Taylor

Williamson County, TX
Resale homes · closed Nov 22 – Nov 21, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
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MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
139	**$279,360**	**$173**	**52 days**
single-family resale homes	average $312,202	average $178	average 92 days

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1. Summary

Resale homes · 139 sales · November 22, 2025 – November 21, 2026

This study looks at the **139 resale homes** sold in Taylor in the **365 days** to November 21, 2026. A full year is used because only 77 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.

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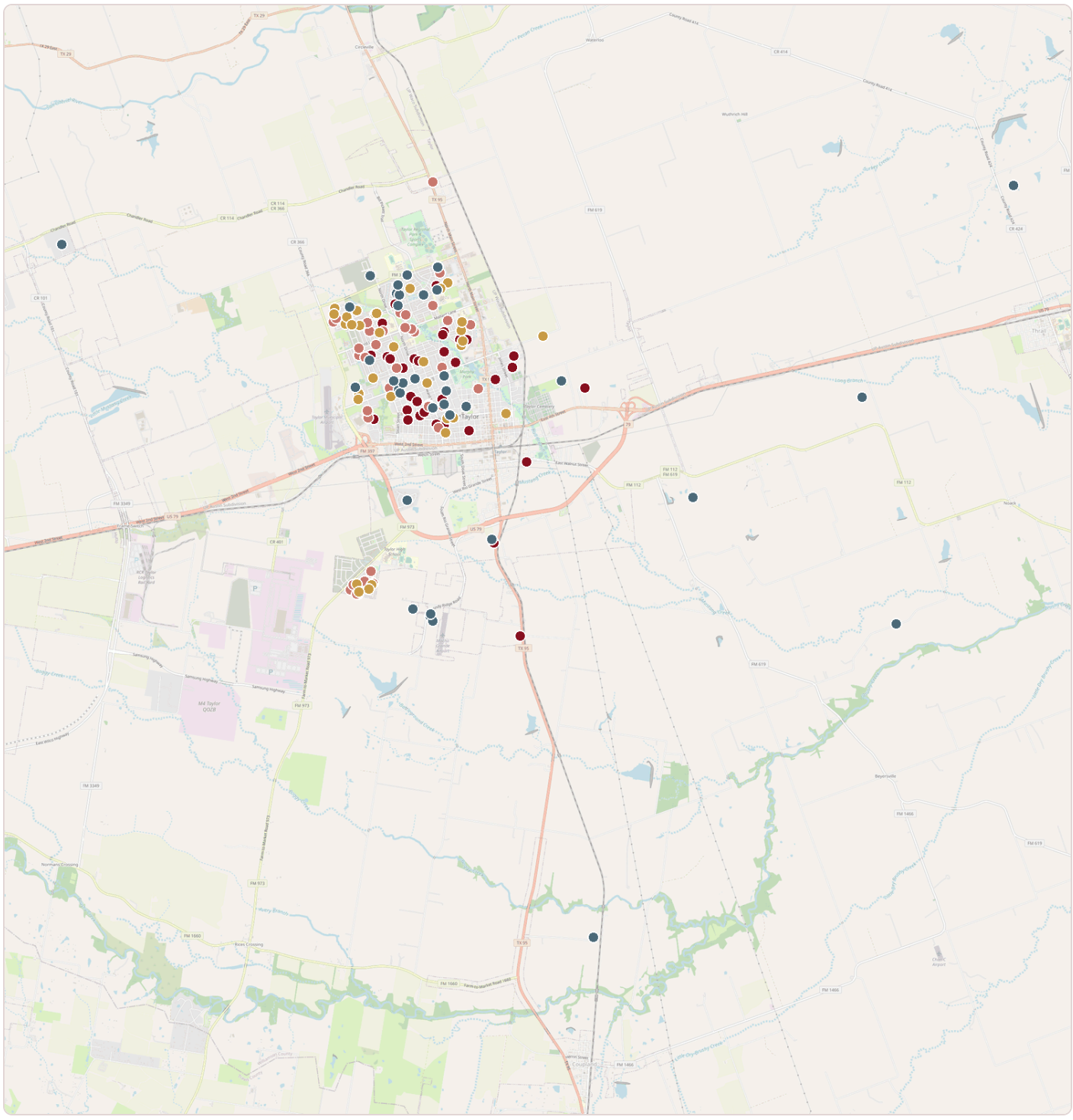
2. Where the resale homes sold

139 resale homes · colored by price range

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



● Under $243K · 35 sales ● $243K–$279K · 35 sales ● $280K–$335K · 33 sales ● Over $335K · 36 sales

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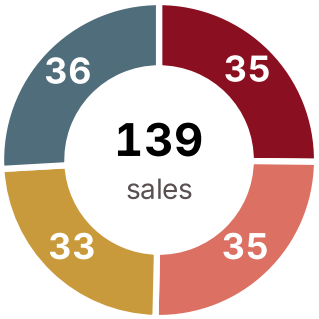
3. Quartiles by net sale price

Resale homes · 139 sales · November 22, 2025 – November 21, 2026

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



Sales per group

- Under $243K: 35 sales (25%)
- $243K–$279K: 35 sales (25%)
- $280K–$335K: 33 sales (24%)
- Over $335K: 36 sales (26%)

Bottom line

- Homes over $335K are about 1,090 SF (83%) larger than homes under $243K.
- 56% of homes over $335K had the seller pay closing costs or repairs, against 40% of homes under $243K.
- Homes over $335K sell for about $76 per SF (52%) more than homes under $243K.
- Homes over $335K sell about 3 percentage points closer to their first asking price than homes under $243K.

3.1 Key differences

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

Under $243K $243K–$279K $280K–$335K Over $335K

Higher-priced homes Over $335K

- Are much larger.
- More often have the seller pay buyer costs or repairs.
- Sell for more per square foot.
- Sell closer to their first asking price.
- Tend to be newer.

Lower-priced homes Under $243K

- Are much smaller.
- Less often have the seller pay buyer costs or repairs.
- Sell for less per square foot.
- Sell further below their first asking price.
- Tend to be older.

