Leander

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
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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
536	**$415,130**	**$190**	**48 days**
single-family resale homes	average $519,321	average $202	average 75 days

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1. Summary

Resale homes · 536 sales · May 26, 2026 – November 21, 2026

This study looks at the **536 resale homes** sold in Leander 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.

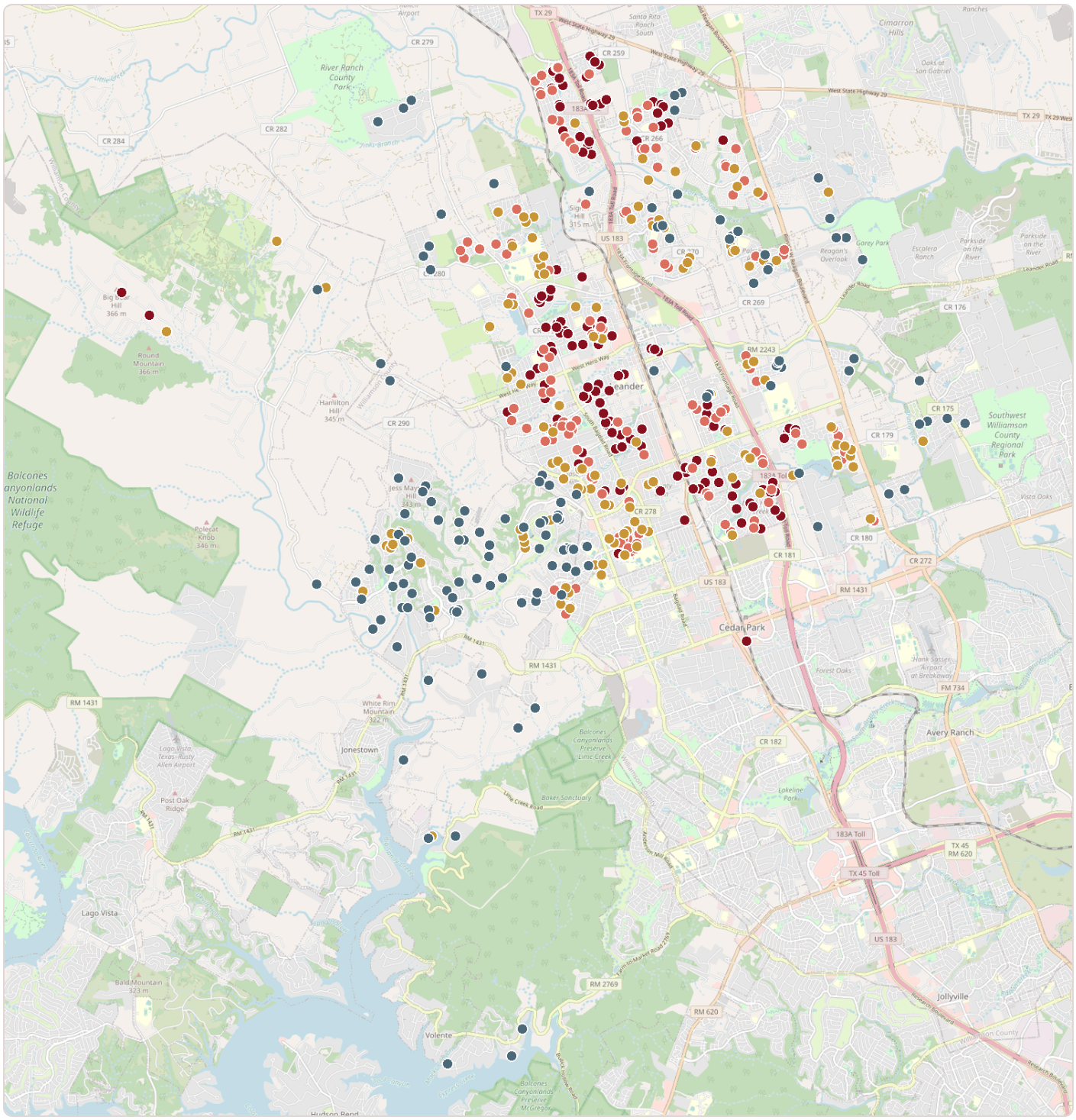
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

536 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; 7 sales with map points far outside the area are left off it (they stay in every figure).



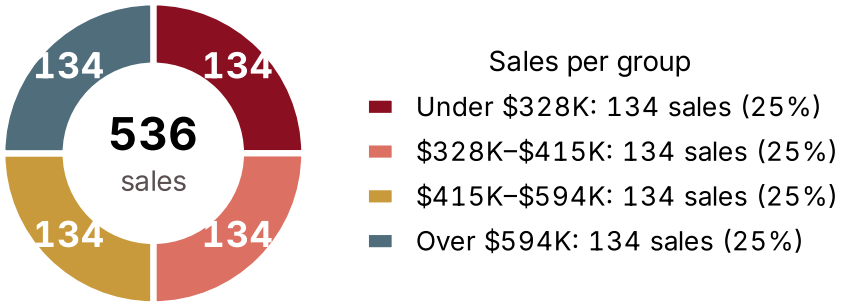
● Under $328K · 134 sales ● $328K–$415K · 134 sales ● $415K–$594K · 134 sales ● Over $594K · 134 sales

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3. Quartiles by net sale price

Resale homes · 536 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.



Bottom line

- Homes over $594K are about 1,990 SF (123%) larger than homes under $328K.
- 67% of homes over $594K have a view, against 13% of homes under $328K.
- Homes over $594K sell for about $78 per SF (43%) more than homes under $328K.
- 49% of homes over $594K had the seller pay closing costs or repairs, against 70% of homes under $328K.

