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Travisso

Leander, TX 78641

Resale homes · closed Oct 26 – Oct 25, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 26, 2026 · 6:55 AM CDT

MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 365 DAYS

56

single-family resale homes

MEDIAN NET SALE PRICE

\$782,500

average \$836,526

MEDIAN NET PRICE PER SF

\$238

average \$242

MEDIAN DAYS ON MARKET

116 days

average 138 days

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1. Summary

Resale homes · 56 sales · October 26, 2025 – October 25, 2026

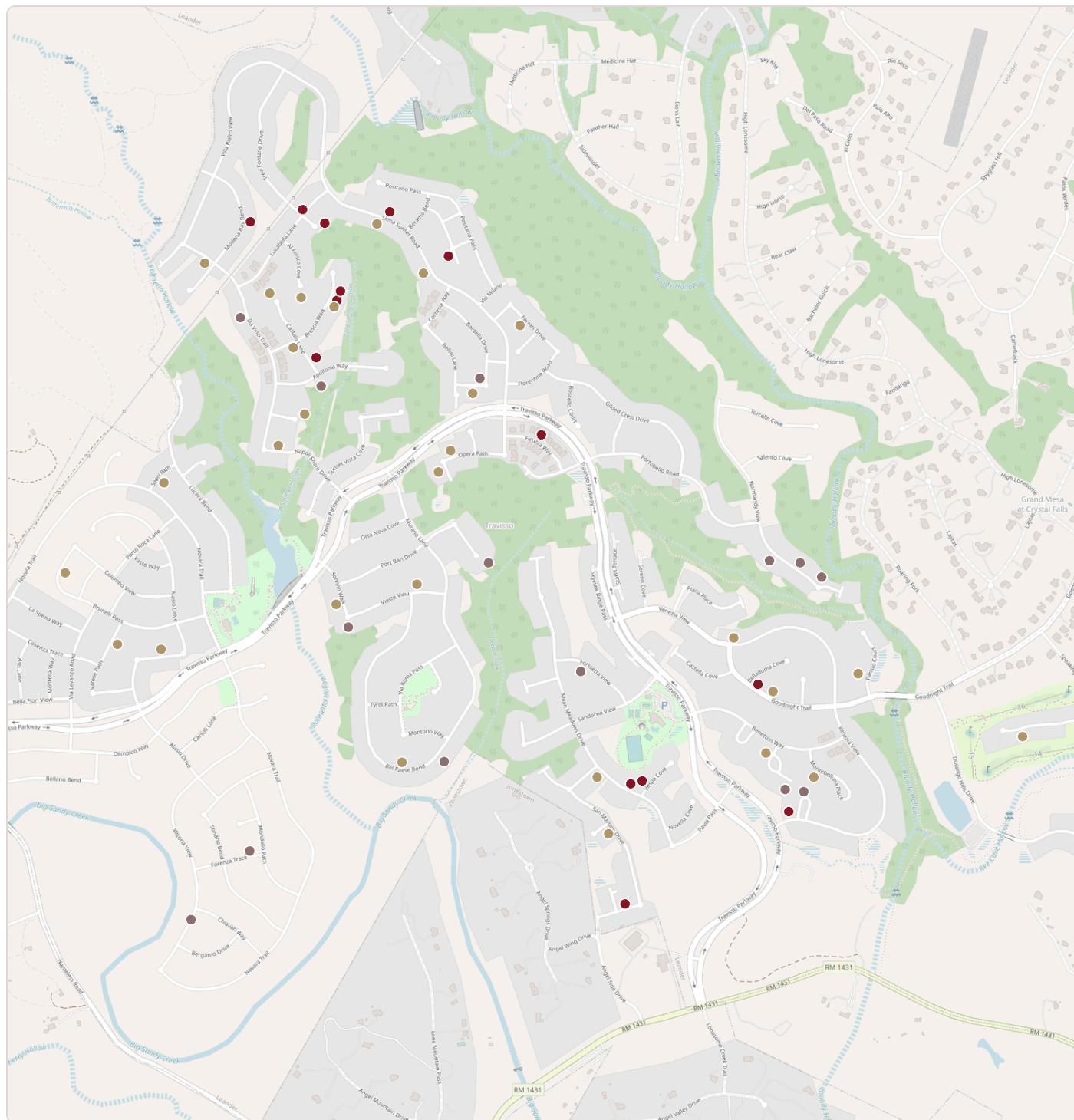
This study looks at the **56 resale homes** sold in Travisso in the **365 days** to October 25, 2026. A full year is used because only 31 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living area, 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.

2. Where the resale homes sold

56 resale homes · colored by price range

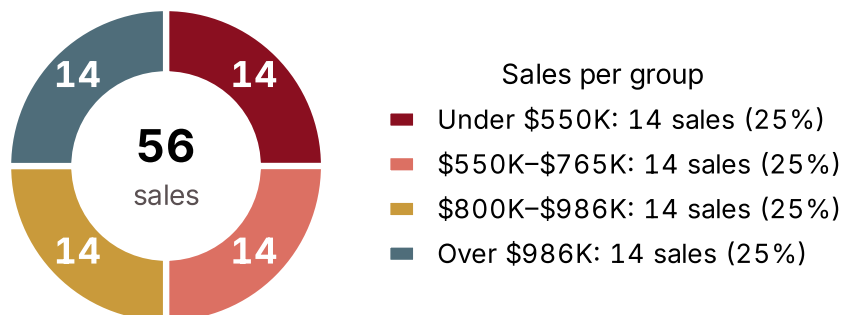
Each dot is one resale home, colored by its price range.



3. Quartiles by net sale price

Resale homes · 56 sales · October 26, 2025 – October 25, 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 \$986K are about 2,560 SF (121%) larger than homes under \$550K.

3.1 Key differences

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

■ Under \$550K ■ \$550K-\$765K ■ \$800K-\$986K ■ Over \$986K

Higher-priced homes Over \$986K

- Are much larger.

Lower-priced homes Under \$550K

- Are much smaller.

