Woodcreek

Wimberley, TX 78676
Resale homes · closed Nov 8 – Nov 7, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 8, 2026 · 7:19 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
69	$447,250	$245	64 days
single-family resale homes	average $463,310	average $242	average 95 days

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1. Summary

Resale homes · 69 sales · November 8, 2025 – November 7, 2026

This study looks at the **69 resale homes** sold in Woodcreek in the **365 days** to November 7, 2026. A full year is used because only 34 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.

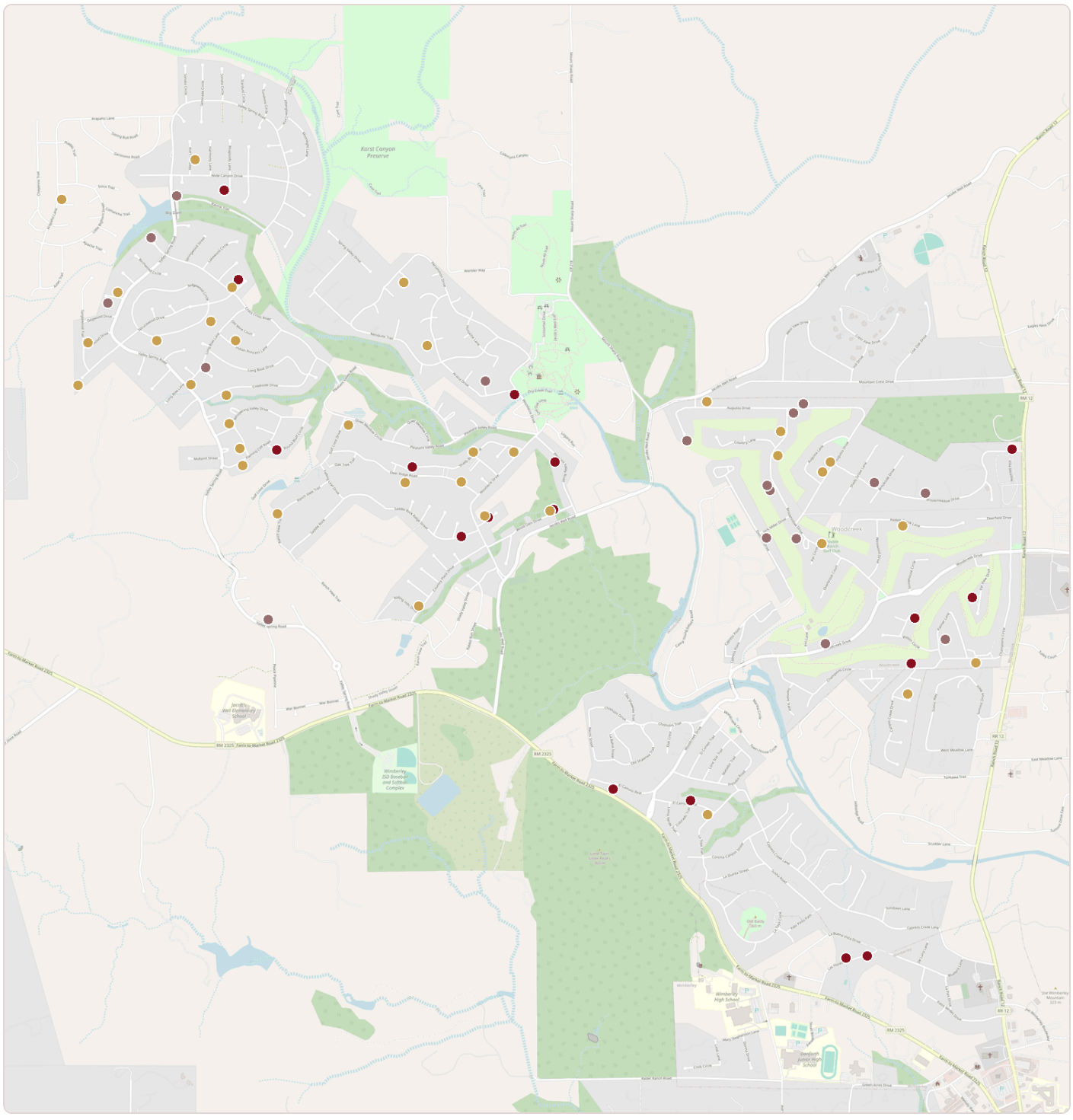
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

69 resale homes · colored by price range

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



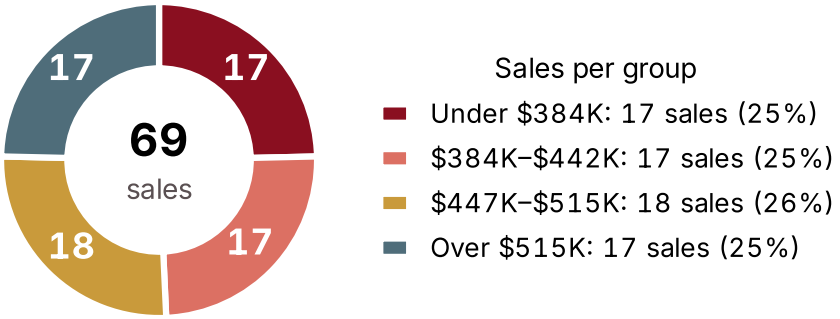
● Under $384K · 17 sales ● $384K–$442K · 17 sales ● $447K–$515K · 18 sales ● Over $515K · 17 sales

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3. Quartiles by net sale price

Resale homes · 69 sales · November 8, 2025 – November 7, 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 $515K are about 1,100 SF (80%) larger than homes under $384K.

3.1 Key differences

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

Under $384K $384K–$442K $447K–$515K Over $515K

Higher-priced homes Over $515K

- Are much larger.

Lower-priced homes Under $384K

- Are much smaller.

