Twin Creeks Country Club

Cedar Park, TX 78613
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 · 7:15 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
27	$683,075	$223	38 days
single-family resale homes	average $746,072	average $228	average 64 days

Contents

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

© 2026 Alexander Tiffany Southwest, LLC

1. Summary

Resale homes · 27 sales · November 8, 2025 – November 7, 2026

This study looks at the **27 resale homes** sold in Twin Creeks Country Club in the **365 days** to November 7, 2026. A full year is used because only 12 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.

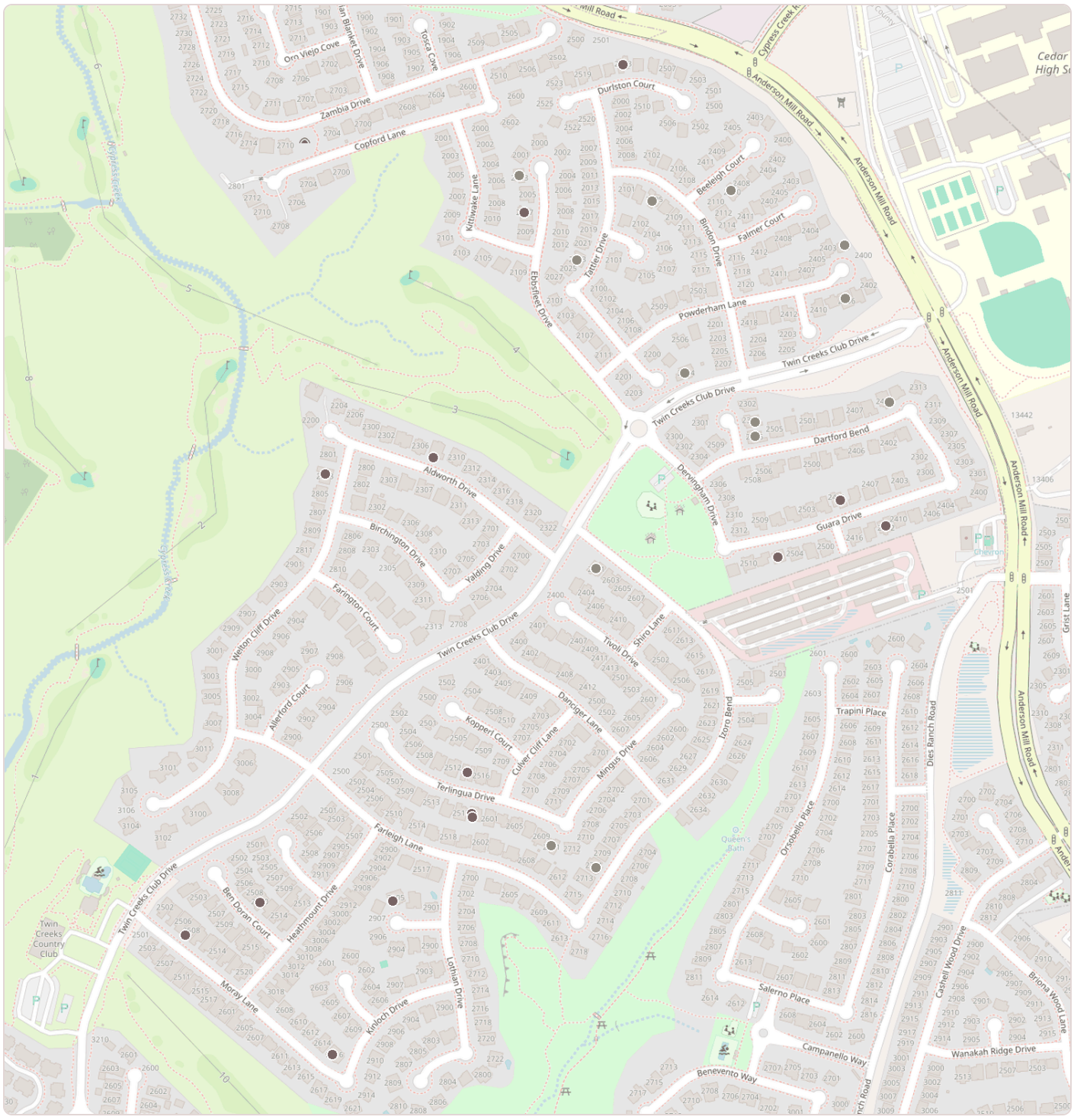
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

© 2026 Alexander Tiffany Southwest, LLC

2. Where the resale homes sold

27 resale homes · colored by price range

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



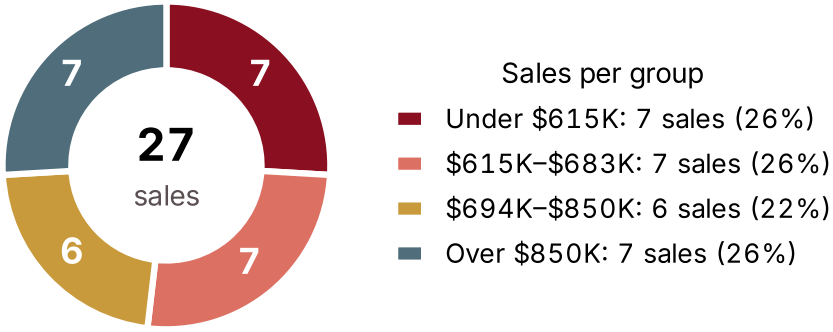
● Under $615K · 7 sales ● $615K–$683K · 7 sales ● $694K–$850K · 6 sales ● Over $850K · 7 sales

 © 2026 Alexander Tiffany Southwest, LLC

3. Quartiles by net sale price

Resale homes · 27 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 $850K are about 1,510 SF (59%) larger than homes under $615K.

3.1 Key differences

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

Under $615K $615K–$683K $694K–$850K Over $850K

Higher-priced homes Over $850K

- Are much larger.

Lower-priced homes Under $615K

- Are much smaller.

