



Alexander Tiffany Southwest, LLC - ALEX Companies

ALEX Real Estate
genius real estate

ALEX Intelligence
deep intelligence

ALEX Institute
earned mastery

ALEX Invest
invest together

ALEX Cares
purposeful philanthropy



Plum Creek

Kyle, TX 78640

Resale homes · closed Oct 28 – Oct 27, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 28, 2026 · 6:49 AM CDT

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

RESALE SALES, 365 DAYS

73

single-family resale homes

MEDIAN NET SALE PRICE

\$305,000

average \$314,457

MEDIAN NET PRICE PER SF

\$167

average \$167

MEDIAN DAYS ON MARKET

54 days

average 72 days

Contents

1. Summary
2. Where the resale homes sold
3. Quartiles by net sale price
4. Quartiles by living area
5. Quartiles by year built
6. View and no view
7. New construction
8. Appendix: measures, methods and tests

1. Summary

Resale homes · 73 sales · October 28, 2025 – October 27, 2026

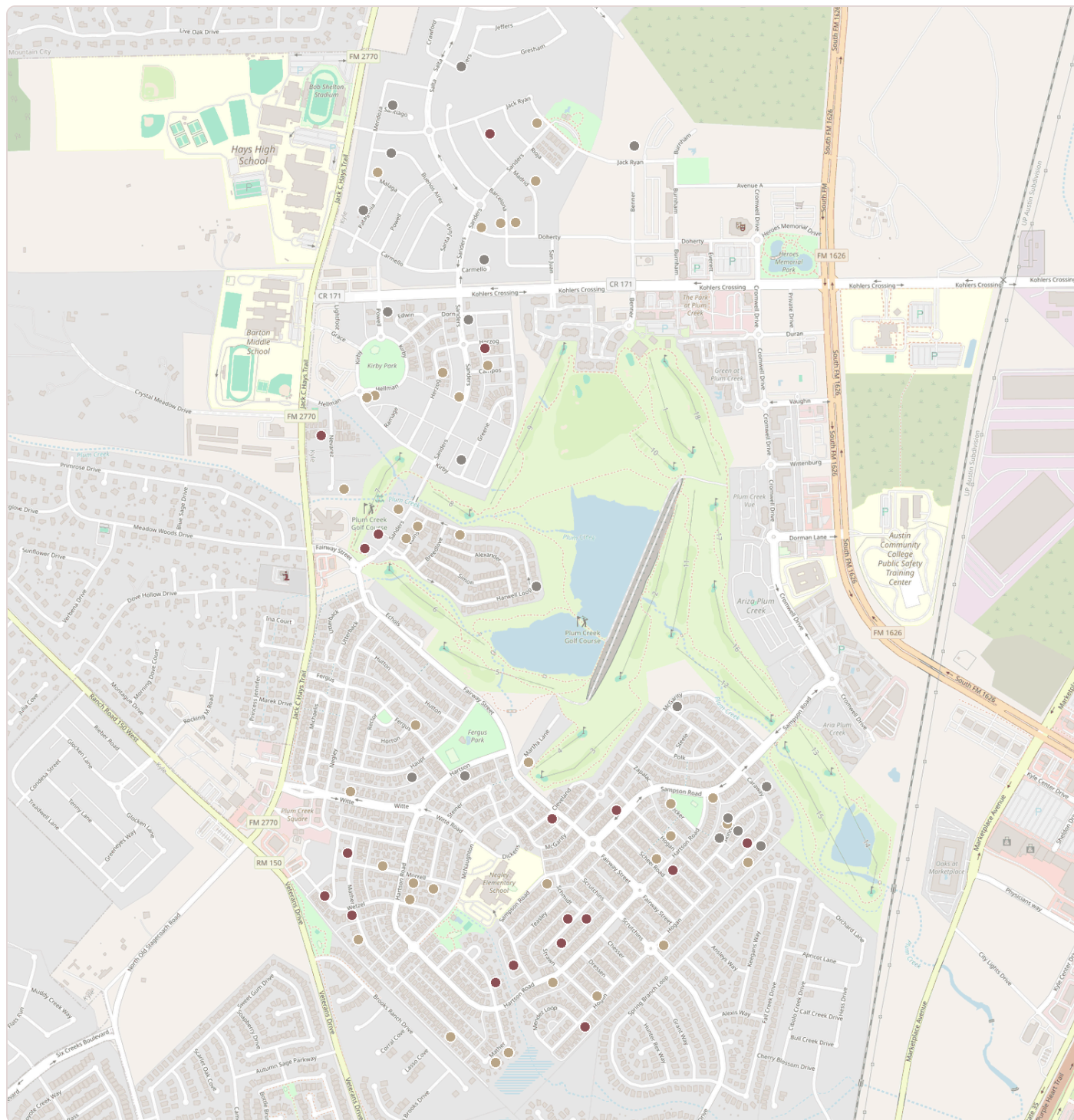
This study looks at the **73 resale homes** sold in Plum Creek in the **365 days** to October 27, 2026. A full year is used because only 43 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living area, 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

73 resale homes · colored by price range

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

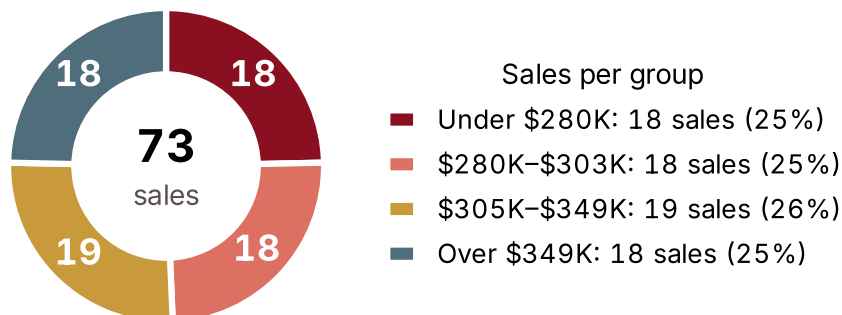


● Under \$280K · 18 sales ● \$280K–\$303K · 18 sales ● \$305K–\$349K · 19 sales ● Over \$349K · 18 sales

3. Quartiles by net sale price

Resale homes · 73 sales · October 28, 2025 – October 27, 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 \$349K are about 840 SF (54%) larger than homes under \$280K.
- Homes over \$349K sell about 7 percentage points closer to their first asking price than homes under \$280K.

