Ranch At Brushy Creek

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
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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
48	**$799,250**	**$240**	**21 days**
single-family resale homes	average $825,510	average $247	average 59 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

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1. Summary

Resale homes · 48 sales · November 8, 2025 – November 7, 2026

This study looks at the **48 resale homes** sold in Ranch At Brushy Creek in the **365 days** to November 7, 2026. A full year is used because only 24 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.

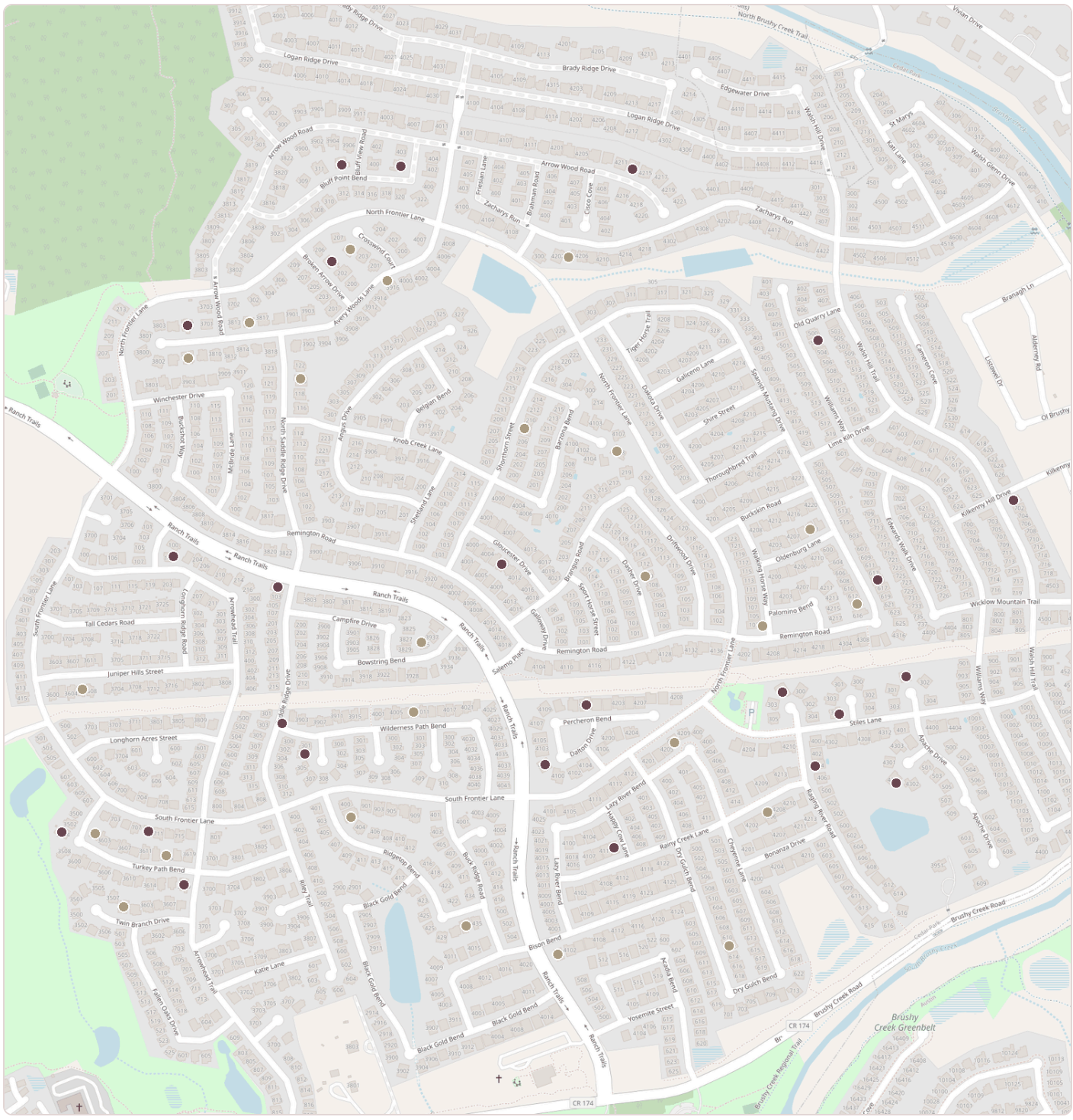
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

48 resale homes · colored by price range

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



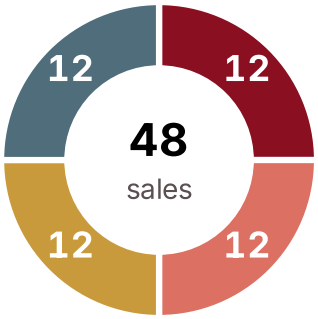
● Under $630K · 12 sales ● $630K–$795K · 12 sales ● $804K–$894K · 12 sales ● Over $894K · 12 sales

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3. Quartiles by net sale price

Resale homes · 48 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.



Sales per group

- Under $630K: 12 sales (25%)
- $630K–$795K: 12 sales (25%)
- $804K–$894K: 12 sales (25%)
- Over $894K: 12 sales (25%)

Bottom line

- Homes over $894K are about 1,770 SF (72%) larger than homes under $630K.
- Homes over $894K sell for about $44 per SF (18%) more than homes under $630K.

3.1 Key differences

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

Under $630K $630K–$795K $804K–$894K Over $894K

Higher-priced homes Over $894K

- Are much larger.
- Sell for more per square foot.

Lower-priced homes Under $630K

- Are much smaller.
- Sell for less per square foot.