3.1 Key differences

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

Under $328K $328K–$415K $415K–$594K Over $594K

Higher-priced homes Over $594K

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

Lower-priced homes Under $328K

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

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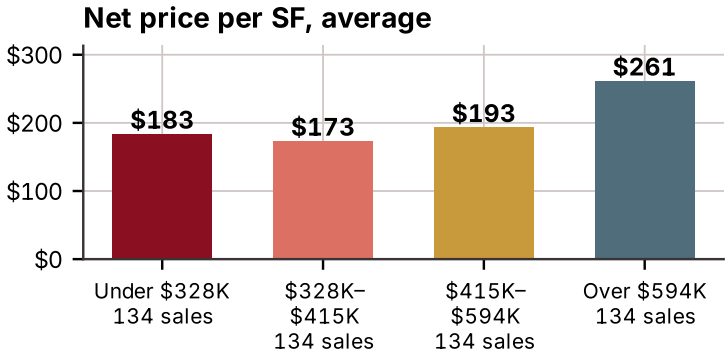
3.2 At a glance

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 $328K	$328K–$415K	$415K–$594K	Over $594K	Real difference?
Net price per SF	$183 per SF	$173 per SF Lowest	$193 per SF	$261 per SF Highest	✓ large
Living area	1,625 SF Smallest	2,188 SF	2,591 SF	3,615 SF Largest	✓ large
Year built	2005 Oldest	2015	2017	2017 Newest	✓ medium
Days on market	49 days	43 days	48 days	50 days	unclear
Discount from original list	8.2%	6.6%	6.2%	7.0%	unclear
Price cut before sale	57%	60%	52%	49%	unclear
Seller paid closing costs or repairs	70% Most	65%	64%	49% Fewest	✓ small
Has a view	13% Fewest	17%	32%	67% Most	✓ medium

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

3.3 Homes over $594K sell for about $78 per SF (43%) more than homes under $328K

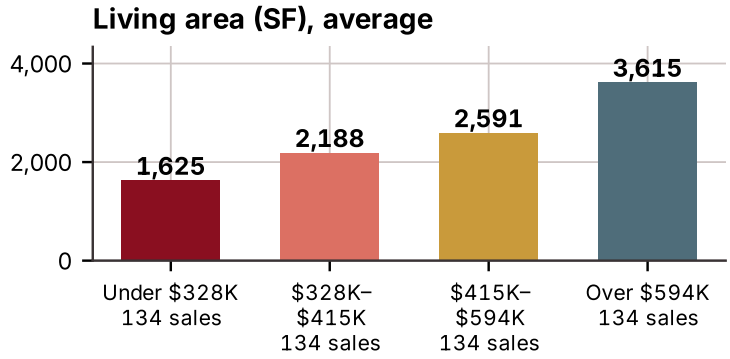


The average is **$261 per SF** for homes over $594K and **$183 per SF** for homes under $328K. It does not move in a straight line; homes over $594K are highest. Defined in 8.1.2.

✓ **Real difference** · large

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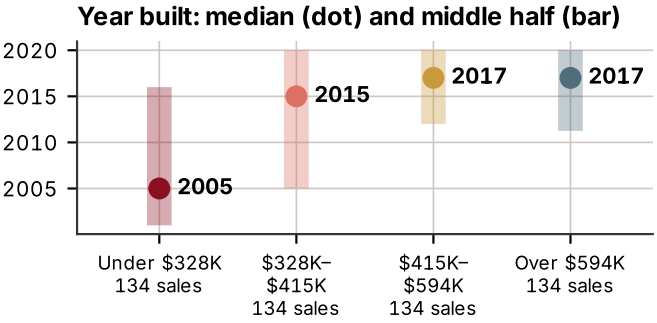
3.4 Homes over $594K are about 1,990 SF (123%) larger than homes under $328K



The average is **3,615 SF** for homes over $594K and **1,625 SF** for homes under $328K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

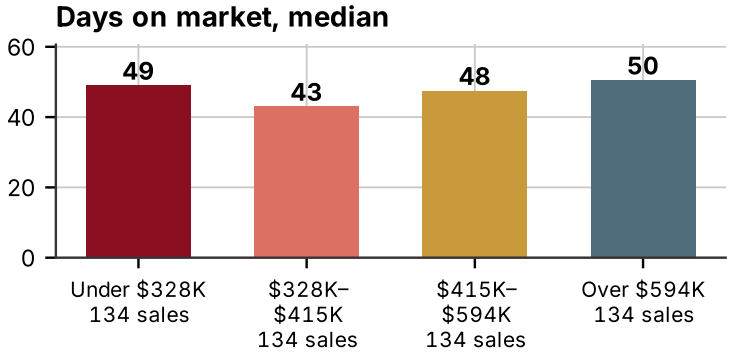
3.5 Homes over $594K are about 12 years newer than homes under $328K



The median is **2017** for homes over $594K and **2005** for homes under $328K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ **Real difference** · medium

3.6 Days on market: no clear difference

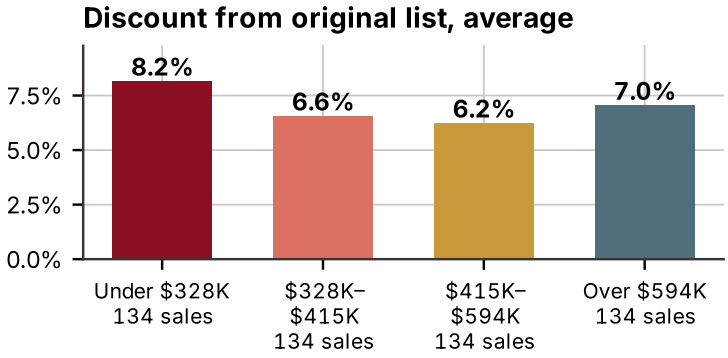


The median is **50 days** for homes over $594K and **49 days** for homes under $328K. It does not move in a straight line; homes over $594K are highest. Defined in 8.1.5.

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

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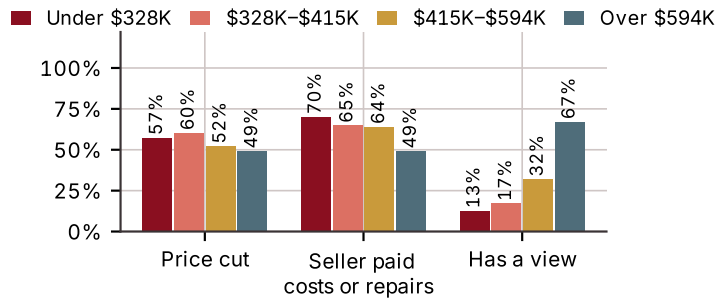
3.7 Discount from original list: no clear difference



The average is **7.0%** for homes over $594K and **8.2%** for homes under $328K. It does not move in a straight line; homes under $328K 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.