3.1 Key differences

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

■ Under \$280K ■ \$280K–\$303K ■ \$305K–\$349K ■ Over \$349K

Higher-priced homes Over \$349K

- Are much larger.
- Sell closer to their first asking price.

Lower-priced homes Under \$280K

- Are much smaller.
- Sell further below their first asking price.

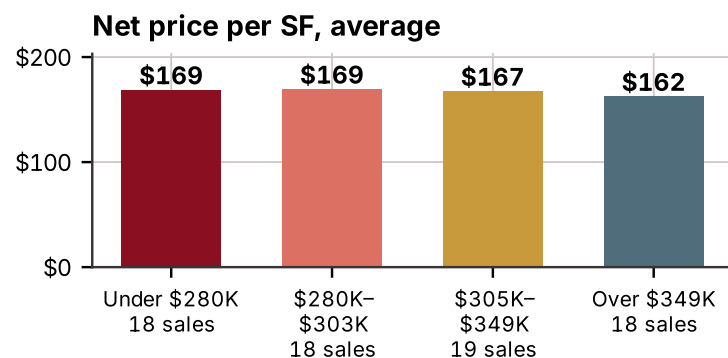
3.2 At a glance

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 \$280K	\$280K–\$303K	\$305K–\$349K	Over \$349K	Real difference?
Net price per SF	\$169 per SF	\$169 per SF	\$167 per SF	\$162 per SF	unclear
Living area	1,552 SF Smallest	1,750 SF	1,978 SF	2,393 SF Largest	✓ large
Year built	2005	2006	2006	2010	unclear
Days on market	62 days	38 days	54 days	59 days	unclear
Discount from original list	10.1% Biggest	7.0%	5.5%	3.3% Smallest	✓ large
Price cut before sale	72%	56%	58%	33%	unclear
Seller paid closing costs or repairs	67%	67%	63%	83%	unclear
Has a view	22%	17%	26%	33%	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

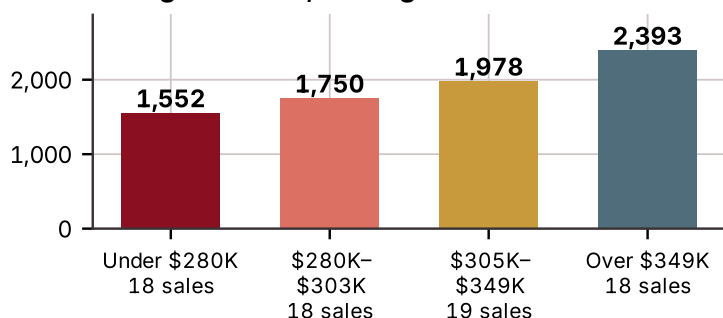


The average is **\$162 per SF** for homes over \$349K and **\$169 per SF** for homes under \$280K. It does not move in a straight line; homes \$280K–\$303K are highest. Defined in 8.1.2.

– No clear difference · could be chance

3.4 Homes over \$349K are about 840 SF (54%) larger than homes under \$280K

Living area (SF), average

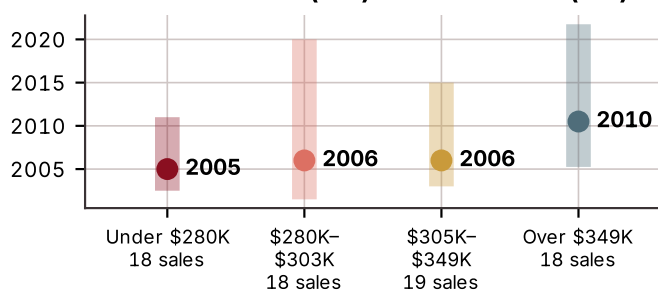


The average is **2,393 SF** for homes over \$349K and **1,552 SF** for homes under \$280K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

3.5 Year built: no clear difference

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

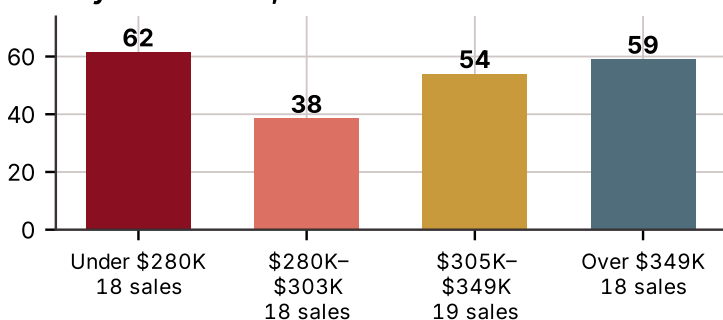


The median is **2010** for homes over \$349K and **2005** for homes under \$280K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

Days on market, median

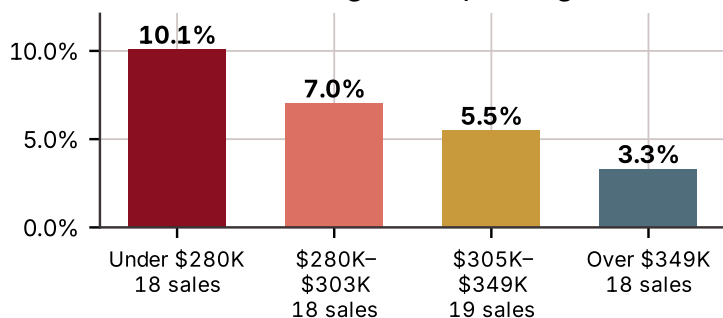


The median is **59 days** for homes over \$349K and **62 days** for homes under \$280K. It does not move in a straight line; homes under \$280K are highest. Defined in 8.1.5.

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

3.7 Homes over \$349K sell about 7 percentage points closer to their first asking price than homes under \$280K

Discount from original list, average

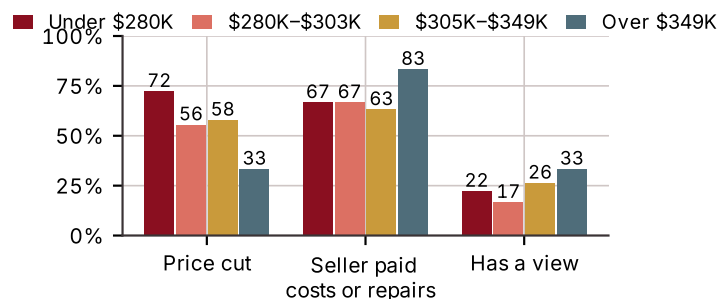


The average is 3.3% for homes over \$349K and 10.1% for homes under \$280K. It falls step by step from the lowest range to the highest.

