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Garlic Creek West

Buda, TX 78610

Resale homes · closed Oct 29 – Oct 28, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 29, 2026 · 7:47 AM CDT

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

RESALE SALES, 365 DAYS

31

single-family resale homes

MEDIAN NET SALE PRICE

\$387,000

average \$399,540

MEDIAN NET PRICE PER SF

\$172

average \$170

MEDIAN DAYS ON MARKET

48 days

average 63 days

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1. Summary

Resale homes · 31 sales · October 29, 2025 – October 28, 2026

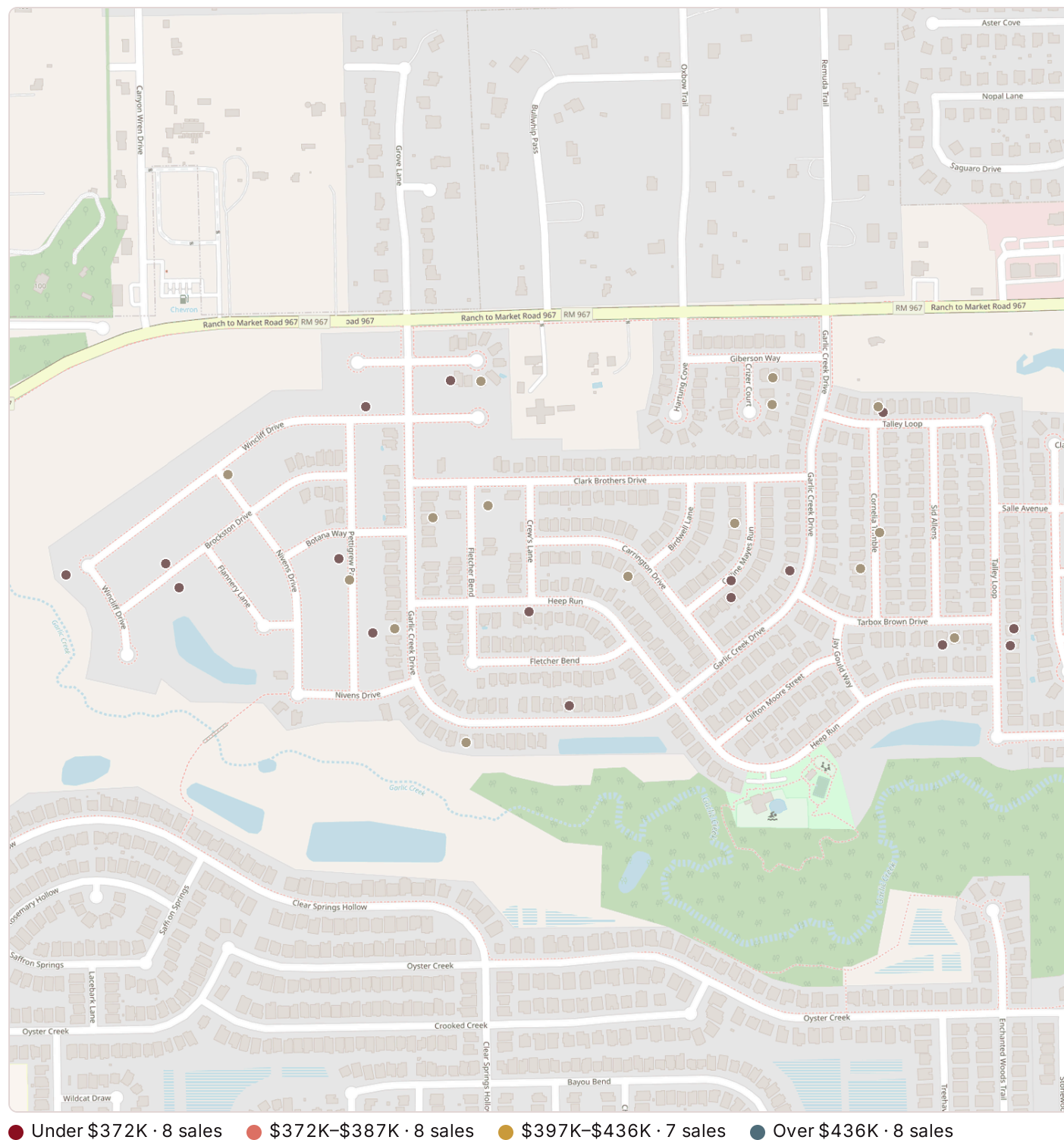
This study looks at the **31 resale homes** sold in Garlic Creek West in the **365 days** to October 28, 2026. A full year is used because only 16 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living area, by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

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

2. Where the resale homes sold

31 resale homes · colored by price range

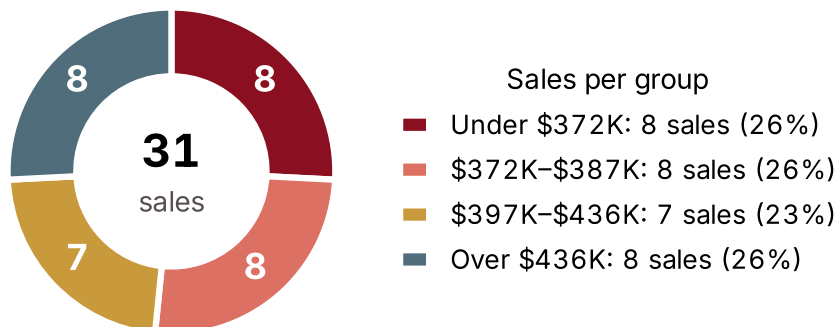
Each dot is one resale home, colored by its price range.



3. Quartiles by net sale price

Resale homes · 31 sales · October 29, 2025 – October 28, 2026

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



Bottom line

- Homes over \$436K are about 1,360 SF (77%) larger than homes under \$372K.

3.1 Key differences

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

■ Under \$372K ■ \$372K-\$387K ■ \$397K-\$436K ■ Over \$436K

Higher-priced homes Over \$436K

- Are much larger.

Lower-priced homes Under \$372K

- Are much smaller.

