Jarrell

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

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
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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
89	**$245,520**	**$137**	**82 days**
single-family resale homes	average $288,125	average $148	average 97 days

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1. Summary

Resale homes · 89 sales · May 26, 2026 – November 21, 2026

This study looks at the **89 resale homes** sold in Jarrell in the **180 days** to November 21, 2026. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

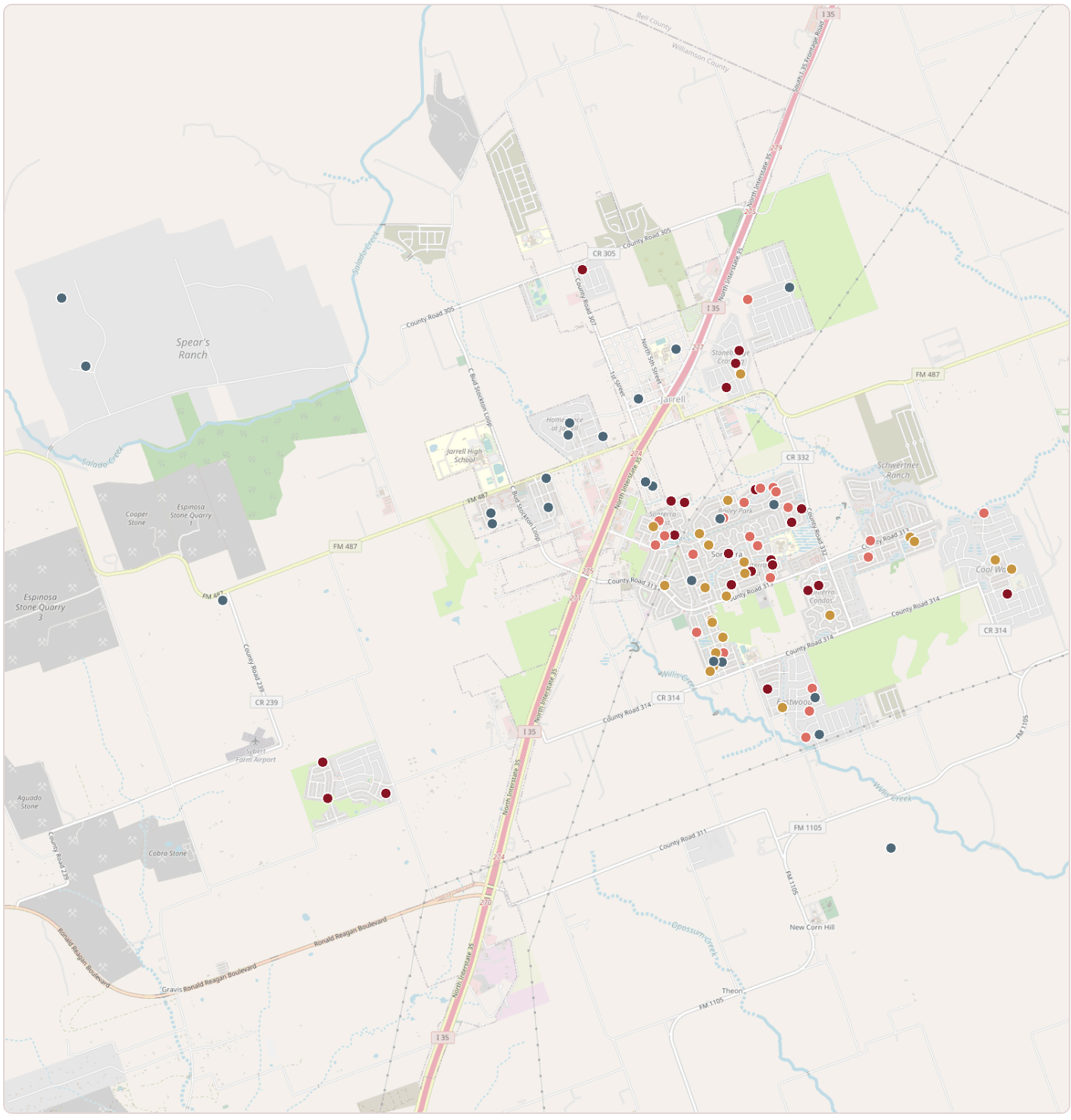
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

89 resale homes · colored by price range

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



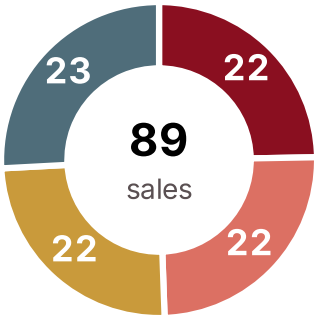
● Under $214K · 22 sales ● $214K–$244K · 22 sales ● $246K–$272K · 22 sales ● Over $272K · 23 sales

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3. Quartiles by net sale price

Resale homes · 89 sales · May 26, 2026 – November 21, 2026

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



Sales per group

- Under $214K: 22 sales (25%)
- $214K–$244K: 22 sales (25%)
- $246K–$272K: 22 sales (25%)
- Over $272K: 23 sales (26%)

Bottom line

- Homes over $272K are about 850 SF (60%) larger than homes under $214K.

3.1 Key differences

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

Under $214K $214K–$244K $246K–$272K Over $272K

Higher-priced homes Over $272K

- Are much larger.

Lower-priced homes Under $214K

- Are much smaller.