© 2026 Alexander Tiffany Southwest, LLC

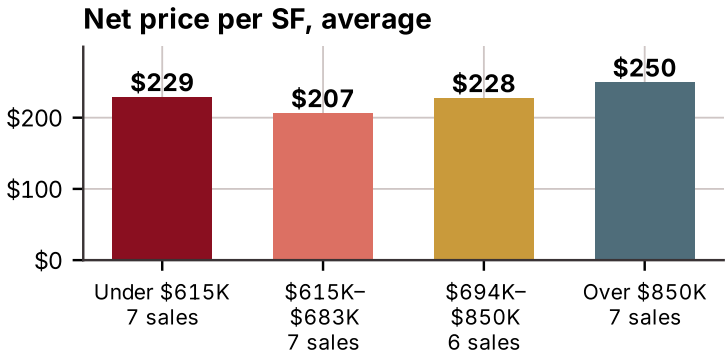
3.2 At a glance

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 $615K	$615K–$683K	$694K–$850K	Over $850K	Real difference?
Net price per SF	$229 per SF	$207 per SF	$228 per SF	$250 per SF	unclear
Living area	2,535 SF **Smallest**	3,152 SF	3,409 SF	4,040 SF **Largest**	✓ large
Year built	2005	2005	2005	2004	unclear
Days on market	47 days	42 days	20 days	38 days	unclear
Discount from original list	9.8%	7.5%	4.4%	5.0%	unclear
Price cut before sale	71%	57%	33%	43%	unclear
Seller paid closing costs or repairs	57%	86%	67%	86%	unclear
Has a view	14%	14%	0%	43%	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

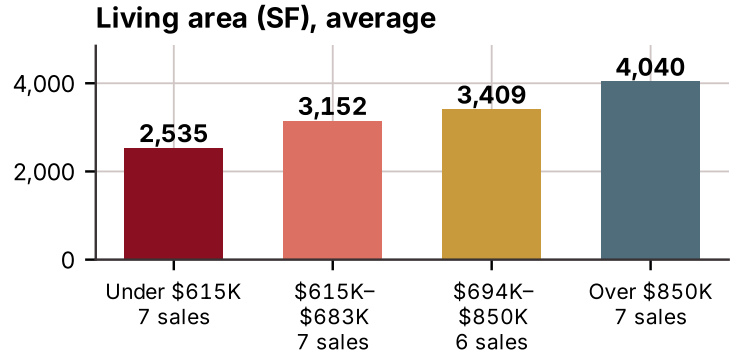


The average is **$250 per SF** for homes over $850K and **$229 per SF** for homes under $615K. It does not move in a straight line; homes over $850K are highest. Defined in 8.1.2.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

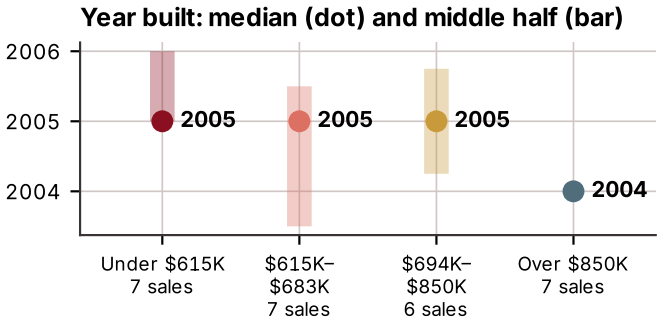
3.4 Homes over $850K are about 1,510 SF (59%) larger than homes under $615K



The average is **4,040 SF** for homes over $850K and **2,535 SF** for homes under $615K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

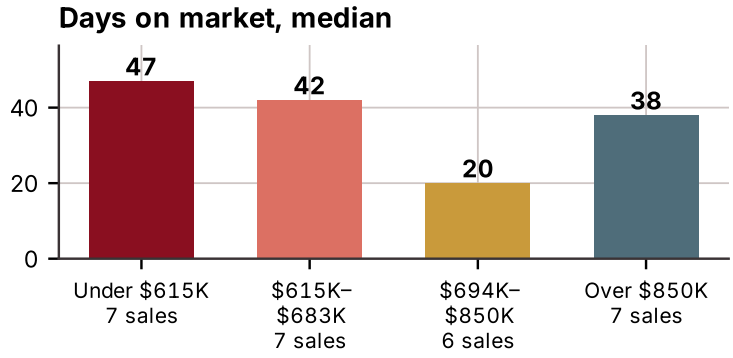
3.5 Year built: no clear difference



The median is **2004** for homes over $850K and **2005** for homes under $615K. It falls step by step from the lowest range to the highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

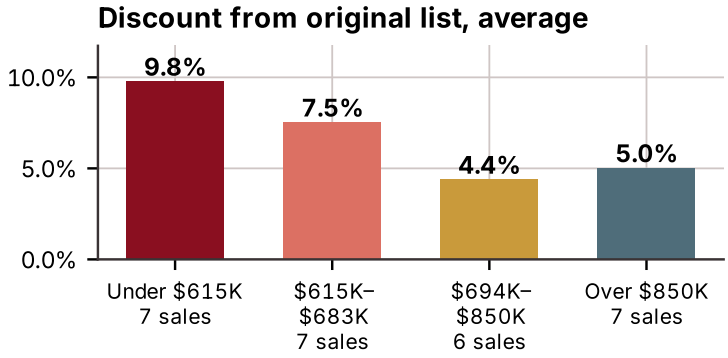


The median is **38 days** for homes over $850K and **47 days** for homes under $615K. It does not move in a straight line; homes under $615K are highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

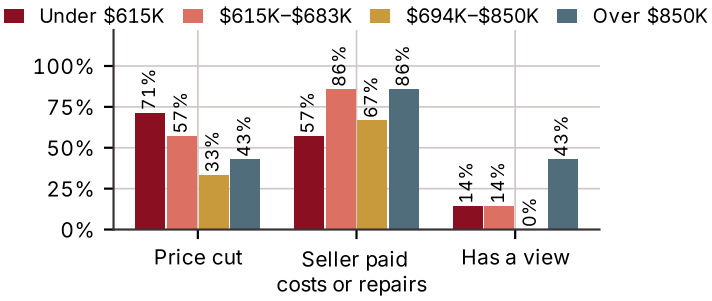
3.7 Discount from original list: no clear difference



The average is **5.0%** for homes over $850K and **9.8%** for homes under $615K. It does not move in a straight line; homes under $615K 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.

