Liberty Hill

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
191	**$466,500**	**$200**	**73 days**
single-family resale homes	average $584,484	average $219	average 102 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

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1. Summary

Resale homes · 191 sales · May 26, 2026 – November 21, 2026

This study looks at the **191 resale homes** sold in Liberty Hill 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.

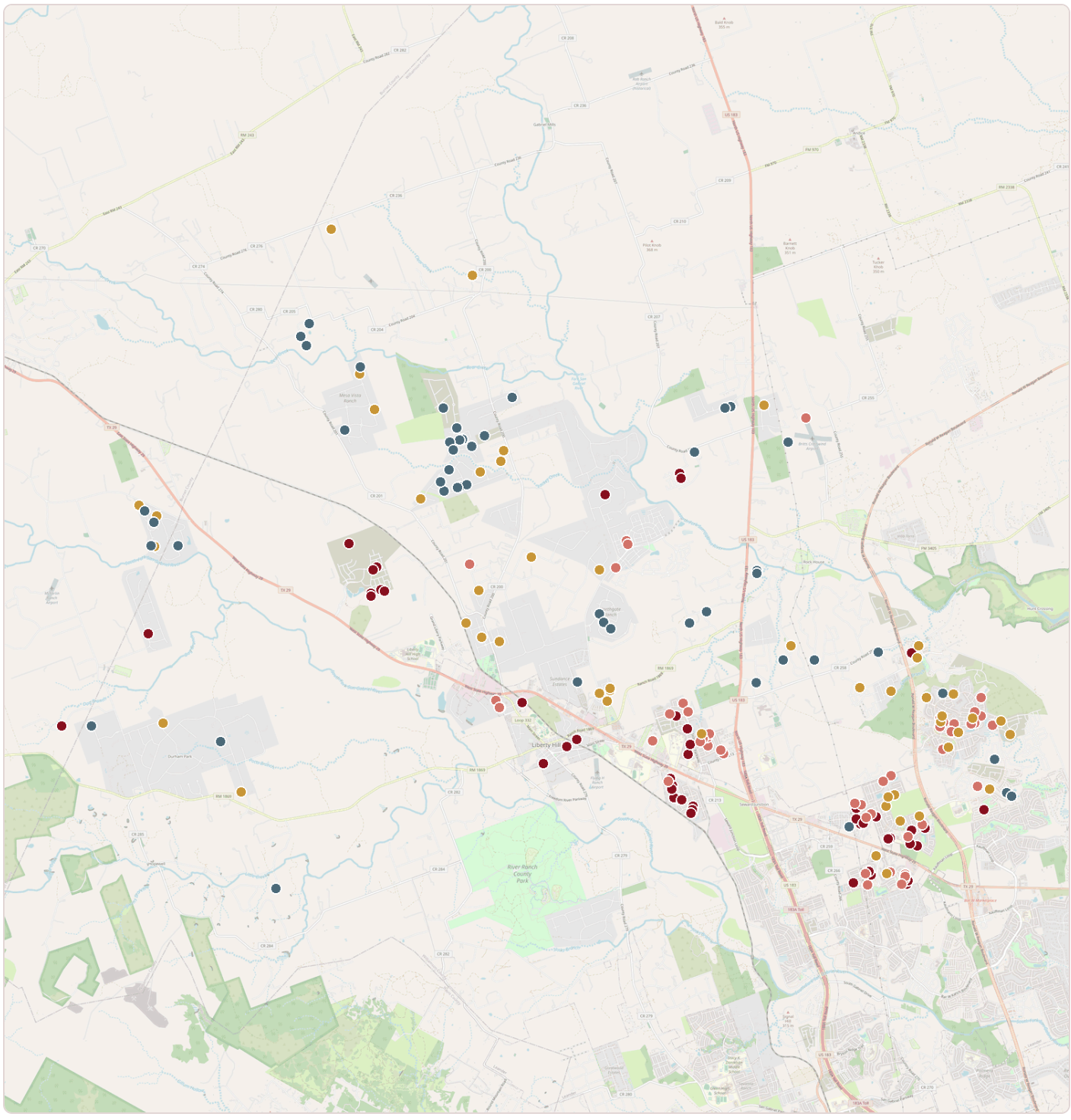
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

191 resale homes · colored by price range

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



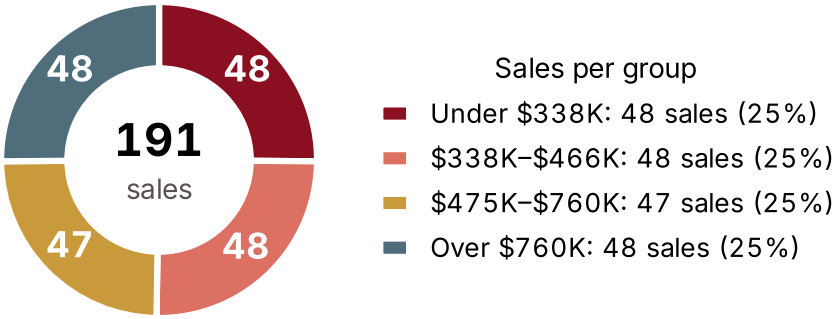
● Under $338K · 48 sales ● $338K–$466K · 48 sales ● $475K–$760K · 47 sales ● Over $760K · 48 sales

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3. Quartiles by net sale price

Resale homes · 191 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 $760K are about 1,840 SF (104%) larger than homes under $338K.
- Homes over $760K sell for about $108 per SF (61%) more than homes under $338K.
- 69% of homes over $760K have a view, against 23% of homes under $338K.