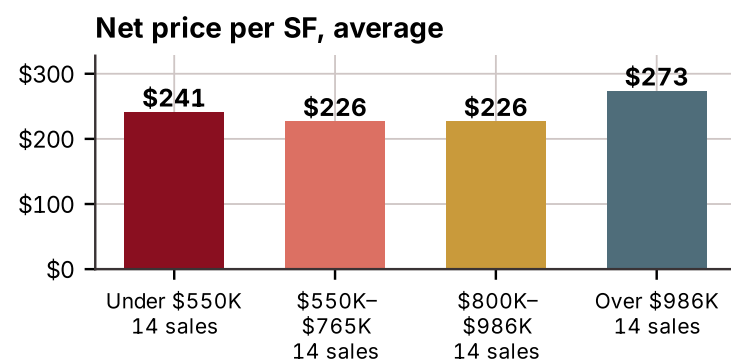
3.2 At a glance

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 \$550K	\$550K–\$765K	\$800K–\$986K	Over \$986K	Real difference?
Net price per SF	\$241 per SF	\$226 per SF	\$226 per SF	\$273 per SF	unclear
Living area	2,112 SF Smallest	2,943 SF	4,114 SF	4,669 SF Largest	✓ large
Year built	2019	2020	2019	2020	unclear
Days on market	82 days	116 days	102 days	157 days	unclear
Discount from original list	6.6%	10.3%	13.4%	16.2%	unclear
Price cut before sale	64%	50%	86%	79%	unclear
Seller paid closing costs or repairs	64%	43%	36%	36%	unclear
Has a view	57%	43%	86%	71%	unclear

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 Net price per SF: no clear difference

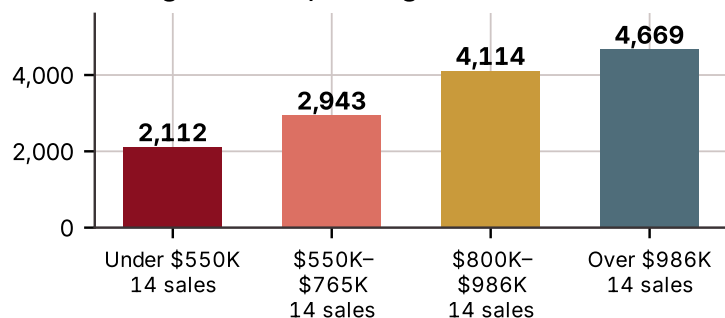


The average is **\$273 per SF** for homes over \$986K and **\$241 per SF** for homes under \$550K. It does not move in a straight line; homes over \$986K are highest. Defined in 8.1.2.

– No clear difference · could be chance

3.4 Homes over \$986K are about 2,560 SF (121%) larger than homes under \$550K

Living area (SF), average

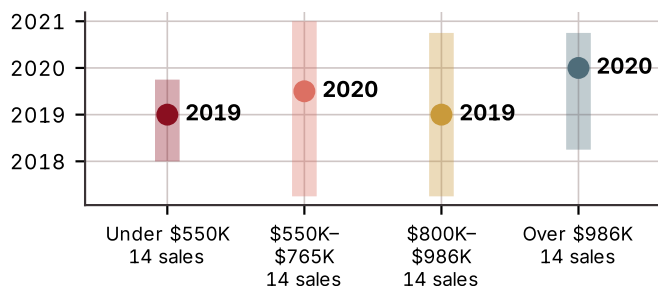


The average is **4,669 SF** for homes over \$986K and **2,112 SF** for homes under \$550K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference · large**

3.5 Year built: no clear difference

Year built: median (dot) and middle half (bar)

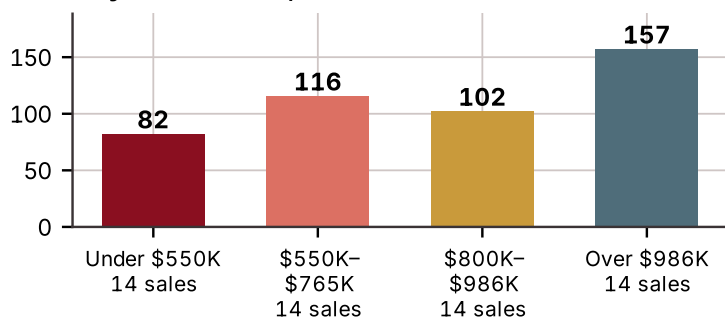


The median is **2020** for homes over \$986K and **2019** for homes under \$550K. It does not move in a straight line; homes over \$986K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

Days on market, median

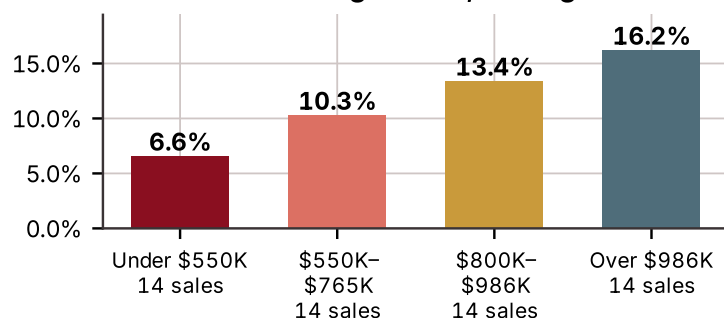


The median is **157 days** for homes over \$986K and **82 days** for homes under \$550K. It does not move in a straight line; homes over \$986K are highest. Defined in 8.1.5.

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

3.7 Discount from original list: no clear difference

Discount from original list, average

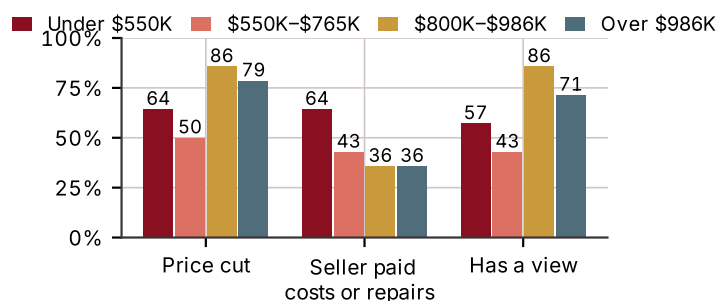


The average is **16.2%** for homes over \$986K and **6.6%** for homes under \$550K. It rises step by step from the lowest range to the highest.

Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 79% of homes over \$986K had a price cut before sale, against 64% of homes under \$550K. Defined in 8.1.7.
- 36% of homes over \$986K had the seller pay closing costs or repairs, against 64% of homes under \$550K. Defined in 8.1.8.
- 71% of homes over \$986K have a view, against 57% of homes under \$550K. 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

3.9 The numbers: price and size

	Under \$550K 14 sales	\$550K– \$765K 14 sales	\$800K– \$986K 14 sales	Over \$986K 14 sales	All 56 sales	Real difference?
Net sale price average	\$504,925	\$655,643	\$913,106	\$1,272,431	\$836,526	by design
Net price per SF average	\$241	\$226	\$226	\$273	\$242	unclear
Living area average	2,112	2,943	4,114	4,669	3,460	✓ large
Year built median	2019	2020	2019	2020	2019	unclear

3.10 The numbers: selling

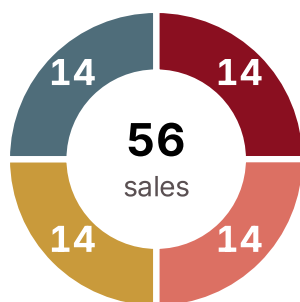
	Under \$550K 14 sales	\$550K– \$765K 14 sales	\$800K– \$986K 14 sales	Over \$986K 14 sales	All 56 sales	Real difference?
Days on market median	82	116	102	157	116	unclear
Discount from original list average	6.6%	10.3%	13.4%	16.2%	11.6%	unclear
Price cut before sale	64%	50%	86%	79%	70%	unclear
Seller paid closing costs or repairs	64%	43%	36%	36%	45%	unclear
Has a view	57%	43%	86%	71%	64%	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 8.3.1.

