Ranch At Deer Creek

Cedar Park, TX 78613
Resale homes · closed Nov 9 – Nov 8, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 9, 2026 · 5:31 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
22	$673,250	$209	50 days
single-family resale homes	average $720,124	average $210	average 62 days

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1. Summary

Resale homes · 22 sales · November 9, 2025 – November 8, 2026

This study looks at the **22 resale homes** sold in Ranch At Deer Creek in the **365 days** to November 8, 2026. A full year is used because only 15 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

22 resale homes · colored by price range

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



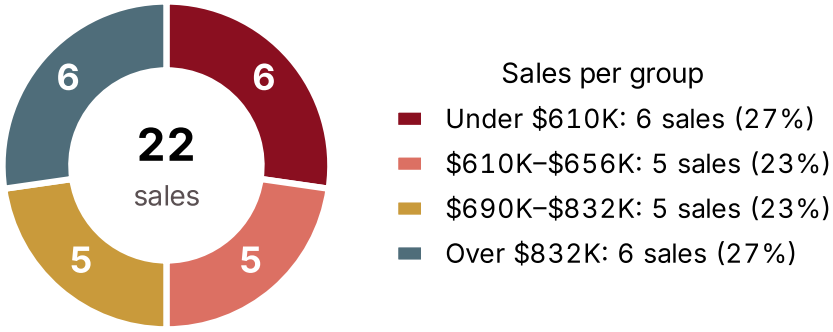
● Under $610K · 6 sales ● $610K–$656K · 5 sales ● $690K–$832K · 5 sales ● Over $832K · 6 sales

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3. Quartiles by net sale price

Resale homes · 22 sales · November 9, 2025 – November 8, 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: no measure differs enough between the groups to rule out chance.

3.1 Key differences

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

3.2 At a glance

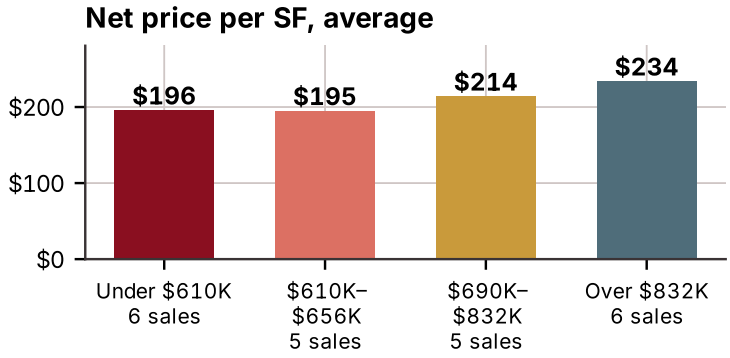
Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Under $610K	$610K–$656K	$690K–$832K	Over $832K	Real difference?
Net price per SF	$196 per SF	$195 per SF	$214 per SF	$234 per SF	unclear
Living area	2,933 SF	3,240 SF	3,641 SF	3,932 SF	unclear
Year built	2004	2005	2002	2002	unclear
Days on market	28 days	96 days	72 days	52 days	unclear
Discount from original list	-14.0%	6.9%	5.0%	5.2%	unclear
Price cut before sale	17%	80%	40%	50%	unclear
Seller paid closing costs or repairs	67%	60%	60%	100%	unclear
Has a view	17%	20%	20%	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.

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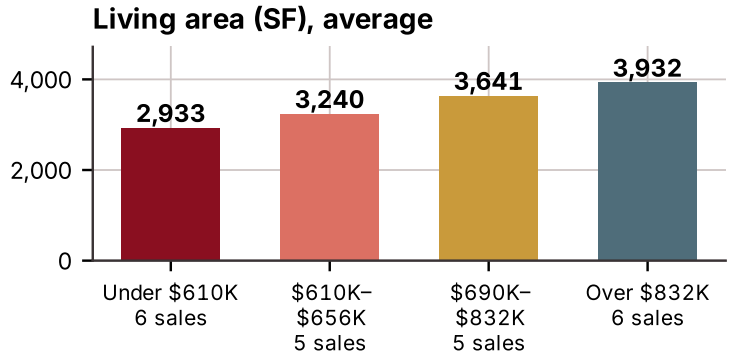
3.3 Net price per SF: no clear difference



The average is **$234 per SF** for homes over $832K and **$196 per SF** for homes under $610K. It does not move in a straight line; homes over $832K are highest. Defined in 8.1.2.

– No clear difference · could be chance

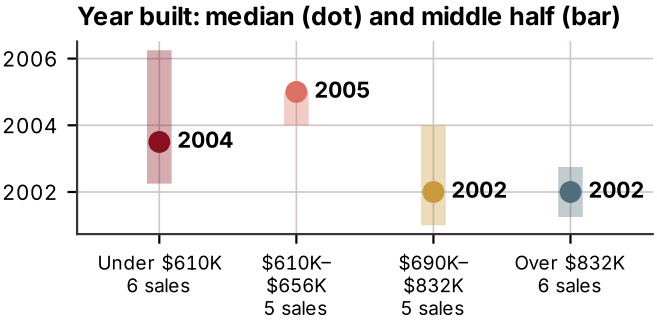
3.4 Living area: no clear difference



The average is **3,932 SF** for homes over $832K and **2,933 SF** for homes under $610K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

