Round Rock

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

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
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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
731	**$400,000**	**$193**	**36 days**
single-family resale homes	average $451,674	average $194	average 60 days

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1. Summary

Resale homes · 731 sales · May 28, 2026 – November 23, 2026

This study looks at the **731 resale homes** sold in Round Rock in the **180 days** to November 23, 2026. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

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

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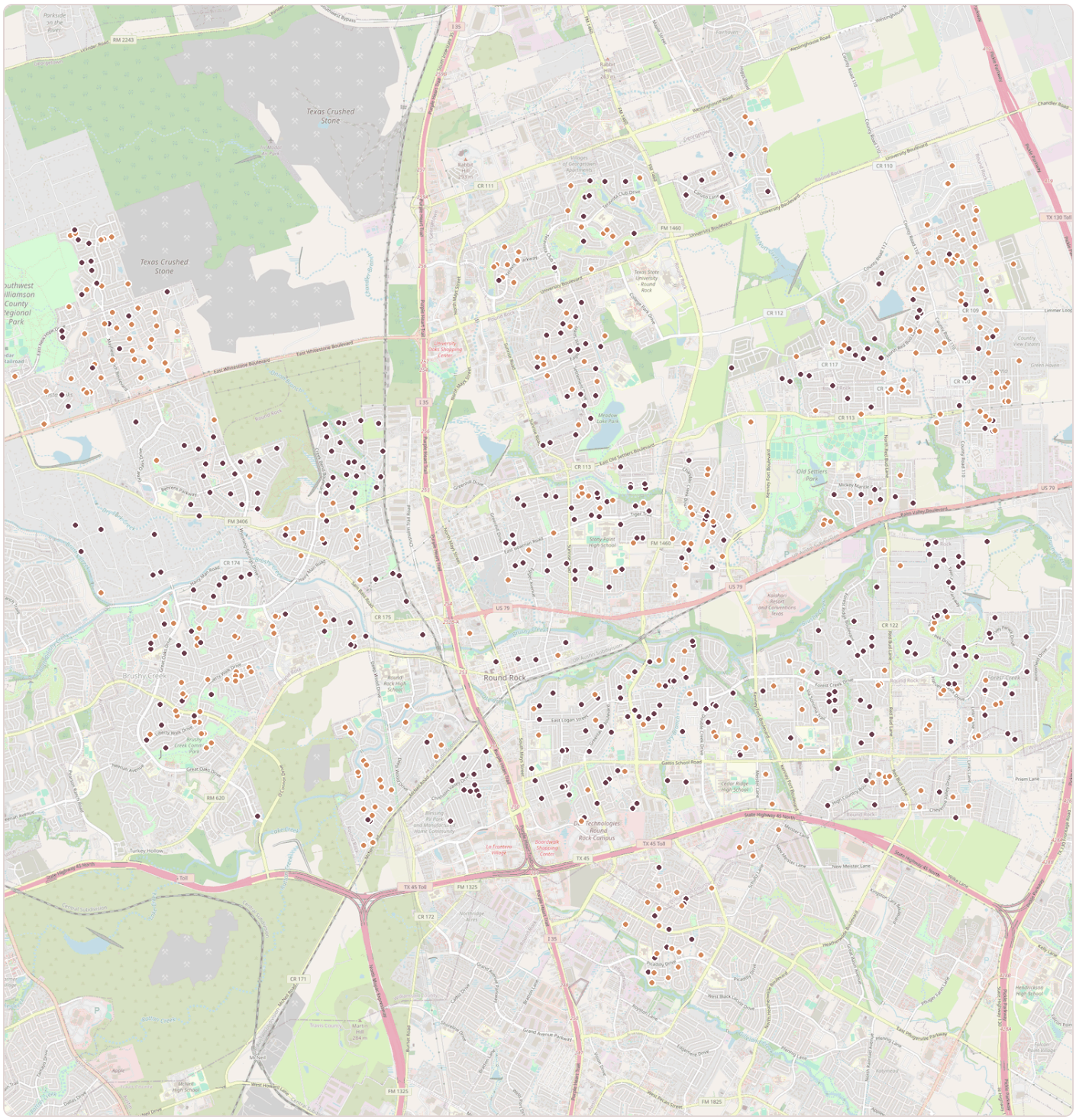
2. Where the resale homes sold

731 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; 12 sales with map points far outside the area are left off it (they stay in every figure).



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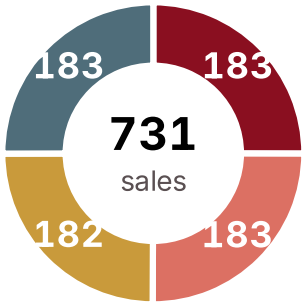
3. Quartiles by net sale price

Resale homes · 731 sales · May 28, 2026 – November 23, 2026

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



Sales per group

- Under $324K: 183 sales (25%)
- $324K–$400K: 183 sales (25%)
- $401K–$530K: 182 sales (25%)
- Over $530K: 183 sales (25%)

Bottom line

- Homes over $530K are about 1,670 SF (103%) larger than homes under $324K.
- 39% of homes over $530K have a view, against 12% of homes under $324K.
- Homes over $530K sell for about $37 per SF (20%) more than homes under $324K.
- Homes over $530K are about 4 years newer than homes under $324K.

3.1 Key differences

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

Under $324K $324K–$400K $401K–$530K Over $530K

Higher-priced homes Over $530K

- Are much larger.
- Are more likely to have a view.
- Sell for more per square foot.
- Tend to be newer.
- Sell closer to their first asking price.

Lower-priced homes Under $324K

- Are much smaller.
- Are less likely to have a view.
- Sell for less per square foot.
- Tend to be older.
- Sell further below their first asking price.

