Cedar Park

Williamson County, TX
Resale homes · closed May 27 – Nov 22, 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
384	**$489,000**	**$212**	**34 days**
single-family resale homes	average $554,765	average $216	average 57 days

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1. Summary

Resale homes · 384 sales · May 27, 2026 – November 22, 2026

This study looks at the **384 resale homes** sold in Cedar Park in the **180 days** to November 22, 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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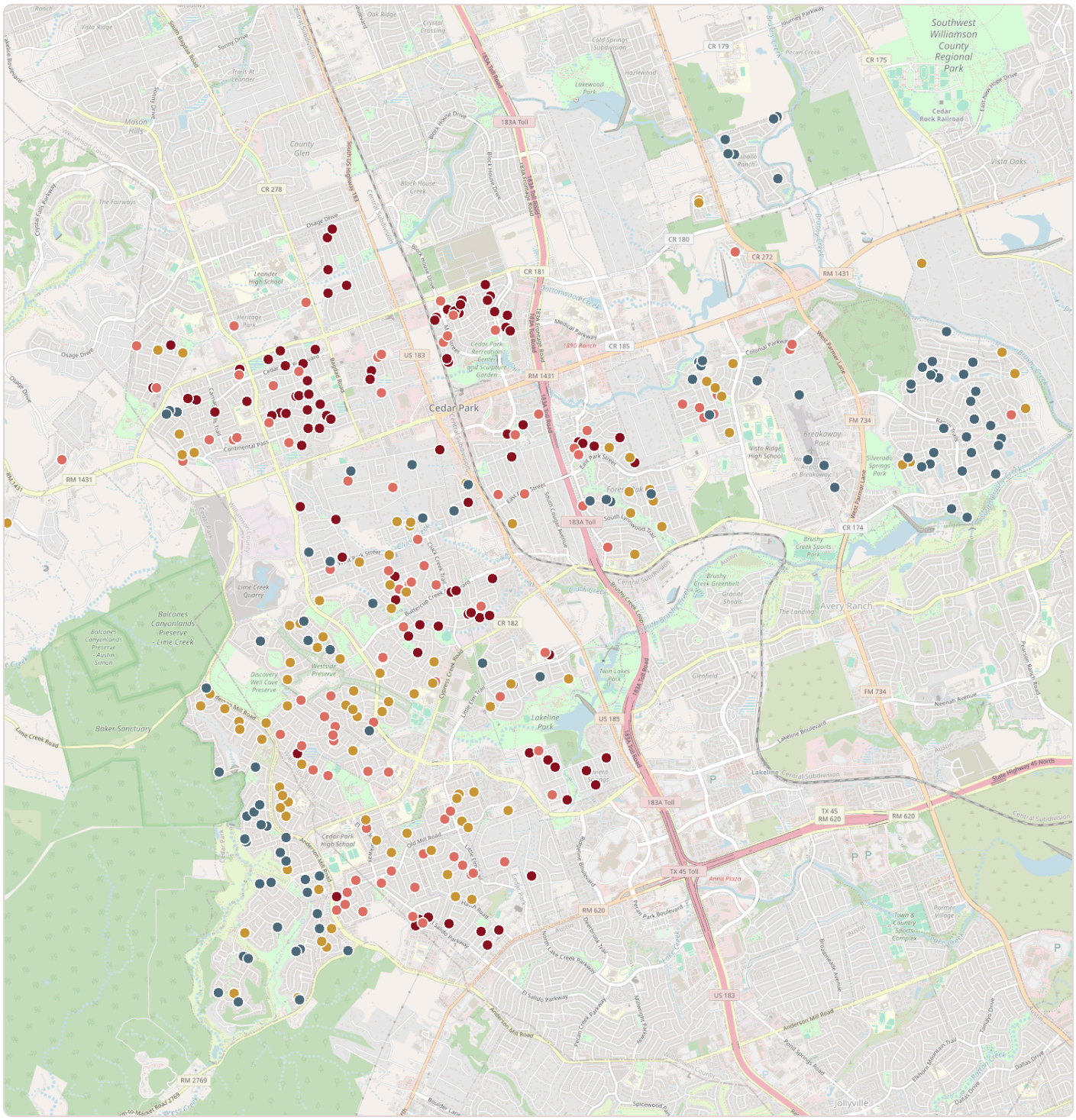
2. Where the resale homes sold

384 resale homes · colored by price range

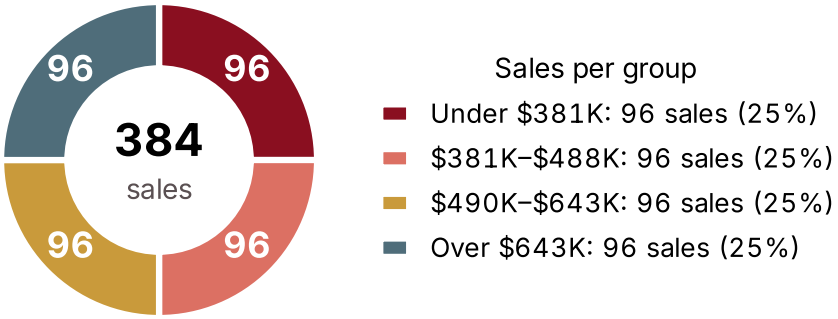
Each dot is one resale home, colored by its price range. The map is drawn around the middle 99% of sales; 4 sales with map points far outside the area are left off it (they stay in every figure).


Cedar Park
Leander
Jollyville
Avery Ranch
Lakeline
Southwest Williamson County Regional Park
Lakeline Park
Twin Lakes Park
Brushy Creek Sports Park
Breakaway Park
Vista Ridge High School
Cedar Park High School
Leander High School
Lime Creek Quarry
Baker Sanctuary
Balcones Canyonlands Preserve - Lime Creek
Discovery Well Cove Preserve
Westside Preserve
Heritage Park
Cedar Park Recreation Center and Sculpture Garden
Silverado Springs Park
Brushy Creek Greenbelt
Granite Shoals
Town & Country Sports Complex
Cedar Rock Railroad
Anna Plaza
1890 Ranch
Mason Hills
County Glen
Vista Oaks
Hazlewood
Lakewood Park
Glenfield
Pecan Park Boulevard
Lakeline Boulevard
Anderson Mill Road
Old Mill Road
Parmer Lane
Neenah Avenue
Pecan Brook Road
Pond Springs Road
Dallas Drive
Elkhorn Mountain Trail
Brushy Creek Trail
Lime Creek Trail
Buttercup Creek Trail
Cedar Park Trail
Continental Pass
Lime Creek Road
Crystal Falls Parkway
Journey Parkway
Vista Ridge
Oak Ridge
Crystal Crossing
Cold Springs Subdivision
Trails At Leander
Sonny Drive
South Bagdad Ridge
Lakeline Boulevard
Block House Drive
Block House Creek
Osage Drive
The Fairways
Bagdad Road
Cedar Park Drive
East Park Street
East 1st Street
South Lakeline Boulevard
Brushy Creek Road
Buttercup Creek Road
Twin Lakes Trail
Lime Creek Road
Old Mill Road
Anderson Mill Road
Pecan Park Boulevard
Lakeline Central Subdivision
Brushy Creek Subdivision
Central Subdivision
Lakeline Mall Road
Lakeline Mall Drive
Lakeline Mall Loop
Medical Parkway
Colonial Parkway
West