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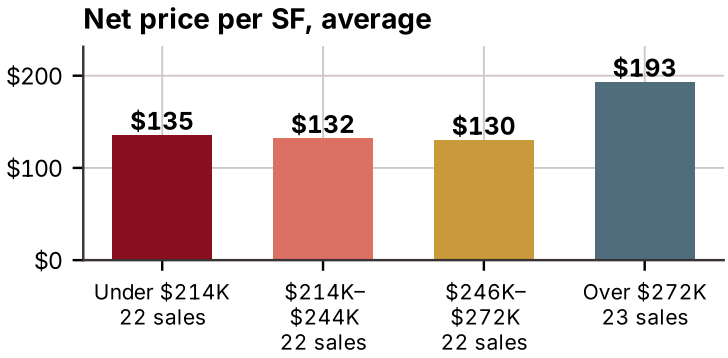
3.2 At a glance

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 $214K	$214K–$244K	$246K–$272K	Over $272K	Real difference?
Net price per SF	$135 per SF	$132 per SF	$130 per SF	$193 per SF	unclear
Living area	1,425 SF **Smallest**	1,832 SF	2,077 SF	2,279 SF **Largest**	✓ large
Year built	2019	2020	2018	2019	unclear
Days on market	90 days	68 days	88 days	68 days	unclear
Discount from original list	12.1%	10.0%	6.5%	7.6%	unclear
Price cut before sale	73%	82%	50%	70%	unclear
Seller paid closing costs or repairs	59%	86%	73%	52%	unclear
Has a view	23%	9%	5%	26%	unclear

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

3.3 Net price per SF: no clear difference

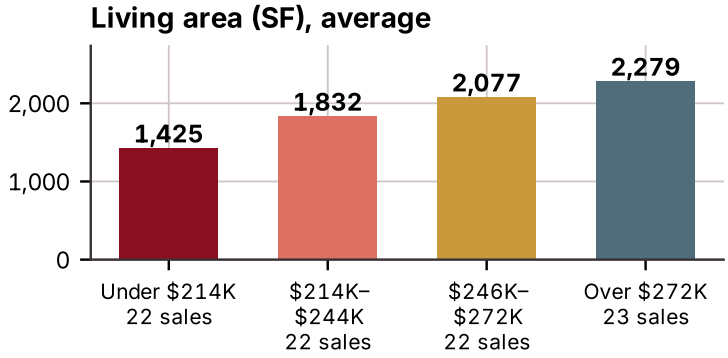


The average is **$193 per SF** for homes over $272K and **$135 per SF** for homes under $214K. It does not move in a straight line; homes over $272K are highest. Defined in 8.1.2.

– No clear difference · could be chance

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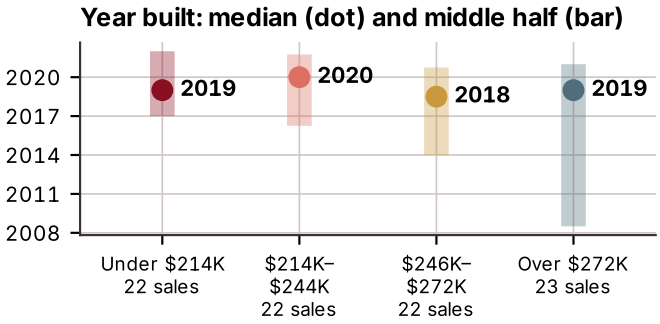
3.4 Homes over $272K are about 850 SF (60%) larger than homes under $214K



The average is **2,279 SF** for homes over $272K and **1,425 SF** for homes under $214K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

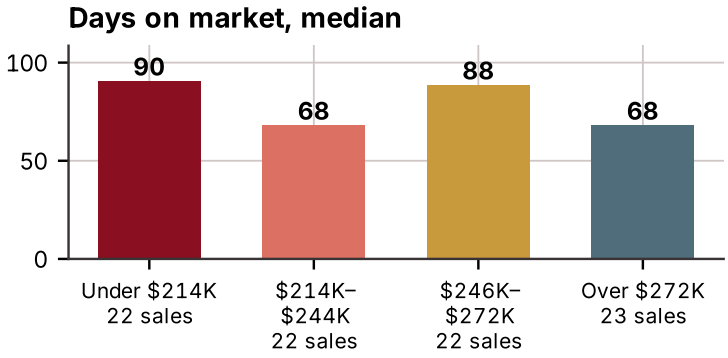
3.5 Year built: no clear difference



The median is **2019** for homes over $272K and **2019** for homes under $214K. It does not move in a straight line; homes $214K–$244K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

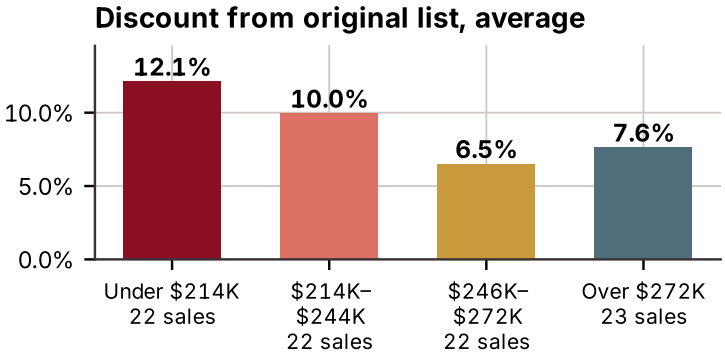


The median is **68 days** for homes over $272K and **90 days** for homes under $214K. It does not move in a straight line; homes under $214K are highest. Defined in 8.1.5.

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

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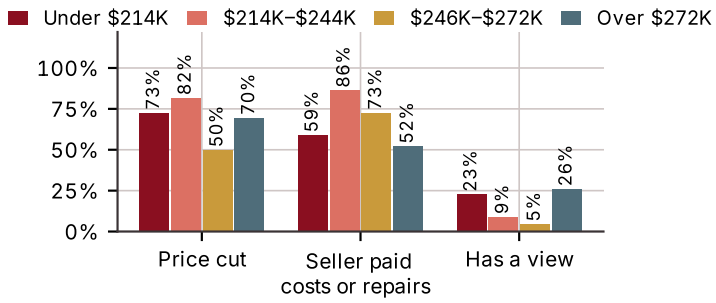
3.7 Discount from original list: no clear difference



The average is **7.6%** for homes over $272K and **12.1%** for homes under $214K. It does not move in a straight line; homes under $214K 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.

