Lago Vista

Travis County, TX
Resale homes · closed May 26 – Nov 21, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
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MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 180 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
128	**$411,091**	**$214**	**70 days**
single-family resale homes	average $630,402	average $239	average 110 days

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1. Summary

Resale homes · 128 sales · May 26, 2026 – November 21, 2026

This study looks at the **128 resale homes** sold in Lago Vista in the **180 days** to November 21, 2026. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

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

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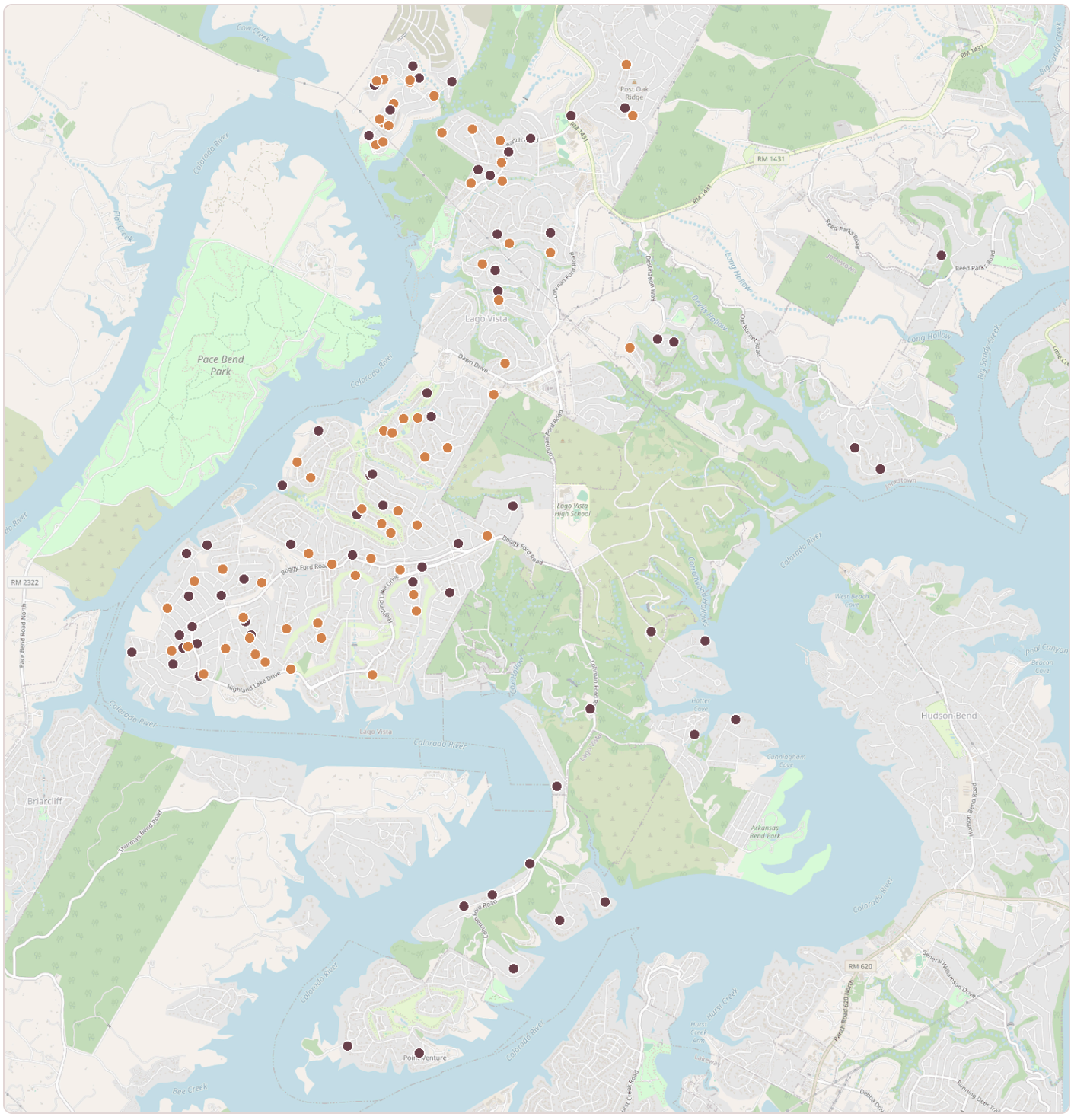
2. Where the resale homes sold

128 resale homes · colored by price range

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



● Under $334K · 32 sales ● $334K–$410K · 32 sales ● $412K–$644K · 32 sales ● Over $644K · 32 sales

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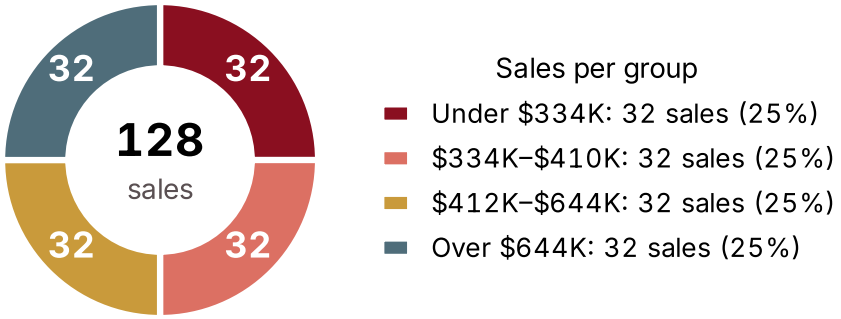
3. Quartiles by net sale price

Resale homes · 128 sales · May 26, 2026 – November 21, 2026

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



Bottom line

- Homes over $644K are about 1,700 SF (89%) larger than homes under $334K.
- Homes over $644K sell for about $181 per SF (103%) more than homes under $334K.
- 100% of homes over $644K have a view, against 53% of homes under $334K.

