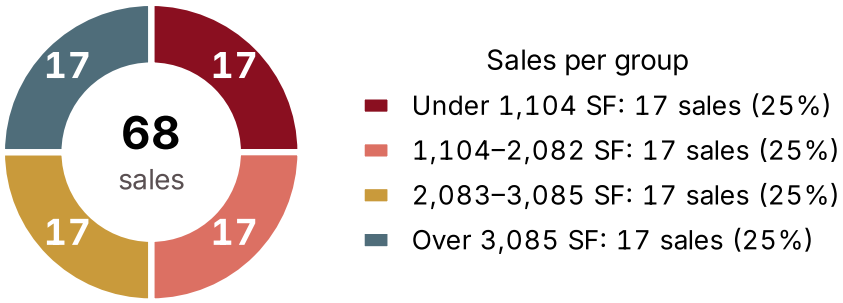
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

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



Bottom line

- Homes over 3,085 SF sell for about $1.11M (494%) more than homes under 1,104 SF.
- 100% of homes over 3,085 SF have a view, against 47% of homes under 1,104 SF.
- Homes over 3,085 SF are about 48 years newer than homes under 1,104 SF.
- Homes over 3,085 SF sell for about $62 per SF (25%) more than homes under 1,104 SF.

4.1 Key differences

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

Under 1,104 SF · 1,104–2,082 SF · 2,083–3,085 SF · Over 3,085 SF

Larger homes Over 3,085 SF

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

Smaller homes Under 1,104 SF

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

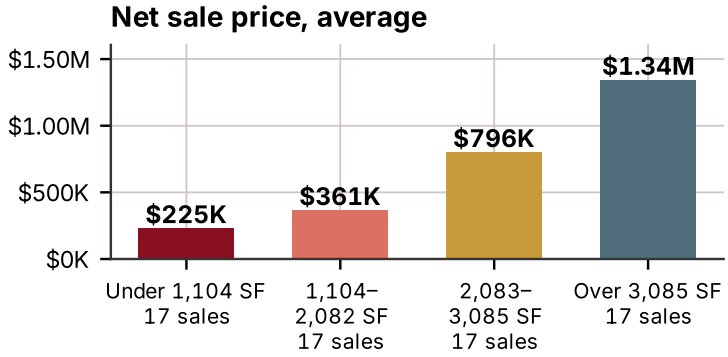
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4.2 At a glance

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

	Under 1,104 SF	1,104–2,082 SF	2,083–3,085 SF	Over 3,085 SF	Real difference?
Net sale price	$225K Lowest	$361K	$796K	$1.34M Highest	✓ large
Net price per SF	$252 per SF	$234 per SF Lowest	$308 per SF	$314 per SF Highest	✓ large
Year built	1970 Oldest	2007	2014	2018 Newest	✓ large
Days on market	52 days	51 days	99 days	213 days	unclear
Discount from original list	8.0%	13.1%	5.8%	14.2%	unclear
Price cut before sale	47%	53%	53%	65%	unclear
Seller paid closing costs or repairs	59%	71%	47%	29%	unclear
Has a view	47% Fewest	59%	94%	100% Most	✓ large

4.3 Homes over 3,085 SF sell for about $1.11M (494%) more than homes under 1,104 SF



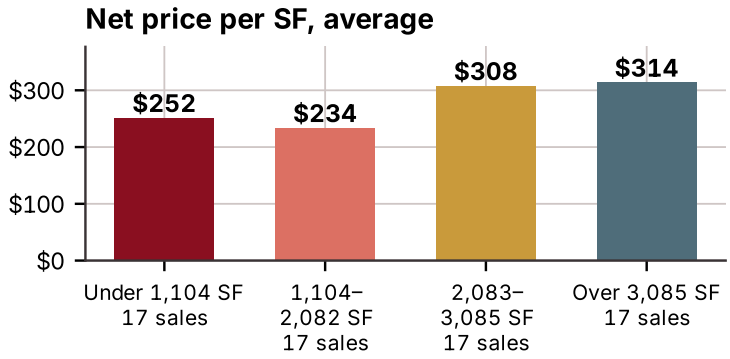
The average is **$1.34M** for homes over 3,085 SF and **$225K** for homes under 1,104 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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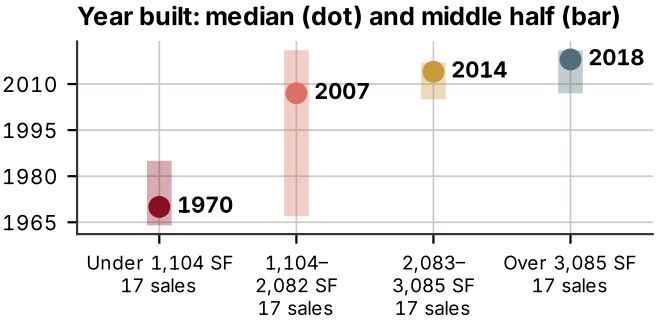
4.4 Homes over 3,085 SF sell for about $62 per SF (25%) more than homes under 1,104 SF