3.1 Key differences

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

Under $338K $338K–$466K $475K–$760K Over $760K

Higher-priced homes Over $760K

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

Lower-priced homes Under $338K

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

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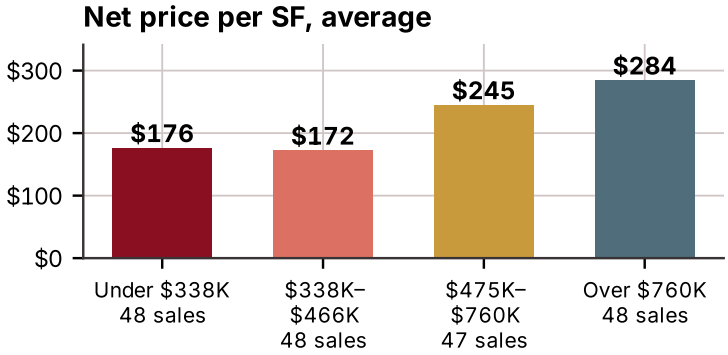
3.2 At a glance

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 $338K	$338K–$466K	$475K–$760K	Over $760K	Real difference?
Net price per SF	$176 per SF	$172 per SF **Lowest**	$245 per SF	$284 per SF **Highest**	✓ large
Living area	1,768 SF **Smallest**	2,443 SF	2,871 SF	3,603 SF **Largest**	✓ large
Year built	2020	2020	2017	2020	unclear
Days on market	68 days	76 days	73 days	76 days	unclear
Discount from original list	8.6%	8.1%	7.1%	5.7%	unclear
Price cut before sale	62%	73%	57%	50%	unclear
Seller paid closing costs or repairs	67%	65%	64%	54%	unclear
Has a view	23% **Fewest**	38%	45%	69% **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 $760K sell for about $108 per SF (61%) more than homes under $338K

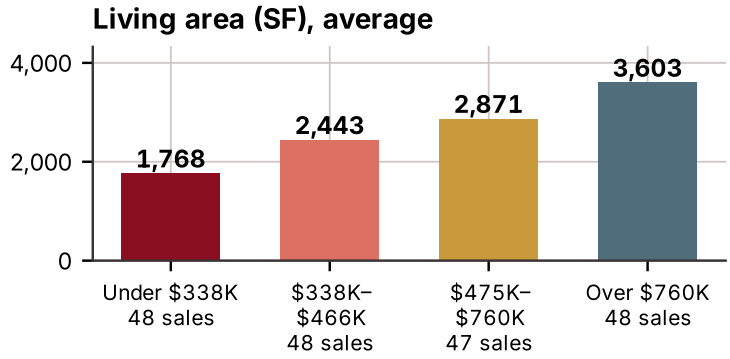


The average is **$284 per SF** for homes over $760K and **$176 per SF** for homes under $338K. It does not move in a straight line; homes over $760K are highest. Defined in 8.1.2.

✓ **Real difference** · large

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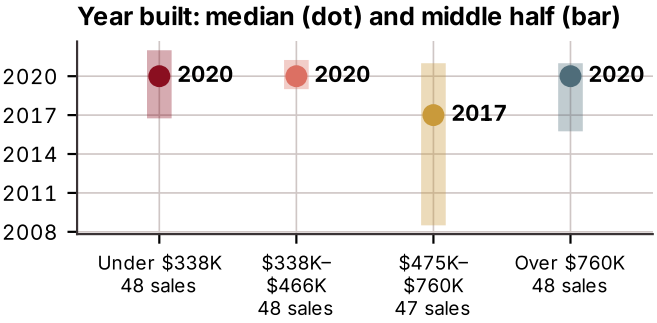
3.4 Homes over $760K are about 1,840 SF (104%) larger than homes under $338K



The average is **3,603 SF** for homes over $760K and **1,768 SF** for homes under $338K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

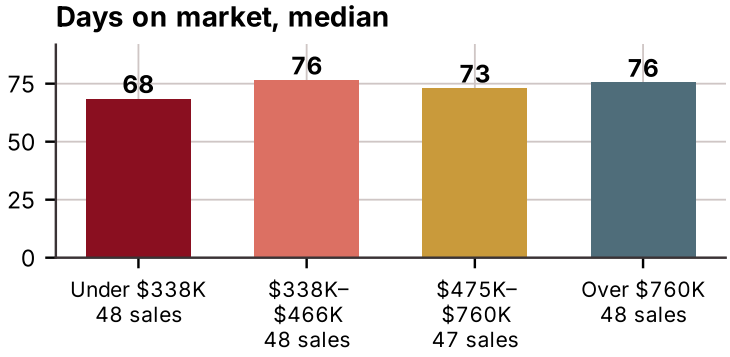
3.5 Year built: no clear difference



The median is **2020** for homes over $760K and **2020** for homes under $338K. It does not move in a straight line; homes under $338K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

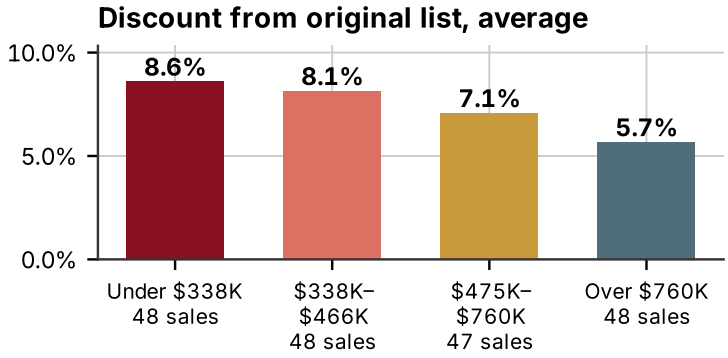


The median is **76 days** for homes over $760K and **68 days** for homes under $338K. It does not move in a straight line; homes $338K–$466K are highest. Defined in 8.1.5.

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

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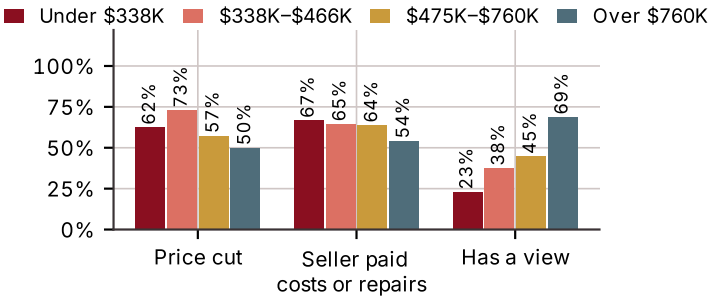
3.7 Discount from original list: no clear difference



The average is **5.7%** for homes over $760K and **8.6%** for homes under $338K. It falls step by step from the lowest range to the 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.