- 49% of homes over $594K had a price cut before sale, against 57% of homes under $328K. Defined in 8.1.7.
- 49% of homes over $594K had the seller pay closing costs or repairs, against 70% of homes under $328K. Defined in 8.1.8.
- 67% of homes over $594K have a view, against 13% of homes under $328K. 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** · medium

3.9 The numbers: price and size

	Under $328K 134 sales	$328K–$415K 134 sales	$415K–$594K 134 sales	Over $594K 134 sales	All 536 sales	Real difference?
Net sale price average	$289,528	$369,574	$483,006	$935,176	$519,321	by design
Net price per SF average	$183	$173	$193	$261	$202	✓ large
Living area average	1,625	2,188	2,591	3,615	2,505	✓ large
Year built median	2005	2015	2017	2017	2015	✓ medium

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3.10 The numbers: selling

	Under $328K 134 sales	$328K–$415K 134 sales	$415K–$594K 134 sales	Over $594K 134 sales	All 536 sales	Real difference?
Days on market median	49	43	48	50	48	unclear
Discount from original list average	8.2%	6.6%	6.2%	7.0%	7.0%	unclear
Price cut before sale	57%	60%	52%	49%	55%	unclear
Seller paid closing costs or repairs	70%	65%	64%	49%	62%	✓ small
Has a view	13%	17%	32%	67%	32%	✓ medium

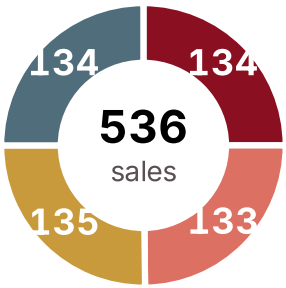
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

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



Sales per group

- Under 1,793 SF: 134 sales (25%)
- 1,793–2,357 SF: 133 sales (25%)
- 2,366–2,964 SF: 135 sales (25%)
- Over 2,964 SF: 134 sales (25%)

Bottom line

- Homes over 2,964 SF sell for about $552K (180%) more than homes under 1,793 SF.
- 54% of homes over 2,964 SF have a view, against 16% of homes under 1,793 SF.
- Homes over 2,964 SF are about 12 years newer than homes under 1,793 SF.
- Homes over 2,964 SF sell for about $24 per SF (12%) more than homes under 1,793 SF.

4.1 Key differences

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

Under 1,793 SF · 1,793–2,357 SF · 2,366–2,964 SF · Over 2,964 SF

Larger homes Over 2,964 SF

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

Smaller homes Under 1,793 SF

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

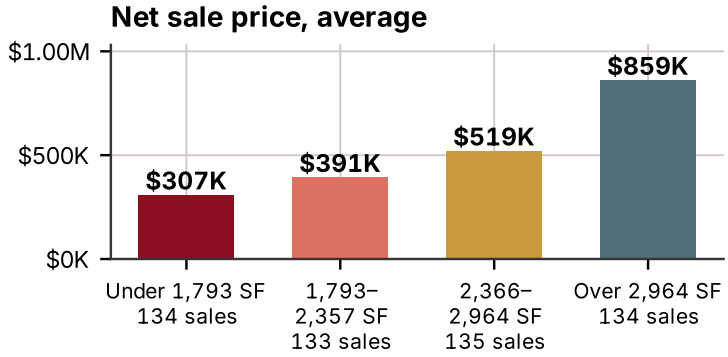
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4.2 At a glance

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 1,793 SF	1,793–2,357 SF	2,366–2,964 SF	Over 2,964 SF	Real difference?
Net sale price	$307K **Lowest**	$391K	$519K	$859K **Highest**	✓ large
Net price per SF	$202 per SF	$188 per SF **Lowest**	$194 per SF	$225 per SF **Highest**	✓ medium
Year built	2004 **Oldest**	2015	2016	2017 **Newest**	✓ medium
Days on market	40 days	43 days	53 days	56 days	unclear
Discount from original list	7.0%	6.2%	6.6%	8.1%	unclear
Price cut before sale	51%	54%	56%	58%	unclear
Seller paid closing costs or repairs	72%	57%	64%	55%	unclear
Has a view	16% **Fewest**	23%	36%	54% **Most**	✓ medium

4.3 Homes over 2,964 SF sell for about $552K (180%) more than homes under 1,793 SF



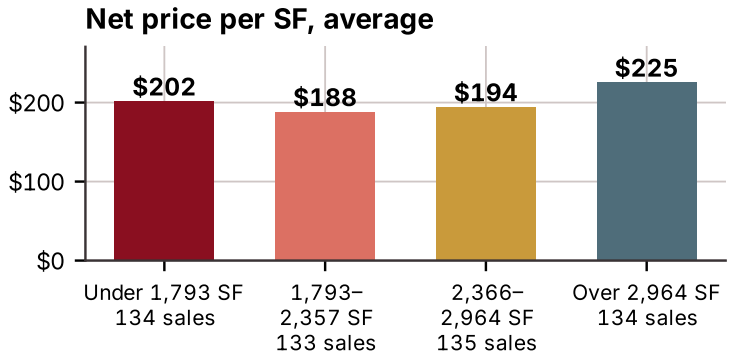
The average is **$859K** for homes over 2,964 SF and **$307K** for homes under 1,793 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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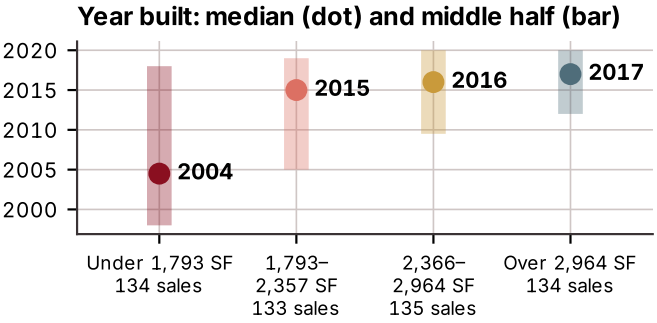
4.4 Homes over 2,964 SF sell for about $24 per SF (12%) more than homes under 1,793 SF



The average is **$225 per SF** for homes over 2,964 SF and **$202 per SF** for homes under 1,793 SF. It does not move in a straight line; homes over 2,964 SF are highest. Defined in 8.1.2.