3.5 Year built: no clear difference

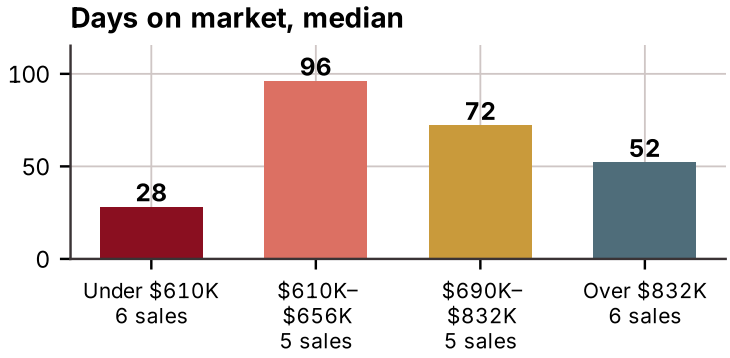


The median is **2002** for homes over $832K and **2004** for homes under $610K. It does not move in a straight line; homes $610K–$656K are highest. Defined in 8.1.4.

– No clear difference · could be chance

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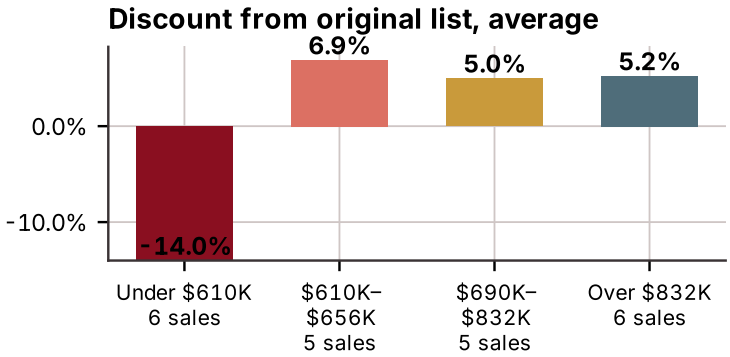
3.6 Days on market: no clear difference



The median is **52 days** for homes over $832K and **28 days** for homes under $610K. It does not move in a straight line; homes $610K–$656K are highest. Defined in 8.1.5.

– No clear difference · could be chance

3.7 Discount from original list: no clear difference

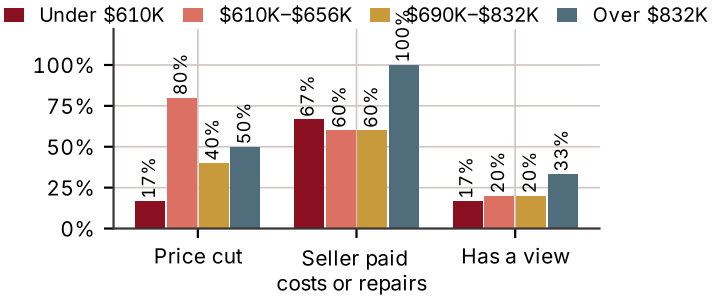


The average is **5.2%** for homes over $832K and **-14.0%** for homes under $610K. It does not move in a straight line; homes $610K–$656K are highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 50% of homes over $832K had a price cut before sale, against 17% of homes under $610K. Defined in 8.1.7.
- 100% of homes over $832K had the seller pay closing costs or repairs, against 67% of homes under $610K. Defined in 8.1.8.
- 33% of homes over $832K have a view, against 17% of homes under $610K. 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 $610K 6 sales	$610K–$656K 5 sales	$690K–$832K 5 sales	Over $832K 6 sales	All 22 sales	Real difference?
Net sale price average	$567,740	$627,160	$767,960	$910,114	$720,124	by design
Net price per SF average	$196	$195	$214	$234	$210	unclear
Living area average	2,933	3,240	3,641	3,932	3,436	unclear
Year built median	2004	2005	2002	2002	2003	unclear

3.10 The numbers: selling

	Under $610K 6 sales	$610K–$656K 5 sales	$690K–$832K 5 sales	Over $832K 6 sales	All 22 sales	Real difference?
Days on market median	28	96	72	52	50	unclear
Discount from original list average	−14.0%	6.9%	5.0%	5.2%	0.3%	unclear
Price cut before sale	17%	80%	40%	50%	45%	unclear
Seller paid closing costs or repairs	67%	60%	60%	100%	73%	unclear
Has a view	17%	20%	20%	33%	23%	unclear

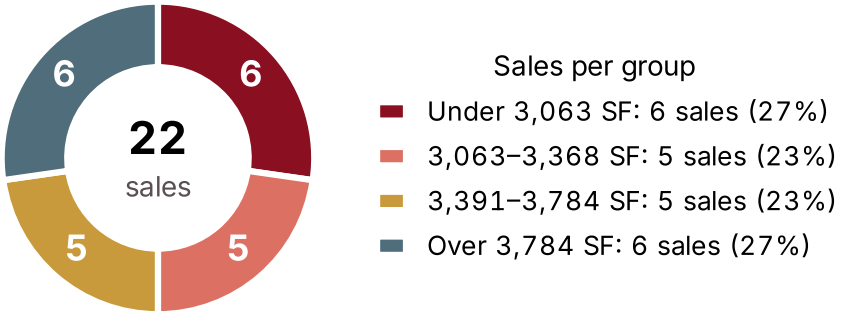
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 22 sales · November 9, 2025 – November 8, 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.