3.1 Key differences

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

Under $334K $334K–$410K $412K–$644K Over $644K

Higher-priced homes Over $644K

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

Lower-priced homes Under $334K

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

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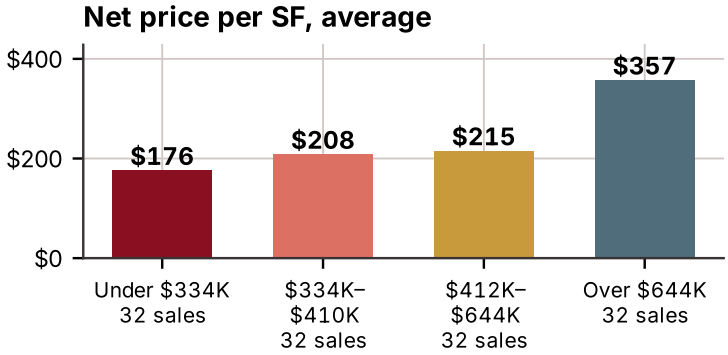
3.2 At a glance

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

	Under $334K	$334K–$410K	$412K–$644K	Over $644K	Real difference?
Net price per SF	$176 per SF **Lowest**	$208 per SF	$215 per SF	$357 per SF **Highest**	✓ large
Living area	1,911 SF	1,861 SF **Smallest**	2,482 SF	3,606 SF **Largest**	✓ large
Year built	2014	2019	2016	2010	unclear
Days on market	43 days	51 days	85 days	108 days	unclear
Discount from original list	9.3%	5.4%	8.3%	10.7%	unclear
Price cut before sale	59%	41%	75%	53%	unclear
Seller paid closing costs or repairs	50%	69%	59%	53%	unclear
Has a view	53% **Fewest**	69%	84%	100% **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 $644K sell for about $181 per SF (103%) more than homes under $334K



The average is **$357 per SF** for homes over $644K and **$176 per SF** for homes under $334K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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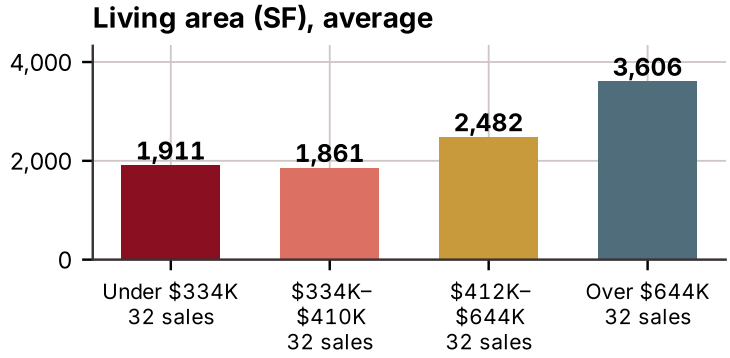
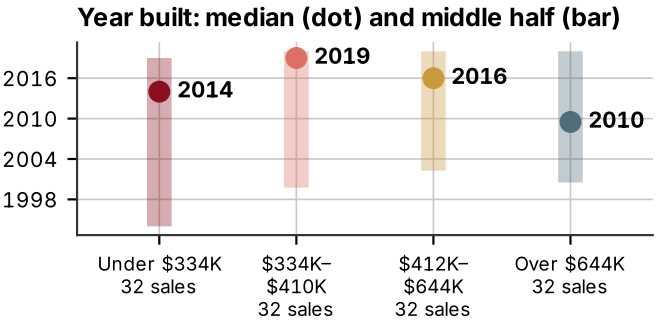
3.4 Homes over $644K are about 1,700 SF (89%) larger than homes under $334K



The average is **3,606 SF** for homes over $644K and **1,911 SF** for homes under $334K. It does not move in a straight line; homes over $644K are highest. Defined in 8.1.3.

✓ **Real difference** · large

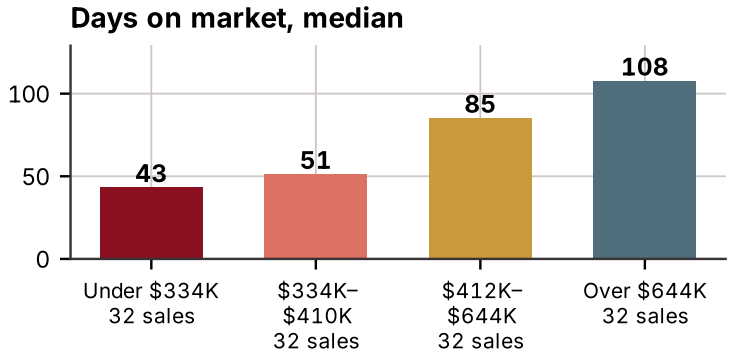
3.5 Year built: no clear difference



The median is **2010** for homes over $644K and **2014** for homes under $334K. It does not move in a straight line; homes $334K–$410K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference



The median is **108 days** for homes over $644K and **43 days** for homes under $334K. 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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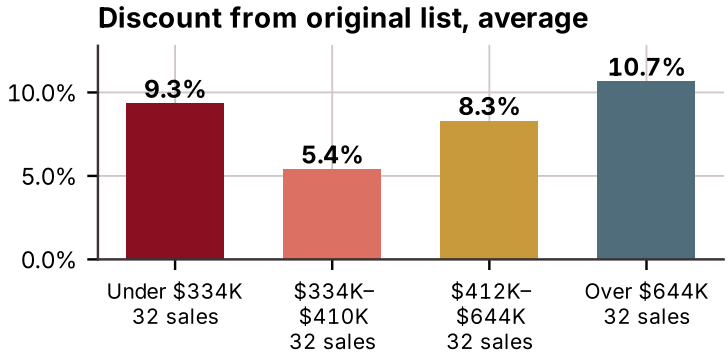
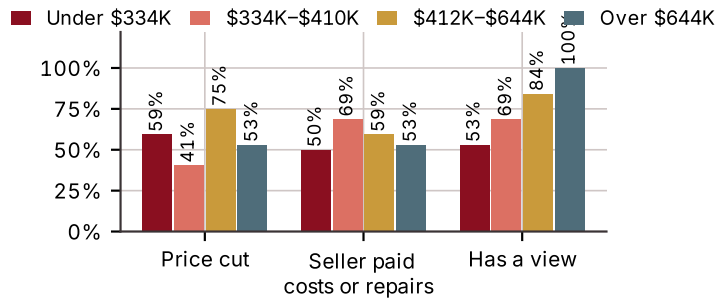
3.7 Discount from original list: no clear difference



The average is **10.7%** for homes over $644K and **9.3%** for homes under $334K. It does not move in a straight line; homes over $644K 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.

