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Onion Creek

Austin, TX 78747

Resale homes · closed Oct 27 – Oct 26, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 27, 2026 · 7:48 AM CDT

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

RESALE SALES, 365 DAYS

30

single-family resale homes

MEDIAN NET SALE PRICE

\$551,100

average \$600,210

MEDIAN NET PRICE PER SF

\$233

average \$228

MEDIAN DAYS ON MARKET

50 days

average 72 days

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1. Summary

Resale homes · 30 sales · October 27, 2025 – October 26, 2026

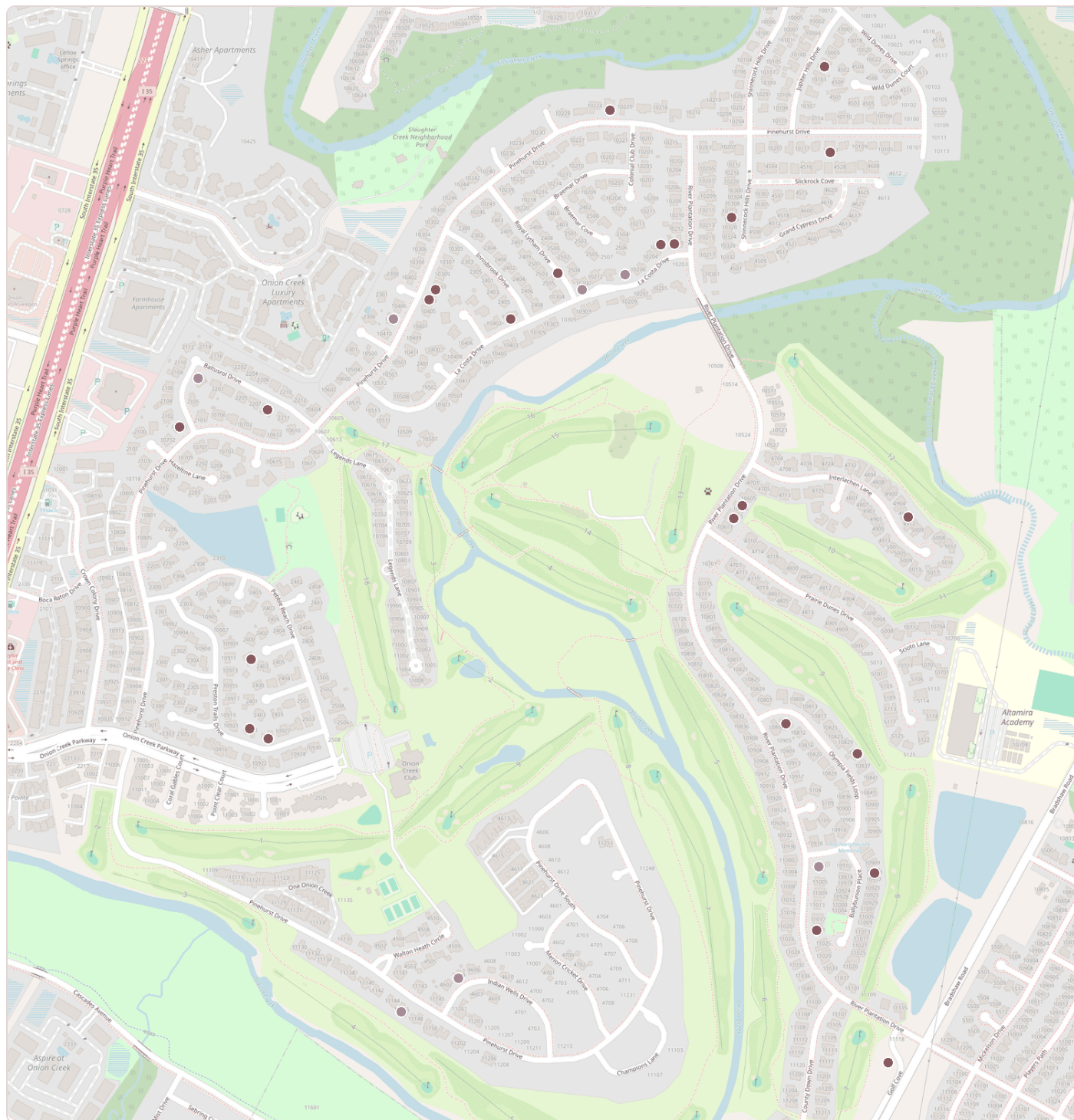
This study looks at the **30 resale homes** sold in Onion Creek in the **365 days** to October 26, 2026. A full year is used because only 18 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living 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

30 resale homes · colored by price range

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

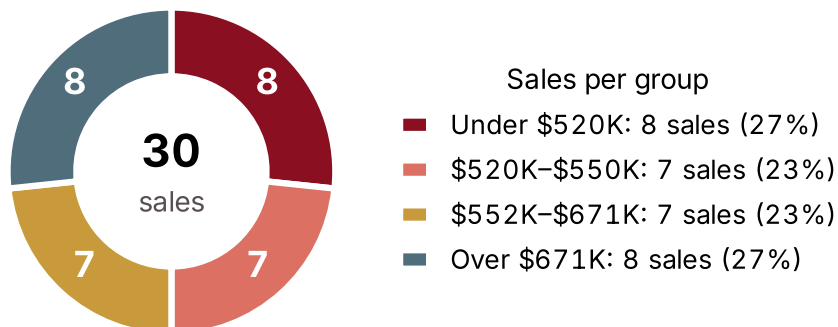


● Under \$520K · 8 sales ● \$520K-\$550K · 7 sales ● \$552K-\$671K · 7 sales ● Over \$671K · 8 sales

3. Quartiles by net sale price

Resale homes · 30 sales · October 27, 2025 – October 26, 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 \$671K are about 900 SF (40%) larger than homes under \$520K.

3.1 Key differences

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

■ Under \$520K ■ \$520K–\$550K ■ \$552K–\$671K ■ Over \$671K

Higher-priced homes Over \$671K

- Are much larger.

Lower-priced homes Under \$520K

- Are much smaller.