- 43% of homes over $850K had a price cut before sale, against 71% of homes under $615K. Defined in 8.1.7.
- 86% of homes over $850K had the seller pay closing costs or repairs, against 57% of homes under $615K. Defined in 8.1.8.
- 43% of homes over $850K have a view, against 14% of homes under $615K. 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 $615K 7 sales	$615K–$683K 7 sales	$694K–$850K 6 sales	Over $850K 7 sales	All 27 sales	Real difference?
Net sale price average	$566,518	$647,438	$770,625	$1,003,214	$746,072	by design
Net price per SF average	$229	$207	$228	$250	$228	unclear
Living area average	2,535	3,152	3,409	4,040	3,279	✓ large
Year built median	2005	2005	2005	2004	2005	unclear

 © 2026 Alexander Tiffany Southwest, LLC

3.10 The numbers: selling

	Under $615K 7 sales	$615K–$683K 7 sales	$694K–$850K 6 sales	Over $850K 7 sales	All 27 sales	Real difference?
Days on market median	47	42	20	38	38	unclear
Discount from original list average	9.8%	7.5%	4.4%	5.0%	6.8%	unclear
Price cut before sale	71%	57%	33%	43%	52%	unclear
Seller paid closing costs or repairs	57%	86%	67%	86%	74%	unclear
Has a view	14%	14%	0%	43%	19%	unclear

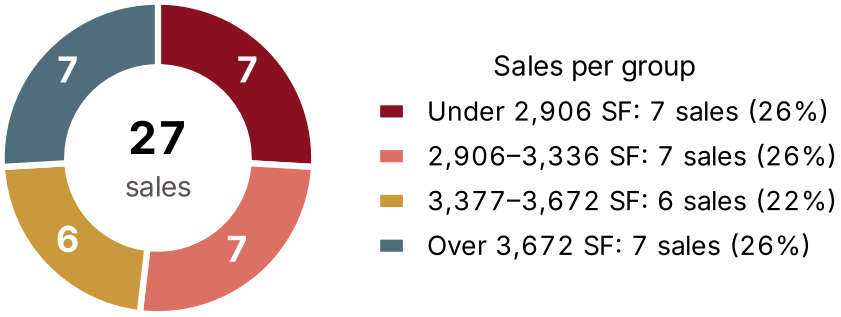
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

 © 2026 Alexander Tiffany Southwest, LLC

4. Quartiles by living area

Resale homes · 27 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.



Bottom line

- Homes over 3,672 SF sell for about $404K (70%) more than homes under 2,906 SF.

4.1 Key differences

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

Under 2,906 SF · 2,906–3,336 SF · 3,377–3,672 SF · Over 3,672 SF

Larger homes Over 3,672 SF

- Sell for much more.

Smaller homes Under 2,906 SF

- Sell for much less.

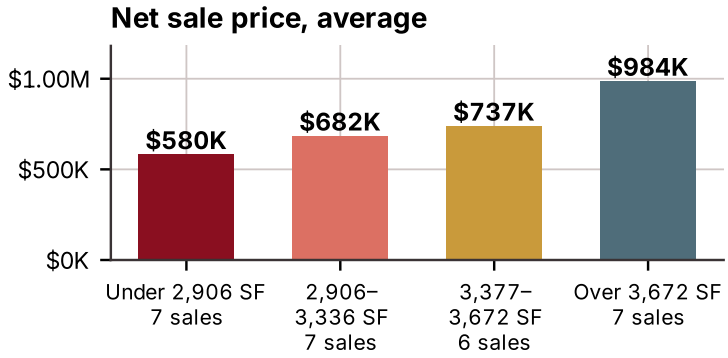
© 2026 Alexander Tiffany Southwest, LLC

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 2,906 SF	2,906–3,336 SF	3,377–3,672 SF	Over 3,672 SF	Real difference?
Net sale price	$580K Lowest	$682K	$737K	$984K Highest	✓ large
Net price per SF	$241 per SF	$218 per SF	$208 per SF	$244 per SF	unclear
Year built	2005	2005	2005	2004	unclear
Days on market	42 days	35 days	52 days	38 days	unclear
Discount from original list	7.7%	5.8%	9.1%	4.7%	unclear
Price cut before sale	57%	57%	50%	43%	unclear
Seller paid closing costs or repairs	71%	86%	67%	71%	unclear
Has a view	14%	0%	17%	43%	unclear

4.3 Homes over 3,672 SF sell for about $404K (70%) more than homes under 2,906 SF



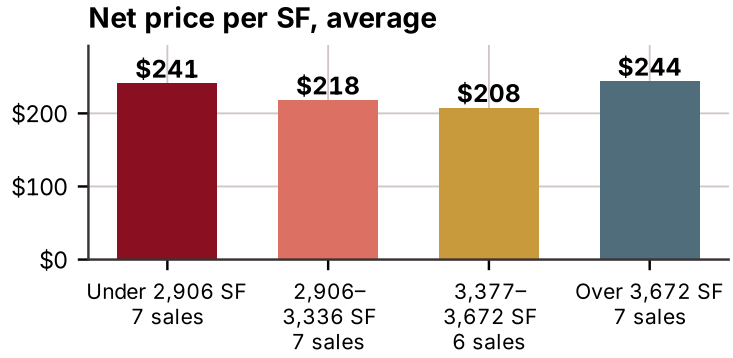
The average is **$984K** for homes over 3,672 SF and **$580K** for homes under 2,906 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