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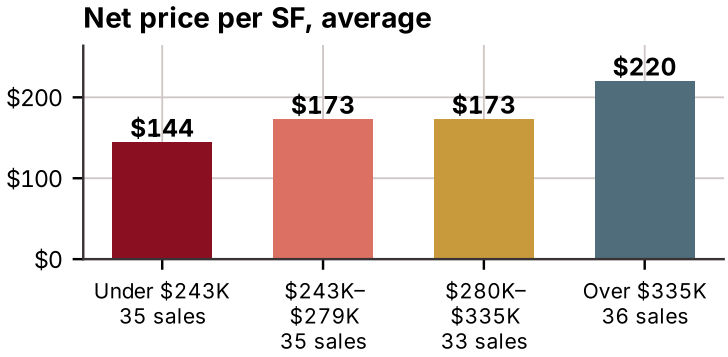
3.2 At a glance

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

	Under $243K	$243K–$279K	$280K–$335K	Over $335K	Real difference?
Net price per SF	$144 per SF **Lowest**	$173 per SF	$173 per SF	$220 per SF **Highest**	✓ large
Living area	1,308 SF **Smallest**	1,538 SF	1,820 SF	2,395 SF **Largest**	✓ large
Year built	1960 **Oldest**	2002	2004 **Newest**	1998	✓ large
Days on market	63 days	42 days	68 days	40 days	unclear
Discount from original list	9.2% **Biggest**	8.4%	7.5%	6.7% **Smallest**	✓ large
Price cut before sale	57%	57%	55%	28%	unclear
Seller paid closing costs or repairs	40% **Fewest**	74%	76% **Most**	56%	✓ medium
Has a view	20%	14%	24%	42%	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 $335K sell for about $76 per SF (52%) more than homes under $243K



The average is **$220 per SF** for homes over $335K and **$144 per SF** for homes under $243K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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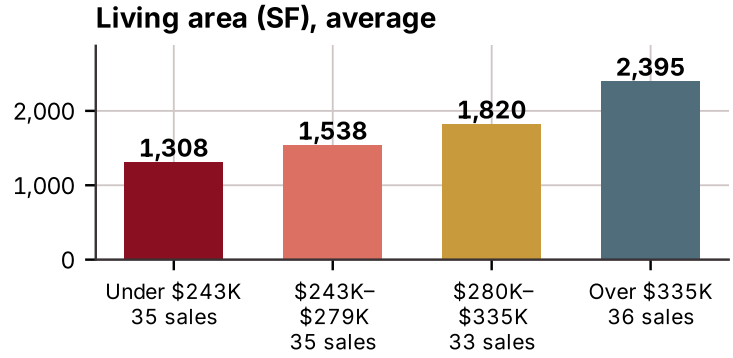
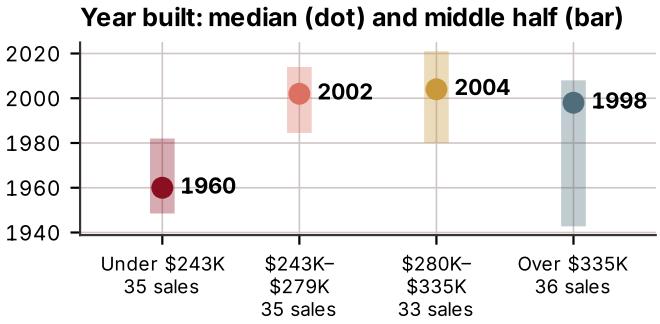
3.4 Homes over $335K are about 1,090 SF (83%) larger than homes under $243K



The average is **2,395 SF** for homes over $335K and **1,308 SF** for homes under $243K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

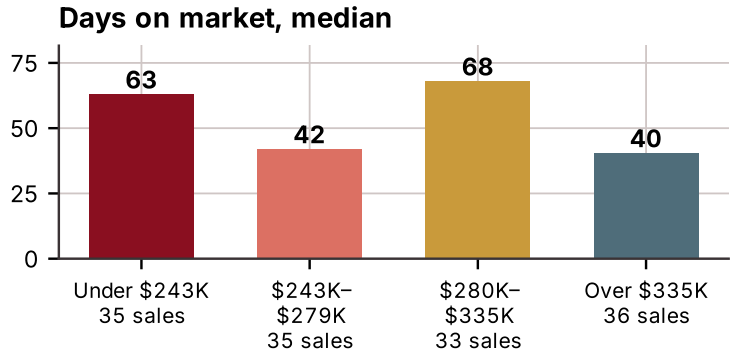
3.5 Homes over $335K are about 38 years newer than homes under $243K



The median is **1998** for homes over $335K and **1960** for homes under $243K. It does not move in a straight line; homes $280K–$335K are highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference



The median is **40 days** for homes over $335K and **63 days** for homes under $243K. It does not move in a straight line; homes $280K–$335K are highest. Defined in 8.1.5.

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

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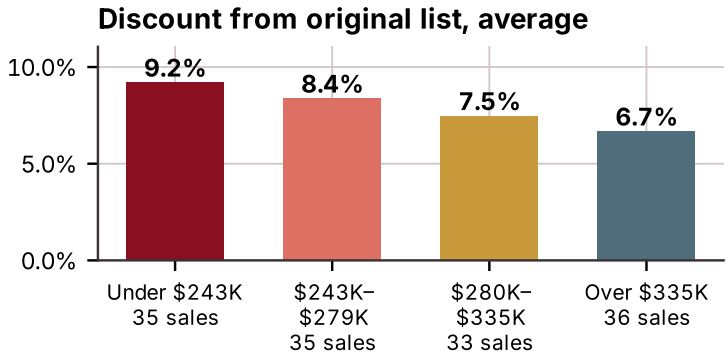
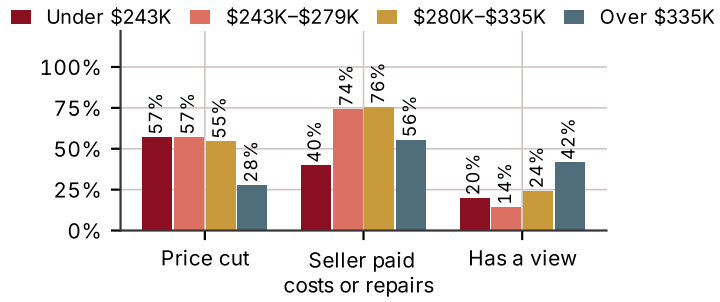
3.7 Homes over $335K sell about 3 percentage points closer to their first asking price than homes under $243K



The average is **6.7%** for homes over $335K and **9.2%** for homes under $243K. It falls step by step from the lowest range to the highest.
Defined in 8.1.6.

