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Santa Rita Ranch

Liberty Hill, TX 78642

Resale homes · closed Oct 26 – Oct 25, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 26, 2026 · 6:49 AM CDT

MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 365 DAYS

70

single-family resale homes

MEDIAN NET SALE PRICE

\$490,000

average \$530,164

MEDIAN NET PRICE PER SF

\$188

average \$201

MEDIAN DAYS ON MARKET

84 days

average 110 days

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1. Summary

Resale homes · 70 sales · October 26, 2025 – October 25, 2026

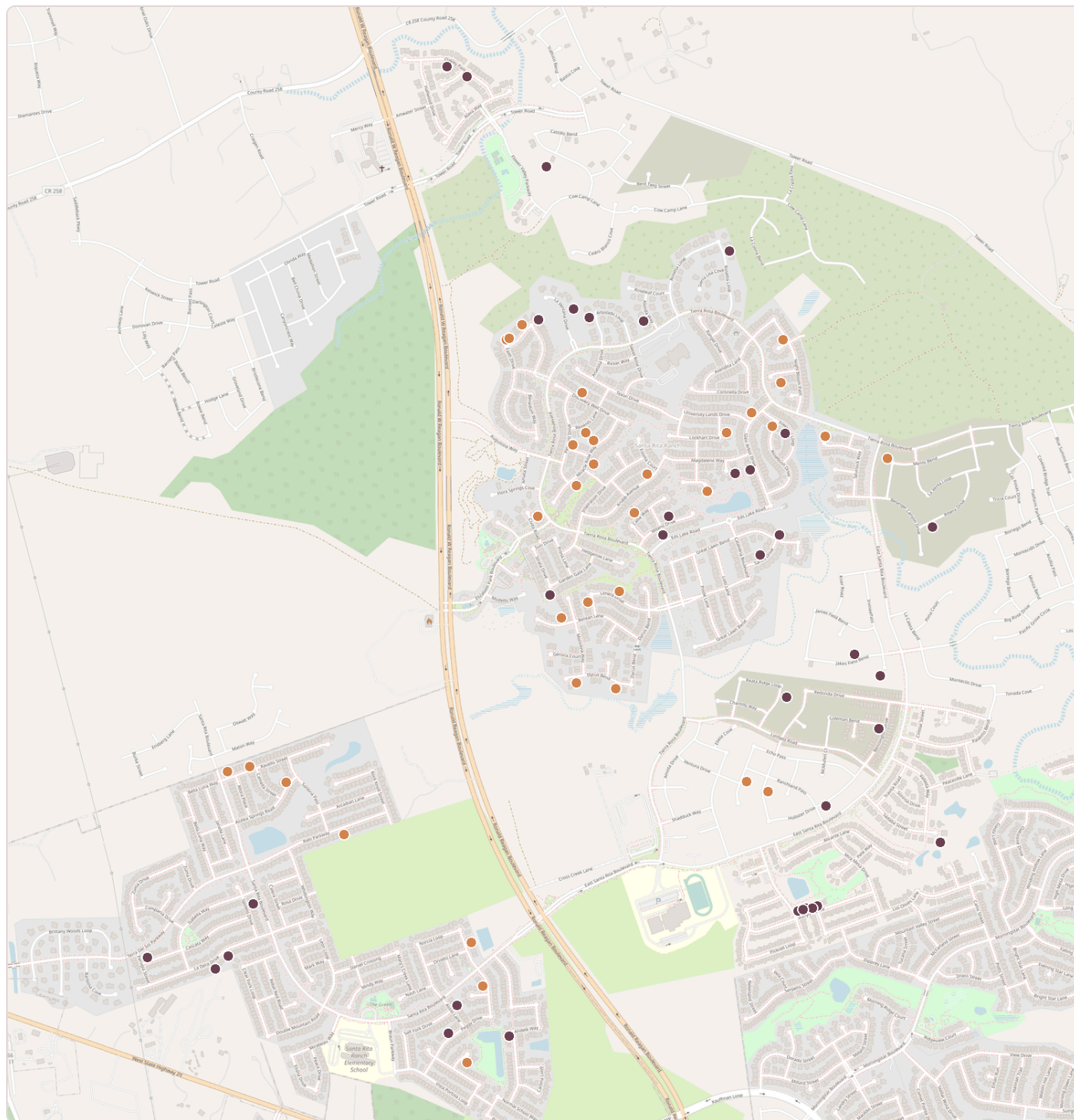
This study looks at the **70 resale homes** sold in Santa Rita Ranch in the **365 days** to October 25, 2026. A full year is used because only 39 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living area, by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

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

2. Where the resale homes sold

70 resale homes · colored by price range

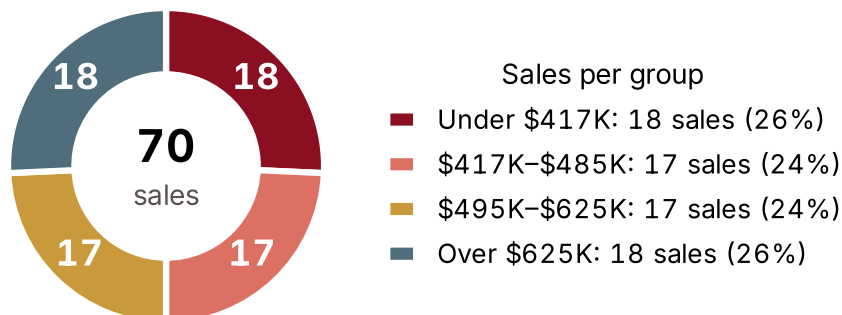
Each dot is one resale home, colored by its price range.



3. Quartiles by net sale price

Resale homes · 70 sales · October 26, 2025 – October 25, 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 \$625K are about 1,670 SF (91%) larger than homes under \$417K.
- Homes over \$625K sell for about \$34 per SF (18%) more than homes under \$417K.