4. Quartiles by living area

Resale homes · 56 sales · October 26, 2025 – October 25, 2026

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



Sales per group

- Under 2,512 SF: 14 sales (25%)
- 2,512–3,427 SF: 14 sales (25%)
- 3,440–4,296 SF: 14 sales (25%)
- Over 4,296 SF: 14 sales (25%)

Bottom line

- Homes over 4,296 SF sell for about \$701K (135%) more than homes under 2,512 SF.
- Homes over 4,296 SF sell about 11 percentage points further below their first asking price than homes under 2,512 SF.

4.1 Key differences

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

■ Under 2,512 SF ■ 2,512–3,427 SF ■ 3,440–4,296 SF ■ Over 4,296 SF

Larger homes Over 4,296 SF

- Sell for much more.
- Sell further below their first asking price.

Smaller homes Under 2,512 SF

- Sell for much less.
- Sell closer to their first asking price.

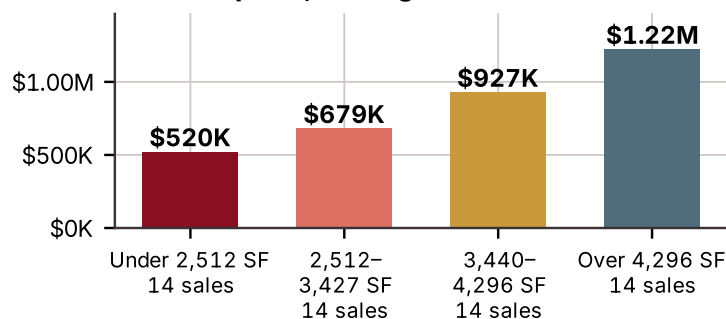
4.2 At a glance

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 2,512 SF	2,512–3,427 SF	3,440–4,296 SF	Over 4,296 SF	Real difference?
Net sale price	\$520K Lowest	\$679K	\$927K	\$1.22M Highest	✓ large
Net price per SF	\$248 per SF	\$232 per SF	\$238 per SF	\$248 per SF	unclear
Year built	2019	2018	2019	2020	unclear
Days on market	96 days	84 days	136 days	174 days	unclear
Discount from original list	6.5% Smallest	9.0%	13.6%	17.3% Biggest	✓ large
Price cut before sale	57%	64%	71%	86%	unclear
Seller paid closing costs or repairs	64%	43%	43%	29%	unclear
Has a view	71%	43%	64%	79%	unclear

4.3 Homes over 4,296 SF sell for about \$701K (135%) more than homes under 2,512 SF

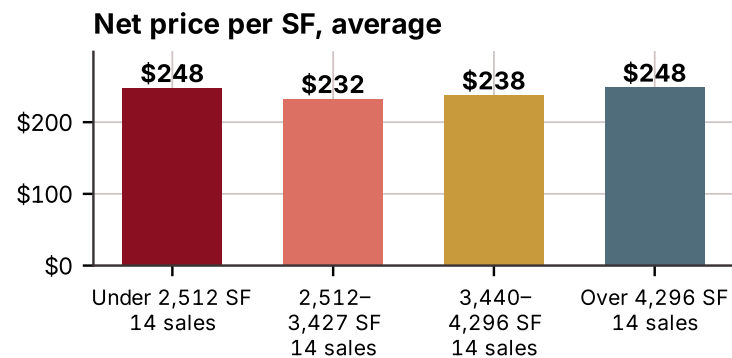
Net sale price, average



The average is **\$1.22M** for homes over 4,296 SF and **\$520K** for homes under 2,512 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ Real difference · large

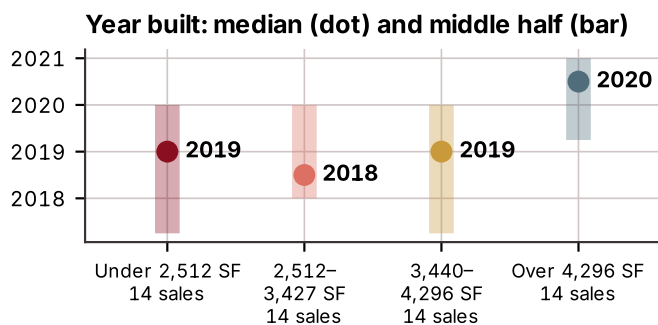
4.4 Net price per SF: no clear difference



The average is **\$248 per SF** for homes over 4,296 SF and **\$248 per SF** for homes under 2,512 SF. It does not move in a straight line; homes over 4,296 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

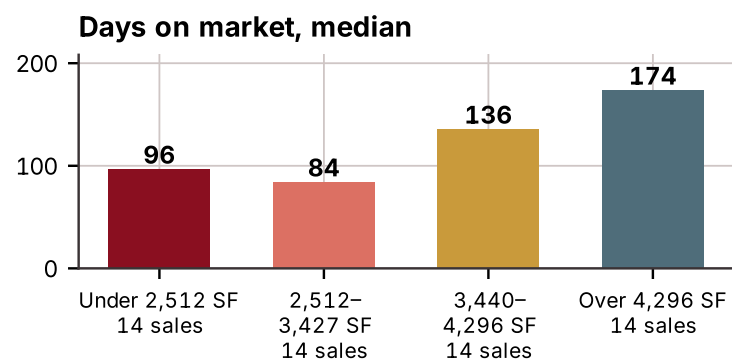
4.5 Year built: no clear difference



The median is **2020** for homes over 4,296 SF and **2019** for homes under 2,512 SF. It does not move in a straight line; homes over 4,296 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

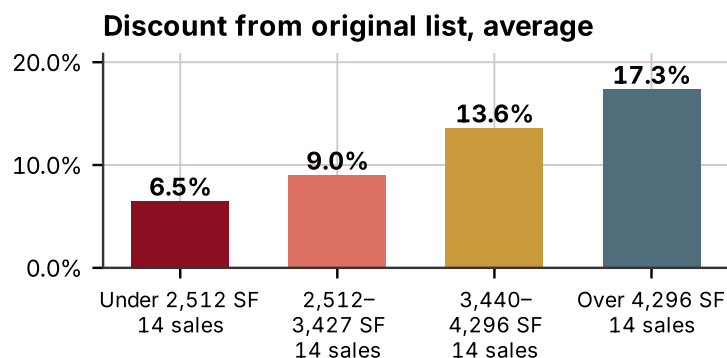
4.6 Days on market: no clear difference



The median is **174 days** for homes over 4,296 SF and **96 days** for homes under 2,512 SF. It does not move in a straight line; homes over 4,296 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

