Florence

Williamson County, TX
Resale homes · closed Nov 22 – Nov 21, 2026
Prepared for Buyers, sellers and agents

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

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
23	**$357,530**	**$227**	**79 days**
single-family resale homes	average $426,478	average $250	average 139 days

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1. Summary

Resale homes · 23 sales · November 22, 2025 – November 21, 2026

This study looks at the **23 resale homes** sold in Florence in the **365 days** to November 21, 2026. A full year is used because only 14 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

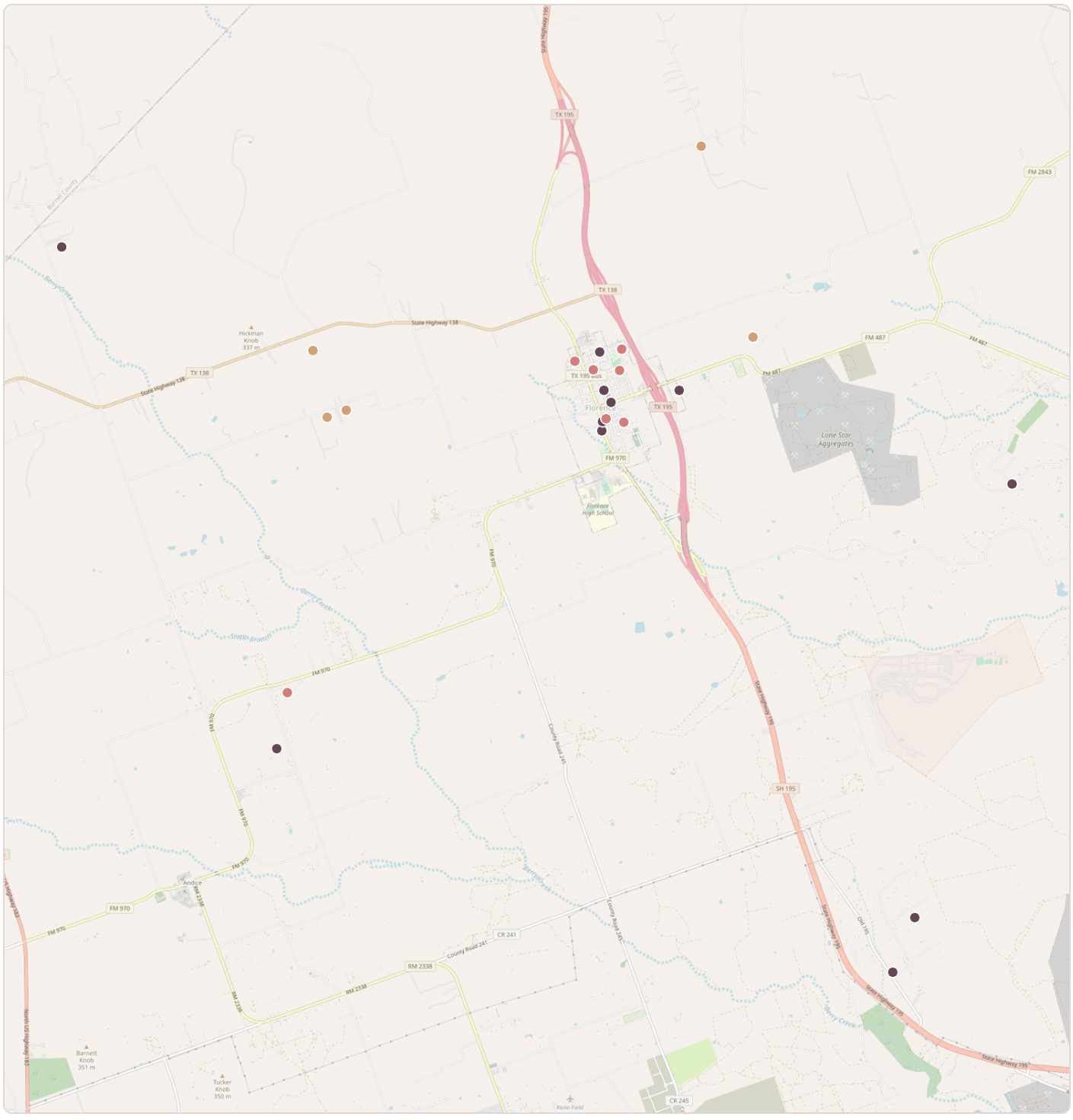
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

23 resale homes · colored by price range

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



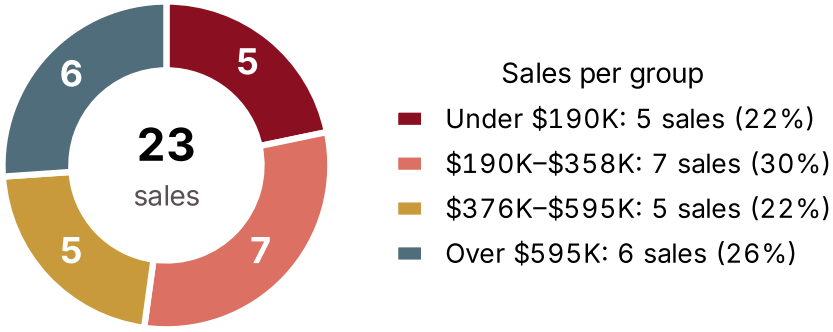
● Under $190K · 5 sales ● $190K–$358K · 7 sales ● $376K–$595K · 5 sales ● Over $595K · 6 sales

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3. Quartiles by net sale price

Resale homes · 23 sales · November 22, 2025 – November 21, 2026

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



Bottom line

- 100% of homes over $595K have a view, against 0% of homes under $190K.
- Homes over $595K sell for about $282 per SF (266%) more than homes under $190K.

