6 Creeks

Kyle, TX 78640
Resale homes · closed Nov 6 – Nov 5, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 6, 2026 · 6:49 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
32	**$484,000**	**$193**	**103 days**
single-family resale homes	average $502,308	average $191	average 125 days

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1. Summary

Resale homes · 32 sales · November 6, 2025 – November 5, 2026

This study looks at the **32 resale homes** sold in 6 Creeks in the **365 days** to November 5, 2026. A full year is used because only 20 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.

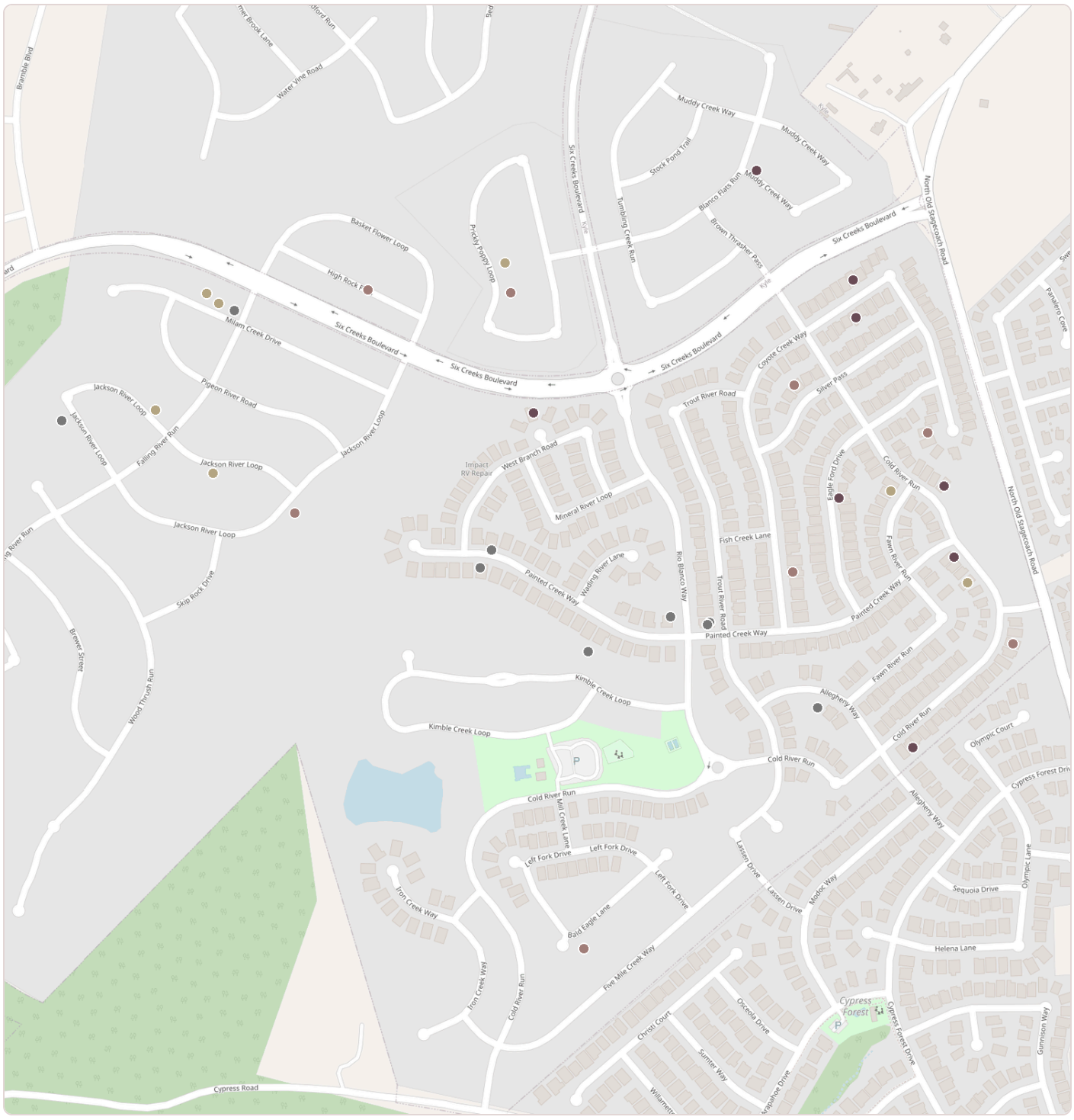
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

32 resale homes · colored by price range

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



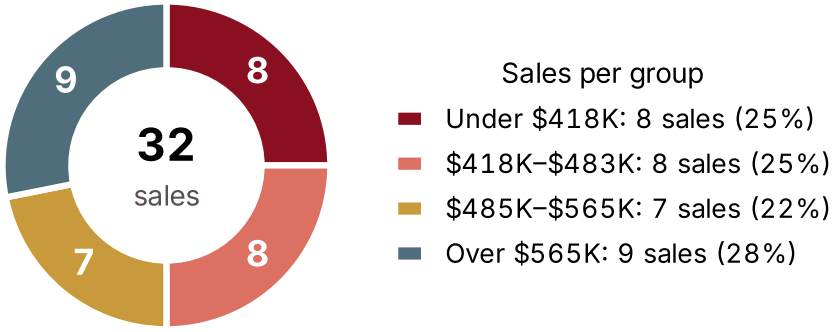
● Under $418K · 8 sales ● $418K–$483K · 8 sales ● $485K–$565K · 7 sales ● Over $565K · 9 sales

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3. Quartiles by net sale price

Resale homes · 32 sales · November 6, 2025 – November 5, 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 $565K are about 1,100 SF (51%) larger than homes under $418K.

3.1 Key differences

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

Under $418K $418K–$483K $485K–$565K Over $565K

Higher-priced homes Over $565K

- Are much larger.

Lower-priced homes Under $418K

- Are much smaller.