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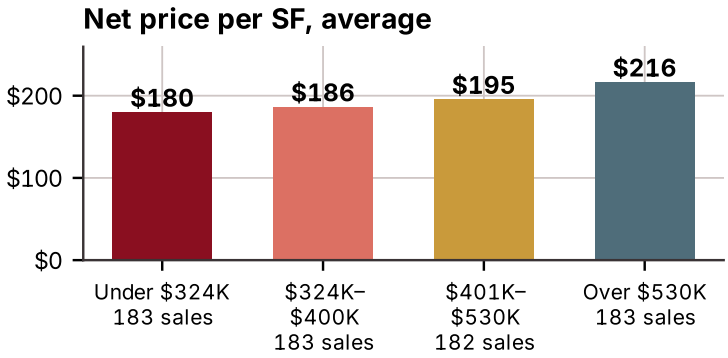
3.2 At a glance

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 $324K	$324K–$400K	$401K–$530K	Over $530K	Real difference?
Net price per SF	$180 per SF **Lowest**	$186 per SF	$195 per SF	$216 per SF **Highest**	✓ medium
Living area	1,626 SF **Smallest**	2,010 SF	2,445 SF	3,300 SF **Largest**	✓ large
Year built	1998 **Oldest**	2002	2005 **Newest**	2002	✓ medium
Days on market	41 days	35 days	33 days	34 days	unclear
Discount from original list	9.2% **Biggest**	6.5%	5.2% **Smallest**	5.7%	✓ small
Price cut before sale	55%	54%	47%	49%	unclear
Seller paid closing costs or repairs	67%	61%	60%	63%	unclear
Has a view	12% **Fewest**	15%	21%	39% **Most**	✓ small

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

3.3 Homes over $530K sell for about $37 per SF (20%) more than homes under $324K



The average is **$216 per SF** for homes over $530K and **$180 per SF** for homes under $324K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · medium

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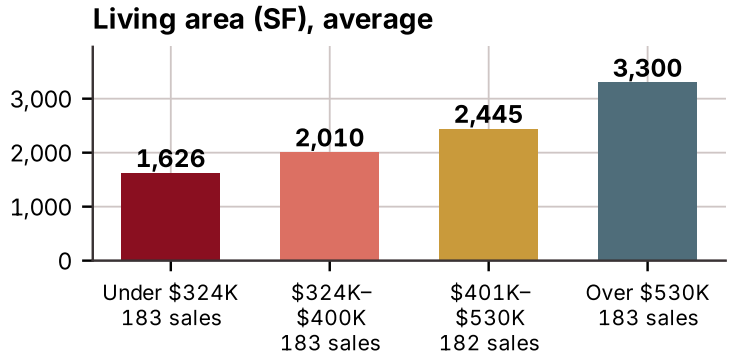
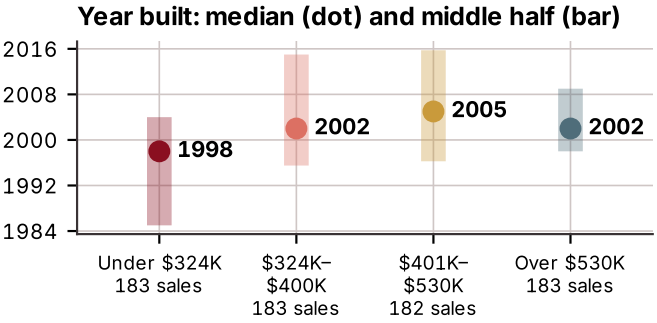
3.4 Homes over $530K are about 1,670 SF (103%) larger than homes under $324K



The average is **3,300 SF** for homes over $530K and **1,626 SF** for homes under $324K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

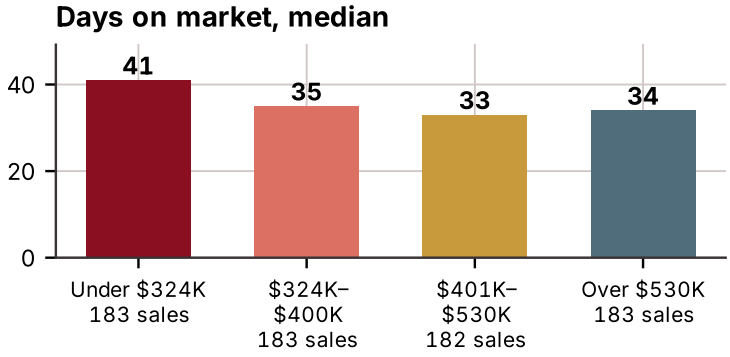
3.5 Homes over $530K are about 4 years newer than homes under $324K



The median is **2002** for homes over $530K and **1998** for homes under $324K. It does not move in a straight line; homes $401K–$530K are highest. Defined in 8.1.4.

✓ **Real difference** · medium

3.6 Days on market: no clear difference



The median is **34 days** for homes over $530K and **41 days** for homes under $324K. It does not move in a straight line; homes under $324K are highest. Defined in 8.1.5.

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

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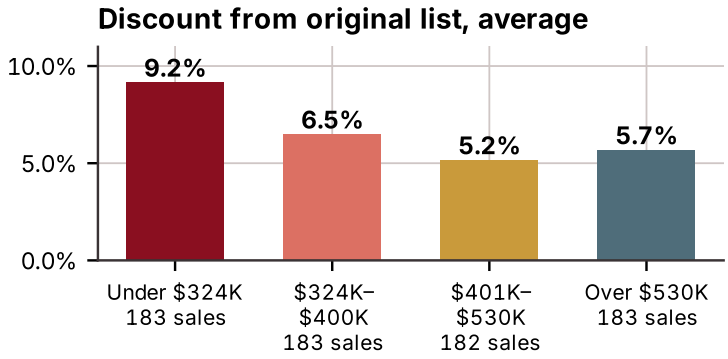
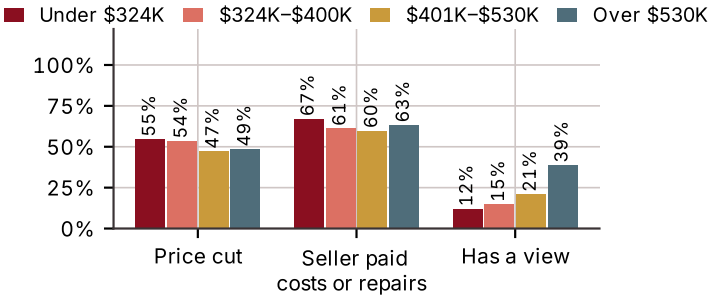
3.7 Homes over $530K sell about 3 percentage points closer to their first asking price than homes under $324K



The average is **5.7%** for homes over $530K and **9.2%** for homes under $324K. It does not move in a straight line; homes under $324K are highest. Defined in 8.1.6.