3. Quartiles by net sale price

Resale homes · 384 sales · May 27, 2026 – November 22, 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 $643K are about 1,950 SF (114%) larger than homes under $381K.
- 43% of homes over $643K have a view, against 6% of homes under $381K.
- Homes over $643K are about 12 years newer than homes under $381K.
- Homes over $643K sell for about $44 per SF (22%) more than homes under $381K.

3.1 Key differences

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

Under $381K $381K–$488K $490K–$643K Over $643K

Higher-priced homes Over $643K

- Are much larger.
- Are more likely to have a view.
- Tend to be newer.
- Sell for more per square foot.
- Sell closer to their first asking price.

Lower-priced homes Under $381K

- Are much smaller.
- Are less likely to have a view.
- Tend to be older.
- Sell for less per square foot.
- Sell further below their first asking price.

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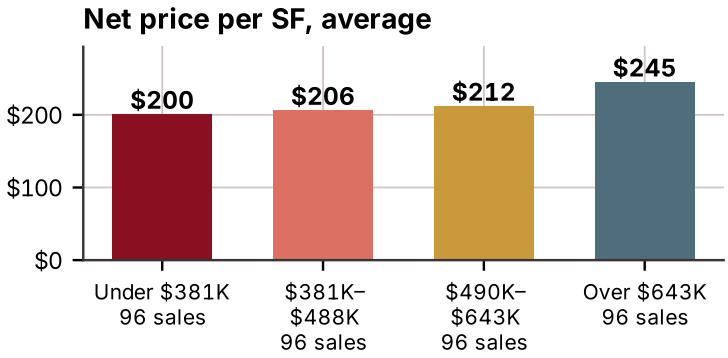
3.2 At a glance

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 $381K	$381K–$488K	$490K–$643K	Over $643K	Real difference?
Net price per SF	$200 per SF **Lowest**	$206 per SF	$212 per SF	$245 per SF **Highest**	✓ large
Living area	1,709 SF **Smallest**	2,165 SF	2,731 SF	3,655 SF **Largest**	✓ large
Year built	1996 **Oldest**	1998	2003	2008 **Newest**	✓ large
Days on market	40 days	46 days	24 days	32 days	unclear
Discount from original list	6.9% **Biggest**	6.8%	4.8% **Smallest**	5.8%	✓ small
Price cut before sale	48%	54%	35%	45%	unclear
Seller paid closing costs or repairs	65%	70%	66%	62%	unclear
Has a view	6% **Fewest**	15%	28%	43% **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 $643K sell for about $44 per SF (22%) more than homes under $381K



The average is **$245 per SF** for homes over $643K and **$200 per SF** for homes under $381K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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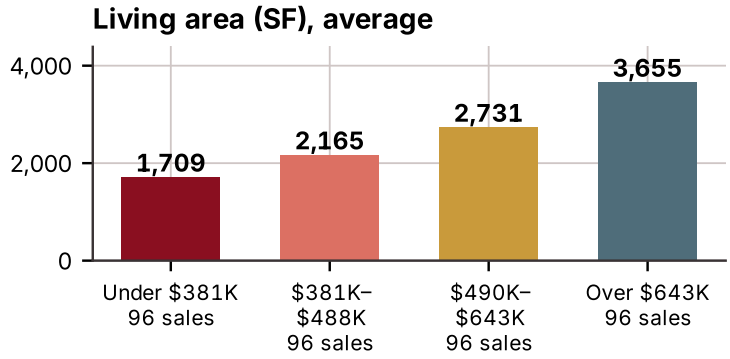
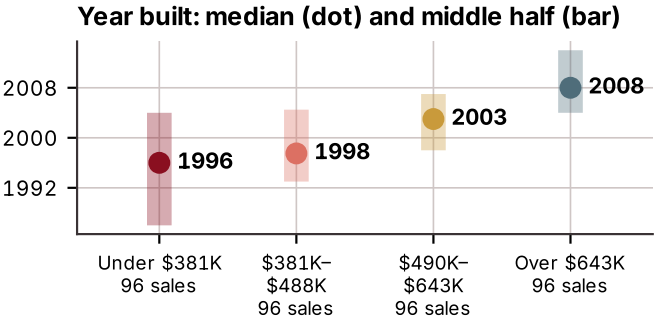
3.4 Homes over $643K are about 1,950 SF (114%) larger than homes under $381K



The average is **3,655 SF** for homes over $643K and **1,709 SF** for homes under $381K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

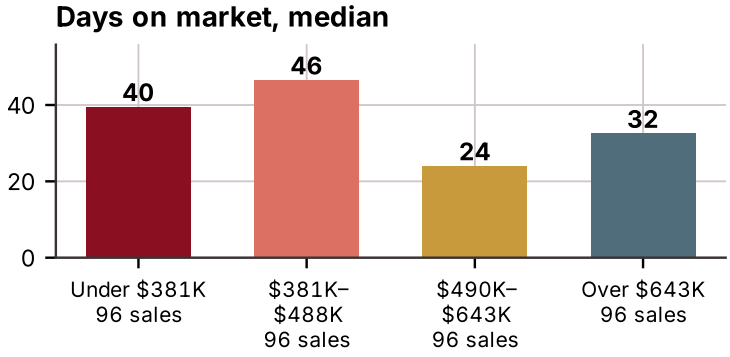
3.5 Homes over $643K are about 12 years newer than homes under $381K



The median is **2008** for homes over $643K and **1996** for homes under $381K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference



The median is **32 days** for homes over $643K and **40 days** for homes under $381K. It does not move in a straight line; homes $381K–$488K are highest. Defined in 8.1.5.