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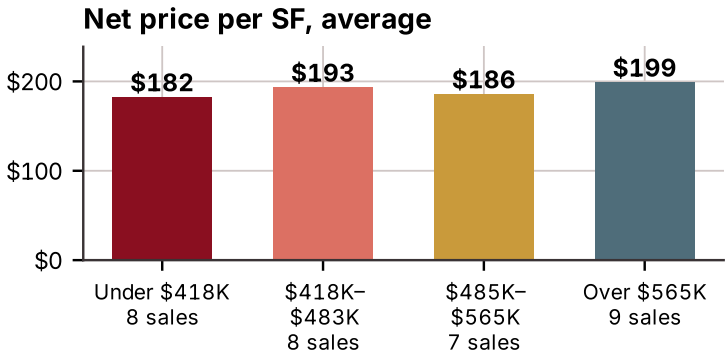
3.2 At a glance

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 $418K	$418K–$483K	$485K–$565K	Over $565K	Real difference?
Net price per SF	$182 per SF	$193 per SF	$186 per SF	$199 per SF	unclear
Living area	2,135 SF **Smallest**	2,310 SF	2,862 SF	3,231 SF **Largest**	✓ large
Year built	2021	2022	2024	2022	unclear
Days on market	134 days	97 days	103 days	96 days	unclear
Discount from original list	10.5%	8.0%	7.2%	7.1%	unclear
Price cut before sale	75%	100%	86%	56%	unclear
Seller paid closing costs or repairs	62%	38%	57%	78%	unclear
Has a view	50%	12%	29%	22%	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

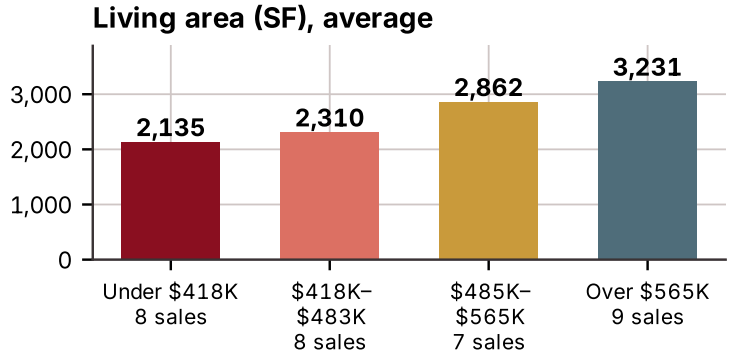


The average is **$199 per SF** for homes over $565K and **$182 per SF** for homes under $418K. It does not move in a straight line; homes over $565K are highest. Defined in 8.1.2.

– No clear difference · could be chance

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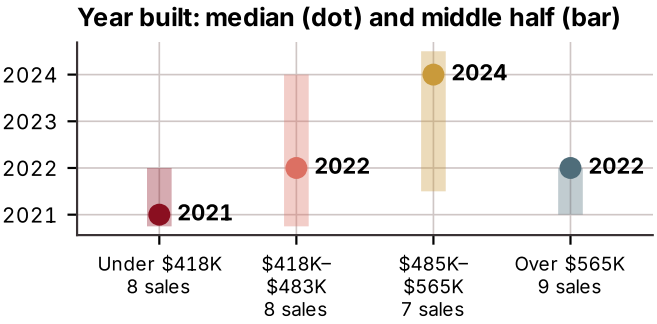
3.4 Homes over $565K are about 1,100 SF (51%) larger than homes under $418K



The average is **3,231 SF** for homes over $565K and **2,135 SF** for homes under $418K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

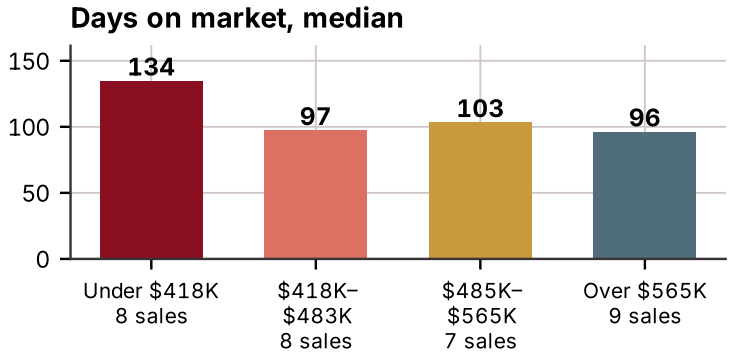
3.5 Year built: no clear difference



The median is **2022** for homes over $565K and **2021** for homes under $418K. It does not move in a straight line; homes $485K–$565K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

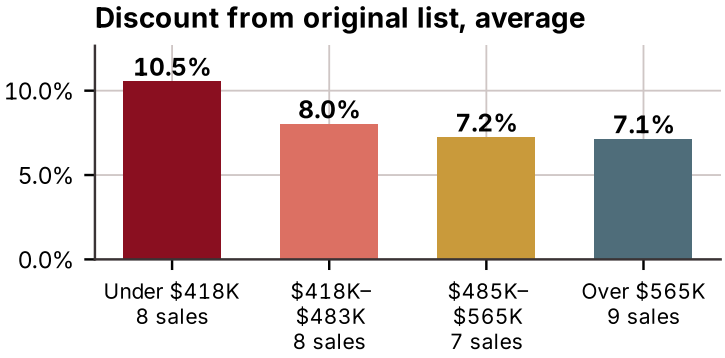


The median is **96 days** for homes over $565K and **134 days** for homes under $418K. It does not move in a straight line; homes under $418K are highest. Defined in 8.1.5.

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

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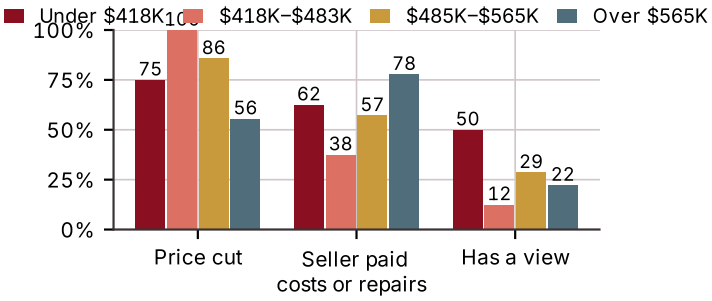
3.7 Discount from original list: no clear difference



The average is **7.1%** for homes over $565K and **10.5%** for homes under $418K. It falls step by step from the lowest range to the 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.