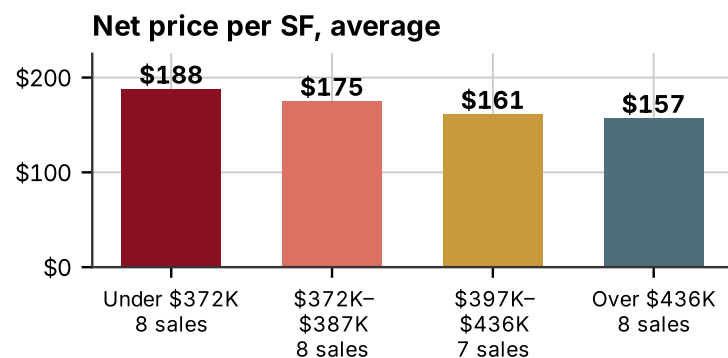
3.2 At a glance

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 \$372K	\$372K–\$387K	\$397K–\$436K	Over \$436K	Real difference?
Net price per SF	\$188 per SF	\$175 per SF	\$161 per SF	\$157 per SF	unclear
Living area	1,754 SF Smallest	2,222 SF	2,590 SF	3,113 SF Largest	✓ large
Year built	2012	2013	2009	2012	unclear
Days on market	40 days	52 days	48 days	52 days	unclear
Discount from original list	8.0%	6.3%	7.2%	4.4%	unclear
Price cut before sale	75%	50%	43%	50%	unclear
Seller paid closing costs or repairs	62%	88%	86%	50%	unclear
Has a view	25%	25%	0%	25%	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 Net price per SF: no clear difference

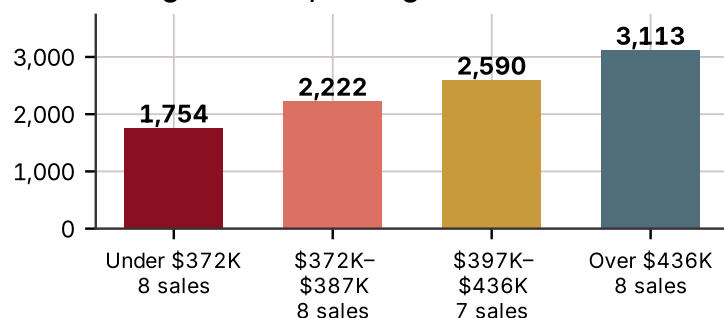


The average is **\$157 per SF** for homes over \$436K and **\$188 per SF** for homes under \$372K. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

3.4 Homes over \$436K are about 1,360 SF (77%) larger than homes under \$372K

Living area (SF), average

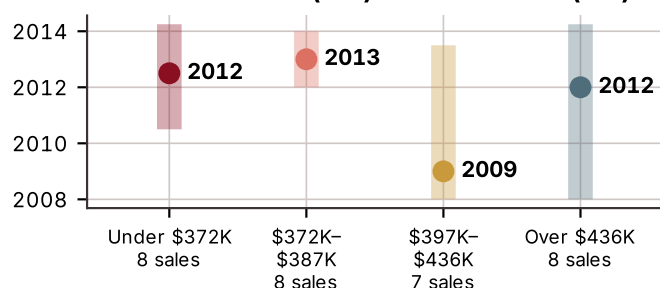


The average is **3,113 SF** for homes over \$436K and **1,754 SF** for homes under \$372K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

3.5 Year built: no clear difference

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

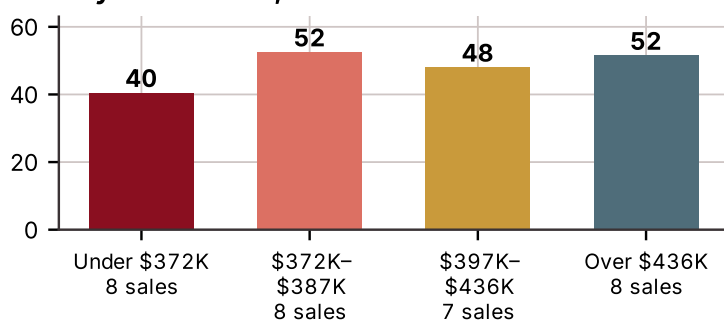


The median is **2012** for homes over \$436K and **2012** for homes under \$372K. It does not move in a straight line; homes \$372K-\$387K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

Days on market, median

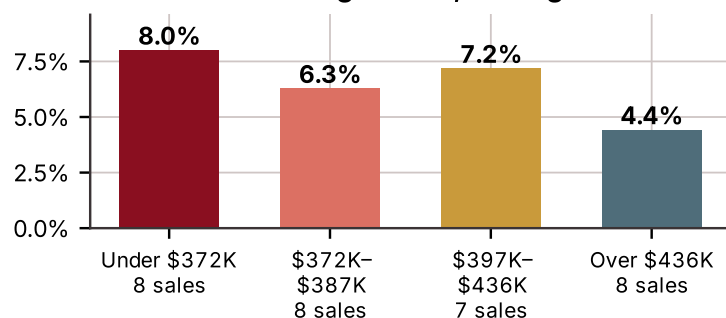


The median is **52 days** for homes over \$436K and **40 days** for homes under \$372K. It does not move in a straight line; homes \$372K-\$387K are highest. Defined in 8.1.5.

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

3.7 Discount from original list: no clear difference

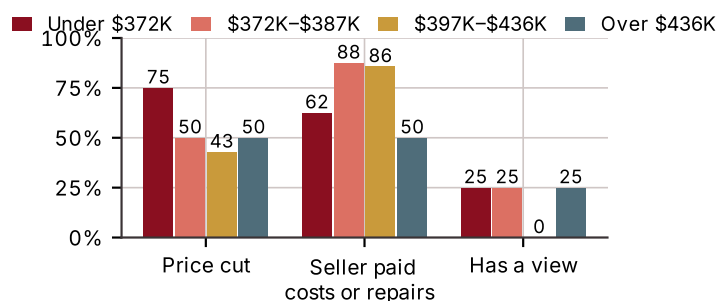
Discount from original list, average



The average is **4.4%** for homes over \$436K and **8.0%** for homes under \$372K. It does not move in a straight line; homes under \$372K 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.

- 50% of homes over \$436K had a price cut before sale, against 75% of homes under \$372K. Defined in 8.1.7.
- 50% of homes over \$436K had the seller pay closing costs or repairs, against 62% of homes under \$372K. Defined in 8.1.8.
- 25% of homes over \$436K have a view, against 25% of homes under \$372K. 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 \$372K 8 sales	\$372K– \$387K 8 sales	\$397K– \$436K 7 sales	Over \$436K 8 sales	All 31 sales	Real difference?
Net sale price average	\$324,353	\$379,745	\$412,510	\$483,173	\$399,540	by design
Net price per SF average	\$188	\$175	\$161	\$157	\$170	unclear
Living area average	1,754	2,222	2,590	3,113	2,414	✓ large
Year built median	2012	2013	2009	2012	2013	unclear