© 2026 Alexander Tiffany Southwest, LLC

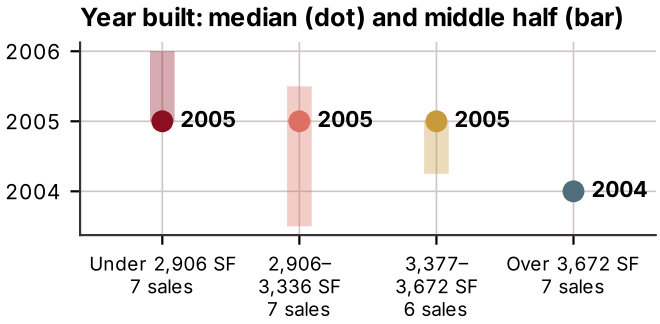
4.4 Net price per SF: no clear difference



The average is **$244 per SF** for homes over 3,672 SF and **$241 per SF** for homes under 2,906 SF. It does not move in a straight line; homes over 3,672 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

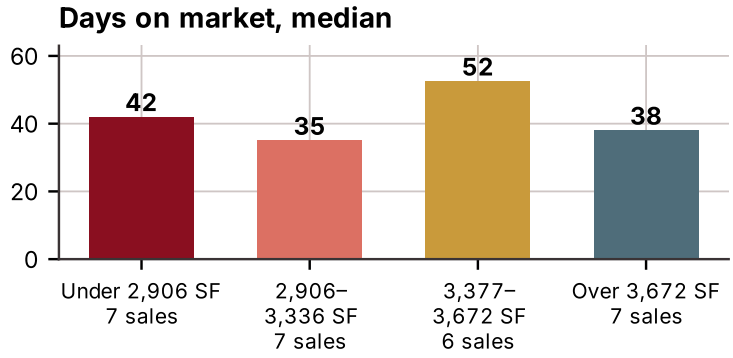
4.5 Year built: no clear difference



The median is **2004** for homes over 3,672 SF and **2005** for homes under 2,906 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference

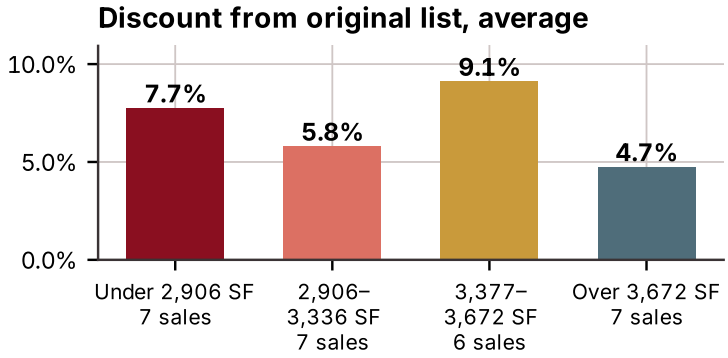


The median is **38 days** for homes over 3,672 SF and **42 days** for homes under 2,906 SF. It does not move in a straight line; homes 3,377–3,672 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

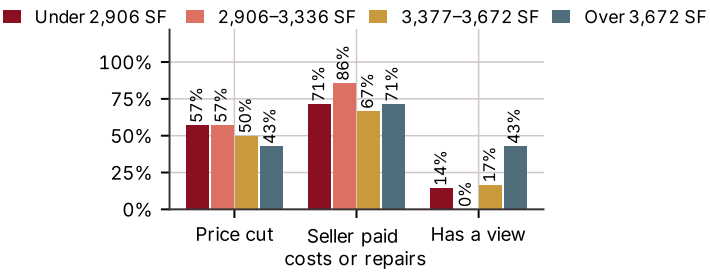
4.7 Discount from original list: no clear difference



The average is **4.7%** for homes over 3,672 SF and **7.7%** for homes under 2,906 SF. It does not move in a straight line; homes 3,377–3,672 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.

- 43% of homes over 3,672 SF had a price cut before sale, against 57% of homes under 2,906 SF. Defined in 8.1.7.
- 71% of homes over 3,672 SF had the seller pay closing costs or repairs, against 71% of homes under 2,906 SF. Defined in 8.1.8.
- 43% of homes over 3,672 SF have a view, against 14% of homes under 2,906 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 2,906 SF 7 sales	2,906–3,336 SF 7 sales	3,377–3,672 SF 6 sales	Over 3,672 SF 7 sales	All 27 sales	Real difference?
Net sale price average	$579,804	$682,009	$736,958	$984,214	$746,072	✓ large
Net price per SF average	$241	$218	$208	$244	$228	unclear
Living area average	2,414	3,143	3,547	4,053	3,279	by design
Year built median	2005	2005	2005	2004	2005	unclear

 © 2026 Alexander Tiffany Southwest, LLC

4.10 The numbers: selling

	Under 2,906 SF 7 sales	2,906–3,336 SF 7 sales	3,377–3,672 SF 6 sales	Over 3,672 SF 7 sales	All 27 sales	Real difference?
Days on market median	42	35	52	38	38	unclear
Discount from original list average	7.7%	5.8%	9.1%	4.7%	6.8%	unclear
Price cut before sale	57%	57%	50%	43%	52%	unclear
Seller paid closing costs or repairs	71%	86%	67%	71%	74%	unclear
Has a view	14%	0%	17%	43%	19%	unclear

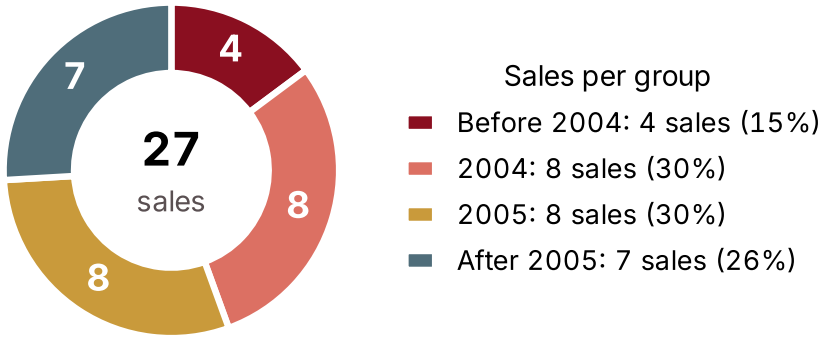
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

 © 2026 Alexander Tiffany Southwest, LLC

5. Quartiles by year built

Resale homes · 27 sales · November 8, 2025 – November 7, 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.