- 56% of homes over $565K had a price cut before sale, against 75% of homes under $418K. Defined in 8.1.7.
- 78% of homes over $565K had the seller pay closing costs or repairs, against 62% of homes under $418K. Defined in 8.1.8.
- 22% of homes over $565K have a view, against 50% of homes under $418K. 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 $418K 8 sales	$418K– $483K 8 sales	$485K– $565K 7 sales	Over $565K 9 sales	All 32 sales	Real difference?
Net sale price average	$384,706	$443,906	$525,814	$640,474	$502,308	by design
Net price per SF average	$182	$193	$186	$199	$191	unclear
Living area average	2,135	2,310	2,862	3,231	2,646	✓ large
Year built median	2021	2022	2024	2022	2022	unclear

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3.10 The numbers: selling

	Under $418K 8 sales	$418K–$483K 8 sales	$485K–$565K 7 sales	Over $565K 9 sales	All 32 sales	Real difference?
Days on market median	134	97	103	96	103	unclear
Discount from original list average	10.5%	8.0%	7.2%	7.1%	8.2%	unclear
Price cut before sale	75%	100%	86%	56%	78%	unclear
Seller paid closing costs or repairs	62%	38%	57%	78%	59%	unclear
Has a view	50%	12%	29%	22%	28%	unclear

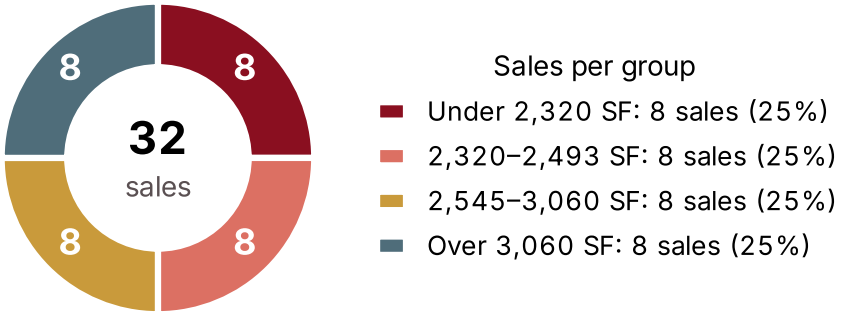
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 32 sales · November 6, 2025 – November 5, 2026

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



Bottom line

- Homes over 3,060 SF sell for about $231K (57%) more than homes under 2,320 SF.

4.1 Key differences

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

Under 2,320 SF · 2,320–2,493 SF · 2,545–3,060 SF · Over 3,060 SF

Larger homes Over 3,060 SF

- Sell for much more.

Smaller homes Under 2,320 SF

- Sell for much less.

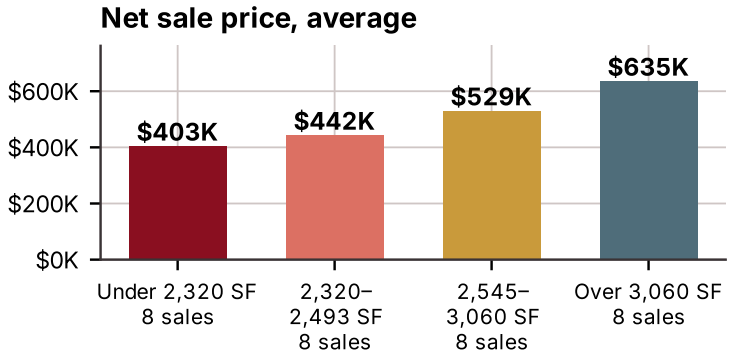
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4.2 At a glance

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 2,320 SF	2,320–2,493 SF	2,545–3,060 SF	Over 3,060 SF	Real difference?
Net sale price	$403K Lowest	$442K	$529K	$635K Highest	✓ large
Net price per SF	$201 per SF	$184 per SF	$190 per SF	$188 per SF	unclear
Year built	2023	2021	2022	2022	unclear
Days on market	136 days	102 days	118 days	98 days	unclear
Discount from original list	8.8%	7.9%	8.6%	7.6%	unclear
Price cut before sale	88%	75%	75%	75%	unclear
Seller paid closing costs or repairs	25%	75%	75%	62%	unclear
Has a view	50%	25%	12%	25%	unclear

4.3 Homes over 3,060 SF sell for about $231K (57%) more than homes under 2,320 SF



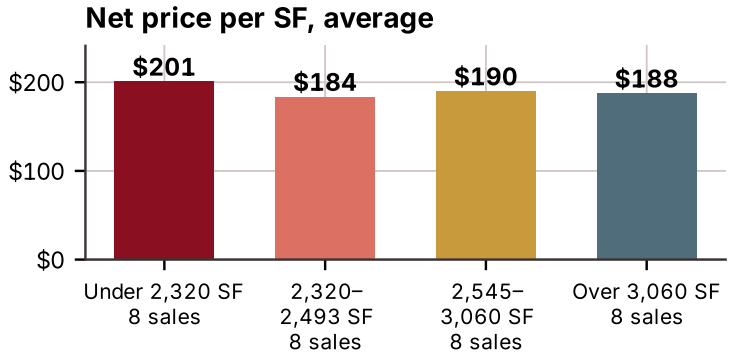
The average is **$635K** for homes over 3,060 SF and **$403K** for homes under 2,320 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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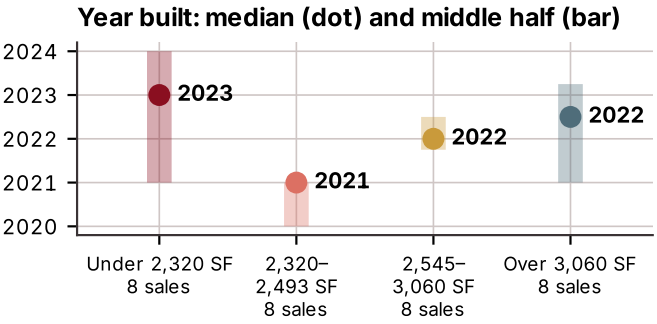
4.4 Net price per SF: no clear difference



The average is **$188 per SF** for homes over 3,060 SF and **$201 per SF** for homes under 2,320 SF. It does not move in a straight line; homes under 2,320 SF are highest.
Defined in 8.1.2.

