Cedar Creek

Bastrop 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
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November 22, 2026 · 7:08 AM CST

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
78	**$522,000**	**$210**	**90 days**
single-family resale homes	average $521,137	average $218	average 133 days

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1. Summary

Resale homes · 78 sales · November 22, 2025 – November 21, 2026

This study looks at the **78 resale homes** sold in Cedar Creek in the **365 days** to November 21, 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.

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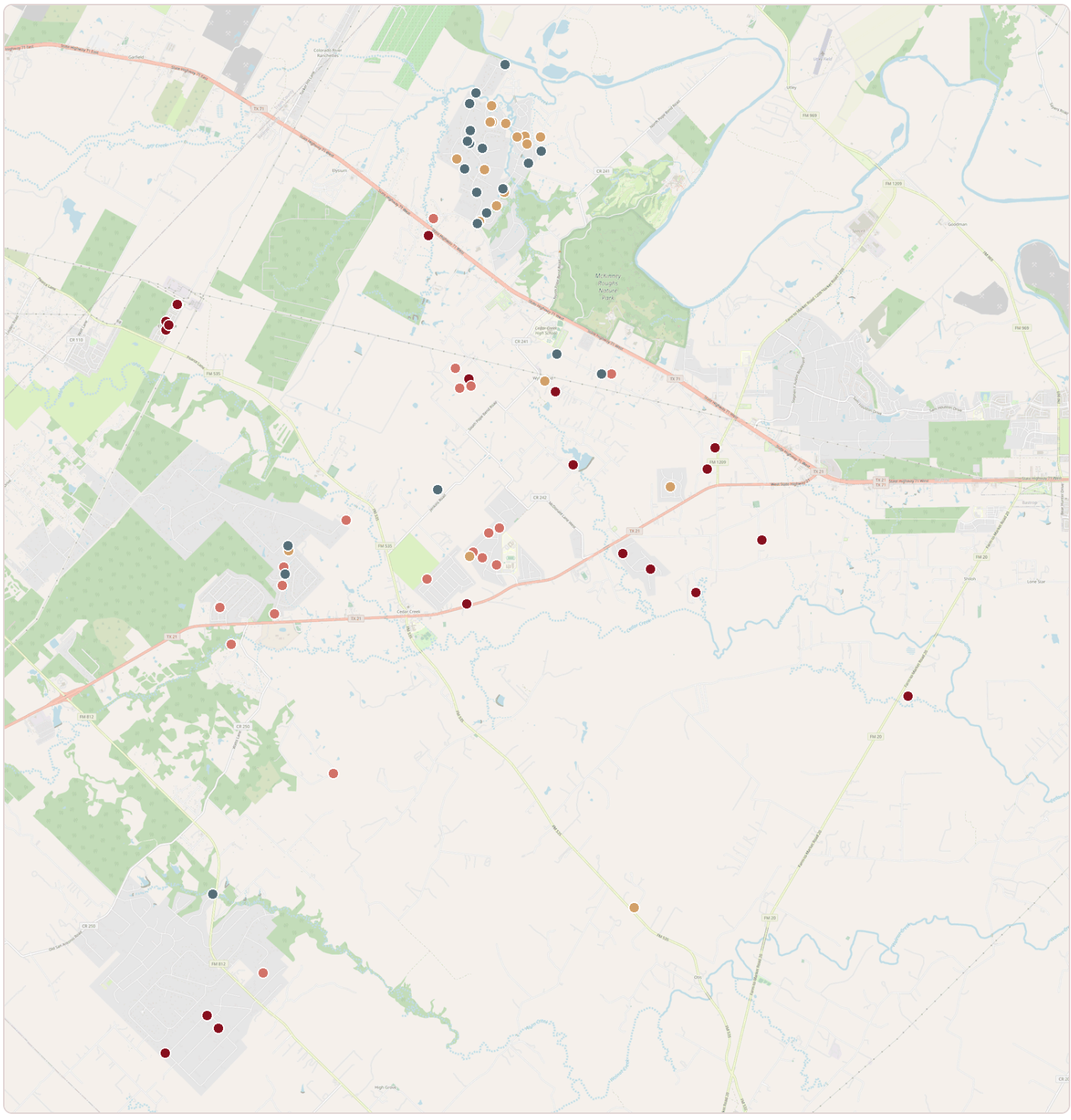
2. Where the resale homes sold

78 resale homes · colored by price range

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



● Under $355K · 20 sales ● $355K–$521K · 19 sales ● $523K–$662K · 19 sales ● Over $662K · 20 sales

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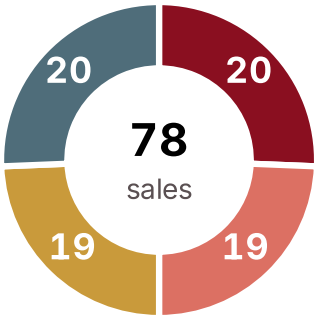
3. Quartiles by net sale price

Resale homes · 78 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 $355K: 20 sales (26%)
- $355K–$521K: 19 sales (24%)
- $523K–$662K: 19 sales (24%)
- Over $662K: 20 sales (26%)

Bottom line

- Homes over $662K are about 1,630 SF (100%) larger than homes under $355K.
- Homes over $662K sell for about $80 per SF (47%) more than homes under $355K.
- Homes over $662K are about 8 years newer than homes under $355K.

3.1 Key differences

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

Under $355K $355K–$521K $523K–$662K Over $662K

Higher-priced homes Over $662K

- Are much larger.
- Sell for more per square foot.
- Tend to be newer.

Lower-priced homes Under $355K

- Are much smaller.
- Sell for less per square foot.
- Tend to be older.