The average is **$314 per SF** for homes over 3,085 SF and **$252 per SF** for homes under 1,104 SF. It does not move in a straight line; homes over 3,085 SF are highest. Defined in 8.1.2.

✓ **Real difference** · large

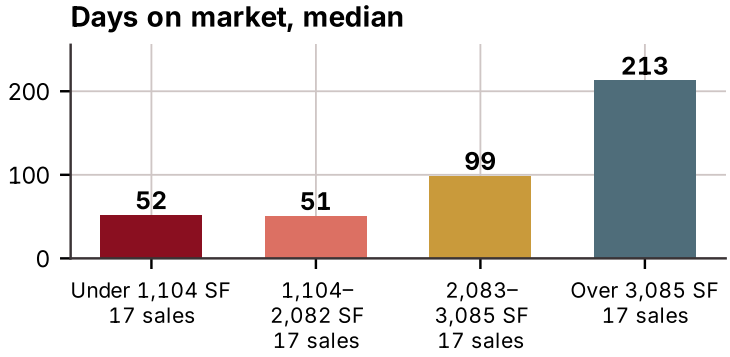
4.5 Homes over 3,085 SF are about 48 years newer than homes under 1,104 SF



The median is **2018** for homes over 3,085 SF and **1970** for homes under 1,104 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ **Real difference** · large

4.6 Days on market: no clear difference

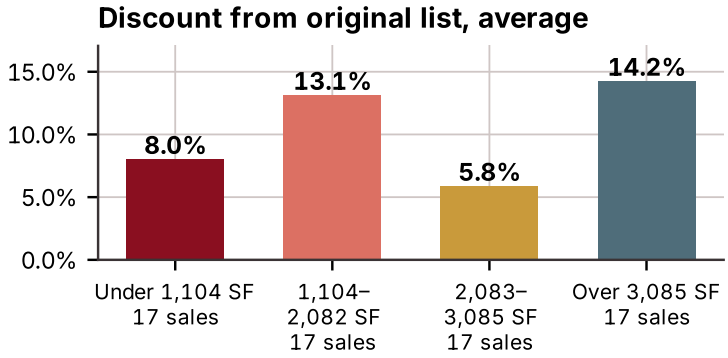


The median is **213 days** for homes over 3,085 SF and **52 days** for homes under 1,104 SF. It does not move in a straight line; homes over 3,085 SF are highest. Defined in 8.1.5.

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

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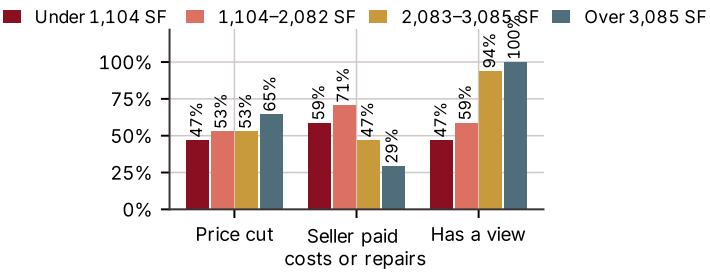
4.7 Discount from original list: no clear difference



The average is **14.2%** for homes over 3,085 SF and **8.0%** for homes under 1,104 SF. It does not move in a straight line; homes over 3,085 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.