– No clear difference · could be chance

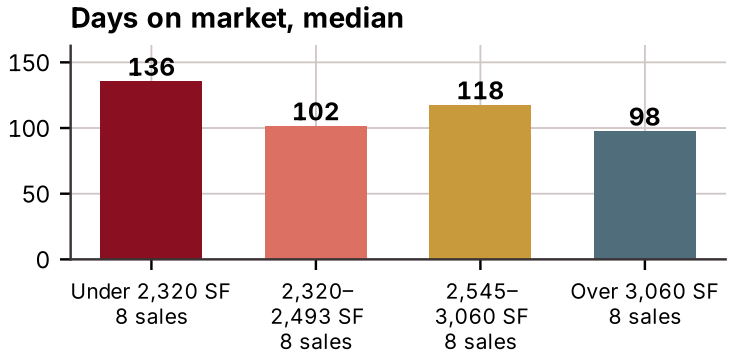
4.5 Year built: no clear difference



The median is **2022** for homes over 3,060 SF and **2023** for homes under 2,320 SF. It does not move in a straight line; homes under 2,320 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference

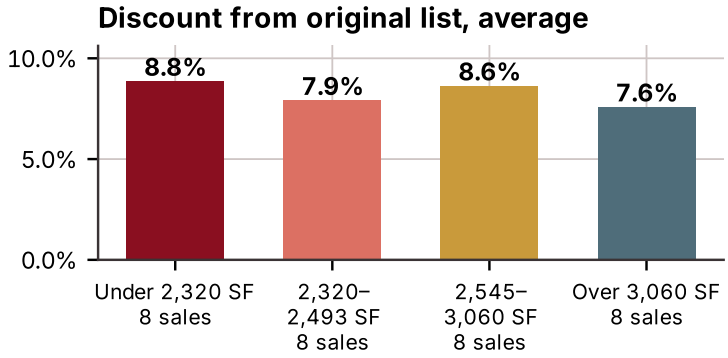


The median is **98 days** for homes over 3,060 SF and **136 days** for homes under 2,320 SF. It does not move in a straight line; homes under 2,320 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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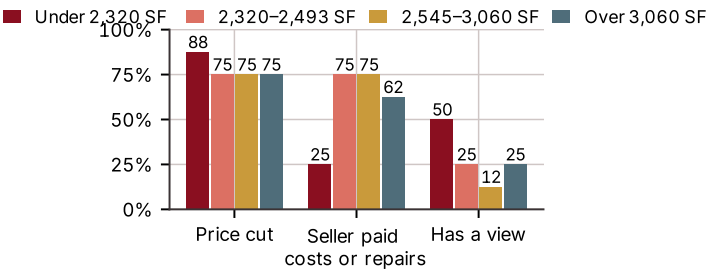
4.7 Discount from original list: no clear difference



The average is **7.6%** for homes over 3,060 SF and **8.8%** for homes under 2,320 SF. It does not move in a straight line; homes under 2,320 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.

- 75% of homes over 3,060 SF had a price cut before sale, against 88% of homes under 2,320 SF. Defined in 8.1.7.
- 62% of homes over 3,060 SF had the seller pay closing costs or repairs, against 25% of homes under 2,320 SF. Defined in 8.1.8.
- 25% of homes over 3,060 SF have a view, against 50% of homes under 2,320 SF. Defined in 8.1.9.

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

4.9 The numbers: price and size

	Under 2,320 SF 8 sales	2,320–2,493 SF 8 sales	2,545–3,060 SF 8 sales	Over 3,060 SF 8 sales	All 32 sales	Real difference?
Net sale price average	$403,388	$442,106	$529,052	$634,688	$502,308	✓ large
Net price per SF average	$201	$184	$190	$188	$191	unclear
Living area average	2,010	2,405	2,778	3,391	2,646	by design
Year built median	2023	2021	2022	2022	2022	unclear

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4.10 The numbers: selling

	Under 2,320 SF 8 sales	2,320–2,493 SF 8 sales	2,545–3,060 SF 8 sales	Over 3,060 SF 8 sales	All 32 sales	Real difference?
Days on market median	136	102	118	98	103	unclear
Discount from original list average	8.8%	7.9%	8.6%	7.6%	8.2%	unclear
Price cut before sale	88%	75%	75%	75%	78%	unclear
Seller paid closing costs or repairs	25%	75%	75%	62%	59%	unclear
Has a view	50%	25%	12%	25%	28%	unclear

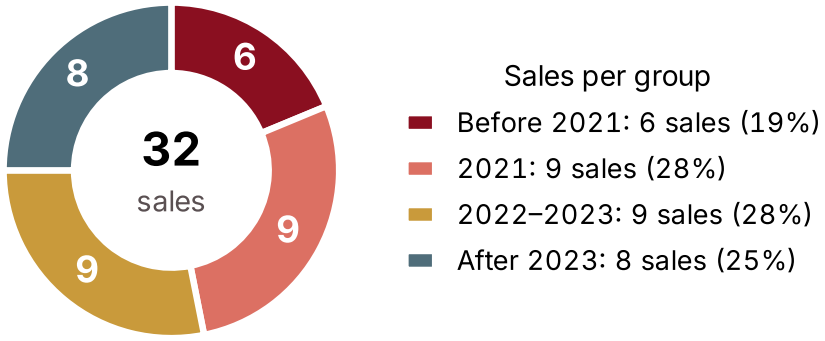
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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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.