✓ **Real difference** · large

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.

- 28% of homes over $335K had a price cut before sale, against 57% of homes under $243K. Defined in 8.1.7.
- 56% of homes over $335K had the seller pay closing costs or repairs, against 40% of homes under $243K. Defined in 8.1.8.
- 42% of homes over $335K have a view, against 20% of homes under $243K. Defined in 8.1.9.

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

3.9 The numbers: price and size

	Under $243K 35 sales	$243K–$279K 35 sales	$280K–$335K 33 sales	Over $335K 36 sales	All 139 sales	Real difference?
Net sale price average	$173,124	$258,426	$307,272	$504,218	$312,202	by design
Net price per SF average	$144	$173	$173	$220	$178	✓ large
Living area average	1,308	1,538	1,820	2,395	1,769	✓ large
Year built median	1960	2002	2004	1998	1993	✓ large

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3.10 The numbers: selling

	Under $243K 35 sales	$243K–$279K 35 sales	$280K–$335K 33 sales	Over $335K 36 sales	All 139 sales	Real difference?
Days on market median	63	42	68	40	52	unclear
Discount from original list average	9.2%	8.4%	7.5%	6.7%	7.9%	✓ large
Price cut before sale	57%	57%	55%	28%	49%	unclear
Seller paid closing costs or repairs	40%	74%	76%	56%	61%	✓ medium
Has a view	20%	14%	24%	42%	25%	unclear

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

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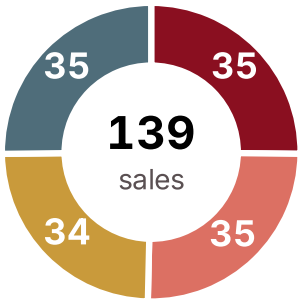
4. Quartiles by living area

Resale homes · 139 sales · November 22, 2025 – 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 1,365 SF: 35 sales (25%)
- 1,365–1,670 SF: 35 sales (25%)
- 1,674–2,016 SF: 34 sales (24%)
- Over 2,016 SF: 35 sales (25%)

Bottom line

- Homes over 2,016 SF sell for about $241K (122%) more than homes under 1,365 SF.
- Homes over 2,016 SF are about 41 years newer than homes under 1,365 SF.

4.1 Key differences

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

Under 1,365 SF · 1,365–1,670 SF · 1,674–2,016 SF · Over 2,016 SF

Larger homes Over 2,016 SF

- Sell for much more.
- Tend to be newer.

Smaller homes Under 1,365 SF

- Sell for much less.
- Tend to be older.

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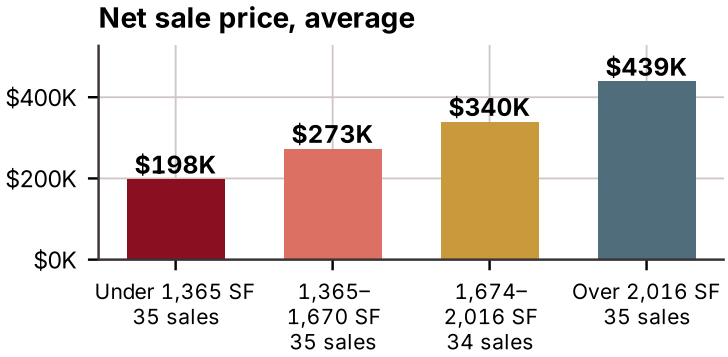
4.2 At a glance

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 1,365 SF	1,365–1,670 SF	1,674–2,016 SF	Over 2,016 SF	Real difference?
Net sale price	$198K Lowest	$273K	$340K	$439K Highest	✓ large
Net price per SF	$177 per SF	$179 per SF	$188 per SF	$167 per SF	unclear
Year built	1960 Oldest	1997	2000	2001 Newest	✓ medium
Days on market	50 days	35 days	66 days	50 days	unclear
Discount from original list	3.1%	7.8%	9.3%	11.4%	unclear
Price cut before sale	57%	37%	53%	49%	unclear
Seller paid closing costs or repairs	60%	63%	65%	57%	unclear
Has a view	20%	17%	38%	26%	unclear

4.3 Homes over 2,016 SF sell for about $241K (122%) more than homes under 1,365 SF



The average is **$439K** for homes over 2,016 SF and **$198K** for homes under 1,365 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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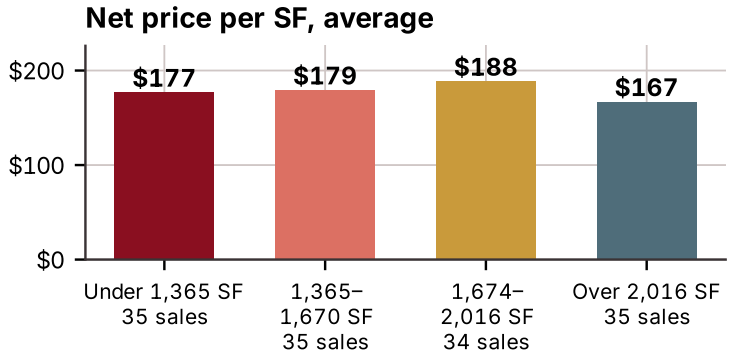
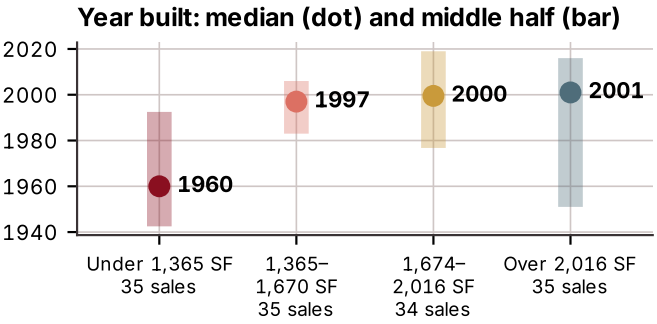
4.4 Net price per SF: no clear difference



The average is **$167 per SF** for homes over 2,016 SF and **$177 per SF** for homes under 1,365 SF. It does not move in a straight line; homes 1,674–2,016 SF are highest.
Defined in 8.1.2.