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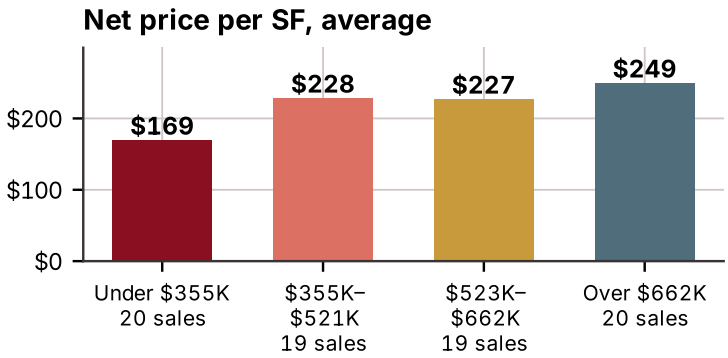
3.2 At a glance

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 $355K	$355K–$521K	$523K–$662K	Over $662K	Real difference?
Net price per SF	$169 per SF **Lowest**	$228 per SF	$227 per SF	$249 per SF **Highest**	✓ large
Living area	1,623 SF **Smallest**	2,072 SF	2,742 SF	3,253 SF **Largest**	✓ large
Year built	1998 **Oldest**	2004	2020 **Newest**	2006	✓ large
Days on market	79 days	91 days	53 days	144 days	unclear
Discount from original list	16.8%	7.8%	7.9%	9.2%	unclear
Price cut before sale	65%	37%	68%	55%	unclear
Seller paid closing costs or repairs	55%	79%	42%	65%	unclear
Has a view	55%	47%	84%	75%	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 $662K sell for about $80 per SF (47%) more than homes under $355K



The average is **$249 per SF** for homes over $662K and **$169 per SF** for homes under $355K. It does not move in a straight line; homes over $662K are highest. Defined in 8.1.2.

✓ **Real difference** · large

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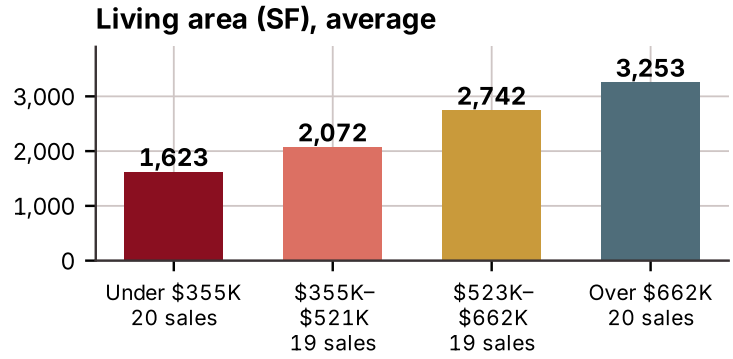
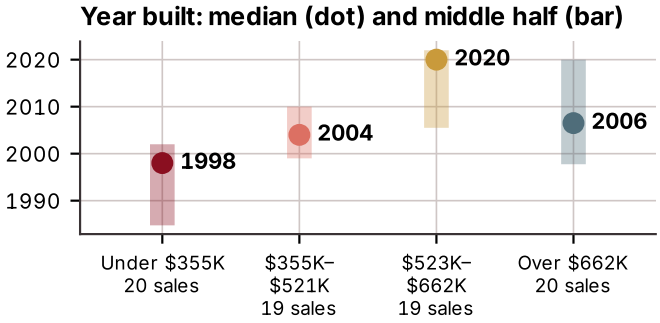
3.4 Homes over $662K are about 1,630 SF (100%) larger than homes under $355K



The average is **3,253 SF** for homes over $662K and **1,623 SF** for homes under $355K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

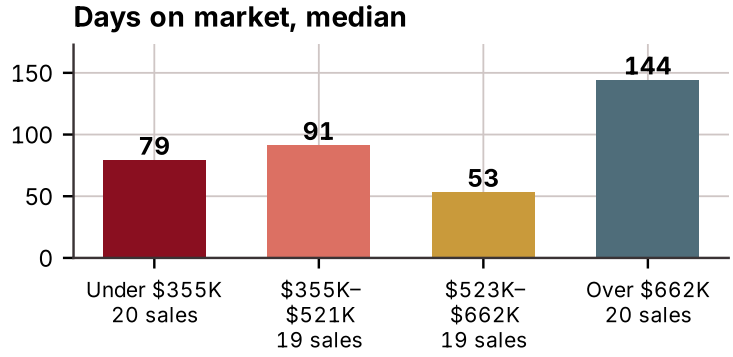
3.5 Homes over $662K are about 8 years newer than homes under $355K



The median is **2006** for homes over $662K and **1998** for homes under $355K. It does not move in a straight line; homes $523K–$662K are highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference



The median is **144 days** for homes over $662K and **79 days** for homes under $355K. It does not move in a straight line; homes over $662K are highest. Defined in 8.1.5.

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

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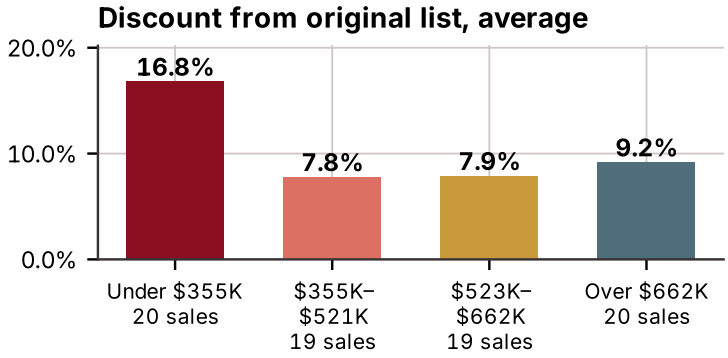
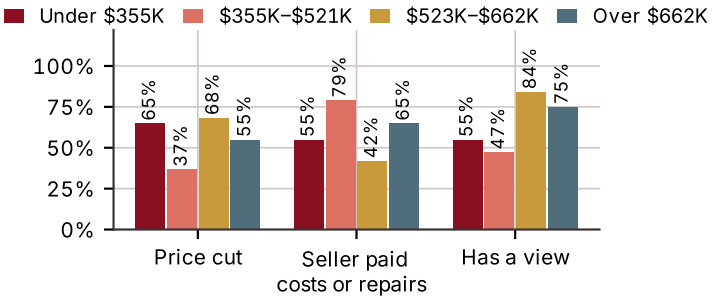
3.7 Discount from original list: no clear difference



The average is **9.2%** for homes over $662K and **16.8%** for homes under $355K. It does not move in a straight line; homes under $355K 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.