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

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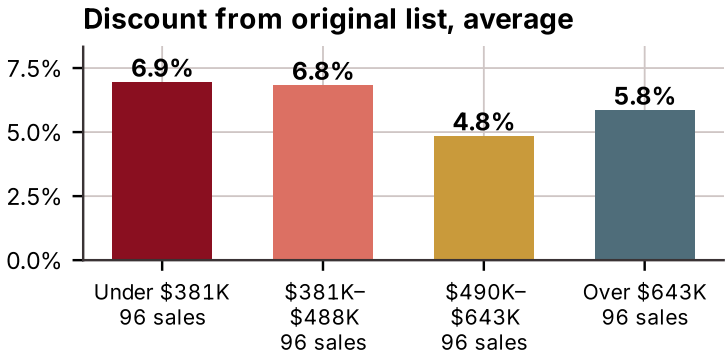
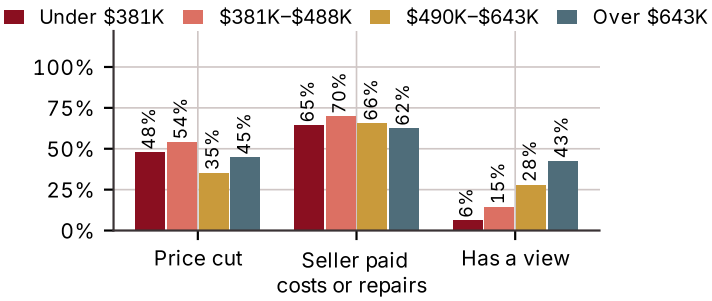
3.7 Homes over $643K sell about 1 percentage point closer to their first asking price than homes under $381K



The average is **5.8%** for homes over $643K and **6.9%** for homes under $381K. It does not move in a straight line; homes under $381K are highest. Defined in 8.1.6.

✓ **Real difference** · small

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.

- 45% of homes over $643K had a price cut before sale, against 48% of homes under $381K. Defined in 8.1.7.
- 62% of homes over $643K had the seller pay closing costs or repairs, against 65% of homes under $381K. Defined in 8.1.8.
- 43% of homes over $643K have a view, against 6% of homes under $381K. 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 $381K 96 sales	$381K–$488K 96 sales	$490K–$643K 96 sales	Over $643K 96 sales	All 384 sales	Real difference?
Net sale price average	$330,144	$429,667	$566,249	$893,000	$554,765	by design
Net price per SF average	$200	$206	$212	$245	$216	✓ large
Living area average	1,709	2,165	2,731	3,655	2,565	✓ large
Year built median	1996	1998	2003	2008	2002	✓ large

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3.10 The numbers: selling

	Under $381K 96 sales	$381K–$488K 96 sales	$490K–$643K 96 sales	Over $643K 96 sales	All 384 sales	Real difference?
Days on market median	40	46	24	32	34	unclear
Discount from original list average	6.9%	6.8%	4.8%	5.8%	6.1%	✓ small
Price cut before sale	48%	54%	35%	45%	46%	unclear
Seller paid closing costs or repairs	65%	70%	66%	62%	66%	unclear
Has a view	6%	15%	28%	43%	23%	✓ 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

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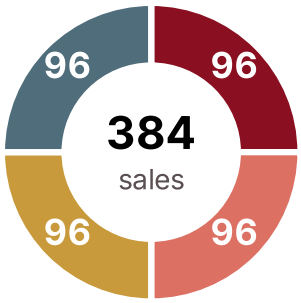
Sales ranked by living area and cut into four equal groups, from the smallest homes to the largest.



Sales per group

- Under 1,861 SF: 96 sales (25%)
- 1,861–2,417 SF: 96 sales (25%)
- 2,422–3,104 SF: 96 sales (25%)
- Over 3,104 SF: 96 sales (25%)

Bottom line

- Homes over 3,104 SF sell for about $503K (143%) more than homes under 1,861 SF.
- 35% of homes over 3,104 SF have a view, against 8% of homes under 1,861 SF.
- Homes over 3,104 SF are about 10 years newer than homes under 1,861 SF.
- Homes over 3,104 SF sell for about $4 per SF (2%) less than homes under 1,861 SF.

4.1 Key differences

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

Under 1,861 SF · 1,861–2,417 SF · 2,422–3,104 SF · Over 3,104 SF

Larger homes Over 3,104 SF

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

Smaller homes Under 1,861 SF

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

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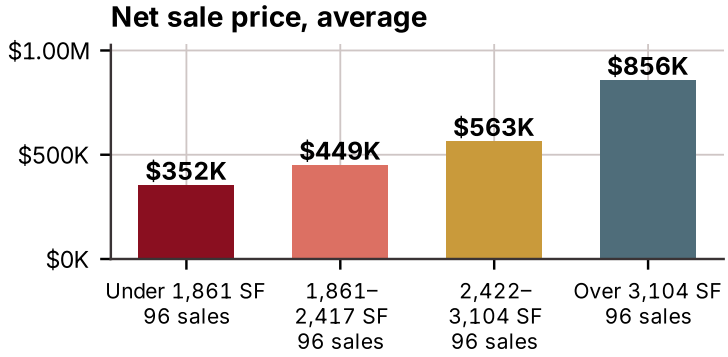
4.2 At a glance

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

	Under 1,861 SF	1,861–2,417 SF	2,422–3,104 SF	Over 3,104 SF	Real difference?
Net sale price	$352K Lowest	$449K	$563K	$856K Highest	✓ large
Net price per SF	$227 per SF Highest	$207 per SF	$205 per SF Lowest	$224 per SF	✓ medium
Year built	1996 Oldest	1998	2003	2006 Newest	✓ large
Days on market	34 days	32 days	36 days	33 days	unclear
Discount from original list	6.7%	6.0%	5.6%	6.1%	unclear
Price cut before sale	48%	40%	48%	47%	unclear
Seller paid closing costs or repairs	70%	66%	60%	67%	unclear
Has a view	8% Fewest	18%	30%	35% Most	✓ small