3.10 The numbers: selling

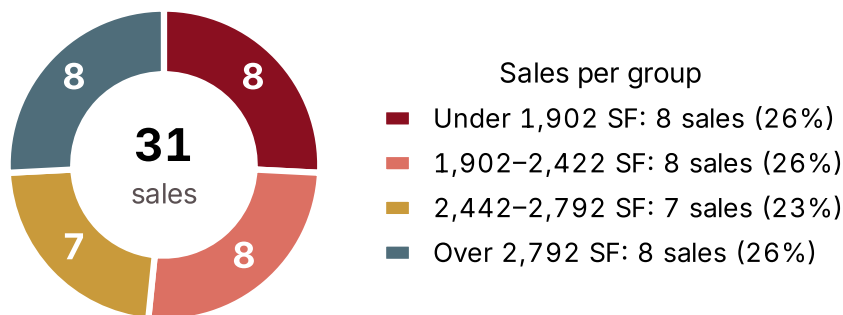
	Under \$372K 8 sales	\$372K– \$387K 8 sales	\$397K– \$436K 7 sales	Over \$436K 8 sales	All 31 sales	Real difference?
Days on market median	40	52	48	52	48	unclear
Discount from original list average	8.0%	6.3%	7.2%	4.4%	6.4%	unclear
Price cut before sale	75%	50%	43%	50%	55%	unclear
Seller paid closing costs or repairs	62%	88%	86%	50%	71%	unclear
Has a view	25%	25%	0%	25%	19%	unclear

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

4. Quartiles by living area

Resale homes · 31 sales · October 29, 2025 – October 28, 2026

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



Bottom line

- Homes over 2,792 SF sell for about \$46 per SF (24%) less than homes under 1,902 SF.
- Homes over 2,792 SF sell for about \$140K (43%) more than homes under 1,902 SF.

4.1 Key differences

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

■ Under 1,902 SF ■ 1,902–2,422 SF ■ 2,442–2,792 SF ■ Over 2,792 SF

Larger homes Over 2,792 SF

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

Smaller homes Under 1,902 SF

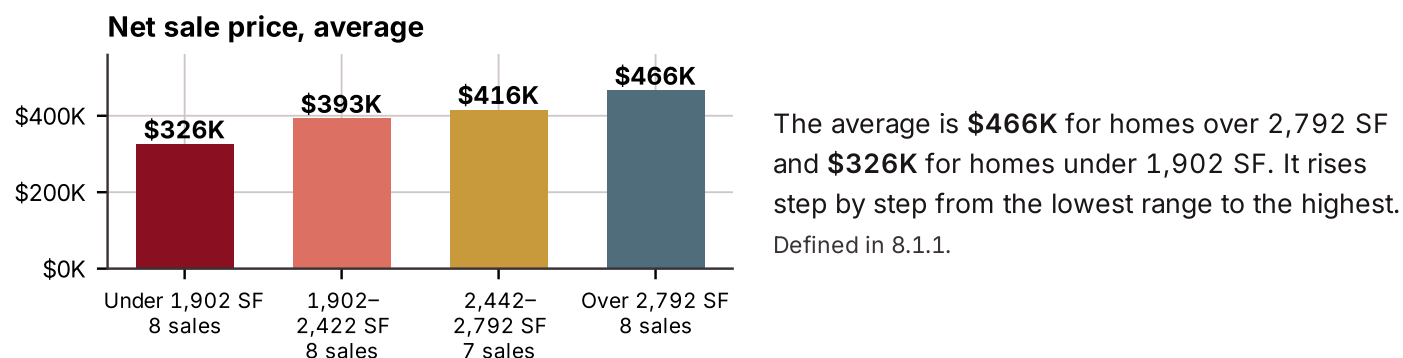
- Sell for more per square foot.
- Sell for much less.

4.2 At a glance

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

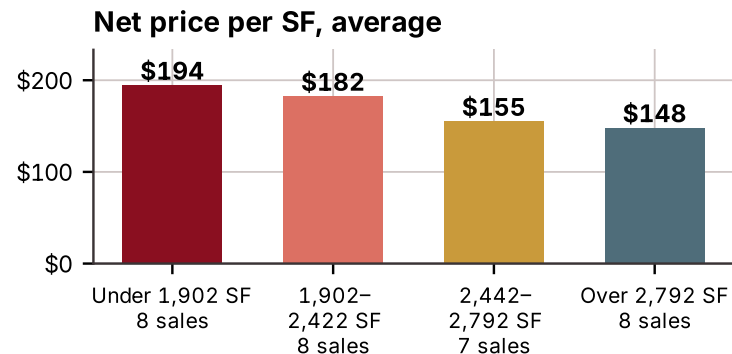
	Under 1,902 SF	1,902–2,422 SF	2,442–2,792 SF	Over 2,792 SF	Real difference?
Net sale price	\$326K Lowest	\$393K	\$416K	\$466K Highest	✓ large
Net price per SF	\$194 per SF Highest	\$182 per SF	\$155 per SF	\$148 per SF Lowest	✓ large
Year built	2012	2012	2014	2012	unclear
Days on market	40 days	38 days	53 days	76 days	unclear
Discount from original list	6.9%	4.0%	5.5%	9.3%	unclear
Price cut before sale	75%	25%	57%	62%	unclear
Seller paid closing costs or repairs	50%	100%	71%	62%	unclear
Has a view	38%	12%	14%	12%	unclear

4.3 Homes over 2,792 SF sell for about \$140K (43%) more than homes under 1,902 SF



✓ Real difference · large

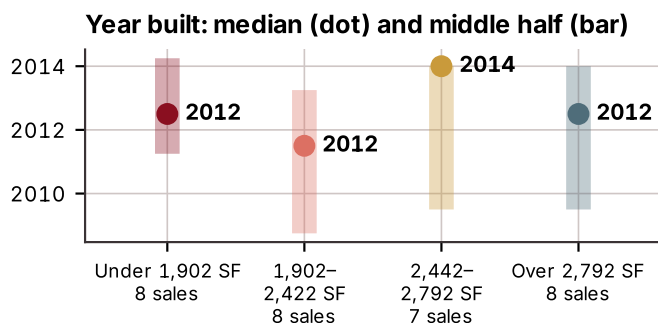
4.4 Homes over 2,792 SF sell for about \$46 per SF (24%) less than homes under 1,902 SF



The average is **\$148 per SF** for homes over 2,792 SF and **\$194 per SF** for homes under 1,902 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference · large**

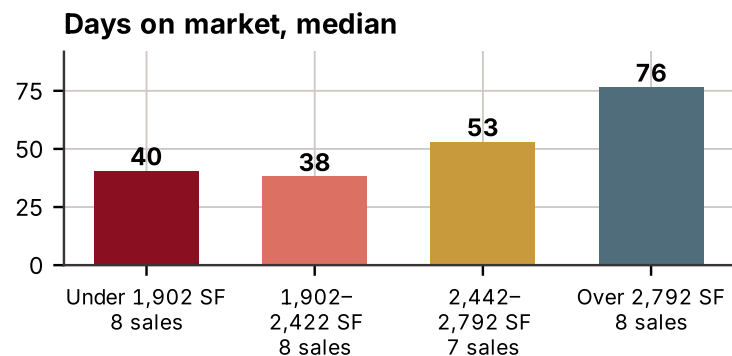
4.5 Year built: no clear difference



The median is **2012** for homes over 2,792 SF and **2012** for homes under 1,902 SF. It does not move in a straight line; homes 2,442–2,792 SF are highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