3.1 Key differences

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

■ Under \$417K ■ \$417K–\$485K ■ \$495K–\$625K ■ Over \$625K

Higher-priced homes Over \$625K

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

Lower-priced homes Under \$417K

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

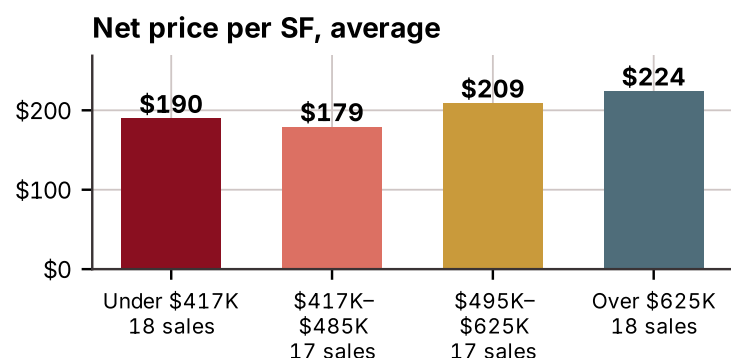
3.2 At a glance

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 \$417K	\$417K-\$485K	\$495K-\$625K	Over \$625K	Real difference?
Net price per SF	\$190 per SF	\$179 per SF Lowest	\$209 per SF	\$224 per SF Highest	✓ large
Living area	1,842 SF Smallest	2,529 SF	2,716 SF	3,513 SF Largest	✓ large
Year built	2020	2020	2021	2022	unclear
Days on market	59 days	91 days	80 days	116 days	unclear
Discount from original list	5.9%	8.6%	7.6%	8.9%	unclear
Price cut before sale	39%	65%	47%	72%	unclear
Seller paid closing costs or repairs	67%	59%	53%	28%	unclear
Has a view	50%	18%	29%	39%	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 Homes over \$625K sell for about \$34 per SF (18%) more than homes under \$417K

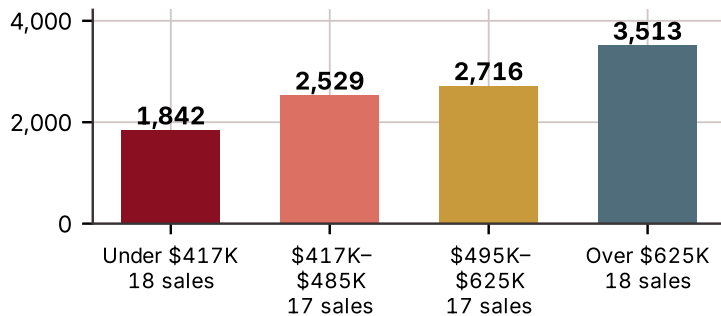


The average is **\$224 per SF** for homes over \$625K and **\$190 per SF** for homes under \$417K. It does not move in a straight line; homes over \$625K are highest. Defined in 8.1.2.

✓ **Real difference · large**

3.4 Homes over \$625K are about 1,670 SF (91%) larger than homes under \$417K

Living area (SF), average

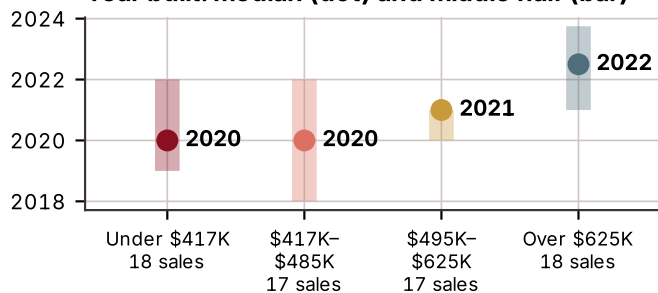


The average is **3,513 SF** for homes over \$625K and **1,842 SF** for homes under \$417K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

3.5 Year built: no clear difference

Year built: median (dot) and middle half (bar)

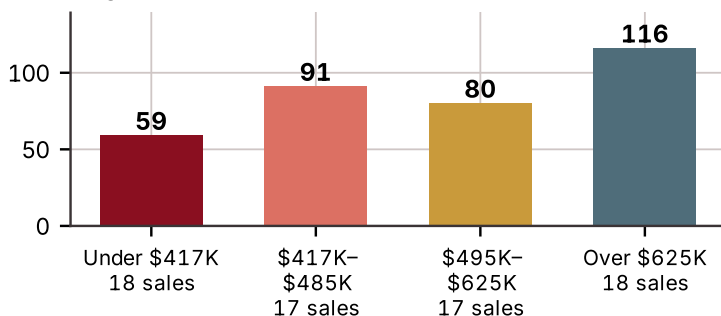


The median is **2022** for homes over \$625K and **2020** for homes under \$417K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

Days on market, median

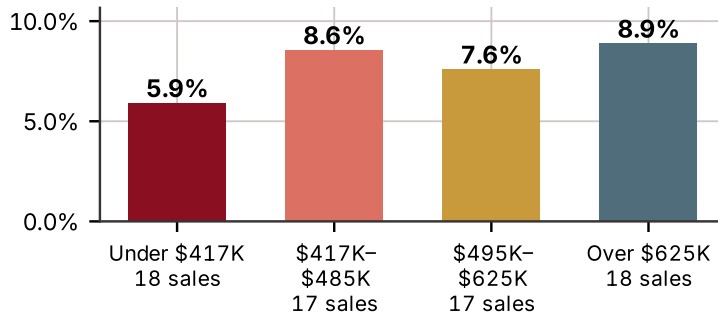


The median is **116 days** for homes over \$625K and **59 days** for homes under \$417K. It does not move in a straight line; homes over \$625K are highest. Defined in 8.1.5.

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

3.7 Discount from original list: no clear difference

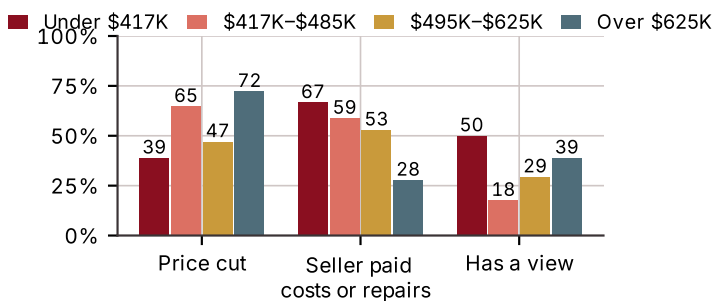
Discount from original list, average



The average is **8.9%** for homes over \$625K and **5.9%** for homes under \$417K. It does not move in a straight line; homes over \$625K 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.

- 72% of homes over \$625K had a price cut before sale, against 39% of homes under \$417K. Defined in 8.1.7.
- 28% of homes over \$625K had the seller pay closing costs or repairs, against 67% of homes under \$417K. Defined in 8.1.8.
- 39% of homes over \$625K have a view, against 50% of homes under \$417K. 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 \$417K 18 sales	\$417K-\$485K 17 sales	\$495K-\$625K 17 sales	Over \$625K 18 sales	All 70 sales	Real difference?
Net sale price average	\$341,475	\$449,192	\$543,774	\$782,472	\$530,164	by design
Net price per SF average	\$190	\$179	\$209	\$224	\$201	✓ large
Living area average	1,842	2,529	2,716	3,513	2,651	✓ large
Year built median	2020	2020	2021	2022	2021	unclear