- 65% of homes over 3,085 SF had a price cut before sale, against 47% of homes under 1,104 SF. Defined in 8.1.7.
- 29% of homes over 3,085 SF had the seller pay closing costs or repairs, against 59% of homes under 1,104 SF. Defined in 8.1.8.
- 100% of homes over 3,085 SF have a view, against 47% of homes under 1,104 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** · large

4.9 The numbers: price and size

	Under 1,104 SF 17 sales	1,104–2,082 SF 17 sales	2,083–3,085 SF 17 sales	Over 3,085 SF 17 sales	All 68 sales	Real difference?
Net sale price average	$225,460	$360,868	$796,263	$1,338,592	$680,296	✓ large
Net price per SF average	$252	$234	$308	$314	$277	✓ large
Living area average	918	1,509	2,579	4,292	2,325	by design
Year built median	1970	2007	2014	2018	2007	✓ large

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4.10 The numbers: selling

	Under 1,104 SF 17 sales	1,104–2,082 SF 17 sales	2,083–3,085 SF 17 sales	Over 3,085 SF 17 sales	All 68 sales	Real difference?
Days on market median	52	51	99	213	71	unclear
Discount from original list average	8.0%	13.1%	5.8%	14.2%	10.3%	unclear
Price cut before sale	47%	53%	53%	65%	54%	unclear
Seller paid closing costs or repairs	59%	71%	47%	29%	51%	unclear
Has a view	47%	59%	94%	100%	75%	✓ large

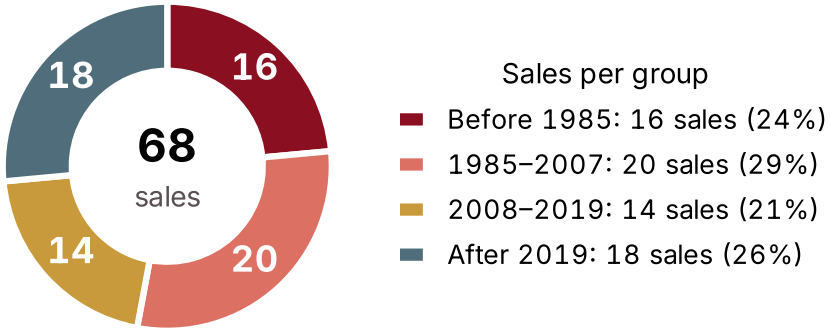
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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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

- Homes built after 2019 sell for about $602K (288%) more than homes built before 1985.
- Homes built after 2019 are about 1,800 SF (184%) larger than homes built before 1985.

5.1 Key differences

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

Before 1985 1985–2007 2008–2019 After 2019

Newer homes After 2019

- Sell for much more.
- Are much larger.

Older homes Before 1985

- Sell for much less.
- Are much smaller.

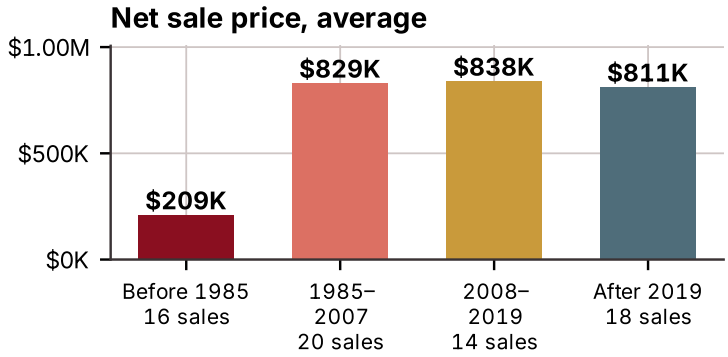
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5.2 At a glance

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 1985	1985–2007	2008–2019	After 2019	Real difference?
Net sale price	$209K Lowest	$829K	$838K Highest	$811K	✓ large
Net price per SF	$230 per SF	$298 per SF	$296 per SF	$280 per SF	unclear
Living area	978 SF Smallest	2,741 SF	2,686 SF	2,777 SF Largest	✓ large
Days on market	62 days	158 days	57 days	110 days	unclear
Discount from original list	11.1%	10.3%	7.5%	11.8%	unclear
Price cut before sale	50%	45%	43%	78%	unclear
Seller paid closing costs or repairs	50%	50%	64%	44%	unclear
Has a view	50%	80%	86%	83%	unclear

5.3 Homes built after 2019 sell for about $602K (288%) more than homes built before 1985

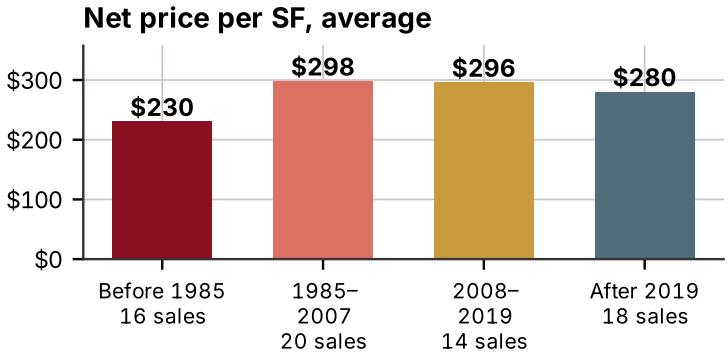


The average is **$811K** for homes built after 2019 and **$209K** for homes built before 1985. It does not move in a straight line; homes built 2008–2019 are highest. Defined in 8.1.1.