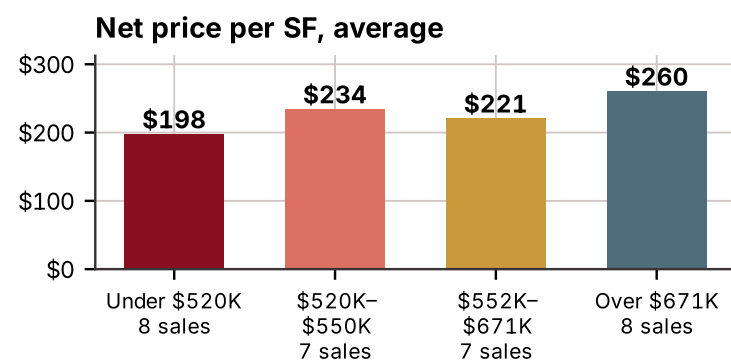
3.2 At a glance

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

	Under \$520K	\$520K-\$550K	\$552K-\$671K	Over \$671K	Real difference?
Net price per SF	\$198 per SF	\$234 per SF	\$221 per SF	\$260 per SF	unclear
Living area	2,248 SF Smallest	2,299 SF	2,845 SF	3,145 SF Largest	✓ large
Year built	1981	1980	1999	1984	unclear
Days on market	50 days	10 days	97 days	24 days	unclear
Discount from original list	14.6%	4.5%	9.3%	2.7%	unclear
Price cut before sale	75%	14%	57%	25%	unclear
Seller paid closing costs or repairs	12%	86%	86%	50%	unclear
Has a view	12%	14%	71%	38%	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

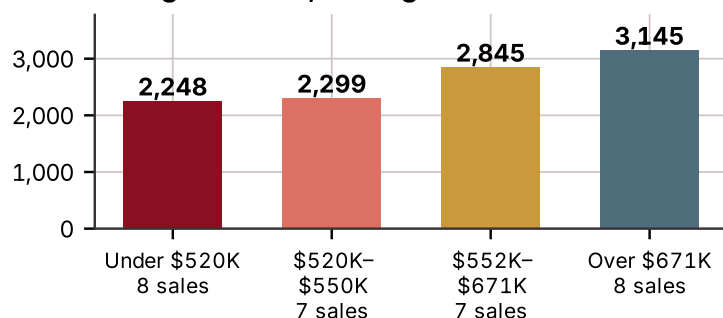


The average is **\$260 per SF** for homes over \$671K and **\$198 per SF** for homes under \$520K. It does not move in a straight line; homes over \$671K are highest. Defined in 8.1.2.

– No clear difference · could be chance

3.4 Homes over \$671K are about 900 SF (40%) larger than homes under \$520K

Living area (SF), average

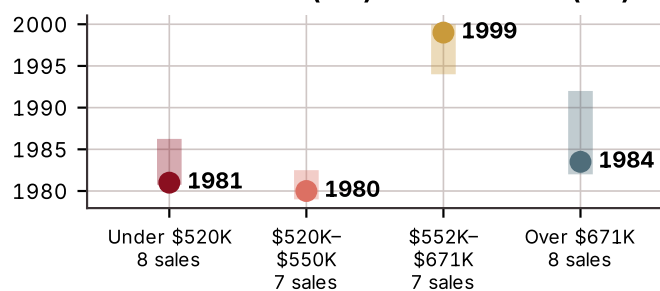


The average is **3,145 SF** for homes over \$671K and **2,248 SF** for homes under \$520K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

3.5 Year built: no clear difference

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

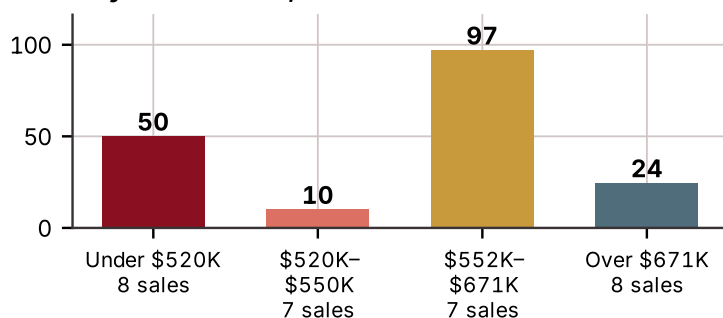


The median is **1984** for homes over \$671K and **1981** for homes under \$520K. It does not move in a straight line; homes \$552K-\$671K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

Days on market, median

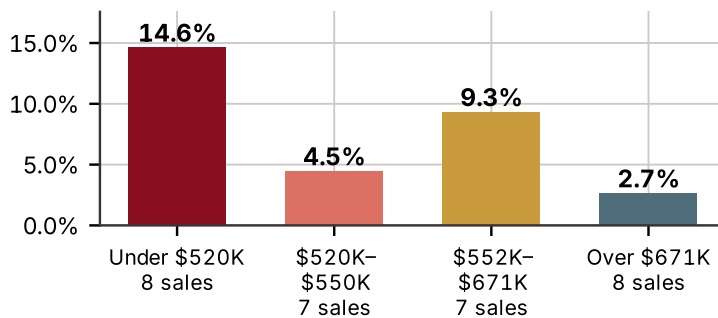


The median is **24 days** for homes over \$671K and **50 days** for homes under \$520K. It does not move in a straight line; homes \$552K-\$671K are highest. Defined in 8.1.5.

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

3.7 Discount from original list: no clear difference

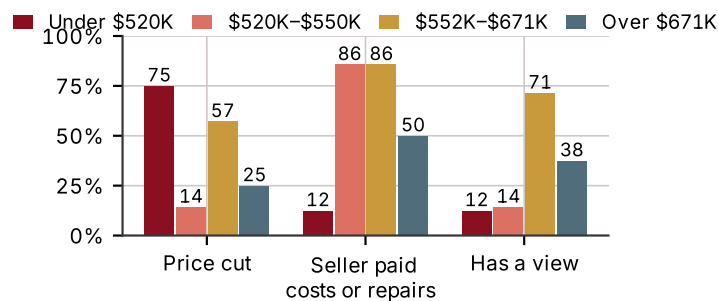
Discount from original list, average



The average is 2.7% for homes over \$671K and 14.6% for homes under \$520K. It does not move in a straight line; homes under \$520K 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.