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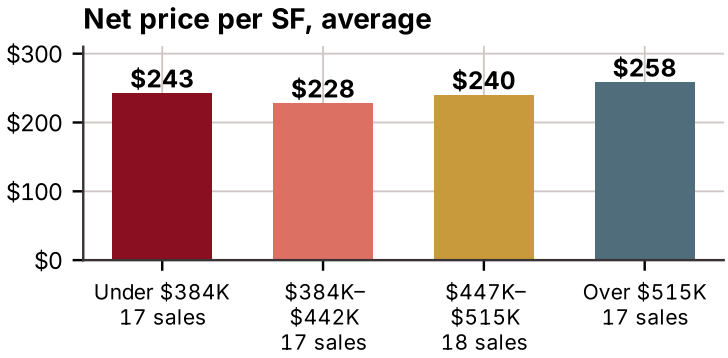
3.2 At a glance

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 $384K	$384K–$442K	$447K–$515K	Over $515K	Real difference?
Net price per SF	$243 per SF	$228 per SF	$240 per SF	$258 per SF	unclear
Living area	1,382 SF **Smallest**	1,880 SF	1,999 SF	2,484 SF **Largest**	✓ large
Year built	2014	2003	2016	2001	unclear
Days on market	70 days	48 days	72 days	49 days	unclear
Discount from original list	8.6%	9.1%	7.0%	6.0%	unclear
Price cut before sale	47%	53%	44%	41%	unclear
Seller paid closing costs or repairs	76%	47%	83%	53%	unclear
Has a view	76%	88%	61%	94%	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

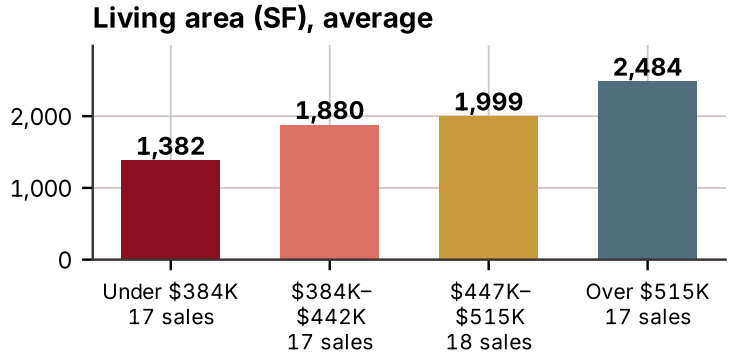


The average is **$258 per SF** for homes over $515K and **$243 per SF** for homes under $384K. It does not move in a straight line; homes over $515K are highest. Defined in 8.1.2.

– No clear difference · could be chance

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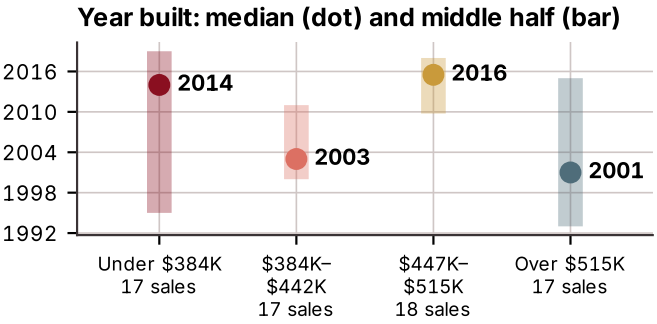
3.4 Homes over $515K are about 1,100 SF (80%) larger than homes under $384K



The average is **2,484 SF** for homes over $515K and **1,382 SF** for homes under $384K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

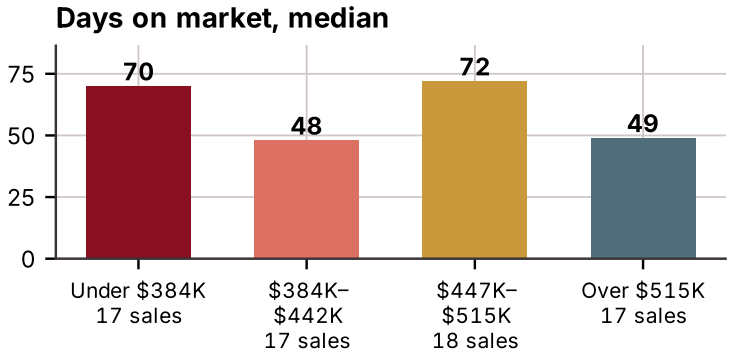
3.5 Year built: no clear difference



The median is **2001** for homes over $515K and **2014** for homes under $384K. It does not move in a straight line; homes $447K–$515K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

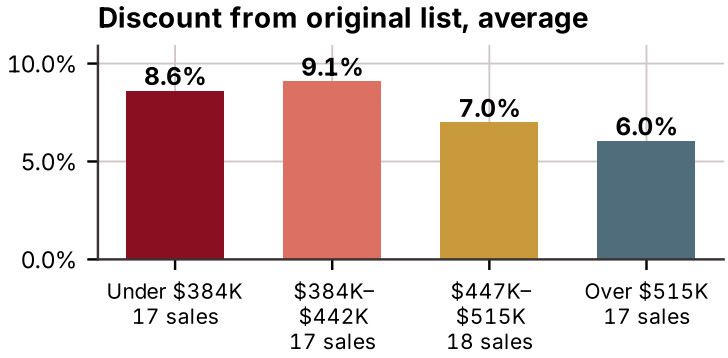


The median is **49 days** for homes over $515K and **70 days** for homes under $384K. It does not move in a straight line; homes $447K–$515K are highest. Defined in 8.1.5.

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

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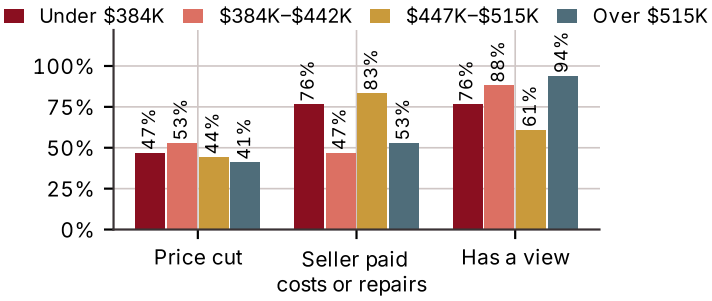
3.7 Discount from original list: no clear difference



The average is **6.0%** for homes over $515K and **8.6%** for homes under $384K. It does not move in a straight line; homes $384K–$442K 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.