3.1 Key differences

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

Under $190K $190K–$358K $376K–$595K Over $595K

Higher-priced homes Over $595K

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

Lower-priced homes Under $190K

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

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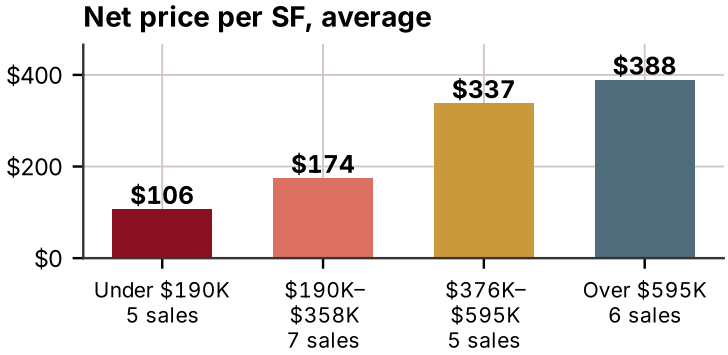
3.2 At a glance

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

	Under $190K	$190K–$358K	$376K–$595K	Over $595K	Real difference?
Net price per SF	$106 per SF **Lowest**	$174 per SF	$337 per SF	$388 per SF **Highest**	✓ large
Living area	1,412 SF	1,548 SF	1,525 SF	2,400 SF	unclear
Year built	1960	1975	2002	2008	unclear
Days on market	13 days	72 days	235 days	58 days	unclear
Discount from original list	10.1%	10.5%	14.0%	12.9%	unclear
Price cut before sale	20%	57%	60%	67%	unclear
Seller paid closing costs or repairs	0%	71%	80%	67%	unclear
Has a view	0% **Fewest**	29%	100%	100% **Most**	✓ large

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

3.3 Homes over $595K sell for about $282 per SF (266%) more than homes under $190K

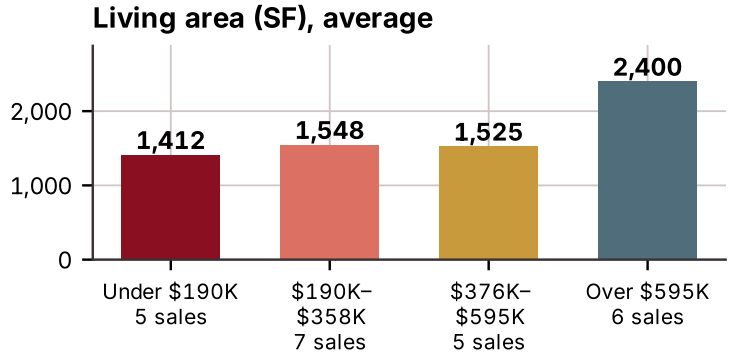


The average is **$388 per SF** for homes over $595K and **$106 per SF** for homes under $190K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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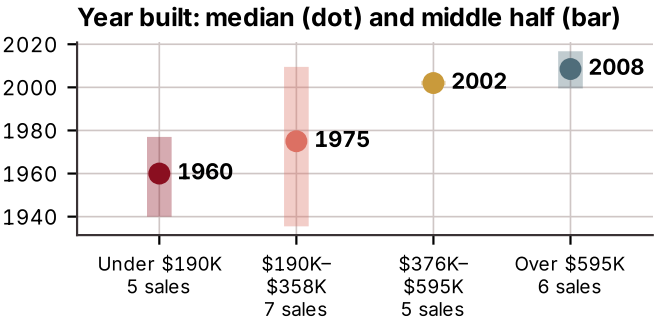
3.4 Living area: no clear difference



The average is **2,400 SF** for homes over $595K and **1,412 SF** for homes under $190K. It does not move in a straight line; homes over $595K are highest. Defined in 8.1.3.

– No clear difference · could be chance

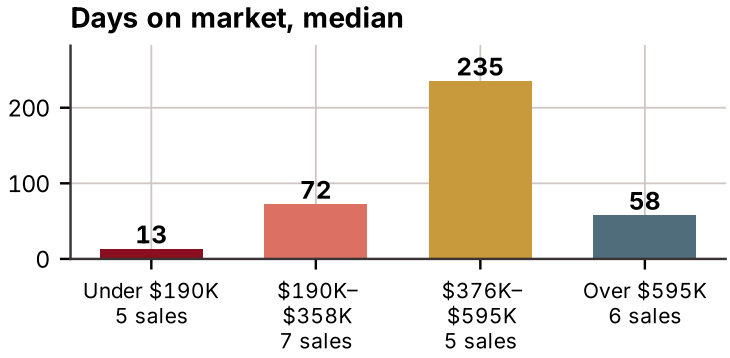
3.5 Year built: no clear difference



The median is **2008** for homes over $595K and **1960** for homes under $190K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

– No clear difference · could be chance

3.6 Days on market: no clear difference

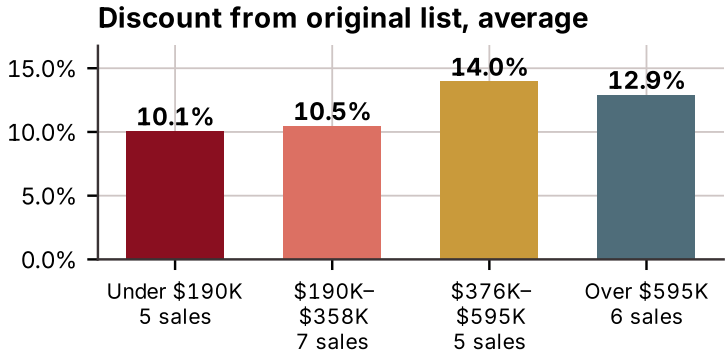


The median is **58 days** for homes over $595K and **13 days** for homes under $190K. It does not move in a straight line; homes $376K–$595K are highest. Defined in 8.1.5.

– No clear difference · could be chance

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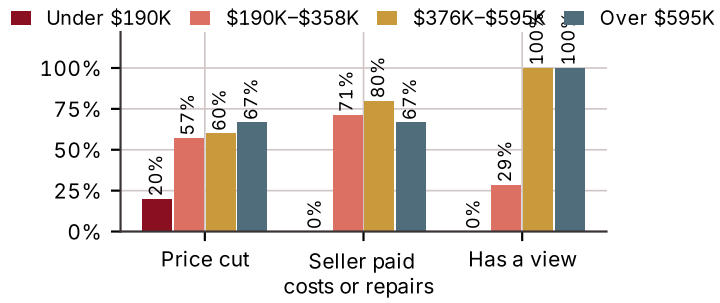
3.7 Discount from original list: no clear difference



The average is **12.9%** for homes over $595K and **10.1%** for homes under $190K. It does not move in a straight line; homes $376K–$595K 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.