- 25% of homes over \$671K had a price cut before sale, against 75% of homes under \$520K. Defined in 8.1.7.
- 50% of homes over \$671K had the seller pay closing costs or repairs, against 12% of homes under \$520K. Defined in 8.1.8.
- 38% of homes over \$671K have a view, against 12% of homes under \$520K. 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 \$520K 8 sales	\$520K–\$550K 7 sales	\$552K–\$671K 7 sales	Over \$671K 8 sales	All 30 sales	Real difference?
Net sale price average	\$436,519	\$533,352	\$616,204	\$808,406	\$600,210	by design
Net price per SF average	\$198	\$234	\$221	\$260	\$228	unclear
Living area average	2,248	2,299	2,845	3,145	2,638	✓ large
Year built median	1981	1980	1999	1984	1983	unclear

3.10 The numbers: selling

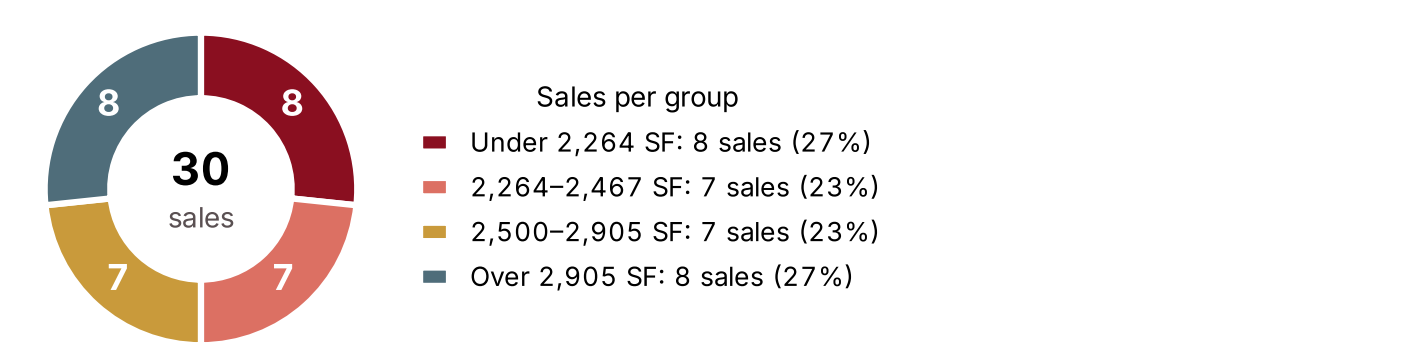
	Under \$520K 8 sales	\$520K– \$550K 7 sales	\$552K– \$671K 7 sales	Over \$671K 8 sales	All 30 sales	Real difference?
Days on market median	50	10	97	24	50	unclear
Discount from original list average	14.6%	4.5%	9.3%	2.7%	7.8%	unclear
Price cut before sale	75%	14%	57%	25%	43%	unclear
Seller paid closing costs or repairs	12%	86%	86%	50%	57%	unclear
Has a view	12%	14%	71%	38%	33%	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 · 30 sales · October 27, 2025 – October 26, 2026

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



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

4.1 Key differences

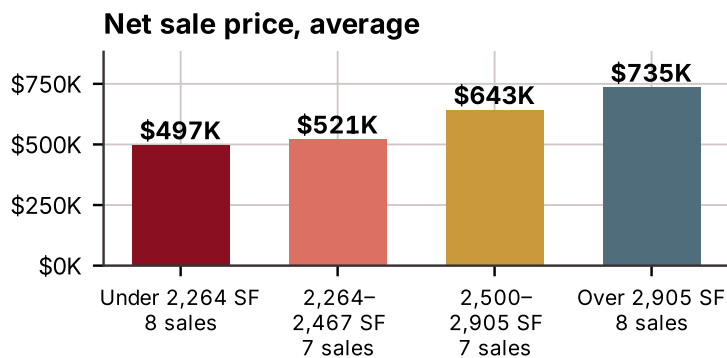
The top group against the bottom group: no measure differs enough to rule out chance.

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 2,264 SF	2,264–2,467 SF	2,500–2,905 SF	Over 2,905 SF	Real difference?
Net sale price	\$497K	\$521K	\$643K	\$735K	unclear
Net price per SF	\$240 per SF	\$220 per SF	\$234 per SF	\$219 per SF	unclear
Year built	1980	1981	1996	1987	unclear
Days on market	18 days	52 days	77 days	56 days	unclear
Discount from original list	5.9%	9.8%	9.8%	6.4%	unclear
Price cut before sale	25%	43%	57%	50%	unclear
Seller paid closing costs or repairs	38%	57%	86%	50%	unclear
Has a view	12%	14%	57%	50%	unclear

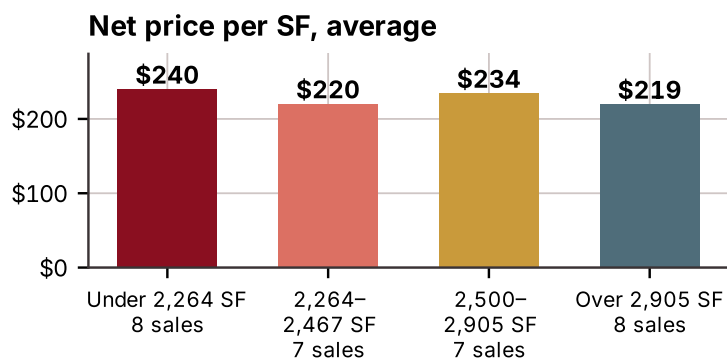
4.3 Net sale price: no clear difference



The average is **\$735K** for homes over 2,905 SF and **\$497K** for homes under 2,264 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

– No clear difference · could be chance

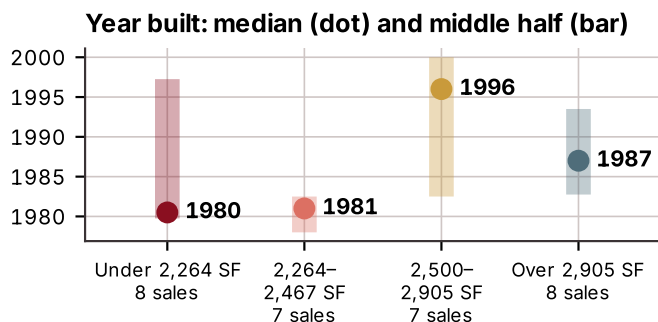
4.4 Net price per SF: no clear difference



The average is **\$219 per SF** for homes over 2,905 SF and **\$240 per SF** for homes under 2,264 SF. It does not move in a straight line; homes under 2,264 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