- 55% of homes over $662K had a price cut before sale, against 65% of homes under $355K. Defined in 8.1.7.
- 65% of homes over $662K had the seller pay closing costs or repairs, against 55% of homes under $355K. Defined in 8.1.8.
- 75% of homes over $662K have a view, against 55% of homes under $355K. 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 $355K 20 sales	$355K– $521K 19 sales	$523K– $662K 19 sales	Over $662K 20 sales	All 78 sales	Real difference?
Net sale price average	$263,372	$426,982	$600,309	$793,137	$521,137	by design
Net price per SF average	$169	$228	$227	$249	$218	✓ large
Living area average	1,623	2,072	2,742	3,253	2,423	✓ large
Year built median	1998	2004	2020	2006	2004	✓ large

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3.10 The numbers: selling

	Under $355K 20 sales	$355K–$521K 19 sales	$523K–$662K 19 sales	Over $662K 20 sales	All 78 sales	Real difference?
Days on market median	79	91	53	144	90	unclear
Discount from original list average	16.8%	7.8%	7.9%	9.2%	10.5%	unclear
Price cut before sale	65%	37%	68%	55%	56%	unclear
Seller paid closing costs or repairs	55%	79%	42%	65%	60%	unclear
Has a view	55%	47%	84%	75%	65%	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

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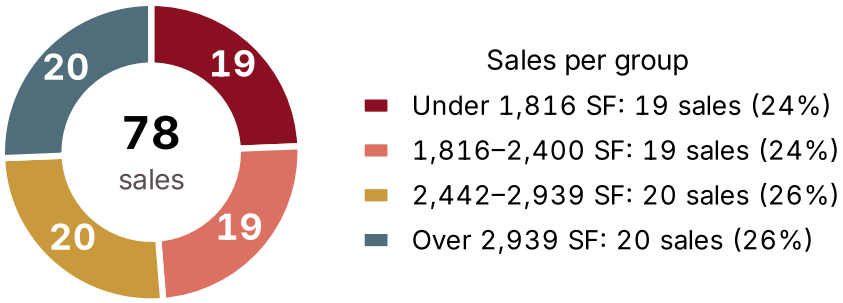
Sales ranked by living area and cut into four equal groups, from the smallest homes to the largest.



Bottom line

- Homes over 2,939 SF sell for about $443K (143%) more than homes under 1,816 SF.
- Homes over 2,939 SF are about 12 years newer than homes under 1,816 SF.

4.1 Key differences

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

Under 1,816 SF · 1,816–2,400 SF · 2,442–2,939 SF · Over 2,939 SF

Larger homes Over 2,939 SF

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

Smaller homes Under 1,816 SF

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

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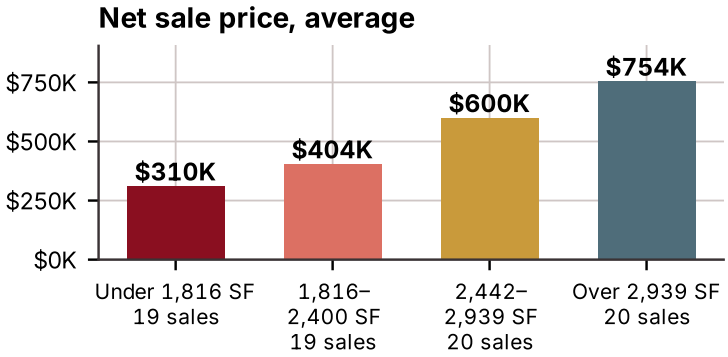
4.2 At a glance

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 1,816 SF	1,816–2,400 SF	2,442–2,939 SF	Over 2,939 SF	Real difference?
Net sale price	$310K Lowest	$404K	$600K	$754K Highest	✓ large
Net price per SF	$231 per SF	$194 per SF	$227 per SF	$220 per SF	unclear
Year built	1994 Oldest	2002	2019 Newest	2006	✓ large
Days on market	74 days	91 days	85 days	104 days	unclear
Discount from original list	15.4%	9.9%	8.4%	8.6%	unclear
Price cut before sale	53%	53%	55%	65%	unclear
Seller paid closing costs or repairs	63%	63%	70%	45%	unclear
Has a view	47%	58%	80%	75%	unclear

4.3 Homes over 2,939 SF sell for about $443K (143%) more than homes under 1,816 SF



The average is **$754K** for homes over 2,939 SF and **$310K** for homes under 1,816 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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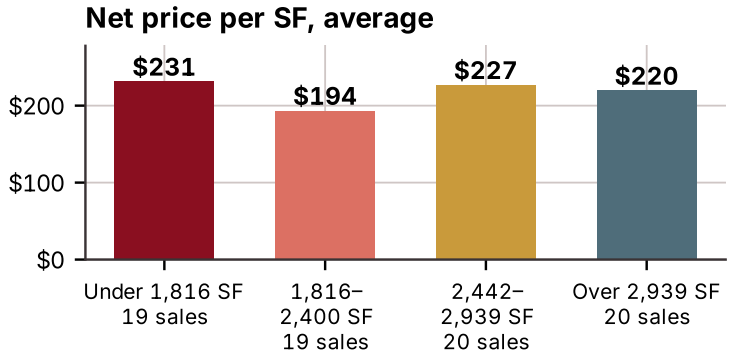
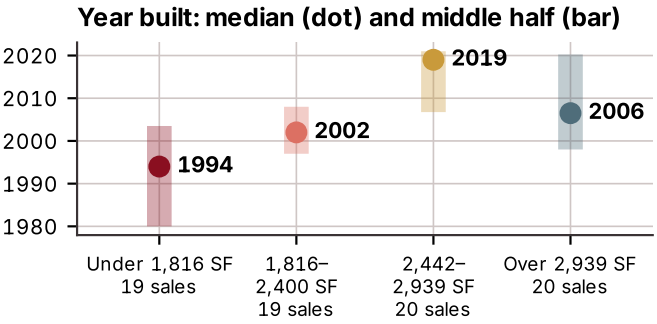
4.4 Net price per SF: no clear difference



The average is **$220 per SF** for homes over 2,939 SF and **$231 per SF** for homes under 1,816 SF. It does not move in a straight line; homes under 1,816 SF are highest.
Defined in 8.1.2.