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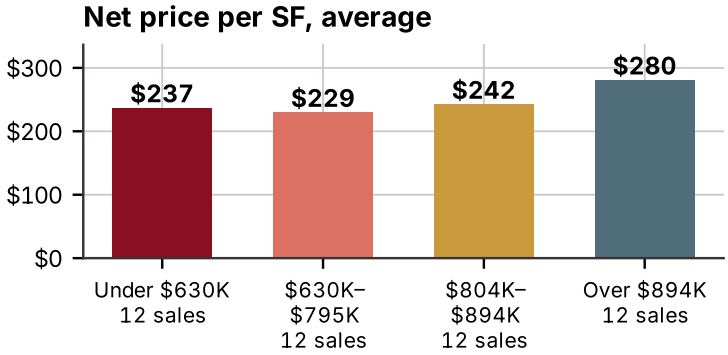
3.2 At a glance

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

	Under $630K	$630K–$795K	$804K–$894K	Over $894K	Real difference?
Net price per SF	$237 per SF	$229 per SF **Lowest**	$242 per SF	$280 per SF **Highest**	✓ large
Living area	2,450 SF **Smallest**	3,098 SF	3,519 SF	4,224 SF **Largest**	✓ large
Year built	2007	2009	2010	2014	unclear
Days on market	63 days	20 days	14 days	20 days	unclear
Discount from original list	7.9%	3.5%	2.8%	6.0%	unclear
Price cut before sale	58%	17%	25%	42%	unclear
Seller paid closing costs or repairs	67%	83%	42%	58%	unclear
Has a view	8%	25%	25%	42%	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 Homes over $894K sell for about $44 per SF (18%) more than homes under $630K

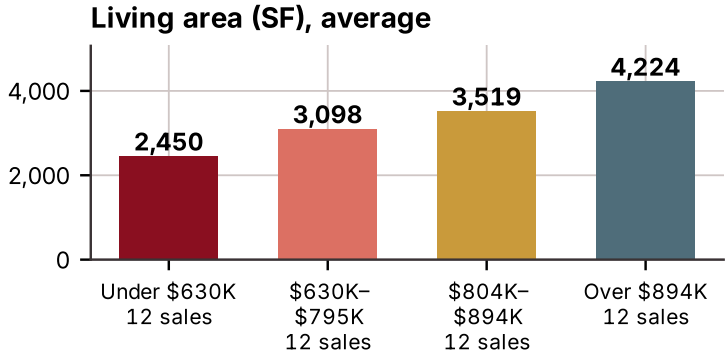


The average is **$280 per SF** for homes over $894K and **$237 per SF** for homes under $630K. It does not move in a straight line; homes over $894K are highest. Defined in 8.1.2.

✓ **Real difference** · large

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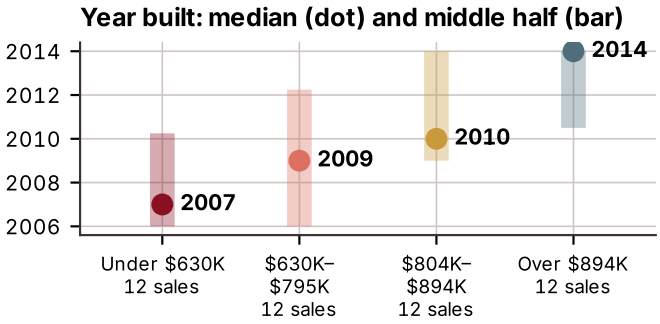
3.4 Homes over $894K are about 1,770 SF (72%) larger than homes under $630K



The average is **4,224 SF** for homes over $894K and **2,450 SF** for homes under $630K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

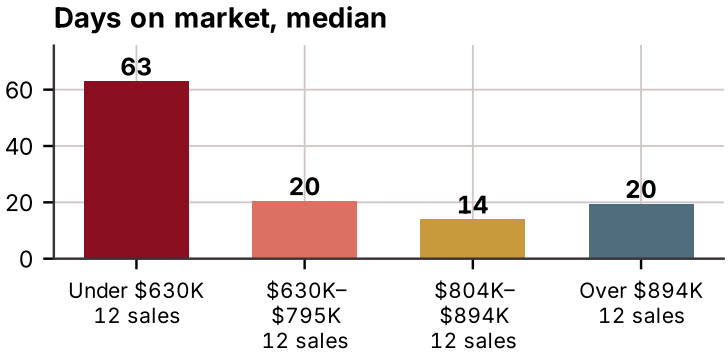
3.5 Year built: no clear difference



The median is **2014** for homes over $894K and **2007** for homes under $630K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

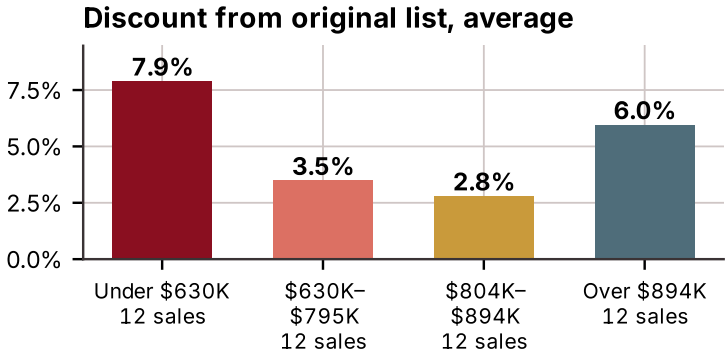


The median is **20 days** for homes over $894K and **63 days** for homes under $630K. It does not move in a straight line; homes under $630K are highest. Defined in 8.1.5.

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

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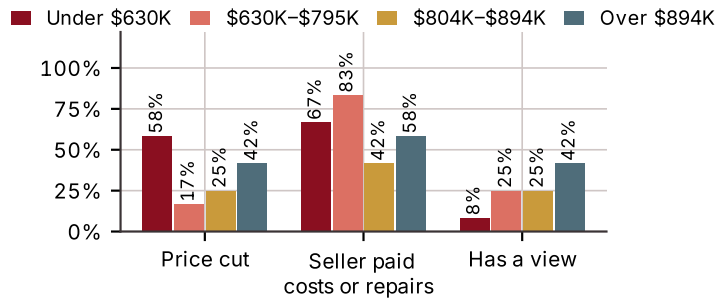
3.7 Discount from original list: no clear difference



The average is **6.0%** for homes over $894K and **7.9%** for homes under $630K. It does not move in a straight line; homes under $630K 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.