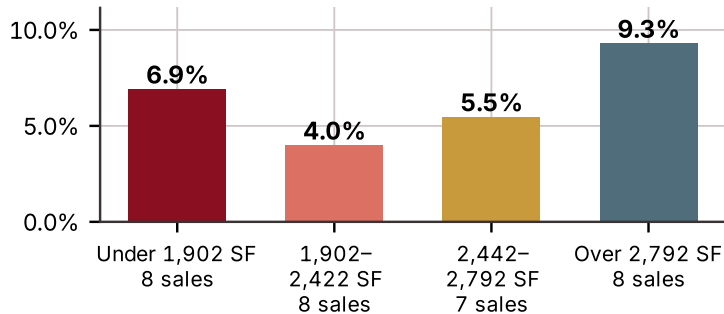


The median is **76 days** for homes over 2,792 SF and **40 days** for homes under 1,902 SF. It does not move in a straight line; homes over 2,792 SF are highest. Defined in 8.1.5.

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

4.7 Discount from original list: no clear difference

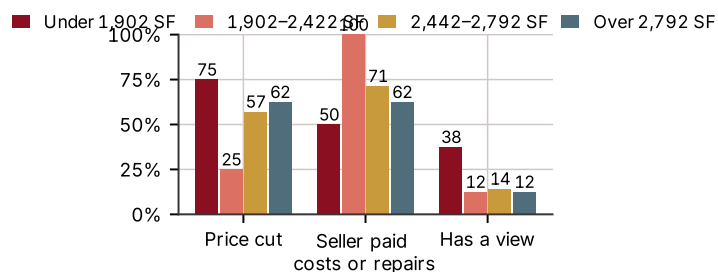
Discount from original list, average



The average is 9.3% for homes over 2,792 SF and 6.9% for homes under 1,902 SF. It does not move in a straight line; homes over 2,792 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.

- 62% of homes over 2,792 SF had a price cut before sale, against 75% of homes under 1,902 SF. Defined in 8.1.7.
- 62% of homes over 2,792 SF had the seller pay closing costs or repairs, against 50% of homes under 1,902 SF. Defined in 8.1.8.
- 12% of homes over 2,792 SF have a view, against 38% of homes under 1,902 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 1,902 SF 8 sales	1,902-2,422 SF 8 sales	2,442-2,792 SF 7 sales	Over 2,792 SF 8 sales	All 31 sales	Real difference?
Net sale price average	\$325,712	\$392,548	\$415,775	\$466,154	\$399,540	✓ large
Net price per SF average	\$194	\$182	\$155	\$148	\$170	✓ large
Living area average	1,680	2,165	2,684	3,162	2,414	by design
Year built median	2012	2012	2014	2012	2013	unclear

4.10 The numbers: selling

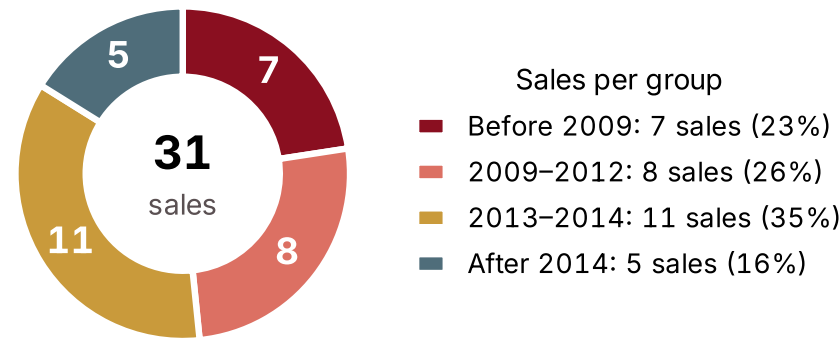
	Under 1,902 SF 8 sales	1,902–2,422 SF 8 sales	2,442–2,792 SF 7 sales	Over 2,792 SF 8 sales	All 31 sales	Real difference?
Days on market median	40	38	53	76	48	unclear
Discount from original list average	6.9%	4.0%	5.5%	9.3%	6.4%	unclear
Price cut before sale	75%	25%	57%	62%	55%	unclear
Seller paid closing costs or repairs	50%	100%	71%	62%	71%	unclear
Has a view	38%	12%	14%	12%	19%	unclear

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

5. Quartiles by year built

Resale homes · 31 sales · October 29, 2025 – October 28, 2026

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



Bottom line: no measure differs enough between the groups to rule out chance.

5.1 Key differences

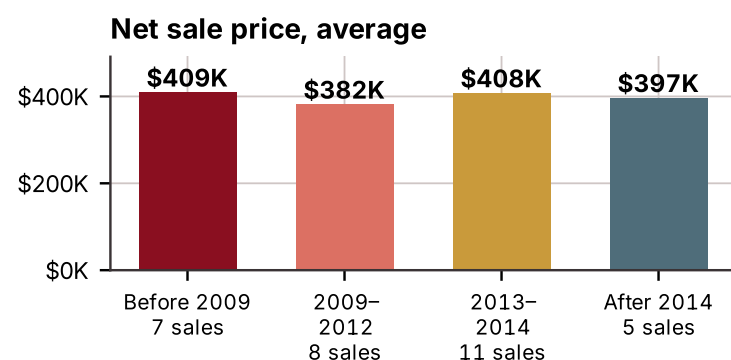
The top group against the bottom group: no measure differs enough to rule out chance.

5.2 At a glance

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

	Before 2009	2009–2012	2013–2014	After 2014	Real difference?
Net sale price	\$409K	\$382K	\$408K	\$397K	unclear
Net price per SF	\$162 per SF	\$179 per SF	\$163 per SF	\$183 per SF	unclear
Living area	2,576 SF	2,173 SF	2,573 SF	2,225 SF	unclear
Days on market	48 days	47 days	49 days	28 days	unclear
Discount from original list	7.6%	7.2%	6.4%	3.7%	unclear
Price cut before sale	43%	50%	82%	20%	unclear
Seller paid closing costs or repairs	71%	75%	82%	40%	unclear
Has a view	14%	25%	18%	20%	unclear

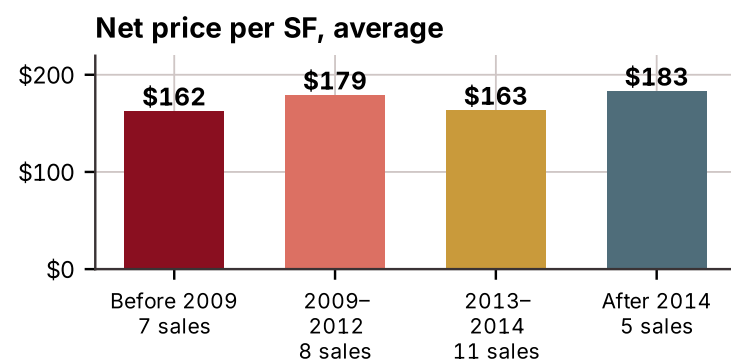
5.3 Net sale price: no clear difference



The average is **\$397K** for homes built after 2014 and **\$409K** for homes built before 2009. It does not move in a straight line; homes built before 2009 are highest. Defined in 8.1.1.