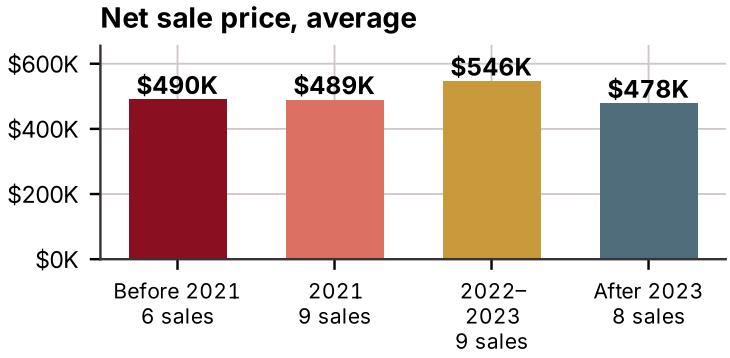
5.2 At a glance

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 2021	2021	2022–2023	After 2023	Real difference?
Net sale price	$490K	$489K	$546K	$478K	unclear
Net price per SF	$186 per SF	$196 per SF	$186 per SF	$193 per SF	unclear
Living area	2,596 SF	2,494 SF	2,936 SF	2,529 SF	unclear
Days on market	105 days	99 days	132 days	105 days	unclear
Discount from original list	7.8%	5.4%	10.7%	9.1%	unclear
Price cut before sale	83%	56%	78%	100%	unclear
Seller paid closing costs or repairs	67%	56%	78%	38%	unclear
Has a view	17%	33%	22%	38%	unclear

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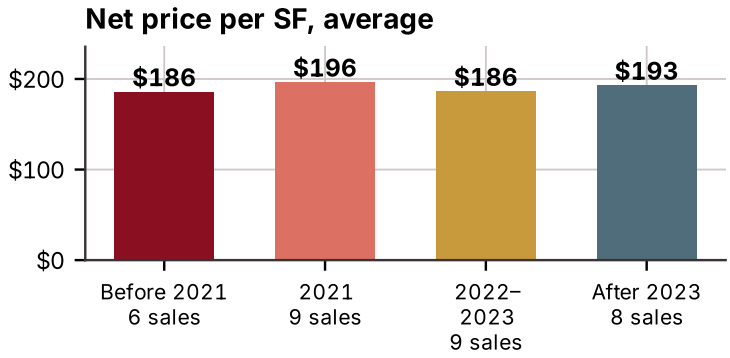
5.3 Net sale price: no clear difference



The average is **$478K** for homes built after 2023 and **$490K** for homes built before 2021. It does not move in a straight line; homes built 2022–2023 are highest. Defined in 8.1.1.

– No clear difference · could be chance

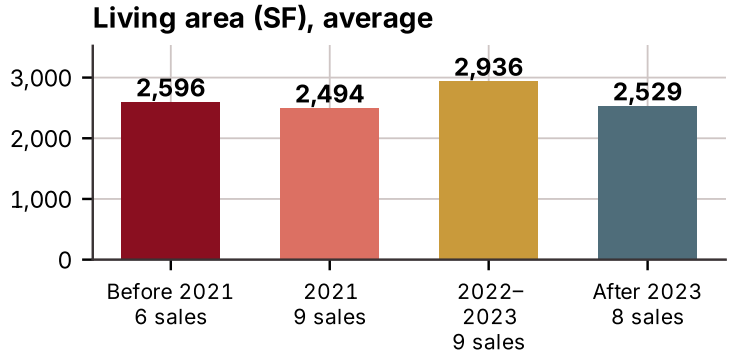
5.4 Net price per SF: no clear difference



The average is **$193 per SF** for homes built after 2023 and **$186 per SF** for homes built before 2021. It does not move in a straight line; homes built 2021 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

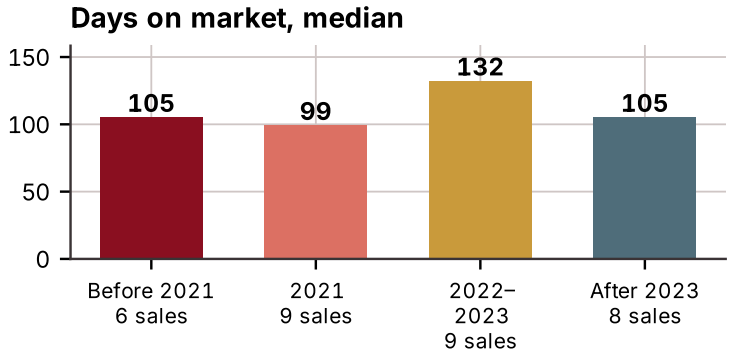


The average is **2,529 SF** for homes built after 2023 and **2,596 SF** for homes built before 2021. It does not move in a straight line; homes built 2022–2023 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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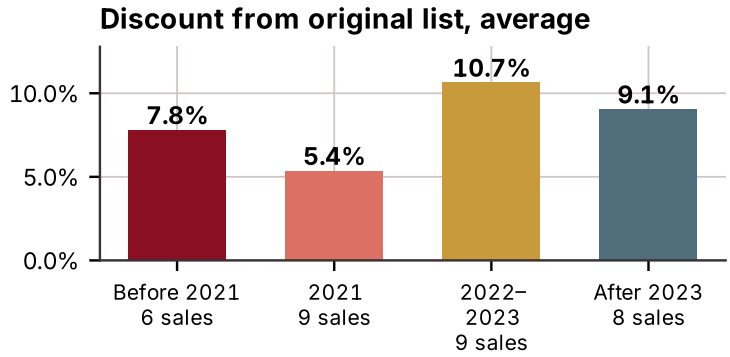
5.6 Days on market: no clear difference



The median is **105 days** for homes built after 2023 and **105 days** for homes built before 2021. It does not move in a straight line; homes built 2022–2023 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

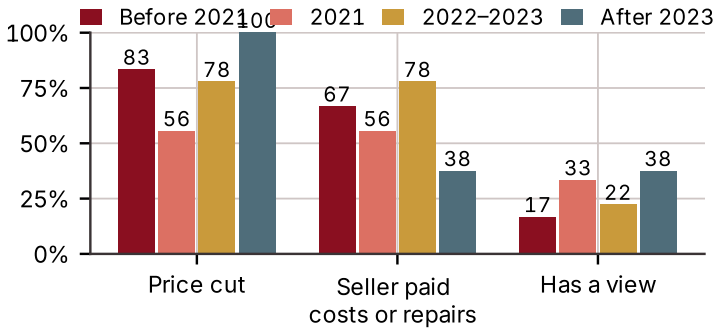


The average is **9.1%** for homes built after 2023 and **7.8%** for homes built before 2021. It does not move in a straight line; homes built 2022–2023 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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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.