- 53% of homes over $644K had a price cut before sale, against 59% of homes under $334K. Defined in 8.1.7.
- 53% of homes over $644K had the seller pay closing costs or repairs, against 50% of homes under $334K. Defined in 8.1.8.
- 100% of homes over $644K have a view, against 53% of homes under $334K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $334K 32 sales	$334K– $410K 32 sales	$412K– $644K 32 sales	Over $644K 32 sales	All 128 sales	Real difference?
Net sale price average	$287,188	$374,225	$523,156	$1,337,039	$630,402	by design
Net price per SF average	$176	$208	$215	$357	$239	✓ large
Living area average	1,911	1,861	2,482	3,606	2,465	✓ large
Year built median	2014	2019	2016	2010	2016	unclear

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3.10 The numbers: selling

	Under $334K 32 sales	$334K–$410K 32 sales	$412K–$644K 32 sales	Over $644K 32 sales	All 128 sales	Real difference?
Days on market median	43	51	85	108	70	unclear
Discount from original list average	9.3%	5.4%	8.3%	10.7%	8.4%	unclear
Price cut before sale	59%	41%	75%	53%	57%	unclear
Seller paid closing costs or repairs	50%	69%	59%	53%	58%	unclear
Has a view	53%	69%	84%	100%	77%	✓ 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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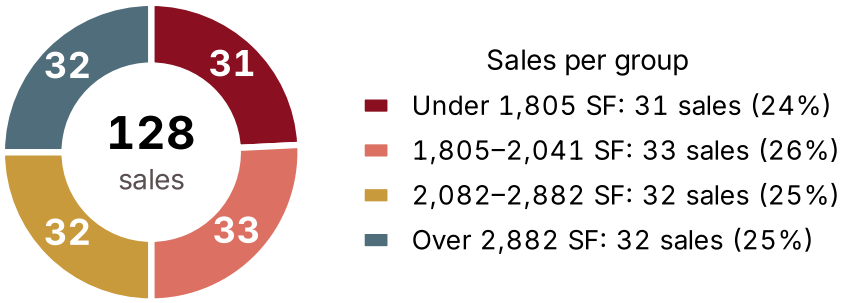
4. Quartiles by living area

Resale homes · 128 sales · May 26, 2026 – November 21, 2026

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



Bottom line

- Homes over 2,882 SF sell for about $920K (290%) more than homes under 1,805 SF.
- 97% of homes over 2,882 SF have a view, against 61% of homes under 1,805 SF.
- Homes over 2,882 SF sell for about $98 per SF (46%) more than homes under 1,805 SF.

4.1 Key differences

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

Under 1,805 SF · 1,805–2,041 SF · 2,082–2,882 SF · Over 2,882 SF

Larger homes Over 2,882 SF

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

Smaller homes Under 1,805 SF

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

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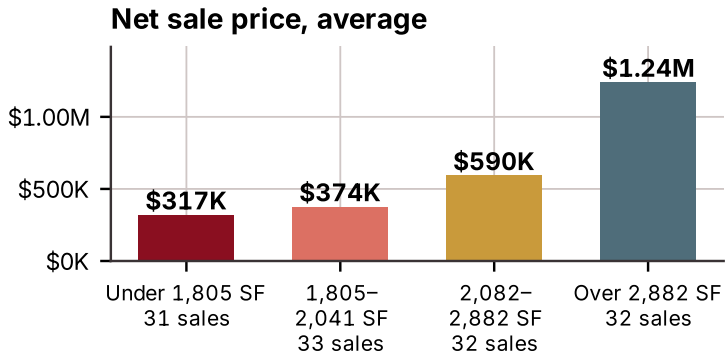
4.2 At a glance

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 1,805 SF	1,805–2,041 SF	2,082–2,882 SF	Over 2,882 SF	Real difference?
Net sale price	$317K **Lowest**	$374K	$590K	$1.24M **Highest**	✓ large
Net price per SF	$213 per SF	$196 per SF **Lowest**	$237 per SF	$310 per SF **Highest**	✓ large
Year built	2013	2019	2018	2012	unclear
Days on market	33 days	68 days	88 days	106 days	unclear
Discount from original list	7.2%	7.2%	10.1%	9.2%	unclear
Price cut before sale	45%	61%	69%	53%	unclear
Seller paid closing costs or repairs	65%	61%	53%	53%	unclear
Has a view	61% **Fewest**	67%	81%	97% **Most**	✓ medium

4.3 Homes over 2,882 SF sell for about $920K (290%) more than homes under 1,805 SF



The average is **$1.24M** for homes over 2,882 SF and **$317K** for homes under 1,805 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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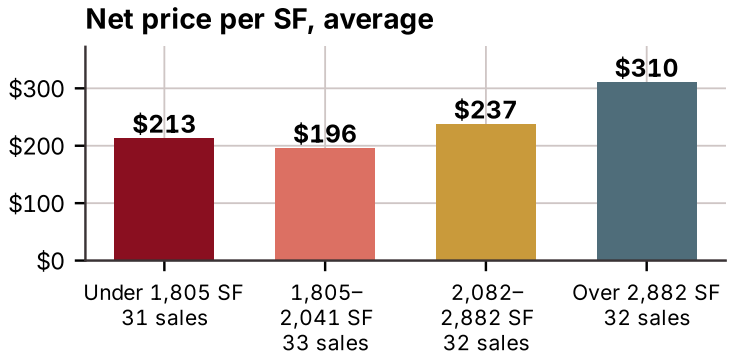
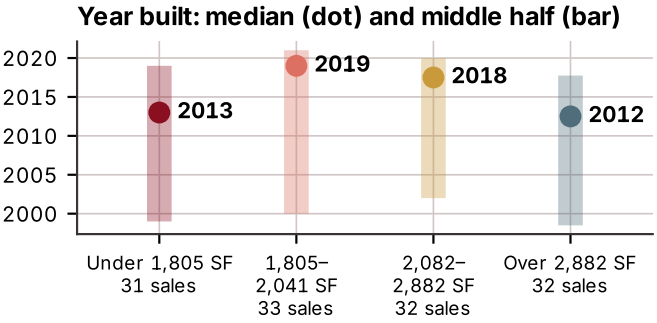
4.4 Homes over 2,882 SF sell for about $98 per SF (46%) more than homes under 1,805 SF



The average is **$310 per SF** for homes over 2,882 SF and **$213 per SF** for homes under 1,805 SF. It does not move in a straight line; homes over 2,882 SF are highest. Defined in 8.1.2.