- 70% of homes over $272K had a price cut before sale, against 73% of homes under $214K. Defined in 8.1.7.
- 52% of homes over $272K had the seller pay closing costs or repairs, against 59% of homes under $214K. Defined in 8.1.8.
- 26% of homes over $272K have a view, against 23% of homes under $214K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $214K 22 sales	$214K–$244K 22 sales	$246K–$272K 22 sales	Over $272K 23 sales	All 89 sales	Real difference?
Net sale price average	$190,867	$230,564	$258,483	$464,566	$288,125	by design
Net price per SF average	$135	$132	$130	$193	$148	unclear
Living area average	1,425	1,832	2,077	2,279	1,907	✓ large
Year built median	2019	2020	2018	2019	2019	unclear

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3.10 The numbers: selling

	Under $214K 22 sales	$214K–$244K 22 sales	$246K–$272K 22 sales	Over $272K 23 sales	All 89 sales	Real difference?
Days on market median	90	68	88	68	82	unclear
Discount from original list average	12.1%	10.0%	6.5%	7.6%	9.0%	unclear
Price cut before sale	73%	82%	50%	70%	69%	unclear
Seller paid closing costs or repairs	59%	86%	73%	52%	67%	unclear
Has a view	23%	9%	5%	26%	16%	unclear

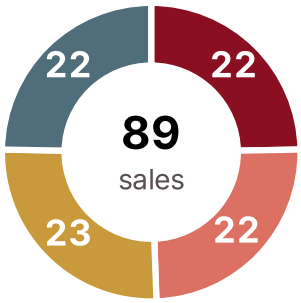
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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 1,463 SF: 22 sales (25%)
- 1,463–1,728 SF: 22 sales (25%)
- 1,732–2,260 SF: 23 sales (26%)
- Over 2,260 SF: 22 sales (25%)

Bottom line

- Homes over 2,260 SF sell for about $224K (107%) more than homes under 1,463 SF.
- Homes over 2,260 SF sell for about $2 per SF (1%) less than homes under 1,463 SF.

4.1 Key differences

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

Under 1,463 SF · 1,463–1,728 SF · 1,732–2,260 SF · Over 2,260 SF

Larger homes Over 2,260 SF

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

Smaller homes Under 1,463 SF

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

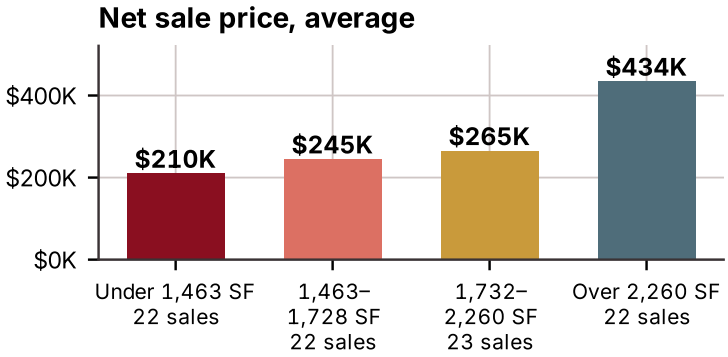
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4.2 At a glance

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 1,463 SF	1,463–1,728 SF	1,732–2,260 SF	Over 2,260 SF	Real difference?
Net sale price	$210K Lowest	$245K	$265K	$434K Highest	✓ large
Net price per SF	$155 per SF Highest	$154 per SF	$131 per SF Lowest	$153 per SF	✓ large
Year built	2018	2020	2020	2018	unclear
Days on market	68 days	65 days	89 days	96 days	unclear
Discount from original list	8.7%	8.9%	8.4%	10.2%	unclear
Price cut before sale	68%	64%	65%	77%	unclear
Seller paid closing costs or repairs	55%	77%	74%	64%	unclear
Has a view	18%	14%	9%	23%	unclear

4.3 Homes over 2,260 SF sell for about $224K (107%) more than homes under 1,463 SF



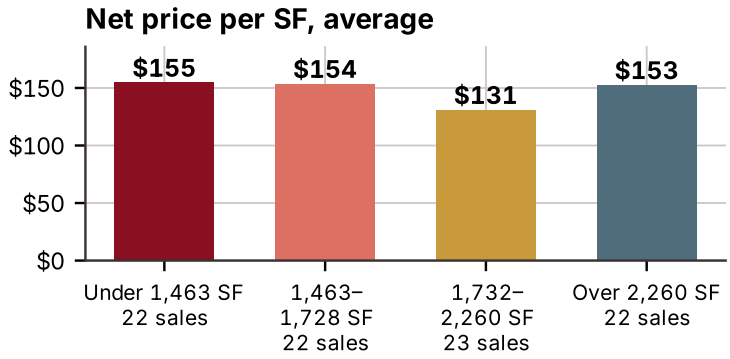
The average is **$434K** for homes over 2,260 SF and **$210K** for homes under 1,463 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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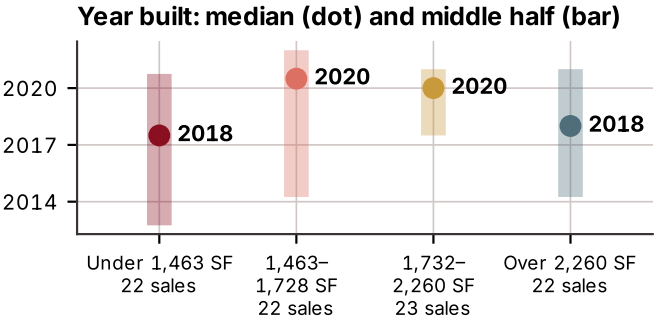
4.4 Homes over 2,260 SF sell for about $2 per SF (1%) less than homes under 1,463 SF



The average is **$153 per SF** for homes over 2,260 SF and **$155 per SF** for homes under 1,463 SF. It does not move in a straight line; homes under 1,463 SF are highest.
Defined in 8.1.2.