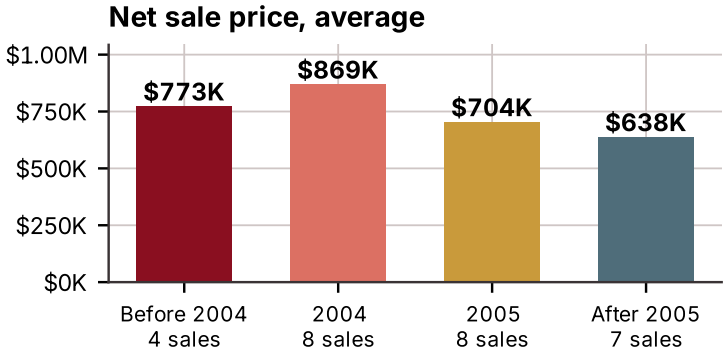


Bottom line: too few sales to test.

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

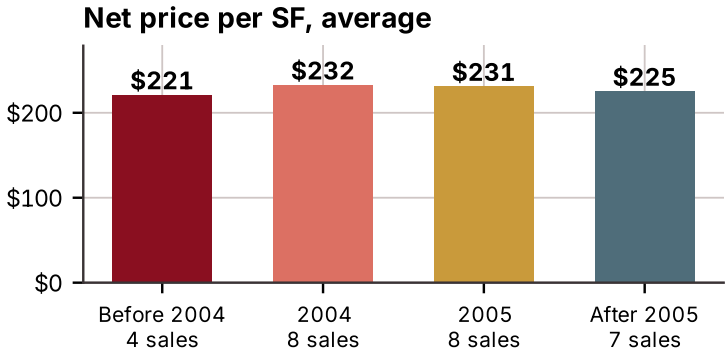


The average is **$638K** for homes built after 2005 and **$773K** for homes built before 2004. It does not move in a straight line; homes built 2004 are highest. Defined in 8.1.1.

Not tested: too few sales.

© 2026 Alexander Tiffany Southwest, LLC

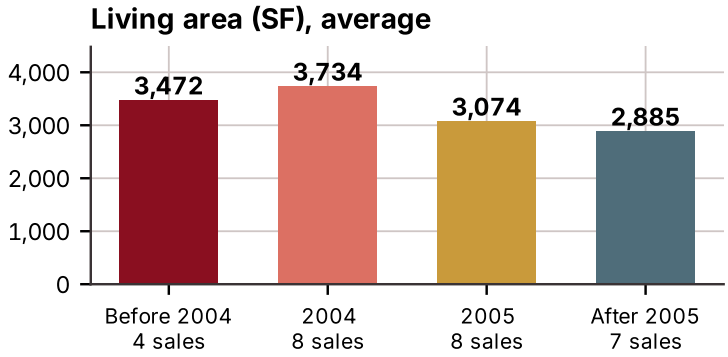
5.4 Net price per SF: described, not tested



The average is **$225 per SF** for homes built after 2005 and **$221 per SF** for homes built before 2004. It does not move in a straight line; homes built 2004 are highest. Defined in 8.1.2.

Not tested: too few sales.

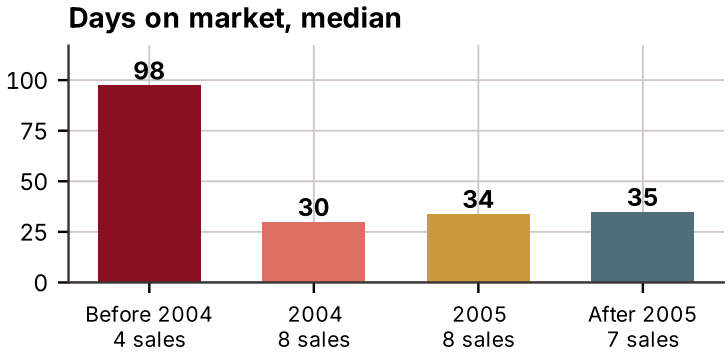
5.5 Living area: described, not tested



The average is **2,885 SF** for homes built after 2005 and **3,472 SF** for homes built before 2004. It does not move in a straight line; homes built 2004 are highest. Defined in 8.1.3.

Not tested: too few sales.

5.6 Days on market: described, not tested

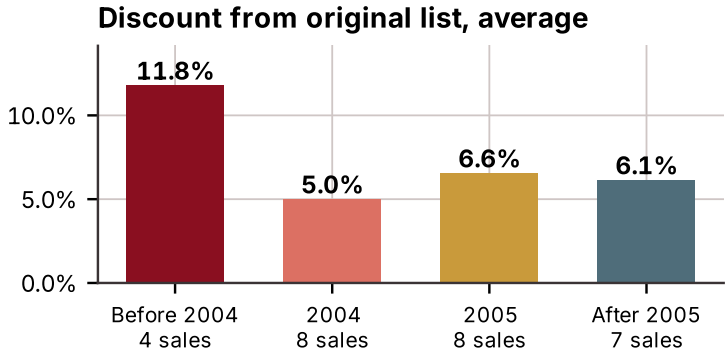


The median is **35 days** for homes built after 2005 and **98 days** for homes built before 2004. It does not move in a straight line; homes built before 2004 are highest. Defined in 8.1.5.

Not tested: too few sales.