✓ **Real difference** · large

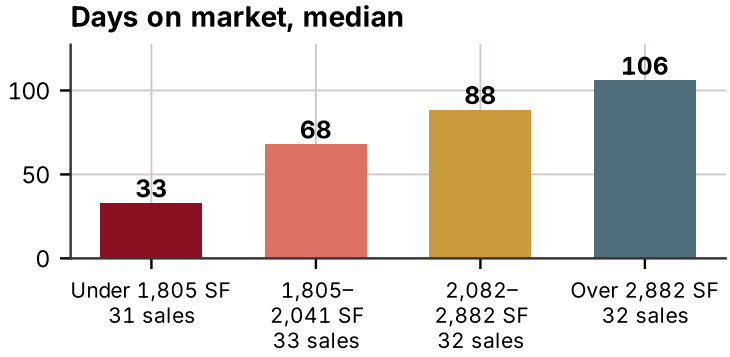
4.5 Year built: no clear difference



The median is **2012** for homes over 2,882 SF and **2013** for homes under 1,805 SF. It does not move in a straight line; homes 1,805–2,041 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 **106 days** for homes over 2,882 SF and **33 days** for homes under 1,805 SF. 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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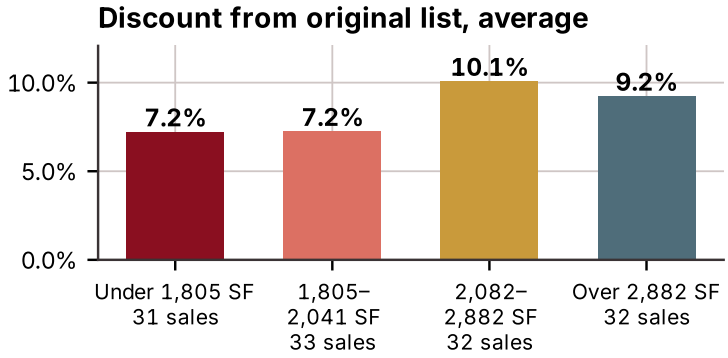
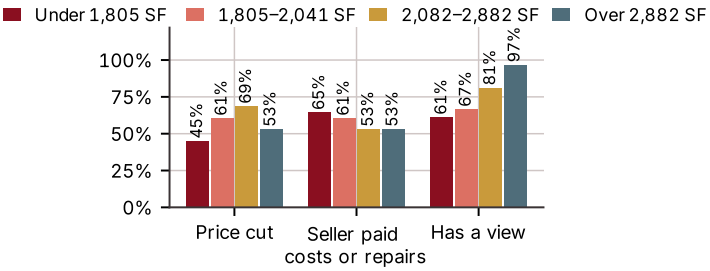
4.7 Discount from original list: no clear difference



The average is **9.2%** for homes over 2,882 SF and **7.2%** for homes under 1,805 SF. It does not move in a straight line; homes 2,082–2,882 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.

- 53% of homes over 2,882 SF had a price cut before sale, against 45% of homes under 1,805 SF. Defined in 8.1.7.
- 53% of homes over 2,882 SF had the seller pay closing costs or repairs, against 65% of homes under 1,805 SF. Defined in 8.1.8.
- 97% of homes over 2,882 SF have a view, against 61% of homes under 1,805 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 1,805 SF 31 sales	1,805–2,041 SF 33 sales	2,082–2,882 SF 32 sales	Over 2,882 SF 32 sales	All 128 sales	Real difference?
Net sale price average	$317,443	$374,288	$590,324	$1,237,776	$630,402	✓ large
Net price per SF average	$213	$196	$237	$310	$239	✓ large
Living area average	1,515	1,910	2,466	3,957	2,465	by design
Year built median	2013	2019	2018	2012	2016	unclear

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4.10 The numbers: selling

	Under 1,805 SF 31 sales	1,805–2,041 SF 33 sales	2,082–2,882 SF 32 sales	Over 2,882 SF 32 sales	All 128 sales	Real difference?
Days on market median	33	68	88	106	70	unclear
Discount from original list average	7.2%	7.2%	10.1%	9.2%	8.4%	unclear
Price cut before sale	45%	61%	69%	53%	57%	unclear
Seller paid closing costs or repairs	65%	61%	53%	53%	58%	unclear
Has a view	61%	67%	81%	97%	77%	✓ 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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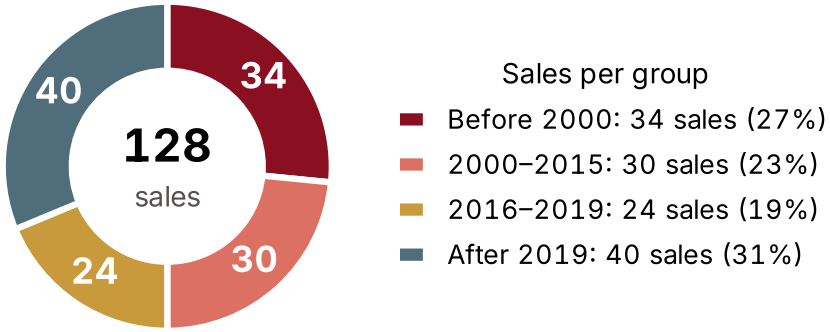
5. Quartiles by year built

Resale homes · 128 sales · May 26, 2026 – November 21, 2026

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



Bottom line: no measure differs enough between the groups to rule out chance.

5.1 Key differences

The top group against the bottom group: no measure differs enough to rule out chance.