- 42% of homes over $894K had a price cut before sale, against 58% of homes under $630K. Defined in 8.1.7.
- 58% of homes over $894K had the seller pay closing costs or repairs, against 67% of homes under $630K. Defined in 8.1.8.
- 42% of homes over $894K have a view, against 8% of homes under $630K. 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 $630K 12 sales	$630K–$795K 12 sales	$804K–$894K 12 sales	Over $894K 12 sales	All 48 sales	Real difference?
Net sale price average	$569,338	$708,258	$842,250	$1,182,193	$825,510	by design
Net price per SF average	$237	$229	$242	$280	$247	✓ large
Living area average	2,450	3,098	3,519	4,224	3,323	✓ large
Year built median	2007	2009	2010	2014	2010	unclear

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3.10 The numbers: selling

	Under $630K 12 sales	$630K–$795K 12 sales	$804K–$894K 12 sales	Over $894K 12 sales	All 48 sales	Real difference?
Days on market median	63	20	14	20	21	unclear
Discount from original list average	7.9%	3.5%	2.8%	6.0%	5.0%	unclear
Price cut before sale	58%	17%	25%	42%	35%	unclear
Seller paid closing costs or repairs	67%	83%	42%	58%	62%	unclear
Has a view	8%	25%	25%	42%	25%	unclear

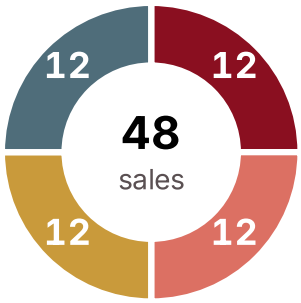
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 48 sales · November 8, 2025 – November 7, 2026

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



Sales per group

- Under 2,775 SF: 12 sales (25%)
- 2,775–3,273 SF: 12 sales (25%)
- 3,277–3,828 SF: 12 sales (25%)
- Over 3,828 SF: 12 sales (25%)

Bottom line

- Homes over 3,828 SF sell for about $565K (98%) more than homes under 2,775 SF.

4.1 Key differences

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

Under 2,775 SF · 2,775–3,273 SF · 3,277–3,828 SF · Over 3,828 SF

Larger homes Over 3,828 SF

- Sell for much more.

Smaller homes Under 2,775 SF

- Sell for much less.

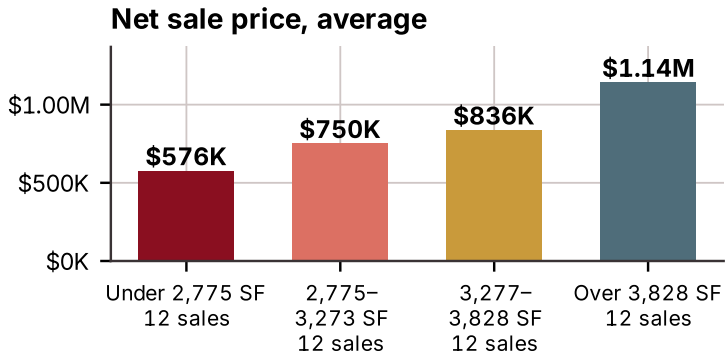
4.2 At a glance

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

	Under 2,775 SF	2,775–3,273 SF	3,277–3,828 SF	Over 3,828 SF	Real difference?
Net sale price	$576K Lowest	$750K	$836K	$1.14M Highest	✓ large
Net price per SF	$243 per SF	$248 per SF	$234 per SF	$263 per SF	unclear
Year built	2007	2010	2011	2012	unclear
Days on market	63 days	15 days	20 days	24 days	unclear
Discount from original list	7.4%	3.1%	4.7%	5.0%	unclear
Price cut before sale	58%	17%	25%	42%	unclear
Seller paid closing costs or repairs	67%	58%	75%	50%	unclear
Has a view	8%	42%	17%	33%	unclear

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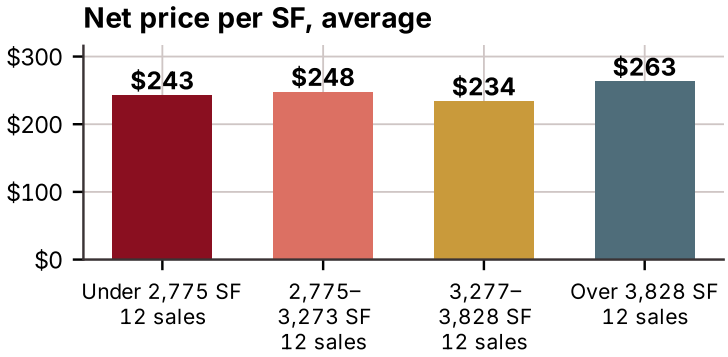
4.3 Homes over 3,828 SF sell for about $565K (98%) more than homes under 2,775 SF



The average is **$1.14M** for homes over 3,828 SF and **$576K** for homes under 2,775 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

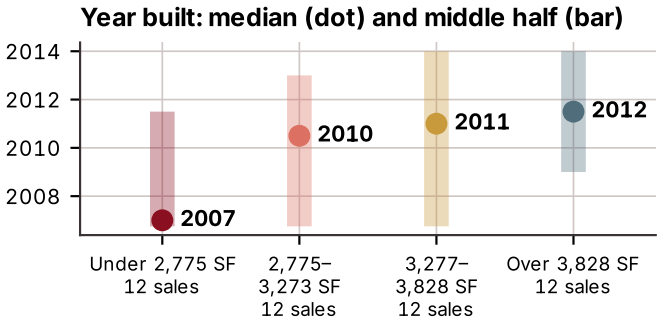
4.4 Net price per SF: no clear difference



The average is **$263 per SF** for homes over 3,828 SF and **$243 per SF** for homes under 2,775 SF. It does not move in a straight line; homes over 3,828 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference

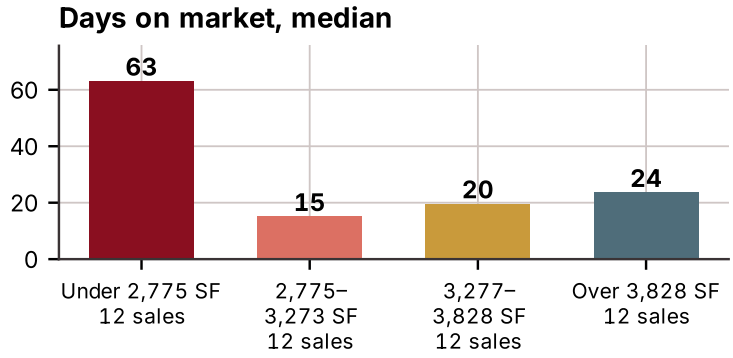


The median is **2012** for homes over 3,828 SF and **2007** for homes under 2,775 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