- 50% of homes over $760K had a price cut before sale, against 62% of homes under $338K. Defined in 8.1.7.
- 54% of homes over $760K had the seller pay closing costs or repairs, against 67% of homes under $338K. Defined in 8.1.8.
- 69% of homes over $760K have a view, against 23% of homes under $338K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $338K 48 sales	$338K– $466K 48 sales	$475K– $760K 47 sales	Over $760K 48 sales	All 191 sales	Real difference?
Net sale price average	$299,171	$410,508	$629,131	$1,000,056	$584,484	by design
Net price per SF average	$176	$172	$245	$284	$219	✓ large
Living area average	1,768	2,443	2,871	3,603	2,670	✓ large
Year built median	2020	2020	2017	2020	2020	unclear

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3.10 The numbers: selling

	Under $338K 48 sales	$338K–$466K 48 sales	$475K–$760K 47 sales	Over $760K 48 sales	All 191 sales	Real difference?
Days on market median	68	76	73	76	73	unclear
Discount from original list average	8.6%	8.1%	7.1%	5.7%	7.4%	unclear
Price cut before sale	62%	73%	57%	50%	61%	unclear
Seller paid closing costs or repairs	67%	65%	64%	54%	62%	unclear
Has a view	23%	38%	45%	69%	43%	✓ medium

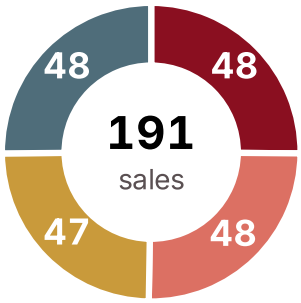
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 191 sales · May 26, 2026 – November 21, 2026

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



Sales per group

- Under 2,015 SF: 48 sales (25%)
- 2,015–2,595 SF: 48 sales (25%)
- 2,632–3,173 SF: 47 sales (25%)
- Over 3,173 SF: 48 sales (25%)

Bottom line

- Homes over 3,173 SF sell for about $549K (154%) more than homes under 2,015 SF.
- Homes over 3,173 SF sell for about $1 per SF (1%) less than homes under 2,015 SF.

4.1 Key differences

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

Under 2,015 SF · 2,015–2,595 SF · 2,632–3,173 SF · Over 3,173 SF

Larger homes Over 3,173 SF

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

Smaller homes Under 2,015 SF

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

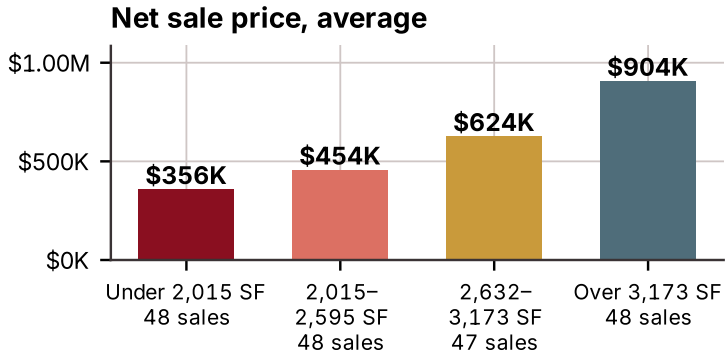
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4.2 At a glance

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 2,015 SF	2,015–2,595 SF	2,632–3,173 SF	Over 3,173 SF	Real difference?
Net sale price	$356K Lowest	$454K	$624K	$904K Highest	✓ large
Net price per SF	$234 per SF Highest	$196 per SF Lowest	$216 per SF	$232 per SF	✓ medium
Year built	2019	2020	2019	2020	unclear
Days on market	72 days	66 days	64 days	97 days	unclear
Discount from original list	8.2%	7.5%	7.0%	6.9%	unclear
Price cut before sale	58%	67%	62%	56%	unclear
Seller paid closing costs or repairs	62%	71%	64%	52%	unclear
Has a view	44%	38%	38%	54%	unclear

4.3 Homes over 3,173 SF sell for about $549K (154%) more than homes under 2,015 SF



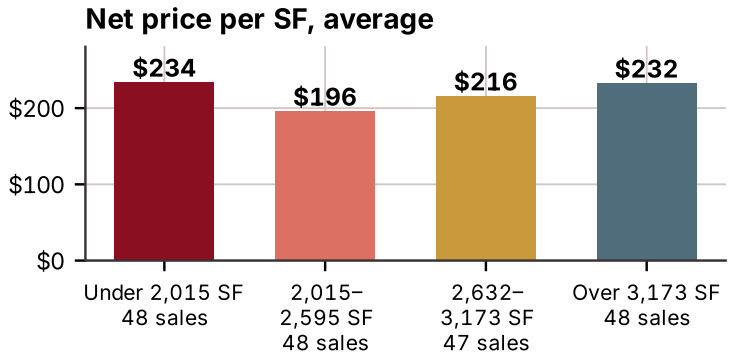
The average is **$904K** for homes over 3,173 SF and **$356K** for homes under 2,015 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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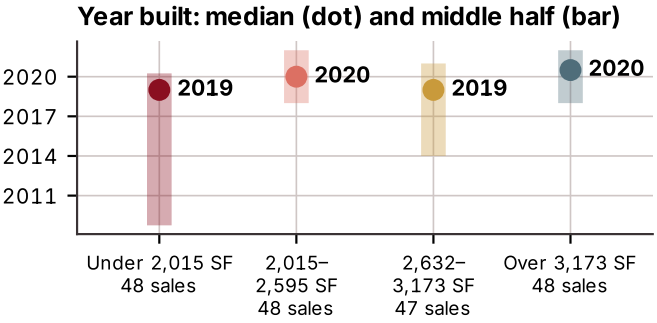
4.4 Homes over 3,173 SF sell for about $1 per SF (1%) less than homes under 2,015 SF



The average is **$232 per SF** for homes over 3,173 SF and **$234 per SF** for homes under 2,015 SF. It does not move in a straight line; homes under 2,015 SF are highest. Defined in 8.1.2.