 © 2026 Alexander Tiffany Southwest, LLC

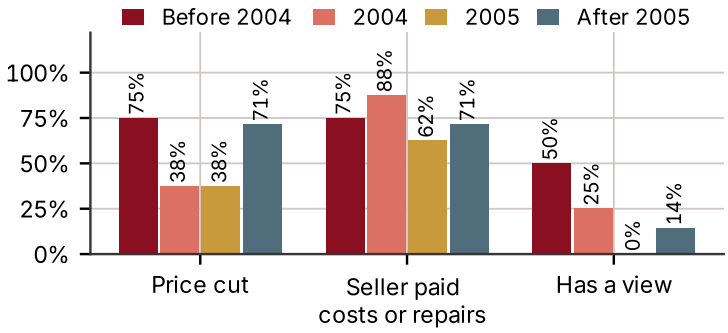
5.7 Discount from original list: described, not tested



The average is **6.1%** for homes built after 2005 and **11.8%** for homes built before 2004. It does not move in a straight line; homes built before 2004 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.

- 71% of homes built after 2005 had a price cut before sale, against 75% of homes built before 2004. Defined in 8.1.7.
- 71% of homes built after 2005 had the seller pay closing costs or repairs, against 75% of homes built before 2004. Defined in 8.1.8.
- 14% of homes built after 2005 have a view, against 50% of homes built before 2004. 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 2004 4 sales	2004 8 sales	2005 8 sales	After 2005 7 sales	All 27 sales
Net sale price average	$773,019	$869,235	$703,797	$638,230	$746,072
Net price per SF average	$221	$232	$231	$225	$228
Living area average	3,472	3,734	3,074	2,885	3,279
Year built median	2003	2004	2005	2006	2005

© 2026 Alexander Tiffany Southwest, LLC

5.10 The numbers: selling

	Before 2004 4 sales	2004 8 sales	2005 8 sales	After 2005 7 sales	All 27 sales
Days on market median	98	30	34	35	38
Discount from original list average	11.8%	5.0%	6.6%	6.1%	6.8%
Price cut before sale	75%	38%	38%	71%	52%
Seller paid closing costs or repairs	75%	88%	62%	71%	74%
Has a view	50%	25%	0%	14%	19%

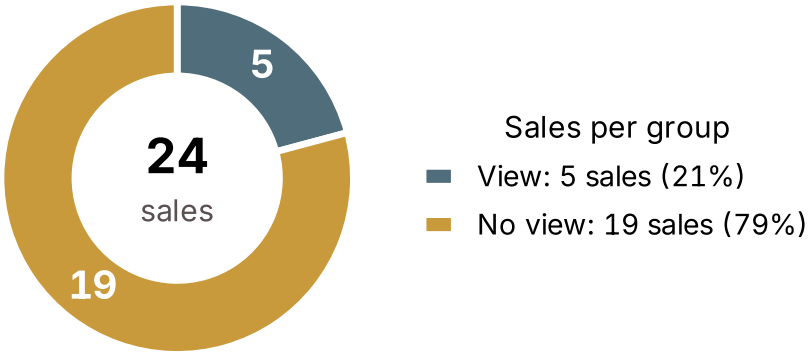
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

 © 2026 Alexander Tiffany Southwest, LLC

6. View and no view

Resale homes · 27 sales · November 8, 2025 – November 7, 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. 3 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.

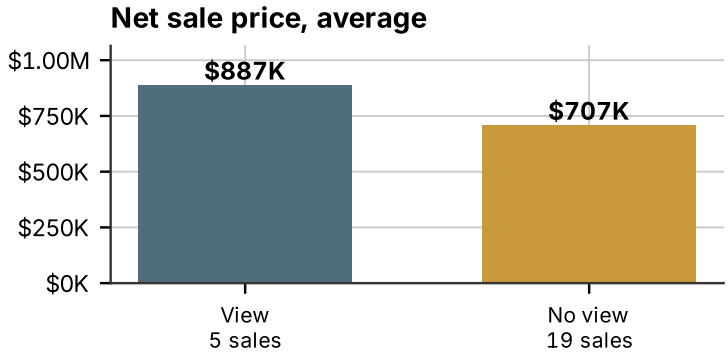
6.2 At a glance

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	$887K	$707K	unclear
Net price per SF	$241 per SF	$222 per SF	unclear
Living area	3,639 SF	3,218 SF	unclear
Year built	2004	2005	unclear
Days on market	63 days	35 days	unclear
Discount from original list	11.4%	6.0%	unclear
Price cut before sale	80%	42%	unclear
Seller paid closing costs or repairs	80%	74%	unclear

© 2026 Alexander Tiffany Southwest, LLC

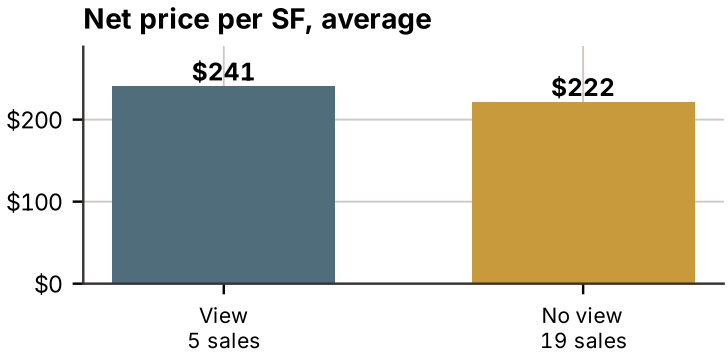
6.3 Net sale price: no clear difference



The average is **$887K** for homes with a view and **$707K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

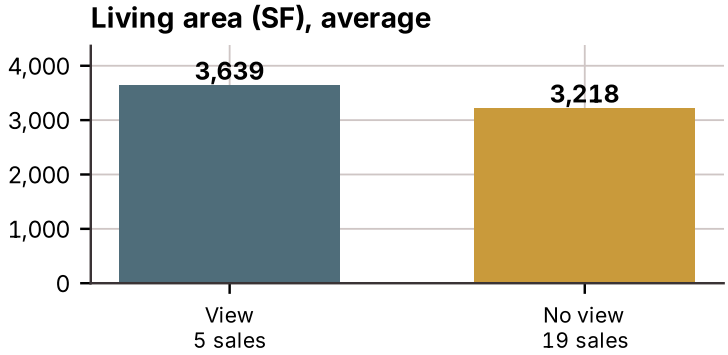
6.4 Net price per SF: no clear difference