3.10 The numbers: selling

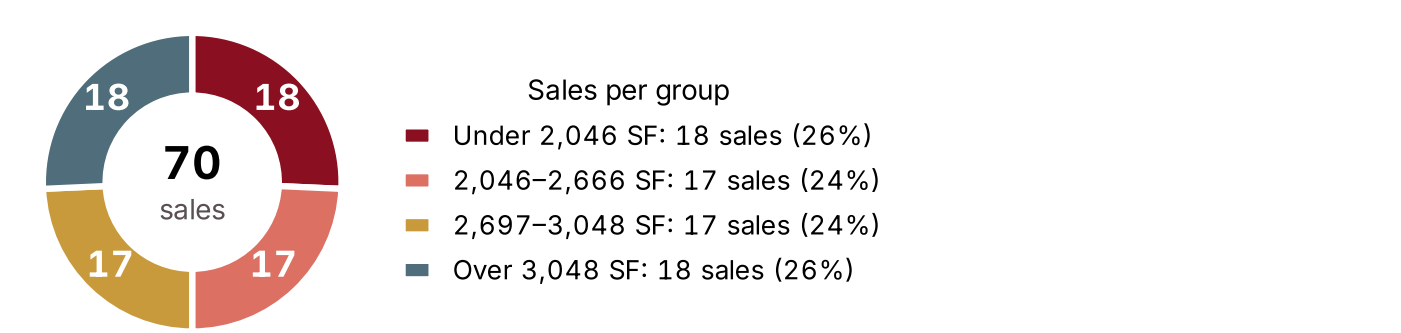
	Under \$417K 18 sales	\$417K– \$485K 17 sales	\$495K– \$625K 17 sales	Over \$625K 18 sales	All 70 sales	Real difference?
Days on market median	59	91	80	116	84	unclear
Discount from original list average	5.9%	8.6%	7.6%	8.9%	7.7%	unclear
Price cut before sale	39%	65%	47%	72%	56%	unclear
Seller paid closing costs or repairs	67%	59%	53%	28%	51%	unclear
Has a view	50%	18%	29%	39%	34%	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.

4. Quartiles by living area

Resale homes · 70 sales · October 26, 2025 – October 25, 2026

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



Bottom line

- Homes over 3,048 SF sell for about \$388K (109%) more than homes under 2,046 SF.

4.1 Key differences

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

Under 2,046 SF 2,046–2,666 SF 2,697–3,048 SF Over 3,048 SF

Larger homes Over 3,048 SF

- Sell for much more.

Smaller homes Under 2,046 SF

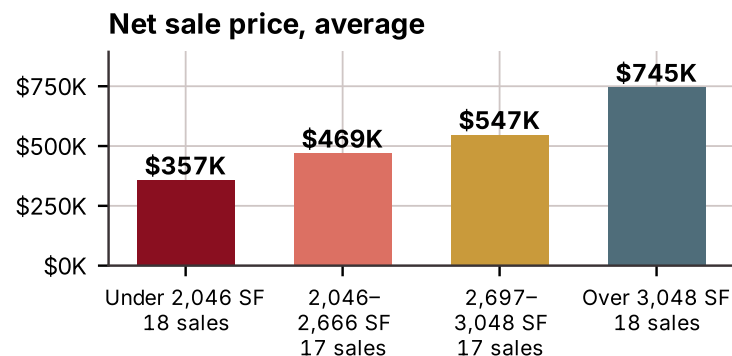
- Sell for much less.

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 2,046 SF	2,046–2,666 SF	2,697–3,048 SF	Over 3,048 SF	Real difference?
Net sale price	\$357K Lowest	\$469K	\$547K	\$745K Highest	✓ large
Net price per SF	\$209 per SF	\$196 per SF	\$191 per SF	\$205 per SF	unclear
Year built	2020	2021	2021	2022	unclear
Days on market	59 days	91 days	44 days	116 days	unclear
Discount from original list	5.6%	7.9%	7.4%	10.0%	unclear
Price cut before sale	39%	76%	41%	67%	unclear
Seller paid closing costs or repairs	61%	71%	41%	33%	unclear
Has a view	56%	29%	24%	28%	unclear

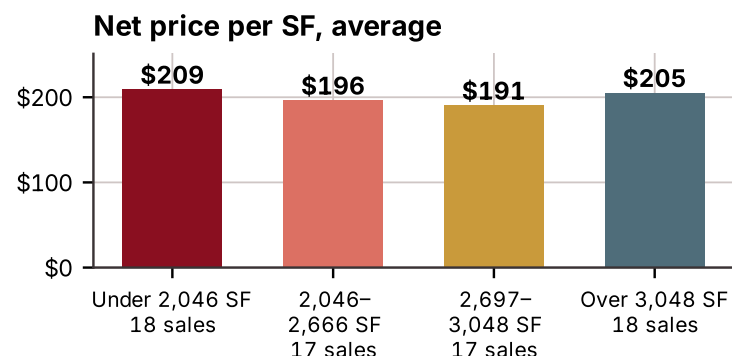
4.3 Homes over 3,048 SF sell for about \$388K (109%) more than homes under 2,046 SF



The average is **\$745K** for homes over 3,048 SF and **\$357K** for homes under 2,046 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference · large**

4.4 Net price per SF: no clear difference

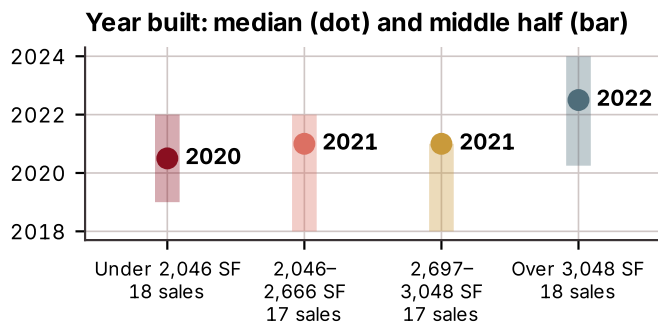


The average is **\$205 per SF** for homes over 3,048 SF and **\$209 per SF** for homes under 2,046 SF. It does not move in a straight line; homes under 2,046 SF are highest.

Defined in 8.1.2.