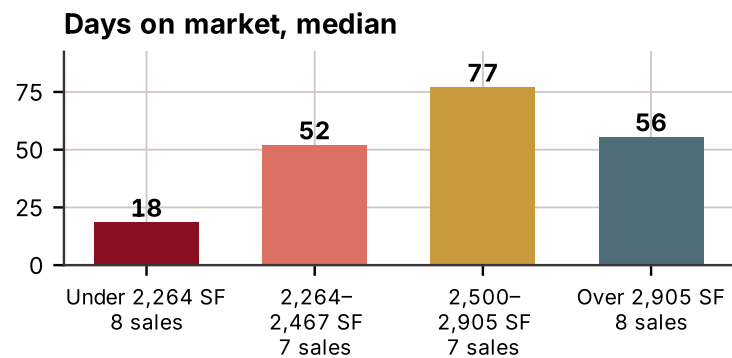
4.5 Year built: no clear difference



The median is **1987** for homes over 2,905 SF and **1980** for homes under 2,264 SF. It does not move in a straight line; homes 2,500–2,905 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

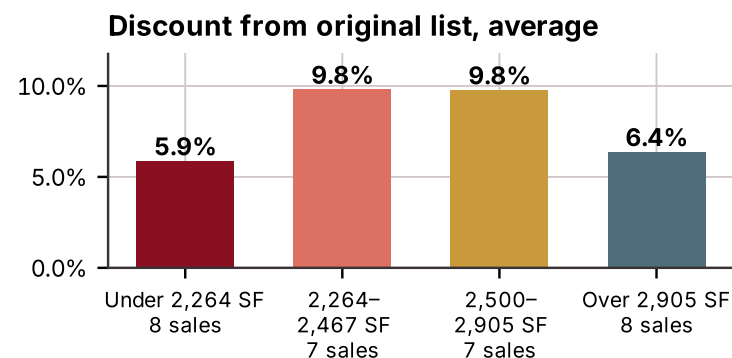
4.6 Days on market: no clear difference



The median is **56 days** for homes over 2,905 SF and **18 days** for homes under 2,264 SF. It does not move in a straight line; homes 2,500-2,905 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

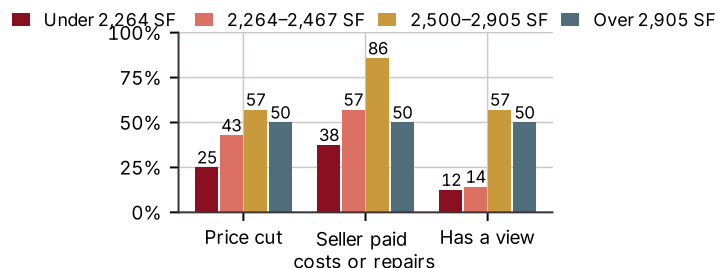
4.7 Discount from original list: no clear difference



The average is **6.4%** for homes over 2,905 SF and **5.9%** for homes under 2,264 SF. It does not move in a straight line; homes 2,264-2,467 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.

- 50% of homes over 2,905 SF had a price cut before sale, against 25% of homes under 2,264 SF. Defined in 8.1.7.
- 50% of homes over 2,905 SF had the seller pay closing costs or repairs, against 38% of homes under 2,264 SF. Defined in 8.1.8.
- 50% of homes over 2,905 SF have a view, against 12% of homes under 2,264 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 2,264 SF 8 sales	2,264-2,467 SF 7 sales	2,500-2,905 SF 7 sales	Over 2,905 SF 8 sales	All 30 sales	Real difference?
Net sale price average	\$497,464	\$521,090	\$642,709	\$734,999	\$600,210	unclear
Net price per SF average	\$240	\$220	\$234	\$219	\$228	unclear
Living area average	2,077	2,358	2,738	3,358	2,638	by design
Year built median	1980	1981	1996	1987	1983	unclear

4.10 The numbers: selling

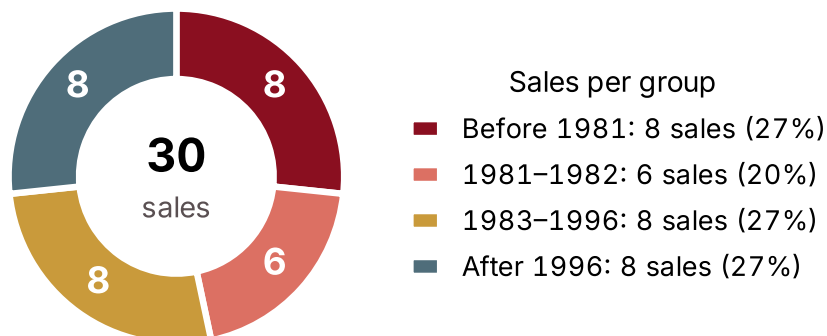
	Under 2,264 SF 8 sales	2,264-2,467 SF 7 sales	2,500-2,905 SF 7 sales	Over 2,905 SF 8 sales	All 30 sales	Real difference?
Days on market median	18	52	77	56	50	unclear
Discount from original list average	5.9%	9.8%	9.8%	6.4%	7.8%	unclear
Price cut before sale	25%	43%	57%	50%	43%	unclear
Seller paid closing costs or repairs	38%	57%	86%	50%	57%	unclear
Has a view	12%	14%	57%	50%	33%	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 · 30 sales · October 27, 2025 – October 26, 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

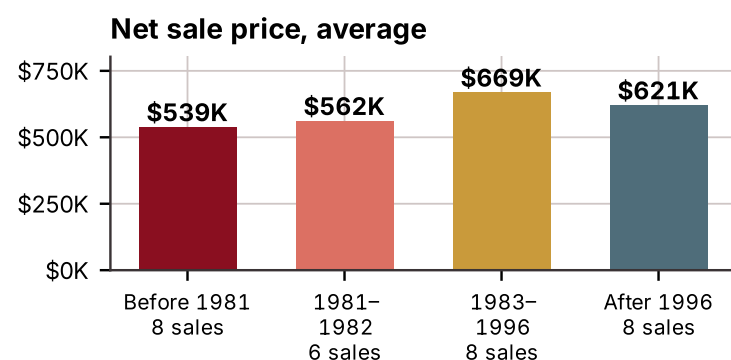
The top group against the bottom group: no measure differs enough to rule out chance.