Defined in 8.1.6.

✓ Real difference · large

3.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 33% of homes over \$349K had a price cut before sale, against 72% of homes under \$280K. Defined in 8.1.7.
- 83% of homes over \$349K had the seller pay closing costs or repairs, against 67% of homes under \$280K. Defined in 8.1.8.
- 33% of homes over \$349K have a view, against 22% of homes under \$280K. 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 \$280K 18 sales	\$280K-\$303K 18 sales	\$305K-\$349K 19 sales	Over \$349K 18 sales	All 73 sales	Real difference?
Net sale price average	\$253,914	\$293,031	\$326,473	\$383,741	\$314,457	by design
Net price per SF average	\$169	\$169	\$167	\$162	\$167	unclear
Living area average	1,552	1,750	1,978	2,393	1,919	✓ large
Year built median	2005	2006	2006	2010	2006	unclear

3.10 The numbers: selling

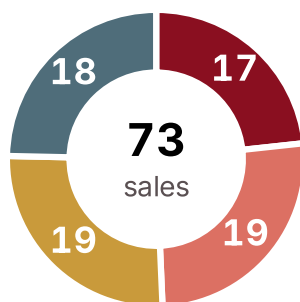
	Under \$280K 18 sales	\$280K– \$303K 18 sales	\$305K– \$349K 19 sales	Over \$349K 18 sales	All 73 sales	Real difference?
Days on market median	62	38	54	59	54	unclear
Discount from original list average	10.1%	7.0%	5.5%	3.3%	6.5%	✓ large
Price cut before sale	72%	56%	58%	33%	55%	unclear
Seller paid closing costs or repairs	67%	67%	63%	83%	70%	unclear
Has a view	22%	17%	26%	33%	25%	unclear

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

4. Quartiles by living area

Resale homes · 73 sales · October 28, 2025 – October 27, 2026

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



Sales per group

- Under 1,636 SF: 17 sales (23%)
- 1,636–1,864 SF: 19 sales (26%)
- 1,897–2,123 SF: 19 sales (26%)
- Over 2,123 SF: 18 sales (25%)

Bottom line

- Homes over 2,123 SF sell for about \$111K (42%) more than homes under 1,636 SF.
- Homes over 2,123 SF sell for about \$36 per SF (19%) less than homes under 1,636 SF.

4.1 Key differences

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

■ Under 1,636 SF ■ 1,636–1,864 SF ■ 1,897–2,123 SF ■ Over 2,123 SF

Larger homes Over 2,123 SF

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

Smaller homes Under 1,636 SF

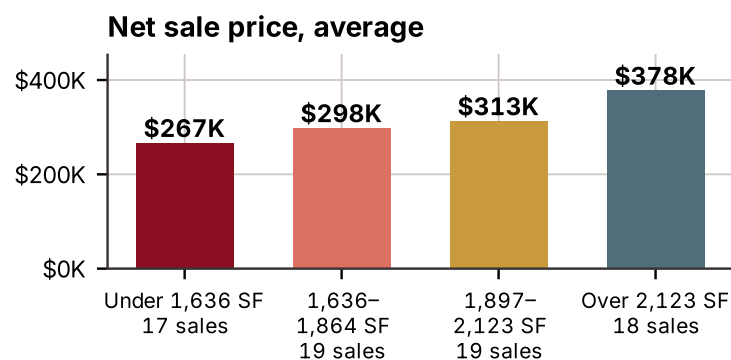
- Sell for much less.
- Sell for more per square foot.

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 1,636 SF	1,636–1,864 SF	1,897–2,123 SF	Over 2,123 SF	Real difference?
Net sale price	\$267K Lowest	\$298K	\$313K	\$378K Highest	✓ large
Net price per SF	\$190 per SF Highest	\$170 per SF	\$156 per SF	\$153 per SF Lowest	✓ large
Year built	2005	2004	2011	2012	unclear
Days on market	36 days	54 days	47 days	62 days	unclear
Discount from original list	6.6%	7.3%	7.4%	4.5%	unclear
Price cut before sale	53%	58%	63%	44%	unclear
Seller paid closing costs or repairs	59%	63%	74%	83%	unclear
Has a view	18%	26%	21%	33%	unclear

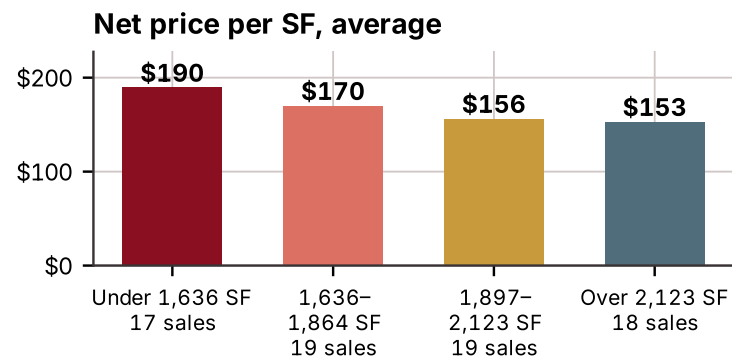
4.3 Homes over 2,123 SF sell for about \$111K (42%) more than homes under 1,636 SF



The average is **\$378K** for homes over 2,123 SF and **\$267K** for homes under 1,636 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference · large**

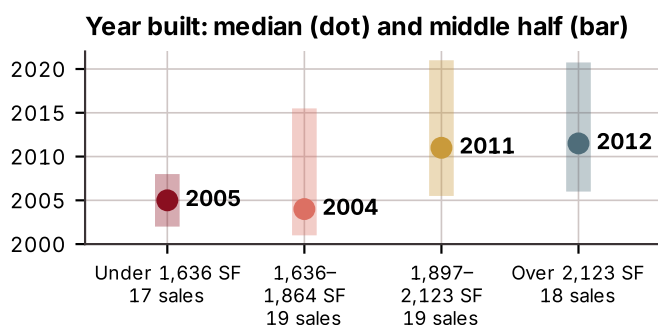
4.4 Homes over 2,123 SF sell for about \$36 per SF (19%) less than homes under 1,636 SF



The average is **\$153 per SF** for homes over 2,123 SF and **\$190 per SF** for homes under 1,636 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference · large**