✓ **Real difference** · medium

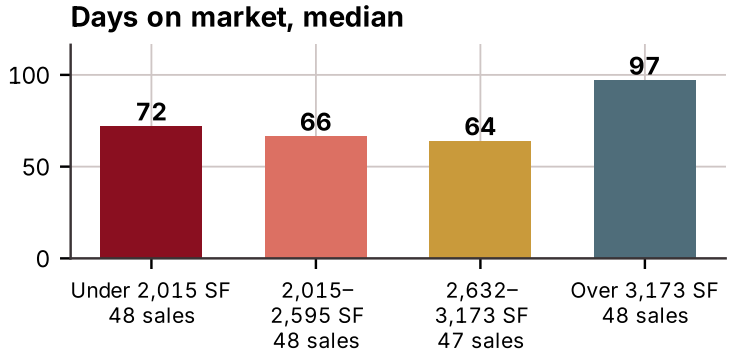
4.5 Year built: no clear difference



The median is **2020** for homes over 3,173 SF and **2019** for homes under 2,015 SF. It does not move in a straight line; homes over 3,173 SF are highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

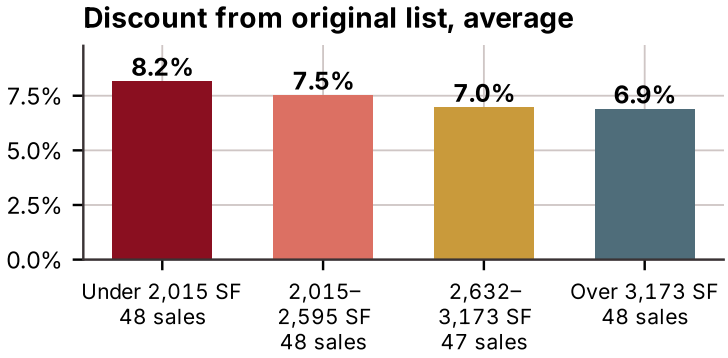


The median is **97 days** for homes over 3,173 SF and **72 days** for homes under 2,015 SF. It does not move in a straight line; homes over 3,173 SF are highest. Defined in 8.1.5.

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

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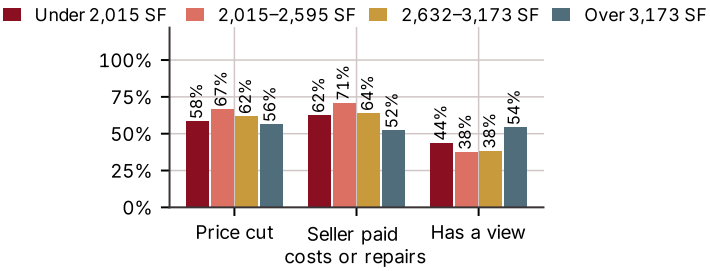
4.7 Discount from original list: no clear difference



The average is **6.9%** for homes over 3,173 SF and **8.2%** for homes under 2,015 SF. It falls step by step from the lowest range to the 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.

- 56% of homes over 3,173 SF had a price cut before sale, against 58% of homes under 2,015 SF. Defined in 8.1.7.
- 52% of homes over 3,173 SF had the seller pay closing costs or repairs, against 62% of homes under 2,015 SF. Defined in 8.1.8.
- 54% of homes over 3,173 SF have a view, against 44% of homes under 2,015 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 2,015 SF 48 sales	2,015–2,595 SF 48 sales	2,632–3,173 SF 47 sales	Over 3,173 SF 48 sales	All 191 sales	Real difference?
Net sale price average	$355,648	$454,438	$624,320	$904,359	$584,484	✓ large
Net price per SF average	$234	$196	$216	$232	$219	✓ medium
Living area average	1,610	2,318	2,880	3,878	2,670	by design
Year built median	2019	2020	2019	2020	2020	unclear

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4.10 The numbers: selling

	Under 2,015 SF 48 sales	2,015–2,595 SF 48 sales	2,632–3,173 SF 47 sales	Over 3,173 SF 48 sales	All 191 sales	Real difference?
Days on market median	72	66	64	97	73	unclear
Discount from original list average	8.2%	7.5%	7.0%	6.9%	7.4%	unclear
Price cut before sale	58%	67%	62%	56%	61%	unclear
Seller paid closing costs or repairs	62%	71%	64%	52%	62%	unclear
Has a view	44%	38%	38%	54%	43%	unclear

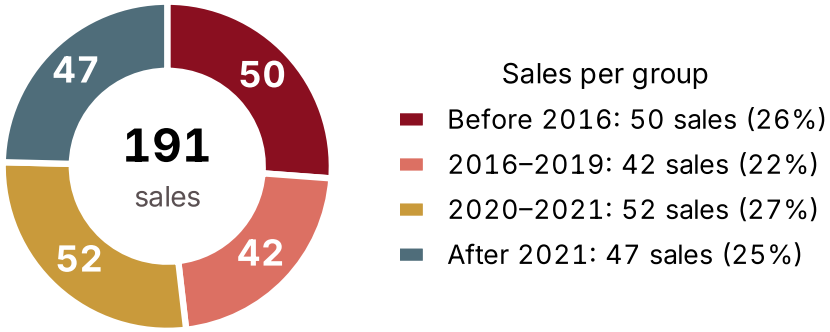
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 191 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

- 30% of homes built after 2021 have a view, against 66% of homes built before 2016.
- Homes built after 2021 sell for about $67 per SF (25%) less than homes built before 2016.