– No clear difference · could be chance

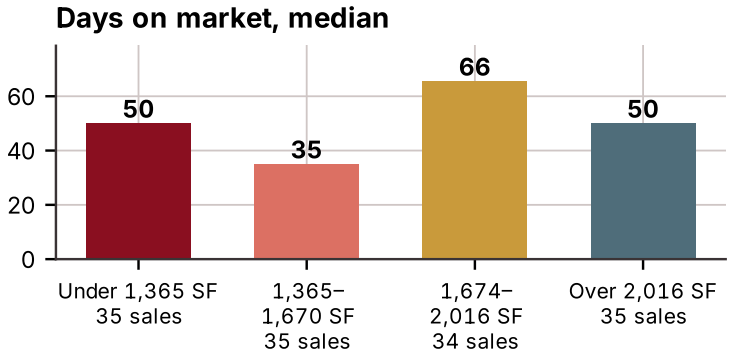
4.5 Homes over 2,016 SF are about 41 years newer than homes under 1,365 SF



The median is **2001** for homes over 2,016 SF and **1960** for homes under 1,365 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 **50 days** for homes over 2,016 SF and **50 days** for homes under 1,365 SF. It does not move in a straight line; homes 1,674–2,016 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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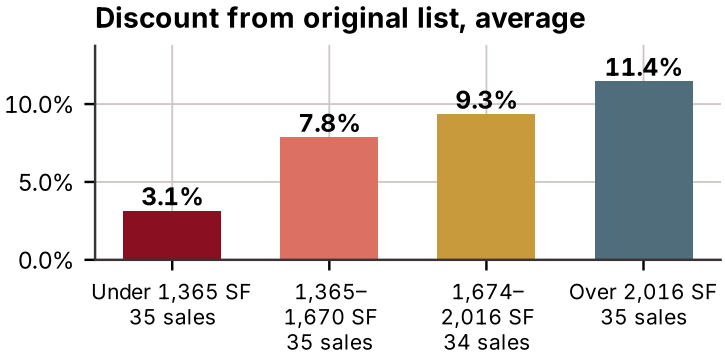
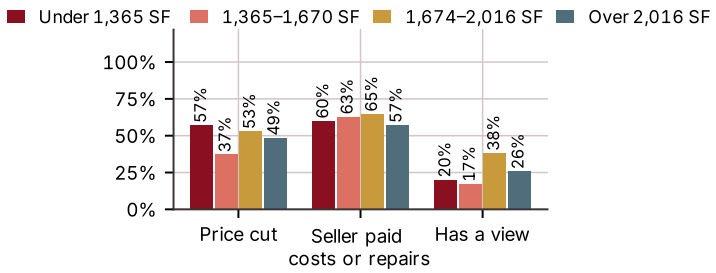
4.7 Discount from original list: no clear difference



The average is **11.4%** for homes over 2,016 SF and **3.1%** for homes under 1,365 SF. It rises 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.

- 49% of homes over 2,016 SF had a price cut before sale, against 57% of homes under 1,365 SF. Defined in 8.1.7.
- 57% of homes over 2,016 SF had the seller pay closing costs or repairs, against 60% of homes under 1,365 SF. Defined in 8.1.8.
- 26% of homes over 2,016 SF have a view, against 20% of homes under 1,365 SF. Defined in 8.1.9.

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

4.9 The numbers: price and size

	Under 1,365 SF 35 sales	1,365–1,670 SF 35 sales	1,674–2,016 SF 34 sales	Over 2,016 SF 35 sales	All 139 sales	Real difference?
Net sale price average	$197,823	$273,289	$339,714	$438,768	$312,202	✓ large
Net price per SF average	$177	$179	$188	$167	$178	unclear
Living area average	1,141	1,531	1,804	2,601	1,769	by design
Year built median	1960	1997	2000	2001	1993	✓ medium

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4.10 The numbers: selling

	Under 1,365 SF 35 sales	1,365–1,670 SF 35 sales	1,674–2,016 SF 34 sales	Over 2,016 SF 35 sales	All 139 sales	Real difference?
Days on market median	50	35	66	50	52	unclear
Discount from original list average	3.1%	7.8%	9.3%	11.4%	7.9%	unclear
Price cut before sale	57%	37%	53%	49%	49%	unclear
Seller paid closing costs or repairs	60%	63%	65%	57%	61%	unclear
Has a view	20%	17%	38%	26%	25%	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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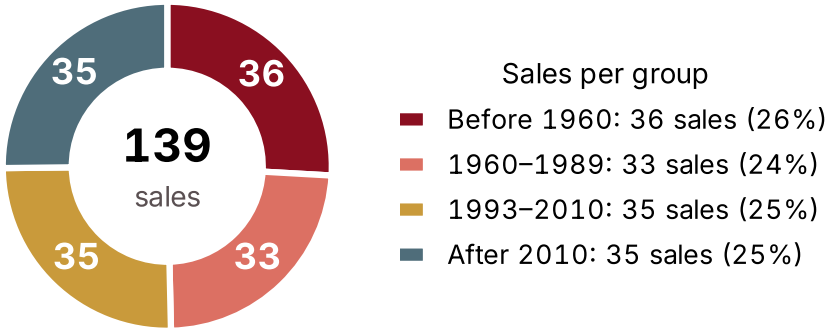
5. Quartiles by year built

Resale homes · 139 sales · November 22, 2025 – 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

- Homes built after 2010 sell for about $28K (9%) more than homes built before 1960.

5.1 Key differences

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

Before 1960 1960–1989 1993–2010 After 2010

Newer homes After 2010

- Sell for more.

Older homes Before 1960

- Sell for less.