- 67% of homes over $595K had a price cut before sale, against 20% of homes under $190K. Defined in 8.1.7.
- 67% of homes over $595K had the seller pay closing costs or repairs, against 0% of homes under $190K. Defined in 8.1.8.
- 100% of homes over $595K have a view, against 0% of homes under $190K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $190K 5 sales	$190K–$358K 7 sales	$376K–$595K 5 sales	Over $595K 6 sales	All 23 sales	Real difference?
Net sale price average	$147,900	$262,554	$482,215	$803,425	$426,478	by design
Net price per SF average	$106	$174	$337	$388	$250	✓ large
Living area average	1,412	1,548	1,525	2,400	1,736	unclear
Year built median	1960	1975	2002	2008	1997	unclear

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3.10 The numbers: selling

	Under $190K 5 sales	$190K–$358K 7 sales	$376K–$595K 5 sales	Over $595K 6 sales	All 23 sales	Real difference?
Days on market median	13	72	235	58	79	unclear
Discount from original list average	10.1%	10.5%	14.0%	12.9%	11.8%	unclear
Price cut before sale	20%	57%	60%	67%	52%	unclear
Seller paid closing costs or repairs	0%	71%	80%	67%	57%	unclear
Has a view	0%	29%	100%	100%	57%	✓ large

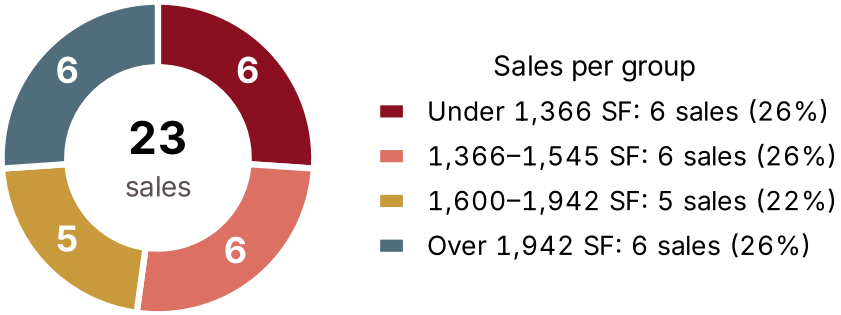
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

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



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

4.1 Key differences

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

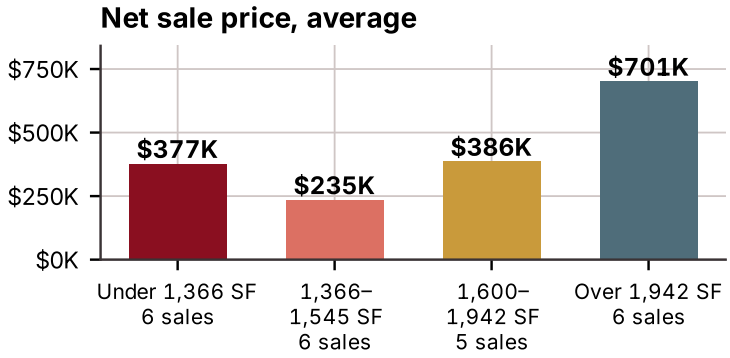
4.2 At a glance

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 1,366 SF	1,366–1,545 SF	1,600–1,942 SF	Over 1,942 SF	Real difference?
Net sale price	$377K	$235K	$386K	$701K	unclear
Net price per SF	$349 per SF	$157 per SF	$214 per SF	$275 per SF	unclear
Year built	1983	1980	2003	2000	unclear
Days on market	118 days	108 days	63 days	62 days	unclear
Discount from original list	11.1%	10.4%	13.3%	12.6%	unclear
Price cut before sale	67%	33%	80%	33%	unclear
Seller paid closing costs or repairs	50%	50%	80%	50%	unclear
Has a view	83%	0%	60%	83%	unclear

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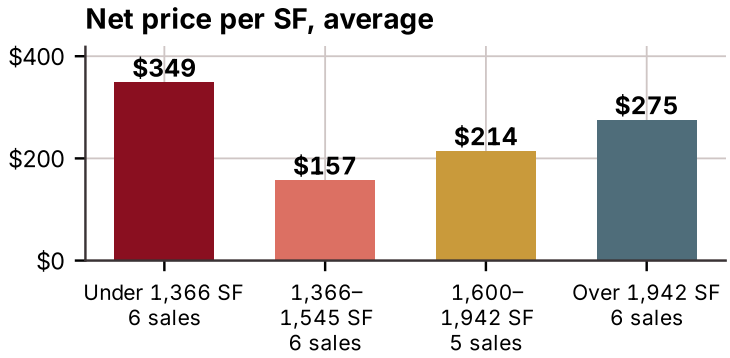
4.3 Net sale price: no clear difference



The average is **$701K** for homes over 1,942 SF and **$377K** for homes under 1,366 SF. It does not move in a straight line; homes over 1,942 SF are highest. Defined in 8.1.1.

– No clear difference · could be chance

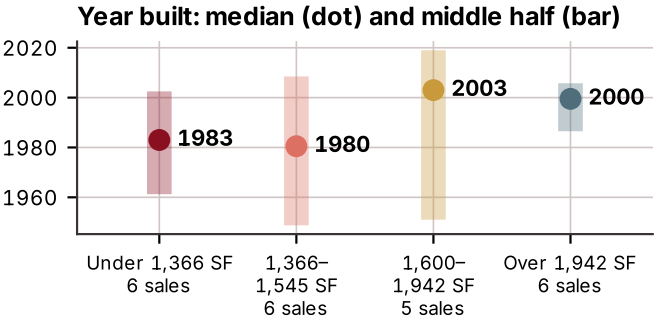
4.4 Net price per SF: no clear difference



The average is **$275 per SF** for homes over 1,942 SF and **$349 per SF** for homes under 1,366 SF. It does not move in a straight line; homes under 1,366 SF are highest.
Defined in 8.1.2.