5.1 Key differences

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

Before 2016 2016–2019 2020–2021 After 2021

Newer homes After 2021

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

Older homes Before 2016

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

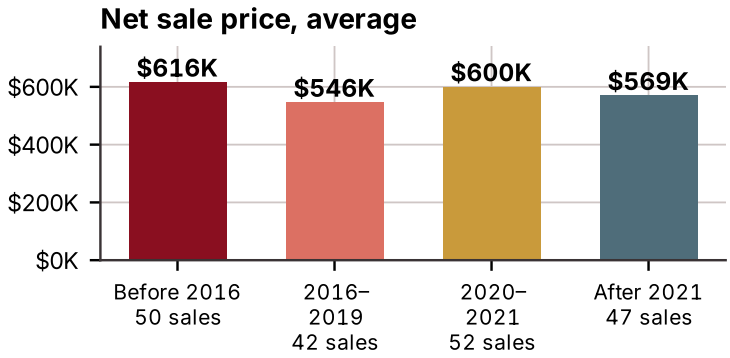
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5.2 At a glance

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

	Before 2016	2016–2019	2020–2021	After 2021	Real difference?
Net sale price	$616K	$546K	$600K	$569K	unclear
Net price per SF	$264 per SF **Highest**	$207 per SF	$206 per SF	$197 per SF **Lowest**	✓ medium
Living area	2,471 SF	2,576 SF	2,839 SF	2,780 SF	unclear
Days on market	75 days	63 days	76 days	81 days	unclear
Discount from original list	8.2%	6.4%	8.2%	6.5%	unclear
Price cut before sale	58%	62%	69%	53%	unclear
Seller paid closing costs or repairs	62%	69%	63%	55%	unclear
Has a view	66% **Most**	38%	38%	30% **Fewest**	✓ small

5.3 Net sale price: no clear difference

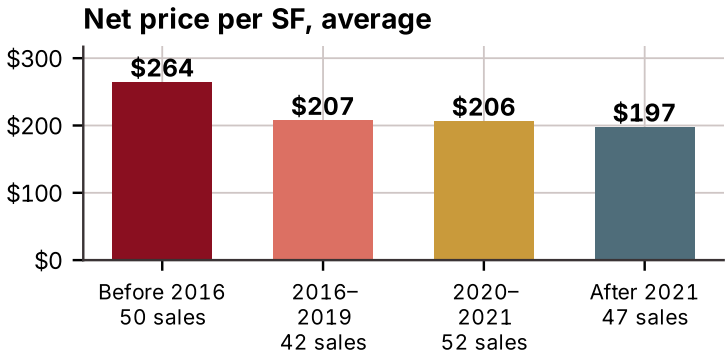


The average is **$569K** for homes built after 2021 and **$616K** for homes built before 2016. It does not move in a straight line; homes built before 2016 are highest. Defined in 8.1.1.

– No clear difference · could be chance

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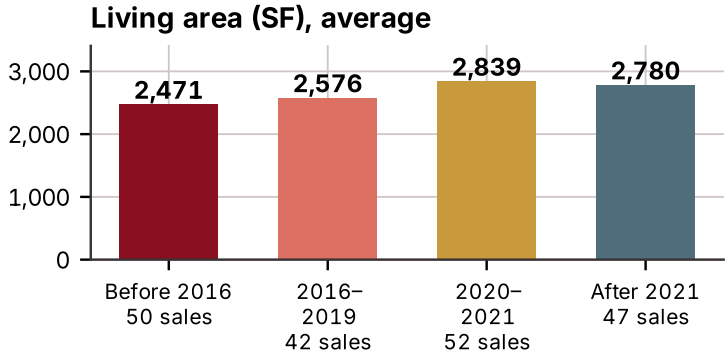
5.4 Homes built after 2021 sell for about $67 per SF (25%) less than homes built before 2016



The average is **$197 per SF** for homes built after 2021 and **$264 per SF** for homes built before 2016. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · medium

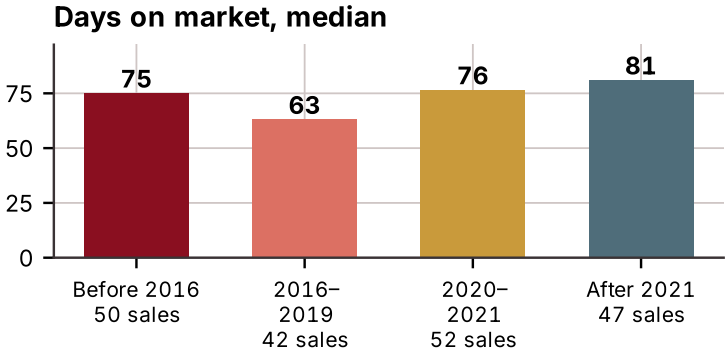
5.5 Living area: no clear difference



The average is **2,780 SF** for homes built after 2021 and **2,471 SF** for homes built before 2016. It does not move in a straight line; homes built 2020–2021 are highest. Defined in 8.1.3.

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

5.6 Days on market: no clear difference

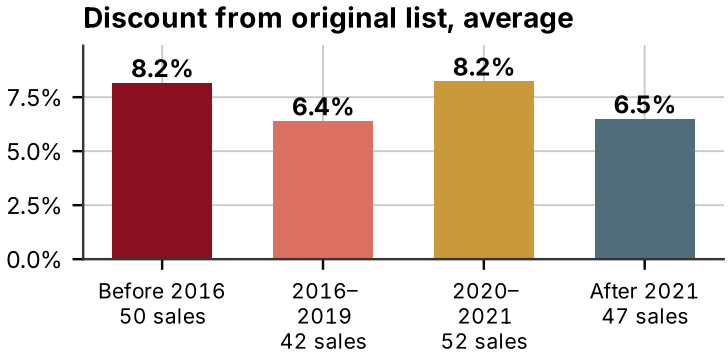


The median is **81 days** for homes built after 2021 and **75 days** for homes built before 2016. It does not move in a straight line; homes built after 2021 are highest. Defined in 8.1.5.

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

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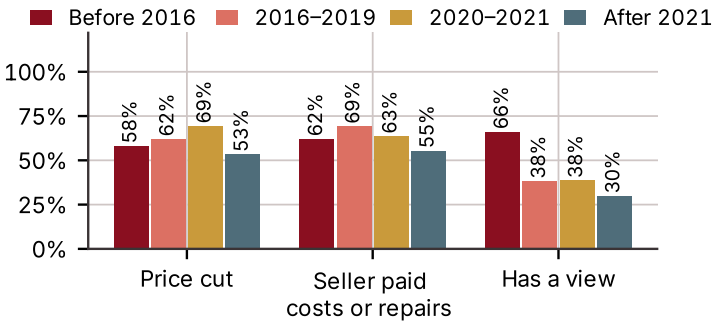
5.7 Discount from original list: no clear difference



The average is **6.5%** for homes built after 2021 and **8.2%** for homes built before 2016. It does not move in a straight line; homes built 2020–2021 are highest. Defined in 8.1.6.