- 100% of homes built after 2023 had a price cut before sale, against 83% of homes built before 2021. Defined in 8.1.7.
- 38% of homes built after 2023 had the seller pay closing costs or repairs, against 67% of homes built before 2021. Defined in 8.1.8.
- 38% of homes built after 2023 have a view, against 17% of homes built before 2021. 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 2021 6 sales	2021 9 sales	2022–2023 9 sales	After 2023 8 sales	All 32 sales	Real difference?
Net sale price average	$489,501	$488,917	$545,923	$477,912	$502,308	unclear
Net price per SF average	$186	$196	$186	$193	$191	unclear
Living area average	2,596	2,494	2,936	2,529	2,646	unclear
Year built median	2020	2021	2022	2024	2022	by design

5.10 The numbers: selling

	Before 2021 6 sales	2021 9 sales	2022–2023 9 sales	After 2023 8 sales	All 32 sales	Real difference?
Days on market median	105	99	132	105	103	unclear
Discount from original list average	7.8%	5.4%	10.7%	9.1%	8.2%	unclear
Price cut before sale	83%	56%	78%	100%	78%	unclear
Seller paid closing costs or repairs	67%	56%	78%	38%	59%	unclear
Has a view	17%	33%	22%	38%	28%	unclear

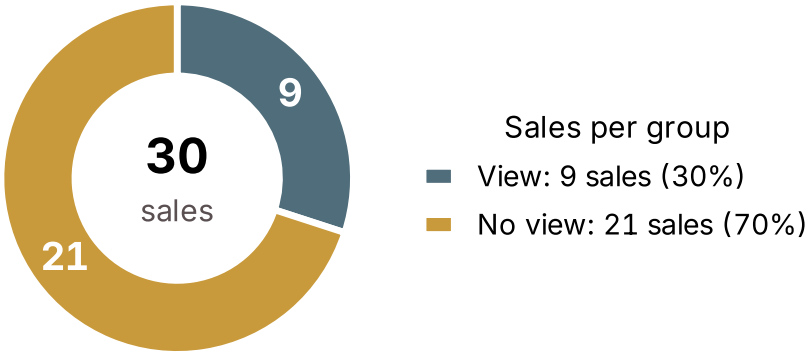
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

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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.

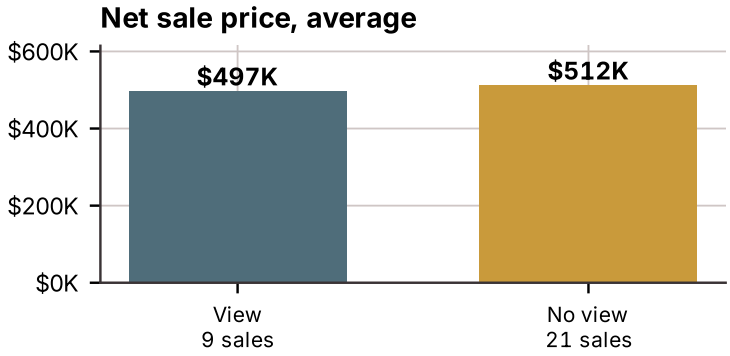
6.2 At a glance

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	$497K	$512K	unclear
Net price per SF	$198 per SF	$188 per SF	unclear
Living area	2,536 SF	2,724 SF	unclear
Year built	2022	2022	unclear
Days on market	103 days	103 days	unclear
Discount from original list	7.0%	8.5%	unclear
Price cut before sale	56%	86%	unclear
Seller paid closing costs or repairs	56%	57%	unclear

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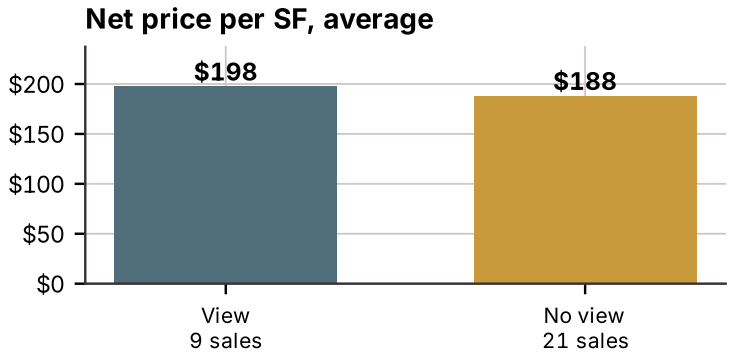
6.3 Net sale price: no clear difference



The average is **$497K** for homes with a view and **$512K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

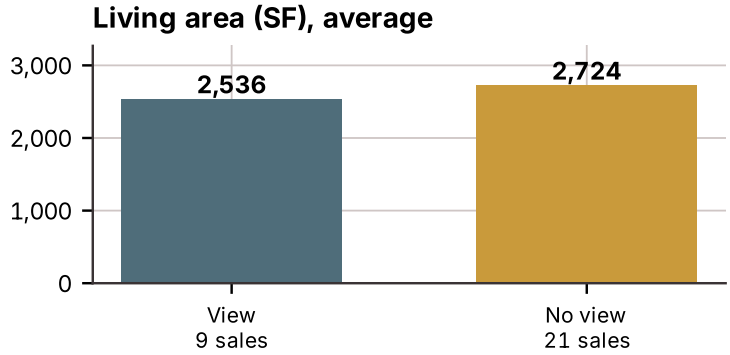
6.4 Net price per SF: no clear difference



The average is **$198 per SF** for homes with a view and **$188 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