5.2 At a glance

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

	Before 2000	2000–2015	2016–2019	After 2019	Real difference?
Net sale price	$554K	$742K	$510K	$684K	unclear
Net price per SF	$234 per SF	$254 per SF	$222 per SF	$242 per SF	unclear
Living area	2,448 SF	2,720 SF	2,143 SF	2,482 SF	unclear
Days on market	68 days	74 days	95 days	56 days	unclear
Discount from original list	10.0%	9.4%	8.9%	6.0%	unclear
Price cut before sale	50%	70%	71%	45%	unclear
Seller paid closing costs or repairs	50%	63%	50%	65%	unclear
Has a view	85%	90%	71%	62%	unclear

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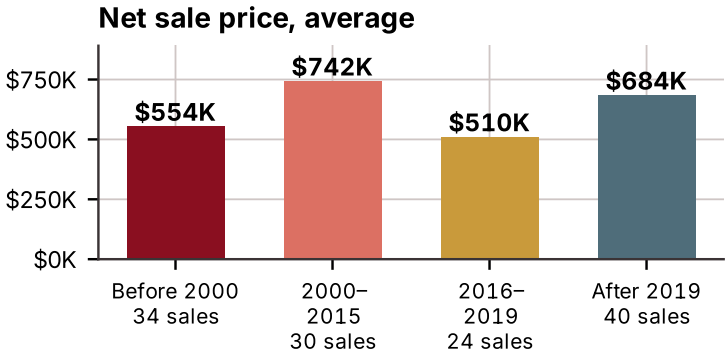
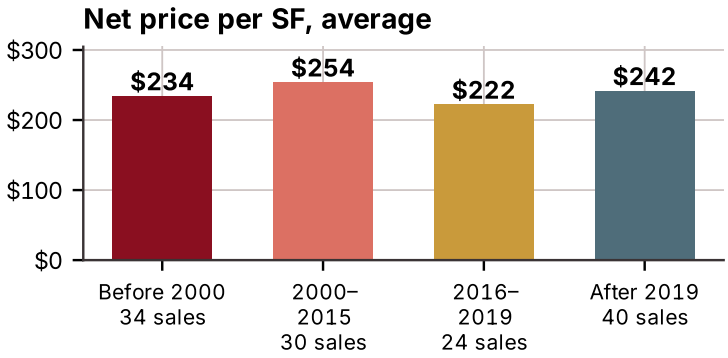
5.3 Net sale price: no clear difference



The average is **$684K** for homes built after 2019 and **$554K** for homes built before 2000. It does not move in a straight line; homes built 2000–2015 are highest. Defined in 8.1.1.

– No clear difference · could be chance

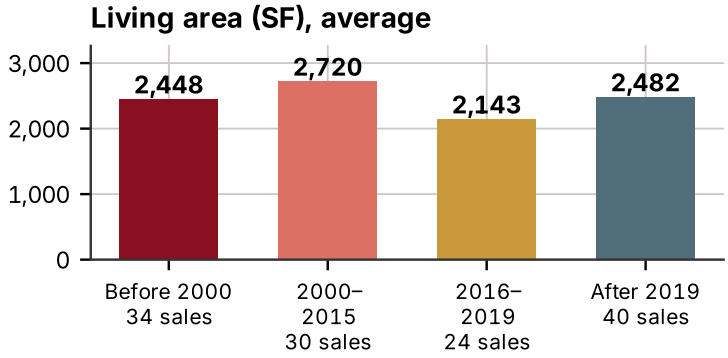
5.4 Net price per SF: no clear difference



The average is **$242 per SF** for homes built after 2019 and **$234 per SF** for homes built before 2000. It does not move in a straight line; homes built 2000–2015 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **2,482 SF** for homes built after 2019 and **2,448 SF** for homes built before 2000. It does not move in a straight line; homes built 2000–2015 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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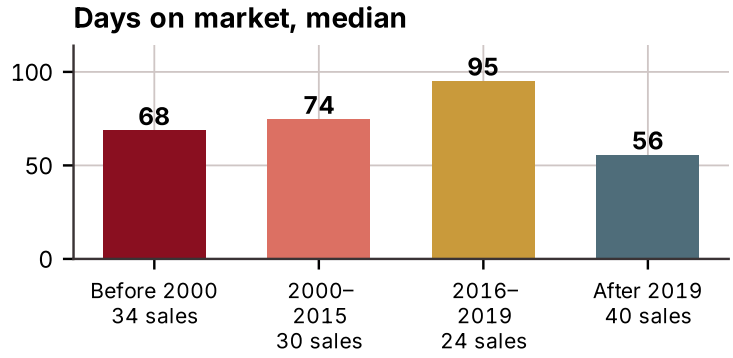
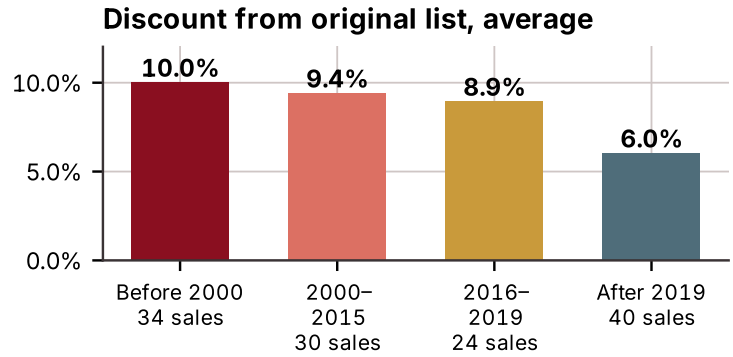
5.6 Days on market: no clear difference



The median is **56 days** for homes built after 2019 and **68 days** for homes built before 2000. It does not move in a straight line; homes built 2016–2019 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference



The average is **6.0%** for homes built after 2019 and **10.0%** for homes built before 2000. It falls step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