– No clear difference · could be chance

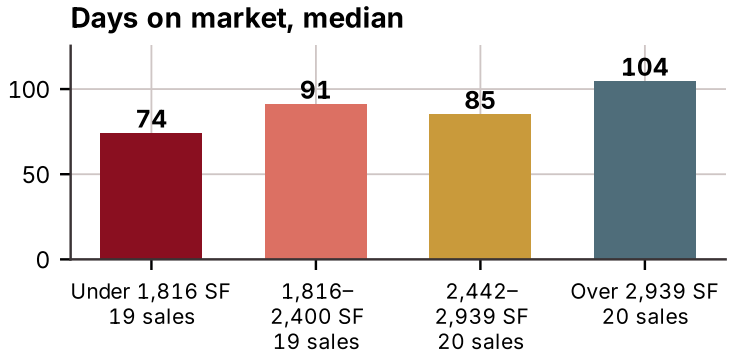
4.5 Homes over 2,939 SF are about 12 years newer than homes under 1,816 SF



The median is **2006** for homes over 2,939 SF and **1994** for homes under 1,816 SF. It does not move in a straight line; homes 2,442–2,939 SF are highest. Defined in 8.1.4.

✓ Real difference · large

4.6 Days on market: no clear difference



The median is **104 days** for homes over 2,939 SF and **74 days** for homes under 1,816 SF. It does not move in a straight line; homes over 2,939 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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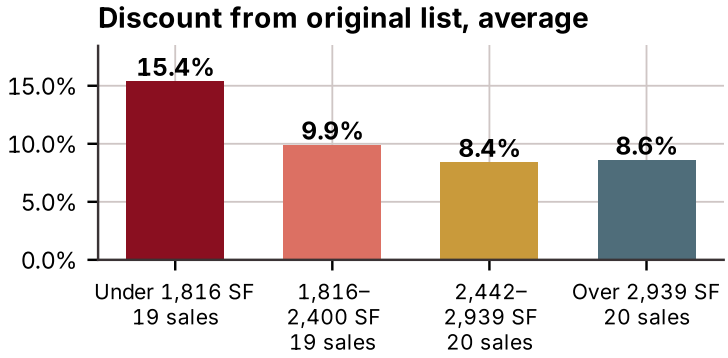
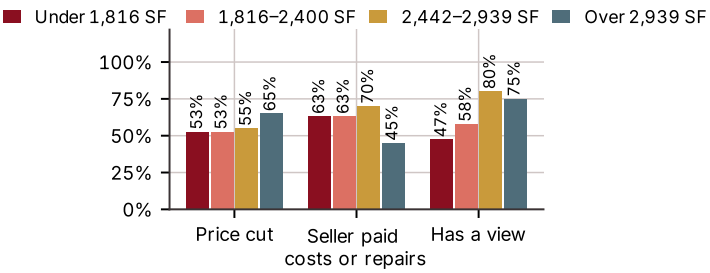
4.7 Discount from original list: no clear difference



The average is **8.6%** for homes over 2,939 SF and **15.4%** for homes under 1,816 SF. It does not move in a straight line; homes under 1,816 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.

- 65% of homes over 2,939 SF had a price cut before sale, against 53% of homes under 1,816 SF. Defined in 8.1.7.
- 45% of homes over 2,939 SF had the seller pay closing costs or repairs, against 63% of homes under 1,816 SF. Defined in 8.1.8.
- 75% of homes over 2,939 SF have a view, against 47% of homes under 1,816 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 1,816 SF 19 sales	1,816–2,400 SF 19 sales	2,442–2,939 SF 20 sales	Over 2,939 SF 20 sales	All 78 sales	Real difference?
Net sale price average	$310,454	$404,097	$599,784	$753,828	$521,137	✓ large
Net price per SF average	$231	$194	$227	$220	$218	unclear
Living area average	1,441	2,078	2,643	3,463	2,423	by design
Year built median	1994	2002	2019	2006	2004	✓ large

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4.10 The numbers: selling

	Under 1,816 SF 19 sales	1,816–2,400 SF 19 sales	2,442–2,939 SF 20 sales	Over 2,939 SF 20 sales	All 78 sales	Real difference?
Days on market median	74	91	85	104	90	unclear
Discount from original list average	15.4%	9.9%	8.4%	8.6%	10.5%	unclear
Price cut before sale	53%	53%	55%	65%	56%	unclear
Seller paid closing costs or repairs	63%	63%	70%	45%	60%	unclear
Has a view	47%	58%	80%	75%	65%	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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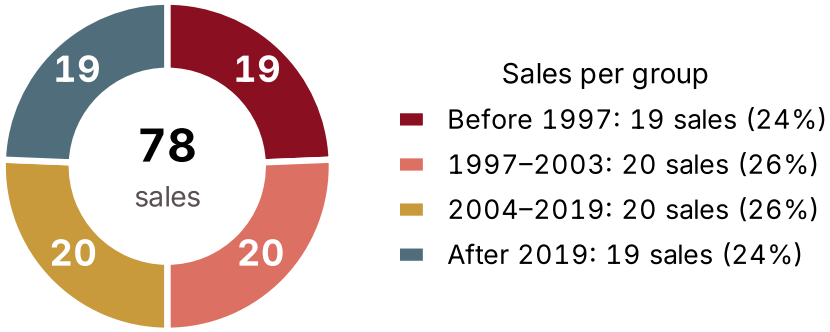
5. Quartiles by year built

Resale homes · 78 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 2019 are about 950 SF (51%) larger than homes built before 1997.
- Homes built after 2019 sell for about $2 per SF (1%) less than homes built before 1997.

