Hutto

Williamson County, TX
Resale homes · closed May 28 – Nov 23, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 24, 2026 · 7:23 AM CST

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
233	**$315,000**	**$167**	**53 days**
single-family resale homes	average $344,067	average $169	average 74 days

Contents

1. Summary
2. Where the resale homes sold
3. Quartiles by net sale price
4. Quartiles by living area
5. Quartiles by year built
6. View and no view
7. New construction
8. Appendix: measures, methods and tests

© 2026 Alexander Tiffany Southwest, LLC

1. Summary

Resale homes · 233 sales · May 28, 2026 – November 23, 2026

This study looks at the **233 resale homes** sold in Hutto in the **180 days** to November 23, 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.

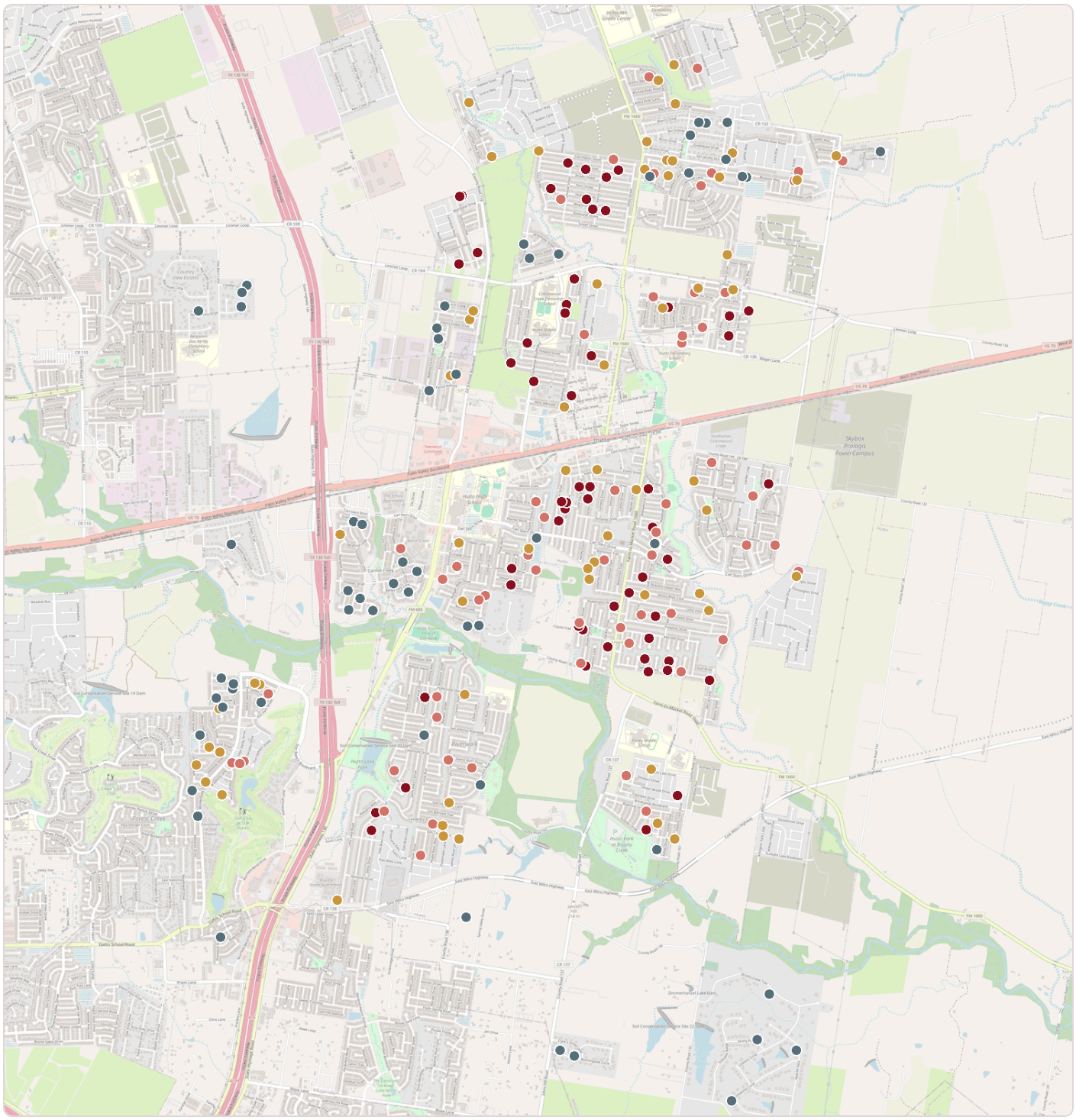
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

© 2026 Alexander Tiffany Southwest, LLC

2. Where the resale homes sold

233 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; 3 sales with map points far outside the area are left off it (they stay in every figure).



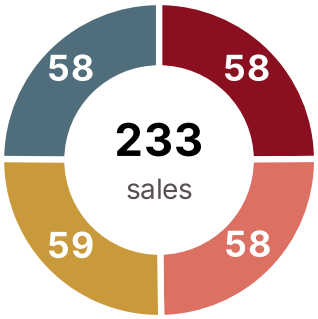
● Under $276K · 58 sales ● $276K–$313K · 58 sales ● $315K–$372K · 59 sales ● Over $372K · 58 sales

© 2026 Alexander Tiffany Southwest, LLC

3. Quartiles by net sale price

Resale homes · 233 sales · May 28, 2026 – November 23, 2026

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



Sales per group

- Under $276K: 58 sales (25%)
- $276K–$313K: 58 sales (25%)
- $315K–$372K: 59 sales (25%)
- Over $372K: 58 sales (25%)

Bottom line

- Homes over $372K are about 1,050 SF (65%) larger than homes under $276K.
- 72% of homes over $372K had the seller pay closing costs or repairs, against 78% of homes under $276K.
- 34% of homes over $372K have a view, against 10% of homes under $276K.
- Homes over $372K are about 10 years newer than homes under $276K.

3.1 Key differences

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

Under $276K $276K–$313K $315K–$372K Over $372K

Higher-priced homes Over $372K

- Are much larger.
- Less often have the seller pay buyer costs or repairs.
- Are more likely to have a view.
- Tend to be newer.

Lower-priced homes Under $276K

- Are much smaller.
- More often have the seller pay buyer costs or repairs.
- Are less likely to have a view.
- Tend to be older.