✓ **Real difference** · small

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 $530K had a price cut before sale, against 55% of homes under $324K. Defined in 8.1.7.
- 63% of homes over $530K had the seller pay closing costs or repairs, against 67% of homes under $324K. Defined in 8.1.8.
- 39% of homes over $530K have a view, against 12% of homes under $324K. 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

3.9 The numbers: price and size

	Under $324K 183 sales	$324K–$400K 183 sales	$401K–$530K 182 sales	Over $530K 183 sales	All 731 sales	Real difference?
Net sale price average	$281,439	$362,632	$460,901	$701,773	$451,674	by design
Net price per SF average	$180	$186	$195	$216	$194	✓ medium
Living area average	1,626	2,010	2,445	3,300	2,345	✓ large
Year built median	1998	2002	2005	2002	2001	✓ medium

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3.10 The numbers: selling

	Under $324K 183 sales	$324K–$400K 183 sales	$401K–$530K 182 sales	Over $530K 183 sales	All 731 sales	Real difference?
Days on market median	41	35	33	34	36	unclear
Discount from original list average	9.2%	6.5%	5.2%	5.7%	6.6%	✓ small
Price cut before sale	55%	54%	47%	49%	51%	unclear
Seller paid closing costs or repairs	67%	61%	60%	63%	63%	unclear
Has a view	12%	15%	21%	39%	22%	✓ small

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

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4. Quartiles by living area

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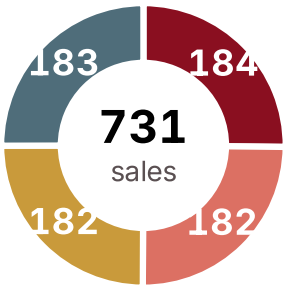
Sales ranked by living area and cut into four equal groups, from the smallest homes to the largest.



Sales per group

- Under 1,726 SF: 184 sales (25%)
- 1,726–2,187 SF: 182 sales (25%)
- 2,188–2,840 SF: 182 sales (25%)
- Over 2,840 SF: 183 sales (25%)

Bottom line

- Homes over 2,840 SF sell for about $355K (115%) more than homes under 1,726 SF.
- 32% of homes over 2,840 SF have a view, against 14% of homes under 1,726 SF.
- Homes over 2,840 SF are about 10 years newer than homes under 1,726 SF.
- Homes over 2,840 SF sell for about $18 per SF (9%) less than homes under 1,726 SF.

4.1 Key differences

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

Under 1,726 SF · 1,726–2,187 SF · 2,188–2,840 SF · Over 2,840 SF

Larger homes Over 2,840 SF

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

Smaller homes Under 1,726 SF

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

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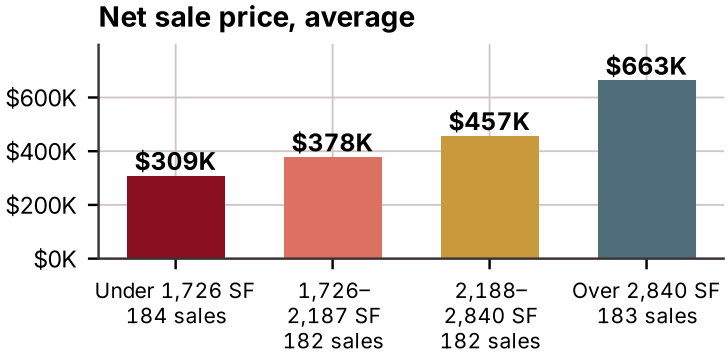
4.2 At a glance

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

	Under 1,726 SF	1,726–2,187 SF	2,188–2,840 SF	Over 2,840 SF	Real difference?
Net sale price	$309K **Lowest**	$378K	$457K	$663K **Highest**	✓ large
Net price per SF	$208 per SF **Highest**	$196 per SF	$183 per SF **Lowest**	$190 per SF	✓ medium
Year built	1995 **Oldest**	2001	2004	2005 **Newest**	✓ medium
Days on market	35 days	34 days	32 days	43 days	unclear
Discount from original list	7.5%	6.5%	6.2%	6.3%	unclear
Price cut before sale	49%	52%	52%	51%	unclear
Seller paid closing costs or repairs	63%	64%	60%	65%	unclear
Has a view	14% **Fewest**	18%	23%	32% **Most**	✓ small

4.3 Homes over 2,840 SF sell for about $355K (115%) more than homes under 1,726 SF



The average is **$663K** for homes over 2,840 SF and **$309K** for homes under 1,726 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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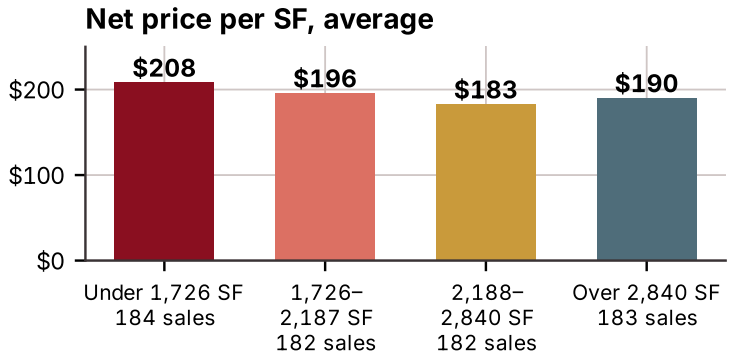
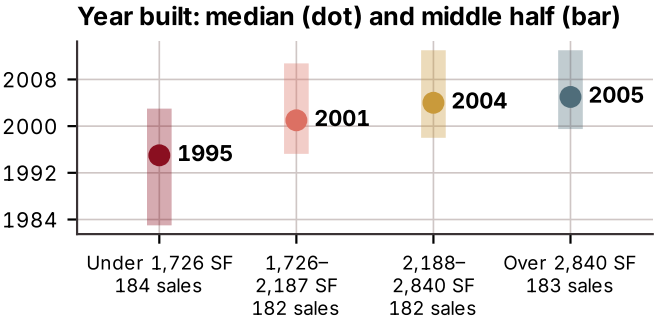
4.4 Homes over 2,840 SF sell for about $18 per SF (9%) less than homes under 1,726 SF



The average is **$190 per SF** for homes over 2,840 SF and **$208 per SF** for homes under 1,726 SF. It does not move in a straight line; homes under 1,726 SF are highest.
Defined in 8.1.2.