5.1 Key differences

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

Before 1997 1997–2003 2004–2019 After 2019

Newer homes After 2019

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

Older homes Before 1997

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

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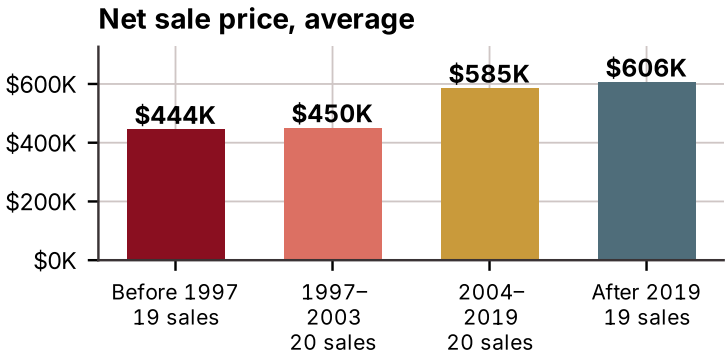
5.2 At a glance

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

	Before 1997	1997–2003	2004–2019	After 2019	Real difference?
Net sale price	$444K	$450K	$585K	$606K	unclear
Net price per SF	$235 per SF **Highest**	$175 per SF **Lowest**	$231 per SF	$233 per SF	✓ large
Living area	1,873 SF **Smallest**	2,508 SF	2,478 SF	2,826 SF **Largest**	✓ large
Days on market	74 days	104 days	94 days	77 days	unclear
Discount from original list	9.3%	14.1%	11.3%	7.0%	unclear
Price cut before sale	53%	70%	55%	47%	unclear
Seller paid closing costs or repairs	58%	65%	70%	47%	unclear
Has a view	68%	75%	50%	68%	unclear

5.3 Net sale price: no clear difference



The average is **$606K** for homes built after 2019 and **$444K** for homes built before 1997. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

– No clear difference · could be chance

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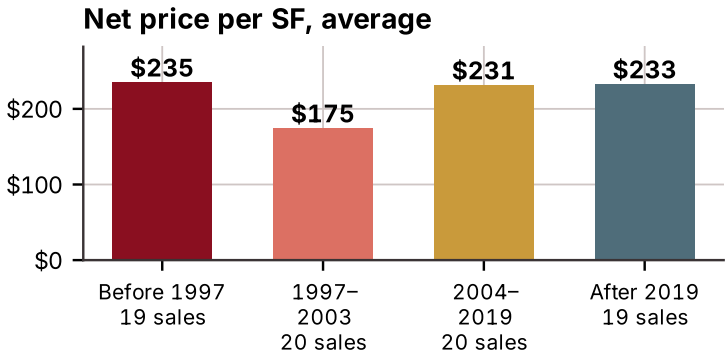
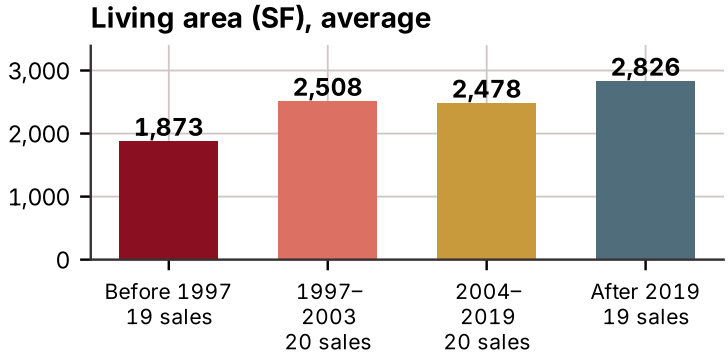
5.4 Homes built after 2019 sell for about $2 per SF (1%) less than homes built before 1997



The average is **$233 per SF** for homes built after 2019 and **$235 per SF** for homes built before 1997. It does not move in a straight line; homes built before 1997 are highest. Defined in 8.1.2.

✓ **Real difference** · large

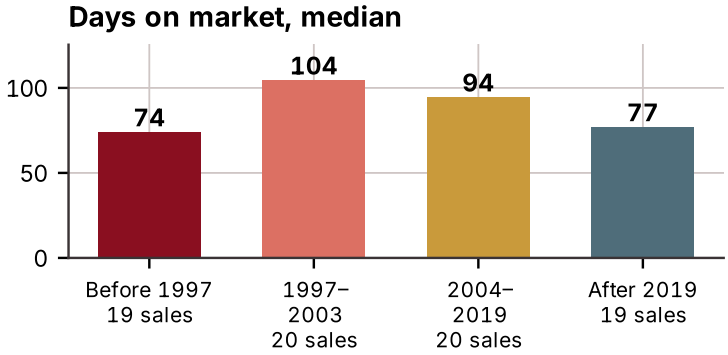
5.5 Homes built after 2019 are about 950 SF (51%) larger than homes built before 1997



The average is **2,826 SF** for homes built after 2019 and **1,873 SF** for homes built before 1997. It does not move in a straight line; homes built after 2019 are highest. Defined in 8.1.3.

✓ **Real difference** · large

5.6 Days on market: no clear difference



The median is **77 days** for homes built after 2019 and **74 days** for homes built before 1997. It does not move in a straight line; homes built 1997–2003 are highest. Defined in 8.1.5.