4.3 Homes over 3,104 SF sell for about $503K (143%) more than homes under 1,861 SF



The average is **$856K** for homes over 3,104 SF and **$352K** for homes under 1,861 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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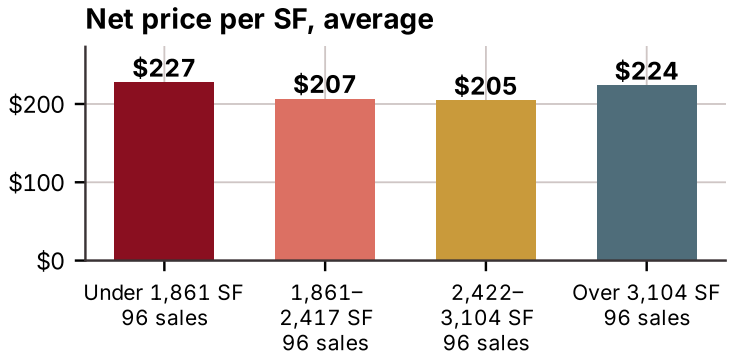
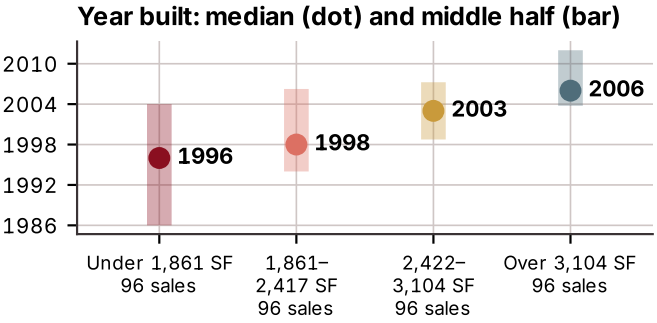
4.4 Homes over 3,104 SF sell for about $4 per SF (2%) less than homes under 1,861 SF



The average is **$224 per SF** for homes over 3,104 SF and **$227 per SF** for homes under 1,861 SF. It does not move in a straight line; homes under 1,861 SF are highest.
Defined in 8.1.2.

✓ **Real difference** · medium

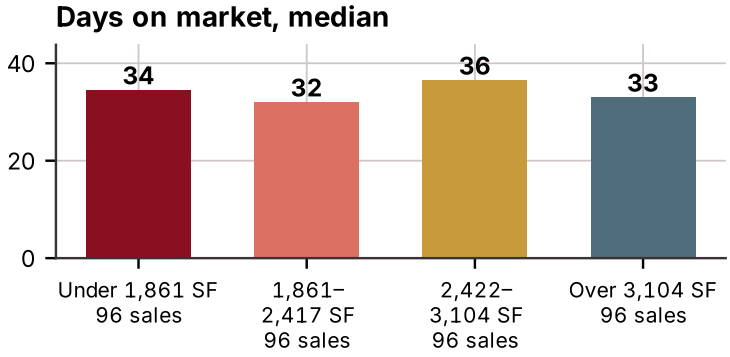
4.5 Homes over 3,104 SF are about 10 years newer than homes under 1,861 SF



The median is **2006** for homes over 3,104 SF and **1996** for homes under 1,861 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 **33 days** for homes over 3,104 SF and **34 days** for homes under 1,861 SF. It does not move in a straight line; homes 2,422–3,104 SF are highest. Defined in 8.1.5.

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

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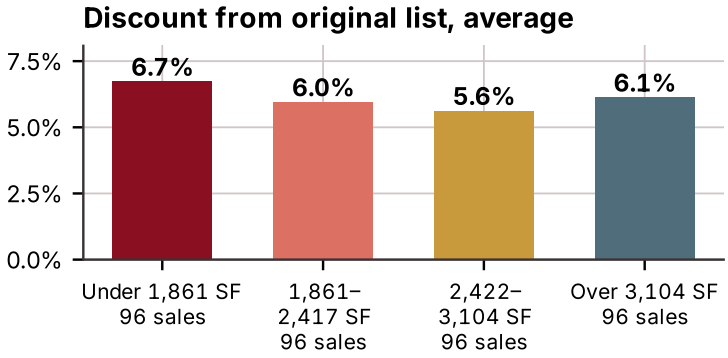
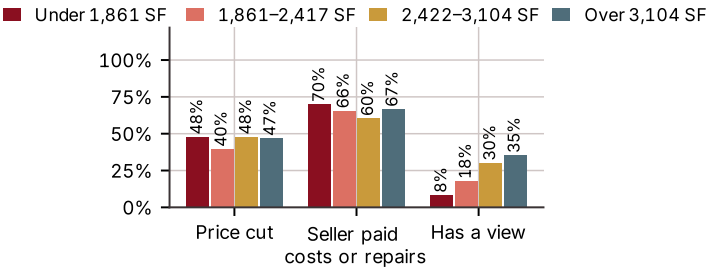
4.7 Discount from original list: no clear difference



The average is **6.1%** for homes over 3,104 SF and **6.7%** for homes under 1,861 SF. It does not move in a straight line; homes under 1,861 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.

- 47% of homes over 3,104 SF had a price cut before sale, against 48% of homes under 1,861 SF. Defined in 8.1.7.
- 67% of homes over 3,104 SF had the seller pay closing costs or repairs, against 70% of homes under 1,861 SF. Defined in 8.1.8.
- 35% of homes over 3,104 SF have a view, against 8% of homes under 1,861 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** · small

4.9 The numbers: price and size

	Under 1,861 SF 96 sales	1,861–2,417 SF 96 sales	2,422–3,104 SF 96 sales	Over 3,104 SF 96 sales	All 384 sales	Real difference?
Net sale price average	$352,309	$448,651	$562,518	$855,582	$554,765	✓ large
Net price per SF average	$227	$207	$205	$224	$216	✓ medium
Living area average	1,565	2,169	2,747	3,779	2,565	by design
Year built median	1996	1998	2003	2006	2002	✓ large

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4.10 The numbers: selling

	Under 1,861 SF 96 sales	1,861–2,417 SF 96 sales	2,422–3,104 SF 96 sales	Over 3,104 SF 96 sales	All 384 sales	Real difference?
Days on market median	34	32	36	33	34	unclear
Discount from original list average	6.7%	6.0%	5.6%	6.1%	6.1%	unclear
Price cut before sale	48%	40%	48%	47%	46%	unclear
Seller paid closing costs or repairs	70%	66%	60%	67%	66%	unclear
Has a view	8%	18%	30%	35%	23%	✓ small