✓ **Real difference** · medium

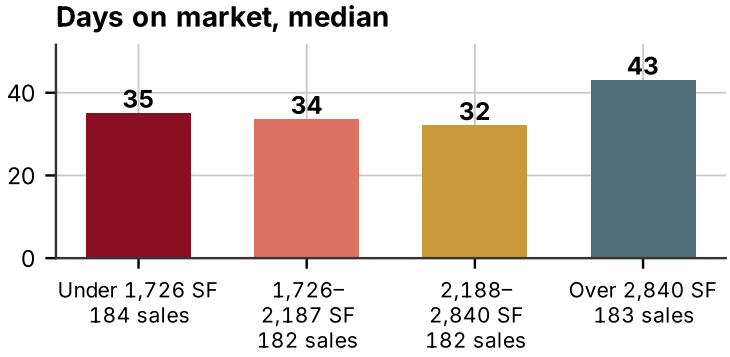
4.5 Homes over 2,840 SF are about 10 years newer than homes under 1,726 SF



The median is **2005** for homes over 2,840 SF and **1995** for homes under 1,726 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 **43 days** for homes over 2,840 SF and **35 days** for homes under 1,726 SF. It does not move in a straight line; homes over 2,840 SF are highest. Defined in 8.1.5.

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

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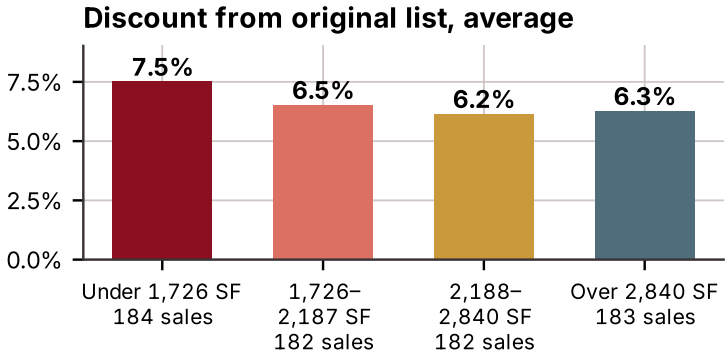
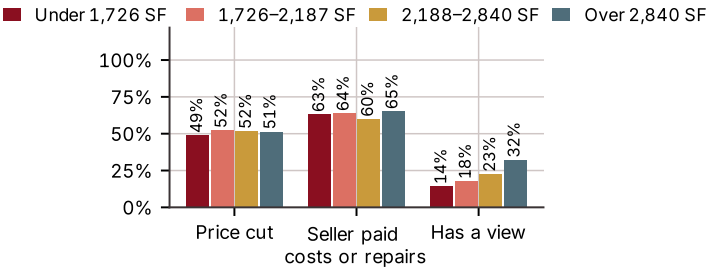
4.7 Discount from original list: no clear difference



The average is **6.3%** for homes over 2,840 SF and **7.5%** for homes under 1,726 SF. It does not move in a straight line; homes under 1,726 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.

- 51% of homes over 2,840 SF had a price cut before sale, against 49% of homes under 1,726 SF. Defined in 8.1.7.
- 65% of homes over 2,840 SF had the seller pay closing costs or repairs, against 63% of homes under 1,726 SF. Defined in 8.1.8.
- 32% of homes over 2,840 SF have a view, against 14% of homes under 1,726 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** · small

4.9 The numbers: price and size

	Under 1,726 SF 184 sales	1,726–2,187 SF 182 sales	2,188–2,840 SF 182 sales	Over 2,840 SF 183 sales	All 731 sales	Real difference?
Net sale price average	$308,759	$377,991	$457,015	$663,337	$451,674	✓ large
Net price per SF average	$208	$196	$183	$190	$194	✓ medium
Living area average	1,490	1,928	2,500	3,465	2,345	by design
Year built median	1995	2001	2004	2005	2001	✓ medium

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4.10 The numbers: selling

	Under 1,726 SF 184 sales	1,726–2,187 SF 182 sales	2,188–2,840 SF 182 sales	Over 2,840 SF 183 sales	All 731 sales	Real difference?
Days on market median	35	34	32	43	36	unclear
Discount from original list average	7.5%	6.5%	6.2%	6.3%	6.6%	unclear
Price cut before sale	49%	52%	52%	51%	51%	unclear
Seller paid closing costs or repairs	63%	64%	60%	65%	63%	unclear
Has a view	14%	18%	23%	32%	22%	✓ 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 8.3.2.

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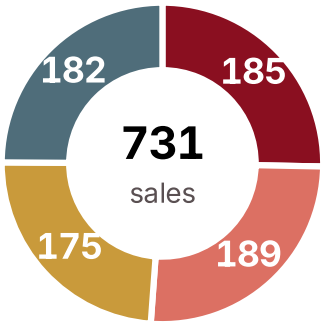
5. Quartiles by year built

Resale homes · 731 sales · May 28, 2026 – November 23, 2026

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



Sales per group

- Before 1995: 185 sales (25%)
- 1995–2001: 189 sales (26%)
- 2002–2010: 175 sales (24%)
- After 2010: 182 sales (25%)

Bottom line

- Homes built after 2010 are about 620 SF (33%) larger than homes built before 1995.
- Homes built after 2010 sell for about $21 per SF (10%) less than homes built before 1995.
- Homes built after 2010 sell for about $77K (19%) more than homes built before 1995.