- 41% of homes over $515K had a price cut before sale, against 47% of homes under $384K. Defined in 8.1.7.
- 53% of homes over $515K had the seller pay closing costs or repairs, against 76% of homes under $384K. Defined in 8.1.8.
- 94% of homes over $515K have a view, against 76% of homes under $384K. 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 $384K 17 sales	$384K–$442K 17 sales	$447K–$515K 18 sales	Over $515K 17 sales	All 69 sales	Real difference?
Net sale price average	$329,012	$409,220	$474,398	$639,957	$463,310	by design
Net price per SF average	$243	$228	$240	$258	$242	unclear
Living area average	1,382	1,880	1,999	2,484	1,937	✓ large
Year built median	2014	2003	2016	2001	2007	unclear

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3.10 The numbers: selling

	Under $384K 17 sales	$384K–$442K 17 sales	$447K–$515K 18 sales	Over $515K 17 sales	All 69 sales	Real difference?
Days on market median	70	48	72	49	64	unclear
Discount from original list average	8.6%	9.1%	7.0%	6.0%	7.7%	unclear
Price cut before sale	47%	53%	44%	41%	46%	unclear
Seller paid closing costs or repairs	76%	47%	83%	53%	65%	unclear
Has a view	76%	88%	61%	94%	80%	unclear

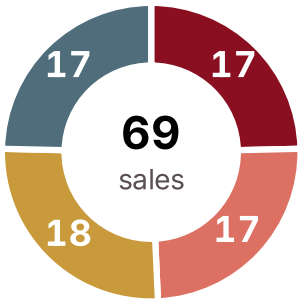
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 69 sales · November 8, 2025 – November 7, 2026

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



Sales per group

- Under 1,551 SF: 17 sales (25%)
- 1,551–1,826 SF: 17 sales (25%)
- 1,864–2,181 SF: 18 sales (26%)
- Over 2,181 SF: 17 sales (25%)

Bottom line

- Homes over 2,181 SF sell for about $255K (75%) more than homes under 1,551 SF.

4.1 Key differences

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

Under 1,551 SF · 1,551–1,826 SF · 1,864–2,181 SF · Over 2,181 SF

Larger homes Over 2,181 SF

- Sell for much more.

Smaller homes Under 1,551 SF

- Sell for much less.

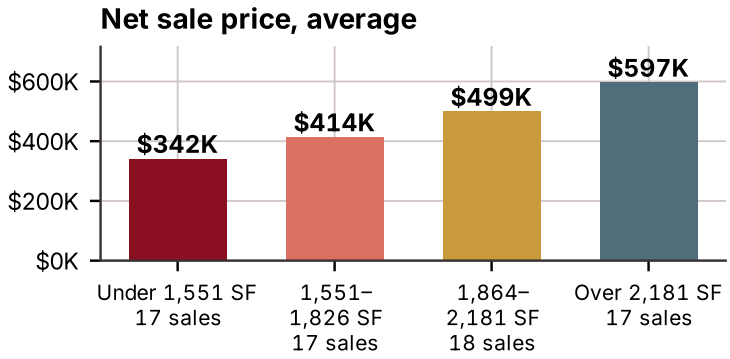
4.2 At a glance

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 1,551 SF	1,551–1,826 SF	1,864–2,181 SF	Over 2,181 SF	Real difference?
Net sale price	$342K Lowest	$414K	$499K	$597K Highest	✓ large
Net price per SF	$257 per SF	$242 per SF	$246 per SF	$225 per SF	unclear
Year built	2014	2002	2015	2001	unclear
Days on market	67 days	31 days	48 days	126 days	unclear
Discount from original list	7.6%	6.3%	6.5%	10.3%	unclear
Price cut before sale	47%	41%	44%	53%	unclear
Seller paid closing costs or repairs	65%	71%	61%	65%	unclear
Has a view	71%	82%	78%	88%	unclear

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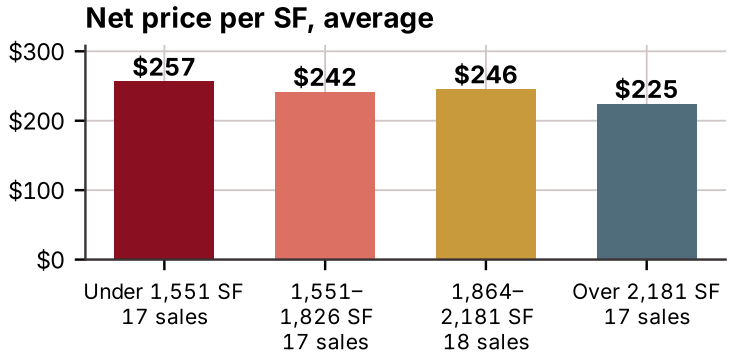
4.3 Homes over 2,181 SF sell for about $255K (75%) more than homes under 1,551 SF



The average is **$597K** for homes over 2,181 SF and **$342K** for homes under 1,551 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

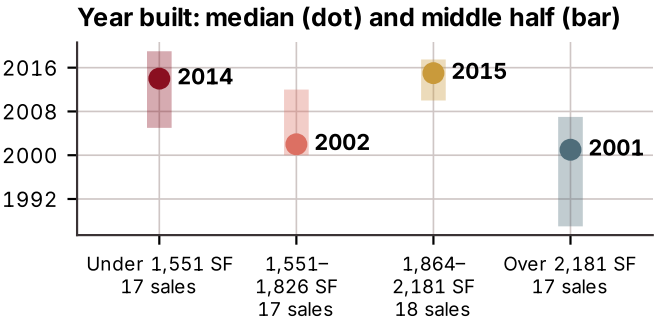
4.4 Net price per SF: no clear difference



The average is **$225 per SF** for homes over 2,181 SF and **$257 per SF** for homes under 1,551 SF. It does not move in a straight line; homes under 1,551 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference

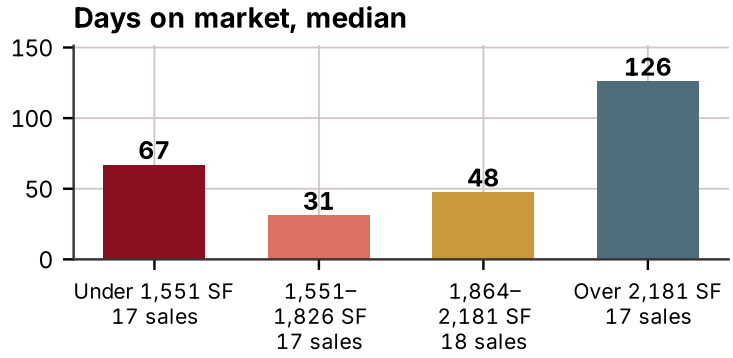


The median is **2001** for homes over 2,181 SF and **2014** for homes under 1,551 SF. It does not move in a straight line; homes 1,864–2,181 SF are highest. Defined in 8.1.4.