✓ **Real difference** · medium

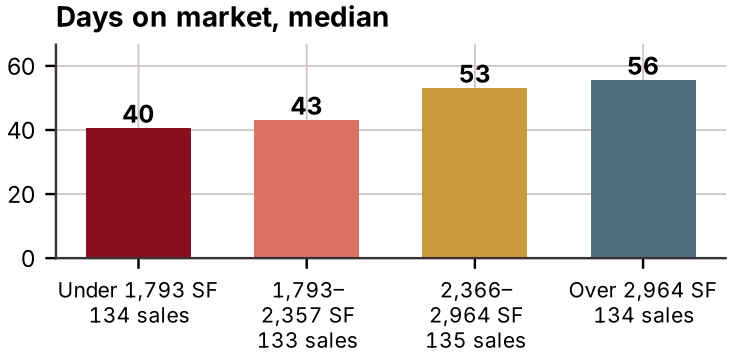
4.5 Homes over 2,964 SF are about 12 years newer than homes under 1,793 SF



The median is **2017** for homes over 2,964 SF and **2004** for homes under 1,793 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ **Real difference** · medium

4.6 Days on market: no clear difference

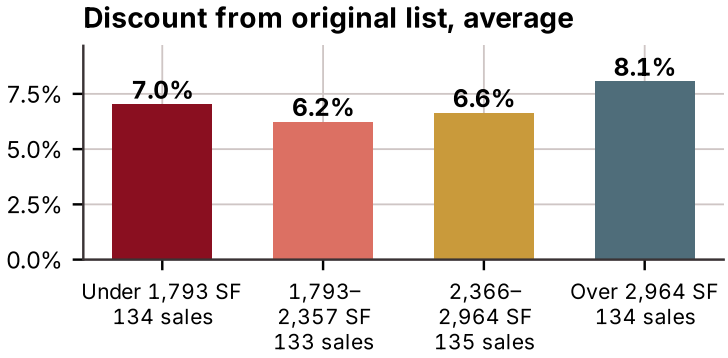


The median is **56 days** for homes over 2,964 SF and **40 days** for homes under 1,793 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

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

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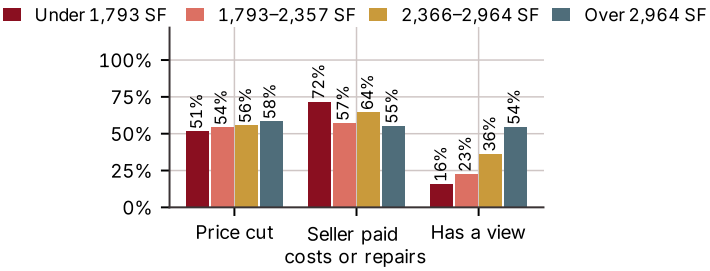
4.7 Discount from original list: no clear difference



The average is **8.1%** for homes over 2,964 SF and **7.0%** for homes under 1,793 SF. It does not move in a straight line; homes over 2,964 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.

- 58% of homes over 2,964 SF had a price cut before sale, against 51% of homes under 1,793 SF. Defined in 8.1.7.
- 55% of homes over 2,964 SF had the seller pay closing costs or repairs, against 72% of homes under 1,793 SF. Defined in 8.1.8.
- 54% of homes over 2,964 SF have a view, against 16% of homes under 1,793 SF. Defined in 8.1.9.

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

4.9 The numbers: price and size

	Under 1,793 SF 134 sales	1,793–2,357 SF 133 sales	2,366–2,964 SF 135 sales	Over 2,964 SF 134 sales	All 536 sales	Real difference?
Net sale price average	$307,098	$391,239	$518,867	$859,128	$519,321	✓ large
Net price per SF average	$202	$188	$194	$225	$202	✓ medium
Living area average	1,535	2,085	2,663	3,732	2,505	by design
Year built median	2004	2015	2016	2017	2015	✓ medium

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4.10 The numbers: selling

	Under 1,793 SF 134 sales	1,793–2,357 SF 133 sales	2,366–2,964 SF 135 sales	Over 2,964 SF 134 sales	All 536 sales	Real difference?
Days on market median	40	43	53	56	48	unclear
Discount from original list average	7.0%	6.2%	6.6%	8.1%	7.0%	unclear
Price cut before sale	51%	54%	56%	58%	55%	unclear
Seller paid closing costs or repairs	72%	57%	64%	55%	62%	unclear
Has a view	16%	23%	36%	54%	32%	✓ medium

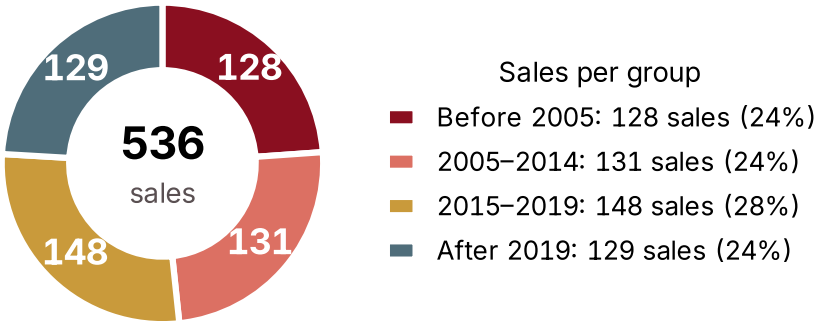
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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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

- Homes built after 2019 are about 740 SF (36%) larger than homes built before 2005.
- Homes built after 2019 sell for about $117K (27%) more 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 2005–2014 2015–2019 After 2019

Newer homes After 2019

- Are larger.
- Sell for more.