 © 2026 Alexander Tiffany Southwest, LLC

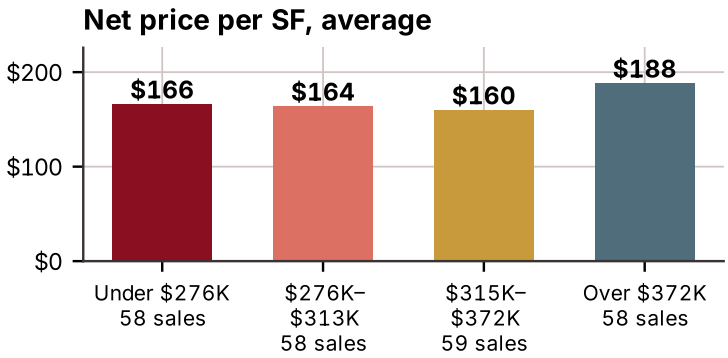
3.2 At a glance

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 $276K	$276K–$313K	$315K–$372K	Over $372K	Real difference?
Net price per SF	$166 per SF	$164 per SF	$160 per SF	$188 per SF	unclear
Living area	1,615 SF **Smallest**	1,842 SF	2,176 SF	2,662 SF **Largest**	✓ large
Year built	2005 **Oldest**	2016	2017 **Newest**	2016	✓ medium
Days on market	62 days	52 days	52 days	51 days	unclear
Discount from original list	9.5%	7.1%	5.4%	7.0%	unclear
Price cut before sale	67%	60%	56%	60%	unclear
Seller paid closing costs or repairs	78%	81% **Most**	49% **Fewest**	72%	✓ small
Has a view	10% **Fewest**	12%	22%	34% **Most**	✓ small

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

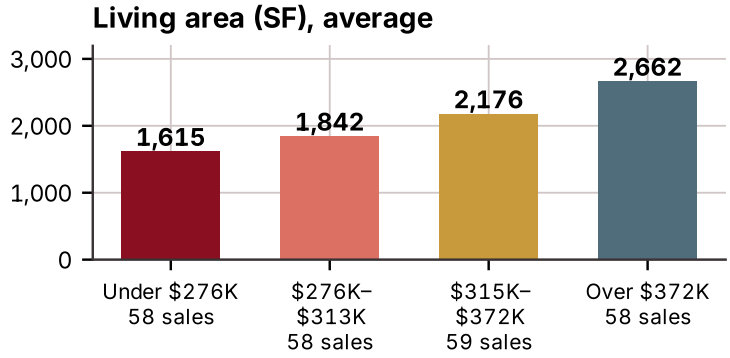


The average is **$188 per SF** for homes over $372K and **$166 per SF** for homes under $276K. It does not move in a straight line; homes over $372K are highest. Defined in 8.1.2.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

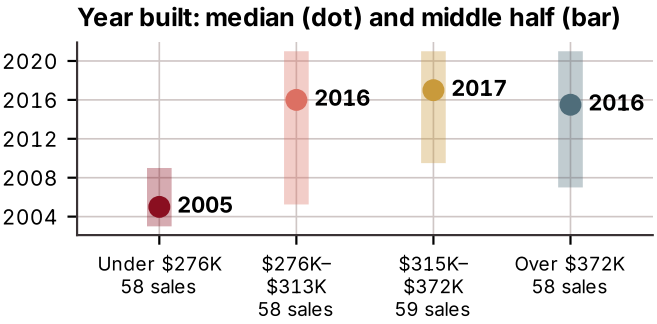
3.4 Homes over $372K are about 1,050 SF (65%) larger than homes under $276K



The average is **2,662 SF** for homes over $372K and **1,615 SF** for homes under $276K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

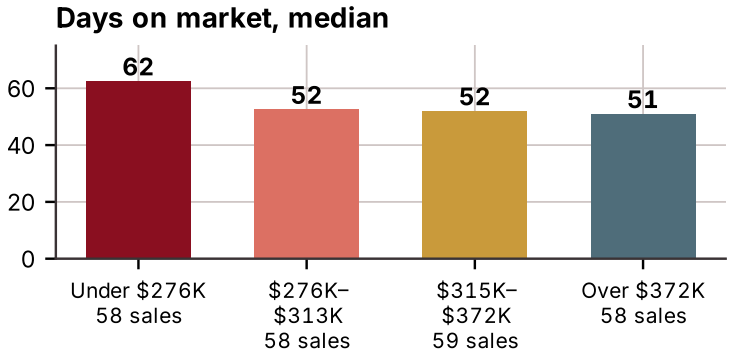
3.5 Homes over $372K are about 10 years newer than homes under $276K



The median is **2016** for homes over $372K and **2005** for homes under $276K. It does not move in a straight line; homes $315K–$372K are highest. Defined in 8.1.4.

✓ **Real difference** · medium

3.6 Days on market: no clear difference

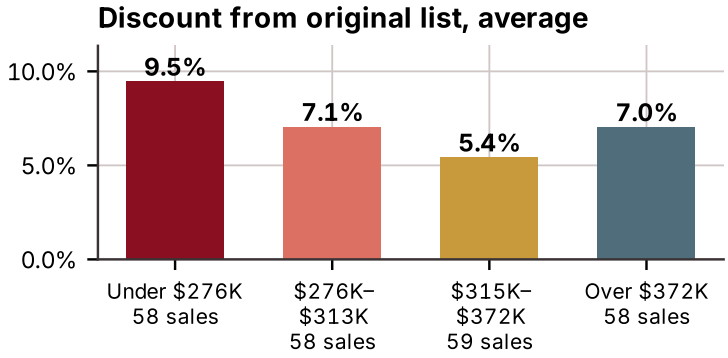


The median is **51 days** for homes over $372K and **62 days** for homes under $276K. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

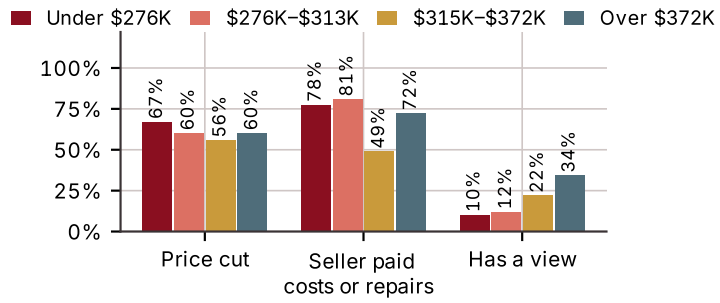
3.7 Discount from original list: no clear difference



The average is **7.0%** for homes over $372K and **9.5%** for homes under $276K. It does not move in a straight line; homes under $276K 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.