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

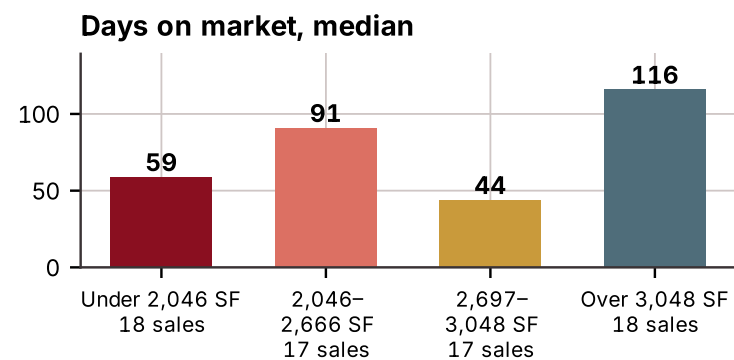
4.5 Year built: no clear difference



The median is **2022** for homes over 3,048 SF and **2020** for homes under 2,046 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

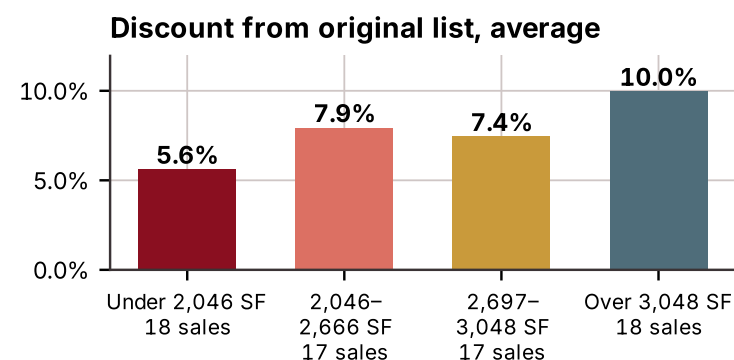
4.6 Days on market: no clear difference



The median is **116 days** for homes over 3,048 SF and **59 days** for homes under 2,046 SF. It does not move in a straight line; homes over 3,048 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

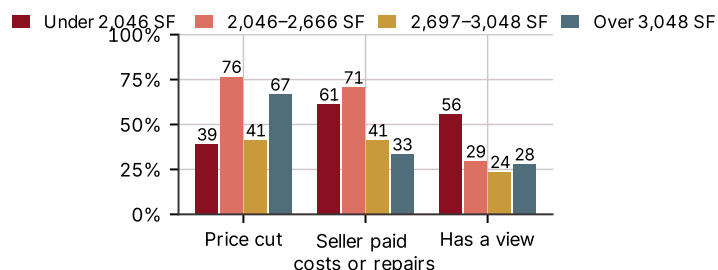
4.7 Discount from original list: no clear difference



The average is **10.0%** for homes over 3,048 SF and **5.6%** for homes under 2,046 SF. It does not move in a straight line; homes over 3,048 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.

- 67% of homes over 3,048 SF had a price cut before sale, against 39% of homes under 2,046 SF. Defined in 8.1.7.
- 33% of homes over 3,048 SF had the seller pay closing costs or repairs, against 61% of homes under 2,046 SF. Defined in 8.1.8.
- 28% of homes over 3,048 SF have a view, against 56% of homes under 2,046 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 2,046 SF 18 sales	2,046–2,666 SF 17 sales	2,697–3,048 SF 17 sales	Over 3,048 SF 18 sales	All 70 sales	Real difference?
Net sale price average	\$357,031	\$469,309	\$547,062	\$744,811	\$530,164	✓ large
Net price per SF average	\$209	\$196	\$191	\$205	\$201	unclear
Living area average	1,722	2,406	2,874	3,600	2,651	by design
Year built median	2020	2021	2021	2022	2021	unclear

4.10 The numbers: selling

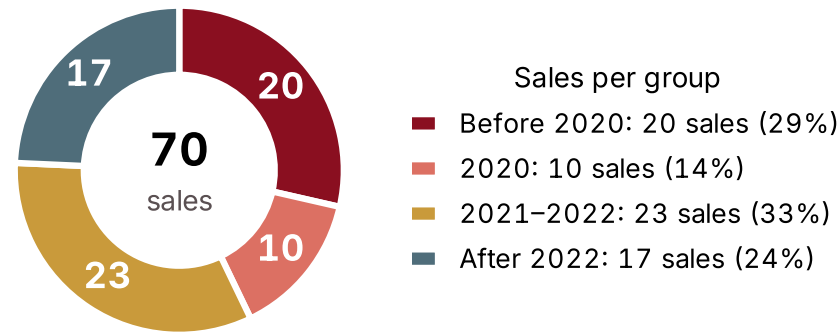
	Under 2,046 SF 18 sales	2,046–2,666 SF 17 sales	2,697–3,048 SF 17 sales	Over 3,048 SF 18 sales	All 70 sales	Real difference?
Days on market median	59	91	44	116	84	unclear
Discount from original list average	5.6%	7.9%	7.4%	10.0%	7.7%	unclear
Price cut before sale	39%	76%	41%	67%	56%	unclear
Seller paid closing costs or repairs	61%	71%	41%	33%	51%	unclear
Has a view	56%	29%	24%	28%	34%	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.

5. Quartiles by year built

Resale homes · 70 sales · October 26, 2025 – October 25, 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

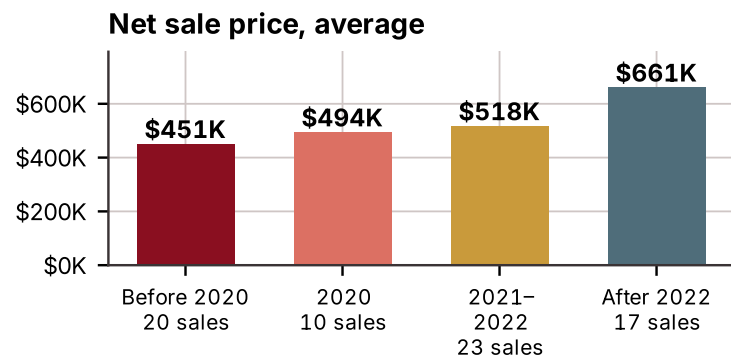
The top group against the bottom group: no measure differs enough to rule out chance.

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 2020	2020	2021–2022	After 2022	Real difference?
Net sale price	\$451K	\$494K	\$518K	\$661K	unclear
Net price per SF	\$185 per SF	\$198 per SF	\$207 per SF	\$211 per SF	unclear
Living area	2,443 SF	2,582 SF	2,542 SF	3,085 SF	unclear
Days on market	84 days	96 days	65 days	102 days	unclear
Discount from original list	8.3%	7.8%	5.9%	9.5%	unclear
Price cut before sale	50%	70%	43%	71%	unclear
Seller paid closing costs or repairs	70%	50%	61%	18%	unclear
Has a view	35%	20%	48%	24%	unclear

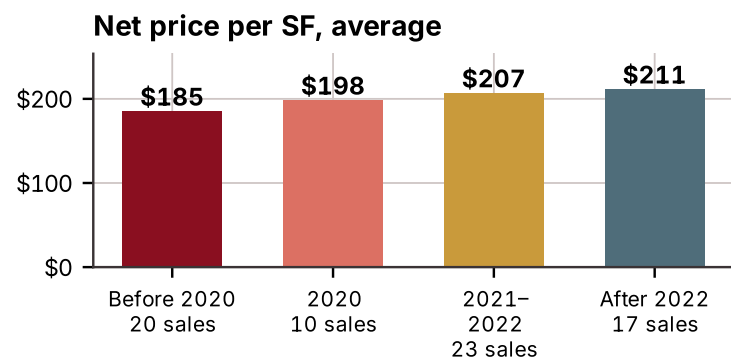
5.3 Net sale price: no clear difference



The average is **\$661K** for homes built after 2022 and **\$451K** for homes built before 2020. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