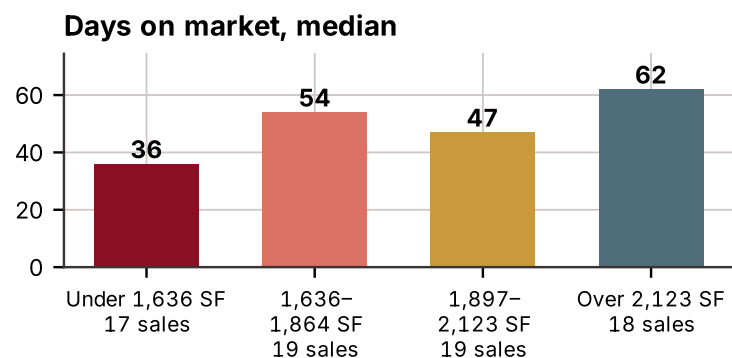
4.5 Year built: no clear difference



The median is **2012** for homes over 2,123 SF and **2005** for homes under 1,636 SF. It does not move in a straight line; homes over 2,123 SF are highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

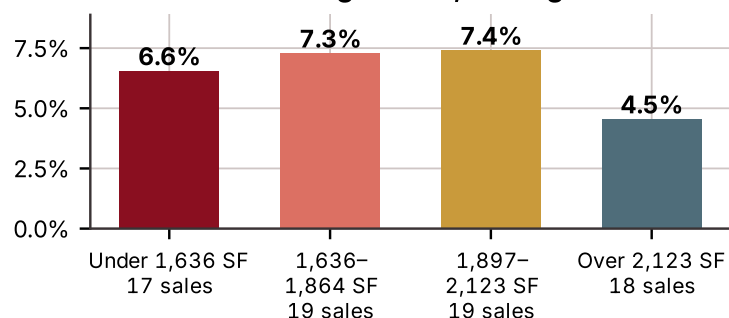


The median is **62 days** for homes over 2,123 SF and **36 days** for homes under 1,636 SF. It does not move in a straight line; homes over 2,123 SF are highest. Defined in 8.1.5.

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

4.7 Discount from original list: no clear difference

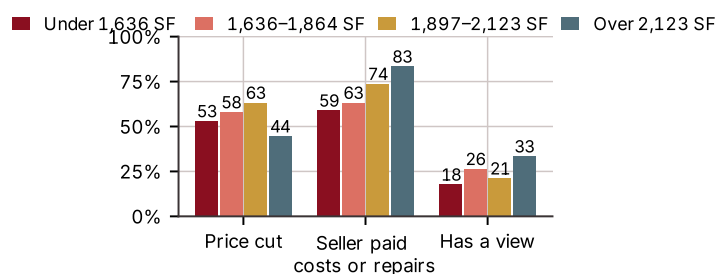
Discount from original list, average



The average is **4.5%** for homes over 2,123 SF and **6.6%** for homes under 1,636 SF. It does not move in a straight line; homes 1,897–2,123 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.

- 44% of homes over 2,123 SF had a price cut before sale, against 53% of homes under 1,636 SF. Defined in 8.1.7.
- 83% of homes over 2,123 SF had the seller pay closing costs or repairs, against 59% of homes under 1,636 SF. Defined in 8.1.8.
- 33% of homes over 2,123 SF have a view, against 18% of homes under 1,636 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 1,636 SF 17 sales	1,636–1,864 SF 19 sales	1,897–2,123 SF 19 sales	Over 2,123 SF 18 sales	All 73 sales	Real difference?
Net sale price average	\$266,861	\$298,311	\$313,157	\$377,824	\$314,457	✓ large
Net price per SF average	\$190	\$170	\$156	\$153	\$167	✓ large
Living area average	1,412	1,756	2,005	2,479	1,919	by design
Year built median	2005	2004	2011	2012	2006	unclear

4.10 The numbers: selling

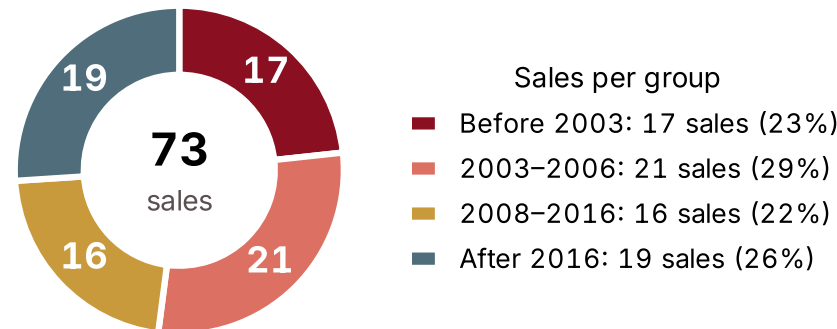
	Under 1,636 SF 17 sales	1,636–1,864 SF 19 sales	1,897–2,123 SF 19 sales	Over 2,123 SF 18 sales	All 73 sales	Real difference?
Days on market median	36	54	47	62	54	unclear
Discount from original list average	6.6%	7.3%	7.4%	4.5%	6.5%	unclear
Price cut before sale	53%	58%	63%	44%	55%	unclear
Seller paid closing costs or repairs	59%	63%	74%	83%	70%	unclear
Has a view	18%	26%	21%	33%	25%	unclear

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

5. Quartiles by year built

Resale homes · 73 sales · October 28, 2025 – October 27, 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

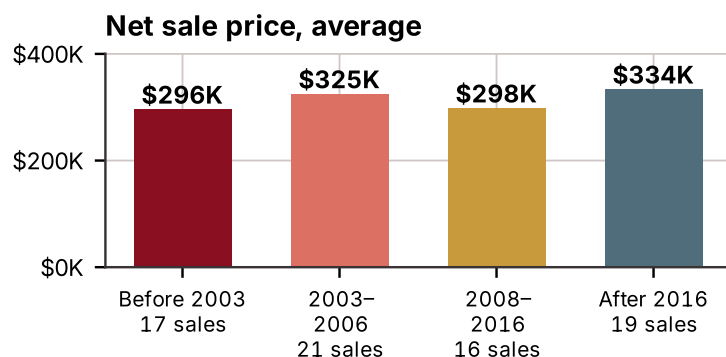
The top group against the bottom group: no measure differs enough to rule out chance.