– No clear difference · could be chance

5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



Each bar is the share of homes in the group, in percent.

- 53% of homes built after 2021 had a price cut before sale, against 58% of homes built before 2016. Defined in 8.1.7.
- 55% of homes built after 2021 had the seller pay closing costs or repairs, against 62% of homes built before 2016. Defined in 8.1.8.
- 30% of homes built after 2021 have a view, against 66% of homes built before 2016. Defined in 8.1.9.

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

5.9 The numbers: price and size

	Before 2016 50 sales	2016–2019 42 sales	2020–2021 52 sales	After 2021 47 sales	All 191 sales	Real difference?
Net sale price average	$615,628	$545,720	$599,627	$569,237	$584,484	unclear
Net price per SF average	$264	$207	$206	$197	$219	✓ medium
Living area average	2,471	2,576	2,839	2,780	2,670	unclear
Year built median	2008	2018	2020	2023	2020	by design

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5.10 The numbers: selling

	Before 2016 50 sales	2016–2019 42 sales	2020–2021 52 sales	After 2021 47 sales	All 191 sales	Real difference?
Days on market median	75	63	76	81	73	unclear
Discount from original list average	8.2%	6.4%	8.2%	6.5%	7.4%	unclear
Price cut before sale	58%	62%	69%	53%	61%	unclear
Seller paid closing costs or repairs	62%	69%	63%	55%	62%	unclear
Has a view	66%	38%	38%	30%	43%	✓ small

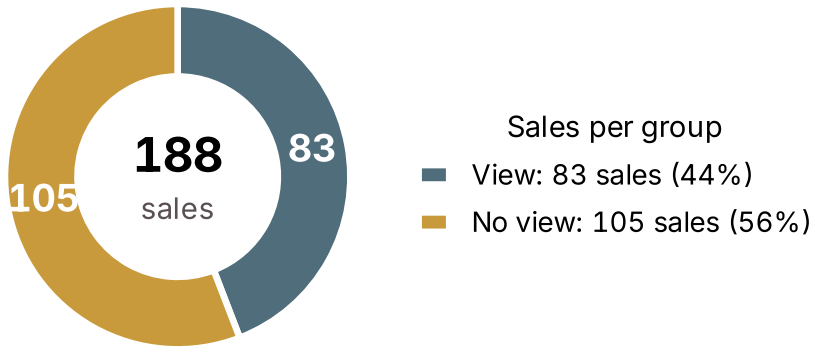
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 191 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. 3 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $70 per SF (37%) more than homes without a view.
- Homes with a view sell for about $209K (42%) more than homes without a view.
- Homes with a view are about 1 year older 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 per square foot.
- Sell for more.
- Tend to be older.

Homes without a view no view listed

- Sell for less per square foot.
- Sell for less.
- Tend to be newer.

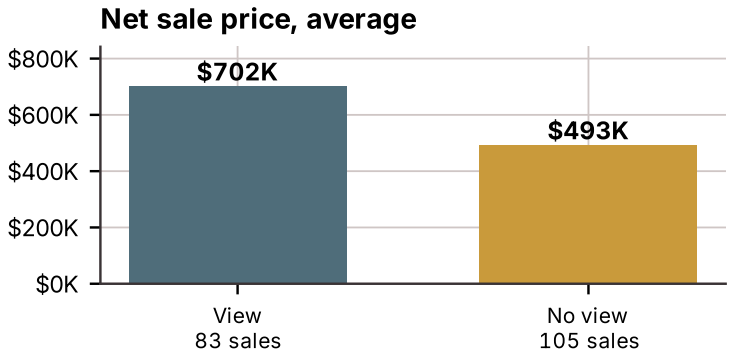
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6.2 At a glance

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	$702K **Highest**	$493K **Lowest**	✓ medium
Net price per SF	$259 per SF **Highest**	$189 per SF **Lowest**	✓ large
Living area	2,772 SF	2,590 SF	unclear
Year built	2019 **Oldest**	2020 **Newest**	✓ small
Days on market	70 days	79 days	unclear
Discount from original list	7.5%	7.4%	unclear
Price cut before sale	60%	62%	unclear
Seller paid closing costs or repairs	60%	64%	unclear

6.3 Homes with a view sell for about $209K (42%) more than homes without a view

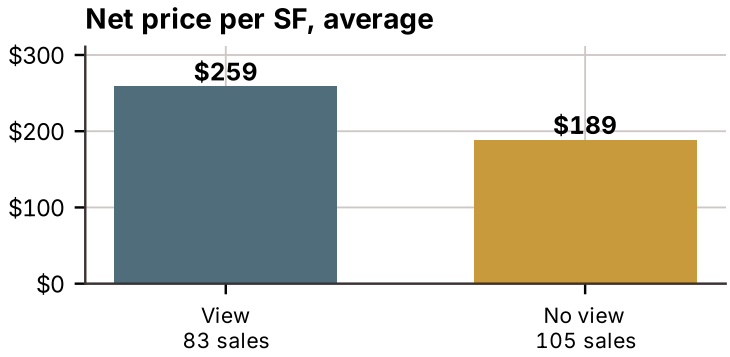


The average is **$702K** for homes with a view and **$493K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · medium

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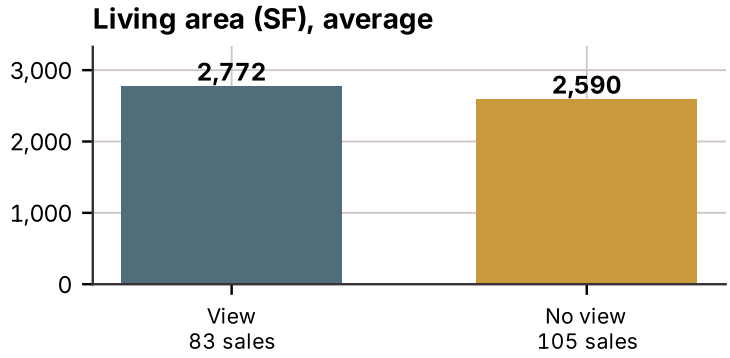
6.4 Homes with a view sell for about $70 per SF (37%) more than homes without a view