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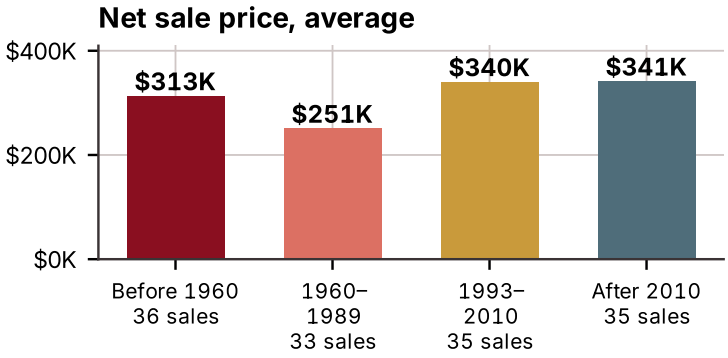
5.2 At a glance

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 1960	1960–1989	1993–2010	After 2010	Real difference?
Net sale price	$313K	$251K Lowest	$340K	$341K Highest	✓ medium
Net price per SF	$180 per SF	$162 per SF	$196 per SF	$172 per SF	unclear
Living area	1,746 SF	1,558 SF	1,768 SF	1,992 SF	unclear
Days on market	53 days	52 days	43 days	60 days	unclear
Discount from original list	2.5%	14.1%	7.2%	8.4%	unclear
Price cut before sale	50%	55%	43%	49%	unclear
Seller paid closing costs or repairs	61%	52%	69%	63%	unclear
Has a view	36%	18%	14%	31%	unclear

5.3 Homes built after 2010 sell for about $28K (9%) more than homes built before 1960



The average is **$341K** for homes built after 2010 and **$313K** for homes built before 1960. It does not move in a straight line; homes built after 2010 are highest. Defined in 8.1.1.

✓ **Real difference** · medium

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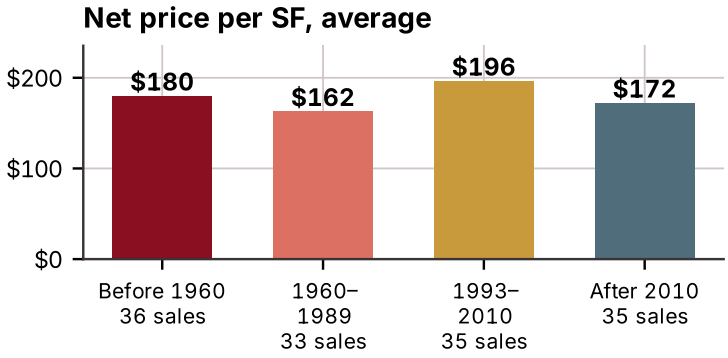
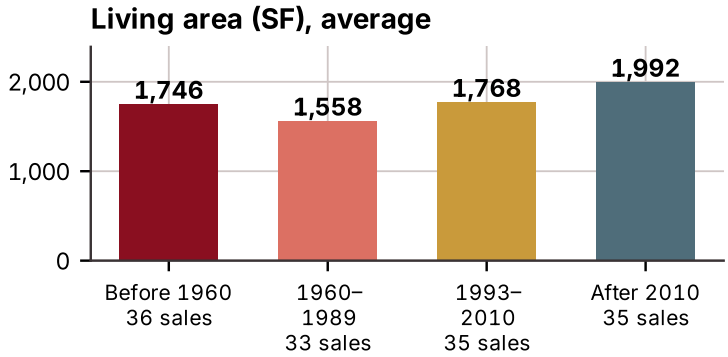
5.4 Net price per SF: no clear difference



The average is **$172 per SF** for homes built after 2010 and **$180 per SF** for homes built before 1960. It does not move in a straight line; homes built 1993–2010 are highest. Defined in 8.1.2.

– No clear difference · could be chance

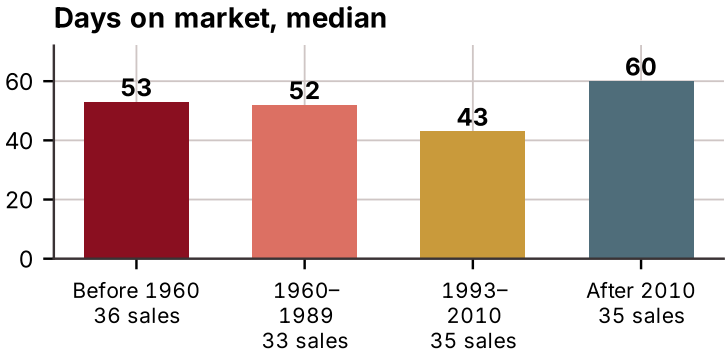
5.5 Living area: no clear difference



The average is **1,992 SF** for homes built after 2010 and **1,746 SF** for homes built before 1960. It does not move in a straight line; homes built after 2010 are highest. Defined in 8.1.3.

– No clear difference · could be chance

5.6 Days on market: no clear difference



The median is **60 days** for homes built after 2010 and **53 days** for homes built before 1960. It does not move in a straight line; homes built after 2010 are highest. Defined in 8.1.5.

– No clear difference · could be chance

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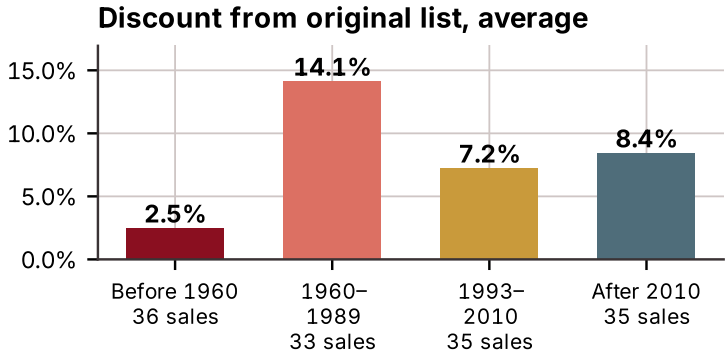
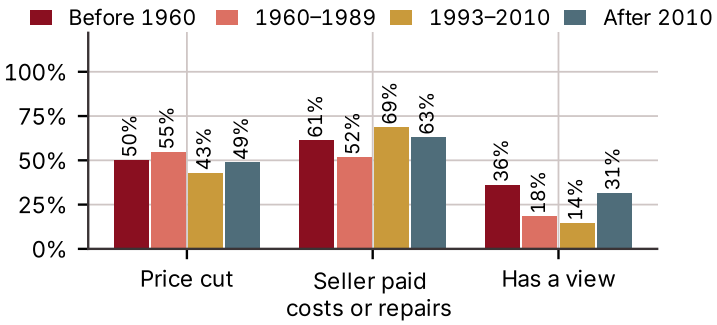
5.7 Discount from original list: no clear difference



The average is **8.4%** for homes built after 2010 and **2.5%** for homes built before 1960. It does not move in a straight line; homes built 1960–1989 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.