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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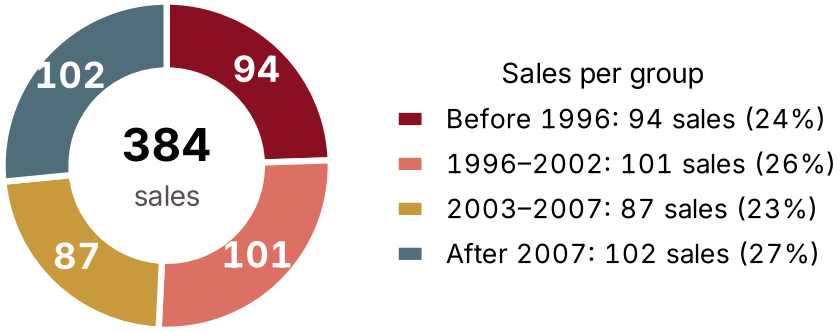
5. Quartiles by year built

Resale homes · 384 sales · May 27, 2026 – November 22, 2026

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



Bottom line

- Homes built after 2007 sell for about $280K (67%) more than homes built before 1996.
- Homes built after 2007 are about 1,000 SF (51%) larger than homes built before 1996.
- Homes built after 2007 sell for about $12 per SF (5%) more than homes built before 1996.

5.1 Key differences

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

Before 1996 1996–2002 2003–2007 After 2007

Newer homes After 2007

- Sell for much more.
- Are much larger.
- Sell for more per square foot.

Older homes Before 1996

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

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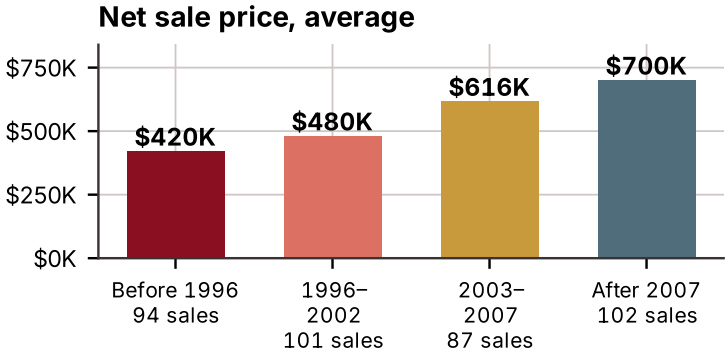
5.2 At a glance

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

	Before 1996	1996–2002	2003–2007	After 2007	Real difference?
Net sale price	$420K Lowest	$480K	$616K	$700K Highest	✓ large
Net price per SF	$217 per SF	$201 per SF Lowest	$216 per SF	$229 per SF Highest	✓ small
Living area	1,983 SF Smallest	2,434 SF	2,852 SF	2,985 SF Largest	✓ large
Days on market	26 days	33 days	33 days	46 days	unclear
Discount from original list	6.5%	5.4%	6.0%	6.6%	unclear
Price cut before sale	38%	46%	45%	53%	unclear
Seller paid closing costs or repairs	64%	63%	70%	66%	unclear
Has a view	17%	18%	29%	28%	unclear

5.3 Homes built after 2007 sell for about $280K (67%) more than homes built before 1996



The average is **$700K** for homes built after 2007 and **$420K** for homes built before 1996. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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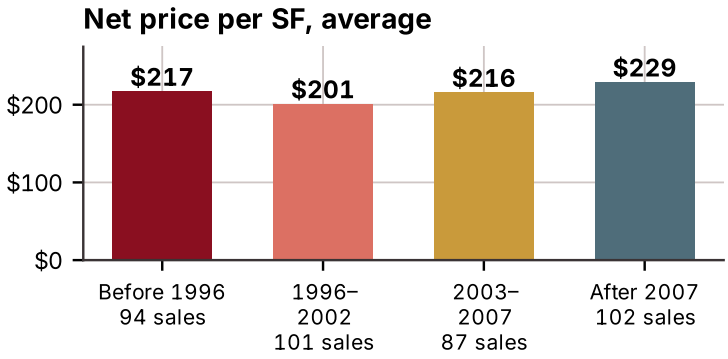
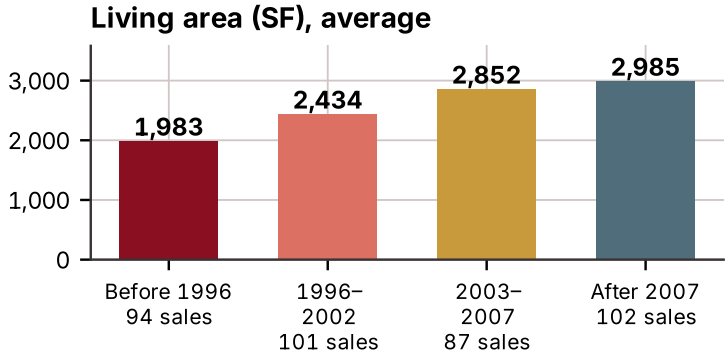
5.4 Homes built after 2007 sell for about $12 per SF (5%) more than homes built before 1996



The average is **$229 per SF** for homes built after 2007 and **$217 per SF** for homes built before 1996. It does not move in a straight line; homes built after 2007 are highest. Defined in 8.1.2.

✓ **Real difference** · small

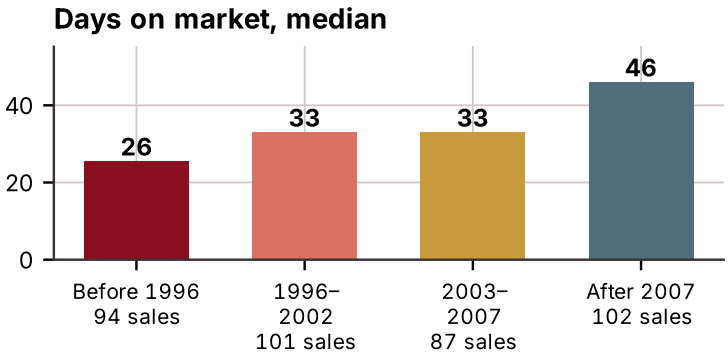
5.5 Homes built after 2007 are about 1,000 SF (51%) larger than homes built before 1996



The average is **2,985 SF** for homes built after 2007 and **1,983 SF** for homes built before 1996. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