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 1981	1981–1982	1983–1996	After 1996	Real difference?
Net sale price	\$539K	\$562K	\$669K	\$621K	unclear
Net price per SF	\$229 per SF	\$212 per SF	\$226 per SF	\$243 per SF	unclear
Living area	2,348 SF	2,686 SF	2,959 SF	2,572 SF	unclear
Days on market	78 days	50 days	48 days	12 days	unclear
Discount from original list	9.2%	6.2%	10.5%	5.0%	unclear
Price cut before sale	38%	50%	50%	38%	unclear
Seller paid closing costs or repairs	50%	33%	62%	75%	unclear
Has a view	38%	17%	25%	50%	unclear

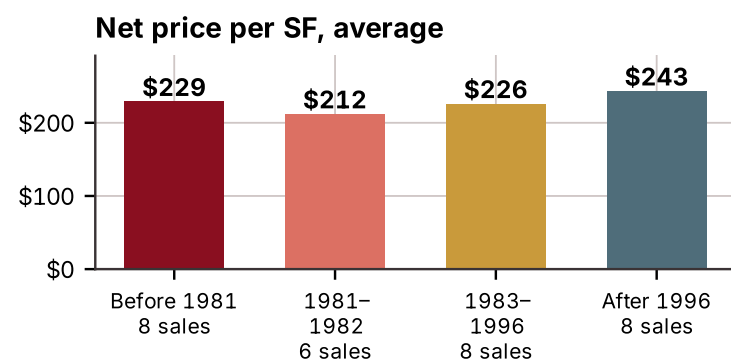
5.3 Net sale price: no clear difference



The average is **\$621K** for homes built after 1996 and **\$539K** for homes built before 1981. It does not move in a straight line; homes built 1983-1996 are highest. Defined in 8.1.1.

– No clear difference · could be chance

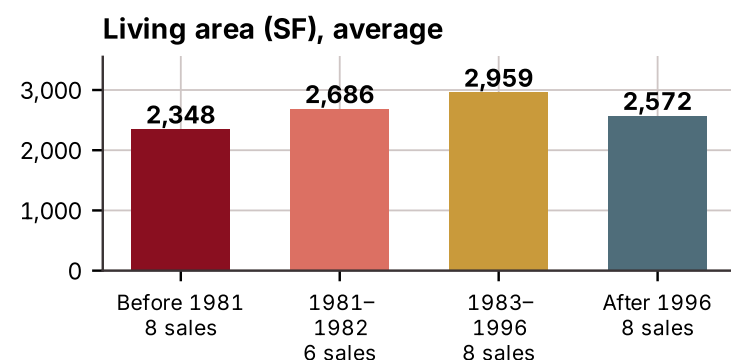
5.4 Net price per SF: no clear difference



The average is **\$243 per SF** for homes built after 1996 and **\$229 per SF** for homes built before 1981. It does not move in a straight line; homes built after 1996 are highest. Defined in 8.1.2.

– No clear difference · could be chance

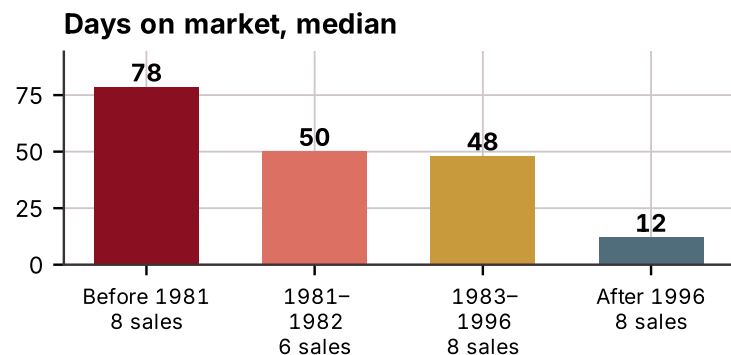
5.5 Living area: no clear difference



The average is **2,572 SF** for homes built after 1996 and **2,348 SF** for homes built before 1981. It does not move in a straight line; homes built 1983-1996 are highest. Defined in 8.1.3.

– No clear difference · could be chance

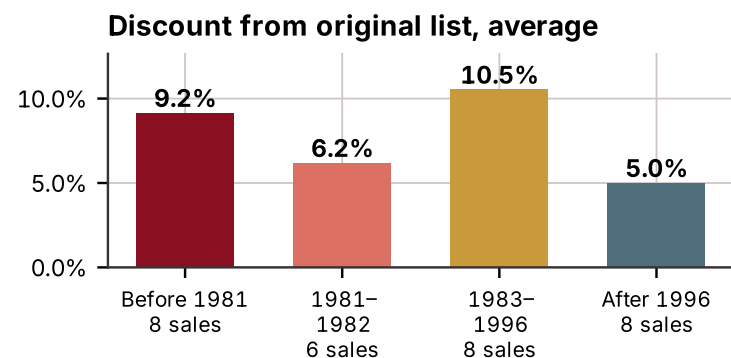
5.6 Days on market: no clear difference



The median is **12 days** for homes built after 1996 and **78 days** for homes built before 1981. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

– No clear difference · could be chance

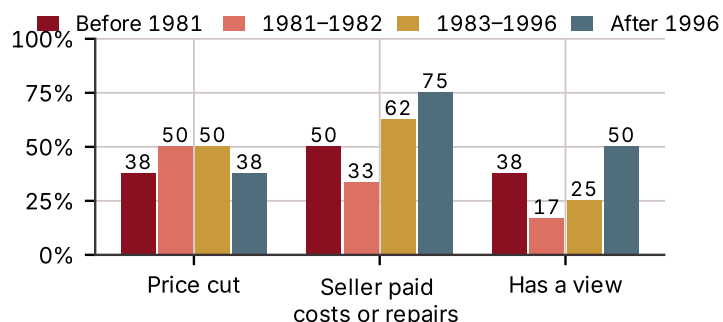
5.7 Discount from original list: no clear difference



The average is **5.0%** for homes built after 1996 and **9.2%** for homes built before 1981. It does not move in a straight line; homes built 1983-1996 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.