– No clear difference · could be chance

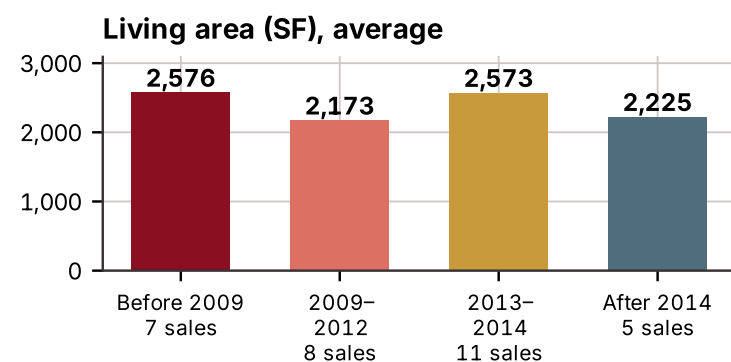
5.4 Net price per SF: no clear difference



The average is **\$183 per SF** for homes built after 2014 and **\$162 per SF** for homes built before 2009. It does not move in a straight line; homes built after 2014 are highest. Defined in 8.1.2.

– No clear difference · could be chance

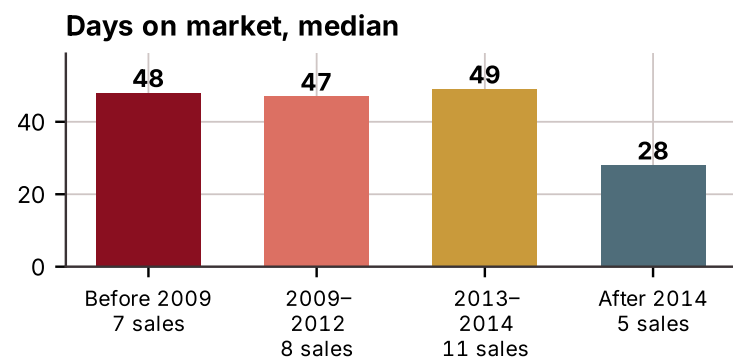
5.5 Living area: no clear difference



The average is **2,225 SF** for homes built after 2014 and **2,576 SF** for homes built before 2009. It does not move in a straight line; homes built before 2009 are highest. Defined in 8.1.3.

– No clear difference · could be chance

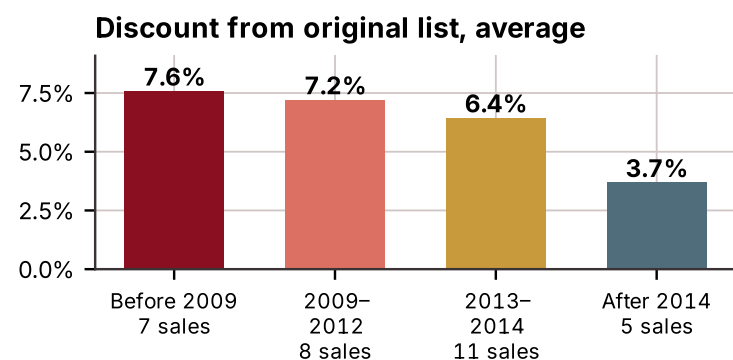
5.6 Days on market: no clear difference



The median is **28 days** for homes built after 2014 and **48 days** for homes built before 2009. It does not move in a straight line; homes built 2013–2014 are highest. Defined in 8.1.5.

– No clear difference · could be chance

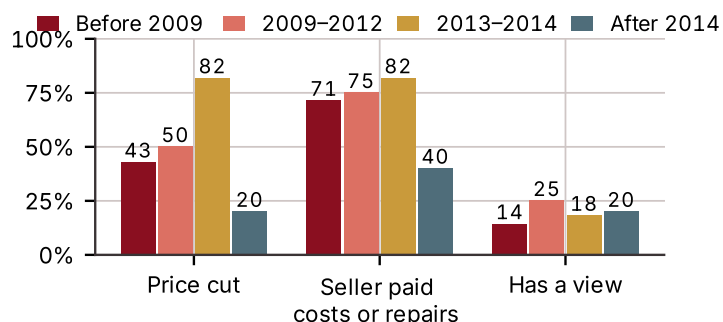
5.7 Discount from original list: no clear difference



The average is **3.7%** for homes built after 2014 and **7.6%** for homes built before 2009. It falls step by step from the lowest range to the 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.

- 20% of homes built after 2014 had a price cut before sale, against 43% of homes built before 2009. Defined in 8.1.7.
- 40% of homes built after 2014 had the seller pay closing costs or repairs, against 71% of homes built before 2009. Defined in 8.1.8.
- 20% of homes built after 2014 have a view, against 14% of homes built before 2009. 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 2009 7 sales	2009–2012 8 sales	2013–2014 11 sales	After 2014 5 sales	All 31 sales	Real difference?
Net sale price average	\$409,399	\$381,550	\$407,635	\$396,713	\$399,540	unclear
Net price per SF average	\$162	\$179	\$163	\$183	\$170	unclear
Living area average	2,576	2,173	2,573	2,225	2,414	unclear
Year built median	2008	2010	2014	2015	2013	by design

5.10 The numbers: selling

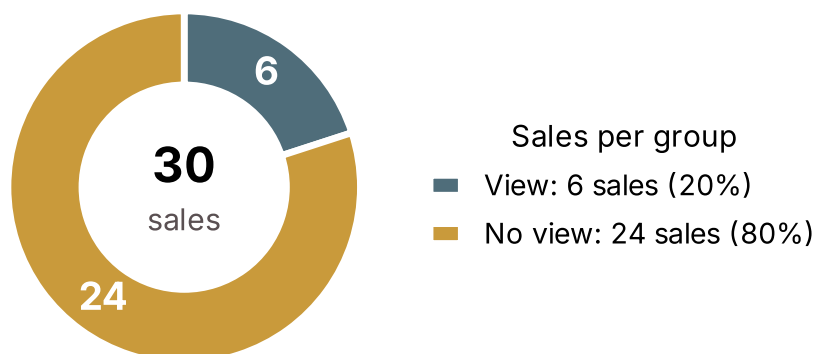
	Before 2009 7 sales	2009–2012 8 sales	2013–2014 11 sales	After 2014 5 sales	All 31 sales	Real difference?
Days on market median	48	47	49	28	48	unclear
Discount from original list average	7.6%	7.2%	6.4%	3.7%	6.4%	unclear
Price cut before sale	43%	50%	82%	20%	55%	unclear
Seller paid closing costs or repairs	71%	75%	82%	40%	71%	unclear
Has a view	14%	25%	18%	20%	19%	unclear

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

6. View and no view

Resale homes · 31 sales · October 29, 2025 – October 28, 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. 1 sales whose MLS view entry is only "See Remarks" are left out.