The average is **$259 per SF** for homes with a view and **$189 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

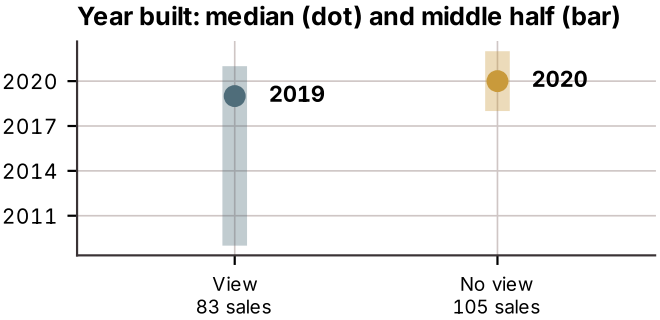
6.5 Living area: no clear difference



The average is **2,772 SF** for homes with a view and **2,590 SF** for homes without a view. Defined in 8.1.3.

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

6.6 Homes with a view are about 1 year older than homes without a view

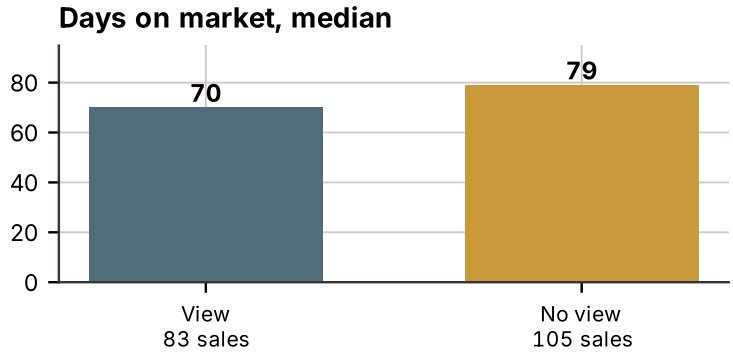


The median is **2019** for homes with a view and **2020** for homes without a view. Defined in 8.1.4.

✓ **Real difference** · small

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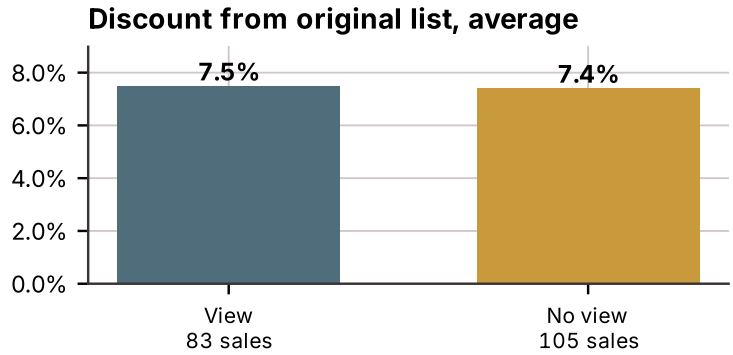
6.7 Days on market: no clear difference



The median is **70 days** for homes with a view and **79 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

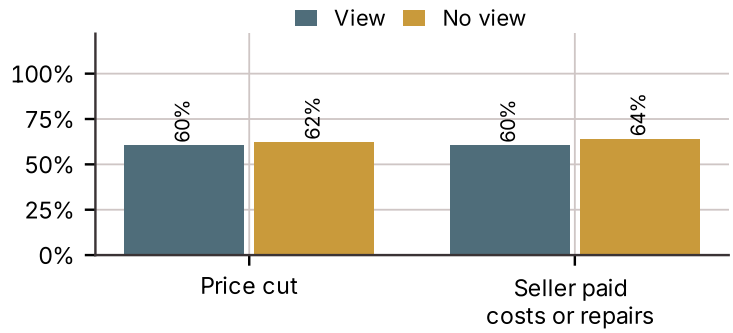
6.8 Discount from original list: no clear difference



The average is **7.5%** for homes with a view and **7.4%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

6.9 How often: price cut before sale, seller paid closing costs or repairs



Each bar is the share of homes in the group, in percent.

- 60% of homes with a view had a price cut before sale, against 62% of homes without a view. Defined in 8.1.7.
- 60% of homes with a view had the seller pay closing costs or repairs, against 64% 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 83 sales	No view 105 sales	All 188 sales	Real difference?
Net sale price average	$701,643	$492,694	$584,943	✓ medium
Net price per SF average	$259	$189	$220	✓ large
Living area average	2,772	2,590	2,670	unclear
Year built median	2019	2020	2020	✓ small

6.11 The numbers: selling

	View 83 sales	No view 105 sales	All 188 sales	Real difference?
Days on market median	70	79	74	unclear
Discount from original list average	7.5%	7.4%	7.4%	unclear
Price cut before sale	60%	62%	61%	unclear
Seller paid closing costs or repairs	60%	64%	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 · 359 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: 359 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 Liberty Hill.

Measure	Average	Median
Sales		359
Net sale price	**$532,199**	$484,900
Net price per SF	**$191**	$191
Living area (SF)	**2,747**	2,605
Days on market	**117**	95
Discount from original list	**11.4%**	11.5%
Price cut before sale		67% of sales
Seller paid closing costs or repairs		76% 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 191 resale sales. Average $584,484; median $466,500; standard deviation $299,836; middle half (25th–75th percentile) $337,500–$764,500; lowest $183,000, highest $2,318,180. 119 sales had a seller payment; their median payment was $7,500.

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 191 resale sales. Average $219; median $200; standard deviation $92; middle half (25th–75th percentile) $165–$255; lowest $119, highest $1,089.

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 191 resale sales. Average 2,670; median 2,595; standard deviation 936; middle half (25th–75th percentile) 2,008–3,198; lowest 540, highest 7,789.