- 38% of homes built after 1996 had a price cut before sale, against 38% of homes built before 1981. Defined in 8.1.7.
- 75% of homes built after 1996 had the seller pay closing costs or repairs, against 50% of homes built before 1981. Defined in 8.1.8.
- 50% of homes built after 1996 have a view, against 38% of homes built before 1981. 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 1981 8 sales	1981-1982 6 sales	1983-1996 8 sales	After 1996 8 sales	All 30 sales	Real difference?
Net sale price average	\$539,000	\$562,025	\$669,138	\$621,129	\$600,210	unclear
Net price per SF average	\$229	\$212	\$226	\$243	\$228	unclear
Living area average	2,348	2,686	2,959	2,572	2,638	unclear
Year built median	1978	1982	1987	2000	1983	by design

5.10 The numbers: selling

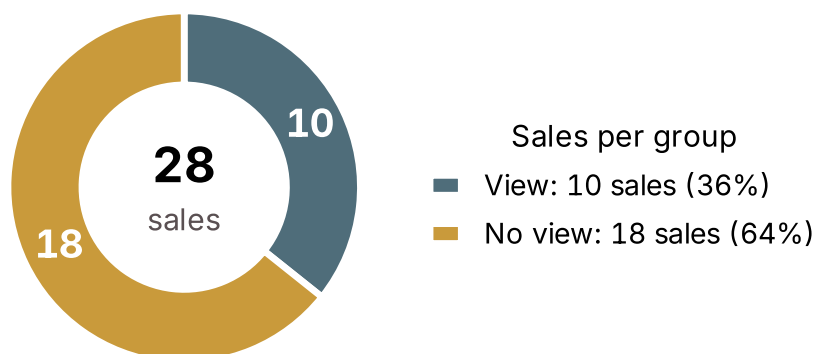
	Before 1981 8 sales	1981-1982 6 sales	1983-1996 8 sales	After 1996 8 sales	All 30 sales	Real difference?
Days on market median	78	50	48	12	50	unclear
Discount from original list average	9.2%	6.2%	10.5%	5.0%	7.8%	unclear
Price cut before sale	38%	50%	50%	38%	43%	unclear
Seller paid closing costs or repairs	50%	33%	62%	75%	57%	unclear
Has a view	38%	17%	25%	50%	33%	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 · 30 sales · October 27, 2025 – October 26, 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

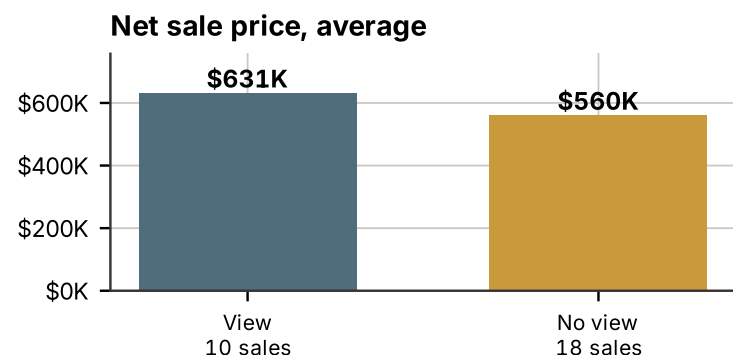
The top group against the bottom group: no measure differs enough to rule out chance.

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	\$631K	\$560K	unclear
Net price per SF	\$227 per SF	\$226 per SF	unclear
Living area	2,811 SF	2,496 SF	unclear
Year built	1996	1982	unclear
Days on market	101 days	42 days	unclear
Discount from original list	8.3%	8.5%	unclear
Price cut before sale	60%	39%	unclear
Seller paid closing costs or repairs	60%	61%	unclear

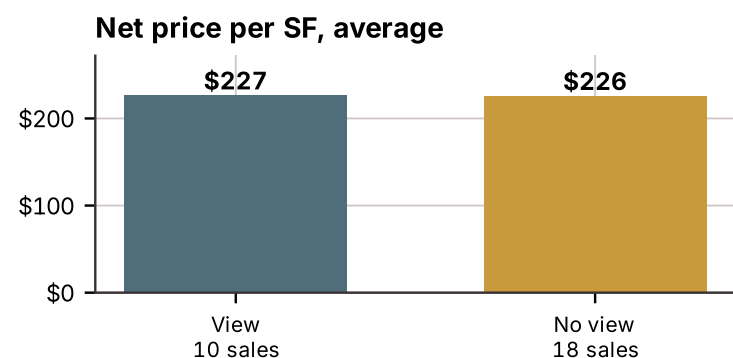
6.3 Net sale price: no clear difference



The average is **\$631K** for homes with a view and **\$560K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

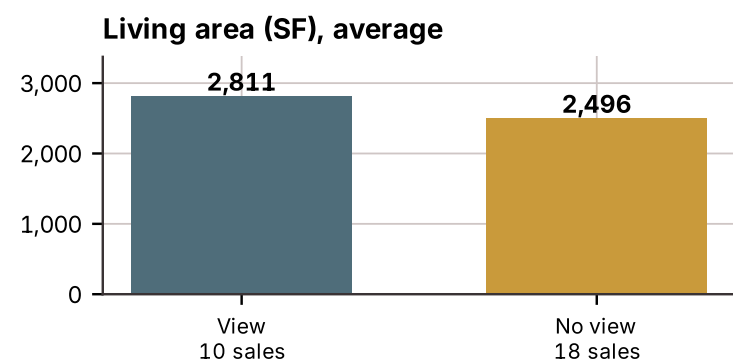
6.4 Net price per SF: no clear difference



The average is **\$227 per SF** for homes with a view and **\$226 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

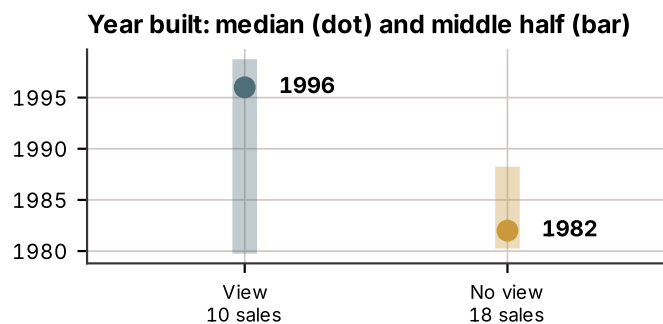
6.5 Living area: no clear difference



The average is **2,811 SF** for homes with a view and **2,496 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

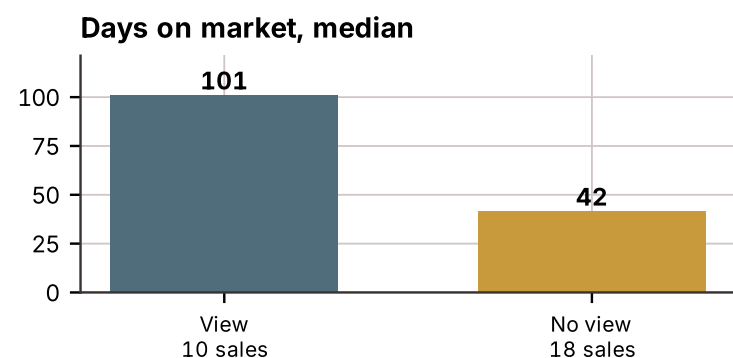
6.6 Year built: no clear difference



The median is **1996** for homes with a view and **1982** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