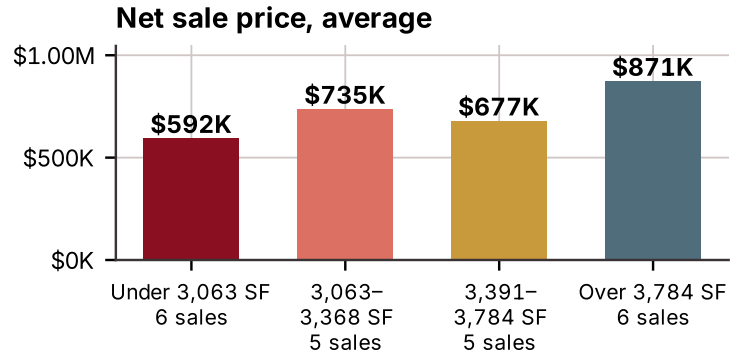
4.2 At a glance

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 3,063 SF	3,063–3,368 SF	3,391–3,784 SF	Over 3,784 SF	Real difference?
Net sale price	$592K	$735K	$677K	$871K	unclear
Net price per SF	$210 per SF	$228 per SF	$189 per SF	$212 per SF	unclear
Year built	2004	2002	2004	2003	unclear
Days on market	37 days	37 days	96 days	57 days	unclear
Discount from original list	4.3%	6.4%	-14.9%	4.0%	unclear
Price cut before sale	33%	40%	80%	33%	unclear
Seller paid closing costs or repairs	50%	60%	80%	100%	unclear
Has a view	0%	60%	20%	17%	unclear

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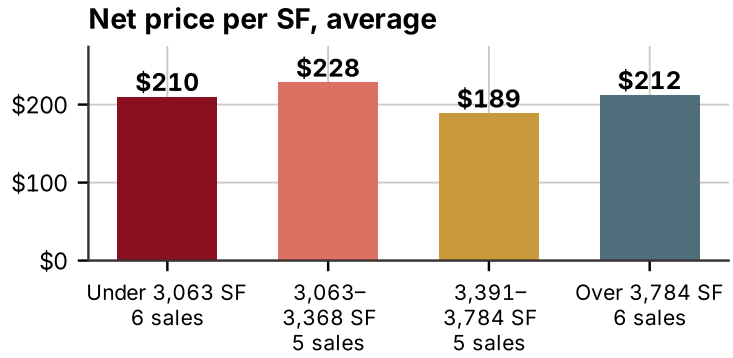
4.3 Net sale price: no clear difference



The average is **$871K** for homes over 3,784 SF and **$592K** for homes under 3,063 SF. It does not move in a straight line; homes over 3,784 SF are highest. Defined in 8.1.1.

– No clear difference · could be chance

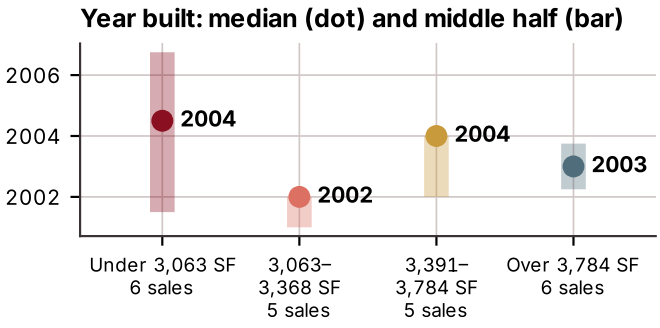
4.4 Net price per SF: no clear difference



The average is **$212 per SF** for homes over 3,784 SF and **$210 per SF** for homes under 3,063 SF. It does not move in a straight line; homes 3,063–3,368 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

4.5 Year built: no clear difference

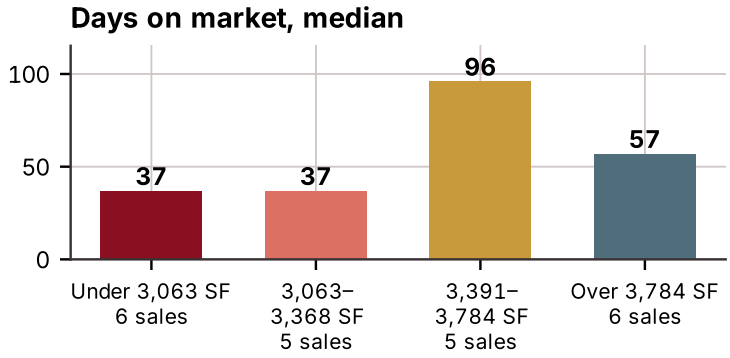


The median is **2003** for homes over 3,784 SF and **2004** for homes under 3,063 SF. It does not move in a straight line; homes under 3,063 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

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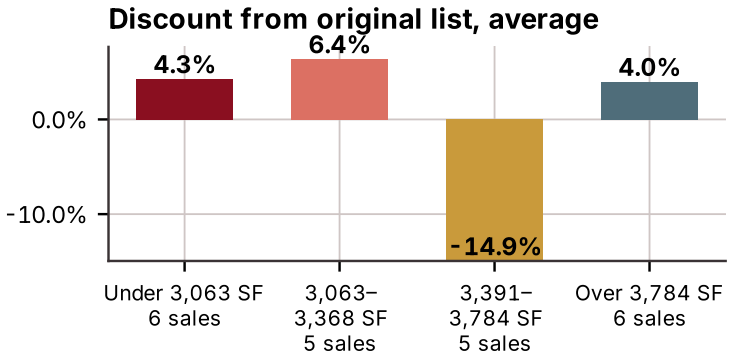
4.6 Days on market: no clear difference