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

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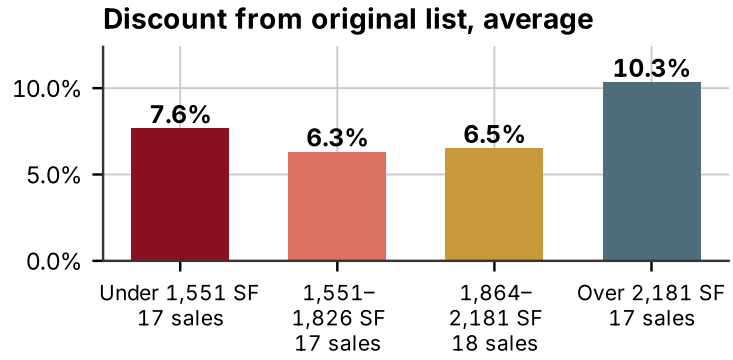
4.6 Days on market: no clear difference



The median is **126 days** for homes over 2,181 SF and **67 days** for homes under 1,551 SF. It does not move in a straight line; homes over 2,181 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

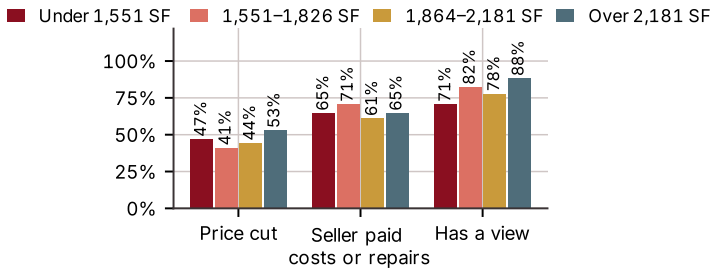


The average is **10.3%** for homes over 2,181 SF and **7.6%** for homes under 1,551 SF. It does not move in a straight line; homes over 2,181 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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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.

- 53% of homes over 2,181 SF had a price cut before sale, against 47% of homes under 1,551 SF. Defined in 8.1.7.
- 65% of homes over 2,181 SF had the seller pay closing costs or repairs, against 65% of homes under 1,551 SF. Defined in 8.1.8.
- 88% of homes over 2,181 SF have a view, against 71% of homes under 1,551 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 1,551 SF 17 sales	1,551–1,826 SF 17 sales	1,864–2,181 SF 18 sales	Over 2,181 SF 17 sales	All 69 sales	Real difference?
Net sale price average	$341,515	$413,821	$499,182	$596,613	$463,310	✓ large
Net price per SF average	$257	$242	$246	$225	$242	unclear
Living area average	1,341	1,710	2,028	2,665	1,937	by design
Year built median	2014	2002	2015	2001	2007	unclear

4.10 The numbers: selling

	Under 1,551 SF 17 sales	1,551–1,826 SF 17 sales	1,864–2,181 SF 18 sales	Over 2,181 SF 17 sales	All 69 sales	Real difference?
Days on market median	67	31	48	126	64	unclear
Discount from original list average	7.6%	6.3%	6.5%	10.3%	7.7%	unclear
Price cut before sale	47%	41%	44%	53%	46%	unclear
Seller paid closing costs or repairs	65%	71%	61%	65%	65%	unclear
Has a view	71%	82%	78%	88%	80%	unclear

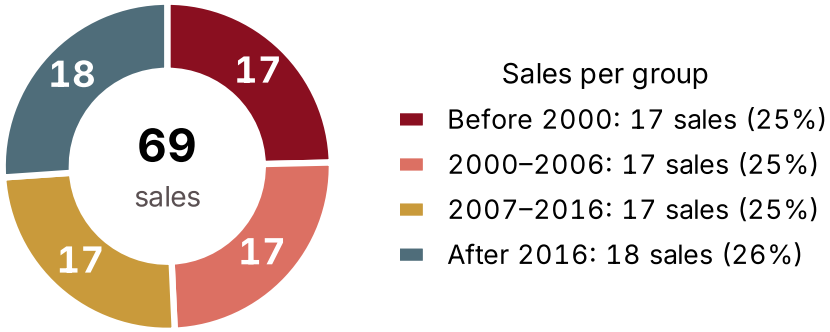
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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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.

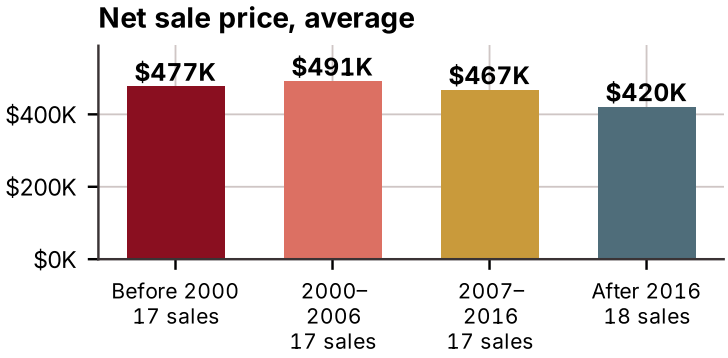
5.2 At a glance

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 2000	2000–2006	2007–2016	After 2016	Real difference?
Net sale price	$477K	$491K	$467K	$420K	unclear
Net price per SF	$228 per SF	$242 per SF	$245 per SF	$253 per SF	unclear
Living area	2,147 SF	2,013 SF	1,910 SF	1,692 SF	unclear
Days on market	140 days	43 days	28 days	68 days	unclear
Discount from original list	11.9%	7.5%	4.9%	6.4%	unclear
Price cut before sale	71%	41%	29%	44%	unclear
Seller paid closing costs or repairs	71%	53%	76%	61%	unclear
Has a view	94%	76%	71%	78%	unclear