✓ **Real difference** · large

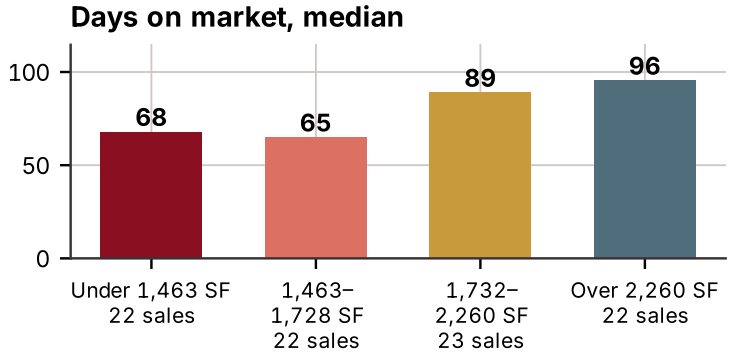
4.5 Year built: no clear difference



The median is **2018** for homes over 2,260 SF and **2018** for homes under 1,463 SF. It does not move in a straight line; homes 1,463–1,728 SF are highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

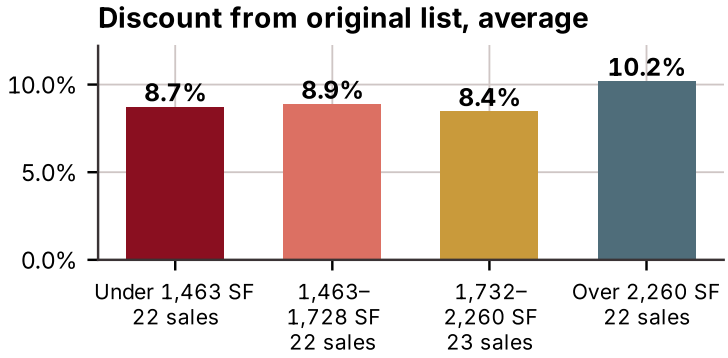


The median is **96 days** for homes over 2,260 SF and **68 days** for homes under 1,463 SF. It does not move in a straight line; homes over 2,260 SF are highest. Defined in 8.1.5.

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

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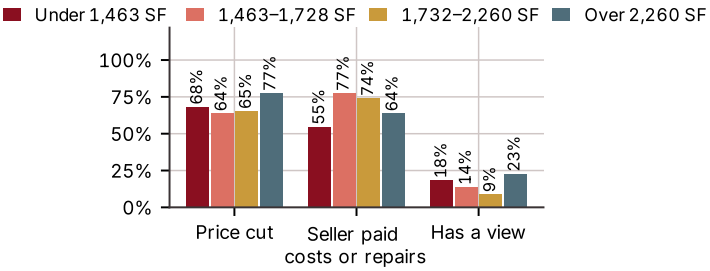
4.7 Discount from original list: no clear difference



The average is **10.2%** for homes over 2,260 SF and **8.7%** for homes under 1,463 SF. It does not move in a straight line; homes over 2,260 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.

- 77% of homes over 2,260 SF had a price cut before sale, against 68% of homes under 1,463 SF. Defined in 8.1.7.
- 64% of homes over 2,260 SF had the seller pay closing costs or repairs, against 55% of homes under 1,463 SF. Defined in 8.1.8.
- 23% of homes over 2,260 SF have a view, against 18% of homes under 1,463 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 1,463 SF 22 sales	1,463–1,728 SF 22 sales	1,732–2,260 SF 23 sales	Over 2,260 SF 22 sales	All 89 sales	Real difference?
Net sale price average	$209,793	$244,613	$264,952	$434,196	$288,125	✓ large
Net price per SF average	$155	$154	$131	$153	$148	✓ large
Living area average	1,356	1,589	2,030	2,648	1,907	by design
Year built median	2018	2020	2020	2018	2019	unclear

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4.10 The numbers: selling

	Under 1,463 SF 22 sales	1,463–1,728 SF 22 sales	1,732–2,260 SF 23 sales	Over 2,260 SF 22 sales	All 89 sales	Real difference?
Days on market median	68	65	89	96	82	unclear
Discount from original list average	8.7%	8.9%	8.4%	10.2%	9.0%	unclear
Price cut before sale	68%	64%	65%	77%	69%	unclear
Seller paid closing costs or repairs	55%	77%	74%	64%	67%	unclear
Has a view	18%	14%	9%	23%	16%	unclear

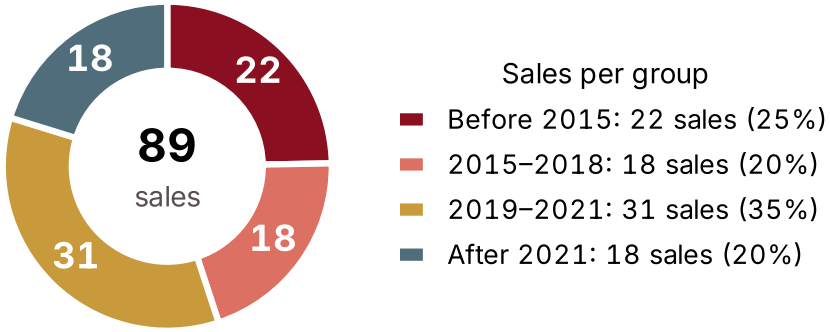
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 89 sales · May 26, 2026 – November 21, 2026