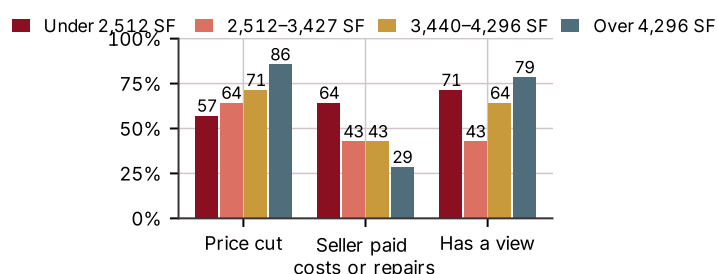
4.7 Homes over 4,296 SF sell about 11 percentage points further below their first asking price than homes under 2,512 SF



The average is **17.3%** for homes over 4,296 SF and **6.5%** for homes under 2,512 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.6.

✓ **Real difference** · large

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.

- 86% of homes over 4,296 SF had a price cut before sale, against 57% of homes under 2,512 SF. Defined in 8.1.7.
- 29% of homes over 4,296 SF had the seller pay closing costs or repairs, against 64% of homes under 2,512 SF. Defined in 8.1.8.
- 79% of homes over 4,296 SF have a view, against 71% of homes under 2,512 SF. Defined in 8.1.9.

Price cut before sale: – **No clear difference** · could be chance

Seller paid closing costs or repairs: – **No clear difference** · could be chance

Has a view: – **No clear difference** · could be chance

4.9 The numbers: price and size

	Under 2,512 SF 14 sales	2,512–3,427 SF 14 sales	3,440–4,296 SF 14 sales	Over 4,296 SF 14 sales	All 56 sales	Real difference?
Net sale price average	\$519,732	\$678,650	\$926,687	\$1,221,036	\$836,526	✓ large
Net price per SF average	\$248	\$232	\$238	\$248	\$242	unclear
Living area average	2,101	2,913	3,894	4,930	3,460	by design
Year built median	2019	2018	2019	2020	2019	unclear

4.10 The numbers: selling

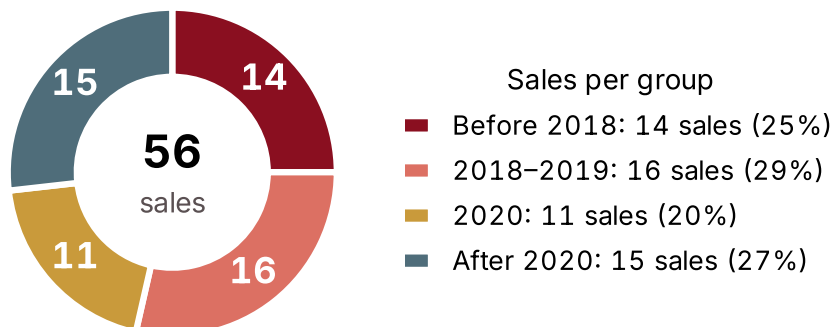
	Under 2,512 SF 14 sales	2,512–3,427 SF 14 sales	3,440–4,296 SF 14 sales	Over 4,296 SF 14 sales	All 56 sales	Real difference?
Days on market median	96	84	136	174	116	unclear
Discount from original list average	6.5%	9.0%	13.6%	17.3%	11.6%	✓ large
Price cut before sale	57%	64%	71%	86%	70%	unclear
Seller paid closing costs or repairs	64%	43%	43%	29%	45%	unclear
Has a view	71%	43%	64%	79%	64%	unclear

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

5. Quartiles by year built

Resale homes · 56 sales · October 26, 2025 – October 25, 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

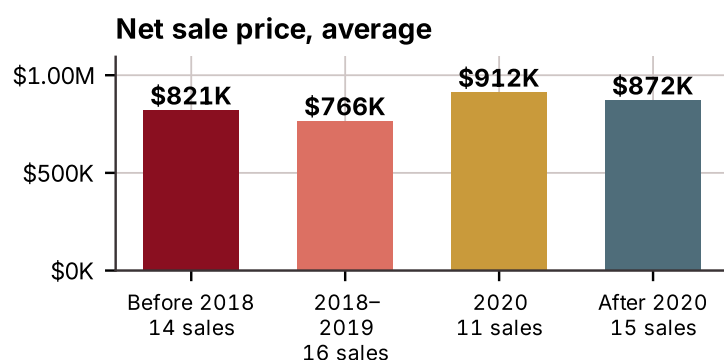
The top group against the bottom group: no measure differs enough to rule out chance.

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 2018	2018–2019	2020	After 2020	Real difference?
Net sale price	\$821K	\$766K	\$912K	\$872K	unclear
Net price per SF	\$244 per SF	\$250 per SF	\$245 per SF	\$227 per SF	unclear
Living area	3,333 SF	3,004 SF	3,676 SF	3,906 SF	unclear
Days on market	133 days	72 days	158 days	115 days	unclear
Discount from original list	10.1%	7.6%	13.8%	15.7%	unclear
Price cut before sale	50%	62%	82%	87%	unclear
Seller paid closing costs or repairs	43%	38%	36%	60%	unclear
Has a view	64%	56%	73%	67%	unclear

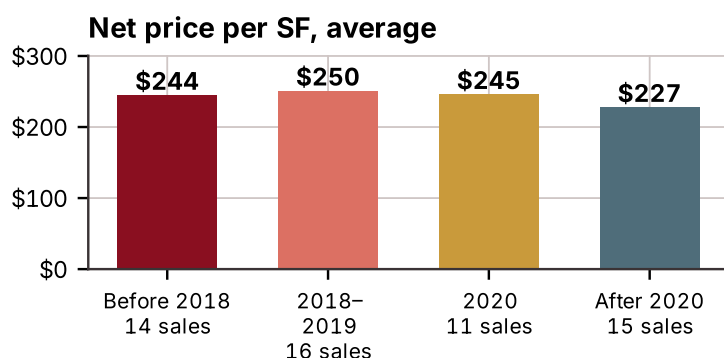
5.3 Net sale price: no clear difference



The average is **\$872K** for homes built after 2020 and **\$821K** for homes built before 2018. It does not move in a straight line; homes built 2020 are highest. Defined in 8.1.1.