- 60% of homes over $372K had a price cut before sale, against 67% of homes under $276K. Defined in 8.1.7.
- 72% of homes over $372K had the seller pay closing costs or repairs, against 78% of homes under $276K. Defined in 8.1.8.
- 34% of homes over $372K have a view, against 10% of homes under $276K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $276K 58 sales	$276K–$313K 58 sales	$315K–$372K 59 sales	Over $372K 58 sales	All 233 sales	Real difference?
Net sale price average	$250,954	$297,247	$336,774	$491,418	$344,067	by design
Net price per SF average	$166	$164	$160	$188	$169	unclear
Living area average	1,615	1,842	2,176	2,662	2,074	✓ large
Year built median	2005	2016	2017	2016	2013	✓ medium

 © 2026 Alexander Tiffany Southwest, LLC

3.10 The numbers: selling

	Under $276K 58 sales	$276K–$313K 58 sales	$315K–$372K 59 sales	Over $372K 58 sales	All 233 sales	Real difference?
Days on market median	62	52	52	51	53	unclear
Discount from original list average	9.5%	7.1%	5.4%	7.0%	7.2%	unclear
Price cut before sale	67%	60%	56%	60%	61%	unclear
Seller paid closing costs or repairs	78%	81%	49%	72%	70%	✓ small
Has a view	10%	12%	22%	34%	20%	✓ small

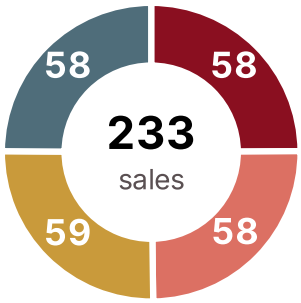
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

© 2026 Alexander Tiffany Southwest, LLC

4. Quartiles by living area

Resale homes · 233 sales · May 28, 2026 – November 23, 2026

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



Sales per group

- Under 1,671 SF: 58 sales (25%)
- 1,671–1,924 SF: 58 sales (25%)
- 1,927–2,389 SF: 59 sales (25%)
- Over 2,389 SF: 58 sales (25%)

Bottom line

- Homes over 2,389 SF sell for about $179K (68%) more than homes under 1,671 SF.
- Homes over 2,389 SF sell for about $33 per SF (18%) less than homes under 1,671 SF.

4.1 Key differences

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

Under 1,671 SF · 1,671–1,924 SF · 1,927–2,389 SF · Over 2,389 SF

Larger homes Over 2,389 SF

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

Smaller homes Under 1,671 SF

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

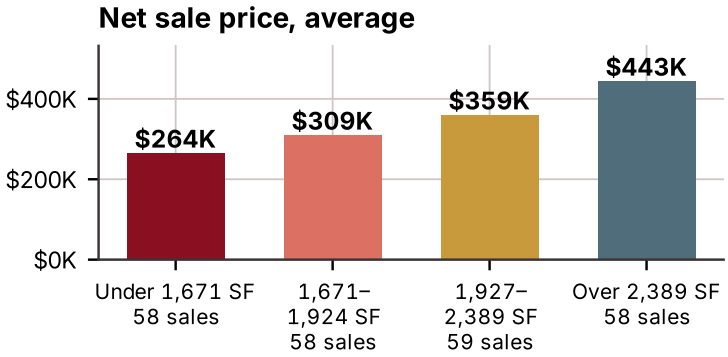
© 2026 Alexander Tiffany Southwest, LLC

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 1,671 SF	1,671–1,924 SF	1,927–2,389 SF	Over 2,389 SF	Real difference?
Net sale price	$264K Lowest	$309K	$359K	$443K Highest	✓ large
Net price per SF	$185 per SF Highest	$173 per SF	$167 per SF	$152 per SF Lowest	✓ large
Year built	2008	2016	2016	2013	unclear
Days on market	64 days	50 days	47 days	64 days	unclear
Discount from original list	8.0%	6.1%	6.7%	8.1%	unclear
Price cut before sale	67%	59%	56%	62%	unclear
Seller paid closing costs or repairs	78%	64%	68%	71%	unclear
Has a view	10%	21%	22%	26%	unclear

4.3 Homes over 2,389 SF sell for about $179K (68%) more than homes under 1,671 SF



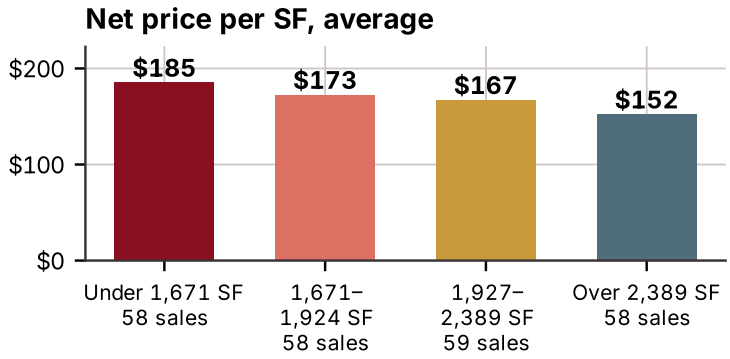
The average is **$443K** for homes over 2,389 SF and **$264K** for homes under 1,671 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

 © 2026 Alexander Tiffany Southwest, LLC

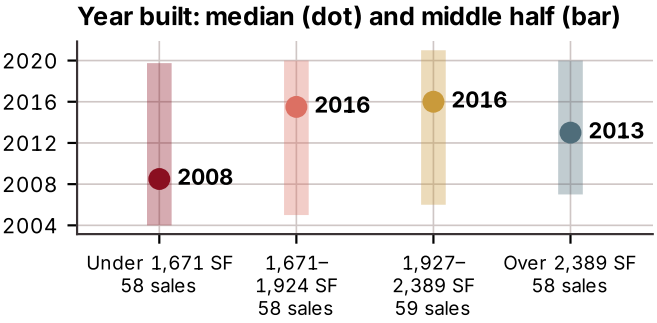
4.4 Homes over 2,389 SF sell for about $33 per SF (18%) less than homes under 1,671 SF



The average is **$152 per SF** for homes over 2,389 SF and **$185 per SF** for homes under 1,671 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