5.6 Days on market: no clear difference



The median is **46 days** for homes built after 2007 and **26 days** for homes built before 1996. 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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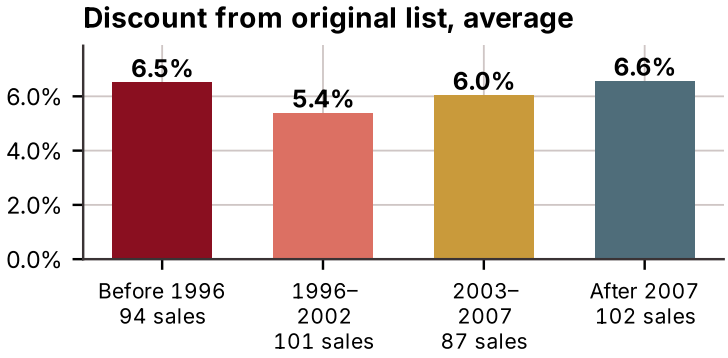
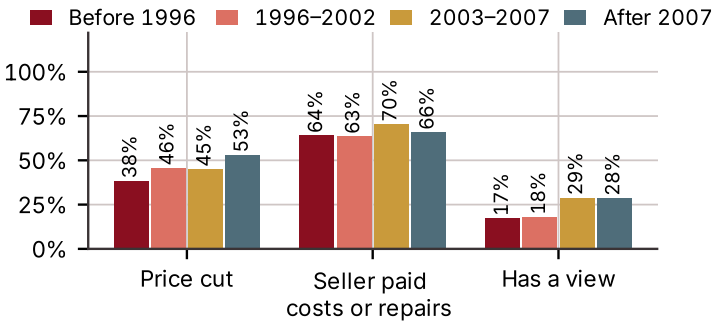
5.7 Discount from original list: no clear difference



The average is **6.6%** for homes built after 2007 and **6.5%** for homes built before 1996. It does not move in a straight line; homes built after 2007 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.

- 53% of homes built after 2007 had a price cut before sale, against 38% of homes built before 1996. Defined in 8.1.7.
- 66% of homes built after 2007 had the seller pay closing costs or repairs, against 64% of homes built before 1996. Defined in 8.1.8.
- 28% of homes built after 2007 have a view, against 17% of homes built before 1996. 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 1996 94 sales	1996–2002 101 sales	2003–2007 87 sales	After 2007 102 sales	All 384 sales	Real difference?
Net sale price average	$420,233	$480,289	$616,396	$699,924	$554,765	✓ large
Net price per SF average	$217	$201	$216	$229	$216	✓ small
Living area average	1,983	2,434	2,852	2,985	2,565	✓ large
Year built median	1989	1998	2005	2012	2002	by design

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5.10 The numbers: selling

	Before 1996 94 sales	1996–2002 101 sales	2003–2007 87 sales	After 2007 102 sales	All 384 sales	Real difference?
Days on market median	26	33	33	46	34	unclear
Discount from original list average	6.5%	5.4%	6.0%	6.6%	6.1%	unclear
Price cut before sale	38%	46%	45%	53%	46%	unclear
Seller paid closing costs or repairs	64%	63%	70%	66%	66%	unclear
Has a view	17%	18%	29%	28%	23%	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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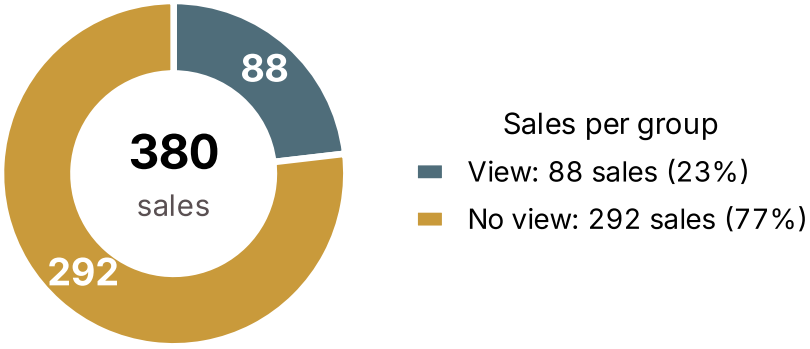
6. View and no view

Resale homes · 384 sales · May 27, 2026 – November 22, 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. 4 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $212K (42%) more than homes without a view.
- Homes with a view sell for about $32 per SF (15%) more than homes without a view.
- Homes with a view are about 510 SF (21%) larger 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.
- Sell for more per square foot.
- Are larger.

Homes without a view no view listed

- Sell for less.
- Sell for less per square foot.
- Are smaller.

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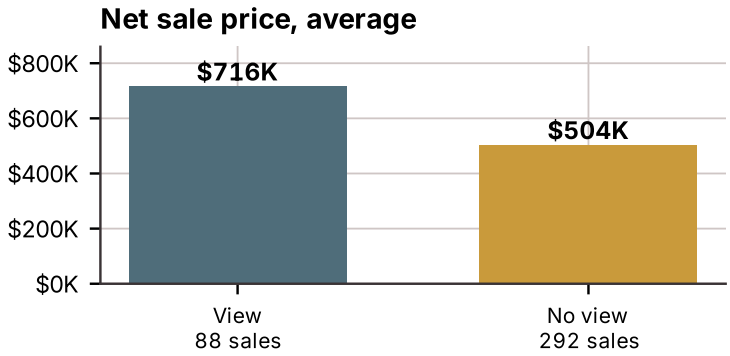
6.2 At a glance

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	$716K **Highest**	$504K **Lowest**	✓ medium
Net price per SF	$240 per SF **Highest**	$208 per SF **Lowest**	✓ medium
Living area	2,944 SF **Largest**	2,439 SF **Smallest**	✓ medium
Year built	2004	2001	unclear
Days on market	24 days	39 days	unclear
Discount from original list	5.4%	6.4%	unclear
Price cut before sale	40%	47%	unclear
Seller paid closing costs or repairs	62%	66%	unclear

6.3 Homes with a view sell for about $212K (42%) more than homes without a view



The average is **$716K** for homes with a view and **$504K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · medium