The median is **57 days** for homes over 3,784 SF and **37 days** for homes under 3,063 SF. It does not move in a straight line; homes 3,391–3,784 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

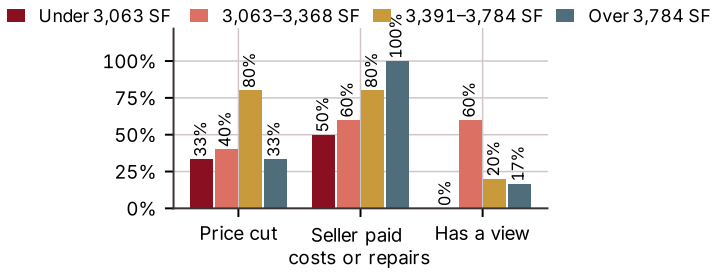


The average is **4.0%** for homes over 3,784 SF and **4.3%** for homes under 3,063 SF. It does not move in a straight line; homes 3,063–3,368 SF are highest. Defined in 8.1.6.

– 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.

- 33% of homes over 3,784 SF had a price cut before sale, against 33% of homes under 3,063 SF. Defined in 8.1.7.
- 100% of homes over 3,784 SF had the seller pay closing costs or repairs, against 50% of homes under 3,063 SF. Defined in 8.1.8.
- 17% of homes over 3,784 SF have a view, against 0% of homes under 3,063 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 3,063 SF 6 sales	3,063–3,368 SF 5 sales	3,391–3,784 SF 5 sales	Over 3,784 SF 6 sales	All 22 sales	Real difference?
Net sale price average	$592,117	$734,968	$677,404	$871,360	$720,124	unclear
Net price per SF average	$210	$228	$189	$212	$210	unclear
Living area average	2,825	3,210	3,569	4,124	3,436	by design
Year built median	2004	2002	2004	2003	2003	unclear

4.10 The numbers: selling

	Under 3,063 SF 6 sales	3,063–3,368 SF 5 sales	3,391–3,784 SF 5 sales	Over 3,784 SF 6 sales	All 22 sales	Real difference?
Days on market median	37	37	96	57	50	unclear
Discount from original list average	4.3%	6.4%	−14.9%	4.0%	0.3%	unclear
Price cut before sale	33%	40%	80%	33%	45%	unclear
Seller paid closing costs or repairs	50%	60%	80%	100%	73%	unclear
Has a view	0%	60%	20%	17%	23%	unclear

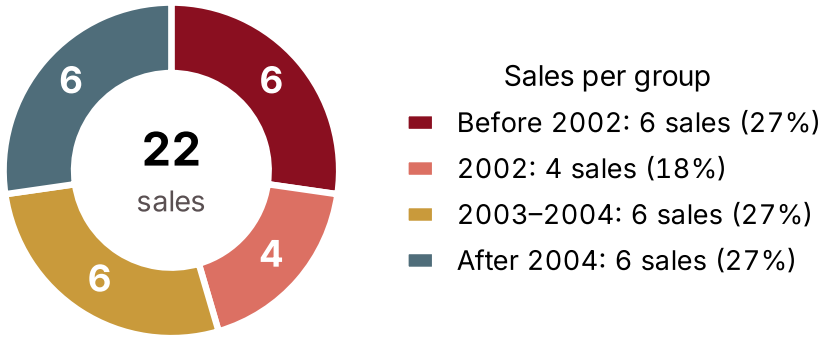
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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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.

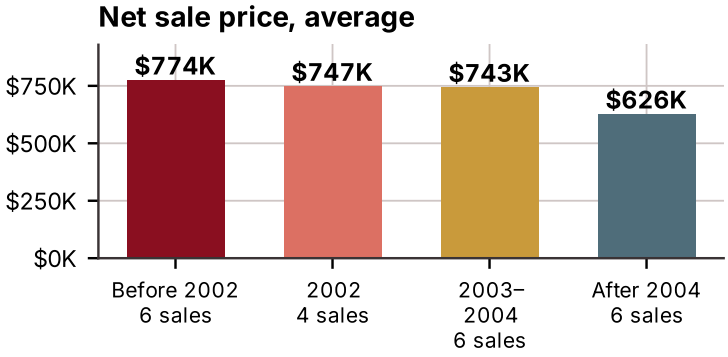


Bottom line: too few sales to test.

5.1 Key differences

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

5.3 Net sale price: described, not tested



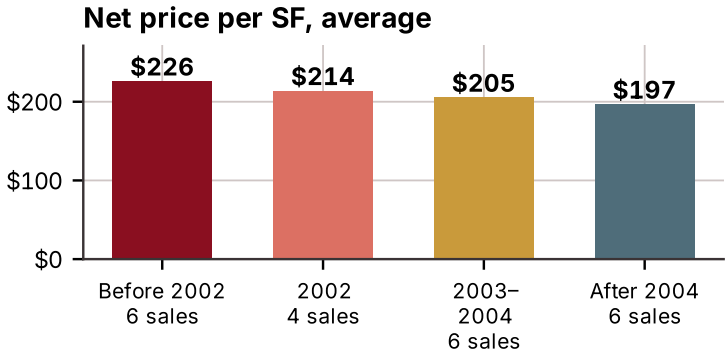
The average is **$626K** for homes built after 2004 and **$774K** for homes built before 2002. It falls step by step from the lowest range to the highest.