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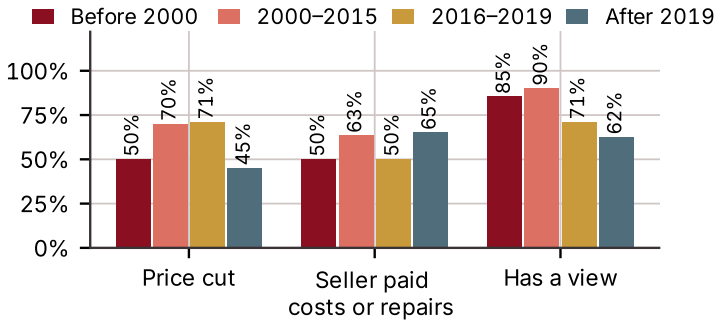
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 45% of homes built after 2019 had a price cut before sale, against 50% of homes built before 2000. Defined in 8.1.7.
- 65% of homes built after 2019 had the seller pay closing costs or repairs, against 50% of homes built before 2000. Defined in 8.1.8.
- 62% of homes built after 2019 have a view, against 85% of homes built before 2000. 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 2000 34 sales	2000–2015 30 sales	2016–2019 24 sales	After 2019 40 sales	All 128 sales	Real difference?
Net sale price average	$553,630	$742,384	$509,891	$683,979	$630,402	unclear
Net price per SF average	$234	$254	$222	$242	$239	unclear
Living area average	2,448	2,720	2,143	2,482	2,465	unclear
Year built median	1994	2007	2018	2021	2016	by design

5.10 The numbers: selling

	Before 2000 34 sales	2000–2015 30 sales	2016–2019 24 sales	After 2019 40 sales	All 128 sales	Real difference?
Days on market median	68	74	95	56	70	unclear
Discount from original list average	10.0%	9.4%	8.9%	6.0%	8.4%	unclear
Price cut before sale	50%	70%	71%	45%	57%	unclear
Seller paid closing costs or repairs	50%	63%	50%	65%	58%	unclear
Has a view	85%	90%	71%	62%	77%	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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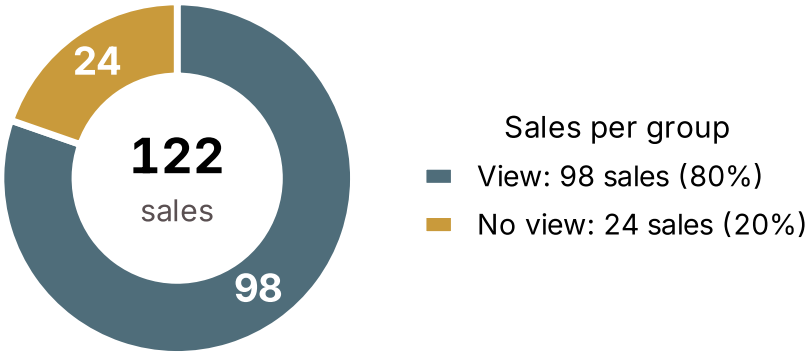
6. View and no view

Resale homes · 128 sales · May 26, 2026 – November 21, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 6 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $379K (112%) more than homes without a view.
- Homes with a view sell for about $74 per SF (41%) more than homes without a view.
- Homes with a view are about 410 SF (19%) larger than homes without a view.
- Homes with a view are about 7 years older 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.
- Are larger.
- Tend to be older.

Homes without a view no view listed

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

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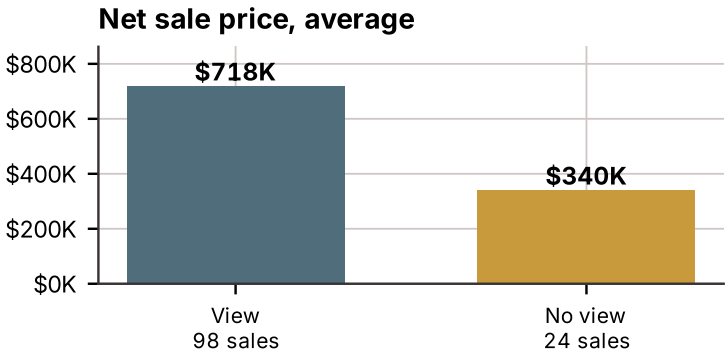
6.2 At a glance

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	$718K **Highest**	$340K **Lowest**	✓ large
Net price per SF	$257 per SF **Highest**	$182 per SF **Lowest**	✓ large
Living area	2,570 SF **Largest**	2,163 SF **Smallest**	✓ medium
Year built	2012 **Oldest**	2020 **Newest**	✓ medium
Days on market	80 days	48 days	unclear
Discount from original list	8.5%	8.1%	unclear
Price cut before sale	57%	62%	unclear
Seller paid closing costs or repairs	58%	58%	unclear

6.3 Homes with a view sell for about $379K (112%) more than homes without a view



The average is **$718K** for homes with a view and **$340K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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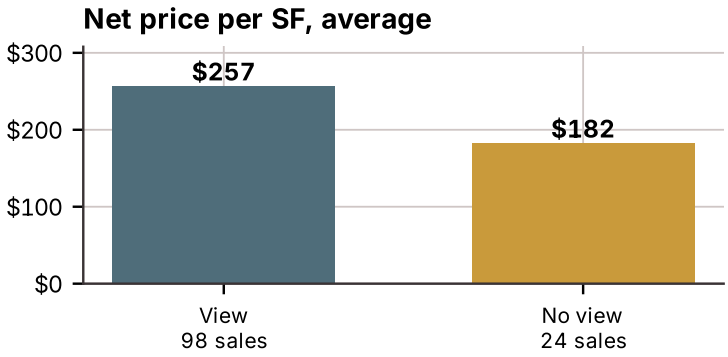
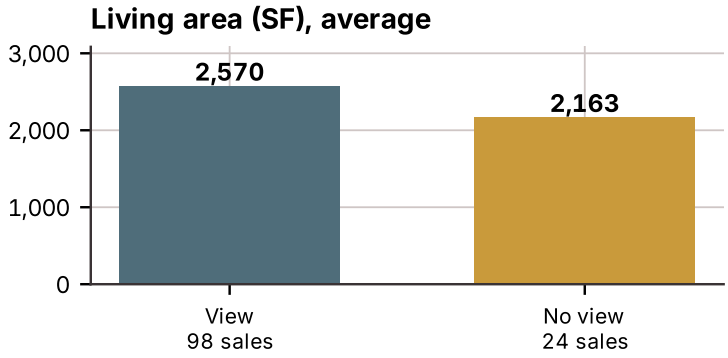
6.4 Homes with a view sell for about $74 per SF (41%) more than homes without a view