Older homes Before 2005

- Are smaller.
- Sell for less.

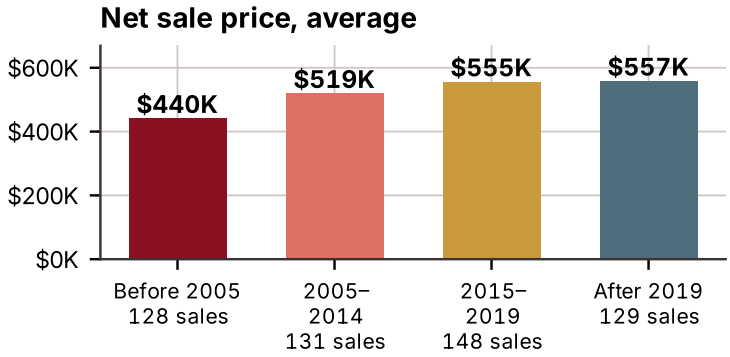
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5.2 At a glance

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

	Before 2005	2005–2014	2015–2019	After 2019	Real difference?
Net sale price	$440K **Lowest**	$519K	$555K	$557K **Highest**	✓ medium
Net price per SF	$212 per SF	$195 per SF	$205 per SF	$198 per SF	unclear
Living area	2,029 SF **Smallest**	2,575 SF	2,624 SF	2,769 SF **Largest**	✓ medium
Days on market	36 days	47 days	60 days	50 days	unclear
Discount from original list	7.0%	6.7%	7.6%	6.6%	unclear
Price cut before sale	47%	55%	61%	56%	unclear
Seller paid closing costs or repairs	67%	61%	61%	60%	unclear
Has a view	29%	31%	34%	35%	unclear

5.3 Homes built after 2019 sell for about $117K (27%) more than homes built before 2005



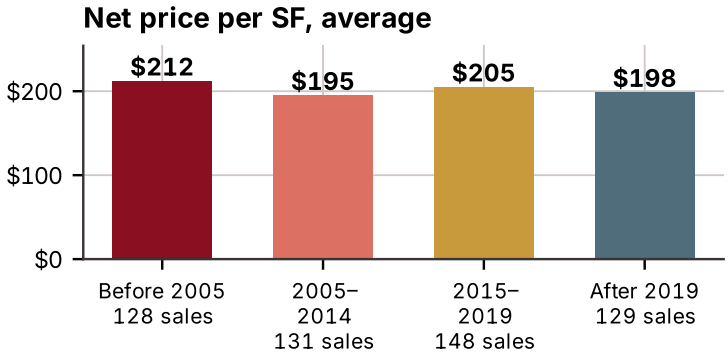
The average is **$557K** for homes built after 2019 and **$440K** for homes built before 2005. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · medium

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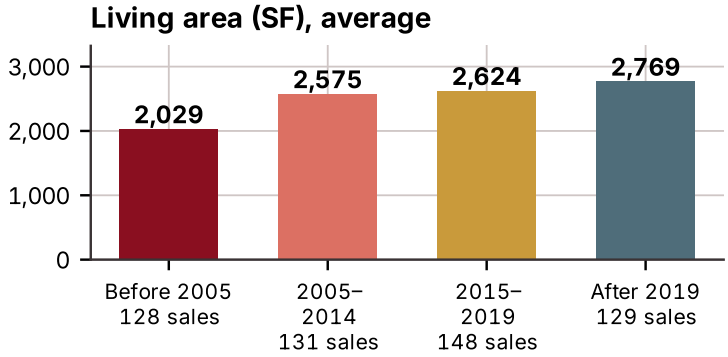
5.4 Net price per SF: no clear difference



The average is **$198 per SF** for homes built after 2019 and **$212 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.

– No clear difference · could be chance

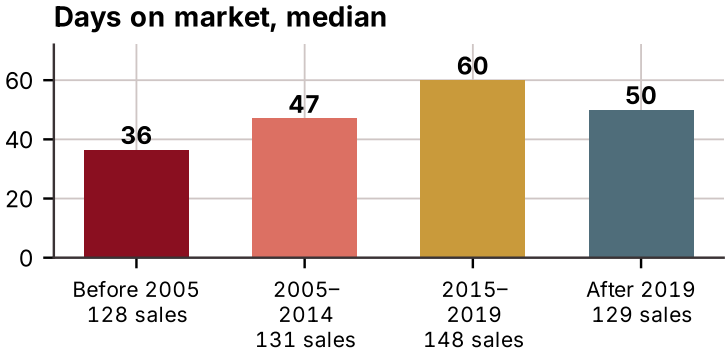
5.5 Homes built after 2019 are about 740 SF (36%) larger than homes built before 2005



The average is **2,769 SF** for homes built after 2019 and **2,029 SF** for homes built before 2005. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ Real difference · medium

5.6 Days on market: no clear difference

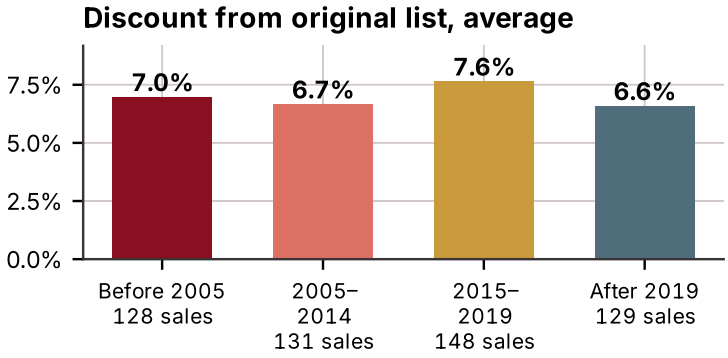


The median is **50 days** for homes built after 2019 and **36 days** for homes built before 2005. It does not move in a straight line; homes built 2015–2019 are highest. Defined in 8.1.5.