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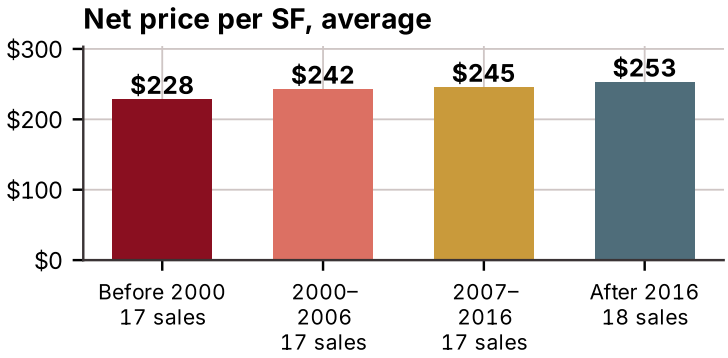
5.3 Net sale price: no clear difference



The average is **$420K** for homes built after 2016 and **$477K** for homes built before 2000. It does not move in a straight line; homes built 2000–2006 are highest. Defined in 8.1.1.

– No clear difference · could be chance

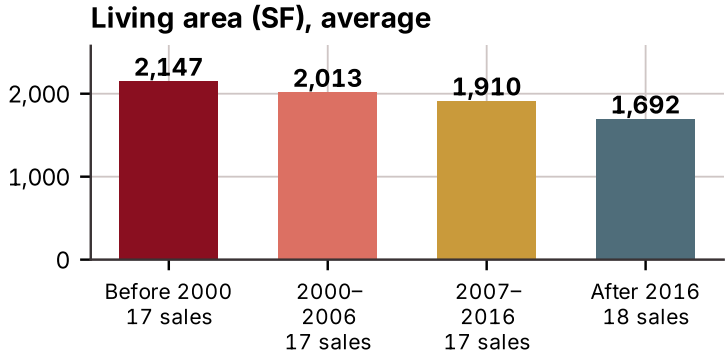
5.4 Net price per SF: no clear difference



The average is **$253 per SF** for homes built after 2016 and **$228 per SF** for homes built before 2000. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

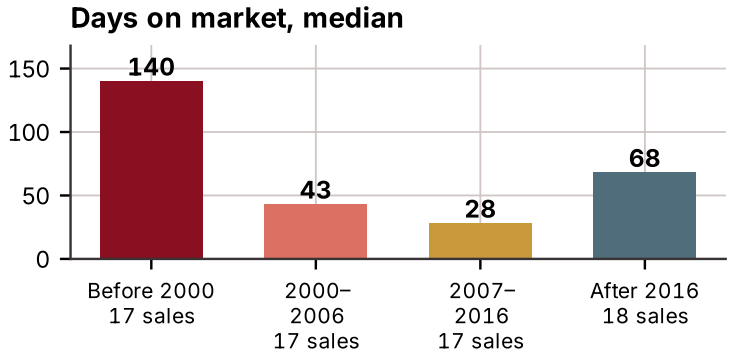


The average is **1,692 SF** for homes built after 2016 and **2,147 SF** for homes built before 2000. It falls step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

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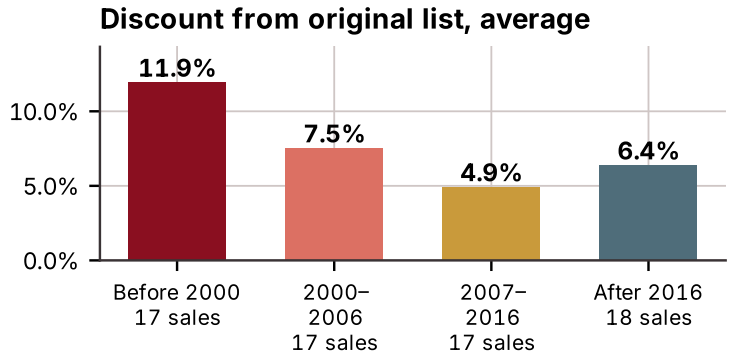
5.6 Days on market: no clear difference



The median is **68 days** for homes built after 2016 and **140 days** for homes built before 2000. It does not move in a straight line; homes built before 2000 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

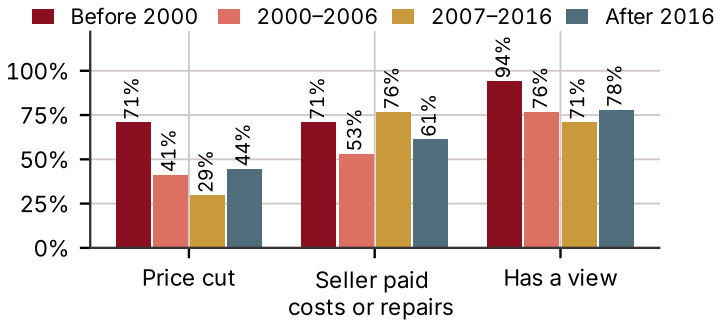


The average is **6.4%** for homes built after 2016 and **11.9%** for homes built before 2000. It does not move in a straight line; homes built before 2000 are highest. Defined in 8.1.6.

– 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.