5.1 Key differences

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

Before 1995 · 1995–2001 · 2002–2010 · After 2010

Newer homes After 2010

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

Older homes Before 1995

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

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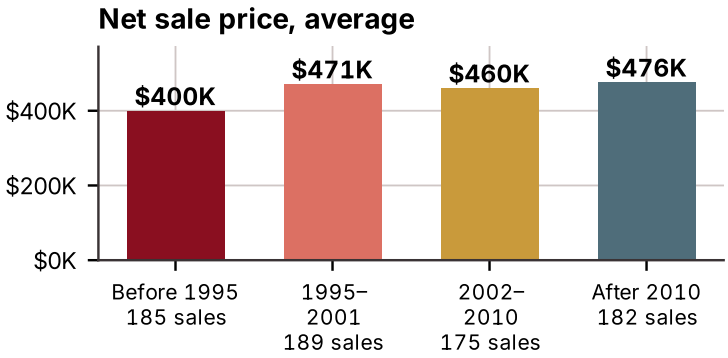
5.2 At a glance

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 1995	1995–2001	2002–2010	After 2010	Real difference?
Net sale price	$400K Lowest	$471K	$460K	$476K Highest	✓ small
Net price per SF	$210 per SF Highest	$193 per SF	$185 per SF Lowest	$189 per SF	✓ small
Living area	1,915 SF Smallest	2,446 SF	2,490 SF	2,538 SF Largest	✓ medium
Days on market	28 days	33 days	38 days	44 days	unclear
Discount from original list	7.2%	6.3%	7.1%	6.0%	unclear
Price cut before sale	46%	50%	50%	58%	unclear
Seller paid closing costs or repairs	66%	60%	63%	62%	unclear
Has a view	18%	24%	25%	19%	unclear

5.3 Homes built after 2010 sell for about $77K (19%) more than homes built before 1995



The average is **$476K** for homes built after 2010 and **$400K** for homes built before 1995. It does not move in a straight line; homes built after 2010 are highest. Defined in 8.1.1.

✓ **Real difference** · small

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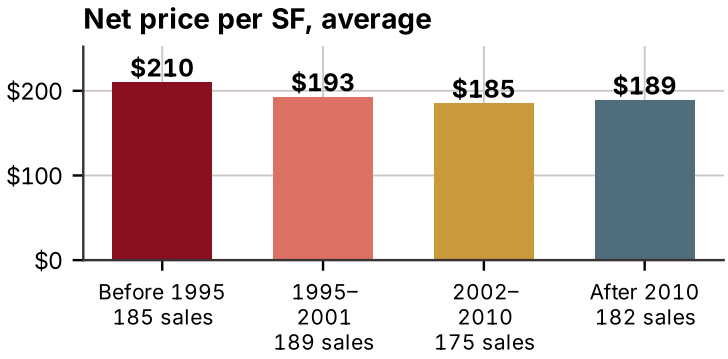
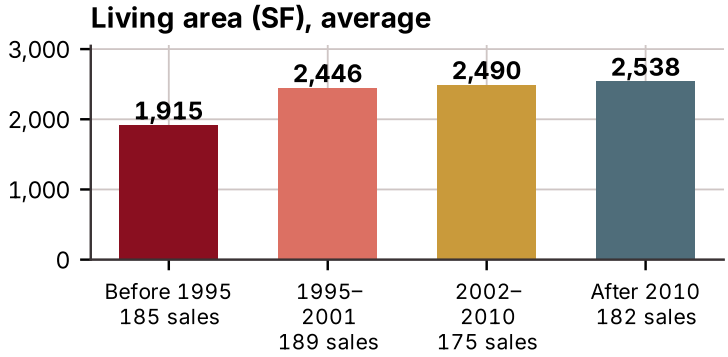
5.4 Homes built after 2010 sell for about $21 per SF (10%) less than homes built before 1995



The average is **$189 per SF** for homes built after 2010 and **$210 per SF** for homes built before 1995. It does not move in a straight line; homes built before 1995 are highest. Defined in 8.1.2.

✓ **Real difference** · small

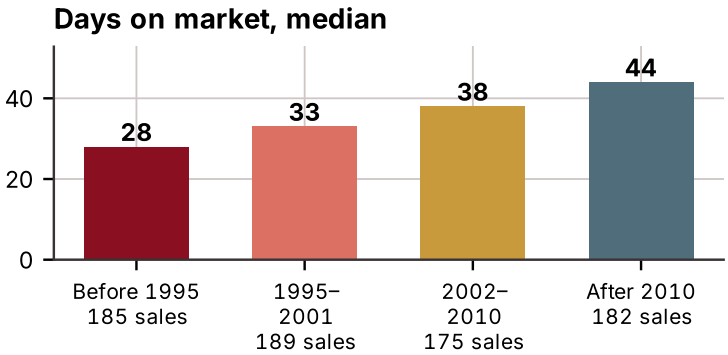
5.5 Homes built after 2010 are about 620 SF (33%) larger than homes built before 1995



The average is **2,538 SF** for homes built after 2010 and **1,915 SF** for homes built before 1995. 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 **44 days** for homes built after 2010 and **28 days** for homes built before 1995. 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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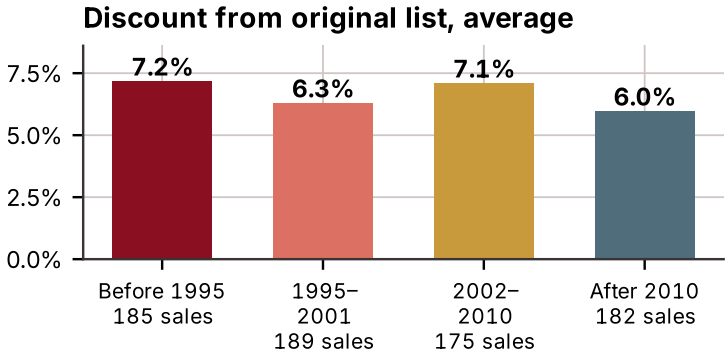
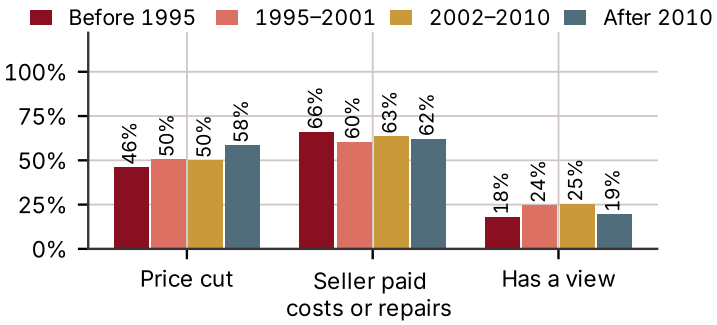
5.7 Discount from original list: no clear difference



The average is **6.0%** for homes built after 2010 and **7.2%** for homes built before 1995. It does not move in a straight line; homes built before 1995 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.