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 2003	2003–2006	2008–2016	After 2016	Real difference?
Net sale price	\$296K	\$325K	\$298K	\$334K	unclear
Net price per SF	\$177 per SF	\$165 per SF	\$160 per SF	\$165 per SF	unclear
Living area	1,696 SF	2,016 SF	1,882 SF	2,042 SF	unclear
Days on market	41 days	62 days	55 days	60 days	unclear
Discount from original list	5.9%	6.6%	8.5%	5.2%	unclear
Price cut before sale	53%	52%	62%	53%	unclear
Seller paid closing costs or repairs	65%	71%	69%	74%	unclear
Has a view	18%	19%	38%	26%	unclear

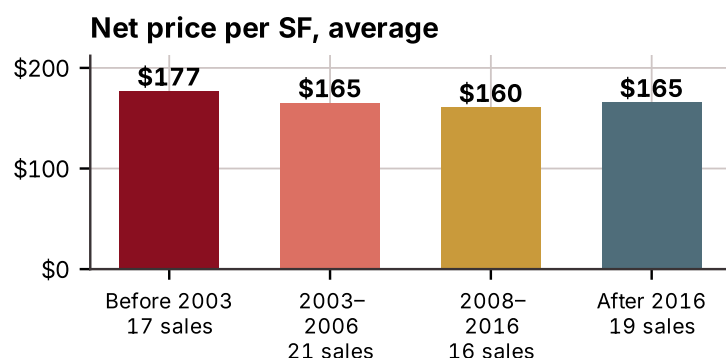
5.3 Net sale price: no clear difference



The average is **\$334K** for homes built after 2016 and **\$296K** for homes built before 2003. It does not move in a straight line; homes built after 2016 are highest. Defined in 8.1.1.

– No clear difference · could be chance

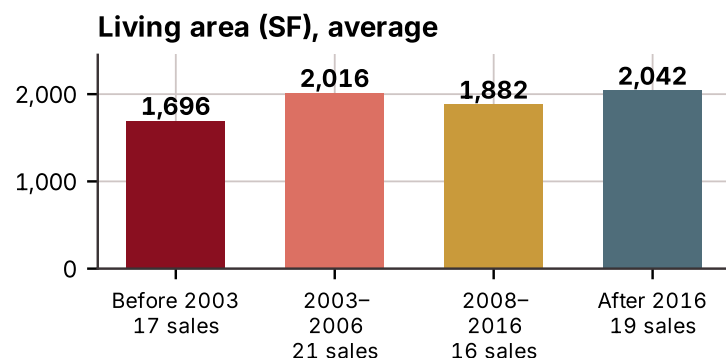
5.4 Net price per SF: no clear difference



The average is **\$165 per SF** for homes built after 2016 and **\$177 per SF** for homes built before 2003. It does not move in a straight line; homes built before 2003 are highest. Defined in 8.1.2.

– No clear difference · could be chance

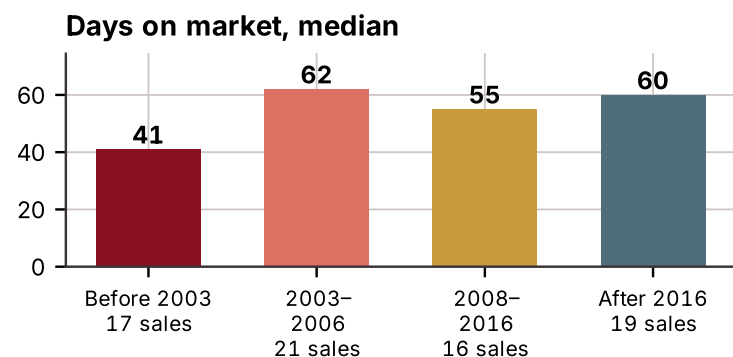
5.5 Living area: no clear difference



The average is **2,042 SF** for homes built after 2016 and **1,696 SF** for homes built before 2003. It does not move in a straight line; homes built after 2016 are highest. Defined in 8.1.3.

– No clear difference · could be chance

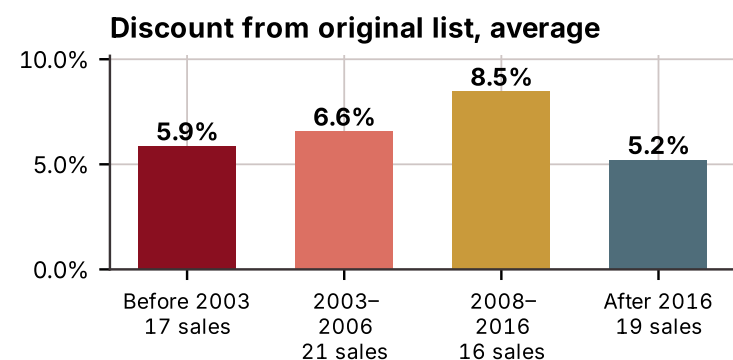
5.6 Days on market: no clear difference



The median is **60 days** for homes built after 2016 and **41 days** for homes built before 2003. It does not move in a straight line; homes built 2003–2006 are highest. Defined in 8.1.5.

– No clear difference · could be chance

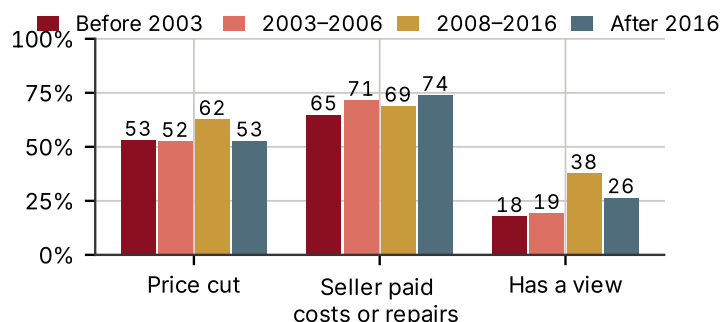
5.7 Discount from original list: no clear difference



The average is **5.2%** for homes built after 2016 and **5.9%** for homes built before 2003. It does not move in a straight line; homes built 2008–2016 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.