– No clear difference · could be chance

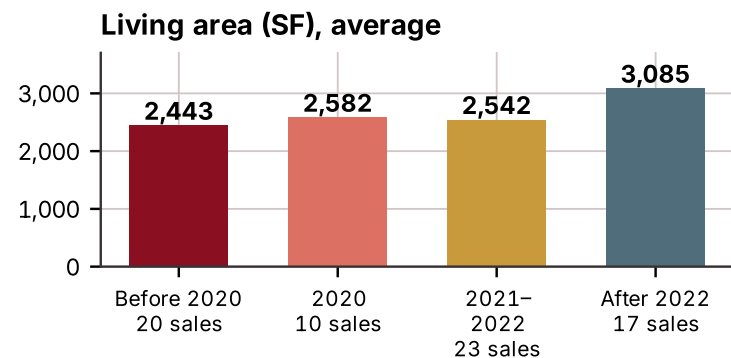
5.4 Net price per SF: no clear difference



The average is **\$211 per SF** for homes built after 2022 and **\$185 per SF** for homes built before 2020. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

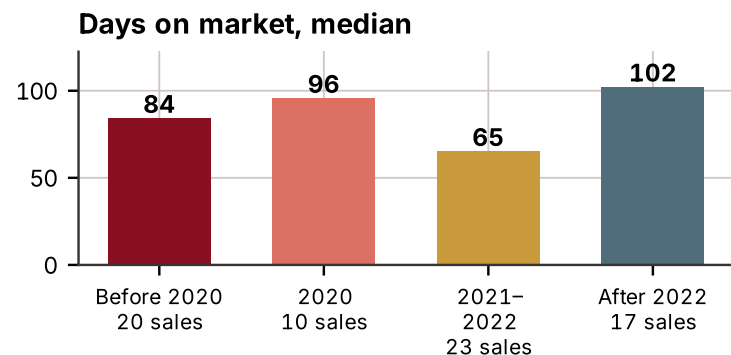
5.5 Living area: no clear difference



The average is **3,085 SF** for homes built after 2022 and **2,443 SF** for homes built before 2020. It does not move in a straight line; homes built after 2022 are highest. Defined in 8.1.3.

– No clear difference · could be chance

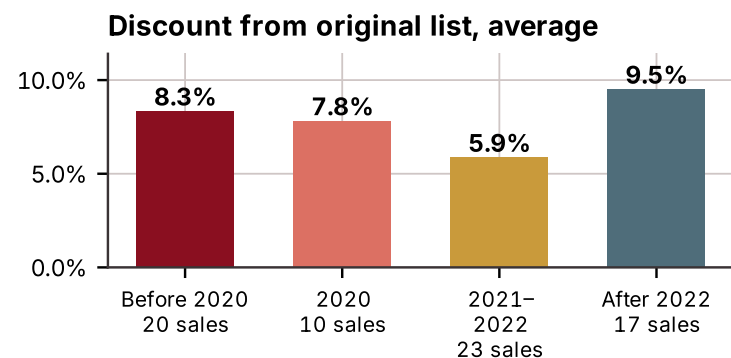
5.6 Days on market: no clear difference



The median is **102 days** for homes built after 2022 and **84 days** for homes built before 2020. It does not move in a straight line; homes built after 2022 are highest. Defined in 8.1.5.

– No clear difference · could be chance

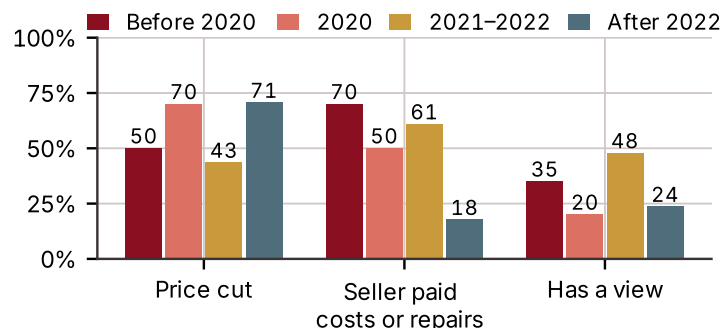
5.7 Discount from original list: no clear difference



The average is **9.5%** for homes built after 2022 and **8.3%** for homes built before 2020. It does not move in a straight line; homes built after 2022 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.

- 71% of homes built after 2022 had a price cut before sale, against 50% of homes built before 2020. Defined in 8.1.7.
- 18% of homes built after 2022 had the seller pay closing costs or repairs, against 70% of homes built before 2020. Defined in 8.1.8.
- 24% of homes built after 2022 have a view, against 35% of homes built before 2020. 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 2020 20 sales	2020 10 sales	2021-2022 23 sales	After 2022 17 sales	All 70 sales	Real difference?
Net sale price average	\$451,143	\$494,430	\$517,578	\$661,176	\$530,164	unclear
Net price per SF average	\$185	\$198	\$207	\$211	\$201	unclear
Living area average	2,443	2,582	2,542	3,085	2,651	unclear
Year built median	2018	2020	2021	2023	2021	by design

5.10 The numbers: selling

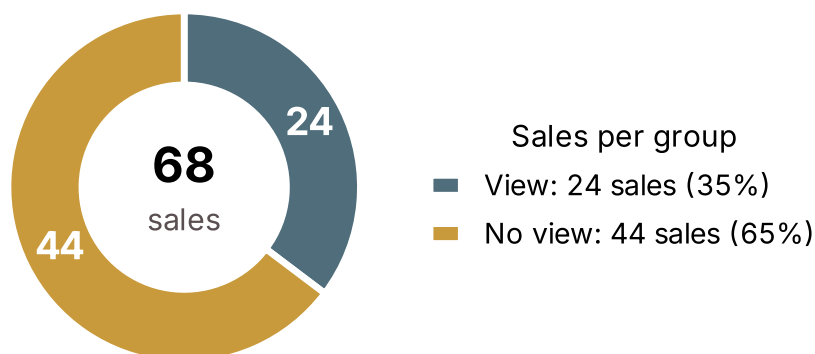
	Before 2020 20 sales	2020 10 sales	2021-2022 23 sales	After 2022 17 sales	All 70 sales	Real difference?
Days on market median	84	96	65	102	84	unclear
Discount from original list average	8.3%	7.8%	5.9%	9.5%	7.7%	unclear
Price cut before sale	50%	70%	43%	71%	56%	unclear
Seller paid closing costs or repairs	70%	50%	61%	18%	51%	unclear
Has a view	35%	20%	48%	24%	34%	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.