- 49% of homes built after 2010 had a price cut before sale, against 50% of homes built before 1960. Defined in 8.1.7.
- 63% of homes built after 2010 had the seller pay closing costs or repairs, against 61% of homes built before 1960. Defined in 8.1.8.
- 31% of homes built after 2010 have a view, against 36% of homes built before 1960. 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 1960 36 sales	1960–1989 33 sales	1993–2010 35 sales	After 2010 35 sales	All 139 sales	Real difference?
Net sale price average	$313,134	$250,682	$340,143	$341,307	$312,202	✓ medium
Net price per SF average	$180	$162	$196	$172	$178	unclear
Living area average	1,746	1,558	1,768	1,992	1,769	unclear
Year built median	1934	1980	2002	2020	1993	by design

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5.10 The numbers: selling

	Before 1960 36 sales	1960–1989 33 sales	1993–2010 35 sales	After 2010 35 sales	All 139 sales	Real difference?
Days on market median	53	52	43	60	52	unclear
Discount from original list average	2.5%	14.1%	7.2%	8.4%	7.9%	unclear
Price cut before sale	50%	55%	43%	49%	49%	unclear
Seller paid closing costs or repairs	61%	52%	69%	63%	61%	unclear
Has a view	36%	18%	14%	31%	25%	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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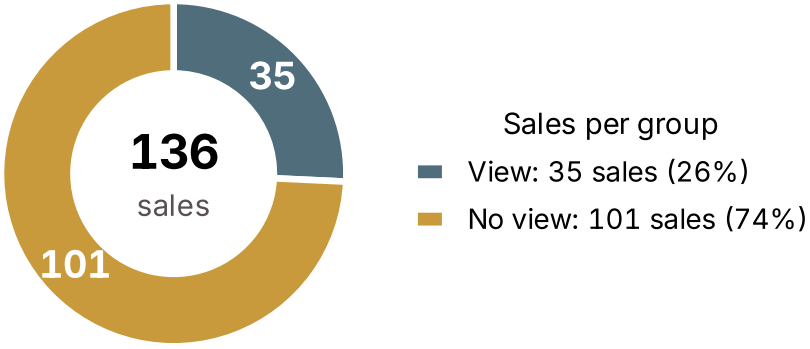
6. View and no view

Resale homes · 139 sales · November 22, 2025 – 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 $43 per SF (26%) more than homes without a view.
- Homes with a view sell for about $115K (41%) 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 per square foot.
- Sell for more.

Homes without a view no view listed

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

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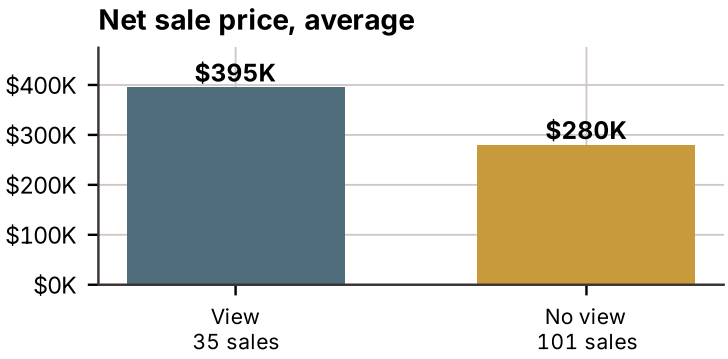
6.2 At a glance

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	$395K **Highest**	$280K **Lowest**	✓ medium
Net price per SF	$209 per SF **Highest**	$166 per SF **Lowest**	✓ medium
Living area	1,864 SF	1,729 SF	unclear
Year built	1982	1993	unclear
Days on market	42 days	55 days	unclear
Discount from original list	8.6%	7.8%	unclear
Price cut before sale	34%	54%	unclear
Seller paid closing costs or repairs	57%	61%	unclear

6.3 Homes with a view sell for about $115K (41%) more than homes without a view



The average is **$395K** for homes with a view and **$280K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · medium

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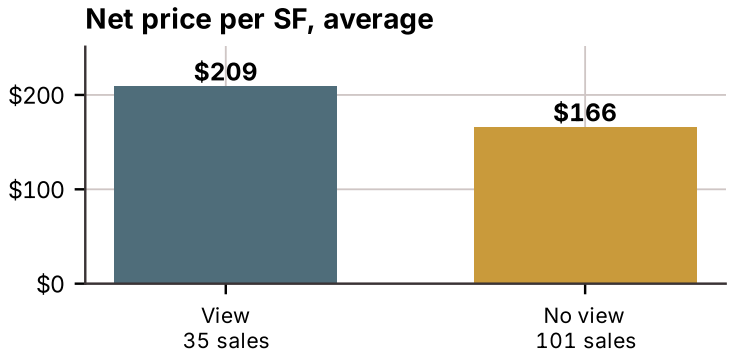
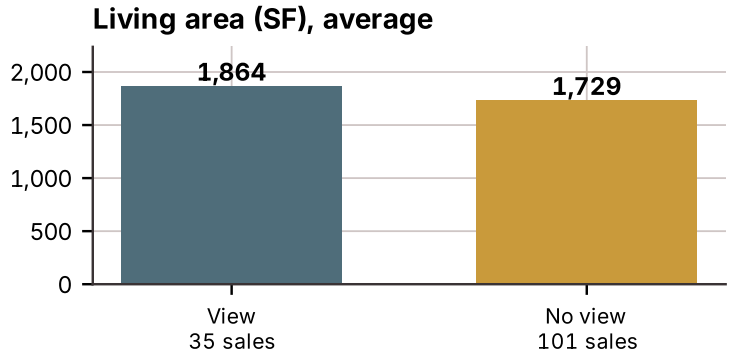
6.4 Homes with a view sell for about $43 per SF (26%) more than homes without a view