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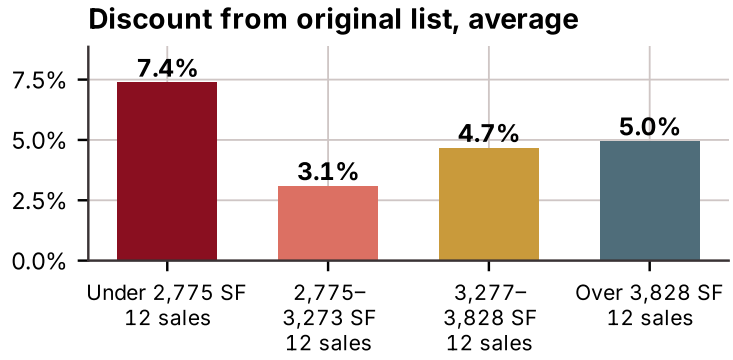
4.6 Days on market: no clear difference



The median is **24 days** for homes over 3,828 SF and **63 days** for homes under 2,775 SF. It does not move in a straight line; homes under 2,775 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

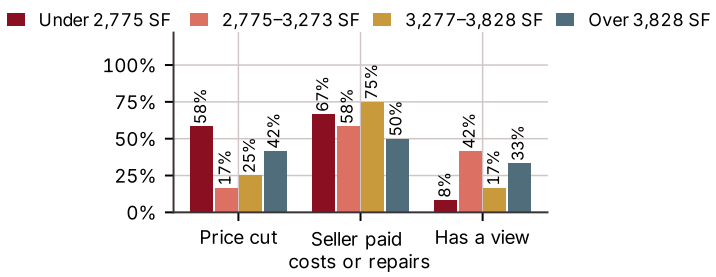


The average is **5.0%** for homes over 3,828 SF and **7.4%** for homes under 2,775 SF. It does not move in a straight line; homes under 2,775 SF are highest. Defined in 8.1.6.

– 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.

- 42% of homes over 3,828 SF had a price cut before sale, against 58% of homes under 2,775 SF. Defined in 8.1.7.
- 50% of homes over 3,828 SF had the seller pay closing costs or repairs, against 67% of homes under 2,775 SF. Defined in 8.1.8.
- 33% of homes over 3,828 SF have a view, against 8% of homes under 2,775 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 2,775 SF 12 sales	2,775–3,273 SF 12 sales	3,277–3,828 SF 12 sales	Over 3,828 SF 12 sales	All 48 sales	Real difference?
Net sale price average	$575,555	$749,608	$835,849	$1,141,026	$825,510	✓ large
Net price per SF average	$243	$248	$234	$263	$247	unclear
Living area average	2,388	3,019	3,566	4,318	3,323	by design
Year built median	2007	2010	2011	2012	2010	unclear

4.10 The numbers: selling

	Under 2,775 SF 12 sales	2,775–3,273 SF 12 sales	3,277–3,828 SF 12 sales	Over 3,828 SF 12 sales	All 48 sales	Real difference?
Days on market median	63	15	20	24	21	unclear
Discount from original list average	7.4%	3.1%	4.7%	5.0%	5.0%	unclear
Price cut before sale	58%	17%	25%	42%	35%	unclear
Seller paid closing costs or repairs	67%	58%	75%	50%	62%	unclear
Has a view	8%	42%	17%	33%	25%	unclear

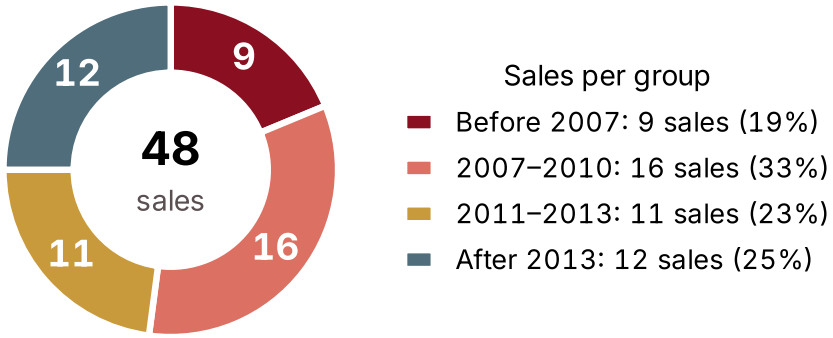
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 48 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

- Homes built after 2013 sell for about $59 per SF (27%) more than homes built before 2007.
- Homes built after 2013 sell for about $397K (61%) more than homes built before 2007.

5.1 Key differences

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

Before 2007 2007–2010 2011–2013 After 2013

Newer homes After 2013

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

Older homes Before 2007

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

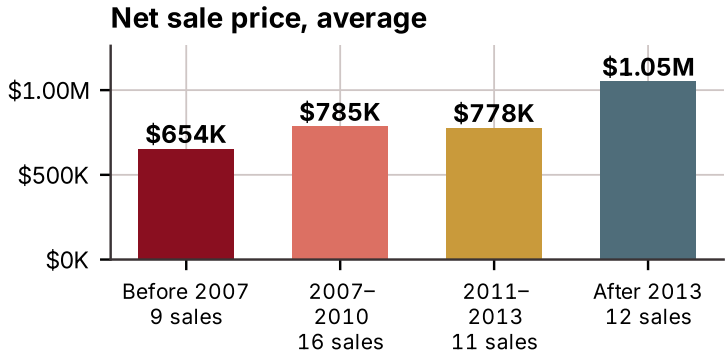
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5.2 At a glance