- 58% of homes built after 2010 had a price cut before sale, against 46% of homes built before 1995. Defined in 8.1.7.
- 62% of homes built after 2010 had the seller pay closing costs or repairs, against 66% of homes built before 1995. Defined in 8.1.8.
- 19% of homes built after 2010 have a view, against 18% of homes built before 1995. 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 1995 185 sales	1995–2001 189 sales	2002–2010 175 sales	After 2010 182 sales	All 731 sales	Real difference?
Net sale price average	$399,525	$471,157	$460,420	$476,038	$451,674	✓ small
Net price per SF average	$210	$193	$185	$189	$194	✓ small
Living area average	1,915	2,446	2,490	2,538	2,345	✓ medium
Year built median	1985	1999	2005	2017	2001	by design

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5.10 The numbers: selling

	Before 1995 185 sales	1995–2001 189 sales	2002–2010 175 sales	After 2010 182 sales	All 731 sales	Real difference?
Days on market median	28	33	38	44	36	unclear
Discount from original list average	7.2%	6.3%	7.1%	6.0%	6.6%	unclear
Price cut before sale	46%	50%	50%	58%	51%	unclear
Seller paid closing costs or repairs	66%	60%	63%	62%	63%	unclear
Has a view	18%	24%	25%	19%	22%	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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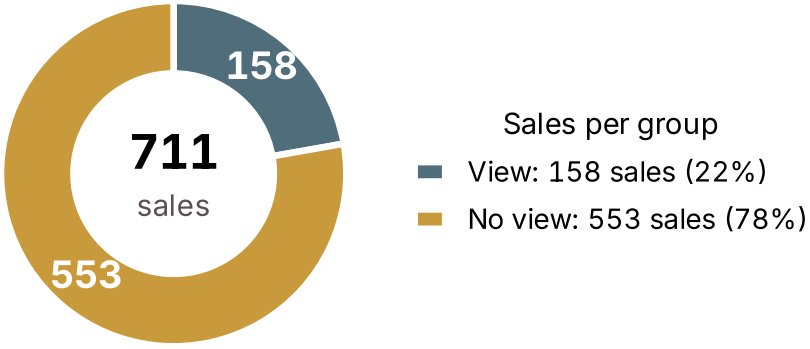
6. View and no view

Resale homes · 731 sales · May 28, 2026 – November 23, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 20 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $139K (33%) more than homes without a view.
- Homes with a view are about 420 SF (19%) larger than homes without a view.
- Homes with a view sell for about $20 per SF (10%) more than homes without a view.

6.1 Key differences

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

View No view

Homes with a view MLS lists a view

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

Homes without a view no view listed

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

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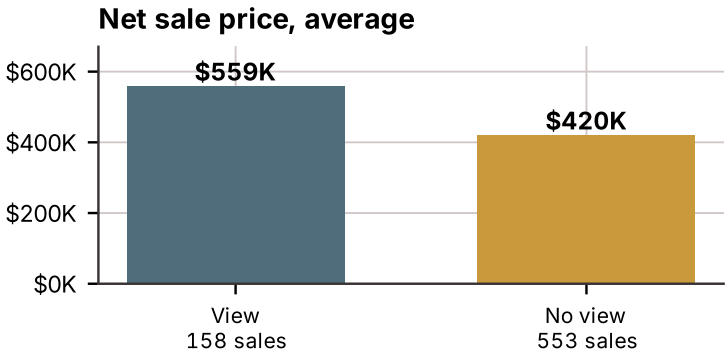
6.2 At a glance

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	$559K **Highest**	$420K **Lowest**	✓ medium
Net price per SF	$210 per SF **Highest**	$190 per SF **Lowest**	✓ small
Living area	2,664 SF **Largest**	2,247 SF **Smallest**	✓ small
Year built	2002	2001	unclear
Days on market	34 days	36 days	unclear
Discount from original list	6.8%	6.6%	unclear
Price cut before sale	52%	51%	unclear
Seller paid closing costs or repairs	59%	64%	unclear

6.3 Homes with a view sell for about $139K (33%) more than homes without a view



The average is **$559K** for homes with a view and **$420K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · medium

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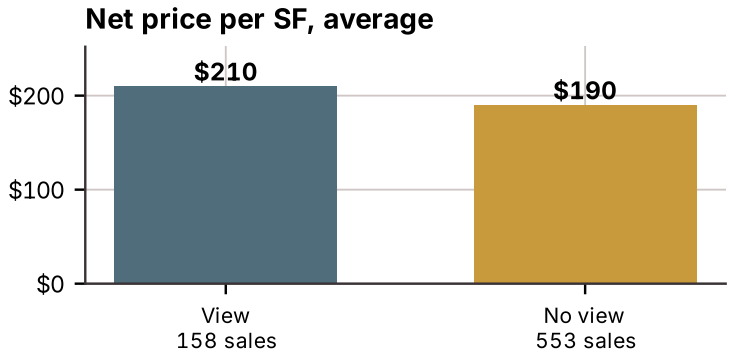
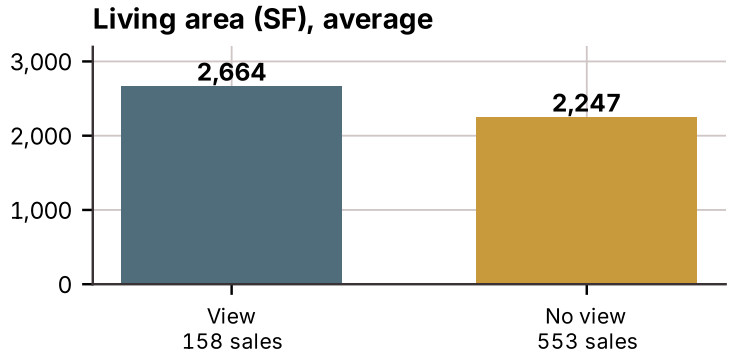
6.4 Homes with a view sell for about $20 per SF (10%) more than homes without a view