- 44% of homes built after 2016 had a price cut before sale, against 71% of homes built before 2000. Defined in 8.1.7.
- 61% of homes built after 2016 had the seller pay closing costs or repairs, against 71% of homes built before 2000. Defined in 8.1.8.
- 78% of homes built after 2016 have a view, against 94% of homes built before 2000. 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 2000 17 sales	2000–2006 17 sales	2007–2016 17 sales	After 2016 18 sales	All 69 sales	Real difference?
Net sale price average	$476,714	$491,189	$467,454	$420,407	$463,310	unclear
Net price per SF average	$228	$242	$245	$253	$242	unclear
Living area average	2,147	2,013	1,910	1,692	1,937	unclear
Year built median	1993	2002	2014	2020	2007	by design

5.10 The numbers: selling

	Before 2000 17 sales	2000–2006 17 sales	2007–2016 17 sales	After 2016 18 sales	All 69 sales	Real difference?
Days on market median	140	43	28	68	64	unclear
Discount from original list average	11.9%	7.5%	4.9%	6.4%	7.7%	unclear
Price cut before sale	71%	41%	29%	44%	46%	unclear
Seller paid closing costs or repairs	71%	53%	76%	61%	65%	unclear
Has a view	94%	76%	71%	78%	80%	unclear

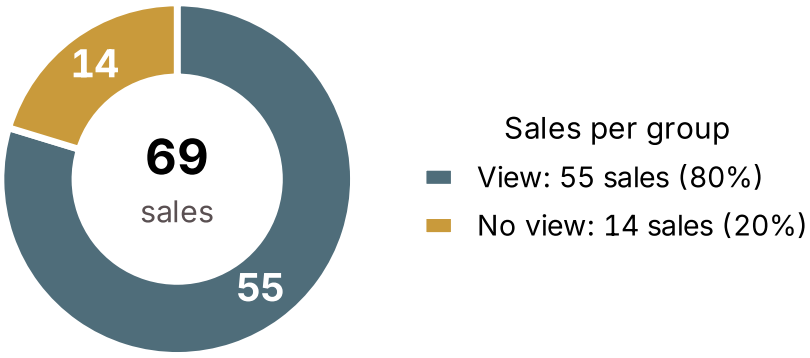
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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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.



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.

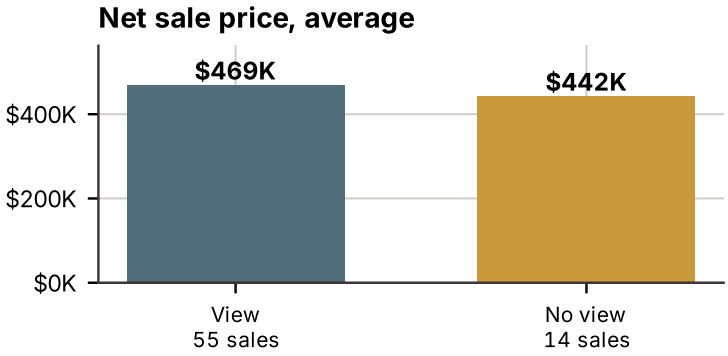
6.2 At a glance

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	$469K	$442K	unclear
Net price per SF	$241 per SF	$247 per SF	unclear
Living area	1,971 SF	1,806 SF	unclear
Year built	2006	2014	unclear
Days on market	66 days	54 days	unclear
Discount from original list	7.5%	8.3%	unclear
Price cut before sale	45%	50%	unclear
Seller paid closing costs or repairs	65%	64%	unclear

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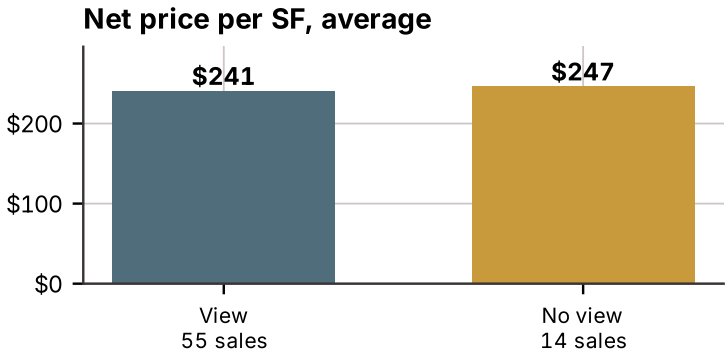
6.3 Net sale price: no clear difference



The average is **$469K** for homes with a view and **$442K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

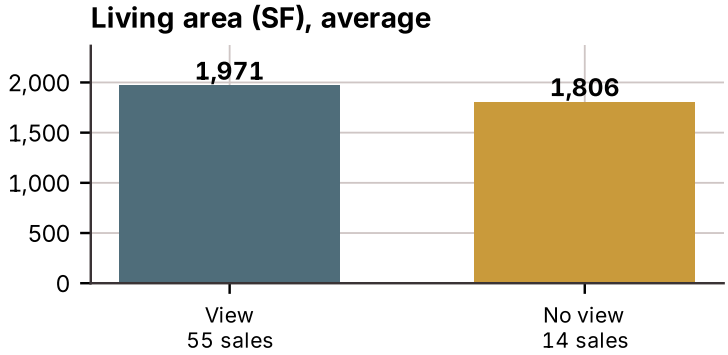
6.4 Net price per SF: no clear difference



The average is **$241 per SF** for homes with a view and **$247 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

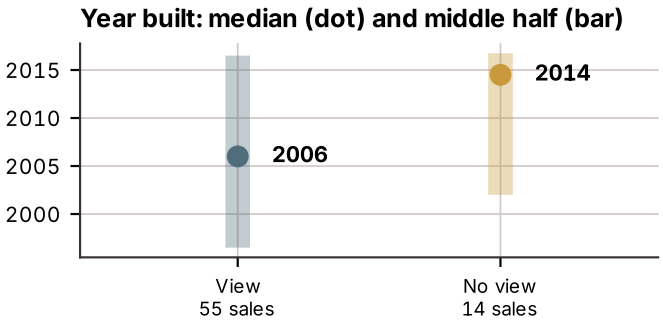


The average is **1,971 SF** for homes with a view and **1,806 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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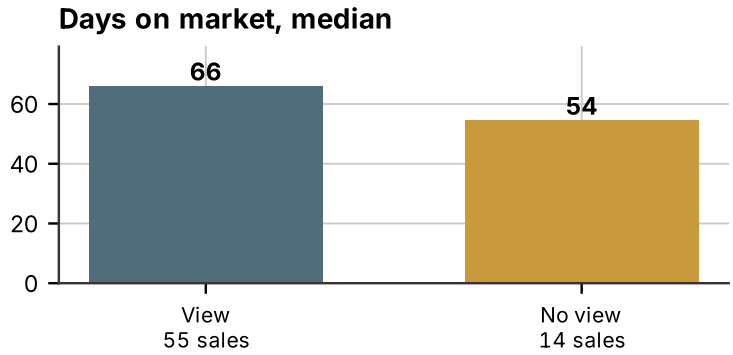
6.6 Year built: no clear difference