Bottom line

- 17% of homes with a view had the seller pay closing costs or repairs, against 83% of 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

- Less often have the seller pay buyer costs or repairs.

Homes without a view no view listed

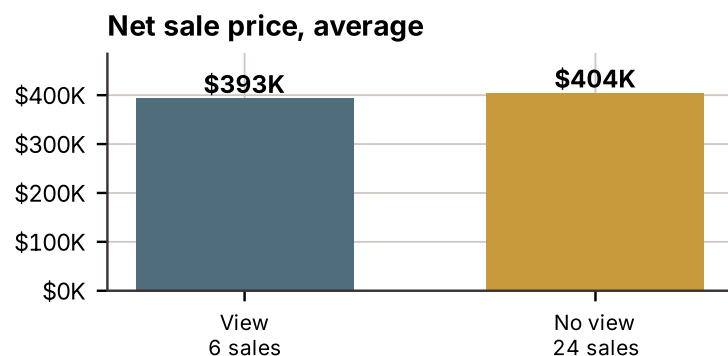
- More often have the seller pay buyer costs or repairs.

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	\$393K	\$404K	unclear
Net price per SF	\$180 per SF	\$166 per SF	unclear
Living area	2,219 SF	2,501 SF	unclear
Year built	2012	2012	unclear
Days on market	48 days	48 days	unclear
Discount from original list	4.3%	7.1%	unclear
Price cut before sale	83%	50%	unclear
Seller paid closing costs or repairs	17% Fewest	83% Most	✓ large

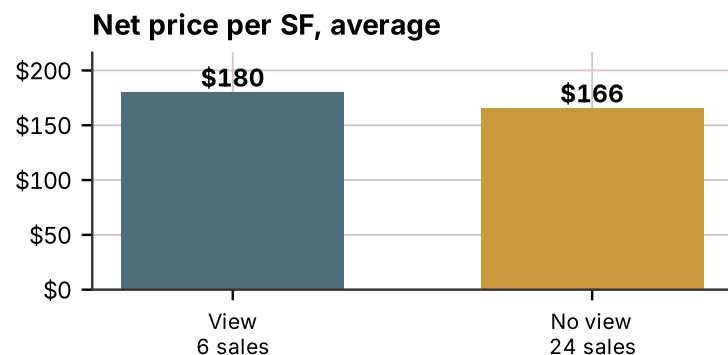
6.3 Net sale price: no clear difference



The average is **\$393K** for homes with a view and **\$404K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

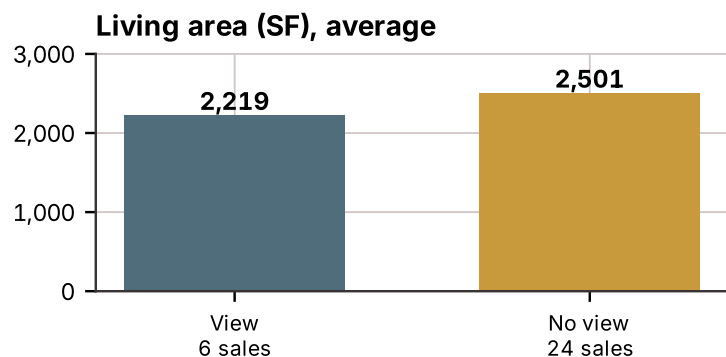
6.4 Net price per SF: no clear difference



The average is **\$180 per SF** for homes with a view and **\$166 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

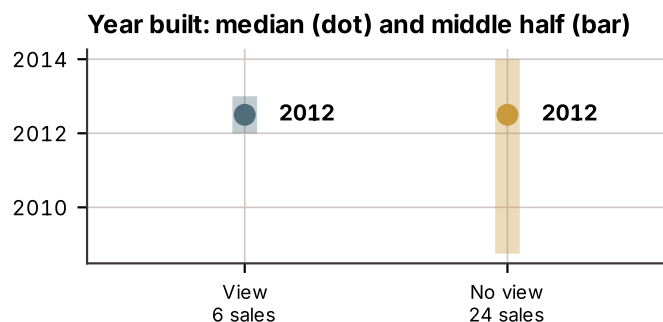
6.5 Living area: no clear difference



The average is **2,219 SF** for homes with a view and **2,501 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

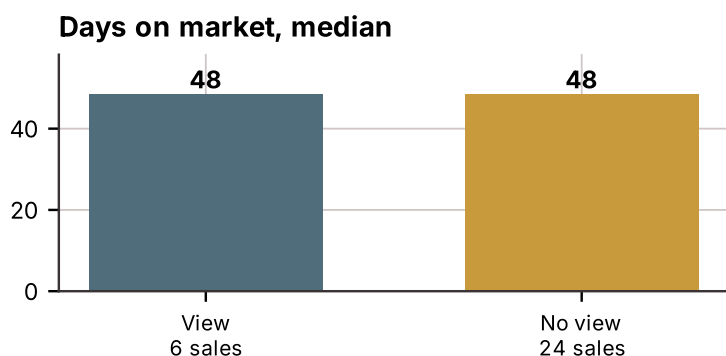
6.6 Year built: no clear difference



The median is **2012** for homes with a view and **2012** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

6.7 Days on market: no clear difference

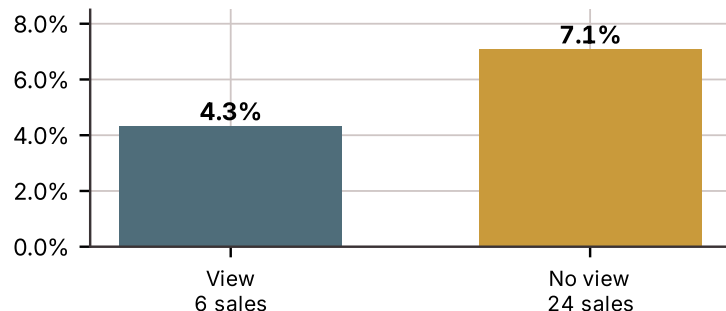


The median is **48 days** for homes with a view and **48 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

6.8 Discount from original list: no clear difference

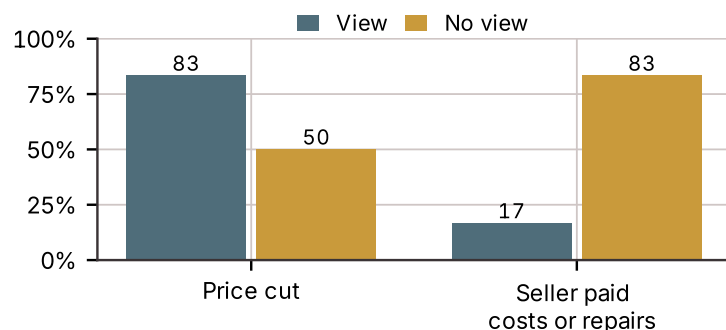
Discount from original list, average



The average is 4.3% for homes with a view and 7.1% 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.