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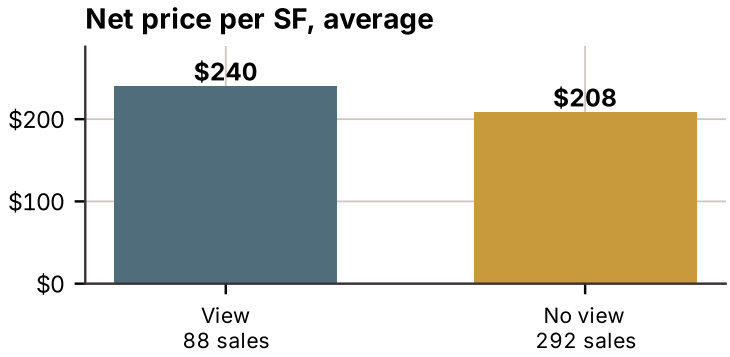
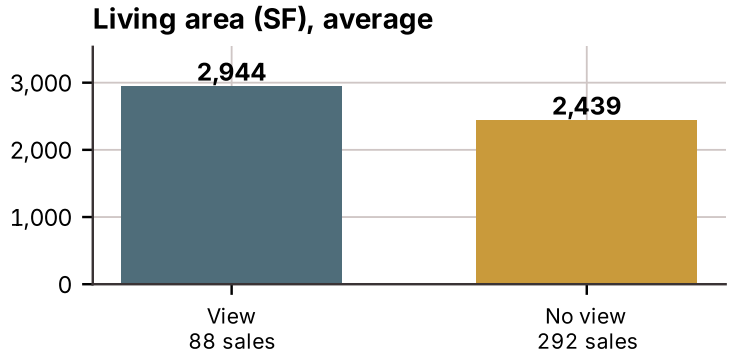
6.4 Homes with a view sell for about $32 per SF (15%) more than homes without a view



The average is **$240 per SF** for homes with a view and **$208 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · medium

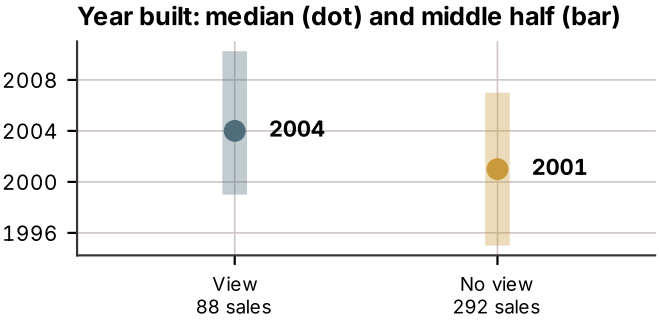
6.5 Homes with a view are about 510 SF (21%) larger than homes without a view



The average is **2,944 SF** for homes with a view and **2,439 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · medium

6.6 Year built: no clear difference



The median is **2004** for homes with a view and **2001** for homes without a view. Defined in 8.1.4.

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

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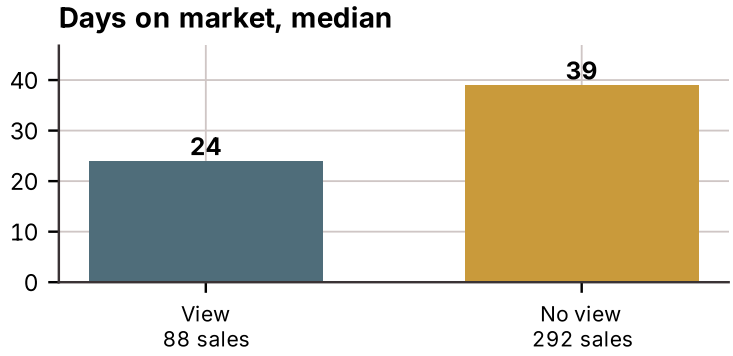
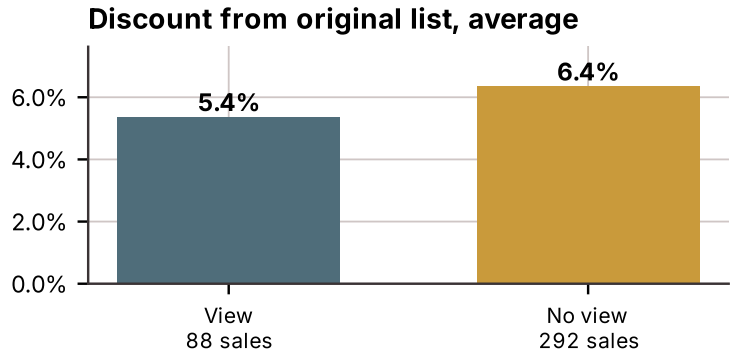
6.7 Days on market: no clear difference



The median is **24 days** for homes with a view and **39 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

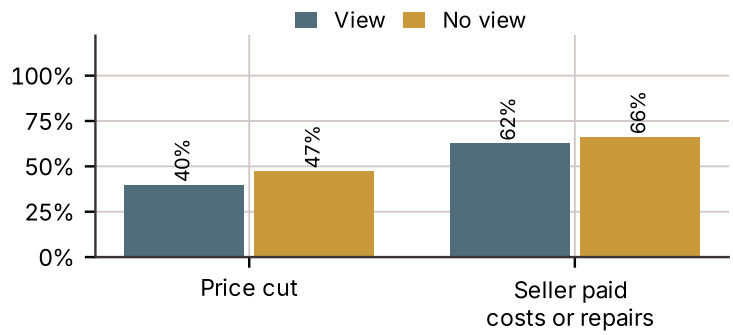
6.8 Discount from original list: no clear difference



The average is **5.4%** for homes with a view and **6.4%** 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.

- 40% of homes with a view had a price cut before sale, against 47% of homes without a view. Defined in 8.1.7.
- 62% of homes with a view had the seller pay closing costs or repairs, against 66% of homes without a view. Defined in 8.1.8.

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

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

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6.10 The numbers: price and size

	View 88 sales	No view 292 sales	All 380 sales	Real difference?
Net sale price average	$716,422	$503,928	$553,137	✓ medium
Net price per SF average	$240	$208	$216	✓ medium
Living area average	2,944	2,439	2,556	✓ medium
Year built median	2004	2001	2002	unclear

6.11 The numbers: selling

	View 88 sales	No view 292 sales	All 380 sales	Real difference?
Days on market median	24	39	34	unclear
Discount from original list average	5.4%	6.4%	6.1%	unclear
Price cut before sale	40%	47%	46%	unclear
Seller paid closing costs or repairs	62%	66%	65%	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 · 13 sales · May 27, 2026 – November 22, 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: 13 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 Cedar Park.