6. View and no view

Resale homes · 70 sales · October 26, 2025 – October 25, 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. 2 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

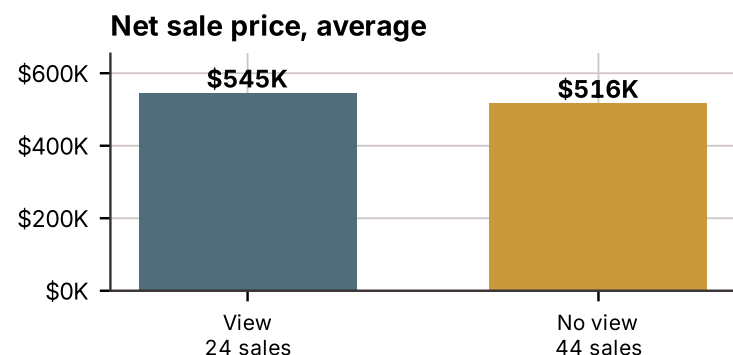
The top group against the bottom group: no measure differs enough to rule out chance.

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	\$545K	\$516K	unclear
Net price per SF	\$220 per SF	\$189 per SF	unclear
Living area	2,491 SF	2,722 SF	unclear
Year built	2021	2021	unclear
Days on market	63 days	98 days	unclear
Discount from original list	7.9%	7.6%	unclear
Price cut before sale	58%	52%	unclear
Seller paid closing costs or repairs	46%	55%	unclear

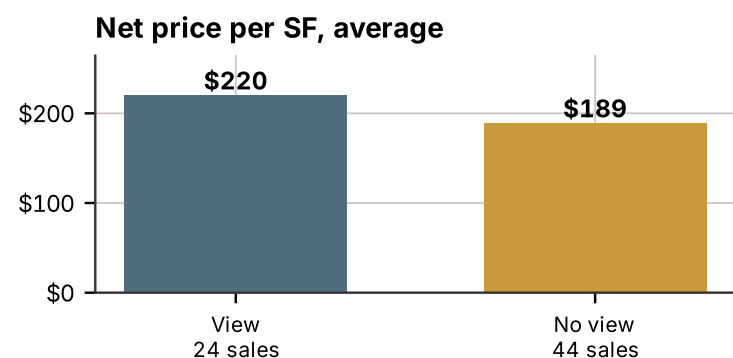
6.3 Net sale price: no clear difference



The average is **\$545K** for homes with a view and **\$516K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

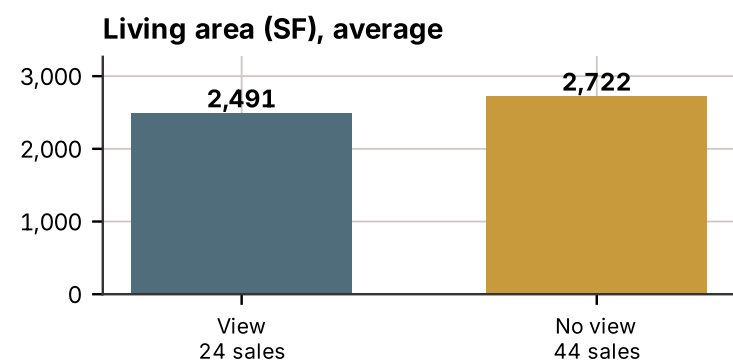
6.4 Net price per SF: no clear difference



The average is **\$220 per SF** for homes with a view and **\$189 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

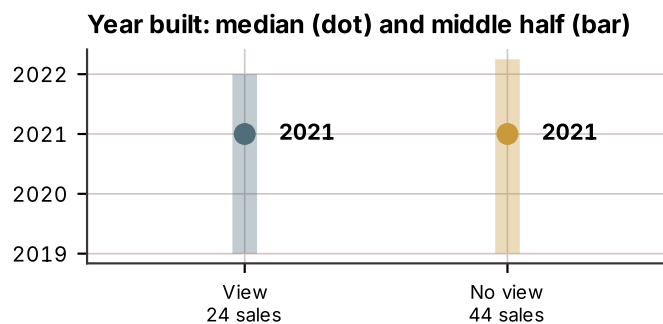
6.5 Living area: no clear difference



The average is **2,491 SF** for homes with a view and **2,722 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

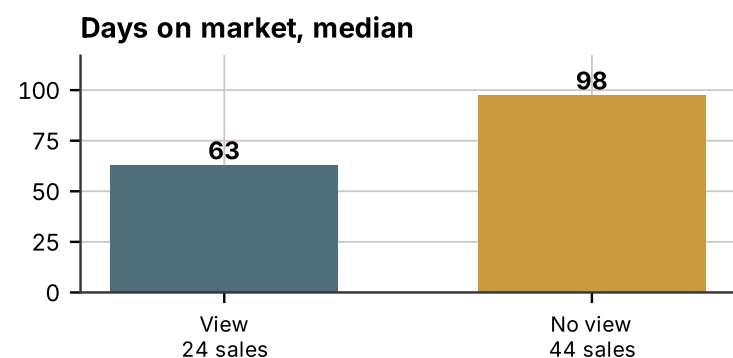
6.6 Year built: no clear difference



The median is **2021** for homes with a view and **2021** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

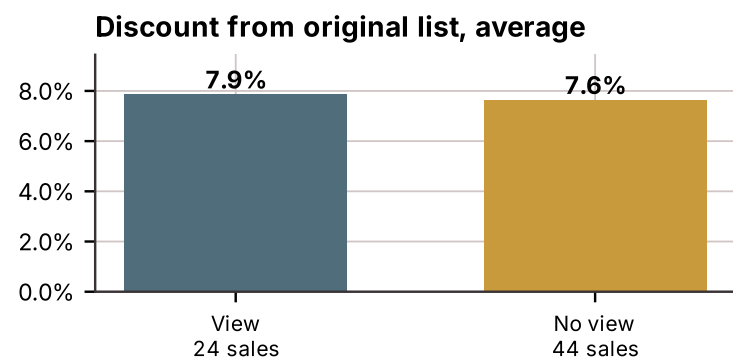
6.7 Days on market: no clear difference



The median is **63 days** for homes with a view and **98 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