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



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

5.1 Key differences

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

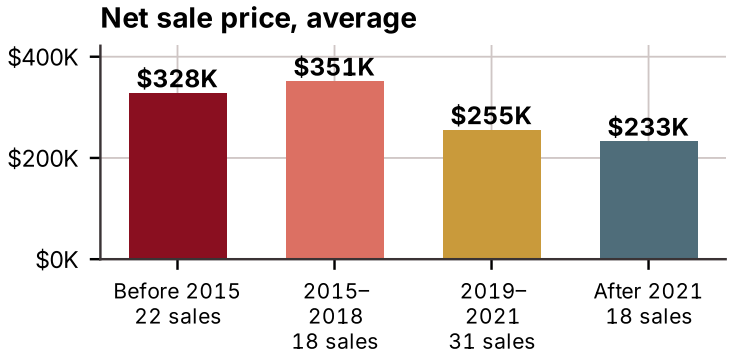
5.2 At a glance

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

	Before 2015	2015–2018	2019–2021	After 2021	Real difference?
Net sale price	$328K	$351K	$255K	$233K	unclear
Net price per SF	$172 per SF	$157 per SF	$135 per SF	$132 per SF	unclear
Living area	1,880 SF	1,965 SF	1,951 SF	1,808 SF	unclear
Days on market	80 days	74 days	87 days	67 days	unclear
Discount from original list	9.0%	9.3%	7.8%	10.9%	unclear
Price cut before sale	68%	61%	71%	72%	unclear
Seller paid closing costs or repairs	73%	72%	68%	56%	unclear
Has a view	18%	11%	16%	17%	unclear

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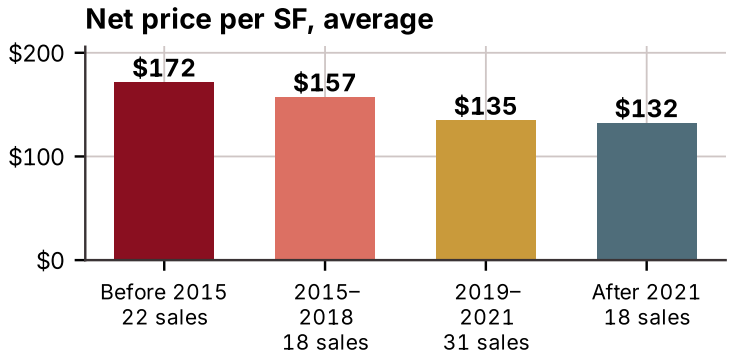
5.3 Net sale price: no clear difference



The average is **$233K** for homes built after 2021 and **$328K** for homes built before 2015. It does not move in a straight line; homes built 2015–2018 are highest. Defined in 8.1.1.

– No clear difference · could be chance

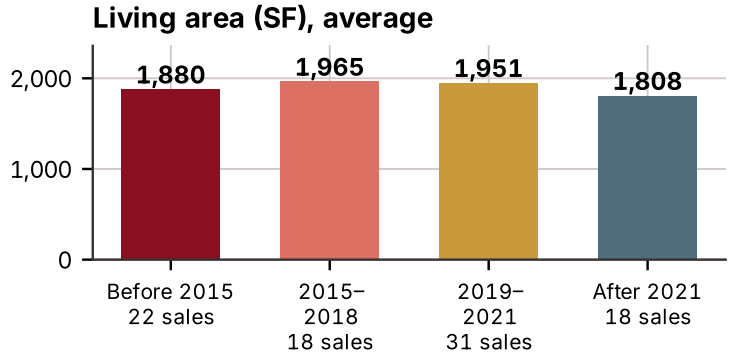
5.4 Net price per SF: no clear difference



The average is **$132 per SF** for homes built after 2021 and **$172 per SF** for homes built before 2015. It falls 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

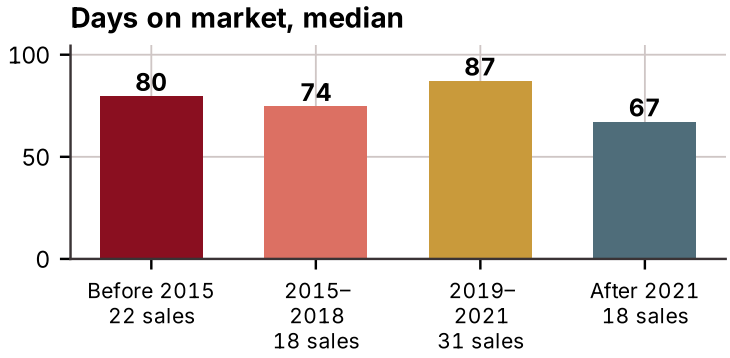


The average is **1,808 SF** for homes built after 2021 and **1,880 SF** for homes built before 2015. It does not move in a straight line; homes built 2015–2018 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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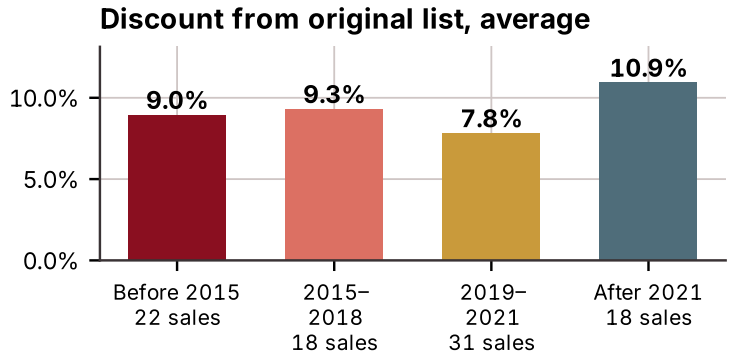
5.6 Days on market: no clear difference



The median is **67 days** for homes built after 2021 and **80 days** for homes built before 2015. It does not move in a straight line; homes built 2019–2021 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

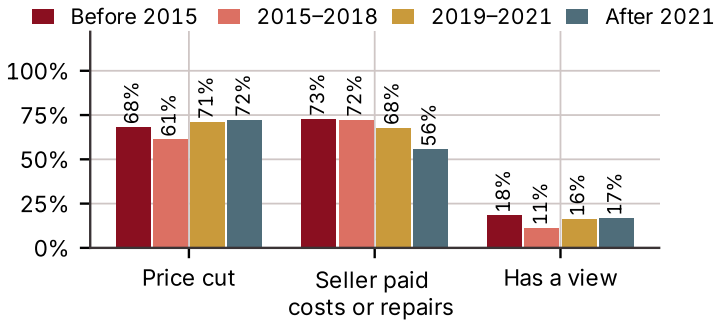


The average is **10.9%** for homes built after 2021 and **9.0%** for homes built before 2015. It does not move in a straight line; homes built after 2021 are highest. Defined in 8.1.6.