Measure	Average	Median
Sales		13
Net sale price	**$794,232**	$537,076
Net price per SF	**$264**	$256
Living area (SF)	**2,907**	2,381
Days on market	**89**	73
Discount from original list	**7.2%**	5.2%
Price cut before sale		23% of sales
Seller paid closing costs or repairs		92% of sales
Year built		2006–2026

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 384 resale sales. Average $554,765; median $489,000; standard deviation $263,730; middle half (25th–75th percentile) $380,750–$643,800; lowest $210,000, highest $3,200,000. 252 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 psf = Net ÷ LivingArea, per sale; summarized by the mean of the per-sale ratios.

The data 384 resale sales. Average $216; median $212; standard deviation $44; middle half (25th–75th percentile) $187–$238; lowest $99, highest $489.

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 384 resale sales. Average 2,565; median 2,420; standard deviation 896; middle half (25th–75th percentile) 1,861–3,105; lowest 960, highest 6,539.

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 384 resale sales. Average 2001; median 2002; standard deviation 11; middle half (25th–75th percentile) 1996–2008; lowest 1930, highest 2021.

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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 384 resale sales. Average 57; median 34; standard deviation 67; middle half (25th–75th percentile) 13–79; lowest 0, highest 413. 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 384 resale sales. Average 6.1%; median 5.2%; standard deviation 6.4%; middle half (25th–75th percentile) 2.1%–9.5%; lowest −42.5%, highest 40.0%. 27 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 175 of 384 resale sales (45.6%).

8.1.8 Seller paid closing costs or repairs

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

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

The data 252 of 384 resale sales (65.6%).

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 88 sales with a view, 292 without, 4 unclassified. Most common View entries: None 202, Neighborhood 117, Park/Greenbelt 42, Trees/Woods 42, Pool 12, Hill Country 10, See Remarks 9, Golf Course 7.

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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 2026-11-23 13:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Cedar Park.

The data Pulled November 23, 2026: 817 closed Cedar Park records over the prior year. ZIP codes: 2, the most sales in 78613, 78641.

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 27, 2026 to November 22, 2026 inclusive.

The data 397 single-family sales in the window: 384 resale, 13 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 384 resale; 13 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 20 sale(s) other than single-family homes (condo, townhome and similar); 2 sale(s) with no original list 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 $381K”.

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 $381K: $210,000–$380,000 (96 sales); $381K–$488K: $381,000–$488,000 (96 sales); $490K–$643K: $490,000–$643,400 (96 sales); Over $643K: $645,000–$3,200,000 (96 sales)
Quartiles by living area: Under 1,861 SF: 960–1,860 SF (96 sales); 1,861–2,417 SF: 1,861–2,417 SF (96 sales); 2,422–3,104 SF: 2,422–3,104 SF (96 sales); Over 3,104 SF: 3,108–6,539 SF (96 sales)
Quartiles by year built: Before 1996: 1930–1995 (94 sales); 1996–2002: 1996–2002 (101 sales); 2003–2007: 2003–2007 (87 sales); After 2007: 2008–2021 (102 sales)
View and no view: View: MLS lists a view (88 sales); No view: None or Neighborhood (292 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 $554,765, median $489,000. Days on market: average 57, median 34: 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 15 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 = 62.33	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.163$	large
Living area	Kruskal–Wallis	H = 275.16	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.718$	large
Year built	Kruskal–Wallis	H = 91.37	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.239$	large
Days on market	Kruskal–Wallis	H = 5.23	3	0.1556	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.014$	small
Discount from original list	Kruskal–Wallis	H = 14.36	3	0.0024	p < 0.0063	**Yes**	$\varepsilon^2 = 0.038$	small
Price cut before sale	Chi-square	$\chi^2 = 7.09$	3	0.0692	p < 0.0063	**Unclear**	Cramér's V = 0.136	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.20$	3	0.7529	p < 0.0063	**Unclear**	Cramér's V = 0.056	negligible
Has a view	Chi-square	$\chi^2 = 41.63$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.329	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 = 267.84	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.699$	large
Net price per SF	Kruskal–Wallis	H = 27.37	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.071$	medium
Year built	Kruskal–Wallis	H = 68.61	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.179$	large
Days on market	Kruskal–Wallis	H = 1.99	3	0.5738	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.005$	negligible
Discount from original list	Kruskal–Wallis	H = 3.29	3	0.3491	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.009$	negligible
Price cut before sale	Chi-square	$\chi^2 = 1.88$	3	0.5978	p < 0.0063	**Unclear**	Cramér's V = 0.070	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.94$	3	0.5851	p < 0.0063	**Unclear**	Cramér's V = 0.071	negligible
Has a view	Chi-square	$\chi^2 = 24.41$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.252	small

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 84.44	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.220$	large
Net price per SF	Kruskal–Wallis	H = 21.36	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.056$	small
Living area	Kruskal–Wallis	H = 78.53	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.205$	large
Days on market	Kruskal–Wallis	H = 4.46	3	0.2157	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.012$	small
Discount from original list	Kruskal–Wallis	H = 2.22	3	0.5279	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.006$	negligible
Price cut before sale	Chi-square	$\chi^2 = 4.26$	3	0.2349	p < 0.0063	**Unclear**	Cramér's V = 0.105	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.14$	3	0.7673	p < 0.0063	**Unclear**	Cramér's V = 0.054	negligible
Has a view	Chi-square	$\chi^2 = 6.76$	3	0.0801	p < 0.0063	**Unclear**	Cramér's V = 0.133	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 = 18,976.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.477	medium
Net price per SF	Mann–Whitney U	U = 17,678.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.376	medium
Living area	Mann–Whitney U	U = 17,341.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.350	medium
Year built	Mann–Whitney U	U = 15,057.00	—	0.0144	p < 0.0063	**Unclear**	rank-biserial r = 0.172	small
Days on market	Mann–Whitney U	U = 10,569.00	—	0.0116	p < 0.0063	**Unclear**	rank-biserial r = 0.177	small
Discount from original list	Mann–Whitney U	U = 11,331.00	—	0.0932	p < 0.0063	**Unclear**	rank-biserial r = 0.118	small
Price cut before sale	Chi-square	$\chi^2 = 1.53$	1	0.2163	p < 0.0063	**Unclear**	Cramér's V = 0.063	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.39$	1	0.5346	p < 0.0063	**Unclear**	Cramér's V = 0.032	negligible

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8.4 Data notes

Left out of the analysis: 13 new-construction sales (basic statistics only, section 7); 20 sale(s) other than single-family homes (condo, townhome and similar); 2 sale(s) with no original list price. 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 384 closed MLS resale sales; the 13 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 23, 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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