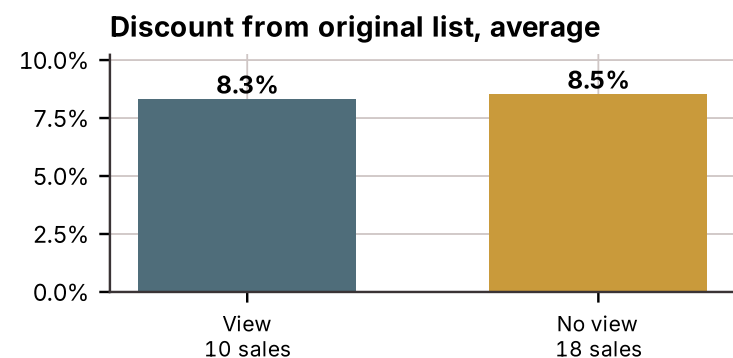
6.7 Days on market: no clear difference



The median is **101 days** for homes with a view and **42 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

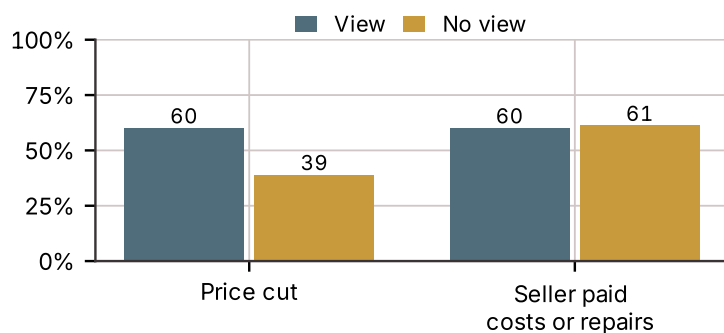
6.8 Discount from original list: no clear difference



The average is **8.3%** for homes with a view and **8.5%** 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.

- 60% of homes with a view had a price cut before sale, against 39% of homes without a view. Defined in 8.1.7.
- 60% of homes with a view had the seller pay closing costs or repairs, against 61% 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 10 sales	No view 18 sales	All 28 sales	Real difference?
Net sale price average	\$630,945	\$559,824	\$585,225	unclear
Net price per SF average	\$227	\$226	\$226	unclear
Living area average	2,811	2,496	2,609	unclear
Year built median	1996	1982	1982	unclear

6.11 The numbers: selling

	View 10 sales	No view 18 sales	All 28 sales	Real difference?
Days on market median	101	42	52	unclear
Discount from original list average	8.3%	8.5%	8.4%	unclear
Price cut before sale	60%	39%	46%	unclear
Seller paid closing costs or repairs	60%	61%	61%	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 · 0 sales · October 27, 2025 – October 26, 2026

Homes sold new by the builder in the same 365 days. They are left out of every other section and shown here as basic figures only: 0 sales, no groups, no tests.

Note: these are only the new - construction sales reported in ABOR MLS. Builders often sell homes without listing them in the MLS, so these figures do not necessarily represent all new - construction sales in Onion Creek.

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

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

8. Appendix

Measures, methods and tests

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

8.1 Measures

8.1.1 Net sale price

In simple terms	What the seller actually kept: the closing price, less money the seller gave back to the buyer for closing costs or repairs. It is the truest price for comparing homes.
Statistically	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersClsgCostPdbbySell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	30 resale sales. Average \$600,210; median \$551,100; standard deviation \$166,604; middle half (25th–75th percentile) \$504,362–\$683,248; lowest \$305,000, highest \$1,159,999. 17 sales had a seller payment; their median payment was \$9,000.

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	30 resale sales. Average \$228; median \$233; standard deviation \$41; middle half (25th–75th percentile) \$204–\$252; lowest \$130, highest \$310.

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	30 resale sales. Average 2,638; median 2,484; standard deviation 577; middle half (25th–75th percentile) 2,258–2,909; lowest 1,799, highest 4,194.

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	30 resale sales. Average 1988; median 1983; standard deviation 11; middle half (25th–75th percentile) 1980–1998; lowest 1974, highest 2018.

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	30 resale sales. Average 72; median 50; standard deviation 77; middle half (25th–75th percentile) 8–103; lowest 0, highest 288. 1 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	30 resale sales. Average 7.8%; median 4.5%; standard deviation 10.6%; middle half (25th–75th percentile) 1.6%–11.6%; lowest –5.5%, highest 45.5%. 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	13 of 30 resale sales (43.3%).

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: $\text{ACTRIS_BuyersClsgCostPdbbySell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	17 of 30 resale sales (56.7%).

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	10 sales with a view, 18 without, 2 unclassified. Most common View entries: None 15, Golf Course 8, Neighborhood 5, Panoramic 3, Pool 2, Park/Greenbelt 2, Trees/Woods 1, See Remarks 1.

8.2 Methods

8.2.1 Data source

In simple terms	Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.
Statistically	Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of "onion creek" (case-insensitive). A record is kept when its subdivision name belongs to the Onion Creek family, the same rule comparable sales use.
The data	Pulled October 27, 2026: 34 closed Onion Creek records over the prior year, in ZIP 78747. 9 subdivision spellings kept: Onion Creek Add (9); Onion Creek Sec 03 (8); Onion Creek Sec 05 - B (4); Onion Creek (3); Onion Creek Sec 01 (3); Onion Creek Sec 05 - A (2); Onion Creek Sec 06 - A (2); Onion Creek Sec 02 Amd (2); ONION CREEK SEC 5 A (1). Names found by the search but not part of Onion Creek, left out: Cascades at Onion Creek (60); Crossing At Onion Creek Sec 3& (6); Crossing At Onion Creek Sec 01 (5); Crossing At Onion Creek Sec 05 (4); One Onion Creek Condo Amd (3); Courtyards At Onion Creek Condo (2); Legends Way at Onion Creek (2); Crossing At Onion Creek Sec 02 (2); Crossing at Onion Creek (2); Onion Creek Twnhs (1); Onion Creek, Courtyard At Onion Creek (1); ONE ONION CREEK CONDOMINIUMS (1); Onion Creek Condo At Pointe (1); Onion Creek - Shadow Lane Townhomes (1); Greens Onion Creek (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 18 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 27, 2025 to October 26, 2026 inclusive.
The data	30 single-family sales in the window: 30 resale, 0 new construction.