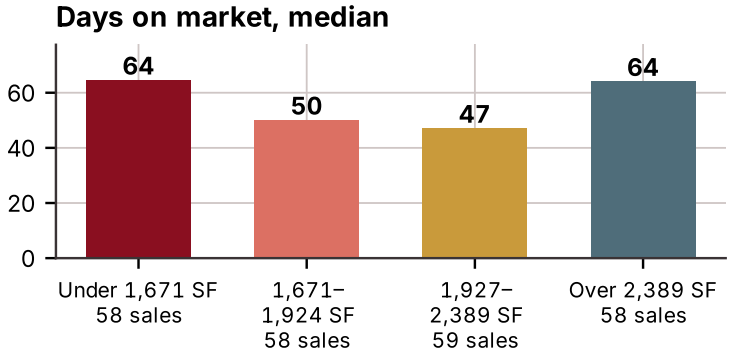
4.5 Year built: no clear difference



The median is **2013** for homes over 2,389 SF and **2008** for homes under 1,671 SF. It does not move in a straight line; homes 1,927–2,389 SF are highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

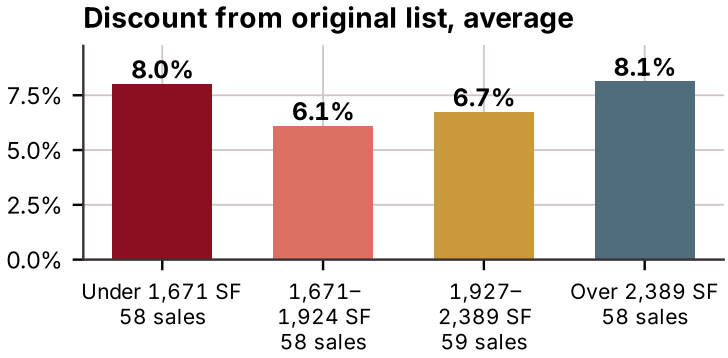


The median is **64 days** for homes over 2,389 SF and **64 days** for homes under 1,671 SF. It does not move in a straight line; homes under 1,671 SF are highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

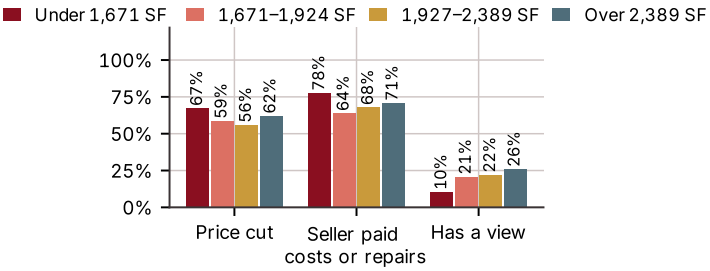
4.7 Discount from original list: no clear difference



The average is **8.1%** for homes over 2,389 SF and **8.0%** for homes under 1,671 SF. It does not move in a straight line; homes over 2,389 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.

- 62% of homes over 2,389 SF had a price cut before sale, against 67% of homes under 1,671 SF. Defined in 8.1.7.
- 71% of homes over 2,389 SF had the seller pay closing costs or repairs, against 78% of homes under 1,671 SF. Defined in 8.1.8.
- 26% of homes over 2,389 SF have a view, against 10% of homes under 1,671 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 1,671 SF 58 sales	1,671–1,924 SF 58 sales	1,927–2,389 SF 59 sales	Over 2,389 SF 58 sales	All 233 sales	Real difference?
Net sale price average	$264,287	$309,060	$359,340	$443,316	$344,067	✓ large
Net price per SF average	$185	$173	$167	$152	$169	✓ large
Living area average	1,441	1,793	2,145	2,915	2,074	by design
Year built median	2008	2016	2016	2013	2013	unclear

 © 2026 Alexander Tiffany Southwest, LLC

4.10 The numbers: selling

	Under 1,671 SF 58 sales	1,671–1,924 SF 58 sales	1,927–2,389 SF 59 sales	Over 2,389 SF 58 sales	All 233 sales	Real difference?
Days on market median	64	50	47	64	53	unclear
Discount from original list average	8.0%	6.1%	6.7%	8.1%	7.2%	unclear
Price cut before sale	67%	59%	56%	62%	61%	unclear
Seller paid closing costs or repairs	78%	64%	68%	71%	70%	unclear
Has a view	10%	21%	22%	26%	20%	unclear

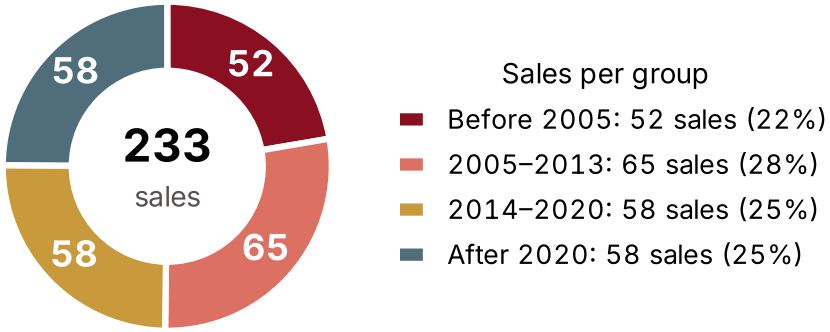
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

 © 2026 Alexander Tiffany Southwest, LLC

5. Quartiles by year built

Resale homes · 233 sales · May 28, 2026 – November 23, 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 2020 sell for about $18K (5%) more than homes built before 2005.
- Homes built after 2020 sell for about $13 per SF (7%) less than homes built before 2005.