– No clear difference · could be chance

4.5 Year built: no clear difference

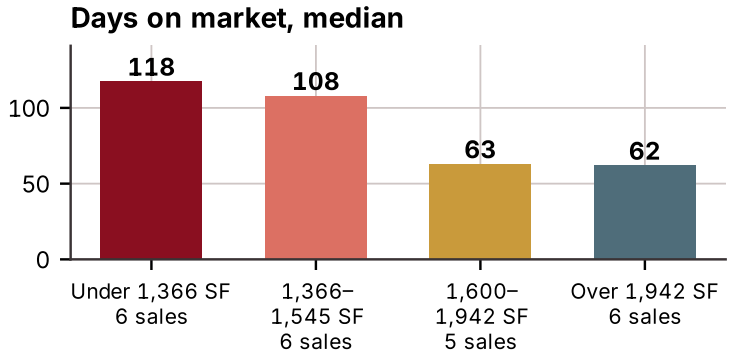


The median is **2000** for homes over 1,942 SF and **1983** for homes under 1,366 SF. It does not move in a straight line; homes 1,600–1,942 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

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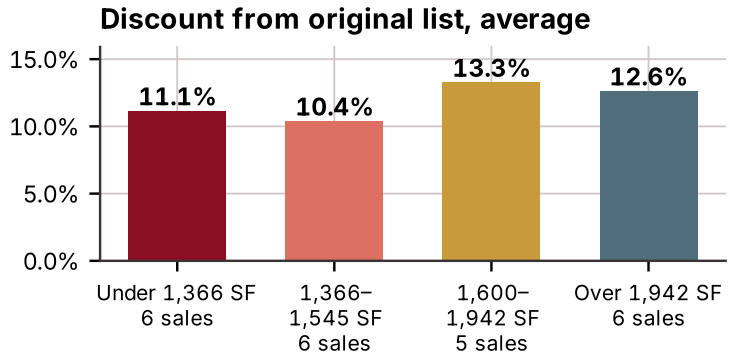
4.6 Days on market: no clear difference



The median is **62 days** for homes over 1,942 SF and **118 days** for homes under 1,366 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

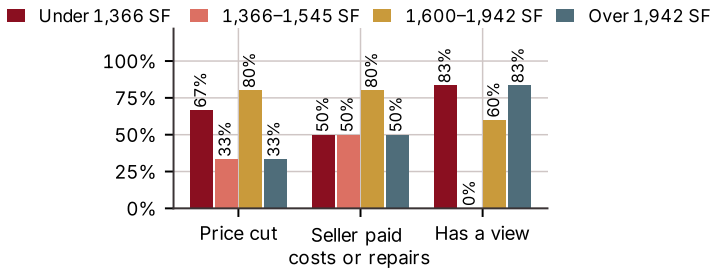


The average is **12.6%** for homes over 1,942 SF and **11.1%** for homes under 1,366 SF. It does not move in a straight line; homes 1,600–1,942 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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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.

- 33% of homes over 1,942 SF had a price cut before sale, against 67% of homes under 1,366 SF. Defined in 8.1.7.
- 50% of homes over 1,942 SF had the seller pay closing costs or repairs, against 50% of homes under 1,366 SF. Defined in 8.1.8.
- 83% of homes over 1,942 SF have a view, against 83% of homes under 1,366 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 1,366 SF 6 sales	1,366–1,545 SF 6 sales	1,600–1,942 SF 5 sales	Over 1,942 SF 6 sales	All 23 sales	Real difference?
Net sale price average	$377,367	$234,897	$385,875	$701,008	$426,478	unclear
Net price per SF average	$349	$157	$214	$275	$250	unclear
Living area average	1,036	1,483	1,802	2,634	1,736	by design
Year built median	1983	1980	2003	2000	1997	unclear

4.10 The numbers: selling

	Under 1,366 SF 6 sales	1,366–1,545 SF 6 sales	1,600–1,942 SF 5 sales	Over 1,942 SF 6 sales	All 23 sales	Real difference?
Days on market median	118	108	63	62	79	unclear
Discount from original list average	11.1%	10.4%	13.3%	12.6%	11.8%	unclear
Price cut before sale	67%	33%	80%	33%	52%	unclear
Seller paid closing costs or repairs	50%	50%	80%	50%	57%	unclear
Has a view	83%	0%	60%	83%	57%	unclear

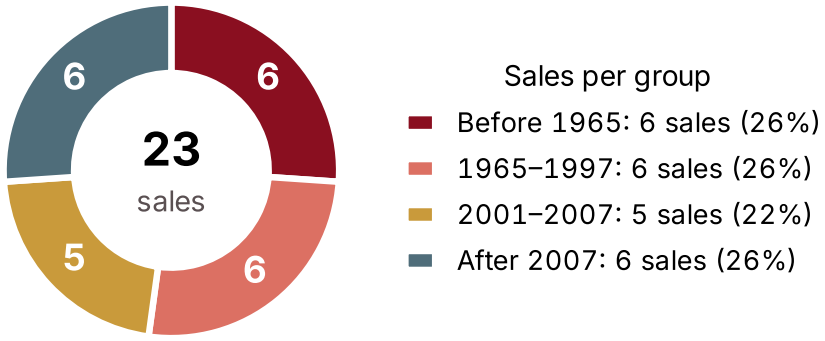
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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



Bottom line: 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.