✓ **Real difference** · large

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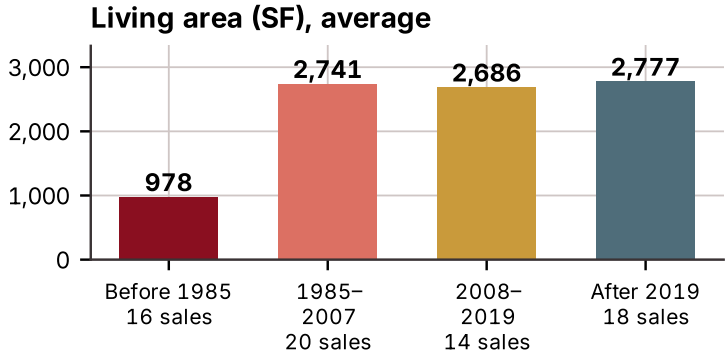
5.4 Net price per SF: no clear difference



The average is **$280 per SF** for homes built after 2019 and **$230 per SF** for homes built before 1985. It does not move in a straight line; homes built 1985–2007 are highest. Defined in 8.1.2.

– No clear difference · could be chance

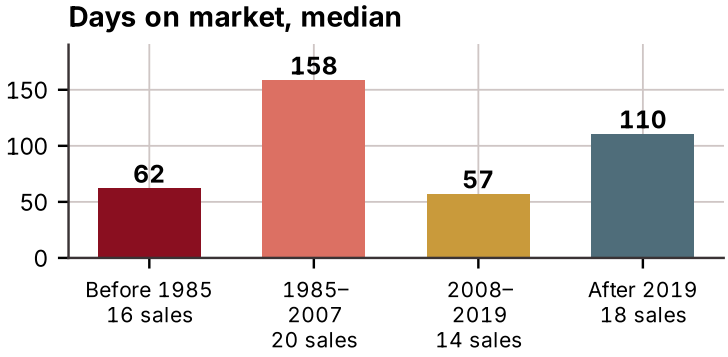
5.5 Homes built after 2019 are about 1,800 SF (184%) larger than homes built before 1985



The average is **2,777 SF** for homes built after 2019 and **978 SF** for homes built before 1985. It does not move in a straight line; homes built after 2019 are highest. Defined in 8.1.3.

✓ Real difference · large

5.6 Days on market: no clear difference

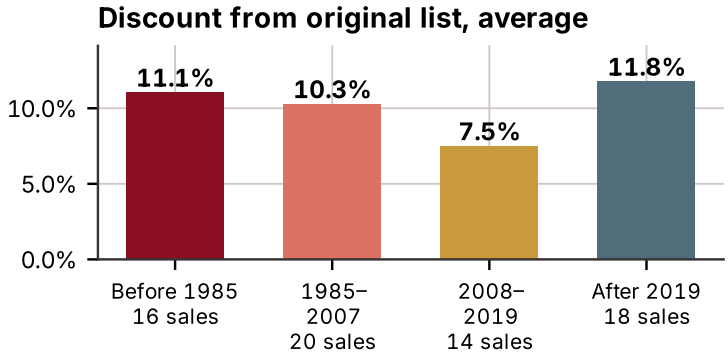


The median is **110 days** for homes built after 2019 and **62 days** for homes built before 1985. It does not move in a straight line; homes built 1985–2007 are highest. Defined in 8.1.5.