- 53% of homes built after 2016 had a price cut before sale, against 53% of homes built before 2003. Defined in 8.1.7.
- 74% of homes built after 2016 had the seller pay closing costs or repairs, against 65% of homes built before 2003. Defined in 8.1.8.
- 26% of homes built after 2016 have a view, against 18% of homes built before 2003. 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 2003 17 sales	2003–2006 21 sales	2008–2016 16 sales	After 2016 19 sales	All 73 sales	Real difference?
Net sale price average	\$295,837	\$324,722	\$298,100	\$333,544	\$314,457	unclear
Net price per SF average	\$177	\$165	\$160	\$165	\$167	unclear
Living area average	1,696	2,016	1,882	2,042	1,919	unclear
Year built median	2001	2005	2012	2021	2006	by design

5.10 The numbers: selling

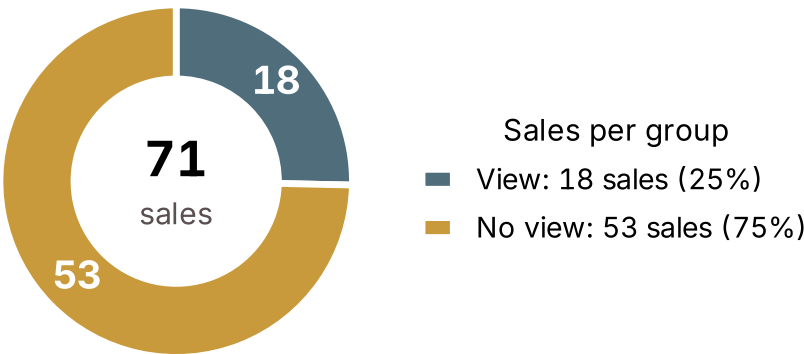
	Before 2003 17 sales	2003–2006 21 sales	2008–2016 16 sales	After 2016 19 sales	All 73 sales	Real difference?
Days on market median	41	62	55	60	54	unclear
Discount from original list average	5.9%	6.6%	8.5%	5.2%	6.5%	unclear
Price cut before sale	53%	52%	62%	53%	55%	unclear
Seller paid closing costs or repairs	65%	71%	69%	74%	70%	unclear
Has a view	18%	19%	38%	26%	25%	unclear

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

6. View and no view

Resale homes · 73 sales · October 28, 2025 – October 27, 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

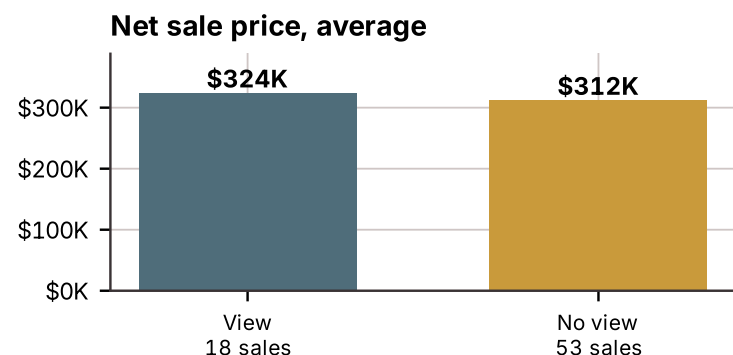
The top group against the bottom group: no measure differs enough to rule out chance.

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	\$324K	\$312K	unclear
Net price per SF	\$165 per SF	\$168 per SF	unclear
Living area	1,986 SF	1,886 SF	unclear
Year built	2013	2006	unclear
Days on market	60 days	52 days	unclear
Discount from original list	7.0%	6.3%	unclear
Price cut before sale	61%	55%	unclear
Seller paid closing costs or repairs	72%	68%	unclear

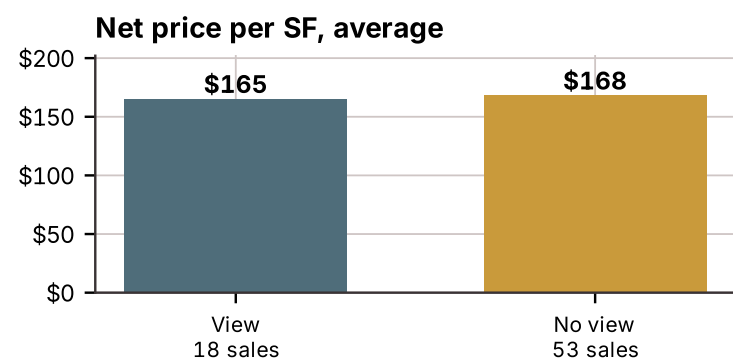
6.3 Net sale price: no clear difference



The average is **\$324K** for homes with a view and **\$312K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

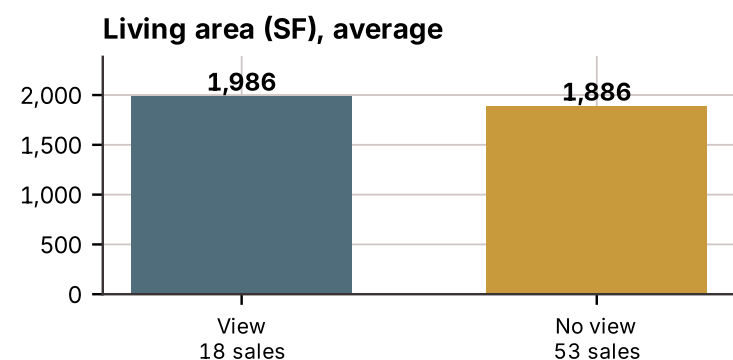
6.4 Net price per SF: no clear difference



The average is **\$165 per SF** for homes with a view and **\$168 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

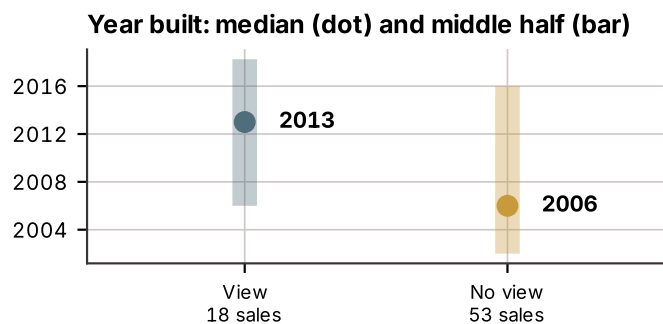
6.5 Living area: no clear difference



The average is **1,986 SF** for homes with a view and **1,886 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

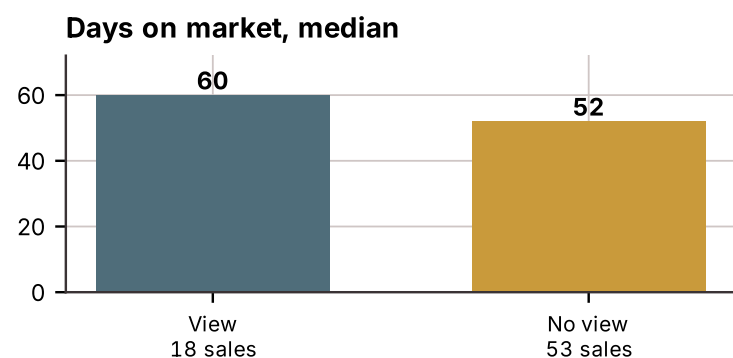
6.6 Year built: no clear difference



The median is **2013** for homes with a view and **2006** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