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 2007	2007–2010	2011–2013	After 2013	Real difference?
Net sale price	$654K **Lowest**	$785K	$778K	$1.05M **Highest**	✓ large
Net price per SF	$216 per SF **Lowest**	$247 per SF	$243 per SF	$275 per SF **Highest**	✓ large
Living area	3,033 SF	3,187 SF	3,217 SF	3,818 SF	unclear
Days on market	10 days	26 days	27 days	16 days	unclear
Discount from original list	6.8%	5.5%	5.9%	2.3%	unclear
Price cut before sale	33%	38%	55%	17%	unclear
Seller paid closing costs or repairs	78%	50%	82%	50%	unclear
Has a view	33%	12%	27%	33%	unclear

5.3 Homes built after 2013 sell for about $397K (61%) more than homes built before 2007

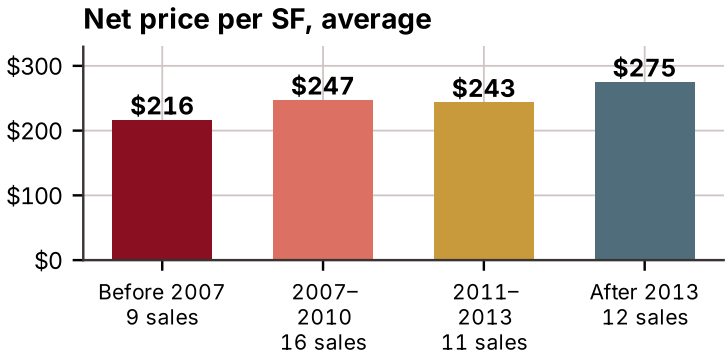


The average is **$1.05M** for homes built after 2013 and **$654K** for homes built before 2007. It does not move in a straight line; homes built after 2013 are highest. Defined in 8.1.1.

✓ **Real difference** · large

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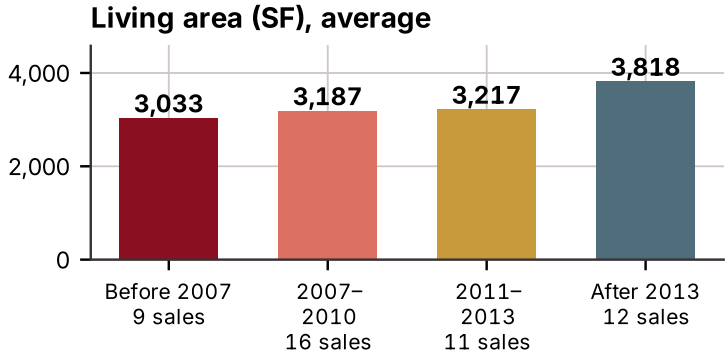
5.4 Homes built after 2013 sell for about $59 per SF (27%) more than homes built before 2007



The average is **$275 per SF** for homes built after 2013 and **$216 per SF** for homes built before 2007. It does not move in a straight line; homes built after 2013 are highest. Defined in 8.1.2.

✓ **Real difference** · large

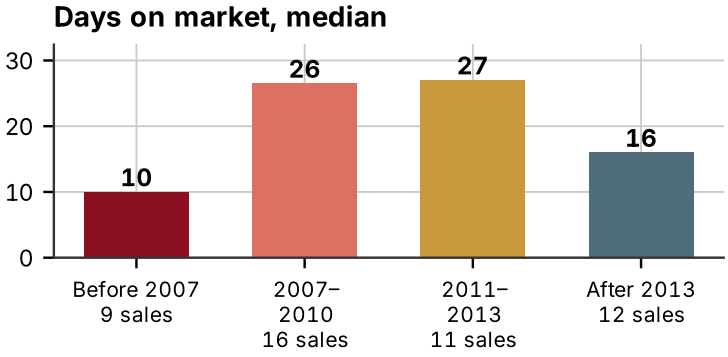
5.5 Living area: no clear difference



The average is **3,818 SF** for homes built after 2013 and **3,033 SF** for homes built before 2007. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

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

5.6 Days on market: no clear difference

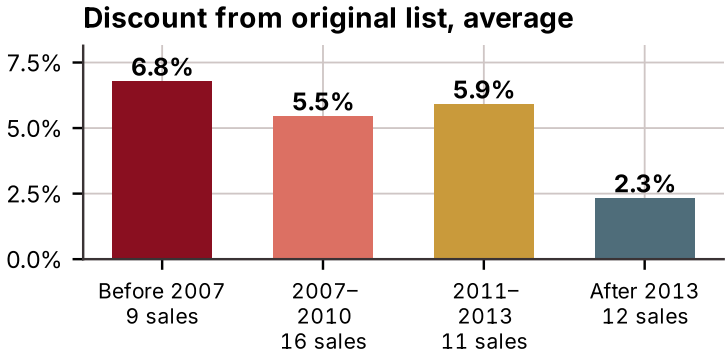


The median is **16 days** for homes built after 2013 and **10 days** for homes built before 2007. It does not move in a straight line; homes built 2011–2013 are highest. Defined in 8.1.5.

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

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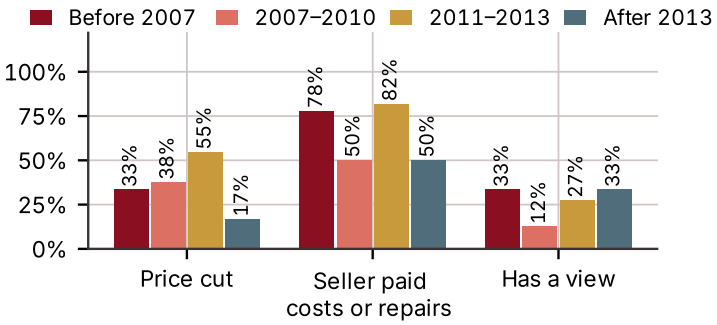
5.7 Discount from original list: no clear difference



The average is **2.3%** for homes built after 2013 and **6.8%** for homes built before 2007. It does not move in a straight line; homes built before 2007 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.