– 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.

- 72% of homes built after 2021 had a price cut before sale, against 68% of homes built before 2015. Defined in 8.1.7.
- 56% of homes built after 2021 had the seller pay closing costs or repairs, against 73% of homes built before 2015. Defined in 8.1.8.
- 17% of homes built after 2021 have a view, against 18% of homes built before 2015. 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 2015 22 sales	2015–2018 18 sales	2019–2021 31 sales	After 2021 18 sales	All 89 sales	Real difference?
Net sale price average	$328,178	$351,358	$255,218	$232,612	$288,125	unclear
Net price per SF average	$172	$157	$135	$132	$148	unclear
Living area average	1,880	1,965	1,951	1,808	1,907	unclear
Year built median	2012	2017	2020	2023	2019	by design

5.10 The numbers: selling

	Before 2015 22 sales	2015–2018 18 sales	2019–2021 31 sales	After 2021 18 sales	All 89 sales	Real difference?
Days on market median	80	74	87	67	82	unclear
Discount from original list average	9.0%	9.3%	7.8%	10.9%	9.0%	unclear
Price cut before sale	68%	61%	71%	72%	69%	unclear
Seller paid closing costs or repairs	73%	72%	68%	56%	67%	unclear
Has a view	18%	11%	16%	17%	16%	unclear

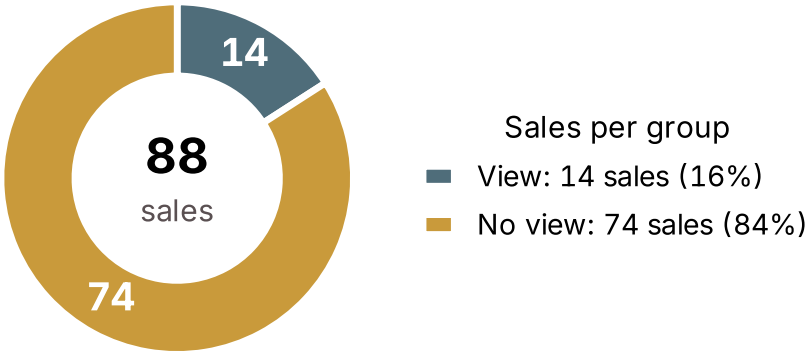
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 89 sales · May 26, 2026 – November 21, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 1 sales whose MLS view entry is only “See Remarks” are left out.



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

6.1 Key differences

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

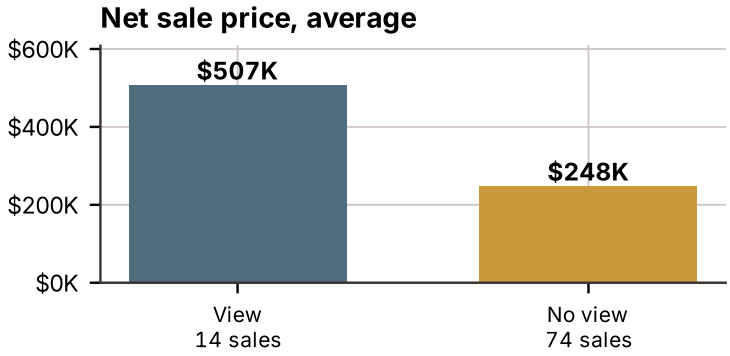
6.2 At a glance

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	$507K	$248K	unclear
Net price per SF	$205 per SF	$137 per SF	unclear
Living area	2,098 SF	1,875 SF	unclear
Year built	2020	2019	unclear
Days on market	105 days	76 days	unclear
Discount from original list	9.5%	8.9%	unclear
Price cut before sale	64%	69%	unclear
Seller paid closing costs or repairs	71%	66%	unclear

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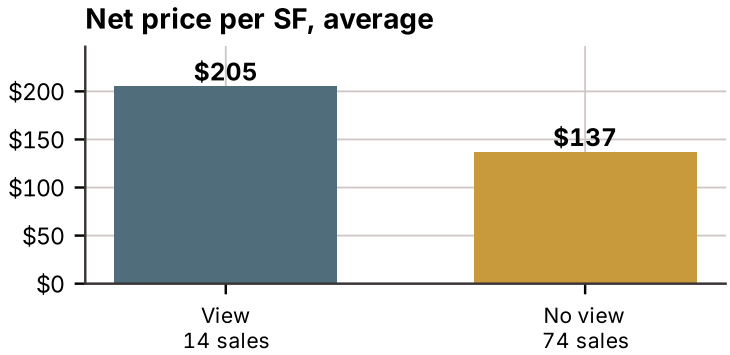
6.3 Net sale price: no clear difference



The average is **$507K** for homes with a view and **$248K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

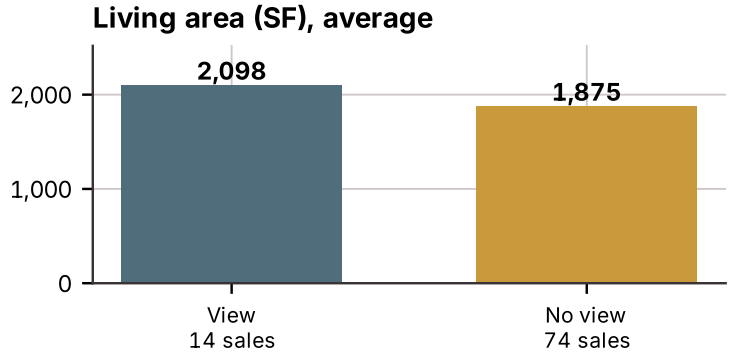
6.4 Net price per SF: no clear difference