The average is **$209 per SF** for homes with a view and **$166 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · medium

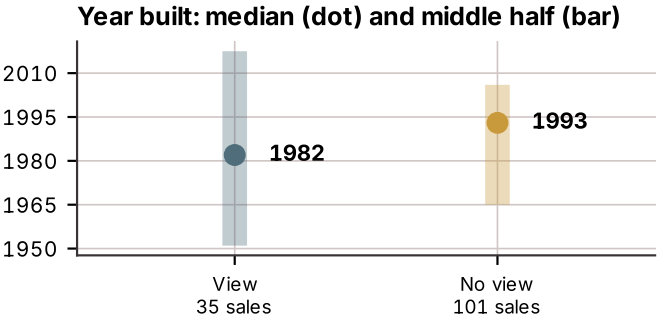
6.5 Living area: no clear difference



The average is **1,864 SF** for homes with a view and **1,729 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 **1982** for homes with a view and **1993** for homes without a view. Defined in 8.1.4.

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

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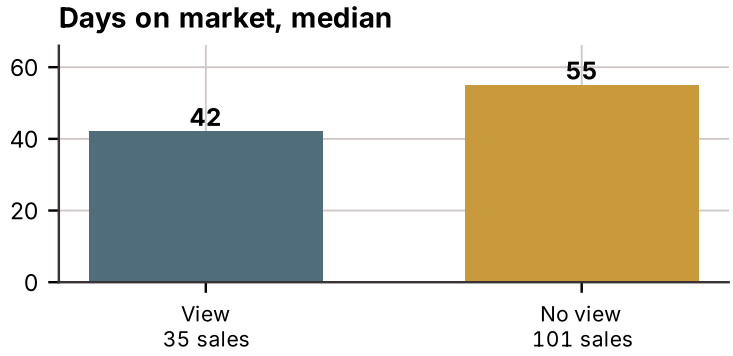
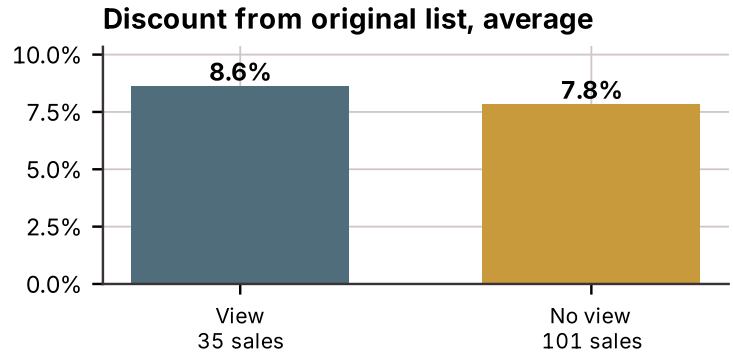
6.7 Days on market: no clear difference



The median is **42 days** for homes with a view and **55 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

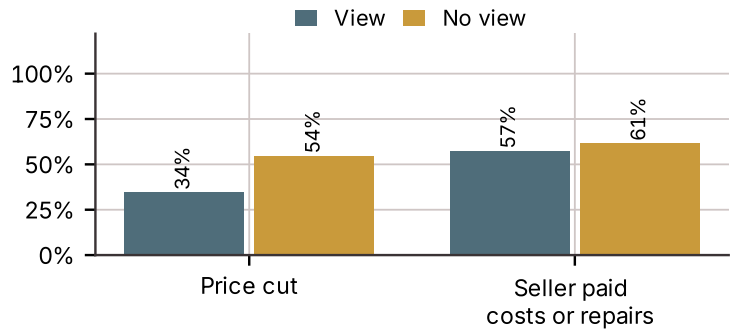
6.8 Discount from original list: no clear difference



The average is **8.6%** for homes with a view and **7.8%** 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.

- 34% of homes with a view had a price cut before sale, against 54% of homes without a view. Defined in 8.1.7.
- 57% of homes with a view had the seller pay closing costs or repairs, against 61% 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 35 sales	No view 101 sales	All 136 sales	Real difference?
Net sale price average	$395,379	$280,245	$309,875	✓ medium
Net price per SF average	$209	$166	$177	✓ medium
Living area average	1,864	1,729	1,764	unclear
Year built median	1982	1993	1988	unclear

6.11 The numbers: selling

	View 35 sales	No view 101 sales	All 136 sales	Real difference?
Days on market median	42	55	52	unclear
Discount from original list average	8.6%	7.8%	8.0%	unclear
Price cut before sale	34%	54%	49%	unclear
Seller paid closing costs or repairs	57%	61%	60%	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 · 72 sales · November 22, 2025 – November 21, 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: 72 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 Taylor.

Measure	Average	Median
Sales		72
Net sale price	**$309,437**	$295,838
Net price per SF	**$159**	$152
Living area (SF)	**1,978**	1,900
Days on market	**85**	57
Discount from original list	**9.0%**	7.7%
Price cut before sale		56% of sales
Seller paid closing costs or repairs		79% 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 139 resale sales. Average $312,202; median $279,360; standard deviation $154,422; middle half (25th–75th percentile) $237,726–$335,900; lowest $85,000, highest $1,100,000. 85 sales had a seller payment; their median payment was $7,650.

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 139 resale sales. Average $178; median $173; standard deviation $58; middle half (25th–75th percentile) $147–$199; lowest $70, highest $456.

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 139 resale sales. Average 1,769; median 1,670; standard deviation 623; middle half (25th–75th percentile) 1,362–2,024; lowest 572, highest 4,527.

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 139 resale sales. Average 1983; median 1993; standard deviation 34; middle half (25th–75th percentile) 1955–2012; lowest 1888, highest 2025.

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8.1.5 Days on market

In simple terms How many days the home was on the market before the buyer's offer was accepted, counting any earlier listing periods (relists). This is the days on market agents and clients quote.

Statistically CDOM = max(CumulativeDaysOnMarket, DaysOnMarket, PurchaseContractDate − ListingContractDate). The MLS counter can freeze at a price change, so the contract-date gap is a floor. Summarized by the median, because a few homes that sat for months pull an average up.