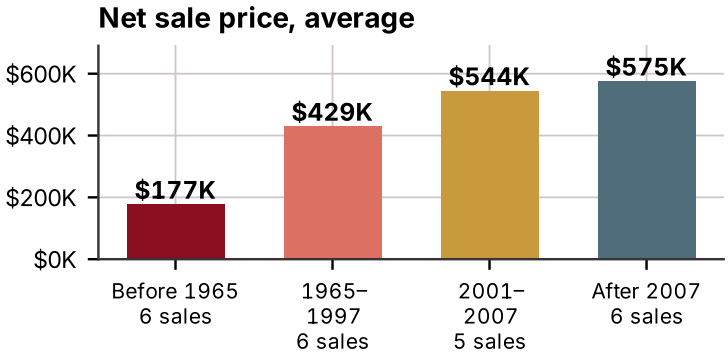
5.2 At a glance

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 1965	1965–1997	2001–2007	After 2007	Real difference?
Net sale price	$177K	$429K	$544K	$575K	unclear
Net price per SF	$133 per SF	$201 per SF	$337 per SF	$345 per SF	unclear
Living area	1,345 SF	2,118 SF	1,721 SF	1,757 SF	unclear
Days on market	80 days	54 days	63 days	147 days	unclear
Discount from original list	11.9%	10.2%	13.6%	11.8%	unclear
Price cut before sale	50%	50%	40%	67%	unclear
Seller paid closing costs or repairs	17%	50%	80%	83%	unclear
Has a view	33%	50%	80%	67%	unclear

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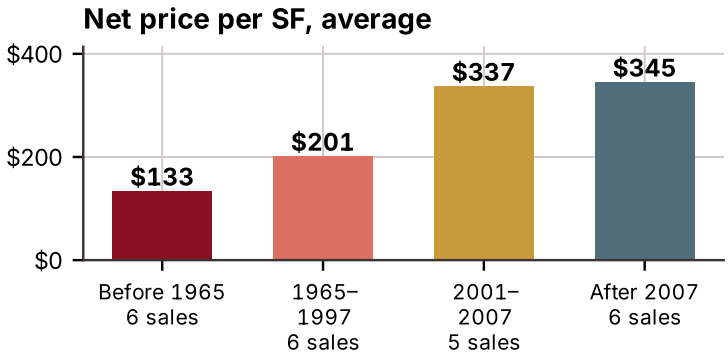
5.3 Net sale price: no clear difference



The average is **$575K** for homes built after 2007 and **$177K** for homes built before 1965. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

– No clear difference · could be chance

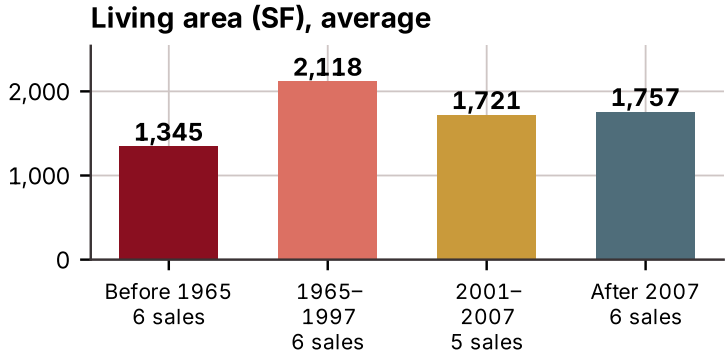
5.4 Net price per SF: no clear difference



The average is **$345 per SF** for homes built after 2007 and **$133 per SF** for homes built before 1965. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

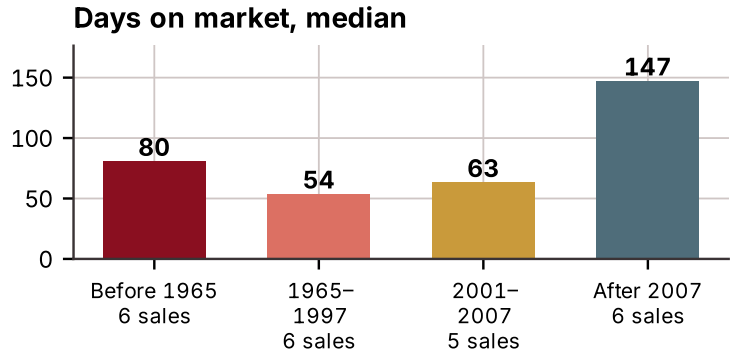


The average is **1,757 SF** for homes built after 2007 and **1,345 SF** for homes built before 1965. It does not move in a straight line; homes built 1965–1997 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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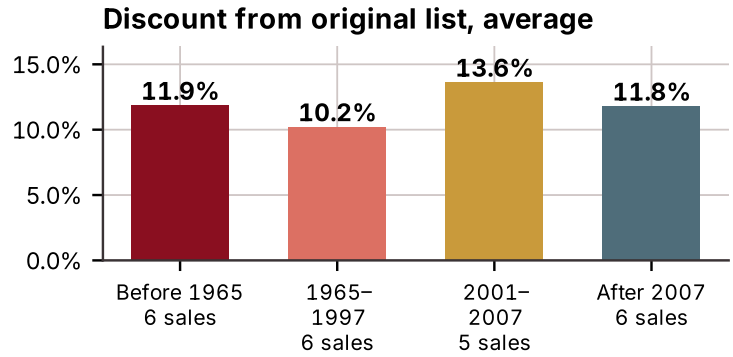
5.6 Days on market: no clear difference



The median is **147 days** for homes built after 2007 and **80 days** for homes built before 1965. It does not move in a straight line; homes built after 2007 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

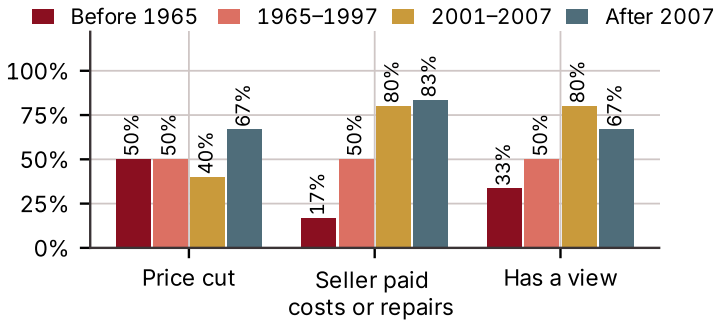


The average is **11.8%** for homes built after 2007 and **11.9%** for homes built before 1965. It does not move in a straight line; homes built 2001–2007 are highest. Defined in 8.1.6.

– 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.