– No clear difference · could be chance

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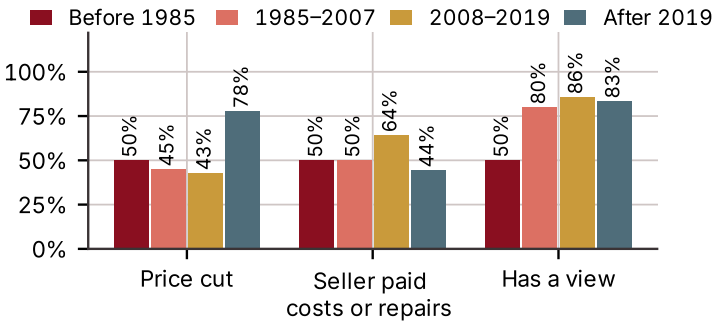
5.7 Discount from original list: no clear difference



The average is **11.8%** for homes built after 2019 and **11.1%** for homes built before 1985. It does not move in a straight line; homes built after 2019 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.

- 78% of homes built after 2019 had a price cut before sale, against 50% of homes built before 1985. Defined in 8.1.7.
- 44% of homes built after 2019 had the seller pay closing costs or repairs, against 50% of homes built before 1985. Defined in 8.1.8.
- 83% of homes built after 2019 have a view, against 50% of homes built before 1985. 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 1985 16 sales	1985–2007 20 sales	2008–2019 14 sales	After 2019 18 sales	All 68 sales	Real difference?
Net sale price average	$209,035	$829,064	$838,283	$811,016	$680,296	✓ large
Net price per SF average	$230	$298	$296	$280	$277	unclear
Living area average	978	2,741	2,686	2,777	2,325	✓ large
Year built median	1965	2005	2016	2022	2007	by design

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5.10 The numbers: selling

	Before 1985 16 sales	1985–2007 20 sales	2008–2019 14 sales	After 2019 18 sales	All 68 sales	Real difference?
Days on market median	62	158	57	110	71	unclear
Discount from original list average	11.1%	10.3%	7.5%	11.8%	10.3%	unclear
Price cut before sale	50%	45%	43%	78%	54%	unclear
Seller paid closing costs or repairs	50%	50%	64%	44%	51%	unclear
Has a view	50%	80%	86%	83%	75%	unclear

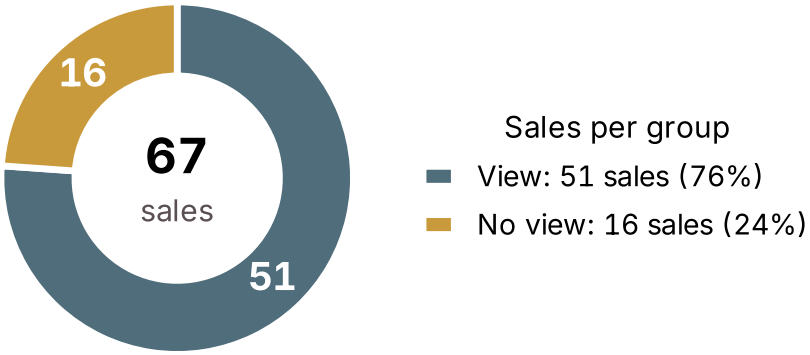
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 68 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 $561K (220%) more than homes without a view.
- Homes with a view are about 1,500 SF (127%) larger than homes without a view.
- Homes with a view sell for about $80 per SF (37%) more than homes without a view.
- Homes with a view are about 25 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.
- Are much larger.
- Sell for more per square foot.
- Tend to be newer.

Homes without a view no view listed

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

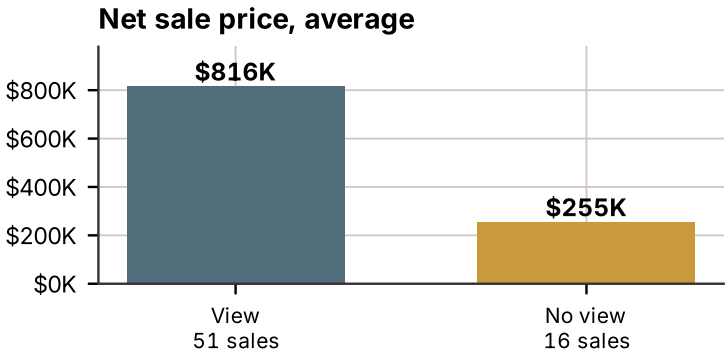
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6.2 At a glance

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	$816K **Highest**	$255K **Lowest**	✓ large
Net price per SF	$296 per SF **Highest**	$216 per SF **Lowest**	✓ large
Living area	2,687 SF **Largest**	1,186 SF **Smallest**	✓ large
Year built	2009 **Newest**	1984 **Oldest**	✓ medium
Days on market	92 days	52 days	unclear
Discount from original list	9.8%	11.9%	unclear
Price cut before sale	59%	44%	unclear
Seller paid closing costs or repairs	51%	56%	unclear