The data 139 resale sales. Average 92; median 52; standard deviation 100; middle half (25th–75th percentile) 26–128; lowest 0, highest 440. 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 139 resale sales. Average 7.9%; median 7.5%; standard deviation 28.6%; middle half (25th–75th percentile) 3.5%–13.0%; lowest −303.9%, highest 51.8%. 6 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 68 of 139 resale sales (48.9%).

8.1.8 Seller paid closing costs or repairs

In simple terms The seller paid some of the buyer's closing costs or repairs.

Statistically Indicator: ACTRIS_BuyersClsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 85 of 139 resale sales (61.2%).

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 35 sales with a view, 101 without, 3 unclassified. Most common View entries: None 66, Neighborhood 43, City 7, Pasture 7, Park/Greenbelt 6, Rural 6, Trees/Woods 6, Panoramic 3.

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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 = Taylor.

The data Pulled November 22, 2026: 224 closed Taylor records over the prior year. ZIP codes: 2, the most sales in 76574, 78615.

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 77 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 22, 2025 to November 21, 2026 inclusive.

The data 211 single-family sales in the window: 139 resale, 72 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 139 resale; 72 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 10 sale(s) other than single-family homes (condo, townhome and similar); 3 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 $243K”.

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 $243K: $85,000–$232,000 (35 sales); $243K–$279K: $243,452–$279,360 (35 sales); $280K–$335K: $280,000–$334,900 (33 sales); Over $335K: $335,900–$1,100,000 (36 sales)
Quartiles by living area: Under 1,365 SF: 572–1,360 SF (35 sales); 1,365–1,670 SF: 1,365–1,670 SF (35 sales); 1,674–2,016 SF: 1,674–2,016 SF (34 sales); Over 2,016 SF: 2,032–4,527 SF (35 sales)
Quartiles by year built: Before 1960: 1888–1955 (36 sales); 1960–1989: 1960–1989 (33 sales); 1993–2010: 1993–2010 (35 sales); After 2010: 2013–2025 (35 sales)
View and no view: View: MLS lists a view (35 sales); No view: None or Neighborhood (101 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 $312,202, median $279,360. Days on market: average 92, median 52: 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 = 33.00	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.239$	large
Living area	Kruskal–Wallis	H = 69.54	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.504$	large
Year built	Kruskal–Wallis	H = 21.70	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.157$	large
Days on market	Kruskal–Wallis	H = 3.27	3	0.3523	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.024$	small
Discount from original list	Kruskal–Wallis	H = 23.33	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.169$	large
Price cut before sale	Chi-square	$\chi^2 = 8.75$	3	0.0328	p < 0.0063	**Unclear**	Cramér's V = 0.251	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 12.57$	3	0.0057	p < 0.0063	**Yes**	Cramér's V = 0.301	medium
Has a view	Chi-square	$\chi^2 = 7.91$	3	0.0478	p < 0.0063	**Unclear**	Cramér's V = 0.239	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 = 67.08	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.486$	large
Net price per SF	Kruskal–Wallis	H = 2.76	3	0.4302	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.020$	small
Year built	Kruskal–Wallis	H = 14.10	3	0.0028	p < 0.0063	**Yes**	$\varepsilon^2 = 0.102$	medium
Days on market	Kruskal–Wallis	H = 6.76	3	0.0800	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.049$	small
Discount from original list	Kruskal–Wallis	H = 7.00	3	0.0719	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.051$	small
Price cut before sale	Chi-square	$\chi^2 = 3.11$	3	0.3748	p < 0.0063	**Unclear**	Cramér's V = 0.150	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.48$	3	0.9233	p < 0.0063	**Unclear**	Cramér's V = 0.059	negligible
Has a view	Chi-square	$\chi^2 = 4.78$	3	0.1886	p < 0.0063	**Unclear**	Cramér's V = 0.185	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 = 13.37	3	0.0039	p < 0.0063	Yes	ε² = 0.097	medium
Net price per SF	Kruskal–Wallis	H = 9.28	3	0.0257	p < 0.0063	Unclear	ε² = 0.067	medium
Living area	Kruskal–Wallis	H = 11.33	3	0.0101	p < 0.0063	Unclear	ε² = 0.082	medium
Days on market	Kruskal–Wallis	H = 0.18	3	0.9807	p < 0.0063	Unclear	ε² = 0.001	negligible
Discount from original list	Kruskal–Wallis	H = 5.21	3	0.1568	p < 0.0063	Unclear	ε² = 0.038	small
Price cut before sale	Chi-square	χ² = 0.95	3	0.8130	p < 0.0063	Unclear	Cramér's V = 0.083	negligible
Seller paid closing costs or repairs	Chi-square	χ² = 2.14	3	0.5431	p < 0.0063	Unclear	Cramér's V = 0.124	small
Has a view	Chi-square	χ² = 6.07	3	0.1082	p < 0.0063	Unclear	Cramér's V = 0.209	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 = 2,324.00	—	0.0056	p < 0.0063	Yes	rank-biserial r = 0.315	medium
Net price per SF	Mann–Whitney U	U = 2,370.00	—	0.0027	p < 0.0063	Yes	rank-biserial r = 0.341	medium
Living area	Mann–Whitney U	U = 2,034.00	—	0.1855	p < 0.0063	Unclear	rank-biserial r = 0.151	small
Year built	Mann–Whitney U	U = 1,698.00	—	0.7312	p < 0.0063	Unclear	rank-biserial r = 0.039	negligible
Days on market	Mann–Whitney U	U = 1,653.50	—	0.5720	p < 0.0063	Unclear	rank-biserial r = 0.064	negligible
Discount from original list	Mann–Whitney U	U = 1,499.00	—	0.1822	p < 0.0063	Unclear	rank-biserial r = 0.152	small
Price cut before sale	Chi-square	χ² = 4.23	1	0.0397	p < 0.0063	Unclear	Cramér's V = 0.176	small
Seller paid closing costs or repairs	Chi-square	χ² = 0.20	1	0.6584	p < 0.0063	Unclear	Cramér's V = 0.038	negligible

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8.4 Data notes

Left out of the analysis: 72 new-construction sales (basic statistics only, section 7); 10 sale(s) other than single-family homes (condo, townhome and similar); 3 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 139 closed MLS resale sales; the 72 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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