The median is **2006** for homes with a view and **2014** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

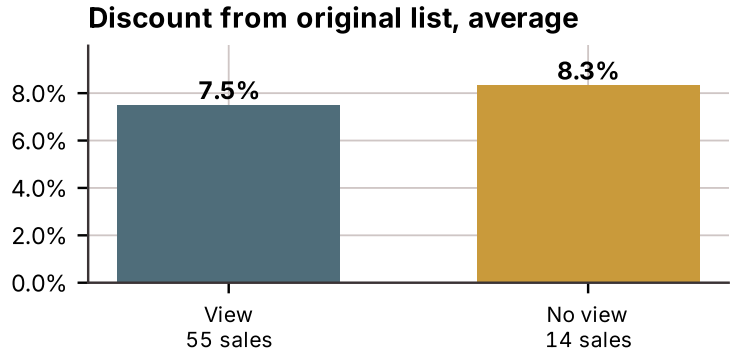
6.7 Days on market: no clear difference



The median is **66 days** for homes with a view and **54 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

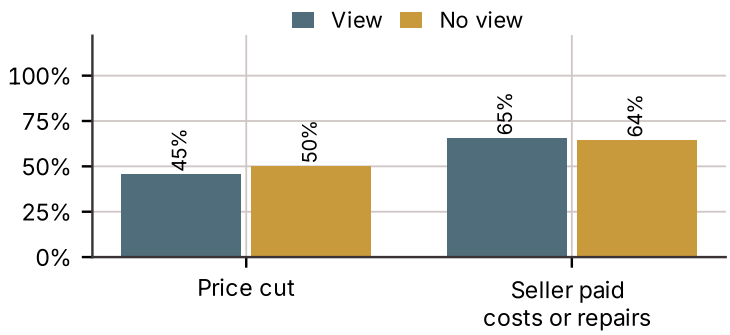


The average is **7.5%** for homes with a view and **8.3%** for homes without a view. Defined in 8.1.6.

– 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.

- 45% of homes with a view had a price cut before sale, against 50% of homes without a view. Defined in 8.1.7.
- 65% of homes with a view had the seller pay closing costs or repairs, against 64% 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 55 sales	No view 14 sales	All 69 sales	Real difference?
Net sale price average	$468,682	$442,206	$463,310	unclear
Net price per SF average	$241	$247	$242	unclear
Living area average	1,971	1,806	1,937	unclear
Year built median	2006	2014	2007	unclear

6.11 The numbers: selling

	View 55 sales	No view 14 sales	All 69 sales	Real difference?
Days on market median	66	54	64	unclear
Discount from original list average	7.5%	8.3%	7.7%	unclear
Price cut before sale	45%	50%	46%	unclear
Seller paid closing costs or repairs	65%	64%	65%	unclear

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

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7. New construction

Basic statistics · 21 sales · November 8, 2025 – November 7, 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: 21 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 Woodcreek.

Measure	Average	Median
Sales		21
Net sale price	**$433,946**	$426,000
Net price per SF	**$239**	$237
Living area (SF)	**1,817**	1,888
Days on market	**154**	138
Discount from original list	**7.1%**	6.4%
Price cut before sale		62% of sales
Seller paid closing costs or repairs		57% of sales
Year built		2023–2026

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 69 resale sales. Average $463,310; median $447,250; standard deviation $142,702; middle half (25th–75th percentile) $384,000–$515,000; lowest $248,946, highest $1,220,000. 45 sales had a seller payment; their median payment was $8,000.

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 69 resale sales. Average $242; median $245; standard deviation $37; middle half (25th–75th percentile) $225–$263; lowest $121, highest $338.

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 69 resale sales. Average 1,937; median 1,864; standard deviation 552; middle half (25th–75th percentile) 1,551–2,181; lowest 1,012, highest 3,607.

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 69 resale sales. Average 2006; median 2007; standard deviation 13; middle half (25th–75th percentile) 2000–2017; lowest 1973, highest 2024.

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8.1.5 Days on market

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

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

The data 69 resale sales. Average 95; median 64; standard deviation 142; middle half (25th–75th percentile) 22–136; lowest 1, highest 1,100. 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 69 resale sales. Average 7.7%; median 5.9%; standard deviation 7.3%; middle half (25th–75th percentile) 2.8%–9.4%; lowest 0.0%, highest 31.2%. 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 32 of 69 resale sales (46.4%).

8.1.8 Seller paid closing costs or repairs

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

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

The data 45 of 69 resale sales (65.2%).

8.1.9 Has a view

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

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

The data 55 sales with a view, 14 without, 0 unclassified. Most common View entries: Hill Country 33, Trees/Woods 24, Golf Course 16, Neighborhood 14, None 12, Park/Greenbelt 12, Creek/Stream 5, Pool 3.

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8.2 Methods

8.2.1 Data source

In simple terms Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-08 13:15 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Wimberley, SubdivisionName contains any of “woodcreek”, “brookmeadow”, “brook meadow” (case-insensitive). A record is kept when its subdivision name belongs to the Woodcreek family, the same rule comparable sales use (it includes Brookmeadow, proven adjacent and priced alike).

The data Pulled November 8, 2026: 92 closed Woodcreek records over the prior year, in ZIP 78676. 30 subdivision spellings kept, the most common: Woodcreek Sec 19 (11); Woodcreek Sec 6-C (9); Woodcreek Sec 9A (6); Woodcreek (6); Woodcreek Sec 20 (6); Woodcreek Sec 22 (5); Woodcreek Sec 2 (5); Woodcreek Sec 9-B (5); Woodcreek Sec 8 (5); Woodcreek Sec 9-A (4); Woodcreek Sec 12 (3); Woodcreek Sec 1 (3); and 18 more (24 records). Names found by the search but not part of Woodcreek, left out: Deer Field Place At Woodcreek (1); Woodcreekd (1); Woodcreek Village Sec 6 (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 34 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 8, 2025 to November 7, 2026 inclusive.