– No clear difference · could be chance

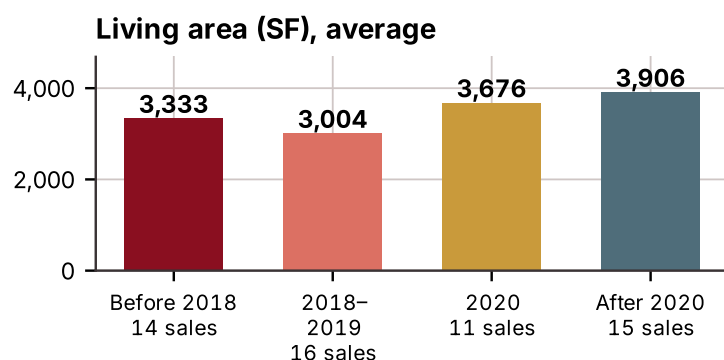
5.4 Net price per SF: no clear difference



The average is **\$227 per SF** for homes built after 2020 and **\$244 per SF** for homes built before 2018. It does not move in a straight line; homes built 2018–2019 are highest. Defined in 8.1.2.

– No clear difference · could be chance

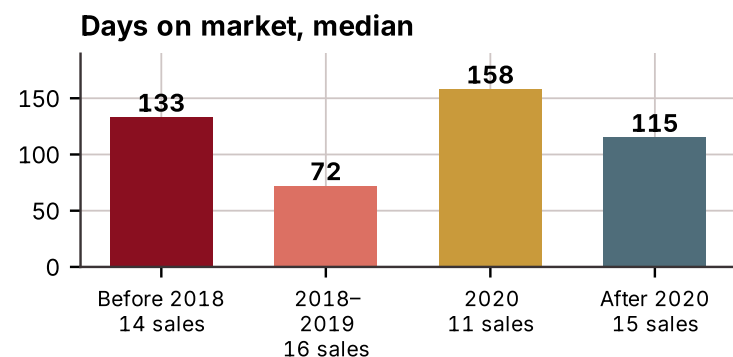
5.5 Living area: no clear difference



The average is **3,906 SF** for homes built after 2020 and **3,333 SF** for homes built before 2018. It does not move in a straight line; homes built after 2020 are highest. Defined in 8.1.3.

– No clear difference · could be chance

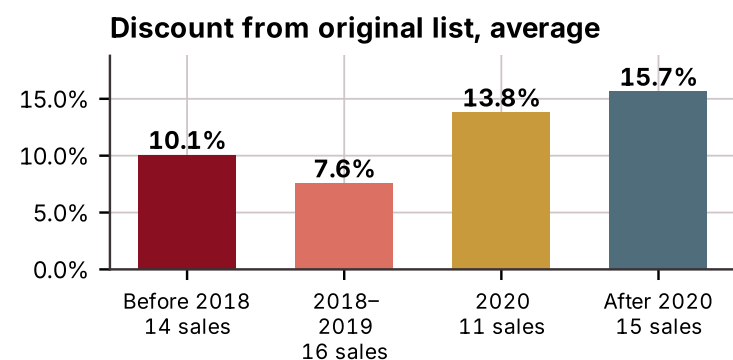
5.6 Days on market: no clear difference



The median is **115 days** for homes built after 2020 and **133 days** for homes built before 2018. It does not move in a straight line; homes built 2020 are highest. Defined in 8.1.5.

– No clear difference · could be chance

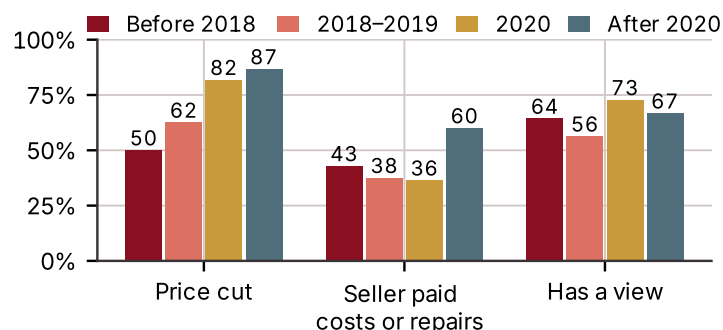
5.7 Discount from original list: no clear difference



The average is **15.7%** for homes built after 2020 and **10.1%** for homes built before 2018. It does not move in a straight line; homes built after 2020 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.

- 87% of homes built after 2020 had a price cut before sale, against 50% of homes built before 2018. Defined in 8.1.7.
- 60% of homes built after 2020 had the seller pay closing costs or repairs, against 43% of homes built before 2018. Defined in 8.1.8.
- 67% of homes built after 2020 have a view, against 64% of homes built before 2018. 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 2018 14 sales	2018–2019 16 sales	2020 11 sales	After 2020 15 sales	All 56 sales	Real difference?
Net sale price average	\$820,686	\$765,509	\$911,776	\$871,879	\$836,526	unclear
Net price per SF average	\$244	\$250	\$245	\$227	\$242	unclear
Living area average	3,333	3,004	3,676	3,906	3,460	unclear
Year built median	2014	2018	2020	2022	2019	by design

5.10 The numbers: selling

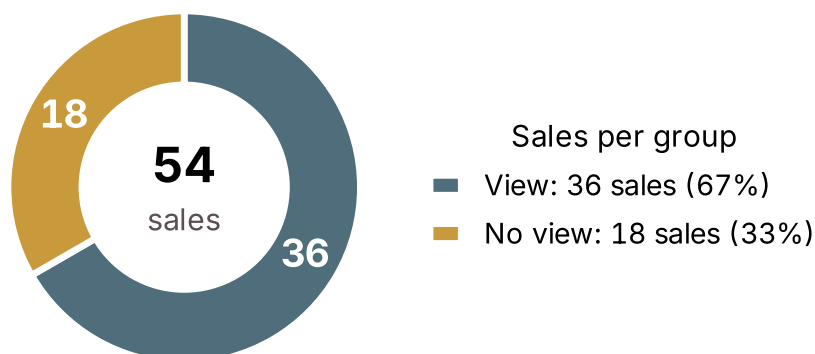
	Before 2018 14 sales	2018–2019 16 sales	2020 11 sales	After 2020 15 sales	All 56 sales	Real difference?
Days on market median	133	72	158	115	116	unclear
Discount from original list average	10.1%	7.6%	13.8%	15.7%	11.6%	unclear
Price cut before sale	50%	62%	82%	87%	70%	unclear
Seller paid closing costs or repairs	43%	38%	36%	60%	45%	unclear
Has a view	64%	56%	73%	67%	64%	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.

6. View and no view

Resale homes · 56 sales · October 26, 2025 – October 25, 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. 2 sales whose MLS view entry is only "See Remarks" are left out.



Bottom line

- Homes with a view sell for about \$36 per SF (17%) 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 more per square foot.