6.3 Homes with a view sell for about $561K (220%) more than homes without a view

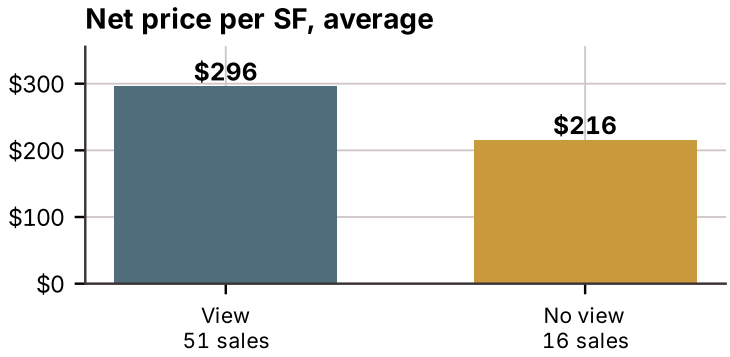


The average is **$816K** for homes with a view and **$255K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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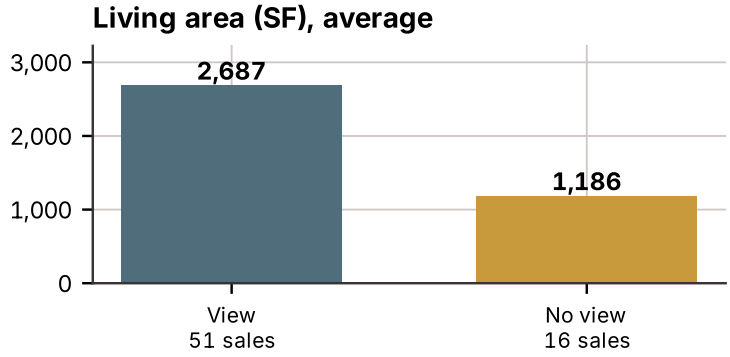
6.4 Homes with a view sell for about $80 per SF (37%) more than homes without a view



The average is **$296 per SF** for homes with a view and **$216 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

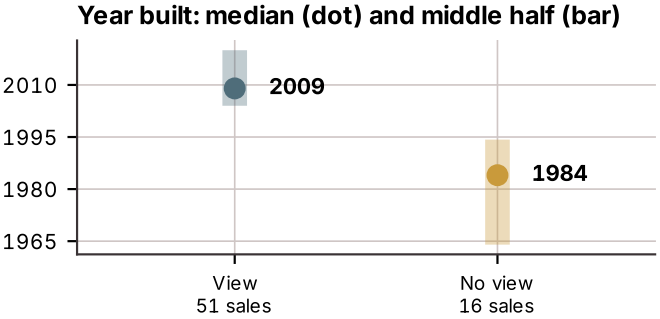
6.5 Homes with a view are about 1,500 SF (127%) larger than homes without a view



The average is **2,687 SF** for homes with a view and **1,186 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · large

6.6 Homes with a view are about 25 years newer than homes without a view

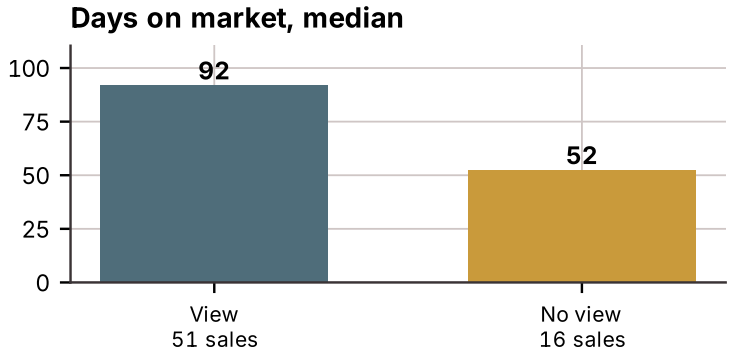


The median is **2009** for homes with a view and **1984** for homes without a view. Defined in 8.1.4.