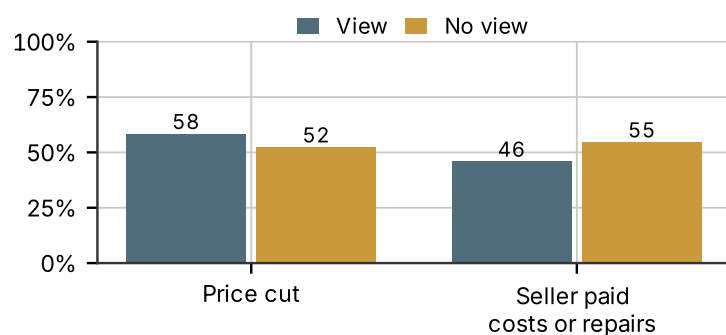
6.8 Discount from original list: no clear difference



The average is **7.9%** for homes with a view and **7.6%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 58% of homes with a view had a price cut before sale, against 52% of homes without a view. Defined in 8.1.7.
- 46% of homes with a view had the seller pay closing costs or repairs, against 55% 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 24 sales	No view 44 sales	All 68 sales	Real difference?
Net sale price average	\$544,725	\$516,342	\$526,360	unclear
Net price per SF average	\$220	\$189	\$200	unclear
Living area average	2,491	2,722	2,640	unclear
Year built median	2021	2021	2021	unclear

6.11 The numbers: selling

	View 24 sales	No view 44 sales	All 68 sales	Real difference?
Days on market median	63	98	84	unclear
Discount from original list average	7.9%	7.6%	7.7%	unclear
Price cut before sale	58%	52%	54%	unclear
Seller paid closing costs or repairs	46%	55%	51%	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.

7. New construction

Basic statistics · 225 sales · October 26, 2025 – October 25, 2026

Homes sold new by the builder in the same 365 days. They are left out of every other section and shown here as basic figures only: 225 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 Santa Rita Ranch.

Measure	Average	Median
Sales		225
Net sale price	\$643,415	\$614,600
Net price per SF	\$205	\$200
Living area (SF)	3,126	3,067
Days on market	165	134
Discount from original list	14.3%	14.5%
Price cut before sale		86% of sales
Seller paid closing costs or repairs		71% 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".

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	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersCIsGCostPdbYSell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	70 resale sales. Average \$530,164; median \$490,000; standard deviation \$190,230; middle half (25th–75th percentile) \$415,400–\$631,750; lowest \$263,750, highest \$1,235,000. 36 sales had a seller payment; their median payment was \$7,000.

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	$\text{psf} = \text{Net} \div \text{LivingArea}$, per sale; summarized by the mean of the per - sale ratios.
The data	70 resale sales. Average \$201; median \$188; standard deviation \$40; middle half (25th–75th percentile) \$176–\$215; lowest \$133, highest \$338.

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	70 resale sales. Average 2,651; median 2,682; standard deviation 743; middle half (25th–75th percentile) 2,036–3,049; lowest 1,207, highest 4,524.

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 phases of the community.
Statistically	RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.
The data	70 resale sales. Average 2021; median 2021; standard deviation 3; middle half (25th–75th percentile) 2019–2022; lowest 2014, highest 2025.

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	$CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$. 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	70 resale sales. Average 110; median 84; standard deviation 101; middle half (25th–75th percentile) 33–156; lowest 4, highest 391. 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	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	70 resale sales. Average 7.7%; median 4.9%; standard deviation 7.2%; middle half (25th–75th percentile) 2.8%–9.9%; lowest 0.0%, highest 33.6%. 0 sales closed above their first asking price.

8.1.7 Price cut before sale

In simple terms	The asking price was lowered at least once before the home went under contract.
Statistically	Indicator: $\text{ListPrice at close} < \text{OriginalListPrice}$. Reported as the share of sales (%).
The data	39 of 70 resale sales (55.7%).

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: $\text{ACTRIS_BuyersClsgCostPdbysell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	36 of 70 resale sales (51.4%).

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	24 sales with a view, 44 without, 2 unclassified. Most common View entries: None 28, Neighborhood 18, Park/Greenbelt 15, Pond 8, Hill Country 4, Panoramic 3, See Remarks 3, Trees/Woods 2.

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	Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Liberty Hill, SubdivisionName contains any of "santa rita ranch", "eldorado at santa rita ranch", "santa rita ranch eldorado", "santa rita" (case-insensitive). A record is kept when its subdivision name belongs to the Santa Rita Ranch family, the same rule comparable sales use (it includes Eldorado at Santa Rita Ranch, Santa Rita Ranch - Eldorado, Santa Rita, proven adjacent and priced alike).
The data	Pulled October 26, 2026: 298 closed Santa Rita Ranch records over the prior year, in ZIP 78642. 33 subdivision spellings kept, the most common: Santa Rita Ranch (196); Santa Rita Ranch - Eldorado (23); Eldorado at Santa Rita Ranch (20); Santa Rita (6); Santa Rita Ranch 60s (5); Santa Rita Ranch Ph 1 Sec 9 (4); Santa Rita Ranch Ph 7B Sec 3 - 60 (4); Santa Rita Ranch 90s (3); SANTA RITA RANCH (3); Eldorado at Santa Rita Ranch (3); Eldorado At Santa Rita Ranch (2); Santa Rita Ranch 40s (2); and 21 more (27 records). Names found by the search but not part of Santa Rita Ranch, left out: Santa Rita Ranch at Saddleback (38); Santa Rita Ranch at Homestead (26); Toll Brothers at Santa Rita Ranch (8); Saddleback at Santa Rita Ranch (8); Santa Rita Ranch North (6); Regency at Santa Rita Ranch - Garden Collection (6); Santa Rita Ranch South Sec 16 (5); Regency at Santa Rita Ranch - Orchard Collection (5); Santa Rita Ranch South (5); Regency at Santa Rita Ranch - Meadow Collection (4); Santa Rita Ranch South Sec 17 (4); Santa Rita Ranch South Sec 12 (4); Santa Rita Ranch Augustine (3); Saddleback/Santa Rita Ranch Ph (3); Regency at Santa Rita Ranch (3); Santa Rita Ranch South Sec 9A (3); Santa Rita Ranch - Eldorado - Sierra Collection (3); Santa Rita Ranch - Eldorado - Maravilla Collection (3); Santa Rita Ranch South Sec 4B (2); SANTA RITA RANCH SOUTH (2); Santa Rita Ranch South Sec 11 (2); Santa Rita South Sec 3A (1); Santa Rita Ranch South Sec 5A (1); Santa Rita Ranch South Sec 13 (1); Santa Rita Ranch South Sec 15 (1); Santa Rita Ranch South Sec 7C (1); Saddleback/Santa Rita Ranch 1 (1); Santa Rita Ranch South Sec 7B (1); Santa Rita South Sec 4A (1); santa rita ranch south sec 16 (1); Santa Rita Ranch Estates (1); Santa Rita Ranch - Eldorado - Tesoro Collection (1); Santa Rita Ranch South Sec 4a (1).