The average is **$210 per SF** for homes with a view and **$190 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · small

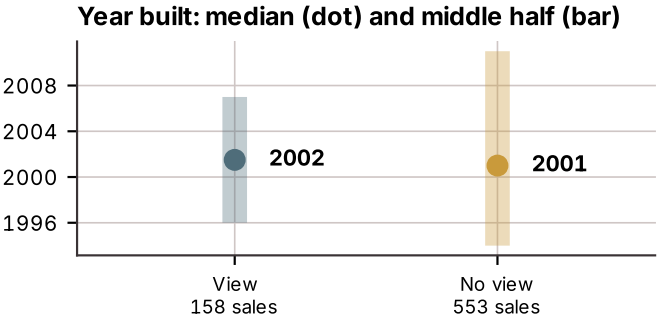
6.5 Homes with a view are about 420 SF (19%) larger than homes without a view



The average is **2,664 SF** for homes with a view and **2,247 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · small

6.6 Year built: no clear difference



The median is **2002** for homes with a view and **2001** for homes without a view. Defined in 8.1.4.

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

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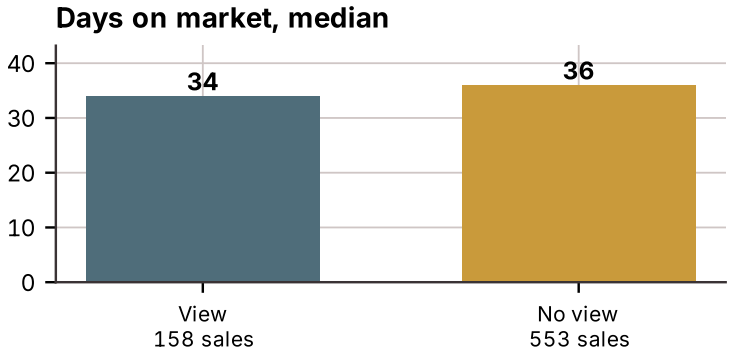
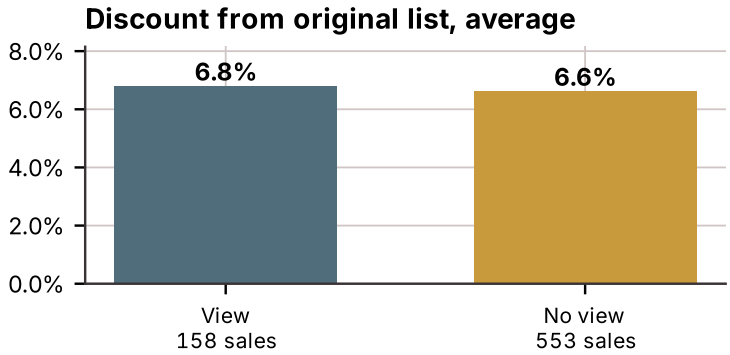
6.7 Days on market: no clear difference



The median is **34 days** for homes with a view and **36 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

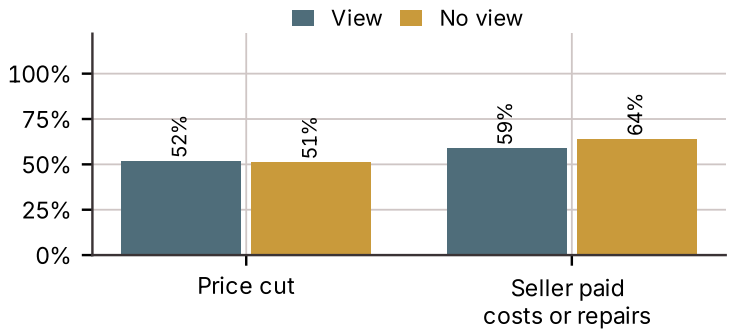
6.8 Discount from original list: no clear difference



The average is **6.8%** for homes with a view and **6.6%** 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.

- 52% of homes with a view had a price cut before sale, against 51% of homes without a view. Defined in 8.1.7.
- 59% 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 158 sales	No view 553 sales	All 711 sales	Real difference?
Net sale price average	$558,594	$419,976	$450,780	✓ medium
Net price per SF average	$210	$190	$195	✓ small
Living area average	2,664	2,247	2,339	✓ small
Year built median	2002	2001	2001	unclear

6.11 The numbers: selling

	View 158 sales	No view 553 sales	All 711 sales	Real difference?
Days on market median	34	36	36	unclear
Discount from original list average	6.8%	6.6%	6.7%	unclear
Price cut before sale	52%	51%	51%	unclear
Seller paid closing costs or repairs	59%	64%	63%	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 · 67 sales · May 28, 2026 – November 23, 2026

Homes sold new by the builder in the same 180 days. They are left out of every other section and shown here as basic figures only: 67 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 Round Rock.

Measure	Average	Median
Sales		67
Net sale price	**$527,461**	$477,305
Net price per SF	**$204**	$198
Living area (SF)	**2,580**	2,381
Days on market	**138**	119
Discount from original list	**9.5%**	8.6%
Price cut before sale		73% of sales
Seller paid closing costs or repairs		42% of sales
Year built		2021–2026

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 731 resale sales. Average $451,674; median $400,000; standard deviation $181,421; middle half (25th–75th percentile) $324,460–$530,250; lowest $126,000, highest $2,050,000. 460 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 psf = Net ÷ LivingArea, per sale; summarized by the mean of the per-sale ratios.

The data 731 resale sales. Average $194; median $193; standard deviation $40; middle half (25th–75th percentile) $168–$219; lowest $71, highest $476.