✓ **Real difference** · medium

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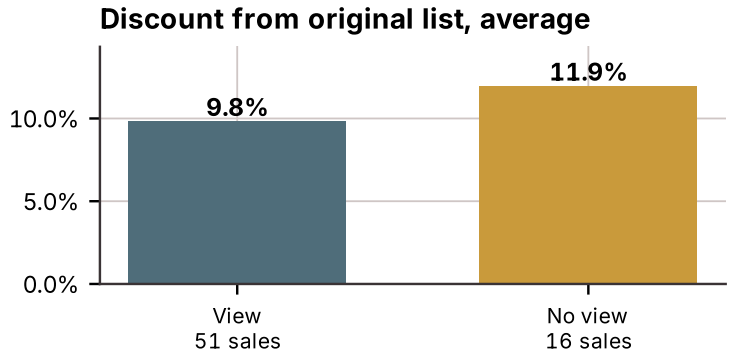
6.7 Days on market: no clear difference



The median is **92 days** for homes with a view and **52 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

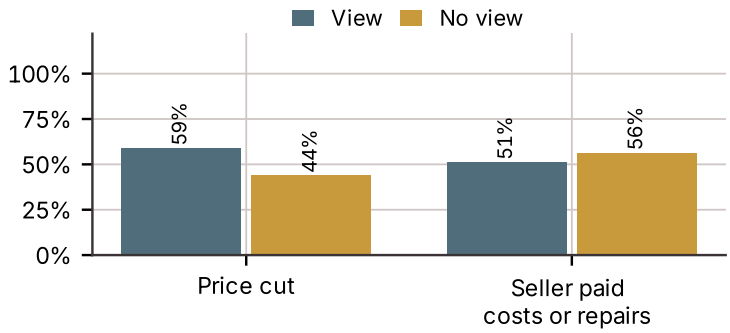
6.8 Discount from original list: no clear difference



The average is **9.8%** for homes with a view and **11.9%** 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 44% of homes without a view. Defined in 8.1.7.
- 51% of homes with a view had the seller pay closing costs or repairs, against 56% 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 51 sales	No view 16 sales	All 67 sales	Real difference?
Net sale price average	$816,182	$255,301	$682,240	✓ large
Net price per SF average	$296	$216	$277	✓ large
Living area average	2,687	1,186	2,328	✓ large
Year built median	2009	1984	2007	✓ medium

6.11 The numbers: selling

	View 51 sales	No view 16 sales	All 67 sales	Real difference?
Days on market median	92	52	72	unclear
Discount from original list average	9.8%	11.9%	10.3%	unclear
Price cut before sale	59%	44%	55%	unclear
Seller paid closing costs or repairs	51%	56%	52%	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 · 14 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: 14 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 Jonestown.

Measure	Average	Median
Sales		14
Net sale price	**$802,434**	$799,500
Net price per SF	**$277**	$271
Living area (SF)	**2,905**	3,085
Days on market	**254**	254
Discount from original list	**5.3%**	7.0%
Price cut before sale		71% of sales
Seller paid closing costs or repairs		43% of sales
Year built		2023–2026

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 68 resale sales. Average $680,296; median $577,000; standard deviation $508,308; middle half (25th–75th percentile) $249,200–$861,250; lowest $90,000, highest $2,400,000. 35 sales had a seller payment; their median payment was $5,400.

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 68 resale sales. Average $277; median $258; standard deviation $84; middle half (25th–75th percentile) $216–$334; lowest $98, highest $498.

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 68 resale sales. Average 2,325; median 2,082; standard deviation 1,403; middle half (25th–75th percentile) 1,100–3,091; lowest 416, highest 6,699.

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 68 resale sales. Average 2001; median 2007; standard deviation 22; middle half (25th–75th percentile) 1985–2020; lowest 1950, 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 68 resale sales. Average 154; median 71; standard deviation 202; middle half (25th–75th percentile) 26–215; lowest 3, highest 1,271. 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 68 resale sales. Average 10.3%; median 8.5%; standard deviation 11.1%; middle half (25th–75th percentile) 3.8%–16.0%; lowest −18.4%, highest 47.1%. 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 37 of 68 resale sales (54.4%).

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 35 of 68 resale sales (51.5%).

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 51 sales with a view, 16 without, 1 unclassified. Most common View entries: Hill Country 34, Trees/Woods 33, Lake 24, Panoramic 14, None 13, Neighborhood 9, River 7, Park/Greenbelt 6.

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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 = Jonestown.

The data Pulled November 22, 2026: 90 closed Jonestown records over the prior year. ZIP codes: 1, the most sales in 78645.

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

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

The data 82 single-family sales in the window: 68 resale, 14 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 68 resale; 14 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 8 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 $250K”.