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

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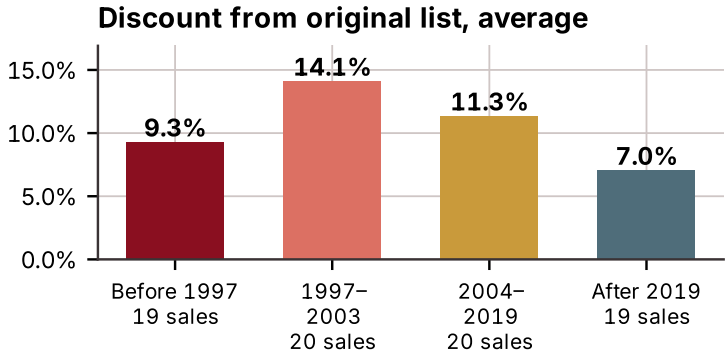
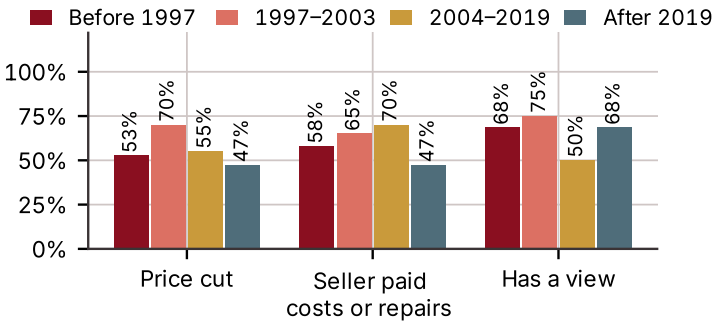
5.7 Discount from original list: no clear difference



The average is **7.0%** for homes built after 2019 and **9.3%** for homes built before 1997. It does not move in a straight line; homes built 1997–2003 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.

- 47% of homes built after 2019 had a price cut before sale, against 53% of homes built before 1997. Defined in 8.1.7.
- 47% of homes built after 2019 had the seller pay closing costs or repairs, against 58% of homes built before 1997. Defined in 8.1.8.
- 68% of homes built after 2019 have a view, against 68% of homes built before 1997. 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 1997 19 sales	1997–2003 20 sales	2004–2019 20 sales	After 2019 19 sales	All 78 sales	Real difference?
Net sale price average	$444,354	$449,938	$585,095	$605,544	$521,137	unclear
Net price per SF average	$235	$175	$231	$233	$218	✓ large
Living area average	1,873	2,508	2,478	2,826	2,423	✓ large
Year built median	1987	2001	2010	2022	2004	by design

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5.10 The numbers: selling

	Before 1997 19 sales	1997–2003 20 sales	2004–2019 20 sales	After 2019 19 sales	All 78 sales	Real difference?
Days on market median	74	104	94	77	90	unclear
Discount from original list average	9.3%	14.1%	11.3%	7.0%	10.5%	unclear
Price cut before sale	53%	70%	55%	47%	56%	unclear
Seller paid closing costs or repairs	58%	65%	70%	47%	60%	unclear
Has a view	68%	75%	50%	68%	65%	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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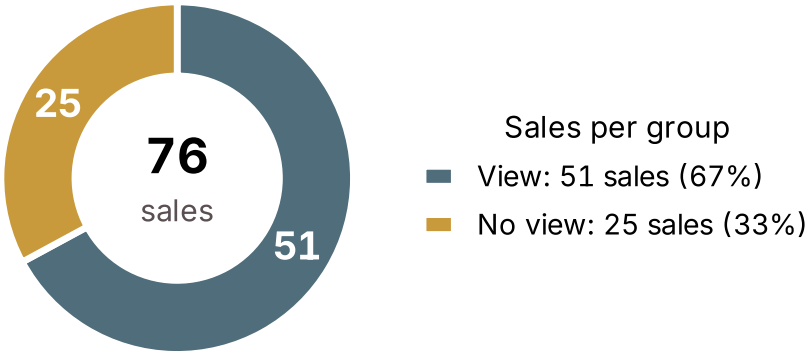
6. View and no view

Resale homes · 78 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. 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	$562K	$432K	unclear
Net price per SF	$229 per SF	$189 per SF	unclear
Living area	2,509 SF	2,267 SF	unclear
Year built	2003	2007	unclear
Days on market	84 days	94 days	unclear
Discount from original list	9.7%	12.7%	unclear
Price cut before sale	55%	60%	unclear
Seller paid closing costs or repairs	59%	60%	unclear

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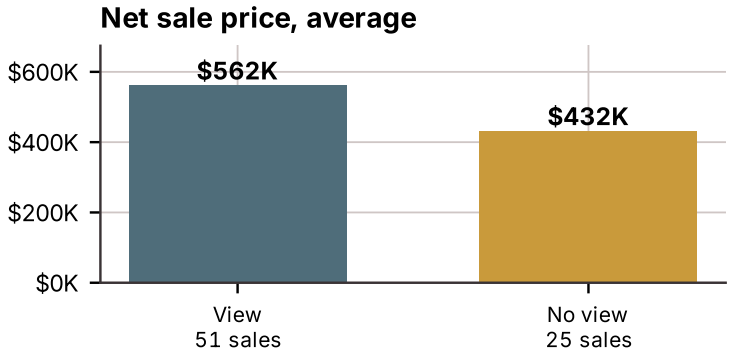
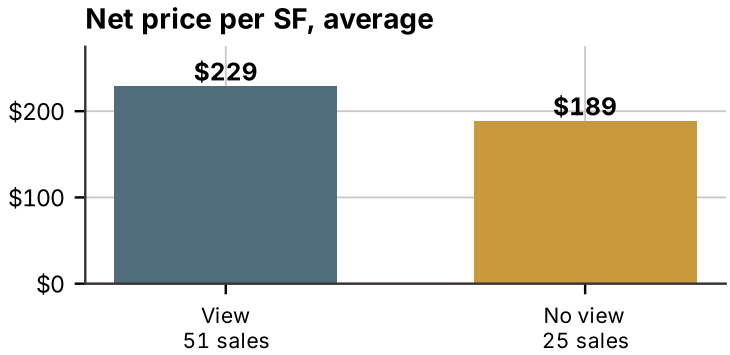
6.3 Net sale price: no clear difference



The average is **$562K** for homes with a view and **$432K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

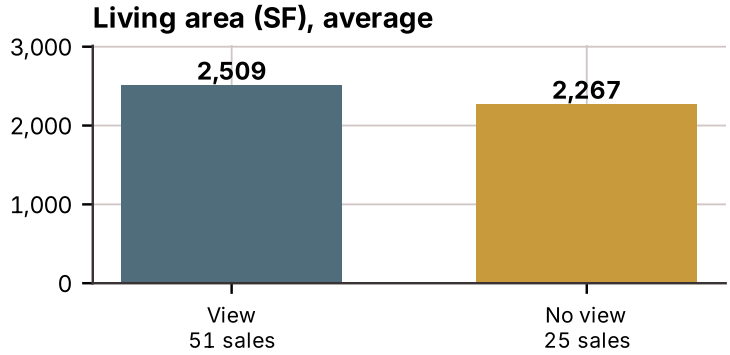
6.4 Net price per SF: no clear difference