– No clear difference · could be chance

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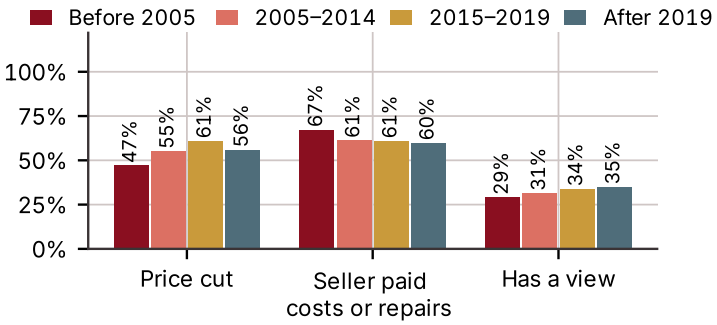
5.7 Discount from original list: no clear difference



The average is **6.6%** for homes built after 2019 and **7.0%** for homes built before 2005. It does not move in a straight line; homes built 2015–2019 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.

- 56% of homes built after 2019 had a price cut before sale, against 47% of homes built before 2005. Defined in 8.1.7.
- 60% of homes built after 2019 had the seller pay closing costs or repairs, against 67% of homes built before 2005. Defined in 8.1.8.
- 35% of homes built after 2019 have a view, against 29% 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 128 sales	2005–2014 131 sales	2015–2019 148 sales	After 2019 129 sales	All 536 sales	Real difference?
Net sale price average	$440,192	$518,591	$555,174	$557,445	$519,321	✓ medium
Net price per SF average	$212	$195	$205	$198	$202	unclear
Living area average	2,029	2,575	2,624	2,769	2,505	✓ medium
Year built median	2000	2010	2017	2021	2015	by design

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5.10 The numbers: selling

	Before 2005 128 sales	2005–2014 131 sales	2015–2019 148 sales	After 2019 129 sales	All 536 sales	Real difference?
Days on market median	36	47	60	50	48	unclear
Discount from original list average	7.0%	6.7%	7.6%	6.6%	7.0%	unclear
Price cut before sale	47%	55%	61%	56%	55%	unclear
Seller paid closing costs or repairs	67%	61%	61%	60%	62%	unclear
Has a view	29%	31%	34%	35%	32%	unclear

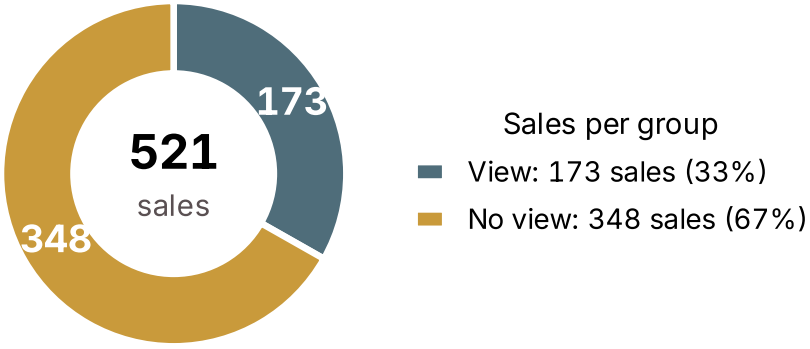
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 536 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. 15 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $305K (73%) more than homes without a view.
- Homes with a view sell for about $52 per SF (28%) more than homes without a view.
- Homes with a view are about 690 SF (30%) larger than homes without a view.

6.1 Key differences

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

View No view

Homes with a view MLS lists a view

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

Homes without a view no view listed

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

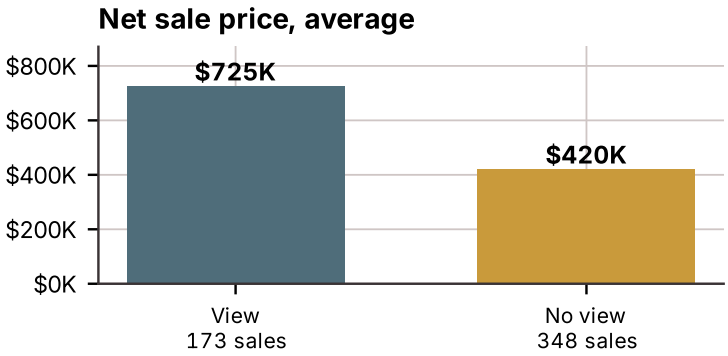
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6.2 At a glance

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

	View	No view	Real difference?
Net sale price	$725K **Highest**	$420K **Lowest**	✓ large
Net price per SF	$238 per SF **Highest**	$186 per SF **Lowest**	✓ medium
Living area	2,968 SF **Largest**	2,277 SF **Smallest**	✓ medium
Year built	2015	2015	unclear
Days on market	49 days	48 days	unclear
Discount from original list	6.6%	7.2%	unclear
Price cut before sale	48%	59%	unclear
Seller paid closing costs or repairs	54%	66%	unclear

6.3 Homes with a view sell for about $305K (73%) more than homes without a view

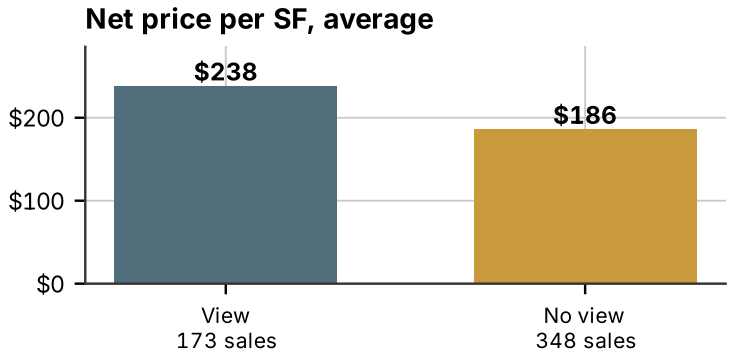


The average is **$725K** for homes with a view and **$420K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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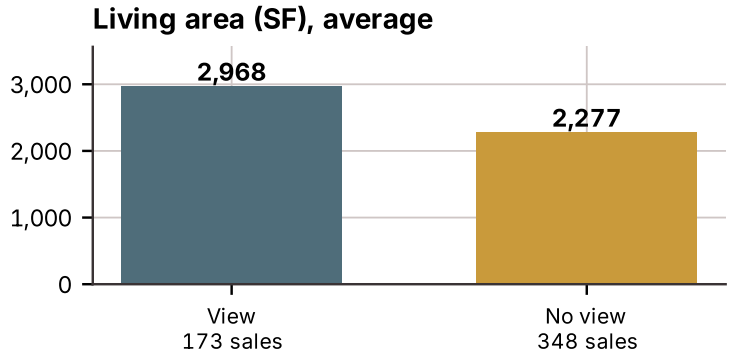
6.4 Homes with a view sell for about $52 per SF (28%) more than homes without a view