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 $250K: $90,000–$246,800 (17 sales); $250K–$555K: $250,000–$555,000 (17 sales); $599K–$855K: $599,000–$855,000 (17 sales); Over $855K: $880,000–$2,400,000 (17 sales)
Quartiles by living area: Under 1,104 SF: 416–1,088 SF (17 sales); 1,104–2,082 SF: 1,104–2,082 SF (17 sales); 2,083–3,085 SF: 2,083–3,085 SF (17 sales); Over 3,085 SF: 3,109–6,699 SF (17 sales)
Quartiles by year built: Before 1985: 1950–1983 (16 sales); 1985–2007: 1985–2007 (20 sales); 2008–2019: 2008–2019 (14 sales); After 2019: 2020–2025 (18 sales)
View and no view: View: MLS lists a view (51 sales); No view: None or Neighborhood (16 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 $680,296, median $577,000. Days on market: average 154, median 71: 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 14 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 = 27.22	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.406$	large
Living area	Kruskal–Wallis	H = 55.57	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.829$	large
Year built	Kruskal–Wallis	H = 33.36	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.498$	large
Days on market	Kruskal–Wallis	H = 6.82	3	0.0780	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.102$	medium
Discount from original list	Kruskal–Wallis	H = 0.84	3	0.8392	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.013$	small
Price cut before sale	Chi-square	$\chi^2 = 1.60$	3	0.6592	p < 0.0063	**Unclear**	Cramér's V = 0.153	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 9.60$	3	0.0223	p < 0.0063	**Unclear**	Cramér's V = 0.376	medium
Has a view	Chi-square	$\chi^2 = 27.84$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.640	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 = 54.20	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.809$	large
Net price per SF	Kruskal–Wallis	H = 13.03	3	0.0046	p < 0.0063	**Yes**	$\varepsilon^2 = 0.194$	large
Year built	Kruskal–Wallis	H = 22.48	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.336$	large
Days on market	Kruskal–Wallis	H = 5.83	3	0.1200	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.087$	medium
Discount from original list	Kruskal–Wallis	H = 4.80	3	0.1872	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.072$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.13$	3	0.7707	p < 0.0063	**Unclear**	Cramér's V = 0.129	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.30$	3	0.0979	p < 0.0063	**Unclear**	Cramér's V = 0.304	medium
Has a view	Chi-square	$\chi^2 = 18.43$	3	0.0004	p < 0.0063	**Yes**	Cramér's V = 0.521	large

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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 = 31.38	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.468$	large
Net price per SF	Kruskal–Wallis	H = 7.96	3	0.0469	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.119$	medium
Living area	Kruskal–Wallis	H = 28.87	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.431$	large
Days on market	Kruskal–Wallis	H = 0.97	3	0.8095	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.014$	small
Discount from original list	Kruskal–Wallis	H = 3.33	3	0.3439	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.050$	small
Price cut before sale	Chi-square	$\chi^2 = 5.56$	3	0.1354	p < 0.0063	**Unclear**	Cramér's V = 0.286	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.31$	3	0.7274	p < 0.0063	**Unclear**	Cramér's V = 0.139	small
Has a view	Chi-square	$\chi^2 = 7.12$	3	0.0681	p < 0.0063	**Unclear**	Cramér's V = 0.324	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 = 721.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.768	large
Net price per SF	Mann–Whitney U	U = 649.00	—	0.0004	p < 0.0063	**Yes**	rank-biserial r = 0.591	large
Living area	Mann–Whitney U	U = 687.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.685	large
Year built	Mann–Whitney U	U = 610.50	—	0.0029	p < 0.0063	**Yes**	rank-biserial r = 0.496	medium
Days on market	Mann–Whitney U	U = 510.00	—	0.1355	p < 0.0063	**Unclear**	rank-biserial r = 0.250	small
Discount from original list	Mann–Whitney U	U = 366.00	—	0.5417	p < 0.0063	**Unclear**	rank-biserial r = 0.103	small
Price cut before sale	Chi-square	$\chi^2 = 1.12$	1	0.2901	p < 0.0063	**Unclear**	Cramér's V = 0.129	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.14$	1	0.7127	p < 0.0063	**Unclear**	Cramér's V = 0.045	negligible

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8.4 Data notes

Left out of the analysis: 14 new-construction sales (basic statistics only, section 7); 8 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 68 closed MLS resale sales; the 14 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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