- 67% of homes built after 2007 had a price cut before sale, against 50% of homes built before 1965. Defined in 8.1.7.
- 83% of homes built after 2007 had the seller pay closing costs or repairs, against 17% of homes built before 1965. Defined in 8.1.8.
- 67% of homes built after 2007 have a view, against 33% of homes built before 1965. 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 1965 6 sales	1965–1997 6 sales	2001–2007 5 sales	After 2007 6 sales	All 23 sales	Real difference?
Net sale price average	$176,917	$429,142	$544,150	$575,317	$426,478	unclear
Net price per SF average	$133	$201	$337	$345	$250	unclear
Living area average	1,345	2,118	1,721	1,757	1,736	unclear
Year built median	1938	1980	2003	2020	1997	by design

5.10 The numbers: selling

	Before 1965 6 sales	1965–1997 6 sales	2001–2007 5 sales	After 2007 6 sales	All 23 sales	Real difference?
Days on market median	80	54	63	147	79	unclear
Discount from original list average	11.9%	10.2%	13.6%	11.8%	11.8%	unclear
Price cut before sale	50%	50%	40%	67%	52%	unclear
Seller paid closing costs or repairs	17%	50%	80%	83%	57%	unclear
Has a view	33%	50%	80%	67%	57%	unclear

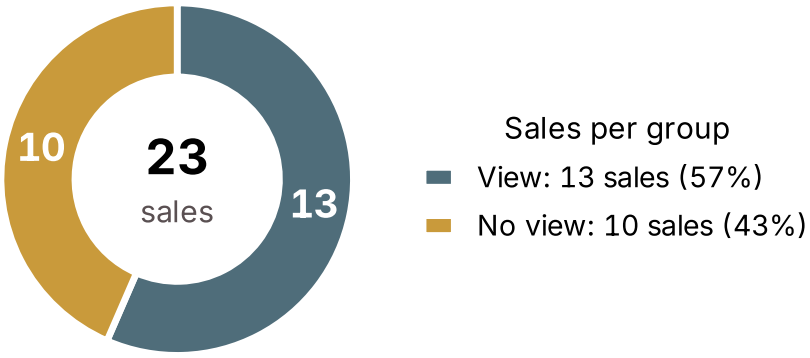
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

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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.



Bottom line

- Homes with a view sell for about $366K (166%) more than homes without a view.
- Homes with a view sell for about $192 per SF (136%) more than homes without a view.

6.1 Key differences

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

View No view

Homes with a view MLS lists a view

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

Homes without a view no view listed

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

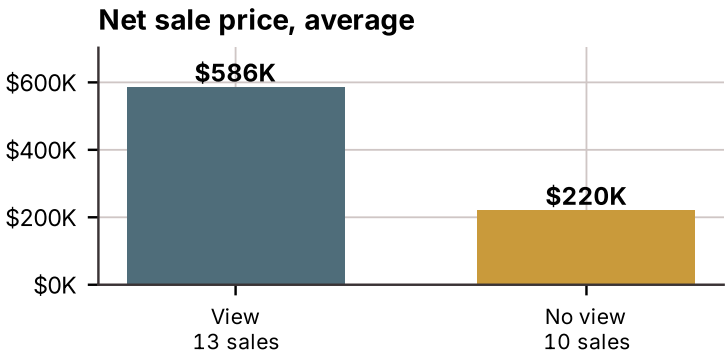
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6.2 At a glance

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

	View	No view	Real difference?
Net sale price	$586K **Highest**	$220K **Lowest**	✓ large
Net price per SF	$334 per SF **Highest**	$142 per SF **Lowest**	✓ large
Living area	1,887 SF	1,539 SF	unclear
Year built	2002	1976	unclear
Days on market	88 days	58 days	unclear
Discount from original list	11.9%	11.6%	unclear
Price cut before sale	62%	40%	unclear
Seller paid closing costs or repairs	62%	50%	unclear

6.3 Homes with a view sell for about $366K (166%) more than homes without a view

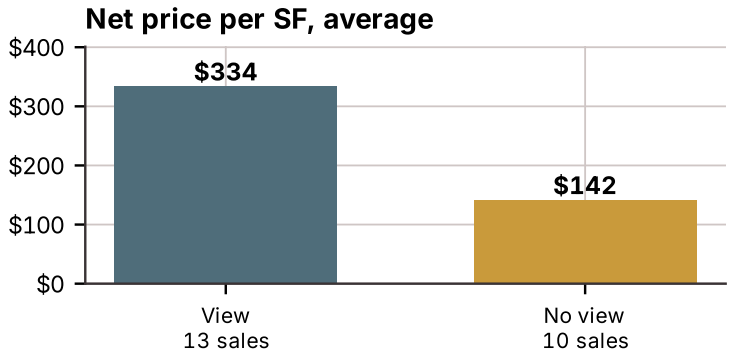


The average is **$586K** for homes with a view and **$220K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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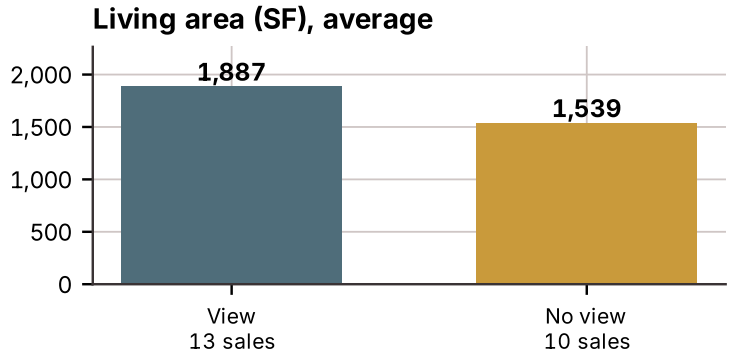
6.4 Homes with a view sell for about $192 per SF (136%) more than homes without a view



The average is **$334 per SF** for homes with a view and **$142 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

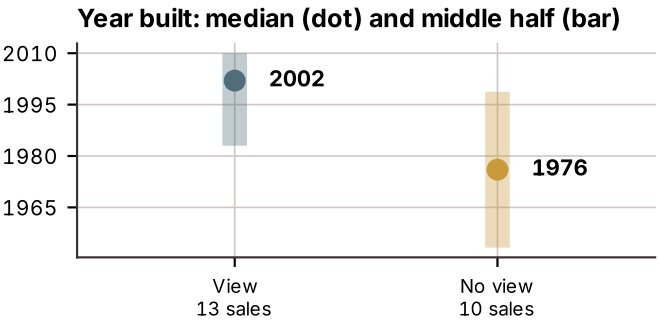
6.5 Living area: no clear difference



The average is **1,887 SF** for homes with a view and **1,539 SF** for homes without a view. Defined in 8.1.3.