The average is **$241 per SF** for homes with a view and **$222 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

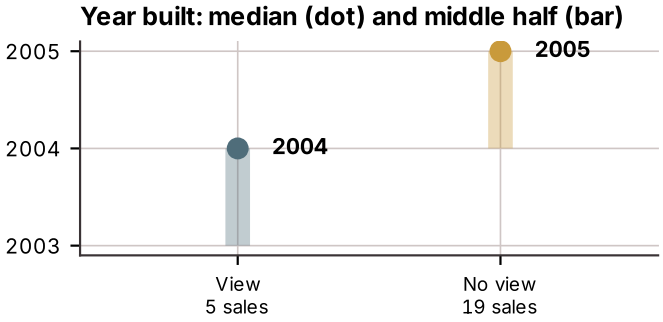


The average is **3,639 SF** for homes with a view and **3,218 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

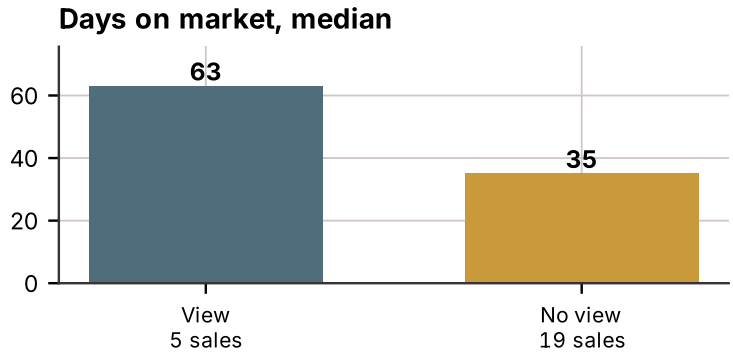
6.6 Year built: no clear difference



The median is **2004** for homes with a view and **2005** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

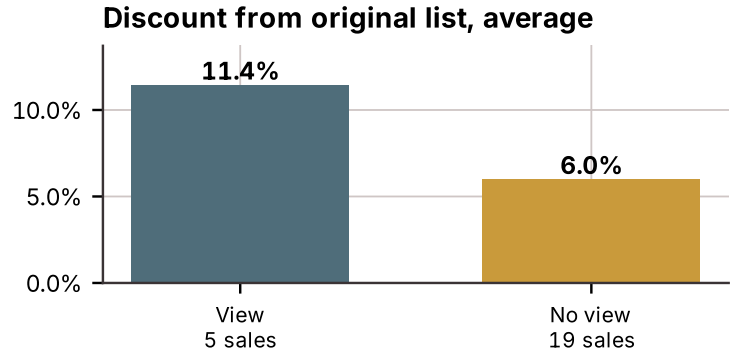
6.7 Days on market: no clear difference



The median is **63 days** for homes with a view and **35 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

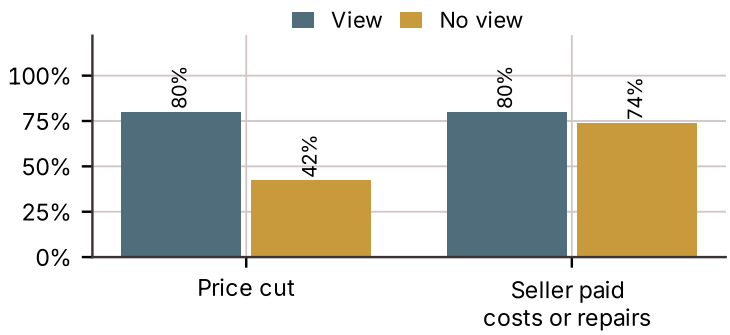


The average is **11.4%** for homes with a view and **6.0%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

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.

- 80% of homes with a view had a price cut before sale, against 42% 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 74% 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 19 sales	All 24 sales	Real difference?
Net sale price average	$887,100	$707,155	$744,643	unclear
Net price per SF average	$241	$222	$226	unclear
Living area average	3,639	3,218	3,306	unclear
Year built median	2004	2005	2005	unclear

6.11 The numbers: selling

	View 5 sales	No view 19 sales	All 24 sales	Real difference?
Days on market median	63	35	40	unclear
Discount from original list average	11.4%	6.0%	7.1%	unclear
Price cut before sale	80%	42%	50%	unclear
Seller paid closing costs or repairs	80%	74%	75%	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.

 © 2026 Alexander Tiffany Southwest, LLC

7. New construction

Basic statistics · 0 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: 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 Twin Creeks Country Club.

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”.

© 2026 Alexander Tiffany Southwest, LLC

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 27 resale sales. Average $746,072; median $683,075; standard deviation $181,831; middle half (25th–75th percentile) $603,250–$884,500; lowest $512,000, highest $1,199,500. 20 sales had a seller payment; their median payment was $4,750.

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 27 resale sales. Average $228; median $223; standard deviation $32; middle half (25th–75th percentile) $208–$247; lowest $161, highest $291.

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 27 resale sales. Average 3,279; median 3,336; standard deviation 657; middle half (25th–75th percentile) 2,842–3,676; lowest 2,134, highest 4,489.

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 27 resale sales. Average 2005; median 2005; standard deviation 1; middle half (25th–75th percentile) 2004–2006; lowest 2002, highest 2007.

© 2026 Alexander Tiffany Southwest, LLC

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	27 resale sales. Average 64; median 38; standard deviation 70; middle half (25th–75th percentile) 18–78; lowest 4, highest 275. 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	27 resale sales. Average 6.8%; median 5.3%; standard deviation 6.3%; middle half (25th–75th percentile) 2.3%–9.4%; lowest −1.4%, highest 25.5%. 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	14 of 27 resale sales (51.9%).

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	20 of 27 resale sales (74.1%).