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 731 resale sales. Average 2,345; median 2,187; standard deviation 803; middle half (25th–75th percentile) 1,725–2,840; lowest 772, highest 7,040.

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 731 resale sales. Average 2001; median 2001; standard deviation 13; middle half (25th–75th percentile) 1994–2010; lowest 1909, highest 2024.

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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 731 resale sales. Average 60; median 36; standard deviation 72; middle half (25th–75th percentile) 12–82; lowest 0, highest 740. 8 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 731 resale sales. Average 6.6%; median 5.4%; standard deviation 6.1%; middle half (25th–75th percentile) 2.5%–9.5%; lowest −14.0%, highest 36.7%. 34 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 373 of 731 resale sales (51.0%).

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 460 of 731 resale sales (62.9%).

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 158 sales with a view, 553 without, 20 unclassified. Most common View entries: None 420, Neighborhood 176, Park/Greenbelt 70, Trees/Woods 61, See Remarks 23, Pool 22, Golf Course 10, Panoramic 10.

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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 2026-11-24 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Round Rock.

The data Pulled November 24, 2026: 1,786 closed Round Rock records over the prior year. ZIP codes: 5, the most sales in 78665, 78681, 78664, 78655, 78660.

8.2.2 Study window

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

Statistically CloseDate from May 28, 2026 to November 23, 2026 inclusive.

The data 798 single-family sales in the window: 731 resale, 67 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 731 resale; 67 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 62 sale(s) other than single-family homes (condo, townhome and similar); 5 sale(s) with concessions above 10% of price; 2 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 $324K”.

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 $324K: $126,000–$324,420 (183 sales); $324K–$400K: $324,500–$400,000 (183 sales); $401K–$530K: $400,850–$530,000 (182 sales); Over $530K: $530,500–$2,050,000 (183 sales)
Quartiles by living area: Under 1,726 SF: 772–1,725 SF (184 sales); 1,726–2,187 SF: 1,726–2,187 SF (182 sales); 2,188–2,840 SF: 2,188–2,840 SF (182 sales); Over 2,840 SF: 2,841–7,040 SF (183 sales)
Quartiles by year built: Before 1995: 1909–1994 (185 sales); 1995–2001: 1995–2001 (189 sales); 2002–2010: 2002–2010 (175 sales); After 2010: 2011–2024 (182 sales)
View and no view: View: MLS lists a view (158 sales); No view: None or Neighborhood (553 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 $451,674, median $400,000. Days on market: average 60, median 36: 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 15 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 = 81.48	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.112$	medium
Living area	Kruskal–Wallis	H = 460.55	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.631$	large
Year built	Kruskal–Wallis	H = 45.91	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.063$	medium
Days on market	Kruskal–Wallis	H = 4.31	3	0.2300	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.006$	negligible
Discount from original list	Kruskal–Wallis	H = 36.83	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.050$	small
Price cut before sale	Chi-square	$\chi^2 = 2.88$	3	0.4101	p < 0.0063	**Unclear**	Cramér's V = 0.063	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.41$	3	0.4917	p < 0.0063	**Unclear**	Cramér's V = 0.057	negligible
Has a view	Chi-square	$\chi^2 = 46.97$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.253	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 = 452.03	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.619$	large
Net price per SF	Kruskal–Wallis	H = 44.16	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.060$	medium
Year built	Kruskal–Wallis	H = 76.77	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.105$	medium
Days on market	Kruskal–Wallis	H = 2.47	3	0.4806	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.003$	negligible
Discount from original list	Kruskal–Wallis	H = 3.43	3	0.3305	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.005$	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.47$	3	0.9264	p < 0.0063	**Unclear**	Cramér's V = 0.025	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.12$	3	0.7728	p < 0.0063	**Unclear**	Cramér's V = 0.039	negligible
Has a view	Chi-square	$\chi^2 = 20.11$	3	0.0002	p < 0.0063	**Yes**	Cramér's V = 0.166	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 = 29.91	3	< 0.0001	p < 0.0063	Yes	ε² = 0.041	small
Net price per SF	Kruskal–Wallis	H = 39.97	3	< 0.0001	p < 0.0063	Yes	ε² = 0.055	small
Living area	Kruskal–Wallis	H = 79.73	3	< 0.0001	p < 0.0063	Yes	ε² = 0.109	medium
Days on market	Kruskal–Wallis	H = 7.65	3	0.0537	p < 0.0063	Unclear	ε² = 0.010	small
Discount from original list	Kruskal–Wallis	H = 2.30	3	0.5134	p < 0.0063	Unclear	ε² = 0.003	negligible
Price cut before sale	Chi-square	χ^2 = 5.87	3	0.1183	p < 0.0063	Unclear	Cramér's V = 0.090	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.35	3	0.7177	p < 0.0063	Unclear	Cramér's V = 0.043	negligible
Has a view	Chi-square	χ^2 = 4.28	3	0.2326	p < 0.0063	Unclear	Cramér's V = 0.077	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 = 59,735.00	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.367	medium
Net price per SF	Mann–Whitney U	U = 54,243.00	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.242	small
Living area	Mann–Whitney U	U = 55,188.50	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.263	small
Year built	Mann–Whitney U	U = 44,318.00	—	0.7817	p < 0.0063	Unclear	rank-biserial r = 0.014	negligible
Days on market	Mann–Whitney U	U = 43,312.00	—	0.8693	p < 0.0063	Unclear	rank-biserial r = 0.009	negligible
Discount from original list	Mann–Whitney U	U = 43,771.00	—	0.9707	p < 0.0063	Unclear	rank-biserial r = 0.002	negligible
Price cut before sale	Chi-square	χ^2 = 0.03	1	0.8725	p < 0.0063	Unclear	Cramér's V = 0.006	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.40	1	0.2370	p < 0.0063	Unclear	Cramér's V = 0.044	negligible

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8.4 Data notes

Left out of the analysis: 67 new-construction sales (basic statistics only, section 7); 62 sale(s) other than single-family homes (condo, townhome and similar); 5 sale(s) with concessions above 10% of price; 2 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 731 closed MLS resale sales; the 67 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 24, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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