Homes without a view no view listed

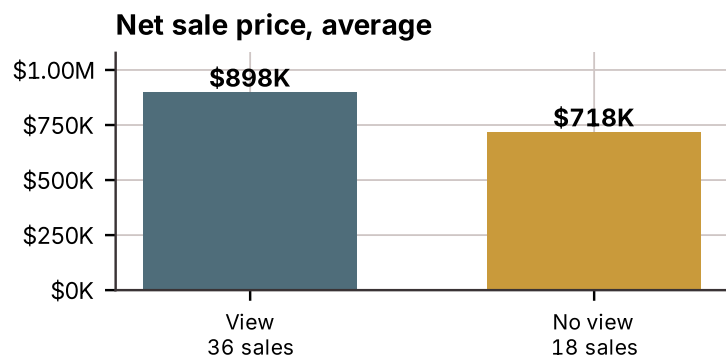
- Sell for less per square foot.

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	\$898K	\$718K	unclear
Net price per SF	\$254 per SF Highest	\$218 per SF Lowest	✓ large
Living area	3,535 SF	3,310 SF	unclear
Year built	2020	2019	unclear
Days on market	110 days	107 days	unclear
Discount from original list	11.3%	11.6%	unclear
Price cut before sale	72%	67%	unclear
Seller paid closing costs or repairs	39%	50%	unclear

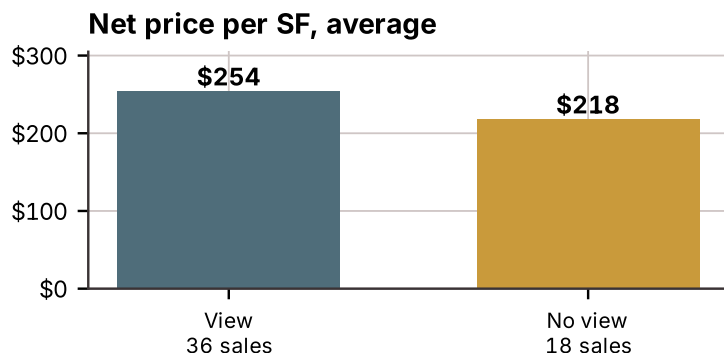
6.3 Net sale price: no clear difference



The average is **\$898K** for homes with a view and **\$718K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

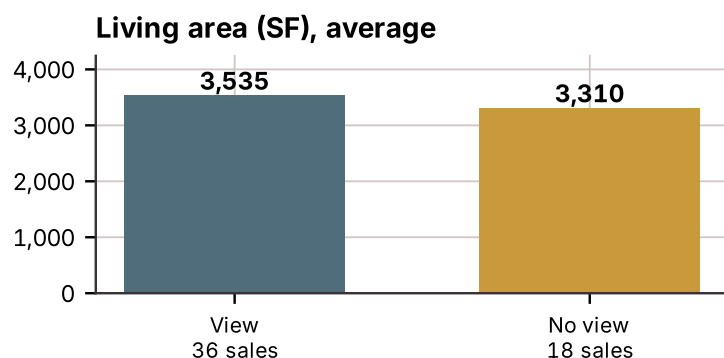
6.4 Homes with a view sell for about \$36 per SF (17%) more than homes without a view



The average is **\$254 per SF** for homes with a view and **\$218 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

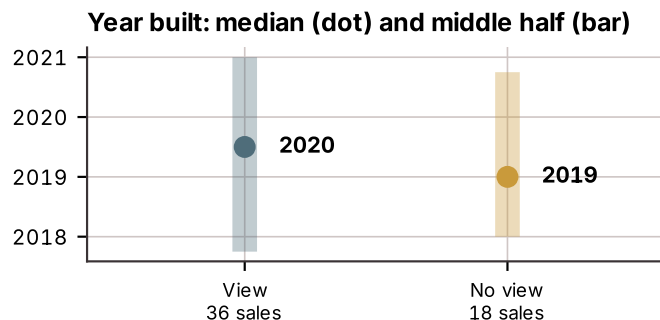
6.5 Living area: no clear difference



The average is **3,535 SF** for homes with a view and **3,310 SF** for homes without a view. Defined in 8.1.3.

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

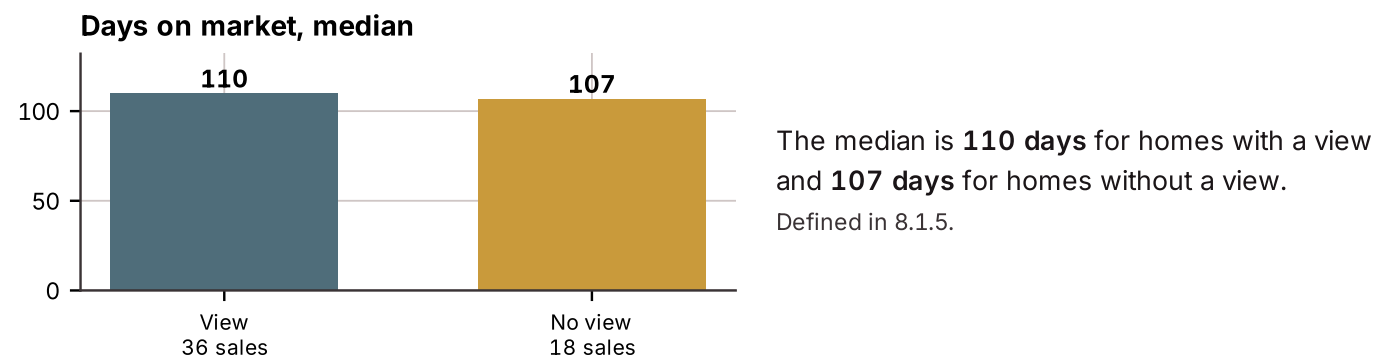
6.6 Year built: no clear difference



The median is **2020** for homes with a view and **2019** for homes without a view. Defined in 8.1.4.