Defined in 8.1.1.

Not tested: too few sales.

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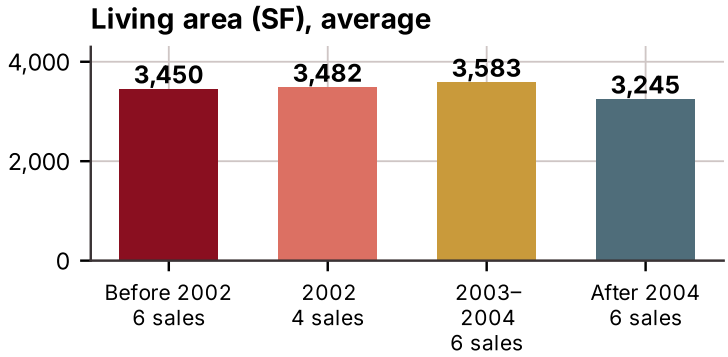
5.4 Net price per SF: described, not tested



The average is **$197 per SF** for homes built after 2004 and **$226 per SF** for homes built before 2002. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

Not tested: too few sales.

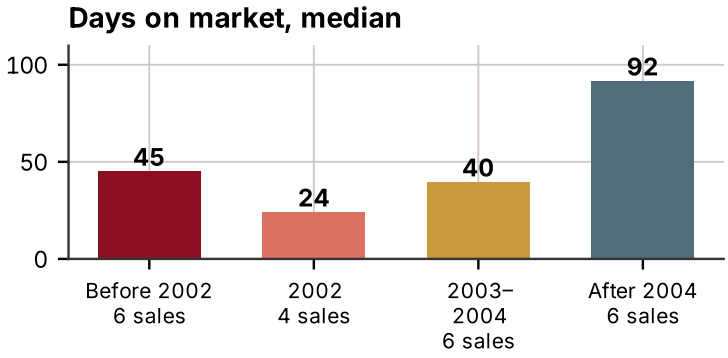
5.5 Living area: described, not tested



The average is **3,245 SF** for homes built after 2004 and **3,450 SF** for homes built before 2002. It does not move in a straight line; homes built 2003–2004 are highest. Defined in 8.1.3.

Not tested: too few sales.

5.6 Days on market: described, not tested

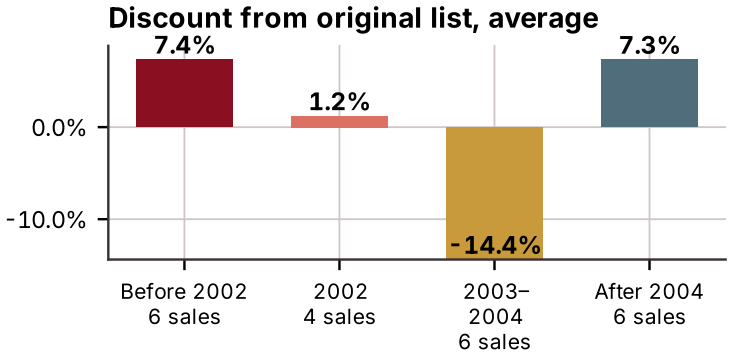


The median is **92 days** for homes built after 2004 and **45 days** for homes built before 2002. It does not move in a straight line; homes built after 2004 are highest. Defined in 8.1.5.

Not tested: too few sales.

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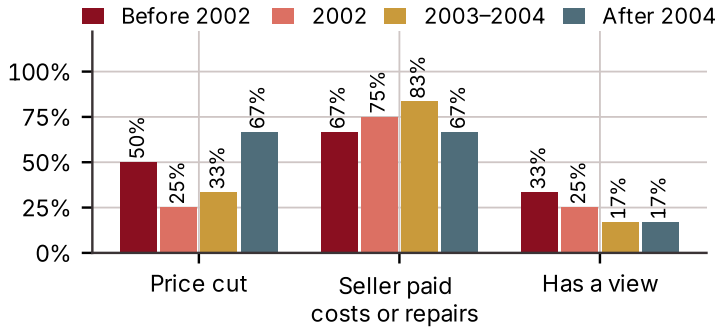
5.7 Discount from original list: described, not tested



The average is **7.3%** for homes built after 2004 and **7.4%** for homes built before 2002. It does not move in a straight line; homes built before 2002 are highest. Defined in 8.1.6.

Not tested: too few sales.

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.

- 67% of homes built after 2004 had a price cut before sale, against 50% of homes built before 2002. Defined in 8.1.7.
- 67% of homes built after 2004 had the seller pay closing costs or repairs, against 67% of homes built before 2002. Defined in 8.1.8.
- 17% of homes built after 2004 have a view, against 33% of homes built before 2002. Defined in 8.1.9.

Price cut before sale: Not tested: too few sales.
Seller paid closing costs or repairs: Not tested: too few sales.
Has a view: Not tested: too few sales.