8.2.2 Study window

In simple terms	The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 39 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 26, 2025 to October 25, 2026 inclusive.
The data	295 single-family sales in the window: 70 resale, 225 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	70 resale; 225 new construction.

8.2.4 Sales left out

In simple terms	A few records cannot be used as entered and are left out before any analysis.
Statistically	Excluded: PropertySubType other than Single Family Residence; no OriginalListPrice; LivingArea under 400 SF; seller payments above 10% of ClosePrice (treated as entry errors).
The data	2 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price

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 \$417K".
Statistically	Sort by the slicing variable; cut k sits at $\text{round}(nk/4)$, $k = 1 \dots 3$. 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 \$417K: \$263,750–\$415,000 (18 sales); \$417K–\$485K: \$416,600–\$485,000 (17 sales); \$495K–\$625K: \$495,000–\$625,000 (17 sales); Over \$625K: \$634,000–\$1,235,000 (18 sales) Quartiles by living area: Under 2,046 SF: 1,207–2,033 SF (18 sales); 2,046–2,666 SF: 2,046–2,666 SF (17 sales); 2,697–3,048 SF: 2,697–3,048 SF (17 sales); Over 3,048 SF: 3,049–4,524 SF (18 sales) Quartiles by year built: Before 2020: 2014–2019 (20 sales); 2020: 2020–2020 (10 sales); 2021–2022: 2021–2022 (23 sales); After 2022: 2023–2025 (17 sales) View and no view: View: MLS lists a view (24 sales); No view: None or Neighborhood (44 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 $\bar{x} = (1/n) \sum x_i$; 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 \$530,164, median \$490,000. Days on market: average 110, median 84: 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	$H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\epsilon^2 = H/(n - 1)$: $\geq .01$ small, $\geq .06$ medium, $\geq .14$ 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 $ 1 - 2U/(n_1n_2) $: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ 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 $2 \times k$ table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}: \geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Cramér, 1946).
The data	Run on the three shares in every slice; results in 8.3.

8.2.10 Real difference (significance)

In simple terms	"Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.
Statistically	Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.
The data	Quartiles by net sale price: $m = 8$, threshold $p < 0.0063$; Quartiles by living area: $m = 8$, threshold $p < 0.0063$; Quartiles by year built: $m = 8$, threshold $p < 0.0063$; View and no view: $m = 8$, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms	A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.
Statistically	ϵ^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".
The data	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.

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 = 13.56	3	0.0036	p < 0.0063	Yes	$\epsilon^2 = 0.197$	large
Living area	Kruskal-Wallis	H = 45.20	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.655$	large
Year built	Kruskal-Wallis	H = 7.38	3	0.0608	p < 0.0063	Unclear	$\epsilon^2 = 0.107$	medium
Days on market	Kruskal-Wallis	H = 4.10	3	0.2504	p < 0.0063	Unclear	$\epsilon^2 = 0.059$	small
Discount from original list	Kruskal-Wallis	H = 3.15	3	0.3696	p < 0.0063	Unclear	$\epsilon^2 = 0.046$	small
Price cut before sale	Chi-square	$\chi^2 = 5.13$	3	0.1628	p < 0.0063	Unclear	Cramér's V = 0.271	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.09$	3	0.1072	p < 0.0063	Unclear	Cramér's V = 0.295	small
Has a view	Chi-square	$\chi^2 = 4.41$	3	0.2204	p < 0.0063	Unclear	Cramér's V = 0.251	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 = 45.95	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.666$	large
Net price per SF	Kruskal-Wallis	H = 2.35	3	0.5025	p < 0.0063	Unclear	$\epsilon^2 = 0.034$	small
Year built	Kruskal-Wallis	H = 7.03	3	0.0708	p < 0.0063	Unclear	$\epsilon^2 = 0.102$	medium
Days on market	Kruskal-Wallis	H = 4.58	3	0.2055	p < 0.0063	Unclear	$\epsilon^2 = 0.066$	medium
Discount from original list	Kruskal-Wallis	H = 4.05	3	0.2556	p < 0.0063	Unclear	$\epsilon^2 = 0.059$	small
Price cut before sale	Chi-square	$\chi^2 = 7.36$	3	0.0611	p < 0.0063	Unclear	Cramér's V = 0.324	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.25$	3	0.1001	p < 0.0063	Unclear	Cramér's V = 0.299	small
Has a view	Chi-square	$\chi^2 = 5.00$	3	0.1714	p < 0.0063	Unclear	Cramér's V = 0.267	small

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 = 10.49	3	0.0149	p < 0.0063	Unclear	$\epsilon^2 = 0.152$	large
Net price per SF	Kruskal-Wallis	H = 3.85	3	0.2784	p < 0.0063	Unclear	$\epsilon^2 = 0.056$	small
Living area	Kruskal-Wallis	H = 8.05	3	0.0449	p < 0.0063	Unclear	$\epsilon^2 = 0.117$	medium
Days on market	Kruskal-Wallis	H = 1.61	3	0.6571	p < 0.0063	Unclear	$\epsilon^2 = 0.023$	small
Discount from original list	Kruskal-Wallis	H = 3.89	3	0.2736	p < 0.0063	Unclear	$\epsilon^2 = 0.056$	small
Price cut before sale	Chi-square	$\chi^2 = 4.01$	3	0.2602	p < 0.0063	Unclear	Cramér's V = 0.239	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 11.36$	3	0.0099	p < 0.0063	Unclear	Cramér's V = 0.403	medium
Has a view	Chi-square	$\chi^2 = 3.65$	3	0.3012	p < 0.0063	Unclear	Cramér's V = 0.229	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 = 511.00	—	0.8323	p < 0.0063	Unclear	rank-biserial r = 0.032	negligible
Net price per SF	Mann-Whitney U	U = 698.00	—	0.0296	p < 0.0063	Unclear	rank-biserial r = 0.322	medium
Living area	Mann-Whitney U	U = 390.00	—	0.0776	p < 0.0063	Unclear	rank-biserial r = 0.261	small
Year built	Mann-Whitney U	U = 557.00	—	0.7123	p < 0.0063	Unclear	rank-biserial r = 0.055	negligible
Days on market	Mann-Whitney U	U = 406.50	—	0.1204	p < 0.0063	Unclear	rank-biserial r = 0.230	small
Discount from original list	Mann-Whitney U	U = 487.50	—	0.6077	p < 0.0063	Unclear	rank-biserial r = 0.077	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.23$	1	0.6316	p < 0.0063	Unclear	Cramér's V = 0.058	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.47$	1	0.4921	p < 0.0063	Unclear	Cramér's V = 0.083	negligible

8.4 Data notes

Left out of the analysis: 225 new - construction sales (basic statistics only, section 7); 2 sale(s) other than single - family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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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 70 closed MLS resale sales; the 225 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 26, 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.