The data 90 single-family sales in the window: 69 resale, 21 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 69 resale; 21 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 2 sale(s) other than single-family homes (condo, townhome and similar)

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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 $384K”.

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 $384K: $248,946–$380,000 (17 sales); $384K–$442K: $384,000–$442,500 (17 sales); $447K–$515K: $447,250–$515,000 (18 sales); Over $515K: $516,000–$1,220,000 (17 sales)
Quartiles by living area: Under 1,551 SF: 1,012–1,529 SF (17 sales); 1,551–1,826 SF: 1,551–1,826 SF (17 sales); 1,864–2,181 SF: 1,864–2,181 SF (18 sales); Over 2,181 SF: 2,200–3,607 SF (17 sales)
Quartiles by year built: Before 2000: 1973–1999 (17 sales); 2000–2006: 2000–2006 (17 sales); 2007–2016: 2007–2016 (17 sales); After 2016: 2017–2024 (18 sales)
View and no view: View: MLS lists a view (55 sales); No view: None or Neighborhood (14 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 $463,310, median $447,250. Days on market: average 95, median 64: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

In simple terms Checks whether a measure really differs across the four groups of a slice. It uses each sale's rank, not its value, so a few extreme sales cannot drive the answer.

Statistically $H = [12/(n(n+1))]\ \Sigma\ R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\varepsilon^2 = H/(n - 1)$: ≥ .01 small, ≥ .06 medium, ≥ .14 large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.

The data Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

In simple terms The same check when there are only two groups: view against no view.

Statistically Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $\left|1 - 2U/(n_1 n_2)\right|$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Kerby, 2014; Cohen, 1988).

The data Run on every measure in section 6; results in 8.3.

8.2.9 Chi-square test

In simple terms Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.

Statistically Pearson χ^2 on the 2 × k table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Cramér, 1946).

The data Run on the three shares in every slice; results in 8.3.

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8.2.10 Real difference (significance)

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

8.2.11 Size of a difference

In simple terms	A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.
Statistically	ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".
The data	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 = 4.41	3	0.2207	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.065$	medium
Living area	Kruskal–Wallis	H = 45.42	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.668$	large
Year built	Kruskal–Wallis	H = 7.98	3	0.0464	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.117$	medium
Days on market	Kruskal–Wallis	H = 0.53	3	0.9123	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.008$	negligible
Discount from original list	Kruskal–Wallis	H = 2.97	3	0.3968	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.044$	small
Price cut before sale	Chi-square	$\chi^2 = 0.51$	3	0.9168	p < 0.0063	**Unclear**	Cramér's V = 0.086	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.15$	3	0.0672	p < 0.0063	**Unclear**	Cramér's V = 0.322	medium
Has a view	Chi-square	$\chi^2 = 6.91$	3	0.0750	p < 0.0063	**Unclear**	Cramér's V = 0.316	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 = 45.04	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.662$	large
Net price per SF	Kruskal–Wallis	H = 7.57	3	0.0557	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.111$	medium
Year built	Kruskal–Wallis	H = 10.25	3	0.0165	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.151$	large
Days on market	Kruskal–Wallis	H = 8.92	3	0.0303	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.131$	medium
Discount from original list	Kruskal–Wallis	H = 4.81	3	0.1862	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.071$	medium
Price cut before sale	Chi-square	$\chi^2 = 0.51$	3	0.9168	p < 0.0063	**Unclear**	Cramér's V = 0.086	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.35$	3	0.9496	p < 0.0063	**Unclear**	Cramér's V = 0.072	negligible
Has a view	Chi-square	$\chi^2 = 1.75$	3	0.6251	p < 0.0063	**Unclear**	Cramér's V = 0.159	small

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 2.01	3	0.5708	p < 0.0063	**Unclear**	ε^2 = 0.030	small
Net price per SF	Kruskal–Wallis	H = 3.19	3	0.3630	p < 0.0063	**Unclear**	ε^2 = 0.047	small
Living area	Kruskal–Wallis	H = 4.79	3	0.1876	p < 0.0063	**Unclear**	ε^2 = 0.070	medium
Days on market	Kruskal–Wallis	H = 8.79	3	0.0322	p < 0.0063	**Unclear**	ε^2 = 0.129	medium
Discount from original list	Kruskal–Wallis	H = 7.03	3	0.0710	p < 0.0063	**Unclear**	ε^2 = 0.103	medium
Price cut before sale	Chi-square	χ^2 = 6.19	3	0.1029	p < 0.0063	**Unclear**	Cramér's V = 0.299	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 2.43	3	0.4884	p < 0.0063	**Unclear**	Cramér's V = 0.188	small
Has a view	Chi-square	χ^2 = 3.21	3	0.3606	p < 0.0063	**Unclear**	Cramér's V = 0.216	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 = 403.50	—	0.7883	p < 0.0063	**Unclear**	rank-biserial r = 0.048	negligible
Net price per SF	Mann–Whitney U	U = 362.00	—	0.7371	p < 0.0063	**Unclear**	rank-biserial r = 0.060	negligible
Living area	Mann–Whitney U	U = 441.00	—	0.4076	p < 0.0063	**Unclear**	rank-biserial r = 0.145	small
Year built	Mann–Whitney U	U = 307.50	—	0.2502	p < 0.0063	**Unclear**	rank-biserial r = 0.201	small
Days on market	Mann–Whitney U	U = 367.50	—	0.7997	p < 0.0063	**Unclear**	rank-biserial r = 0.045	negligible
Discount from original list	Mann–Whitney U	U = 368.50	—	0.8113	p < 0.0063	**Unclear**	rank-biserial r = 0.043	negligible
Price cut before sale	Chi-square	χ^2 = 0.09	1	0.7608	p < 0.0063	**Unclear**	Cramér's V = 0.037	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.01	1	0.9347	p < 0.0063	**Unclear**	Cramér's V = 0.010	negligible

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8.4 Data notes

Left out of the analysis: 21 new-construction sales (basic statistics only, section 7); 2 sale(s) other than single-family homes (condo, townhome and similar). Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 69 closed MLS resale sales; the 21 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 8, 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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