The average is **$205 per SF** for homes with a view and **$137 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

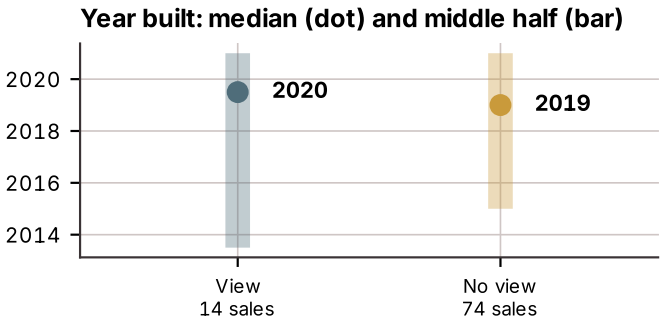


The average is **2,098 SF** for homes with a view and **1,875 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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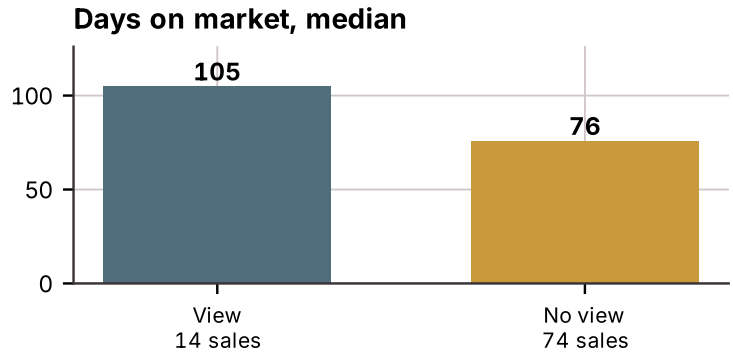
6.6 Year built: no clear difference



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

– No clear difference · could be chance

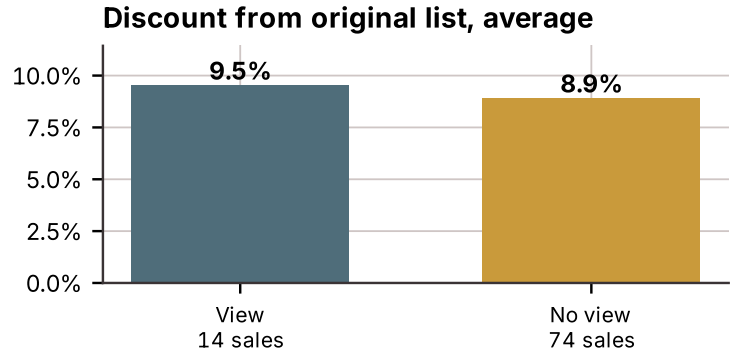
6.7 Days on market: no clear difference



The median is **105 days** for homes with a view and **76 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

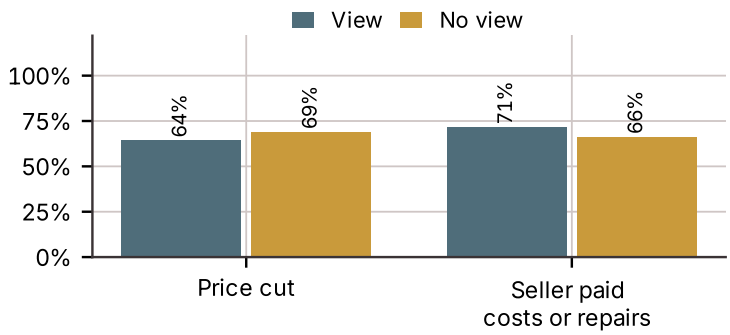


The average is **9.5%** for homes with a view and **8.9%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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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.

- 64% of homes with a view had a price cut before sale, against 69% of homes without a view. Defined in 8.1.7.
- 71% 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

6.10 The numbers: price and size

	View 14 sales	No view 74 sales	All 88 sales	Real difference?
Net sale price average	$506,876	$247,554	$288,810	unclear
Net price per SF average	$205	$137	$148	unclear
Living area average	2,098	1,875	1,910	unclear
Year built median	2020	2019	2019	unclear

6.11 The numbers: selling

	View 14 sales	No view 74 sales	All 88 sales	Real difference?
Days on market median	105	76	84	unclear
Discount from original list average	9.5%	8.9%	9.0%	unclear
Price cut before sale	64%	69%	68%	unclear
Seller paid closing costs or repairs	71%	66%	67%	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 · 285 sales · May 26, 2026 – November 21, 2026

Homes sold new by the builder in the same 180 days. They are left out of every other section and shown here as basic figures only: 285 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 Jarrell.

Measure	Average	Median
Sales		285
Net sale price	**$250,489**	$244,841
Net price per SF	**$146**	$143
Living area (SF)	**1,743**	1,655
Days on market	**84**	58
Discount from original list	**9.4%**	8.5%
Price cut before sale		65% of sales
Seller paid closing costs or repairs		91% 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”.

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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 89 resale sales. Average $288,125; median $245,520; standard deviation $248,673; middle half (25th–75th percentile) $213,655–$275,000; lowest $170,000, highest $2,368,895. 60 sales had a seller payment; their median payment was $9,390.

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 89 resale sales. Average $148; median $137; standard deviation $63; middle half (25th–75th percentile) $116–$158; lowest $83, highest $577.

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 89 resale sales. Average 1,907; median 1,732; standard deviation 533; middle half (25th–75th percentile) 1,463–2,260; lowest 1,183, highest 4,102.

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 89 resale sales. Average 2017; median 2019; standard deviation 9; middle half (25th–75th percentile) 2015–2021; lowest 1965, highest 2025.