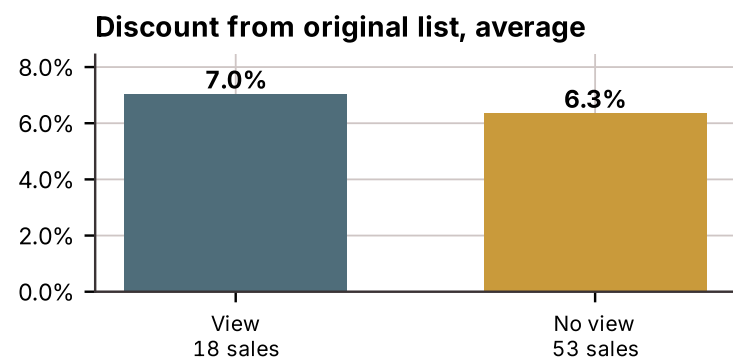
6.7 Days on market: no clear difference



The median is **60 days** for homes with a view and **52 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

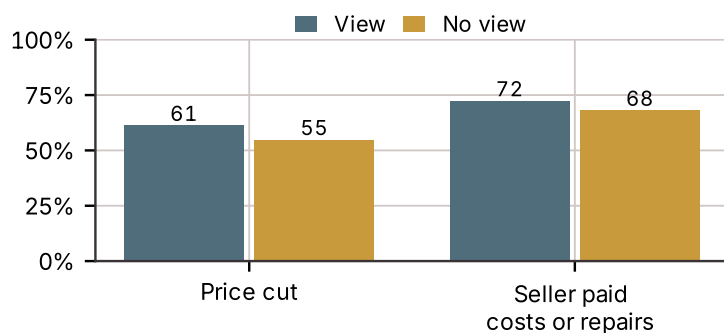
6.8 Discount from original list: no clear difference



The average is **7.0%** for homes with a view and **6.3%** 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.

- 61% of homes with a view had a price cut before sale, against 55% of homes without a view. Defined in 8.1.7.
- 72% of homes with a view had the seller pay closing costs or repairs, against 68% 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 18 sales	No view 53 sales	All 71 sales	Real difference?
Net sale price average	\$323,576	\$311,516	\$314,573	unclear
Net price per SF average	\$165	\$168	\$168	unclear
Living area average	1,986	1,886	1,912	unclear
Year built median	2013	2006	2006	unclear

6.11 The numbers: selling

	View 18 sales	No view 53 sales	All 71 sales	Real difference?
Days on market median	60	52	54	unclear
Discount from original list average	7.0%	6.3%	6.5%	unclear
Price cut before sale	61%	55%	56%	unclear
Seller paid closing costs or repairs	72%	68%	69%	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.

7. New construction

Basic statistics · 91 sales · October 28, 2025 – October 27, 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: 91 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 Plum Creek.

Measure	Average	Median
Sales		91
Net sale price	\$296,391	\$300,800
Net price per SF	\$166	\$166
Living area (SF)	1,808	1,879
Days on market	66	53
Discount from original list	10.1%	10.4%
Price cut before sale		73% of sales
Seller paid closing costs or repairs		76% of sales
Year built		2025–2026

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	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersCIsGCostPdbYSell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	73 resale sales. Average \$314,457; median \$305,000; standard deviation \$52,661; middle half (25th–75th percentile) \$280,000–\$349,000; lowest \$200,000, highest \$481,200. 51 sales had a seller payment; their median payment was \$4,000.

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	73 resale sales. Average \$167; median \$167; standard deviation \$22; middle half (25th–75th percentile) \$151–\$177; lowest \$119, highest \$212.

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	73 resale sales. Average 1,919; median 1,897; standard deviation 423; middle half (25th–75th percentile) 1,636–2,123; lowest 1,137, highest 3,208.

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	73 resale sales. Average 2010; median 2006; standard deviation 8; middle half (25th–75th percentile) 2003–2019; lowest 1999, highest 2024.

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	73 resale sales. Average 72; median 54; standard deviation 78; middle half (25th–75th percentile) 16–90; lowest 1, highest 416. 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	73 resale sales. Average 6.5%; median 6.3%; standard deviation 5.5%; middle half (25th–75th percentile) 2.4%–9.4%; lowest –1.5%, highest 21.1%. 4 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	40 of 73 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	51 of 73 resale sales (69.9%).

8.1.9 Has a view

In simple terms	The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.
Statistically	View = the View field holds any entry other than "None", "Neighborhood" or "See Remarks". No view = only "None" and/or "Neighborhood". A record whose only entry is "See Remarks" cannot be classified and is left out of the view slice.
The data	18 sales with a view, 53 without, 2 unclassified. Most common View entries: Neighborhood 32, None 29, Park/Greenbelt 10, Golf Course 8, Trees/Woods 5, Panoramic 3, See Remarks 2, Hill Country 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 = Kyle, SubdivisionName contains any of "plum creek", "plum creek north" (case-insensitive). A record is kept when its subdivision name belongs to the Plum Creek family, the same rule comparable sales use (it includes Plum Creek North, proven adjacent and priced alike).
The data	Pulled October 28, 2026: 167 closed Plum Creek records over the prior year, in ZIP 78640. 38 subdivision spellings kept, the most common: Plum Creek North (59); Plum Creek (46); Plum Creek Ph 2 Sec 1 (7); Plum Creek Ph I Sec 2j (4); Plum Creek Ph 2 Sec 2 (4); Plum Creek Ph I Sec 2J (3); Plum Creek Ph 1 Sec 2C (3); PLUM CREEK (2); Plum Creek Ph I Sec 1-B (2); Plum Creek Ph 1 Sec 2c (2); Plum Creek Ph 1 Sec 1F (2); Plum Creek Ph 1 Sec 6H-2 (2); and 26 more (31 records). Names found by the search but not part of Plum Creek, left out: Silverado At Plum Creek Sec 3A (4); Silverado At Plum Creek Sec 1B (2); Silverado At Plum Creek (1); 1880 At Plum Creek Condos (1); Silverado At Plum Creek Sec 4 (1); SILVERADO AT PLUM CREEK SEC 4 (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 43 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 28, 2025 to October 27, 2026 inclusive.
The data	164 single-family sales in the window: 73 resale, 91 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	73 resale; 91 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	3 sale(s) other than single-family homes (condo, townhome and similar)