The average is **$238 per SF** for homes with a view and **$186 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · medium

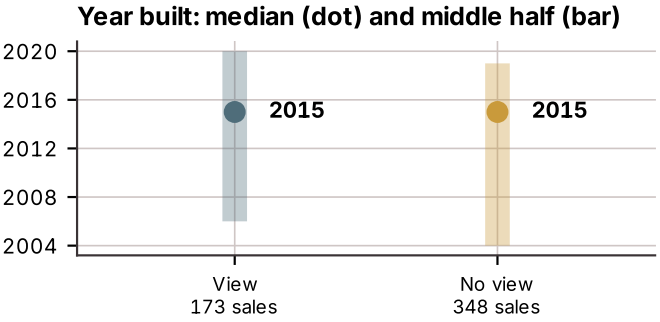
6.5 Homes with a view are about 690 SF (30%) larger than homes without a view



The average is **2,968 SF** for homes with a view and **2,277 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · medium

6.6 Year built: no clear difference

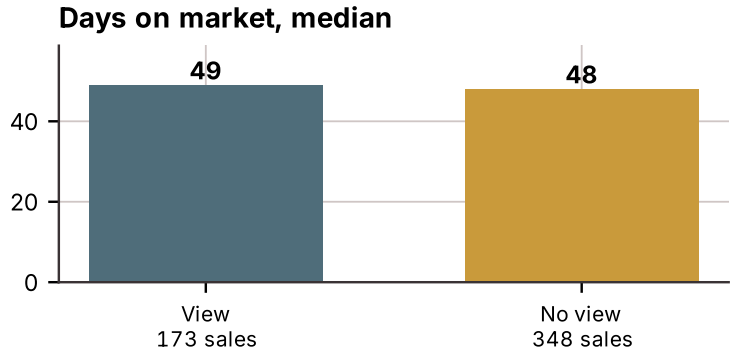


The median is **2015** for homes with a view and **2015** for homes without a view. Defined in 8.1.4.

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

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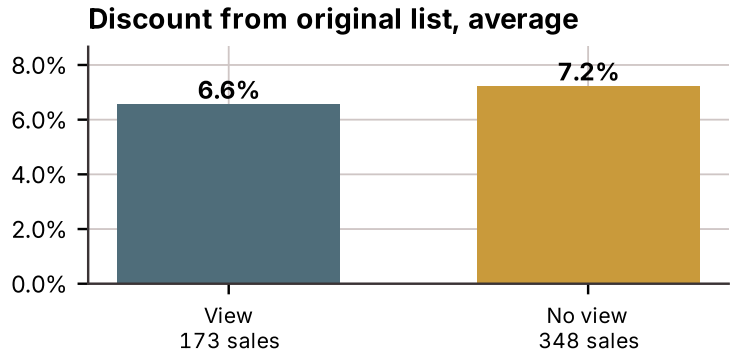
6.7 Days on market: no clear difference



The median is **49 days** for homes with a view and **48 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

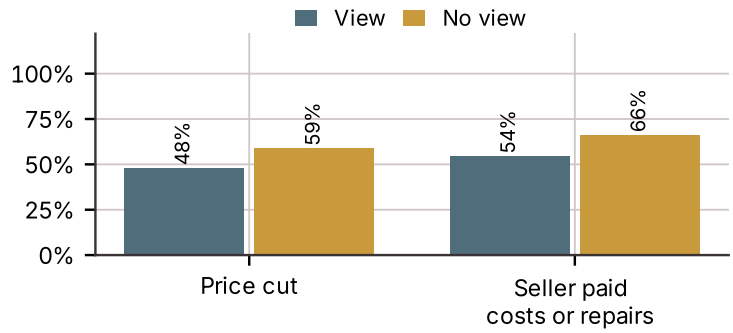
6.8 Discount from original list: no clear difference



The average is **6.6%** 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.

- 48% of homes with a view had a price cut before sale, against 59% of homes without a view. Defined in 8.1.7.
- 54% of homes with a view had the seller pay closing costs or repairs, against 66% of homes without a view. Defined in 8.1.8.

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

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

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6.10 The numbers: price and size

	View 173 sales	No view 348 sales	All 521 sales	Real difference?
Net sale price average	$725,260	$420,198	$521,495	✓ large
Net price per SF average	$238	$186	$203	✓ medium
Living area average	2,968	2,277	2,506	✓ medium
Year built median	2015	2015	2015	unclear

6.11 The numbers: selling

	View 173 sales	No view 348 sales	All 521 sales	Real difference?
Days on market median	49	48	48	unclear
Discount from original list average	6.6%	7.2%	7.0%	unclear
Price cut before sale	48%	59%	55%	unclear
Seller paid closing costs or repairs	54%	66%	62%	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 · 191 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: 191 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 Leander.

Measure	Average	Median
Sales		191
Net sale price	**$609,550**	$530,720
Net price per SF	**$199**	$193
Living area (SF)	**3,050**	2,879
Days on market	**92**	71
Discount from original list	**8.4%**	7.1%
Price cut before sale		54% of sales
Seller paid closing costs or repairs		55% of sales
Year built		1866–2026

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 536 resale sales. Average $519,321; median $415,130; standard deviation $308,802; middle half (25th–75th percentile) $328,150–$595,250; lowest $213,000, highest $3,000,000. 333 sales had a seller payment; their median payment was $6,000.