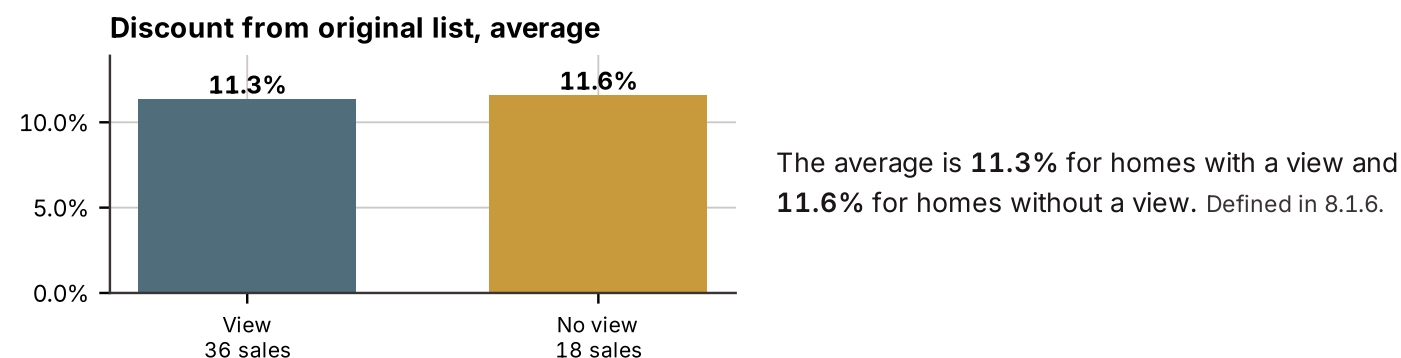
– **No clear difference** · could be chance

6.7 Days on market: no clear difference



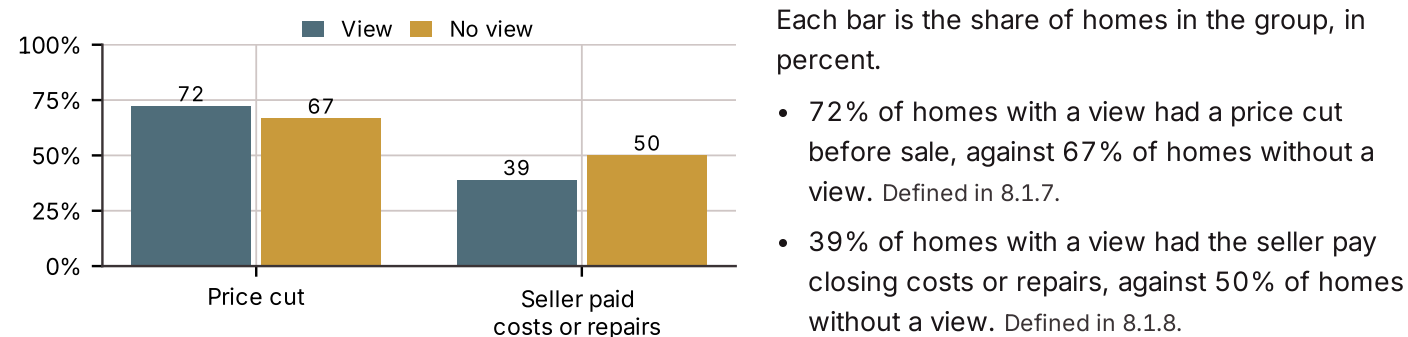
– **No clear difference** · could be chance

6.8 Discount from original list: no clear difference



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

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



Price cut before sale: – **No clear difference** · could be chance

Seller paid closing costs or repairs: – **No clear difference** · could be chance

6.10 The numbers: price and size

	View 36 sales	No view 18 sales	All 54 sales	Real difference?
Net sale price average	\$898,189	\$717,514	\$837,964	unclear
Net price per SF average	\$254	\$218	\$242	✓ large
Living area average	3,535	3,310	3,460	unclear
Year built median	2020	2019	2019	unclear

6.11 The numbers: selling

	View 36 sales	No view 18 sales	All 54 sales	Real difference?
Days on market median	110	107	110	unclear
Discount from original list average	11.3%	11.6%	11.4%	unclear
Price cut before sale	72%	67%	70%	unclear
Seller paid closing costs or repairs	39%	50%	43%	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.

7. New construction

Basic statistics · 50 sales · October 26, 2025 – October 25, 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: 50 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 Travisso.

Measure	Average	Median
Sales		50
Net sale price	\$825,410	\$762,166
Net price per SF	\$219	\$212
Living area (SF)	3,764	3,899
Days on market	103	96
Discount from original list	15.1%	16.2%
Price cut before sale		70% of sales
Seller paid closing costs or repairs		58% of sales
Year built		2021–2026

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

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	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersClsgCostPdbbySell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	56 resale sales. Average \$836,526; median \$782,500; standard deviation \$326,566; middle half (25th–75th percentile) \$549,175–\$992,150; lowest \$449,000, highest \$1,800,000. 25 sales had a seller payment; their median payment was \$5,000.

8.1.2 Net price per SF

In simple terms	Net sale price divided by the heated and cooled square feet. It puts homes of different sizes on the same footing: did buyers pay more for each square foot, not just for more square feet?
Statistically	$\text{psf} = \text{Net} \div \text{LivingArea}$, per sale; summarized by the mean of the per - sale ratios.
The data	56 resale sales. Average \$242; median \$238; standard deviation \$41; middle half (25th–75th percentile) \$219–\$267; lowest \$168, highest \$377.

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	56 resale sales. Average 3,460; median 3,434; standard deviation 1,115; middle half (25th–75th percentile) 2,507–4,312; lowest 1,912, highest 5,687.

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 phases of the community.
Statistically	RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.
The data	56 resale sales. Average 2019; median 2019; standard deviation 3; middle half (25th–75th percentile) 2018–2021; lowest 2014, highest 2026.

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	$CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$. 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	56 resale sales. Average 138; median 116; standard deviation 123; middle half (25th–75th percentile) 51–194; lowest 2, highest 549. 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	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	56 resale sales. Average 11.6%; median 10.1%; standard deviation 9.3%; middle half (25th–75th percentile) 5.0%–15.3%; lowest –2.1%, highest 39.7%. 3 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: $\text{ListPrice at close} < \text{OriginalListPrice}$. Reported as the share of sales (%).
The data	39 of 56 resale sales (69.6%).

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: $\text{ACTRIS_BuyersClsgCostPdbysell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	25 of 56 resale sales (44.6%).

8.1.9 Has a view

In simple terms	The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.
Statistically	View = the View field holds any entry other than "None", "Neighborhood" or "See Remarks". No view = only "None" and/or "Neighborhood". A record whose only entry is "See Remarks" cannot be classified and is left out of the view slice.
The data	36 sales with a view, 18 without, 2 unclassified. Most common View entries: Hill Country 21, Park/Greenbelt 19, Neighborhood 19, Panoramic 15, Trees/Woods 14, None 9, Canyon 3, Pool 3.