5.1 Key differences

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

Before 2005 2005–2013 2014–2020 After 2020

Newer homes After 2020

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

Older homes Before 2005

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

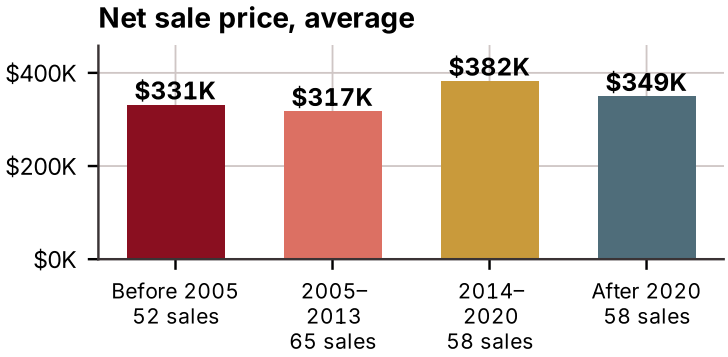
© 2026 Alexander Tiffany Southwest, LLC

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 2005	2005–2013	2014–2020	After 2020	Real difference?
Net sale price	$331K	$317K **Lowest**	$382K **Highest**	$349K	✓ medium
Net price per SF	$183 per SF **Highest**	$153 per SF **Lowest**	$176 per SF	$170 per SF	✓ medium
Living area	1,839 SF	2,175 SF	2,167 SF	2,078 SF	unclear
Days on market	40 days	64 days	46 days	71 days	unclear
Discount from original list	7.4%	7.9%	5.3%	8.2%	unclear
Price cut before sale	46%	65%	57%	74%	unclear
Seller paid closing costs or repairs	81%	69%	62%	69%	unclear
Has a view	27%	12%	16%	26%	unclear

5.3 Homes built after 2020 sell for about $18K (5%) more than homes built before 2005

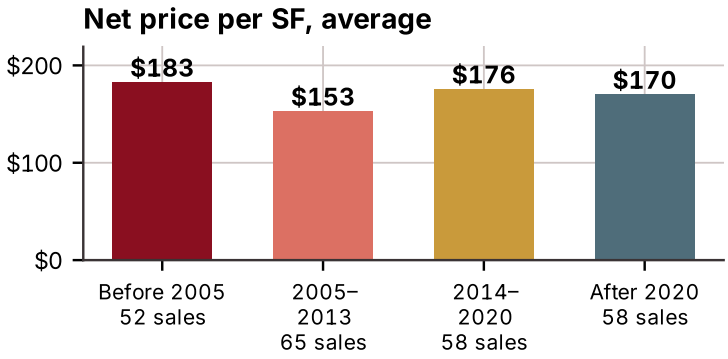


The average is **$349K** for homes built after 2020 and **$331K** for homes built before 2005. It does not move in a straight line; homes built 2014–2020 are highest. Defined in 8.1.1.

✓ **Real difference** · medium

© 2026 Alexander Tiffany Southwest, LLC

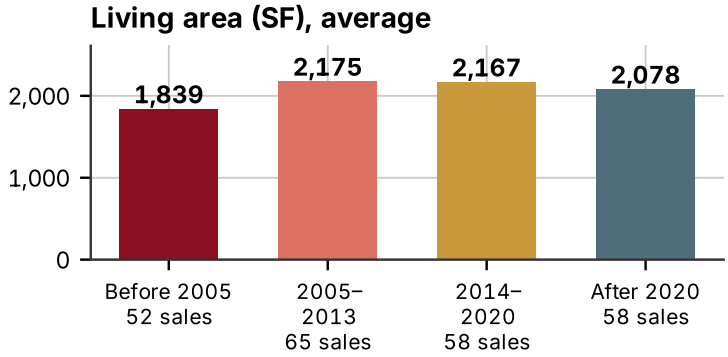
5.4 Homes built after 2020 sell for about $13 per SF (7%) less than homes built before 2005



The average is **$170 per SF** for homes built after 2020 and **$183 per SF** for homes built before 2005. It does not move in a straight line; homes built before 2005 are highest. Defined in 8.1.2.

✓ **Real difference** · medium

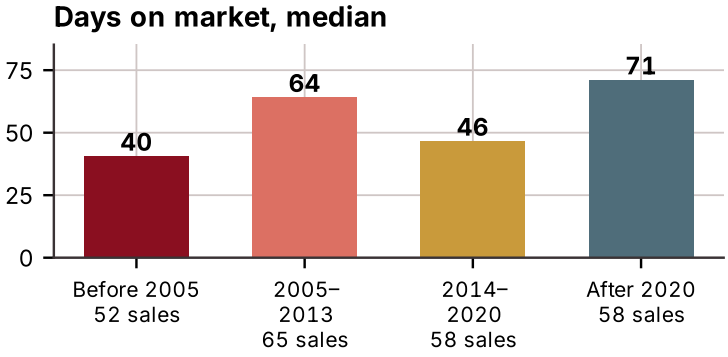
5.5 Living area: no clear difference



The average is **2,078 SF** for homes built after 2020 and **1,839 SF** for homes built before 2005. It does not move in a straight line; homes built 2005–2013 are highest. Defined in 8.1.3.

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

5.6 Days on market: no clear difference

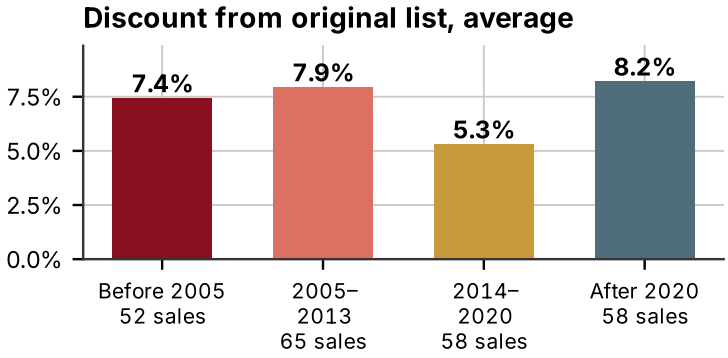


The median is **71 days** for homes built after 2020 and **40 days** for homes built before 2005. It does not move in a straight line; homes built after 2020 are highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

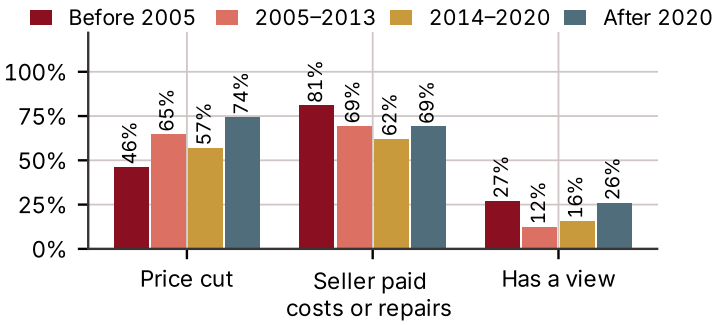
5.7 Discount from original list: no clear difference



The average is **8.2%** for homes built after 2020 and **7.4%** for homes built before 2005. 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.