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 536 resale sales. Average $202; median $190; standard deviation $57; middle half (25th–75th percentile) $169–$219; lowest $88, highest $522.

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 536 resale sales. Average 2,505; median 2,366; standard deviation 923; middle half (25th–75th percentile) 1,792–2,966; lowest 1,073, highest 7,813.

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 536 resale sales. Average 2011; median 2015; standard deviation 11; middle half (25th–75th percentile) 2005–2019; lowest 1960, highest 2026.

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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 536 resale sales. Average 75; median 48; standard deviation 85; middle half (25th–75th percentile) 21–100; lowest 0, highest 612. 5 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 536 resale sales. Average 7.0%; median 5.5%; standard deviation 6.3%; middle half (25th–75th percentile) 2.7%–9.9%; lowest −6.2%, highest 41.2%. 23 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 294 of 536 resale sales (54.9%).

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_BuyersCIsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 333 of 536 resale sales (62.1%).

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 173 sales with a view, 348 without, 15 unclassified. Most common View entries: None 252, Neighborhood 134, Trees/Woods 85, Park/Greenbelt 78, Hill Country 56, Panoramic 31, See Remarks 22, Pool 19.

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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 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Leander.

The data Pulled November 22, 2026: 1,563 closed Leander records over the prior year. ZIP codes: 4, the most sales in 78641, 78645, 78628, 78461.

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 727 single-family sales in the window: 536 resale, 191 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 536 resale; 191 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 18 sale(s) other than single-family homes (condo, townhome and similar); 4 sale(s) with concessions above 10% of price; 1 sale(s) with no original list price

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $328K”.

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 $328K: $213,000–$328,000 (134 sales); $328K–$415K: $328,200–$415,100 (134 sales); $415K–$594K: $415,160–$594,300 (134 sales); Over $594K: $598,100–$3,000,000 (134 sales)
Quartiles by living area: Under 1,793 SF: 1,073–1,791 SF (134 sales); 1,793–2,357 SF: 1,793–2,357 SF (133 sales); 2,366–2,964 SF: 2,366–2,964 SF (135 sales); Over 2,964 SF: 2,970–7,813 SF (134 sales)
Quartiles by year built: Before 2005: 1960–2004 (128 sales); 2005–2014: 2005–2014 (131 sales); 2015–2019: 2015–2019 (148 sales); After 2019: 2020–2026 (129 sales)
View and no view: View: MLS lists a view (173 sales); No view: None or Neighborhood (348 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 $519,321, median $415,130. Days on market: average 75, median 48: 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	14 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 = 193.03	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.361$	large
Living area	Kruskal–Wallis	H = 378.12	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.707$	large
Year built	Kruskal–Wallis	H = 58.05	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.109$	medium
Days on market	Kruskal–Wallis	H = 2.22	3	0.5271	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.004$	negligible
Discount from original list	Kruskal–Wallis	H = 9.51	3	0.0232	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.018$	small
Price cut before sale	Chi-square	$\chi^2 = 4.13$	3	0.2479	p < 0.0063	**Unclear**	Cramér's V = 0.088	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 13.79$	3	0.0032	p < 0.0063	**Yes**	Cramér's V = 0.160	small
Has a view	Chi-square	$\chi^2 = 112.14$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.457	medium

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 364.06	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.680$	large
Net price per SF	Kruskal–Wallis	H = 43.82	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.082$	medium
Year built	Kruskal–Wallis	H = 53.58	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.100$	medium
Days on market	Kruskal–Wallis	H = 12.15	3	0.0069	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.023$	small
Discount from original list	Kruskal–Wallis	H = 3.72	3	0.2939	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.007$	negligible
Price cut before sale	Chi-square	$\chi^2 = 1.28$	3	0.7351	p < 0.0063	**Unclear**	Cramér's V = 0.049	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 9.58$	3	0.0225	p < 0.0063	**Unclear**	Cramér's V = 0.134	small
Has a view	Chi-square	$\chi^2 = 53.86$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.317	medium

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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 = 47.46	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.089$	medium
Net price per SF	Kruskal–Wallis	H = 6.13	3	0.1054	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.011$	small
Living area	Kruskal–Wallis	H = 58.78	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.110$	medium
Days on market	Kruskal–Wallis	H = 7.82	3	0.0498	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.015$	small
Discount from original list	Kruskal–Wallis	H = 2.60	3	0.4575	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.005$	negligible
Price cut before sale	Chi-square	$\chi^2 = 5.46$	3	0.1411	p < 0.0063	**Unclear**	Cramér's V = 0.101	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.89$	3	0.5955	p < 0.0063	**Unclear**	Cramér's V = 0.059	negligible
Has a view	Chi-square	$\chi^2 = 1.28$	3	0.7345	p < 0.0063	**Unclear**	Cramér's V = 0.049	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 = 47,145.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.566	large
Net price per SF	Mann–Whitney U	U = 44,192.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.468	medium
Living area	Mann–Whitney U	U = 42,788.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.421	medium
Year built	Mann–Whitney U	U = 31,127.50	—	0.5260	p < 0.0063	**Unclear**	rank-biserial r = 0.034	negligible
Days on market	Mann–Whitney U	U = 31,448.00	—	0.4057	p < 0.0063	**Unclear**	rank-biserial r = 0.045	negligible
Discount from original list	Mann–Whitney U	U = 27,829.00	—	0.1602	p < 0.0063	**Unclear**	rank-biserial r = 0.076	negligible
Price cut before sale	Chi-square	$\chi^2 = 5.29$	1	0.0214	p < 0.0063	**Unclear**	Cramér's V = 0.101	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.79$	1	0.0092	p < 0.0063	**Unclear**	Cramér's V = 0.114	small

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8.4 Data notes

Left out of the analysis: 191 new-construction sales (basic statistics only, section 7); 18 sale(s) other than single-family homes (condo, townhome and similar); 4 sale(s) with concessions above 10% of price; 1 sale(s) with no original list price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 536 closed MLS resale sales; the 191 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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