- 83% of homes with a view had a price cut before sale, against 50% of homes without a view. Defined in 8.1.7.
- 17% of homes with a view had the seller pay closing costs or repairs, against 83% 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: ✓ Real difference · large

6.10 The numbers: price and size

	View 6 sales	No view 24 sales	All 30 sales	Real difference?
Net sale price average	\$392,750	\$403,885	\$401,658	unclear
Net price per SF average	\$180	\$166	\$169	unclear
Living area average	2,219	2,501	2,445	unclear
Year built median	2012	2012	2012	unclear

6.11 The numbers: selling

	View 6 sales	No view 24 sales	All 30 sales	Real difference?
Days on market median	48	48	48	unclear
Discount from original list average	4.3%	7.1%	6.5%	unclear
Price cut before sale	83%	50%	57%	unclear
Seller paid closing costs or repairs	17%	83%	70%	✓ large

Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.4.

7. New construction

Basic statistics · 0 sales · October 29, 2025 – October 28, 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: 0 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 Garlic Creek West.

No new - construction sales were reported in ABOR MLS in this window.

Same definitions as the rest of the study (section 8). New construction = NewConstructionYN true, or PropertyCondition "New Construction" or "Under Construction".

8. Appendix

Measures, methods and tests

Each measure and method three ways: in plain words, as statistics, and with the data from this study.

8.1 Measures

8.1.1 Net sale price

In simple terms	What the seller actually kept: the closing price, less money the seller gave back to the buyer for closing costs or repairs. It is the truest price for comparing homes.
Statistically	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersClsgCostPdbbySell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	31 resale sales. Average \$399,540; median \$387,000; standard deviation \$64,760; middle half (25th–75th percentile) \$367,514–\$437,700; lowest \$294,000, highest \$575,000. 22 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	$\text{psf} = \text{Net} \div \text{LivingArea}$, per sale; summarized by the mean of the per - sale ratios.
The data	31 resale sales. Average \$170; median \$172; standard deviation \$23; middle half (25th–75th percentile) \$148–\$188; lowest \$137, highest \$223.

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	31 resale sales. Average 2,414; median 2,422; standard deviation 622; middle half (25th–75th percentile) 1,885–2,797; lowest 1,508, highest 4,028.

8.1.4 Year built

In simple terms	The year the home was finished, as listed in the MLS. It shows whether a group leans to older or newer phases of the community.
Statistically	RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.
The data	31 resale sales. Average 2012; median 2013; standard deviation 3; middle half (25th–75th percentile) 2009–2014; lowest 2007, highest 2015.

8.1.5 Days on market

In simple terms	How many days the home was on the market before the buyer's offer was accepted, counting any earlier listing periods (relists). This is the days on market agents and clients quote.
Statistically	$CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$. The MLS counter can freeze at a price change, so the contract - date gap is a floor. Summarized by the median, because a few homes that sat for months pull an average up.
The data	31 resale sales. Average 63; median 48; standard deviation 60; middle half (25th–75th percentile) 24–78; lowest 1, highest 241. 0 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

In simple terms	How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price.
Statistically	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	31 resale sales. Average 6.4%; median 4.2%; standard deviation 5.8%; middle half (25th–75th percentile) 3.0%–8.9%; lowest –2.5%, highest 23.1%. 1 sales closed above their first asking price.

8.1.7 Price cut before sale

In simple terms	The asking price was lowered at least once before the home went under contract.
Statistically	Indicator: $\text{ListPrice at close} < \text{OriginalListPrice}$. Reported as the share of sales (%).
The data	17 of 31 resale sales (54.8%).

8.1.8 Seller paid closing costs or repairs

In simple terms	The seller paid some of the buyer's closing costs or repairs.
Statistically	Indicator: $\text{ACTRIS_BuyersClsgCostPdbySell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	22 of 31 resale sales (71.0%).

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	6 sales with a view, 24 without, 1 unclassified. Most common View entries: None 16, Neighborhood 12, Trees/Woods 4, Pond 2, Park/Greenbelt 1, Rural 1, See Remarks 1.

8.2 Methods

8.2.1 Data source

In simple terms	Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.
Statistically	Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Buda, SubdivisionName contains any of "garlic creek west" (case - insensitive). A record is kept when its subdivision name belongs to the Garlic Creek West family, the same rule comparable sales use.
The data	Pulled October 29, 2026: 31 closed Garlic Creek West records over the prior year, in ZIP 78610. 19 subdivision spellings kept, the most common: Garlic Creek West Ph Iii Sec 1 (4); Garlic Creek West Ph Iii Sec 2 (3); Garlic Creek West Ph Iii Sec 3 (3); Garlic Creek West Ph Iii Sec 4C (2); Garlic Creek West Ph Iii Sec 8 (2); Garlic Creek West Ph Iii Sec 6A (2); Garlic Creek West Ph III Sec 1 (2); Garlic Creek West Ph Iii Sec 7 (2); Garlic Creek West Ph Iii Sec 5D (1); Garlic Creek West Ph III Sec 5D (1); Garlic Creek West Ph 03 Sec 01 (1); Garlic Creek West Ph III Sec 2 (1); and 7 more (7 records). No other names were found by the search.

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 16 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 29, 2025 to October 28, 2026 inclusive.
The data	31 single-family sales in the window: 31 resale, 0 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	31 resale; 0 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	None in this window.