- 74% of homes built after 2020 had a price cut before sale, against 46% of homes built before 2005. Defined in 8.1.7.
- 69% of homes built after 2020 had the seller pay closing costs or repairs, against 81% of homes built before 2005. Defined in 8.1.8.
- 26% of homes built after 2020 have a view, against 27% of homes built before 2005. 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 2005 52 sales	2005–2013 65 sales	2014–2020 58 sales	After 2020 58 sales	All 233 sales	Real difference?
Net sale price average	$330,742	$316,739	$381,820	$348,885	$344,067	✓ medium
Net price per SF average	$183	$153	$176	$170	$169	✓ medium
Living area average	1,839	2,175	2,167	2,078	2,074	unclear
Year built median	2002	2008	2017	2022	2013	by design

 © 2026 Alexander Tiffany Southwest, LLC

5.10 The numbers: selling

	Before 2005 52 sales	2005–2013 65 sales	2014–2020 58 sales	After 2020 58 sales	All 233 sales	Real difference?
Days on market median	40	64	46	71	53	unclear
Discount from original list average	7.4%	7.9%	5.3%	8.2%	7.2%	unclear
Price cut before sale	46%	65%	57%	74%	61%	unclear
Seller paid closing costs or repairs	81%	69%	62%	69%	70%	unclear
Has a view	27%	12%	16%	26%	20%	unclear

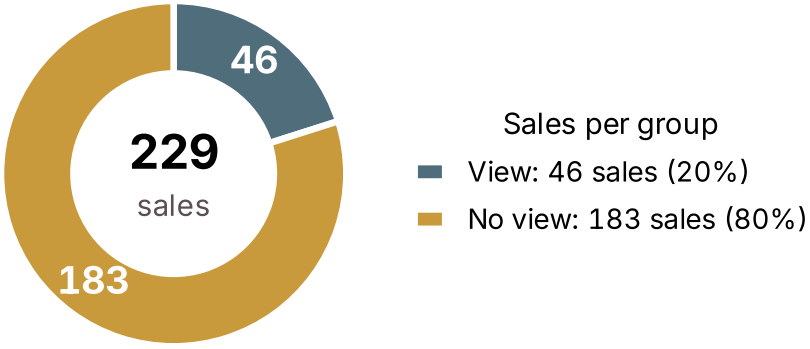
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

© 2026 Alexander Tiffany Southwest, LLC

6. View and no view

Resale homes · 233 sales · May 28, 2026 – November 23, 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 $77K (23%) 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.

Homes without a view no view listed

- Sell for less.

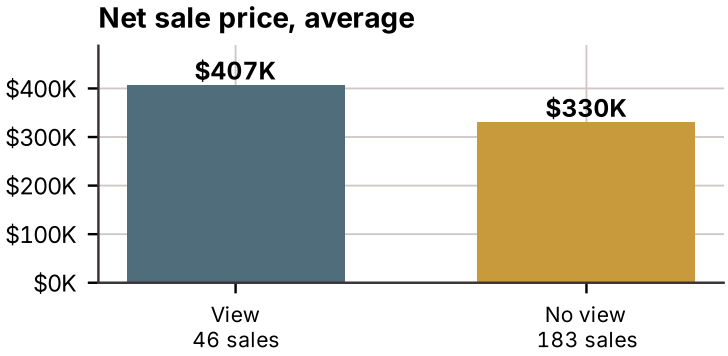
 © 2026 Alexander Tiffany Southwest, LLC

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	$407K Highest	$330K Lowest	✓ medium
Net price per SF	$183 per SF	$166 per SF	unclear
Living area	2,227 SF	2,044 SF	unclear
Year built	2016	2013	unclear
Days on market	53 days	54 days	unclear
Discount from original list	7.6%	7.2%	unclear
Price cut before sale	63%	60%	unclear
Seller paid closing costs or repairs	70%	70%	unclear

6.3 Homes with a view sell for about $77K (23%) more than homes without a view

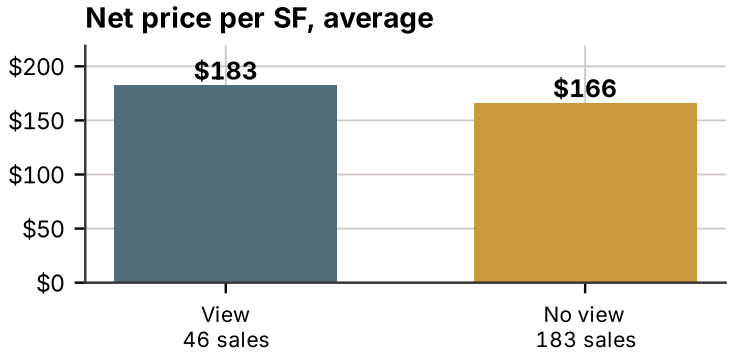


The average is **$407K** for homes with a view and **$330K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · medium

 © 2026 Alexander Tiffany Southwest, LLC

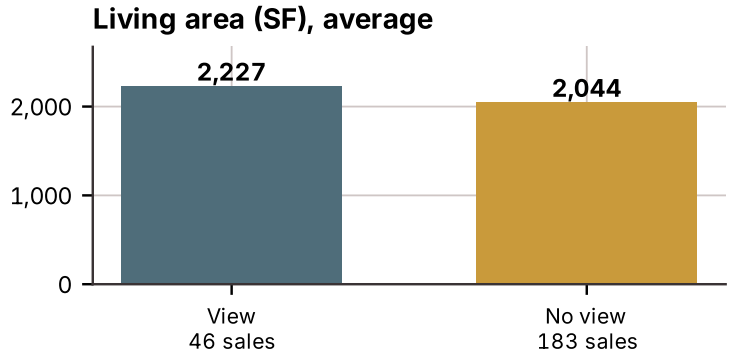
6.4 Net price per SF: no clear difference



The average is **$183 per SF** for homes with a view and **$166 per SF** for homes without a view.
Defined in 8.1.2.

– No clear difference · could be chance

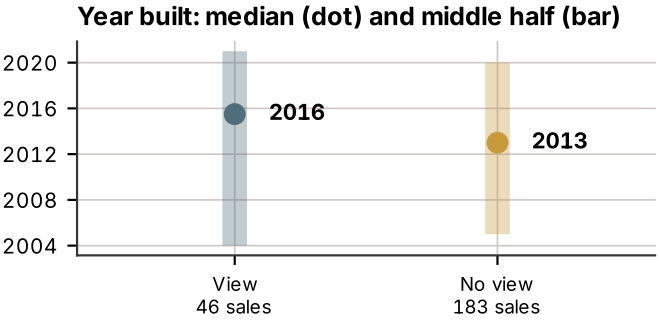
6.5 Living area: no clear difference



The average is **2,227 SF** for homes with a view and **2,044 SF** for homes without a view.
Defined in 8.1.3.