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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 89 resale sales. Average 97; median 82; standard deviation 81; middle half (25th–75th percentile) 42–118; lowest 5, highest 465. 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 89 resale sales. Average 9.0%; median 7.6%; standard deviation 7.5%; middle half (25th–75th percentile) 4.2%–12.3%; lowest −13.8%, highest 32.8%. 4 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 61 of 89 resale sales (68.5%).

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 60 of 89 resale sales (67.4%).

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 14 sales with a view, 74 without, 1 unclassified. Most common View entries: None 43, Neighborhood 36, Pasture 6, Trees/Woods 4, Hill Country 3, Park/Greenbelt 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 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Jarrell.

The data Pulled November 22, 2026: 714 closed Jarrell records over the prior year. ZIP codes: 2, the most sales in 76537, 76588.

8.2.2 Study window

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

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

The data 374 single-family sales in the window: 89 resale, 285 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 89 resale; 285 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 7 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price; 1 sale(s) with no usable living area

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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 $214K”.

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 $214K: $170,000–$208,000 (22 sales); $214K–$244K: $213,655–$244,000 (22 sales); $246K–$272K: $245,520–$272,500 (22 sales); Over $272K: $275,000–$2,368,895 (23 sales)
Quartiles by living area: Under 1,463 SF: 1,183–1,462 SF (22 sales); 1,463–1,728 SF: 1,463–1,728 SF (22 sales); 1,732–2,260 SF: 1,732–2,260 SF (23 sales); Over 2,260 SF: 2,288–4,102 SF (22 sales)
Quartiles by year built: Before 2015: 1965–2014 (22 sales); 2015–2018: 2015–2018 (18 sales); 2019–2021: 2019–2021 (31 sales); After 2021: 2022–2025 (18 sales)
View and no view: View: MLS lists a view (14 sales); No view: None or Neighborhood (74 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 $288,125, median $245,520. Days on market: average 97, median 82: 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	3 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 = 8.90	3	0.0307	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.101$	medium
Living area	Kruskal–Wallis	H = 38.58	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.438$	large
Year built	Kruskal–Wallis	H = 3.32	3	0.3453	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.038$	small
Days on market	Kruskal–Wallis	H = 0.29	3	0.9621	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.003$	negligible
Discount from original list	Kruskal–Wallis	H = 8.03	3	0.0454	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.091$	medium
Price cut before sale	Chi-square	$\chi^2 = 5.50$	3	0.1389	p < 0.0063	**Unclear**	Cramér's V = 0.248	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.00$	3	0.0717	p < 0.0063	**Unclear**	Cramér's V = 0.281	small
Has a view	Chi-square	$\chi^2 = 5.48$	3	0.1398	p < 0.0063	**Unclear**	Cramér's V = 0.248	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 = 35.60	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.405$	large
Net price per SF	Kruskal–Wallis	H = 23.01	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.261$	large
Year built	Kruskal–Wallis	H = 1.40	3	0.7061	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.016$	small
Days on market	Kruskal–Wallis	H = 3.12	3	0.3729	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.035$	small
Discount from original list	Kruskal–Wallis	H = 0.28	3	0.9634	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.003$	negligible
Price cut before sale	Chi-square	$\chi^2 = 1.14$	3	0.7668	p < 0.0063	**Unclear**	Cramér's V = 0.113	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.22$	3	0.3594	p < 0.0063	**Unclear**	Cramér's V = 0.190	small
Has a view	Chi-square	$\chi^2 = 1.84$	3	0.6055	p < 0.0063	**Unclear**	Cramér's V = 0.144	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 = 4.96	3	0.1748	p < 0.0063	Unclear	ε² = 0.056	small
Net price per SF	Kruskal–Wallis	H = 6.67	3	0.0834	p < 0.0063	Unclear	ε² = 0.076	medium
Living area	Kruskal–Wallis	H = 1.36	3	0.7158	p < 0.0063	Unclear	ε² = 0.015	small
Days on market	Kruskal–Wallis	H = 0.83	3	0.8427	p < 0.0063	Unclear	ε² = 0.009	negligible
Discount from original list	Kruskal–Wallis	H = 0.74	3	0.8638	p < 0.0063	Unclear	ε² = 0.008	negligible
Price cut before sale	Chi-square	χ^2 = 0.66	3	0.8826	p < 0.0063	Unclear	Cramér's V = 0.086	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.63	3	0.6535	p < 0.0063	Unclear	Cramér's V = 0.135	small
Has a view	Chi-square	χ^2 = 0.41	3	0.9392	p < 0.0063	Unclear	Cramér's V = 0.067	negligible

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 = 577.00	—	0.5045	p < 0.0063	Unclear	rank-biserial r = 0.114	small
Net price per SF	Mann–Whitney U	U = 705.00	—	0.0334	p < 0.0063	Unclear	rank-biserial r = 0.361	medium
Living area	Mann–Whitney U	U = 568.00	—	0.5723	p < 0.0063	Unclear	rank-biserial r = 0.097	negligible
Year built	Mann–Whitney U	U = 521.00	—	0.9772	p < 0.0063	Unclear	rank-biserial r = 0.006	negligible
Days on market	Mann–Whitney U	U = 641.00	—	0.1622	p < 0.0063	Unclear	rank-biserial r = 0.237	small
Discount from original list	Mann–Whitney U	U = 511.00	—	0.9409	p < 0.0063	Unclear	rank-biserial r = 0.014	negligible
Price cut before sale	Chi-square	χ^2 = 0.12	1	0.7329	p < 0.0063	Unclear	Cramér's V = 0.036	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.14	1	0.7036	p < 0.0063	Unclear	Cramér's V = 0.041	negligible

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8.4 Data notes

Left out of the analysis: 285 new-construction sales (basic statistics only, section 7); 7 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price; 1 sale(s) with no usable living area. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 89 closed MLS resale sales; the 285 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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