- 17% of homes built after 2013 had a price cut before sale, against 33% of homes built before 2007. Defined in 8.1.7.
- 50% of homes built after 2013 had the seller pay closing costs or repairs, against 78% of homes built before 2007. Defined in 8.1.8.
- 33% of homes built after 2013 have a view, against 33% of homes built before 2007. 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 2007 9 sales	2007–2010 16 sales	2011–2013 11 sales	After 2013 12 sales	All 48 sales	Real difference?
Net sale price average	$654,433	$785,222	$777,899	$1,051,176	$825,510	✓ large
Net price per SF average	$216	$247	$243	$275	$247	✓ large
Living area average	3,033	3,187	3,217	3,818	3,323	unclear
Year built median	2006	2008	2012	2014	2010	by design

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5.10 The numbers: selling

	Before 2007 9 sales	2007–2010 16 sales	2011–2013 11 sales	After 2013 12 sales	All 48 sales	Real difference?
Days on market median	10	26	27	16	21	unclear
Discount from original list average	6.8%	5.5%	5.9%	2.3%	5.0%	unclear
Price cut before sale	33%	38%	55%	17%	35%	unclear
Seller paid closing costs or repairs	78%	50%	82%	50%	62%	unclear
Has a view	33%	12%	27%	33%	25%	unclear

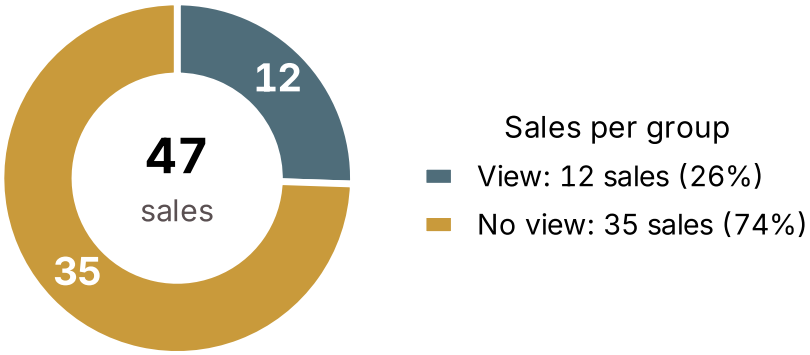
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 48 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. 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.

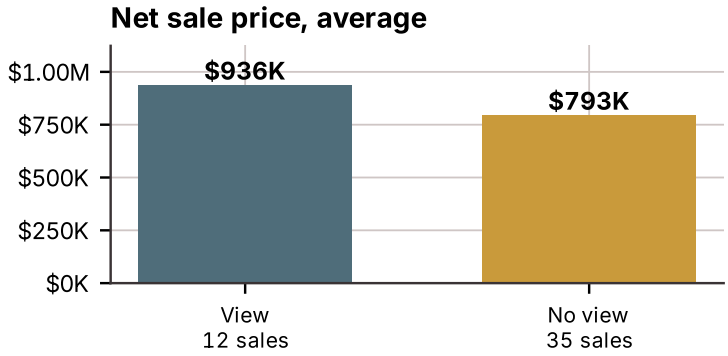
6.2 At a glance

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	$936K	$793K	unclear
Net price per SF	$264 per SF	$241 per SF	unclear
Living area	3,495 SF	3,284 SF	unclear
Year built	2012	2009	unclear
Days on market	6 days	32 days	unclear
Discount from original list	4.4%	5.4%	unclear
Price cut before sale	17%	43%	unclear
Seller paid closing costs or repairs	58%	63%	unclear

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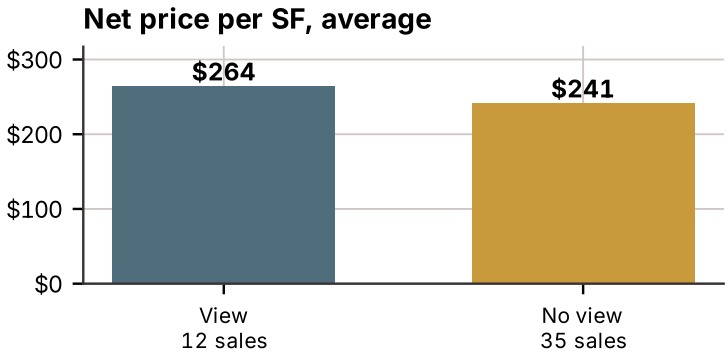
6.3 Net sale price: no clear difference



The average is **$936K** for homes with a view and **$793K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

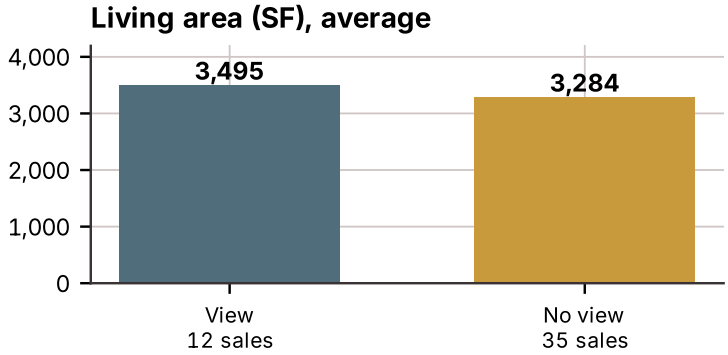
6.4 Net price per SF: no clear difference



The average is **$264 per SF** for homes with a view and **$241 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

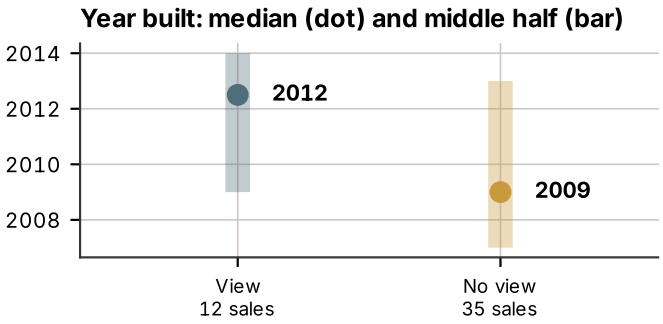


The average is **3,495 SF** for homes with a view and **3,284 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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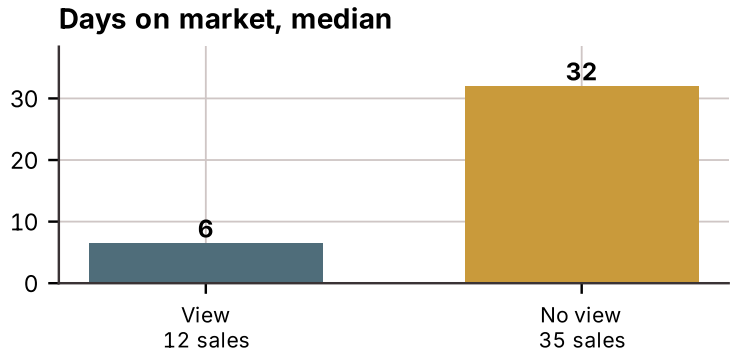
6.6 Year built: no clear difference



The median is **2012** for homes with a view and **2009** for homes without a view. Defined in 8.1.4.