– No clear difference · could be chance

6.6 Year built: no clear difference

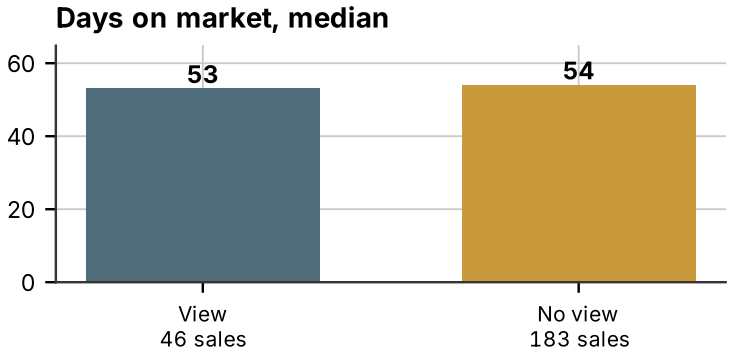


The median is **2016** for homes with a view and **2013** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

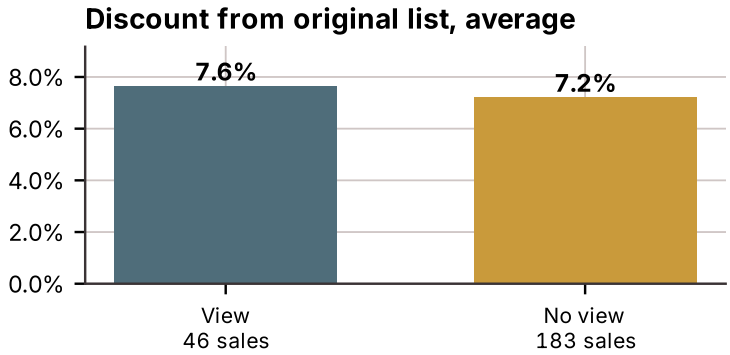
6.7 Days on market: no clear difference



The median is **53 days** for homes with a view and **54 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

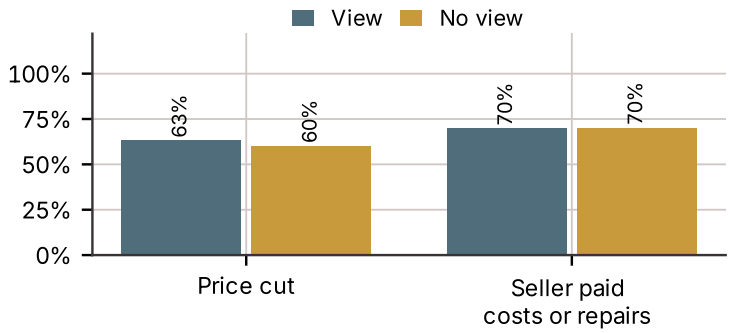
6.8 Discount from original list: no clear difference



The average is **7.6%** for homes with a view and **7.2%** 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.

- 63% of homes with a view had a price cut before sale, against 60% of homes without a view. Defined in 8.1.7.
- 70% of homes with a view had the seller pay closing costs or repairs, against 70% 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

 © 2026 Alexander Tiffany Southwest, LLC

6.10 The numbers: price and size

	View 46 sales	No view 183 sales	All 229 sales	Real difference?
Net sale price average	$406,557	$329,713	$345,149	✓ medium
Net price per SF average	$183	$166	$169	unclear
Living area average	2,227	2,044	2,081	unclear
Year built median	2016	2013	2013	unclear

6.11 The numbers: selling

	View 46 sales	No view 183 sales	All 229 sales	Real difference?
Days on market median	53	54	54	unclear
Discount from original list average	7.6%	7.2%	7.3%	unclear
Price cut before sale	63%	60%	61%	unclear
Seller paid closing costs or repairs	70%	70%	70%	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.

 © 2026 Alexander Tiffany Southwest, LLC

7. New construction

Basic statistics · 384 sales · May 28, 2026 – November 23, 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: 384 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 Hutto.

Measure	Average	Median
Sales		384
Net sale price	**$329,609**	$320,758
Net price per SF	**$162**	$159
Living area (SF)	**2,061**	1,943
Days on market	**88**	70
Discount from original list	**11.2%**	11.1%
Price cut before sale		73% of sales
Seller paid closing costs or repairs		84% of sales
Year built		2024–2026

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

 © 2026 Alexander Tiffany Southwest, LLC

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 233 resale sales. Average $344,067; median $315,000; standard deviation $113,509; middle half (25th–75th percentile) $275,950–$372,000; lowest $189,000, highest $888,525. 163 sales had a seller payment; their median payment was $8,000.

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 233 resale sales. Average $169; median $167; standard deviation $37; middle half (25th–75th percentile) $148–$189; lowest $65, highest $357.

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 233 resale sales. Average 2,074; median 1,927; standard deviation 594; middle half (25th–75th percentile) 1,671–2,389; lowest 900, highest 4,078.

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 233 resale sales. Average 2012; median 2013; standard deviation 8; middle half (25th–75th percentile) 2005–2020; lowest 1980, highest 2026.

© 2026 Alexander Tiffany Southwest, LLC

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 233 resale sales. Average 74; median 53; standard deviation 75; middle half (25th–75th percentile) 20–93; lowest 2, highest 429. 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 233 resale sales. Average 7.2%; median 6.0%; standard deviation 6.3%; middle half (25th–75th percentile) 2.8%–10.4%; lowest −5.5%, highest 30.7%. 11 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 142 of 233 resale sales (60.9%).

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 163 of 233 resale sales (70.0%).

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 46 sales with a view, 183 without, 4 unclassified. Most common View entries: None 133, Neighborhood 63, Park/Greenbelt 19, Trees/Woods 11, Pasture 9, Rural 5, Pond 5, See Remarks 5.

 © 2026 Alexander Tiffany Southwest, LLC

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 2026-11-24 13:15 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Hutto.

The data Pulled November 24, 2026: 1,184 closed Hutto records over the prior year. ZIP codes: 5, the most sales in 78634, 78621, 78664, 78626, 77334.

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 28, 2026 to November 23, 2026 inclusive.