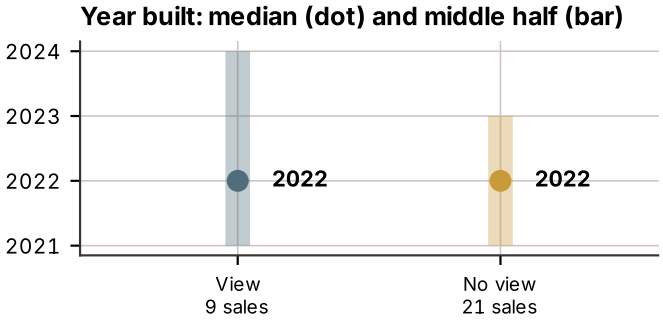


The average is **2,536 SF** for homes with a view and **2,724 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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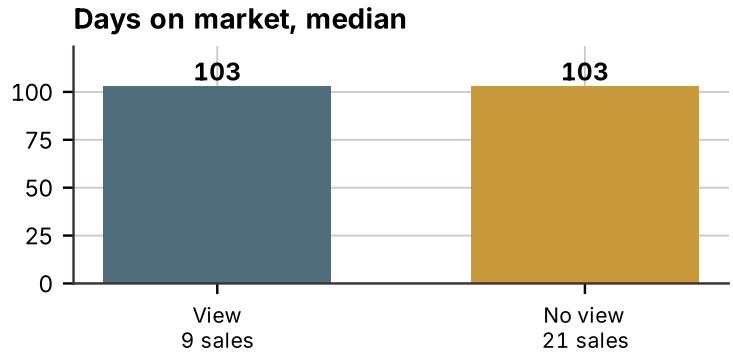
6.6 Year built: no clear difference



The median is **2022** for homes with a view and **2022** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

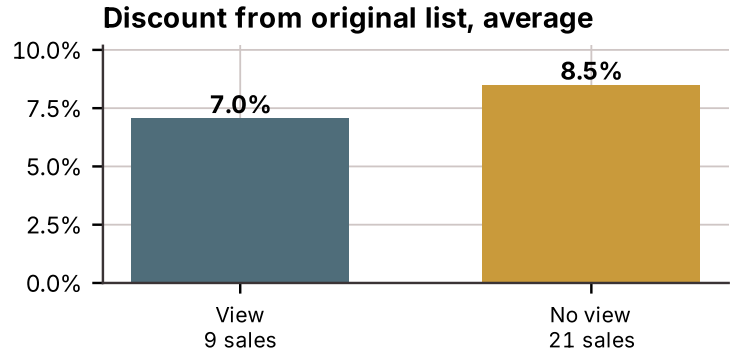
6.7 Days on market: no clear difference



The median is **103 days** for homes with a view and **103 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

6.8 Discount from original list: no clear difference

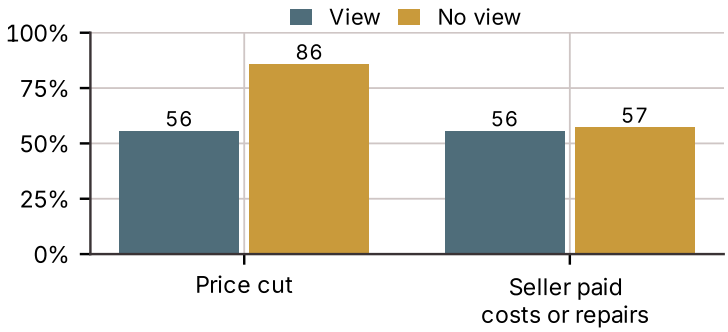


The average is **7.0%** for homes with a view and **8.5%** for homes without a view. Defined in 8.1.6.

– 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.

- 56% of homes with a view had a price cut before sale, against 86% of homes without a view. Defined in 8.1.7.
- 56% of homes with a view had the seller pay closing costs or repairs, against 57% 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 9 sales	No view 21 sales	All 30 sales	Real difference?
Net sale price average	$496,890	$512,231	$507,629	unclear
Net price per SF average	$198	$188	$191	unclear
Living area average	2,536	2,724	2,668	unclear
Year built median	2022	2022	2022	unclear

6.11 The numbers: selling

	View 9 sales	No view 21 sales	All 30 sales	Real difference?
Days on market median	103	103	103	unclear
Discount from original list average	7.0%	8.5%	8.0%	unclear
Price cut before sale	56%	86%	77%	unclear
Seller paid closing costs or repairs	56%	57%	57%	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 · 107 sales · November 6, 2025 – November 5, 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: 107 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 6 Creeks.

Measure	Average	Median
Sales		107
Net sale price	**$515,932**	$485,000
Net price per SF	**$195**	$195
Living area (SF)	**2,654**	2,662
Days on market	**197**	172
Discount from original list	**14.2%**	14.7%
Price cut before sale		88% of sales
Seller paid closing costs or repairs		81% 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 32 resale sales. Average $502,308; median $484,000; standard deviation $106,879; middle half (25th–75th percentile) $414,762–$569,430; lowest $360,000, highest $740,000. 19 sales had a seller payment; their median payment was $6,000.

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 32 resale sales. Average $191; median $193; standard deviation $19; middle half (25th–75th percentile) $179–$203; lowest $151, highest $222.

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 32 resale sales. Average 2,646; median 2,519; standard deviation 549; middle half (25th–75th percentile) 2,316–3,081; lowest 1,792, highest 4,074.

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 32 resale sales. Average 2022; median 2022; standard deviation 2; middle half (25th–75th percentile) 2021–2023; lowest 2019, highest 2026.

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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 32 resale sales. Average 125; median 103; standard deviation 85; middle half (25th–75th percentile) 69–168; lowest 14, highest 404. 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 32 resale sales. Average 8.2%; median 8.3%; standard deviation 4.7%; middle half (25th–75th percentile) 4.8%–11.3%; lowest 0.6%, highest 18.8%. 0 sales closed above their first asking price.

8.1.7 Price cut before sale

In simple terms The asking price was lowered at least once before the home went under contract.

Statistically Indicator: ListPrice at close < OriginalListPrice. Reported as the share of sales (%).

The data 25 of 32 resale sales (78.1%).

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 19 of 32 resale sales (59.4%).

8.1.9 Has a view

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

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

The data 9 sales with a view, 21 without, 2 unclassified. Most common View entries: None 14, Neighborhood 12, Park/Greenbelt 6, Trees/Woods 4, See Remarks 2, Pool 2, Hill Country 1, Panoramic 1.