The average is **$229 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 **2,509 SF** for homes with a view and **2,267 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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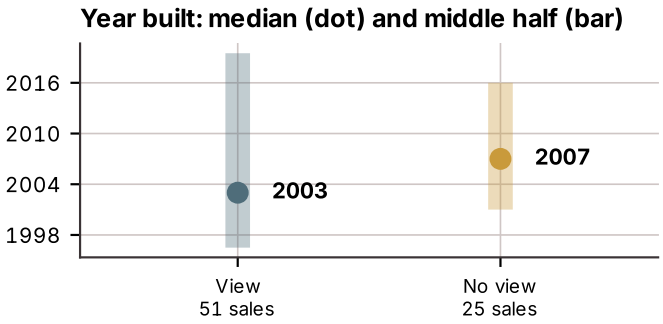
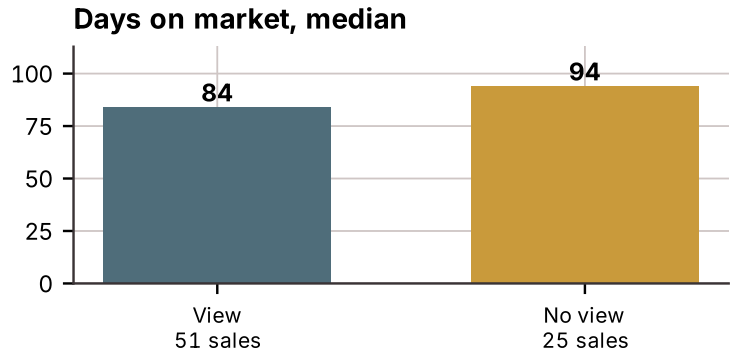
6.6 Year built: no clear difference



The median is **2003** for homes with a view and **2007** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

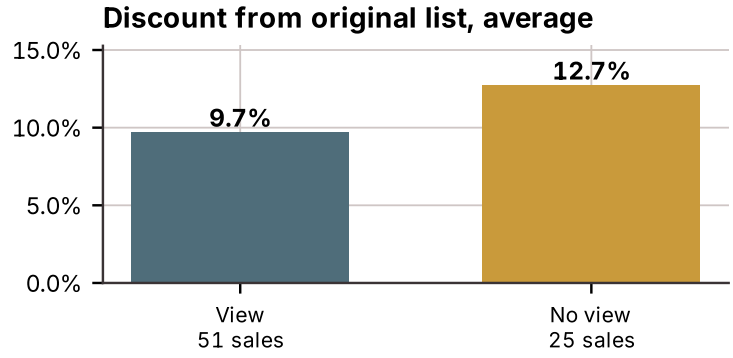
6.7 Days on market: no clear difference



The median is **84 days** for homes with a view and **94 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 **9.7%** for homes with a view and **12.7%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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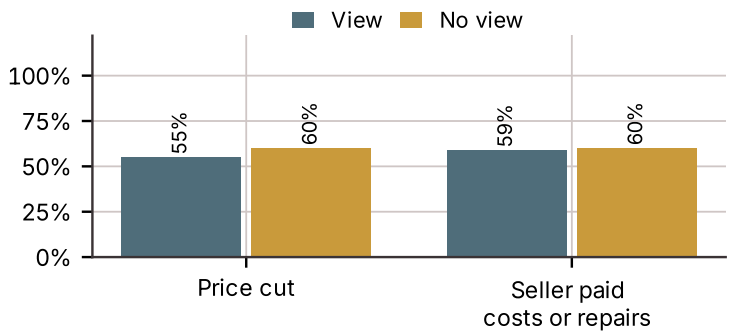
6.9 How often: price cut before sale, seller paid closing costs or repairs



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

- 55% of homes with a view had a price cut before sale, against 60% 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 60% 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 51 sales	No view 25 sales	All 76 sales	Real difference?
Net sale price average	$561,869	$431,913	$519,120	unclear
Net price per SF average	$229	$189	$216	unclear
Living area average	2,509	2,267	2,429	unclear
Year built median	2003	2007	2004	unclear

6.11 The numbers: selling

	View 51 sales	No view 25 sales	All 76 sales	Real difference?
Days on market median	84	94	86	unclear
Discount from original list average	9.7%	12.7%	10.7%	unclear
Price cut before sale	55%	60%	57%	unclear
Seller paid closing costs or repairs	59%	60%	59%	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 · 112 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: 112 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 Cedar Creek.

Measure	Average	Median
Sales		112
Net sale price	**$371,840**	$339,167
Net price per SF	**$165**	$162
Living area (SF)	**2,279**	2,237
Days on market	**158**	142
Discount from original list	**15.0%**	15.6%
Price cut before sale		76% of sales
Seller paid closing costs or repairs		87% of sales
Year built		2020–2026

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 78 resale sales. Average $521,137; median $522,000; standard deviation $218,624; middle half (25th–75th percentile) $354,288–$669,618; lowest $140,000, highest $1,300,000. 47 sales had a seller payment; their median payment was $10,000.

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 78 resale sales. Average $218; median $210; standard deviation $74; middle half (25th–75th percentile) $182–$237; lowest $88, highest $616.

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 78 resale sales. Average 2,423; median 2,442; standard deviation 812; middle half (25th–75th percentile) 1,816–2,944; lowest 576, highest 4,912.

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 78 resale sales. Average 2003; median 2004; standard deviation 20; middle half (25th–75th percentile) 1997–2019; lowest 1903, 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 78 resale sales. Average 133; median 90; standard deviation 144; middle half (25th–75th percentile) 39–190; lowest 5, highest 780. 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 Discount % = (OriginalListPrice − Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean.