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

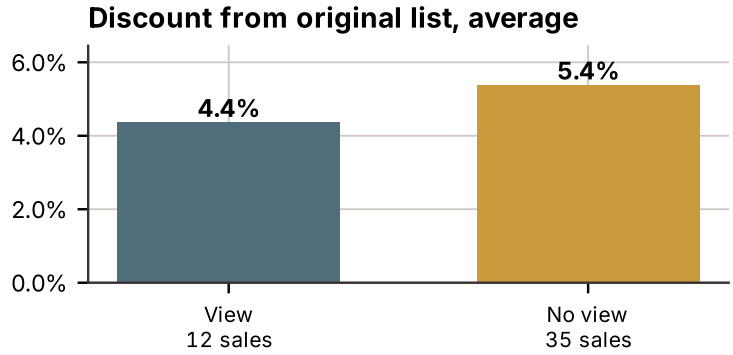
6.7 Days on market: no clear difference



The median is **6 days** for homes with a view and **32 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

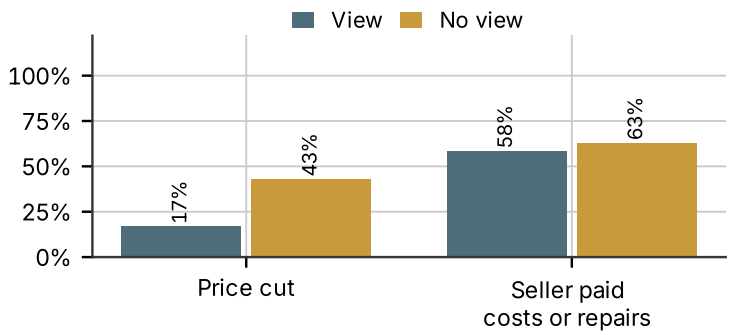


The average is **4.4%** for homes with a view and **5.4%** for homes without a view. Defined in 8.1.6.

– **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.

- 17% of homes with a view had a price cut before sale, against 43% of homes without a view. Defined in 8.1.7.
- 58% of homes with a view had the seller pay closing costs or repairs, against 63% 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 12 sales	No view 35 sales	All 47 sales	Real difference?
Net sale price average	$936,046	$793,397	$829,818	unclear
Net price per SF average	$264	$241	$247	unclear
Living area average	3,495	3,284	3,338	unclear
Year built median	2012	2009	2010	unclear

6.11 The numbers: selling

	View 12 sales	No view 35 sales	All 47 sales	Real difference?
Days on market median	6	32	21	unclear
Discount from original list average	4.4%	5.4%	5.1%	unclear
Price cut before sale	17%	43%	36%	unclear
Seller paid closing costs or repairs	58%	63%	62%	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 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 Ranch At Brushy 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 48 resale sales. Average $825,510; median $799,250; standard deviation $246,977; middle half (25th–75th percentile) $628,575–$919,750; lowest $450,000, highest $1,425,000. 30 sales had a seller payment; their median payment was $4,670.

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 48 resale sales. Average $247; median $240; standard deviation $33; middle half (25th–75th percentile) $224–$268; lowest $181, highest $326.

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 48 resale sales. Average 3,323; median 3,275; standard deviation 759; middle half (25th–75th percentile) 2,775–3,830; lowest 2,040, highest 4,760.

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 48 resale sales. Average 2010; median 2010; standard deviation 3; middle half (25th–75th percentile) 2007–2013; lowest 2005, highest 2016.

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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 48 resale sales. Average 59; median 21; standard deviation 81; middle half (25th–75th percentile) 7–82; lowest 1, highest 310. 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 48 resale sales. Average 5.0%; median 3.6%; standard deviation 5.4%; middle half (25th–75th percentile) 1.1%–8.6%; lowest −4.2%, highest 21.0%. 5 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 17 of 48 resale sales (35.4%).

8.1.8 Seller paid closing costs or repairs

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

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

The data 30 of 48 resale sales (62.5%).

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 12 sales with a view, 35 without, 1 unclassified. Most common View entries: None 25, Neighborhood 16, Park/Greenbelt 10, Trees/Woods 5, See Remarks 2, Pool 2, Pond 2, Panoramic 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 2026-11-08 13:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Cedar Park, SubdivisionName contains any of “ranch at brushy creek”, “ranch brushy creek”, “walsh trls”, “ranch at brushy crk”, “ranch/brushy crk”, “ranch brushy crk” (case-insensitive). A record is kept when its subdivision name belongs to the Ranch At Brushy Creek family, the same rule comparable sales use (it includes Ranch/Brushy Crk, Walsh Trls, proven adjacent and priced alike).

The data Pulled November 8, 2026: 48 closed Ranch At Brushy Creek records over the prior year, in ZIP 78613. 22 subdivision spellings kept, the most common: Ranch at Brushy Creek (8); Ranch At Brushy Creek Sec 01 (6); Ranch At Brushy Creek (5); Ranch At Brushy Creek Sec 03 (4); Ranch At Brushy Creek Sec 2B Amd (4); RANCH AT BRUSHY CREEK (3); Ranch/Brushy Crk Sec 9C (2); Ranch At Brushy Creek Sec 06 (2); Ranch/Brushy Crk Sec 01 (1); Ranch at Brushy Creek Sec 8A (1); Ranch/Brushy Crk Sec 8C & 8D (1); Ranch Brushy Creek Sec 02B Amd P (1); and 10 more (10 records). Names found by the search but not part of Ranch At Brushy Creek, left out: Trailside At The Ranch At Brushy Creek (2); Ranch Brushy Crk South (1); Ranch At Brushy Creek South (1); Ranch/Brushy Crk North Ph 2 (1); RANCH AT BRUSHY CREEK NORTH PH 2 (1); Ranch At Brushy Crk North Ph 2 (1); Ranch At Brushy Creek Estates (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 24 resale sales here (under 80), so the full year is used.