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 \$280K".
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	Quartiles by net sale price: Under \$280K: \$200,000–\$278,390 (18 sales); \$280K–\$303K: \$280,000–\$303,200 (18 sales); \$305K–\$349K: \$305,000–\$349,000 (19 sales); Over \$349K: \$350,000–\$481,200 (18 sales) Quartiles by living area: Under 1,636 SF: 1,137–1,630 SF (17 sales); 1,636–1,864 SF: 1,636–1,864 SF (19 sales); 1,897–2,123 SF: 1,897–2,123 SF (19 sales); Over 2,123 SF: 2,156–3,208 SF (18 sales) Quartiles by year built: Before 2003: 1999–2002 (17 sales); 2003–2006: 2003–2006 (21 sales); 2008–2016: 2008–2016 (16 sales); After 2016: 2019–2024 (19 sales) View and no view: View: MLS lists a view (18 sales); No view: None or Neighborhood (53 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 $\bar{x} = (1/n) \sum x_i$; 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 \$314,457, median \$305,000. Days on market: average 72, median 54: 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	$H = 1.29$	3	0.7322	$p < 0.0063$	Unclear	$\epsilon^2 = 0.018$	small
Living area	Kruskal-Wallis	$H = 40.48$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.562$	large
Year built	Kruskal-Wallis	$H = 3.38$	3	0.3362	$p < 0.0063$	Unclear	$\epsilon^2 = 0.047$	small
Days on market	Kruskal-Wallis	$H = 1.79$	3	0.6179	$p < 0.0063$	Unclear	$\epsilon^2 = 0.025$	small
Discount from original list	Kruskal-Wallis	$H = 12.61$	3	0.0056	$p < 0.0063$	Yes	$\epsilon^2 = 0.175$	large
Price cut before sale	Chi-square	$\chi^2 = 5.63$	3	0.1310	$p < 0.0063$	Unclear	Cramér's $V = 0.278$	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.13$	3	0.5455	$p < 0.0063$	Unclear	Cramér's $V = 0.171$	small
Has a view	Chi-square	$\chi^2 = 1.43$	3	0.6977	$p < 0.0063$	Unclear	Cramér's $V = 0.140$	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	$H = 43.22$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.600$	large
Net price per SF	Kruskal-Wallis	$H = 30.43$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.423$	large
Year built	Kruskal-Wallis	$H = 10.97$	3	0.0119	$p < 0.0063$	Unclear	$\epsilon^2 = 0.152$	large
Days on market	Kruskal-Wallis	$H = 0.93$	3	0.8178	$p < 0.0063$	Unclear	$\epsilon^2 = 0.013$	small
Discount from original list	Kruskal-Wallis	$H = 2.07$	3	0.5588	$p < 0.0063$	Unclear	$\epsilon^2 = 0.029$	small
Price cut before sale	Chi-square	$\chi^2 = 1.41$	3	0.7027	$p < 0.0063$	Unclear	Cramér's $V = 0.139$	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.07$	3	0.3805	$p < 0.0063$	Unclear	Cramér's $V = 0.205$	small
Has a view	Chi-square	$\chi^2 = 1.34$	3	0.7196	$p < 0.0063$	Unclear	Cramér's $V = 0.135$	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 = 5.74	3	0.1252	p < 0.0063	Unclear	$\epsilon^2 = 0.080$	medium
Net price per SF	Kruskal-Wallis	H = 6.26	3	0.0996	p < 0.0063	Unclear	$\epsilon^2 = 0.087$	medium
Living area	Kruskal-Wallis	H = 8.88	3	0.0309	p < 0.0063	Unclear	$\epsilon^2 = 0.123$	medium
Days on market	Kruskal-Wallis	H = 1.04	3	0.7910	p < 0.0063	Unclear	$\epsilon^2 = 0.014$	small
Discount from original list	Kruskal-Wallis	H = 2.05	3	0.5628	p < 0.0063	Unclear	$\epsilon^2 = 0.028$	small
Price cut before sale	Chi-square	$\chi^2 = 0.49$	3	0.9206	p < 0.0063	Unclear	Cramér's V = 0.082	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.38$	3	0.9443	p < 0.0063	Unclear	Cramér's V = 0.072	negligible
Has a view	Chi-square	$\chi^2 = 2.25$	3	0.5214	p < 0.0063	Unclear	Cramér's V = 0.176	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 = 532.50	—	0.4672	p < 0.0063	Unclear	rank-biserial r = 0.116	small
Net price per SF	Mann-Whitney U	U = 423.00	—	0.4795	p < 0.0063	Unclear	rank-biserial r = 0.113	small
Living area	Mann-Whitney U	U = 571.50	—	0.2140	p < 0.0063	Unclear	rank-biserial r = 0.198	small
Year built	Mann-Whitney U	U = 576.00	—	0.1918	p < 0.0063	Unclear	rank-biserial r = 0.208	small
Days on market	Mann-Whitney U	U = 546.50	—	0.3617	p < 0.0063	Unclear	rank-biserial r = 0.146	small
Discount from original list	Mann-Whitney U	U = 502.50	—	0.7411	p < 0.0063	Unclear	rank-biserial r = 0.053	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.22$	1	0.6365	p < 0.0063	Unclear	Cramér's V = 0.056	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.12$	1	0.7334	p < 0.0063	Unclear	Cramér's V = 0.040	negligible

8.4 Data notes

Left out of the analysis: 91 new - construction sales (basic statistics only, section 7); 3 sale(s) other than single - family homes (condo, townhome and similar). Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

1. Cohen, J. (1988). Statistical Power Analysis for the Behavioral Sciences (2nd ed.). Erlbaum.
2. Cramér, H. (1946). Mathematical Methods of Statistics. Princeton University Press.
3. Dunn, O. J. (1961). Multiple comparisons among means. JASA, 56(293), 52–64.
4. Kerby, D. S. (2014). The simple difference formula: an approach to teaching nonparametric correlation. Comprehensive Psychology, 3, 11.IT.3.1.
5. Kruskal, W. H., & Wallis, W. A. (1952). Use of ranks in one-criterion variance analysis. JASA, 47(260), 583–621.
6. Mann, H. B., & Whitney, D. R. (1947). On a test of whether one of two random variables is stochastically larger than the other. Annals of Mathematical Statistics, 18(1), 50–60.
7. Pearson, K. (1900). On the criterion that a given system of deviations... Philosophical Magazine, 50(302), 157–175.
8. Tomczak, M., & Tomczak, E. (2014). The need to report effect size estimates revisited. Trends in Sport Sciences, 21(1), 19–25.

This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 73 closed MLS resale sales; the 91 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 28, 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.