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

6.6 Year built: no clear difference

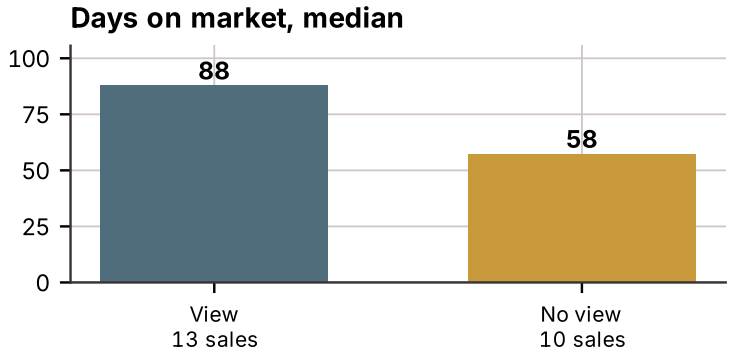


The median is **2002** for homes with a view and **1976** for homes without a view. Defined in 8.1.4.

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

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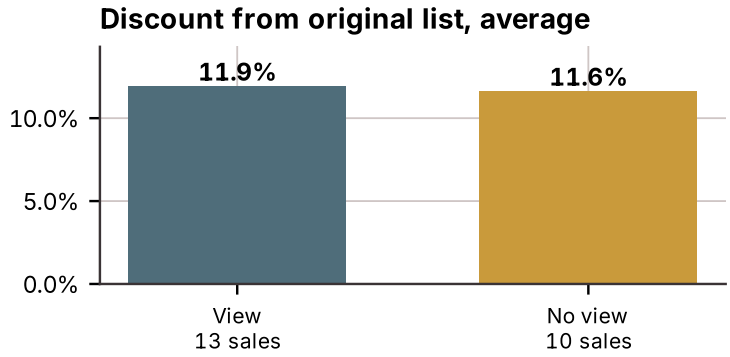
6.7 Days on market: no clear difference



The median is **88 days** for homes with a view and **58 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

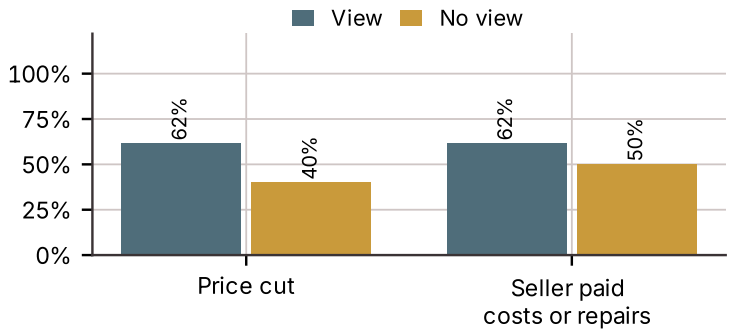
6.8 Discount from original list: no clear difference



The average is **11.9%** for homes with a view and **11.6%** 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.

- 62% of homes with a view had a price cut before sale, against 40% 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 50% 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 13 sales	No view 10 sales	All 23 sales	Real difference?
Net sale price average	$585,509	$219,738	$426,478	✓ large
Net price per SF average	$334	$142	$250	✓ large
Living area average	1,887	1,539	1,736	unclear
Year built median	2002	1976	1997	unclear

6.11 The numbers: selling

	View 13 sales	No view 10 sales	All 23 sales	Real difference?
Days on market median	88	58	79	unclear
Discount from original list average	11.9%	11.6%	11.8%	unclear
Price cut before sale	62%	40%	52%	unclear
Seller paid closing costs or repairs	62%	50%	57%	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 · 15 sales · November 22, 2025 – November 21, 2026

Homes sold new by the builder in the same 365 days. They are left out of every other section and shown here as basic figures only: 15 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 Florence.

Measure	Average	Median
Sales		15
Net sale price	**$1,026,645**	$1,044,424
Net price per SF	**$279**	$287
Living area (SF)	**3,709**	3,848
Days on market	**114**	0
Discount from original list	**4.2%**	1.1%
Price cut before sale		33% of sales
Seller paid closing costs or repairs		33% of sales
Year built		2025–2026

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

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8. Appendix

Measures, methods and tests

Each measure and method three ways: in plain words, as statistics, and with the data from this study.

8.1 Measures

8.1.1 Net sale price

In simple terms What the seller actually kept: the closing price, less money the seller gave back to the buyer for closing costs or repairs. It is the truest price for comparing homes.

Statistically Net = ClosePrice − ACTRIS_BuyersClsgCostPdbySell − ACTRIS_RepairsAmount (a blank counts as $0). Summarized by the arithmetic mean in the slices.

The data 23 resale sales. Average $426,478; median $357,530; standard deviation $266,596; middle half (25th–75th percentile) $190,000–$637,750; lowest $68,000, highest $896,050. 13 sales had a seller payment; their median payment was $14,627.

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 23 resale sales. Average $250; median $227; standard deviation $146; middle half (25th–75th percentile) $129–$318; lowest $84, highest $630.

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 23 resale sales. Average 1,736; median 1,545; standard deviation 749; middle half (25th–75th percentile) 1,333–1,972; lowest 675, highest 4,328.

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 23 resale sales. Average 1983; median 1997; standard deviation 34; middle half (25th–75th percentile) 1962–2008; lowest 1904, highest 2022.