5.9 The numbers: price and size

	Before 2002 6 sales	2002 4 sales	2003–2004 6 sales	After 2004 6 sales	All 22 sales
Net sale price average	$774,000	$746,566	$742,543	$626,200	$720,124
Net price per SF average	$226	$214	$205	$197	$210
Living area average	3,450	3,482	3,583	3,245	3,436
Year built median	2001	2002	2004	2006	2003

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5.10 The numbers: selling

	Before 2002 6 sales	2002 4 sales	2003–2004 6 sales	After 2004 6 sales	All 22 sales
Days on market median	45	24	40	92	50
Discount from original list average	7.4%	1.2%	−14.4%	7.3%	0.3%
Price cut before sale	50%	25%	33%	67%	45%
Seller paid closing costs or repairs	67%	75%	83%	67%	73%
Has a view	33%	25%	17%	17%	23%

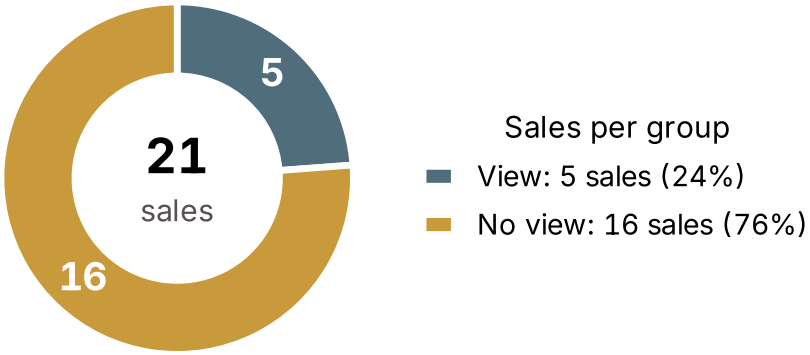
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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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. 1 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.

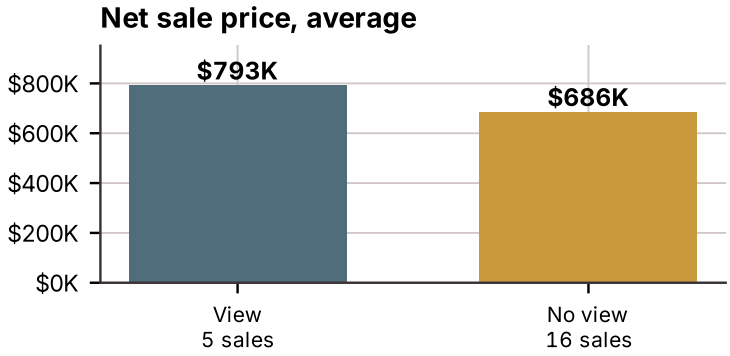
6.2 At a glance

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	$793K	$686K	unclear
Net price per SF	$231 per SF	$204 per SF	unclear
Living area	3,434 SF	3,362 SF	unclear
Year built	2002	2004	unclear
Days on market	42 days	50 days	unclear
Discount from original list	7.8%	-2.6%	unclear
Price cut before sale	40%	44%	unclear
Seller paid closing costs or repairs	80%	69%	unclear

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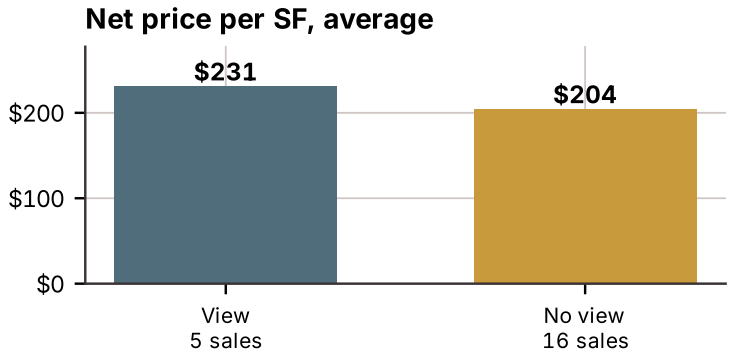
6.3 Net sale price: no clear difference



The average is **$793K** for homes with a view and **$686K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

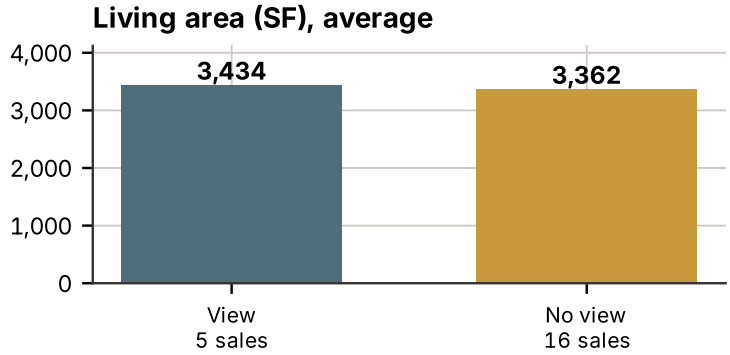
6.4 Net price per SF: no clear difference



The average is **$231 per SF** for homes with a view and **$204 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