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	Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Leander, SubdivisionName contains any of "travisso", "travisso siena collection", "travisso capri collection" (case-insensitive). A record is kept when its subdivision name belongs to the Travisso family, the same rule comparable sales use (it includes Travisso - Siena Collection, Travisso - Capri Collection, proven adjacent and priced alike).
The data	Pulled October 26, 2026: 106 closed Travisso records over the prior year, in ZIP 78641. 22 subdivision spellings kept, the most common: Travisso (58); Travisso - Capri Collection (10); Travisso - Siena Collection (7); Travisso Ph 3 Sec 5 (3); Travisso Sec 1 Ph 2 (3); TRAVISSEO (2); Travisso Ph 2 Sec 1M (2); Travisso Ph 2 Secs 2F 2G & 2H (2); Travisso Ph 4 Sec 6A (2); Travisso Ph 4 Secs 1 2 & 3 (2); Travisso Ph 3 Secs 1 & 3 (2); Travisso Ph 3 Sec 1 3 (2); and 10 more (11 records). Names found by the search but not part of Travisso, left out: Travisso - Florence Collection (4); Travisso - Verona Collection (4); Travisso - Naples Collection (3); Travisso Florence Collection (1); Travisso-Florence Collection (1); TRAVISSEO PHS 3 SEC 4 (1).

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 31 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 26, 2025 to October 25, 2026 inclusive.
The data	106 single-family sales in the window: 56 resale, 50 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	56 resale; 50 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	None in this window.

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 \$550K".
Statistically	Sort by the slicing variable; cut k sits at $\text{round}(nk/4)$, $k = 1 \dots 3$. 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 \$550K: \$449,000–\$546,700 (14 sales); \$550K–\$765K: \$550,000–\$765,000 (14 sales); \$800K–\$986K: \$800,000–\$986,200 (14 sales); Over \$986K: \$1,010,000–\$1,800,000 (14 sales) Quartiles by living area: Under 2,512 SF: 1,912–2,493 SF (14 sales); 2,512–3,427 SF: 2,512–3,427 SF (14 sales); 3,440–4,296 SF: 3,440–4,296 SF (14 sales); Over 4,296 SF: 4,359–5,687 SF (14 sales) Quartiles by year built: Before 2018: 2014–2017 (14 sales); 2018–2019: 2018–2019 (16 sales); 2020: 2020–2020 (11 sales); After 2020: 2021–2026 (15 sales) View and no view: View: MLS lists a view (36 sales); No view: None or Neighborhood (18 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 $\bar{x} = (1/n) \sum x_i$; 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 \$836,526, median \$782,500. Days on market: average 138, median 116: 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	$H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\epsilon^2 = H/(n - 1)$: $\geq .01$ small, $\geq .06$ medium, $\geq .14$ 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 $ 1 - 2U/(n_1n_2) $: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ 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 $2 \times k$ table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Cramér, 1946).
The data	Run on the three shares in every slice; results in 8.3.

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	4 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.

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 = 8.72	3	0.0332	p < 0.0063	Unclear	$\epsilon^2 = 0.159$	large
Living area	Kruskal-Wallis	H = 46.08	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.838$	large
Year built	Kruskal-Wallis	H = 1.14	3	0.7664	p < 0.0063	Unclear	$\epsilon^2 = 0.021$	small
Days on market	Kruskal-Wallis	H = 1.45	3	0.6936	p < 0.0063	Unclear	$\epsilon^2 = 0.026$	small
Discount from original list	Kruskal-Wallis	H = 10.02	3	0.0184	p < 0.0063	Unclear	$\epsilon^2 = 0.182$	large
Price cut before sale	Chi-square	$\chi^2 = 4.98$	3	0.1730	p < 0.0063	Unclear	Cramér's V = 0.298	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.11$	3	0.3754	p < 0.0063	Unclear	Cramér's V = 0.236	small
Has a view	Chi-square	$\chi^2 = 6.22$	3	0.1013	p < 0.0063	Unclear	Cramér's V = 0.333	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 = 43.38	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.789$	large
Net price per SF	Kruskal-Wallis	H = 1.42	3	0.7020	p < 0.0063	Unclear	$\epsilon^2 = 0.026$	small
Year built	Kruskal-Wallis	H = 2.76	3	0.4299	p < 0.0063	Unclear	$\epsilon^2 = 0.050$	small
Days on market	Kruskal-Wallis	H = 3.25	3	0.3550	p < 0.0063	Unclear	$\epsilon^2 = 0.059$	small
Discount from original list	Kruskal-Wallis	H = 12.79	3	0.0051	p < 0.0063	Yes	$\epsilon^2 = 0.233$	large
Price cut before sale	Chi-square	$\chi^2 = 2.96$	3	0.3984	p < 0.0063	Unclear	Cramér's V = 0.230	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.69$	3	0.2975	p < 0.0063	Unclear	Cramér's V = 0.257	small
Has a view	Chi-square	$\chi^2 = 4.36$	3	0.2255	p < 0.0063	Unclear	Cramér's V = 0.279	small

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 = 2.52	3	0.4710	p < 0.0063	Unclear	$\epsilon^2 = 0.046$	small
Net price per SF	Kruskal-Wallis	H = 2.20	3	0.5319	p < 0.0063	Unclear	$\epsilon^2 = 0.040$	small
Living area	Kruskal-Wallis	H = 4.64	3	0.2004	p < 0.0063	Unclear	$\epsilon^2 = 0.084$	medium
Days on market	Kruskal-Wallis	H = 3.55	3	0.3149	p < 0.0063	Unclear	$\epsilon^2 = 0.064$	medium
Discount from original list	Kruskal-Wallis	H = 6.63	3	0.0847	p < 0.0063	Unclear	$\epsilon^2 = 0.121$	medium
Price cut before sale	Chi-square	$\chi^2 = 5.77$	3	0.1234	p < 0.0063	Unclear	Cramér's V = 0.321	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.08$	3	0.5550	p < 0.0063	Unclear	Cramér's V = 0.193	small
Has a view	Chi-square	$\chi^2 = 0.83$	3	0.8427	p < 0.0063	Unclear	Cramér's V = 0.122	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 = 419.00	—	0.0829	p < 0.0063	Unclear	rank-biserial r = 0.293	small
Net price per SF	Mann-Whitney U	U = 507.00	—	0.0008	p < 0.0063	Yes	rank-biserial r = 0.565	large
Living area	Mann-Whitney U	U = 362.50	—	0.4856	p < 0.0063	Unclear	rank-biserial r = 0.119	small
Year built	Mann-Whitney U	U = 333.50	—	0.8677	p < 0.0063	Unclear	rank-biserial r = 0.029	negligible
Days on market	Mann-Whitney U	U = 352.50	—	0.6074	p < 0.0063	Unclear	rank-biserial r = 0.088	negligible
Discount from original list	Mann-Whitney U	U = 296.50	—	0.6203	p < 0.0063	Unclear	rank-biserial r = 0.085	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.18$	1	0.6734	p < 0.0063	Unclear	Cramér's V = 0.057	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.61$	1	0.4363	p < 0.0063	Unclear	Cramér's V = 0.106	small

8.4 Data notes

Left out of the analysis: 50 new - construction sales (basic statistics only, section 7); nothing else. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 56 closed MLS resale sales; the 50 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 26, 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.