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 191 resale sales. Average 2016; median 2020; standard deviation 10; middle half (25th–75th percentile) 2015–2021; lowest 1950, 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 191 resale sales. Average 102; median 73; standard deviation 97; middle half (25th–75th percentile) 26–142; lowest 0, highest 477. 1 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 191 resale sales. Average 7.4%; median 5.7%; standard deviation 6.9%; middle half (25th–75th percentile) 2.8%–10.5%; lowest −16.9%, highest 33.3%. 7 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 116 of 191 resale sales (60.7%).

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 119 of 191 resale sales (62.3%).

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 83 sales with a view, 105 without, 3 unclassified. Most common View entries: Neighborhood 64, None 58, Trees/Woods 44, Hill Country 32, Park/Greenbelt 22, Panoramic 15, Pasture 13, Rural 11.

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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 = Liberty Hill.

The data Pulled November 22, 2026: 1,078 closed Liberty Hill records over the prior year. ZIP codes: 2, the most sales in 78642, 78628.

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 550 single-family sales in the window: 191 resale, 359 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 191 resale; 359 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 12 sale(s) other than single-family homes (condo, townhome and similar); 2 sale(s) with concessions above 10% of 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 $338K”.

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 $338K: $183,000–$337,000 (48 sales); $338K–$466K: $338,000–$466,500 (48 sales); $475K–$760K: $474,900–$760,000 (47 sales); Over $760K: $769,000–$2,318,180 (48 sales)
Quartiles by living area: Under 2,015 SF: 540–2,000 SF (48 sales); 2,015–2,595 SF: 2,015–2,595 SF (48 sales); 2,632–3,173 SF: 2,632–3,173 SF (47 sales); Over 3,173 SF: 3,222–7,789 SF (48 sales)
Quartiles by year built: Before 2016: 1950–2015 (50 sales); 2016–2019: 2016–2019 (42 sales); 2020–2021: 2020–2021 (52 sales); After 2021: 2022–2026 (47 sales)
View and no view: View: MLS lists a view (83 sales); No view: None or Neighborhood (105 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 $584,484, median $466,500. Days on market: average 102, median 73: 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	10 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 = 95.43	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.502$	large
Living area	Kruskal–Wallis	H = 112.98	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.595$	large
Year built	Kruskal–Wallis	H = 5.63	3	0.1312	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.030$	small
Days on market	Kruskal–Wallis	H = 0.52	3	0.9147	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.003$	negligible
Discount from original list	Kruskal–Wallis	H = 4.36	3	0.2247	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.023$	small
Price cut before sale	Chi-square	$\chi^2 = 5.58$	3	0.1338	p < 0.0063	**Unclear**	Cramér's V = 0.171	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.90$	3	0.5945	p < 0.0063	**Unclear**	Cramér's V = 0.100	negligible
Has a view	Chi-square	$\chi^2 = 21.46$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.335	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 = 108.74	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.572$	large
Net price per SF	Kruskal–Wallis	H = 17.04	3	0.0007	p < 0.0063	**Yes**	$\varepsilon^2 = 0.090$	medium
Year built	Kruskal–Wallis	H = 10.45	3	0.0151	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.055$	small
Days on market	Kruskal–Wallis	H = 0.56	3	0.9064	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.003$	negligible
Discount from original list	Kruskal–Wallis	H = 0.57	3	0.9043	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.003$	negligible
Price cut before sale	Chi-square	$\chi^2 = 1.25$	3	0.7416	p < 0.0063	**Unclear**	Cramér's V = 0.081	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.67$	3	0.2995	p < 0.0063	**Unclear**	Cramér's V = 0.139	small
Has a view	Chi-square	$\chi^2 = 3.44$	3	0.3280	p < 0.0063	**Unclear**	Cramér's V = 0.134	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 = 1.58	3	0.6632	p < 0.0063	**Unclear**	ε^2 = 0.008	negligible
Net price per SF	Kruskal–Wallis	H = 16.38	3	0.0009	p < 0.0063	**Yes**	ε^2 = 0.086	medium
Living area	Kruskal–Wallis	H = 3.94	3	0.2679	p < 0.0063	**Unclear**	ε^2 = 0.021	small
Days on market	Kruskal–Wallis	H = 5.20	3	0.1575	p < 0.0063	**Unclear**	ε^2 = 0.027	small
Discount from original list	Kruskal–Wallis	H = 3.58	3	0.3110	p < 0.0063	**Unclear**	ε^2 = 0.019	small
Price cut before sale	Chi-square	χ^2 = 2.88	3	0.4111	p < 0.0063	**Unclear**	Cramér's V = 0.123	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.82	3	0.6103	p < 0.0063	**Unclear**	Cramér's V = 0.098	negligible
Has a view	Chi-square	χ^2 = 14.93	3	0.0019	p < 0.0063	**Yes**	Cramér's V = 0.280	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 = 6,099.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.400	medium
Net price per SF	Mann–Whitney U	U = 6,586.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.511	large
Living area	Mann–Whitney U	U = 4,821.50	—	0.2109	p < 0.0063	**Unclear**	rank-biserial r = 0.106	small
Year built	Mann–Whitney U	U = 3,085.00	—	0.0006	p < 0.0063	**Yes**	rank-biserial r = 0.292	small
Days on market	Mann–Whitney U	U = 4,209.50	—	0.6905	p < 0.0063	**Unclear**	rank-biserial r = 0.034	negligible
Discount from original list	Mann–Whitney U	U = 4,344.00	—	0.9720	p < 0.0063	**Unclear**	rank-biserial r = 0.003	negligible
Price cut before sale	Chi-square	χ^2 = 0.05	1	0.8162	p < 0.0063	**Unclear**	Cramér's V = 0.017	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.25	1	0.6163	p < 0.0063	**Unclear**	Cramér's V = 0.037	negligible

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8.4 Data notes

Left out of the analysis: 359 new-construction sales (basic statistics only, section 7); 12 sale(s) other than single-family homes (condo, townhome and similar); 2 sale(s) with concessions above 10% of price. 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 191 closed MLS resale sales; the 359 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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