The data 78 resale sales. Average 10.5%; median 7.3%; standard deviation 9.6%; middle half (25th–75th percentile) 4.3%–14.2%; lowest −3.0%, highest 41.7%. 2 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 44 of 78 resale sales (56.4%).

8.1.8 Seller paid closing costs or repairs

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

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

The data 47 of 78 resale sales (60.3%).

8.1.9 Has a view

In simple terms The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.

Statistically View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.

The data 51 sales with a view, 25 without, 2 unclassified. Most common View entries: Trees/Woods 42, Neighborhood 19, None 19, Rural 8, Pasture 7, Park/Greenbelt 6, Hill Country 5, See Remarks 4.

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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 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Cedar Creek.

The data Pulled November 22, 2026: 222 closed Cedar Creek records over the prior year. ZIP codes: 2, the most sales in 78612, 78602.

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 November 22, 2025 to November 21, 2026 inclusive.

The data 190 single-family sales in the window: 78 resale, 112 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 78 resale; 112 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 31 sale(s) other than single-family homes (condo, townhome and similar); 1 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 $355K”.

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 $355K: $140,000–$354,050 (20 sales); $355K–$521K: $355,000–$521,000 (19 sales); $523K–$662K: $523,000–$662,500 (19 sales); Over $662K: $671,990–$1,300,000 (20 sales)
Quartiles by living area: Under 1,816 SF: 576–1,803 SF (19 sales); 1,816–2,400 SF: 1,816–2,400 SF (19 sales); 2,442–2,939 SF: 2,442–2,939 SF (20 sales); Over 2,939 SF: 2,945–4,912 SF (20 sales)
Quartiles by year built: Before 1997: 1903–1996 (19 sales); 1997–2003: 1997–2003 (20 sales); 2004–2019: 2004–2019 (20 sales); After 2019: 2020–2024 (19 sales)
View and no view: View: MLS lists a view (51 sales); No view: None or Neighborhood (25 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 $521,137, median $522,000. Days on market: average 133, median 90: 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 7 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 = 21.20	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.275$	large
Living area	Kruskal–Wallis	H = 52.53	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.682$	large
Year built	Kruskal–Wallis	H = 18.21	3	0.0004	p < 0.0063	**Yes**	$\varepsilon^2 = 0.236$	large
Days on market	Kruskal–Wallis	H = 3.03	3	0.3864	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.039$	small
Discount from original list	Kruskal–Wallis	H = 9.17	3	0.0271	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.119$	medium
Price cut before sale	Chi-square	$\chi^2 = 4.69$	3	0.1960	p < 0.0063	**Unclear**	Cramér's V = 0.245	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.80$	3	0.1215	p < 0.0063	**Unclear**	Cramér's V = 0.273	small
Has a view	Chi-square	$\chi^2 = 7.47$	3	0.0583	p < 0.0063	**Unclear**	Cramér's V = 0.309	medium

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 54.09	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.702$	large
Net price per SF	Kruskal–Wallis	H = 4.83	3	0.1848	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.063$	medium
Year built	Kruskal–Wallis	H = 17.31	3	0.0006	p < 0.0063	**Yes**	$\varepsilon^2 = 0.225$	large
Days on market	Kruskal–Wallis	H = 0.70	3	0.8744	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.009$	negligible
Discount from original list	Kruskal–Wallis	H = 4.25	3	0.2353	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.055$	small
Price cut before sale	Chi-square	$\chi^2 = 0.84$	3	0.8406	p < 0.0063	**Unclear**	Cramér's V = 0.104	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.87$	3	0.4121	p < 0.0063	**Unclear**	Cramér's V = 0.192	small
Has a view	Chi-square	$\chi^2 = 5.90$	3	0.1166	p < 0.0063	**Unclear**	Cramér's V = 0.275	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 = 8.63	3	0.0347	p < 0.0063	**Unclear**	ε^2 = 0.112	medium
Net price per SF	Kruskal–Wallis	H = 14.04	3	0.0029	p < 0.0063	**Yes**	ε^2 = 0.182	large
Living area	Kruskal–Wallis	H = 17.47	3	0.0006	p < 0.0063	**Yes**	ε^2 = 0.227	large
Days on market	Kruskal–Wallis	H = 1.53	3	0.6751	p < 0.0063	**Unclear**	ε^2 = 0.020	small
Discount from original list	Kruskal–Wallis	H = 6.98	3	0.0725	p < 0.0063	**Unclear**	ε^2 = 0.091	medium
Price cut before sale	Chi-square	χ^2 = 2.26	3	0.5202	p < 0.0063	**Unclear**	Cramér's V = 0.170	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 2.34	3	0.5044	p < 0.0063	**Unclear**	Cramér's V = 0.173	small
Has a view	Chi-square	χ^2 = 3.06	3	0.3820	p < 0.0063	**Unclear**	Cramér's V = 0.198	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 = 855.00	—	0.0164	p < 0.0063	**Unclear**	rank-biserial r = 0.341	medium
Net price per SF	Mann–Whitney U	U = 878.00	—	0.0080	p < 0.0063	**Unclear**	rank-biserial r = 0.377	medium
Living area	Mann–Whitney U	U = 796.00	—	0.0807	p < 0.0063	**Unclear**	rank-biserial r = 0.249	small
Year built	Mann–Whitney U	U = 601.50	—	0.6944	p < 0.0063	**Unclear**	rank-biserial r = 0.056	negligible
Days on market	Mann–Whitney U	U = 627.50	—	0.9163	p < 0.0063	**Unclear**	rank-biserial r = 0.016	negligible
Discount from original list	Mann–Whitney U	U = 520.00	—	0.1958	p < 0.0063	**Unclear**	rank-biserial r = 0.184	small
Price cut before sale	Chi-square	χ^2 = 0.18	1	0.6735	p < 0.0063	**Unclear**	Cramér's V = 0.048	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.01	1	0.9219	p < 0.0063	**Unclear**	Cramér's V = 0.011	negligible

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8.4 Data notes

Left out of the analysis: 112 new-construction sales (basic statistics only, section 7); 31 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.

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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 78 closed MLS resale sales; the 112 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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