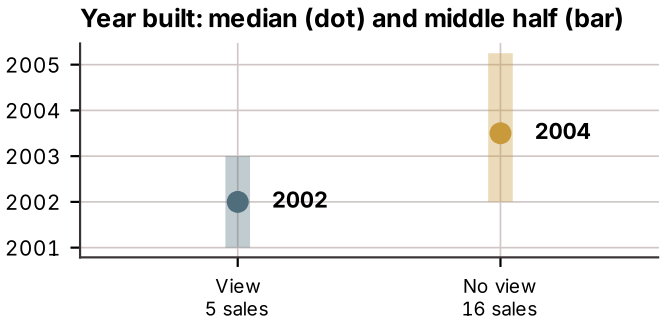


The average is **3,434 SF** for homes with a view and **3,362 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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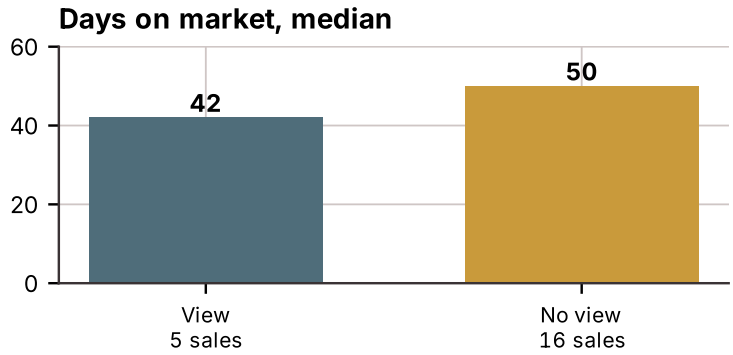
6.6 Year built: no clear difference



The median is **2002** for homes with a view and **2004** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

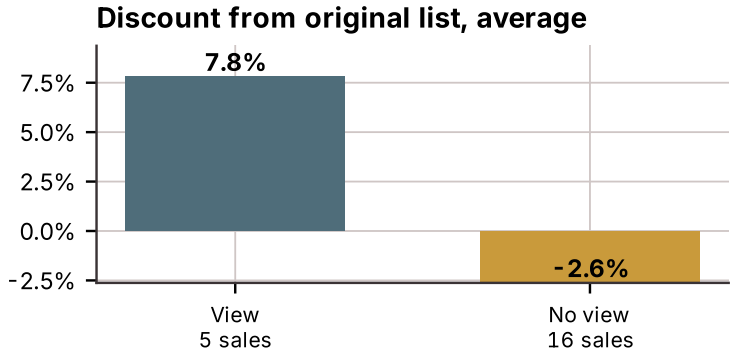
6.7 Days on market: no clear difference



The median is **42 days** for homes with a view and **50 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

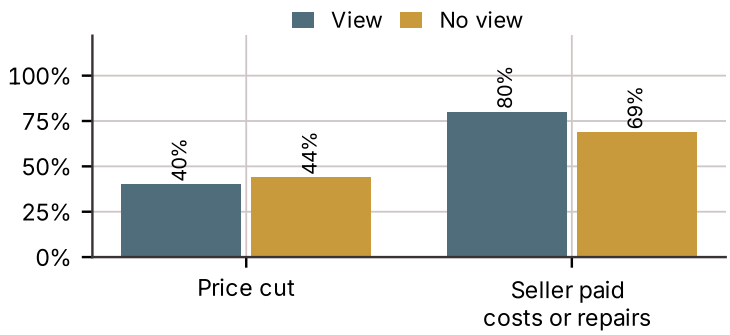


The average is **7.8%** for homes with a view and **-2.6%** for homes without a view. Defined in 8.1.6.

– 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.

- 40% of homes with a view had a price cut before sale, against 44% of homes without a view. Defined in 8.1.7.
- 80% of homes with a view had the seller pay closing costs or repairs, against 69% 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 5 sales	No view 16 sales	All 21 sales	Real difference?
Net sale price average	$792,508	$686,093	$711,430	unclear
Net price per SF average	$231	$204	$211	unclear
Living area average	3,434	3,362	3,379	unclear
Year built median	2002	2004	2003	unclear

6.11 The numbers: selling

	View 5 sales	No view 16 sales	All 21 sales	Real difference?
Days on market median	42	50	47	unclear
Discount from original list average	7.8%	−2.6%	−0.1%	unclear
Price cut before sale	40%	44%	43%	unclear
Seller paid closing costs or repairs	80%	69%	71%	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 · 0 sales · November 9, 2025 – November 8, 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 Ranch At Deer 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”.

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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 22 resale sales. Average $720,124; median $673,250; standard deviation $146,158; middle half (25th–75th percentile) $600,625–$844,342; lowest $500,000, highest $973,160. 16 sales had a seller payment; their median payment was $3,350.

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 22 resale sales. Average $210; median $209; standard deviation $30; middle half (25th–75th percentile) $194–$224; lowest $147, highest $282.

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 22 resale sales. Average 3,436; median 3,380; standard deviation 548; middle half (25th–75th percentile) 3,034–3,836; lowest 2,378, highest 4,640.

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 22 resale sales. Average 2003; median 2003; standard deviation 2; middle half (25th–75th percentile) 2001–2005; lowest 2001, highest 2007.

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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 22 resale sales. Average 62; median 50; standard deviation 48; middle half (25th–75th percentile) 23–94; lowest 3, highest 173. 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 22 resale sales. Average 0.3%; median 4.4%; standard deviation 22.7%; middle half (25th–75th percentile) 1.9%–7.0%; lowest −100.0%, highest 13.6%. 2 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 10 of 22 resale sales (45.5%).

8.1.8 Seller paid closing costs or repairs

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

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

The data 16 of 22 resale sales (72.7%).

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 5 sales with a view, 16 without, 1 unclassified. Most common View entries: None 13, Neighborhood 4, Trees/Woods 4, Golf Course 2, Hill Country 2, See Remarks 1, Park/Greenbelt 1, Pool 1.

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8.2 Methods

8.2.1 Data source

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

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-09 11:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Cedar Park, SubdivisionName contains any of “ranch at deer creek” (case-insensitive). A record is kept when its subdivision name belongs to the Ranch At Deer Creek family, the same rule comparable sales use.