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 \$372K".
Statistically	Sort by the slicing variable; cut k sits at $\text{round}(nk/4)$, $k = 1 \dots 3$. A cut that would split tied values moves to the nearer edge of the tie. A group under 3 sales merges into its smaller neighbor. Range names use the next group's lowest value ("Under") and the previous group's highest value ("Over"/"After").
The data	<p>Quartiles by net sale price: Under \$372K: \$294,000–\$363,127 (8 sales); \$372K–\$387K: \$371,900–\$387,000 (8 sales); \$397K–\$436K: \$397,000–\$436,400 (7 sales); Over \$436K: \$439,000–\$575,000 (8 sales)</p> <p>Quartiles by living area: Under 1,902 SF: 1,508–1,868 SF (8 sales); 1,902–2,422 SF: 1,902–2,422 SF (8 sales); 2,442–2,792 SF: 2,442–2,792 SF (7 sales); Over 2,792 SF: 2,802–4,028 SF (8 sales)</p> <p>Quartiles by year built: Before 2009: 2007–2008 (7 sales); 2009–2012: 2009–2012 (8 sales); 2013–2014: 2013–2014 (11 sales); After 2014: 2015–2015 (5 sales)</p> <p>View and no view: View: MLS lists a view (6 sales); No view: None or Neighborhood (24 sales)</p>

8.2.6 Average and median

In simple terms	The average adds the values and divides by how many; one very expensive home can pull it up. The median is the middle value, with half above and half below.
Statistically	Mean $\bar{x} = (1/n) \sum x_i$; median = 50th percentile. Price, price per SF, living area and discount use the mean; days on market and year built use the median (skewed or whole-year values).
The data	Net sale price: average \$399,540, median \$387,000. Days on market: average 63, median 48: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

In simple terms	Checks whether a measure really differs across the four groups of a slice. It uses each sale's rank, not its value, so a few extreme sales cannot drive the answer.
Statistically	$H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\epsilon^2 = H/(n - 1)$: $\geq .01$ small, $\geq .06$ medium, $\geq .14$ large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.
The data	Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

In simple terms	The same check when there are only two groups: view against no view.
Statistically	Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $ 1 - 2U/(n_1n_2) $: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Kerby, 2014; Cohen, 1988).
The data	Run on every measure in section 6; results in 8.3.

8.2.9 Chi-square test

In simple terms	Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.
Statistically	Pearson χ^2 on the $2 \times k$ table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{\chi^2/n}$: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Cramér, 1946).
The data	Run on the three shares in every slice; results in 8.3.

8.2.10 Real difference (significance)

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

8.2.11 Size of a difference

In simple terms	A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.
Statistically	ϵ^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".
The data	4 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

In simple terms	Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.
Statistically	Prices in headings round to the nearest \$1K; price per SF and days on market to the nearest whole number; living area to the nearest 10 SF; shares and percentage gaps to whole percents.
The data	Days on market is always shown in days.

8.3 Test results

Every test behind every gold box. Statistic, degrees of freedom (df), p-value, the threshold it must beat, and the size of the difference.

8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal-Wallis	H = 8.29	3	0.0404	p < 0.0063	Unclear	$\epsilon^2 = 0.276$	large
Living area	Kruskal-Wallis	H = 20.69	3	0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.690$	large
Year built	Kruskal-Wallis	H = 2.39	3	0.4958	p < 0.0063	Unclear	$\epsilon^2 = 0.080$	medium
Days on market	Kruskal-Wallis	H = 0.68	3	0.8772	p < 0.0063	Unclear	$\epsilon^2 = 0.023$	small
Discount from original list	Kruskal-Wallis	H = 2.47	3	0.4808	p < 0.0063	Unclear	$\epsilon^2 = 0.082$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.87$	3	0.5998	p < 0.0063	Unclear	Cramér's V = 0.246	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.79$	3	0.2856	p < 0.0063	Unclear	Cramér's V = 0.349	medium
Has a view	Chi-square	$\chi^2 = 2.17$	3	0.5379	p < 0.0063	Unclear	Cramér's V = 0.265	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 = 19.68	3	0.0002	p < 0.0063	Yes	$\epsilon^2 = 0.656$	large
Net price per SF	Kruskal-Wallis	H = 21.19	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.706$	large
Year built	Kruskal-Wallis	H = 0.72	3	0.8683	p < 0.0063	Unclear	$\epsilon^2 = 0.024$	small
Days on market	Kruskal-Wallis	H = 3.60	3	0.3078	p < 0.0063	Unclear	$\epsilon^2 = 0.120$	medium
Discount from original list	Kruskal-Wallis	H = 4.71	3	0.1943	p < 0.0063	Unclear	$\epsilon^2 = 0.157$	large
Price cut before sale	Chi-square	$\chi^2 = 4.39$	3	0.2220	p < 0.0063	Unclear	Cramér's V = 0.376	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.26$	3	0.1538	p < 0.0063	Unclear	Cramér's V = 0.412	medium
Has a view	Chi-square	$\chi^2 = 2.28$	3	0.5155	p < 0.0063	Unclear	Cramér's V = 0.271	small

8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal-Wallis	H = 1.66	3	0.6467	p < 0.0063	Unclear	$\epsilon^2 = 0.055$	small
Net price per SF	Kruskal-Wallis	H = 3.93	3	0.2688	p < 0.0063	Unclear	$\epsilon^2 = 0.131$	medium
Living area	Kruskal-Wallis	H = 2.41	3	0.4910	p < 0.0063	Unclear	$\epsilon^2 = 0.080$	medium
Days on market	Kruskal-Wallis	H = 0.43	3	0.9334	p < 0.0063	Unclear	$\epsilon^2 = 0.014$	small
Discount from original list	Kruskal-Wallis	H = 2.08	3	0.5552	p < 0.0063	Unclear	$\epsilon^2 = 0.069$	medium
Price cut before sale	Chi-square	$\chi^2 = 6.16$	3	0.1039	p < 0.0063	Unclear	Cramér's V = 0.446	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.02$	3	0.3886	p < 0.0063	Unclear	Cramér's V = 0.312	medium
Has a view	Chi-square	$\chi^2 = 0.29$	3	0.9620	p < 0.0063	Unclear	Cramér's V = 0.097	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 = 64.00	—	0.7047	p < 0.0063	Unclear	rank-biserial r = 0.111	small
Net price per SF	Mann-Whitney U	U = 97.00	—	0.2039	p < 0.0063	Unclear	rank-biserial r = 0.347	medium
Living area	Mann-Whitney U	U = 52.50	—	0.3244	p < 0.0063	Unclear	rank-biserial r = 0.271	small
Year built	Mann-Whitney U	U = 75.00	—	0.8955	p < 0.0063	Unclear	rank-biserial r = 0.042	negligible
Days on market	Mann-Whitney U	U = 74.00	—	0.9380	p < 0.0063	Unclear	rank-biserial r = 0.028	negligible
Discount from original list	Mann-Whitney U	U = 53.50	—	0.3506	p < 0.0063	Unclear	rank-biserial r = 0.257	small
Price cut before sale	Chi-square	$\chi^2 = 2.17$	1	0.1405	p < 0.0063	Unclear	Cramér's V = 0.269	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 10.16$	1	0.0014	p < 0.0063	Yes	Cramér's V = 0.582	large

8.4 Data notes

Left out of the analysis: 0 new - construction sales (basic statistics only, section 7); nothing else. 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 31 closed MLS resale sales; the 0 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 29, 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.