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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 2026-11-06 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Kyle, SubdivisionName contains any of “6 creeks” (case-insensitive). A record is kept when its subdivision name belongs to the 6 Creeks family, the same rule comparable sales use.

The data Pulled November 6, 2026: 139 closed 6 Creeks records over the prior year, in ZIP 78640. 15 subdivision spellings kept, the most common: 6 Creeks (87); 6 CREEKS (17); 6 Creeks Ph 1 Sec 2 (6); 6 Creeks Ph 1 Sec 3 (5); 6 Creeks Sec 10 (4); 6 Creeks Ph 1 Sec 1 (3); 6 Creeks Ph 1 Sec 9 (3); 6 Creeks Ph 1 Sec 8B (3); 6 Creeks Ph 1 Sec 8A (3); 6 Creeks Ph 1 Sec 4A (2); 6 Creeks Ph 1 Sec 4B (2); 6 Creeks Ph 1 Sec 13B (1); and 3 more (3 records). Names found by the search but not part of 6 Creeks, left out: 6 Creeks at Waterridge (10); 6 Creeks at Waterridge 45s (3); 6 Creeks at Waterridge 60s (3); 6 Creeks at Waterridge: 60ft. lots (2); 6 Creeks at Waterridge: 55ft. lots (1).

8.2.2 Study window

In simple terms The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 20 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 6, 2025 to November 5, 2026 inclusive.

The data 139 single-family sales in the window: 32 resale, 107 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 32 resale; 107 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.

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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 $418K”.

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 $418K: $360,000–$406,550 (8 sales); $418K–$483K: $417,500–$483,000 (8 sales); $485K–$565K: $485,000–$565,000 (7 sales); Over $565K: $569,430–$740,000 (9 sales)
Quartiles by living area: Under 2,320 SF: 1,792–2,303 SF (8 sales); 2,320–2,493 SF: 2,320–2,493 SF (8 sales); 2,545–3,060 SF: 2,545–3,060 SF (8 sales); Over 3,060 SF: 3,144–4,074 SF (8 sales)
Quartiles by year built: Before 2021: 2019–2020 (6 sales); 2021: 2021–2021 (9 sales); 2022–2023: 2022–2023 (9 sales); After 2023: 2024–2026 (8 sales)
View and no view: View: MLS lists a view (9 sales); No view: None or Neighborhood (21 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 $502,308, median $484,000. Days on market: average 125, median 103: 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 $|1 - 2U/(n_1 n_2)|$: ≥ .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	2 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 = 3.87	3	0.2757	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.125$	medium
Living area	Kruskal–Wallis	H = 22.93	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.740$	large
Year built	Kruskal–Wallis	H = 4.49	3	0.2133	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.145$	large
Days on market	Kruskal–Wallis	H = 3.13	3	0.3715	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.101$	medium
Discount from original list	Kruskal–Wallis	H = 2.60	3	0.4576	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.084$	medium
Price cut before sale	Chi-square	$\chi^2 = 5.20$	3	0.1574	p < 0.0063	**Unclear**	Cramér's V = 0.403	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.90$	3	0.4077	p < 0.0063	**Unclear**	Cramér's V = 0.301	medium
Has a view	Chi-square	$\chi^2 = 3.02$	3	0.3892	p < 0.0063	**Unclear**	Cramér's V = 0.307	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 = 22.34	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.721$	large
Net price per SF	Kruskal–Wallis	H = 3.78	3	0.2860	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.122$	medium
Year built	Kruskal–Wallis	H = 5.85	3	0.1189	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.189$	large
Days on market	Kruskal–Wallis	H = 1.33	3	0.7212	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.043$	small
Discount from original list	Kruskal–Wallis	H = 1.03	3	0.7930	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.033$	small
Price cut before sale	Chi-square	$\chi^2 = 0.55$	3	0.9081	p < 0.0063	**Unclear**	Cramér's V = 0.131	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.57$	3	0.1345	p < 0.0063	**Unclear**	Cramér's V = 0.417	medium
Has a view	Chi-square	$\chi^2 = 2.94$	3	0.4014	p < 0.0063	**Unclear**	Cramér's V = 0.303	medium

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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 = 2.33	3	0.5070	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.075$	medium
Net price per SF	Kruskal–Wallis	H = 1.37	3	0.7134	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.044$	small
Living area	Kruskal–Wallis	H = 3.49	3	0.3223	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.113$	medium
Days on market	Kruskal–Wallis	H = 2.20	3	0.5325	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.071$	medium
Discount from original list	Kruskal–Wallis	H = 6.60	3	0.0860	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.213$	large
Price cut before sale	Chi-square	$\chi^2 = 5.02$	3	0.1705	p < 0.0063	**Unclear**	Cramér's V = 0.396	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.04$	3	0.3859	p < 0.0063	**Unclear**	Cramér's V = 0.308	medium
Has a view	Chi-square	$\chi^2 = 1.01$	3	0.7980	p < 0.0063	**Unclear**	Cramér's V = 0.178	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 = 77.00	—	0.4416	p < 0.0063	**Unclear**	rank-biserial r = 0.185	small
Net price per SF	Mann–Whitney U	U = 121.00	—	0.2393	p < 0.0063	**Unclear**	rank-biserial r = 0.280	small
Living area	Mann–Whitney U	U = 64.50	—	0.1817	p < 0.0063	**Unclear**	rank-biserial r = 0.317	medium
Year built	Mann–Whitney U	U = 100.00	—	0.8180	p < 0.0063	**Unclear**	rank-biserial r = 0.058	negligible
Days on market	Mann–Whitney U	U = 87.50	—	0.7686	p < 0.0063	**Unclear**	rank-biserial r = 0.074	negligible
Discount from original list	Mann–Whitney U	U = 76.00	—	0.4152	p < 0.0063	**Unclear**	rank-biserial r = 0.196	small
Price cut before sale	Chi-square	$\chi^2 = 3.20$	1	0.0735	p < 0.0063	**Unclear**	Cramér's V = 0.327	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.01$	1	0.9359	p < 0.0063	**Unclear**	Cramér's V = 0.015	negligible

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8.4 Data notes

Left out of the analysis: 107 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 32 closed MLS resale sales; the 107 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 6, 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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