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

The data 48 single-family sales in the window: 48 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 48 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 $630K”.

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 $630K: $450,000–$624,300 (12 sales); $630K–$795K: $630,000–$795,000 (12 sales); $804K–$894K: $803,500–$894,000 (12 sales); Over $894K: $996,999–$1,425,000 (12 sales)
Quartiles by living area: Under 2,775 SF: 2,040–2,774 SF (12 sales); 2,775–3,273 SF: 2,775–3,273 SF (12 sales); 3,277–3,828 SF: 3,277–3,828 SF (12 sales); Over 3,828 SF: 3,837–4,760 SF (12 sales)
Quartiles by year built: Before 2007: 2005–2006 (9 sales); 2007–2010: 2007–2010 (16 sales); 2011–2013: 2011–2013 (11 sales); After 2013: 2014–2016 (12 sales)
View and no view: View: MLS lists a view (12 sales); No view: None or Neighborhood (35 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 $825,510, median $799,250. Days on market: average 59, median 21: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

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

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

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

8.2.8 Mann–Whitney U test

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

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

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

8.2.9 Chi-square test

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

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

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

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8.2.10 Real difference (significance)

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

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

The data Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; Quartiles by year built: m = 8, threshold $p < 0.0063$; View and no view: m = 8, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.

Statistically ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".

The data 5 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

In simple terms Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.

Statistically Prices in headings round to the nearest $1K; price per SF and days on market to the nearest whole number; living area to the nearest 10 SF; shares and percentage gaps to whole percents.

The data Days on market is always shown in days.

8.3 Test results

Every test behind every gold box. Statistic, degrees of freedom (df), p-value, the threshold it must beat, and the size of the difference.

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8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal–Wallis	H = 16.23	3	0.0010	p < 0.0063	**Yes**	$\varepsilon^2 = 0.345$	large
Living area	Kruskal–Wallis	H = 34.47	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.733$	large
Year built	Kruskal–Wallis	H = 11.67	3	0.0086	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.248$	large
Days on market	Kruskal–Wallis	H = 3.55	3	0.3137	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.076$	medium
Discount from original list	Kruskal–Wallis	H = 5.08	3	0.1663	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.108$	medium
Price cut before sale	Chi-square	$\chi^2 = 5.37$	3	0.1464	p < 0.0063	**Unclear**	Cramér's V = 0.335	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.62$	3	0.2016	p < 0.0063	**Unclear**	Cramér's V = 0.310	medium
Has a view	Chi-square	$\chi^2 = 3.56$	3	0.3136	p < 0.0063	**Unclear**	Cramér's V = 0.272	small

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 35.55	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.756$	large
Net price per SF	Kruskal–Wallis	H = 3.48	3	0.3231	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.074$	medium
Year built	Kruskal–Wallis	H = 4.45	3	0.2172	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.095$	medium
Days on market	Kruskal–Wallis	H = 2.50	3	0.4745	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.053$	small
Discount from original list	Kruskal–Wallis	H = 2.29	3	0.5144	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.049$	small
Price cut before sale	Chi-square	$\chi^2 = 5.37$	3	0.1464	p < 0.0063	**Unclear**	Cramér's V = 0.335	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.78$	3	0.6198	p < 0.0063	**Unclear**	Cramér's V = 0.192	small
Has a view	Chi-square	$\chi^2 = 4.44$	3	0.2173	p < 0.0063	**Unclear**	Cramér's V = 0.304	medium

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 14.24	3	0.0026	p < 0.0063	Yes	$\varepsilon^2 = 0.303$	large
Net price per SF	Kruskal–Wallis	H = 16.19	3	0.0010	p < 0.0063	Yes	$\varepsilon^2 = 0.344$	large
Living area	Kruskal–Wallis	H = 7.08	3	0.0694	p < 0.0063	Unclear	$\varepsilon^2 = 0.151$	large
Days on market	Kruskal–Wallis	H = 1.49	3	0.6851	p < 0.0063	Unclear	$\varepsilon^2 = 0.032$	small
Discount from original list	Kruskal–Wallis	H = 4.11	3	0.2495	p < 0.0063	Unclear	$\varepsilon^2 = 0.088$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.65$	3	0.3016	p < 0.0063	Unclear	Cramér's V = 0.276	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.51$	3	0.2110	p < 0.0063	Unclear	Cramér's V = 0.307	medium
Has a view	Chi-square	$\chi^2 = 2.14$	3	0.5436	p < 0.0063	Unclear	Cramér's V = 0.211	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 = 276.00	—	0.1100	p < 0.0063	Unclear	rank-biserial r = 0.314	medium
Net price per SF	Mann–Whitney U	U = 283.00	—	0.0769	p < 0.0063	Unclear	rank-biserial r = 0.348	medium
Living area	Mann–Whitney U	U = 239.00	—	0.4868	p < 0.0063	Unclear	rank-biserial r = 0.138	small
Year built	Mann–Whitney U	U = 236.00	—	0.5312	p < 0.0063	Unclear	rank-biserial r = 0.124	small
Days on market	Mann–Whitney U	U = 100.00	—	0.0075	p < 0.0063	Unclear	rank-biserial r = 0.524	large
Discount from original list	Mann–Whitney U	U = 194.00	—	0.7053	p < 0.0063	Unclear	rank-biserial r = 0.076	negligible
Price cut before sale	Chi-square	$\chi^2 = 2.65$	1	0.1032	p < 0.0063	Unclear	Cramér's V = 0.238	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.08$	1	0.7809	p < 0.0063	Unclear	Cramér's V = 0.041	negligible

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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 48 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.

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