The average is **$257 per SF** for homes with a view and **$182 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

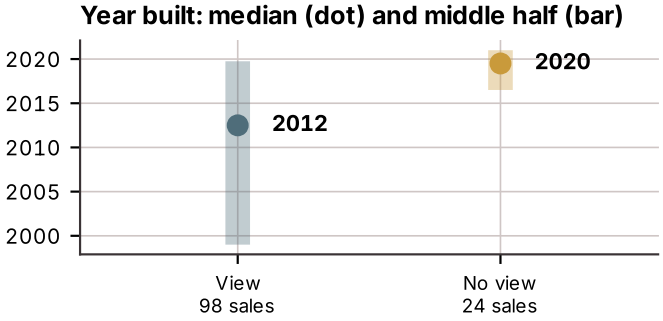
6.5 Homes with a view are about 410 SF (19%) larger than homes without a view



The average is **2,570 SF** for homes with a view and **2,163 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · medium

6.6 Homes with a view are about 7 years older than homes without a view



The median is **2012** for homes with a view and **2020** for homes without a view. Defined in 8.1.4.

✓ **Real difference** · medium

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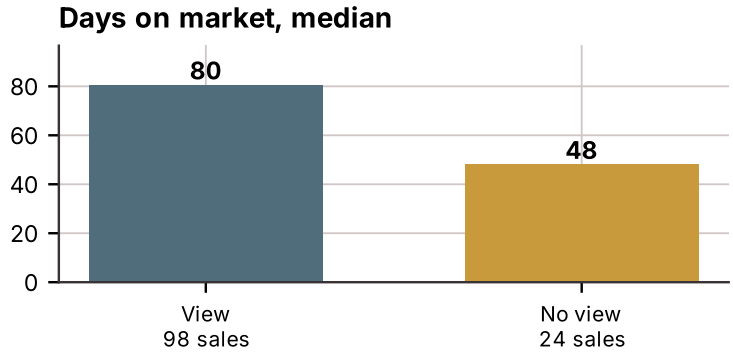
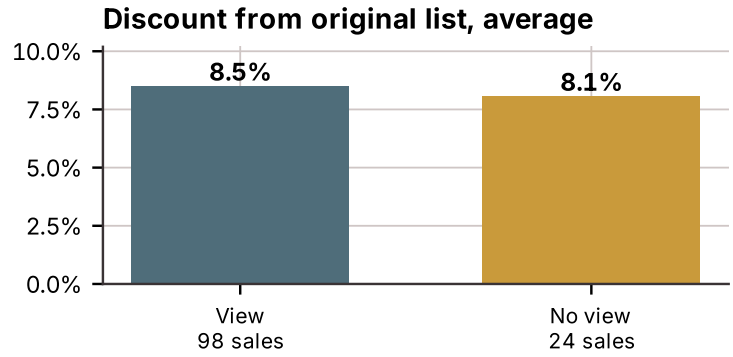
6.7 Days on market: no clear difference



The median is **80 days** for homes with a view and **48 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

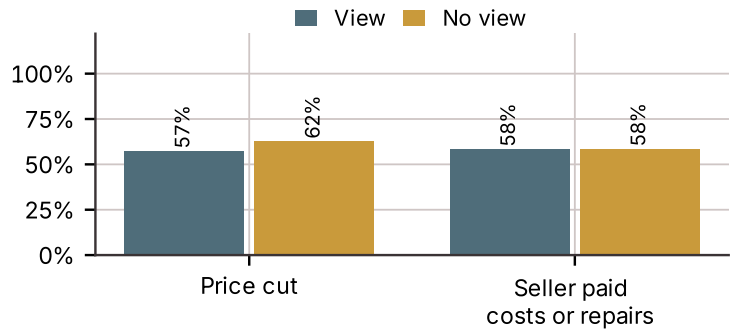
6.8 Discount from original list: no clear difference



The average is **8.5%** for homes with a view and **8.1%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

6.9 How often: price cut before sale, seller paid closing costs or repairs



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

- 57% of homes with a view had a price cut before sale, against 62% of homes without a view. Defined in 8.1.7.
- 58% of homes with a view had the seller pay closing costs or repairs, against 58% 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 98 sales	No view 24 sales	All 122 sales	Real difference?
Net sale price average	$718,436	$339,634	$643,918	✓ large
Net price per SF average	$257	$182	$242	✓ large
Living area average	2,570	2,163	2,490	✓ medium
Year built median	2012	2020	2015	✓ medium

6.11 The numbers: selling

	View 98 sales	No view 24 sales	All 122 sales	Real difference?
Days on market median	80	48	74	unclear
Discount from original list average	8.5%	8.1%	8.4%	unclear
Price cut before sale	57%	62%	58%	unclear
Seller paid closing costs or repairs	58%	58%	58%	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 · 12 sales · May 26, 2026 – November 21, 2026

Homes sold new by the builder in the same 180 days. They are left out of every other section and shown here as basic figures only: 12 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 Lago Vista.

Measure	Average	Median
Sales		12
Net sale price	**$568,643**	$388,556
Net price per SF	**$211**	$190
Living area (SF)	**2,524**	2,366
Days on market	**287**	202
Discount from original list	**15.3%**	14.8%
Price cut before sale		67% of sales
Seller paid closing costs or repairs		50% 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 128 resale sales. Average $630,402; median $411,091; standard deviation $578,309; middle half (25th–75th percentile) $333,751–$646,000; lowest $50,000, highest $3,900,000. 74 sales had a seller payment; their median payment was $8,600.

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 128 resale sales. Average $239; median $214; standard deviation $100; middle half (25th–75th percentile) $186–$253; lowest $5, highest $651.

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 128 resale sales. Average 2,465; median 2,062; standard deviation 1,208; middle half (25th–75th percentile) 1,805–2,884; lowest 924, highest 9,173.