The data 617 single-family sales in the window: 233 resale, 384 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 233 resale; 384 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 2 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price

 © 2026 Alexander Tiffany Southwest, LLC

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 $276K”.

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 $276K: $189,000–$275,000 (58 sales); $276K–$313K: $275,950–$313,000 (58 sales); $315K–$372K: $315,000–$372,000 (59 sales); Over $372K: $374,000–$888,525 (58 sales)
Quartiles by living area: Under 1,671 SF: 900–1,665 SF (58 sales); 1,671–1,924 SF: 1,671–1,924 SF (58 sales); 1,927–2,389 SF: 1,927–2,389 SF (59 sales); Over 2,389 SF: 2,403–4,078 SF (58 sales)
Quartiles by year built: Before 2005: 1980–2004 (52 sales); 2005–2013: 2005–2013 (65 sales); 2014–2020: 2014–2020 (58 sales); After 2020: 2021–2026 (58 sales)
View and no view: View: MLS lists a view (46 sales); No view: None or Neighborhood (183 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 $344,067, median $315,000. Days on market: average 74, median 53: 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.

 © 2026 Alexander Tiffany Southwest, LLC

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	9 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.

© 2026 Alexander Tiffany Southwest, LLC

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 = 10.15	3	0.0173	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.044$	small
Living area	Kruskal–Wallis	H = 118.88	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.512$	large
Year built	Kruskal–Wallis	H = 28.49	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.123$	medium
Days on market	Kruskal–Wallis	H = 1.00	3	0.8018	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.004$	negligible
Discount from original list	Kruskal–Wallis	H = 10.28	3	0.0164	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.044$	small
Price cut before sale	Chi-square	$\chi^2 = 1.61$	3	0.6579	p < 0.0063	**Unclear**	Cramér's V = 0.083	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 17.31$	3	0.0006	p < 0.0063	**Yes**	Cramér's V = 0.273	small
Has a view	Chi-square	$\chi^2 = 13.54$	3	0.0036	p < 0.0063	**Yes**	Cramér's V = 0.241	small

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 = 121.90	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.525$	large
Net price per SF	Kruskal–Wallis	H = 48.53	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.209$	large
Year built	Kruskal–Wallis	H = 5.22	3	0.1567	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.022$	small
Days on market	Kruskal–Wallis	H = 1.94	3	0.5852	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.008$	negligible
Discount from original list	Kruskal–Wallis	H = 4.21	3	0.2394	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.018$	small
Price cut before sale	Chi-square	$\chi^2 = 1.75$	3	0.6256	p < 0.0063	**Unclear**	Cramér's V = 0.087	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.80$	3	0.4234	p < 0.0063	**Unclear**	Cramér's V = 0.110	small
Has a view	Chi-square	$\chi^2 = 4.83$	3	0.1845	p < 0.0063	**Unclear**	Cramér's V = 0.144	small

 © 2026 Alexander Tiffany Southwest, LLC

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 = 21.88	3	< 0.0001	p < 0.0063	Yes	$\varepsilon^2 = 0.094$	medium
Net price per SF	Kruskal–Wallis	H = 20.36	3	0.0001	p < 0.0063	Yes	$\varepsilon^2 = 0.088$	medium
Living area	Kruskal–Wallis	H = 11.65	3	0.0087	p < 0.0063	Unclear	$\varepsilon^2 = 0.050$	small
Days on market	Kruskal–Wallis	H = 10.02	3	0.0184	p < 0.0063	Unclear	$\varepsilon^2 = 0.043$	small
Discount from original list	Kruskal–Wallis	H = 7.87	3	0.0487	p < 0.0063	Unclear	$\varepsilon^2 = 0.034$	small
Price cut before sale	Chi-square	$\chi^2 = 9.79$	3	0.0205	p < 0.0063	Unclear	Cramér's V = 0.205	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.65$	3	0.1990	p < 0.0063	Unclear	Cramér's V = 0.141	small
Has a view	Chi-square	$\chi^2 = 5.98$	3	0.1124	p < 0.0063	Unclear	Cramér's V = 0.160	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 = 5,673.00	—	0.0003	p < 0.0063	Yes	rank-biserial r = 0.348	medium
Net price per SF	Mann–Whitney U	U = 5,026.00	—	0.0421	p < 0.0063	Unclear	rank-biserial r = 0.194	small
Living area	Mann–Whitney U	U = 4,996.00	—	0.0502	p < 0.0063	Unclear	rank-biserial r = 0.187	small
Year built	Mann–Whitney U	U = 4,248.00	—	0.9235	p < 0.0063	Unclear	rank-biserial r = 0.009	negligible
Days on market	Mann–Whitney U	U = 4,371.00	—	0.6876	p < 0.0063	Unclear	rank-biserial r = 0.038	negligible
Discount from original list	Mann–Whitney U	U = 4,140.50	—	0.8656	p < 0.0063	Unclear	rank-biserial r = 0.016	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.13$	1	0.7157	p < 0.0063	Unclear	Cramér's V = 0.024	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.00$	1	0.9599	p < 0.0063	Unclear	Cramér's V = 0.003	negligible

© 2026 Alexander Tiffany Southwest, LLC

8.4 Data notes

Left out of the analysis: 384 new-construction sales (basic statistics only, section 7); 2 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

1. Cohen, J. (1988). Statistical Power Analysis for the Behavioral Sciences (2nd ed.). Erlbaum.
2. Cramér, H. (1946). Mathematical Methods of Statistics. Princeton University Press.
3. Dunn, O. J. (1961). Multiple comparisons among means. JASA, 56(293), 52–64.
4. Kerby, D. S. (2014). The simple difference formula: an approach to teaching nonparametric correlation. Comprehensive Psychology, 3, 11.IT.3.1.
5. Kruskal, W. H., & Wallis, W. A. (1952). Use of ranks in one-criterion variance analysis. JASA, 47(260), 583–621.
6. Mann, H. B., & Whitney, D. R. (1947). On a test of whether one of two random variables is stochastically larger than the other. Annals of Mathematical Statistics, 18(1), 50–60.
7. Pearson, K. (1900). On the criterion that a given system of deviations… Philosophical Magazine, 50(302), 157–175.
8. Tomczak, M., & Tomczak, E. (2014). The need to report effect size estimates revisited. Trends in Sport Sciences, 21(1), 19–25.

This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 233 closed MLS resale sales; the 384 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 24, 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.

 © 2026 Alexander Tiffany Southwest, LLC