The data Pulled November 9, 2026: 22 closed Ranch At Deer Creek records over the prior year, in ZIP 78613. 6 subdivision spellings kept: Ranch At Deer Creek Ph 2 Sec (11); Ranch At Deer Creek (4); Ranch At Deer Creek Ph 1 Sec (3); Ranch At Deer Creek Ph 3 Sec (2); Ranch At Deer Creek Ph 03 Sec 04 (1); Ranch At Deer Creek Ph 03 Sec (1). No other names were found by the search.

8.2.2 Study window

In simple terms The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 15 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 9, 2025 to November 8, 2026 inclusive.

The data 22 single-family sales in the window: 22 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 22 resale; 0 new construction.

8.2.4 Sales left out

In simple terms A few records cannot be used as entered and are left out before any analysis.

Statistically Excluded: PropertySubType other than Single Family Residence; no OriginalListPrice; LivingArea under 400 SF; seller payments above 10% of ClosePrice (treated as entry errors).

The data None in this window.

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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 $610K”.

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 $610K: $500,000–$597,500 (6 sales); $610K–$656K: $610,000–$656,500 (5 sales); $690K–$832K: $690,000–$831,800 (5 sales); Over $832K: $848,522–$973,160 (6 sales)
Quartiles by living area: Under 3,063 SF: 2,378–3,024 SF (6 sales); 3,063–3,368 SF: 3,063–3,368 SF (5 sales); 3,391–3,784 SF: 3,391–3,784 SF (5 sales); Over 3,784 SF: 3,854–4,640 SF (6 sales)
Quartiles by year built: Before 2002: 2001–2001 (6 sales); 2002: 2002–2002 (4 sales); 2003–2004: 2003–2004 (6 sales); After 2004: 2005–2007 (6 sales)
View and no view: View: MLS lists a view (5 sales); No view: None or Neighborhood (16 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 $720,124, median $673,250. Days on market: average 62, 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 $H = [12/(n(n+1))]\ \Sigma\ R_j^2/n_j - 3(n+1)$, compared with χ^2 on k − 1 degrees of freedom (Kruskal & Wallis, 1952). Effect size $\varepsilon^2 = H/(n-1)$: ≥ .01 small, ≥ .06 medium, ≥ .14 large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.

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

8.2.8 Mann–Whitney U test

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

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

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

8.2.9 Chi-square test

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

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

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

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8.2.10 Real difference (significance)

In simple terms "Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.

Statistically Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.

The data Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; 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 0 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 = 6.25	3	0.1001	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.298$	large
Living area	Kruskal–Wallis	H = 11.71	3	0.0085	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.557$	large
Year built	Kruskal–Wallis	H = 3.94	3	0.2678	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.188$	large
Days on market	Kruskal–Wallis	H = 3.71	3	0.2948	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.177$	large
Discount from original list	Kruskal–Wallis	H = 3.51	3	0.3191	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.167$	large
Price cut before sale	Chi-square	$\chi^2 = 4.52$	3	0.2103	$p < 0.0063$	**Unclear**	Cramér's V = 0.453	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.18$	3	0.3650	$p < 0.0063$	**Unclear**	Cramér's V = 0.380	medium
Has a view	Chi-square	$\chi^2 = 0.55$	3	0.9073	$p < 0.0063$	**Unclear**	Cramér's V = 0.158	small

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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 = 11.62	3	0.0088	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.554$	large
Net price per SF	Kruskal–Wallis	H = 2.56	3	0.4650	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.122$	medium
Year built	Kruskal–Wallis	H = 1.92	3	0.5891	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.091$	medium
Days on market	Kruskal–Wallis	H = 1.80	3	0.6143	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.086$	medium
Discount from original list	Kruskal–Wallis	H = 0.85	3	0.8366	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.041$	small
Price cut before sale	Chi-square	$\chi^2 = 3.18$	3	0.3650	p < 0.0063	**Unclear**	Cramér's V = 0.380	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.35$	3	0.2257	p < 0.0063	**Unclear**	Cramér's V = 0.445	medium
Has a view	Chi-square	$\chi^2 = 5.87$	3	0.1183	p < 0.0063	**Unclear**	Cramér's V = 0.516	large

8.3.3 Quartiles by year built

Too few sales in a group to test.

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 = 55.00	—	0.2398	p < 0.0063	**Unclear**	rank-biserial r = 0.375	medium
Net price per SF	Mann–Whitney U	U = 53.00	—	0.3127	p < 0.0063	**Unclear**	rank-biserial r = 0.325	medium
Living area	Mann–Whitney U	U = 44.00	—	0.7725	p < 0.0063	**Unclear**	rank-biserial r = 0.100	small
Year built	Mann–Whitney U	U = 26.00	—	0.2585	p < 0.0063	**Unclear**	rank-biserial r = 0.350	medium
Days on market	Mann–Whitney U	U = 33.50	—	0.6200	p < 0.0063	**Unclear**	rank-biserial r = 0.162	small
Discount from original list	Mann–Whitney U	U = 60.00	—	0.1092	p < 0.0063	**Unclear**	rank-biserial r = 0.500	large
Price cut before sale	Chi-square	$\chi^2 = 0.02$	1	0.8824	p < 0.0063	**Unclear**	Cramér's V = 0.032	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.24$	1	0.6269	p < 0.0063	**Unclear**	Cramér's V = 0.106	small

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8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); nothing else. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 22 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 November 9, 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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