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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	23 resale sales. Average 139; median 79; standard deviation 202; middle half (25th–75th percentile) 34–173; lowest 7, highest 966. 0 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

In simple terms	How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price.
Statistically	Discount % = (OriginalListPrice – Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean.
The data	23 resale sales. Average 11.8%; median 6.7%; standard deviation 9.2%; middle half (25th–75th percentile) 4.7%–19.6%; lowest 0.0%, highest 29.3%. 0 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	12 of 23 resale sales (52.2%).

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	13 of 23 resale sales (56.5%).

8.1.9 Has a view

In simple terms	The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.
Statistically	View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.
The data	13 sales with a view, 10 without, 0 unclassified. Most common View entries: Neighborhood 8, Trees/Woods 6, Pasture 6, Hill Country 5, None 5, Rural 3, City 2, See Remarks 1.

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8.2 Methods

8.2.1 Data source

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

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-22 13:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Florence.

The data Pulled November 22, 2026: 44 closed Florence records over the prior year. ZIP codes: 2, the most sales in 76527, 78633.

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

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

The data 38 single-family sales in the window: 23 resale, 15 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 23 resale; 15 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 6 sale(s) other than single-family homes (condo, townhome and similar)

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 $190K”.

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 $190K: $68,000–$177,500 (5 sales); $190K–$358K: $190,000–$357,530 (7 sales); $376K–$595K: $376,000–$595,000 (5 sales); Over $595K: $680,500–$896,050 (6 sales)
Quartiles by living area: Under 1,366 SF: 675–1,300 SF (6 sales); 1,366–1,545 SF: 1,366–1,545 SF (6 sales); 1,600–1,942 SF: 1,600–1,942 SF (5 sales); Over 1,942 SF: 2,003–4,328 SF (6 sales)
Quartiles by year built: Before 1965: 1904–1960 (6 sales); 1965–1997: 1965–1997 (6 sales); 2001–2007: 2001–2007 (5 sales); After 2007: 2010–2022 (6 sales)
View and no view: View: MLS lists a view (13 sales); No view: None or Neighborhood (10 sales)

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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 $426,478, median $357,530. Days on market: average 139, median 79: 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.

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.

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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	$H = 17.49$	3	0.0006	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.795$	large
Living area	Kruskal–Wallis	$H = 4.97$	3	0.1739	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.226$	large
Year built	Kruskal–Wallis	$H = 7.07$	3	0.0696	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.322$	large
Days on market	Kruskal–Wallis	$H = 5.50$	3	0.1386	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.250$	large
Discount from original list	Kruskal–Wallis	$H = 0.87$	3	0.8332	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.039$	small
Price cut before sale	Chi-square	$\chi^2 = 2.77$	3	0.4282	$p < 0.0063$	**Unclear**	Cramér's V = 0.347	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 8.51$	3	0.0366	$p < 0.0063$	**Unclear**	Cramér's V = 0.608	large
Has a view	Chi-square	$\chi^2 = 17.19$	3	0.0006	$p < 0.0063$	**Yes**	Cramér's V = 0.864	large

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8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	$H = 7.97$	3	0.0466	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.362$	large
Net price per SF	Kruskal–Wallis	$H = 4.60$	3	0.2037	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.209$	large
Year built	Kruskal–Wallis	$H = 0.53$	3	0.9133	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.024$	small
Days on market	Kruskal–Wallis	$H = 0.75$	3	0.8610	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.034$	small
Discount from original list	Kruskal–Wallis	$H = 0.14$	3	0.9870	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.006$	negligible
Price cut before sale	Chi-square	$\chi^2 = 3.76$	3	0.2881	$p < 0.0063$	**Unclear**	Cramér's V = 0.405	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.43$	3	0.6978	$p < 0.0063$	**Unclear**	Cramér's V = 0.250	small
Has a view	Chi-square	$\chi^2 = 11.33$	3	0.0100	$p < 0.0063$	**Unclear**	Cramér's V = 0.702	large

8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	$H = 9.95$	3	0.0190	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.452$	large
Net price per SF	Kruskal–Wallis	$H = 10.66$	3	0.0137	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.484$	large
Living area	Kruskal–Wallis	$H = 2.01$	3	0.5702	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.091$	medium
Days on market	Kruskal–Wallis	$H = 1.37$	3	0.7123	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.062$	medium
Discount from original list	Kruskal–Wallis	$H = 0.50$	3	0.9183	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.023$	small
Price cut before sale	Chi-square	$\chi^2 = 0.82$	3	0.8435	$p < 0.0063$	**Unclear**	Cramér's V = 0.189	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.86$	3	0.0765	$p < 0.0063$	**Unclear**	Cramér's V = 0.546	large
Has a view	Chi-square	$\chi^2 = 2.79$	3	0.4252	$p < 0.0063$	**Unclear**	Cramér's V = 0.348	medium

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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 = 120.00	—	0.0007	p < 0.0063	**Yes**	rank-biserial r = 0.846	large
Net price per SF	Mann–Whitney U	U = 120.00	—	0.0007	p < 0.0063	**Yes**	rank-biserial r = 0.846	large
Living area	Mann–Whitney U	U = 76.00	—	0.5149	p < 0.0063	**Unclear**	rank-biserial r = 0.169	small
Year built	Mann–Whitney U	U = 83.50	—	0.2642	p < 0.0063	**Unclear**	rank-biserial r = 0.285	small
Days on market	Mann–Whitney U	U = 88.50	—	0.1537	p < 0.0063	**Unclear**	rank-biserial r = 0.362	medium
Discount from original list	Mann–Whitney U	U = 66.00	—	0.9753	p < 0.0063	**Unclear**	rank-biserial r = 0.015	negligible
Price cut before sale	Chi-square	χ^2 = 1.05	1	0.3053	p < 0.0063	**Unclear**	Cramér's V = 0.214	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.31	1	0.5800	p < 0.0063	**Unclear**	Cramér's V = 0.115	small

8.4 Data notes

Left out of the analysis: 15 new-construction sales (basic statistics only, section 7); 6 sale(s) other than single-family homes (condo, townhome and similar). 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 23 closed MLS resale sales; the 15 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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