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 128 resale sales. Average 2009; median 2016; standard deviation 14; middle half (25th–75th percentile) 1999–2020; lowest 1971, 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 128 resale sales. Average 110; median 70; standard deviation 122; middle half (25th–75th percentile) 28–145; lowest 0, highest 682. 2 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

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

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

The data 128 resale sales. Average 8.4%; median 6.5%; standard deviation 8.4%; middle half (25th–75th percentile) 3.2%–11.9%; lowest −6.9%, highest 37.5%. 9 sales closed above their first asking price.

8.1.7 Price cut before sale

In simple terms The asking price was lowered at least once before the home went under contract.

Statistically Indicator: ListPrice at close < OriginalListPrice. Reported as the share of sales (%).

The data 73 of 128 resale sales (57.0%).

8.1.8 Seller paid closing costs or repairs

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

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

The data 74 of 128 resale sales (57.8%).

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 98 sales with a view, 24 without, 6 unclassified. Most common View entries: Hill Country 67, Lake 51, Trees/Woods 40, Neighborhood 24, Panoramic 16, Park/Greenbelt 12, None 12, Golf Course 12.

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8.2 Methods

8.2.1 Data source

In simple terms Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-22 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Lago Vista.

The data Pulled November 22, 2026: 320 closed Lago Vista records over the prior year. ZIP codes: 1, the most sales in 78645.

8.2.2 Study window

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

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

The data 140 single-family sales in the window: 128 resale, 12 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 128 resale; 12 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 16 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $334K”.

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 $334K: $50,000–$332,000 (32 sales); $334K–$410K: $334,335–$410,000 (32 sales); $412K–$644K: $412,182–$643,500 (32 sales); Over $644K: $653,500–$3,900,000 (32 sales)
Quartiles by living area: Under 1,805 SF: 924–1,792 SF (31 sales); 1,805–2,041 SF: 1,805–2,041 SF (33 sales); 2,082–2,882 SF: 2,082–2,882 SF (32 sales); Over 2,882 SF: 2,890–9,173 SF (32 sales)
Quartiles by year built: Before 2000: 1971–1999 (34 sales); 2000–2015: 2000–2015 (30 sales); 2016–2019: 2016–2019 (24 sales); After 2019: 2020–2024 (40 sales)
View and no view: View: MLS lists a view (98 sales); No view: None or Neighborhood (24 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 $630,402, median $411,091. Days on market: average 110, median 70: 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 10 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 = 65.82	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.518$	large
Living area	Kruskal–Wallis	H = 83.02	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.654$	large
Year built	Kruskal–Wallis	H = 4.09	3	0.2520	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.032$	small
Days on market	Kruskal–Wallis	H = 6.82	3	0.0778	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.054$	small
Discount from original list	Kruskal–Wallis	H = 7.07	3	0.0696	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.056$	small
Price cut before sale	Chi-square	$\chi^2 = 8.00$	3	0.0460	p < 0.0063	**Unclear**	Cramér's V = 0.250	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.69$	3	0.4418	p < 0.0063	**Unclear**	Cramér's V = 0.145	small
Has a view	Chi-square	$\chi^2 = 21.77$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.412	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 = 82.88	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.653$	large
Net price per SF	Kruskal–Wallis	H = 20.97	3	0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.165$	large
Year built	Kruskal–Wallis	H = 4.64	3	0.2005	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.037$	small
Days on market	Kruskal–Wallis	H = 11.15	3	0.0110	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.088$	medium
Discount from original list	Kruskal–Wallis	H = 1.80	3	0.6139	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.014$	small
Price cut before sale	Chi-square	$\chi^2 = 3.95$	3	0.2672	p < 0.0063	**Unclear**	Cramér's V = 0.176	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.25$	3	0.7402	p < 0.0063	**Unclear**	Cramér's V = 0.099	negligible
Has a view	Chi-square	$\chi^2 = 13.58$	3	0.0035	p < 0.0063	**Yes**	Cramér's V = 0.326	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 = 6.64	3	0.0843	p < 0.0063	**Unclear**	ε^2 = 0.052	small
Net price per SF	Kruskal–Wallis	H = 3.16	3	0.3670	p < 0.0063	**Unclear**	ε^2 = 0.025	small
Living area	Kruskal–Wallis	H = 4.17	3	0.2439	p < 0.0063	**Unclear**	ε^2 = 0.033	small
Days on market	Kruskal–Wallis	H = 2.40	3	0.4936	p < 0.0063	**Unclear**	ε^2 = 0.019	small
Discount from original list	Kruskal–Wallis	H = 3.56	3	0.3133	p < 0.0063	**Unclear**	ε^2 = 0.028	small
Price cut before sale	Chi-square	χ^2 = 6.97	3	0.0728	p < 0.0063	**Unclear**	Cramér's V = 0.233	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 2.67	3	0.4447	p < 0.0063	**Unclear**	Cramér's V = 0.145	small
Has a view	Chi-square	χ^2 = 9.31	3	0.0254	p < 0.0063	**Unclear**	Cramér's V = 0.270	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 = 1,915.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.628	large
Net price per SF	Mann–Whitney U	U = 1,842.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.566	large
Living area	Mann–Whitney U	U = 1,671.50	—	0.0014	p < 0.0063	**Yes**	rank-biserial r = 0.421	medium
Year built	Mann–Whitney U	U = 735.50	—	0.0045	p < 0.0063	**Yes**	rank-biserial r = 0.375	medium
Days on market	Mann–Whitney U	U = 1,295.50	—	0.4434	p < 0.0063	**Unclear**	rank-biserial r = 0.102	small
Discount from original list	Mann–Whitney U	U = 1,231.00	—	0.7256	p < 0.0063	**Unclear**	rank-biserial r = 0.047	negligible
Price cut before sale	Chi-square	χ^2 = 0.23	1	0.6334	p < 0.0063	**Unclear**	Cramér's V = 0.043	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.00	1	0.9879	p < 0.0063	**Unclear**	Cramér's V = 0.001	negligible

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8.4 Data notes

Left out of the analysis: 12 new-construction sales (basic statistics only, section 7); 16 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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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 128 closed MLS resale sales; the 12 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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