8.2.3 Resale and new construction

In simple terms	A resale home was previously owned. New construction is sold by the builder and behaves differently, so it is kept out of every analysis and reported once on its own.
Statistically	New construction = NewConstructionYN true, or PropertyCondition contains "New Construction" or "Under Construction". Everything else is resale.
The data	30 resale; 0 new construction.

8.2.4 Sales left out

In simple terms	A few records cannot be used as entered and are left out before any analysis.
Statistically	Excluded: PropertySubType other than Single Family Residence; no OriginalListPrice; LivingArea under 400 SF; seller payments above 10% of ClosePrice (treated as entry errors).
The data	2 sale(s) other than single-family homes (condo, townhome and similar); 2 sale(s) with concessions above 10% of price

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 \$520K".
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 \$520K: \$305,000–\$499,150 (8 sales); \$520K–\$550K: \$520,000–\$550,000 (7 sales); \$552K–\$671K: \$552,200–\$671,240 (7 sales); Over \$671K: \$687,250–\$1,159,999 (8 sales) Quartiles by living area: Under 2,264 SF: 1,799–2,256 SF (8 sales); 2,264–2,467 SF: 2,264–2,467 SF (7 sales); 2,500–2,905 SF: 2,500–2,905 SF (7 sales); Over 2,905 SF: 2,910–4,194 SF (8 sales) Quartiles by year built: Before 1981: 1974–1980 (8 sales); 1981–1982: 1981–1982 (6 sales); 1983–1996: 1983–1996 (8 sales); After 1996: 1998–2018 (8 sales) View and no view: View: MLS lists a view (10 sales); No view: None or Neighborhood (18 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 \$600,210, median \$551,100. Days on market: average 72, median 50: 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_1 n_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	1 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	$H = 10.46$	3	0.0151	$p < 0.0063$	Unclear	$\epsilon^2 = 0.361$	large
Living area	Kruskal-Wallis	$H = 15.47$	3	0.0015	$p < 0.0063$	Yes	$\epsilon^2 = 0.534$	large
Year built	Kruskal-Wallis	$H = 5.41$	3	0.1444	$p < 0.0063$	Unclear	$\epsilon^2 = 0.186$	large
Days on market	Kruskal-Wallis	$H = 5.97$	3	0.1133	$p < 0.0063$	Unclear	$\epsilon^2 = 0.206$	large
Discount from original list	Kruskal-Wallis	$H = 8.32$	3	0.0399	$p < 0.0063$	Unclear	$\epsilon^2 = 0.287$	large
Price cut before sale	Chi-square	$\chi^2 = 7.31$	3	0.0626	$p < 0.0063$	Unclear	Cramér's $V = 0.494$	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 11.31$	3	0.0102	$p < 0.0063$	Unclear	Cramér's $V = 0.614$	large
Has a view	Chi-square	$\chi^2 = 7.34$	3	0.0618	$p < 0.0063$	Unclear	Cramér's $V = 0.495$	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	$H = 12.03$	3	0.0073	$p < 0.0063$	Unclear	$\epsilon^2 = 0.415$	large
Net price per SF	Kruskal-Wallis	$H = 1.08$	3	0.7826	$p < 0.0063$	Unclear	$\epsilon^2 = 0.037$	small
Year built	Kruskal-Wallis	$H = 3.54$	3	0.3151	$p < 0.0063$	Unclear	$\epsilon^2 = 0.122$	medium
Days on market	Kruskal-Wallis	$H = 1.03$	3	0.7949	$p < 0.0063$	Unclear	$\epsilon^2 = 0.035$	small
Discount from original list	Kruskal-Wallis	$H = 1.87$	3	0.6008	$p < 0.0063$	Unclear	$\epsilon^2 = 0.064$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.78$	3	0.6184	$p < 0.0063$	Unclear	Cramér's $V = 0.244$	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.75$	3	0.2900	$p < 0.0063$	Unclear	Cramér's $V = 0.353$	medium
Has a view	Chi-square	$\chi^2 = 5.49$	3	0.1392	$p < 0.0063$	Unclear	Cramér's $V = 0.428$	medium

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 = 2.29	3	0.5139	p < 0.0063	Unclear	$\epsilon^2 = 0.079$	medium
Net price per SF	Kruskal-Wallis	H = 2.99	3	0.3935	p < 0.0063	Unclear	$\epsilon^2 = 0.103$	medium
Living area	Kruskal-Wallis	H = 4.94	3	0.1762	p < 0.0063	Unclear	$\epsilon^2 = 0.170$	large
Days on market	Kruskal-Wallis	H = 1.28	3	0.7335	p < 0.0063	Unclear	$\epsilon^2 = 0.044$	small
Discount from original list	Kruskal-Wallis	H = 1.11	3	0.7742	p < 0.0063	Unclear	$\epsilon^2 = 0.038$	small
Price cut before sale	Chi-square	$\chi^2 = 0.48$	3	0.9243	p < 0.0063	Unclear	Cramér's V = 0.126	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.68$	3	0.4435	p < 0.0063	Unclear	Cramér's V = 0.299	small
Has a view	Chi-square	$\chi^2 = 2.06$	3	0.5595	p < 0.0063	Unclear	Cramér's V = 0.262	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 = 127.50	—	0.0760	p < 0.0063	Unclear	rank-biserial r = 0.417	medium
Net price per SF	Mann-Whitney U	U = 84.00	—	0.7920	p < 0.0063	Unclear	rank-biserial r = 0.067	negligible
Living area	Mann-Whitney U	U = 129.00	—	0.0649	p < 0.0063	Unclear	rank-biserial r = 0.433	medium
Year built	Mann-Whitney U	U = 107.00	—	0.4276	p < 0.0063	Unclear	rank-biserial r = 0.189	small
Days on market	Mann-Whitney U	U = 132.00	—	0.0465	p < 0.0063	Unclear	rank-biserial r = 0.467	medium
Discount from original list	Mann-Whitney U	U = 103.00	—	0.5490	p < 0.0063	Unclear	rank-biserial r = 0.144	small
Price cut before sale	Chi-square	$\chi^2 = 1.15$	1	0.2831	p < 0.0063	Unclear	Cramér's V = 0.203	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.00$	1	0.9540	p < 0.0063	Unclear	Cramér's V = 0.011	negligible

8.4 Data notes

Left out of the analysis: 0 new - construction sales (basic statistics only, section 7); 2 sale(s) other than single - family homes (condo, townhome and similar); 2 sale(s) with concessions above 10% of price. 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 30 closed MLS resale sales; the 0 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 27, 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.