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, 19 without, 3 unclassified. Most common View entries: None 11, Neighborhood 9, Hill Country 5, Golf Course 2, See Remarks 2, Lake 1, Park/Greenbelt 1.

© 2026 Alexander Tiffany Southwest, LLC

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 = Cedar Park, SubdivisionName contains any of “twin creeks country club”, “twin creeks” (case-insensitive). A record is kept when its subdivision name belongs to the Twin Creeks Country Club family, the same rule comparable sales use (it includes Twin Creeks, proven adjacent and priced alike).

The data Pulled November 8, 2026: 27 closed Twin Creeks Country Club records over the prior year, in ZIP 78613. 12 subdivision spellings kept: Twin Creeks Country Club Sec 4 (6); Twin Creeks Country Club Sec 2 (4); Twin Creeks Country Club Sec 8 (4); Twin Creeks (3); Twin Creeks Country Club Sec 5 (2); Twin Creeks Country Club (2); Twin Creeks Country Club Sec 6 (1); Twin Creeks Country Club Sec 9 (1); Twin Creeks Country Club Sec 06a (1); Twin Creeks Country Club Sec 7 (1); Twin Creeks Country Club Sec 1 (1); Twin Creeks Country Club Sec 10a Rep (1). Names found by the search but not part of Twin Creeks Country Club, left out: Reserve At Twin Creeks Sec 15 (2); Reserve At Twin Creeks Sec 13 (2); Twin Creeks - Sunset Ridge (1); Twin Creeks Cc Sec 08 (1); Reserve At Twin Creeks Sec 16 (1); Reserve At Twin Creeks Sec 16 The (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 12 resale sales here (under 80), so the full year is used.

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

The data 27 single-family sales in the window: 27 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 27 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.

 © 2026 Alexander Tiffany Southwest, LLC

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 $615K”.

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 $615K: $512,000–$591,500 (7 sales); $615K–$683K: $615,000–$683,075 (7 sales); $694K–$850K: $694,000–$850,000 (6 sales); Over $850K: $919,000–$1,199,500 (7 sales)
Quartiles by living area: Under 2,906 SF: 2,134–2,779 SF (7 sales); 2,906–3,336 SF: 2,906–3,336 SF (7 sales); 3,377–3,672 SF: 3,377–3,672 SF (6 sales); Over 3,672 SF: 3,681–4,489 SF (7 sales)
Quartiles by year built: Before 2004: 2002–2003 (4 sales); 2004: 2004–2004 (8 sales); 2005: 2005–2005 (8 sales); After 2005: 2006–2007 (7 sales)
View and no view: View: MLS lists a view (5 sales); No view: None or Neighborhood (19 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 $746,072, median $683,075. Days on market: average 64, median 38: 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.

 © 2026 Alexander Tiffany Southwest, LLC

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 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.

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 = 8.07	3	0.0447	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.310$	large
Living area	Kruskal–Wallis	H = 18.79	3	0.0003	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.723$	large
Year built	Kruskal–Wallis	H = 5.65	3	0.1301	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.217$	large
Days on market	Kruskal–Wallis	H = 2.30	3	0.5130	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.088$	medium
Discount from original list	Kruskal–Wallis	H = 4.28	3	0.2325	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.165$	large
Price cut before sale	Chi-square	$\chi^2 = 2.20$	3	0.5311	$p < 0.0063$	**Unclear**	Cramér's V = 0.286	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.20$	3	0.5311	$p < 0.0063$	**Unclear**	Cramér's V = 0.286	small
Has a view	Chi-square	$\chi^2 = 4.28$	3	0.2330	$p < 0.0063$	**Unclear**	Cramér's V = 0.398	medium

© 2026 Alexander Tiffany Southwest, LLC

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 = 19.06	3	0.0003	p < 0.0063	Yes	$\varepsilon^2 = 0.733$	large
Net price per SF	Kruskal–Wallis	H = 7.44	3	0.0591	p < 0.0063	Unclear	$\varepsilon^2 = 0.286$	large
Year built	Kruskal–Wallis	H = 4.41	3	0.2209	p < 0.0063	Unclear	$\varepsilon^2 = 0.169$	large
Days on market	Kruskal–Wallis	H = 1.64	3	0.6506	p < 0.0063	Unclear	$\varepsilon^2 = 0.063$	medium
Discount from original list	Kruskal–Wallis	H = 1.54	3	0.6729	p < 0.0063	Unclear	$\varepsilon^2 = 0.059$	small
Price cut before sale	Chi-square	$\chi^2 = 0.39$	3	0.9419	p < 0.0063	Unclear	Cramér's V = 0.121	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.72$	3	0.8694	p < 0.0063	Unclear	Cramér's V = 0.163	small
Has a view	Chi-square	$\chi^2 = 4.44$	3	0.2181	p < 0.0063	Unclear	Cramér's V = 0.405	medium

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 = 63.00	—	0.2965	p < 0.0063	Unclear	rank-biserial r = 0.326	medium
Net price per SF	Mann–Whitney U	U = 63.00	—	0.2965	p < 0.0063	Unclear	rank-biserial r = 0.326	medium
Living area	Mann–Whitney U	U = 68.00	—	0.1550	p < 0.0063	Unclear	rank-biserial r = 0.432	medium
Year built	Mann–Whitney U	U = 29.00	—	0.1843	p < 0.0063	Unclear	rank-biserial r = 0.389	medium
Days on market	Mann–Whitney U	U = 56.50	—	0.5455	p < 0.0063	Unclear	rank-biserial r = 0.189	small
Discount from original list	Mann–Whitney U	U = 64.00	—	0.2647	p < 0.0063	Unclear	rank-biserial r = 0.347	medium
Price cut before sale	Chi-square	$\chi^2 = 2.27$	1	0.1316	p < 0.0063	Unclear	Cramér's V = 0.308	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.08$	1	0.7717	p < 0.0063	Unclear	Cramér's V = 0.059	negligible

 © 2026 Alexander Tiffany Southwest, LLC

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

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

This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 27 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 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.

 © 2026 Alexander Tiffany Southwest, LLC