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Berry Creek

Georgetown, TX 78628

Resale homes · closed Oct 28 – Oct 27, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 28, 2026 · 6:56 AM CDT

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

RESALE SALES, 365 DAYS

34

single-family resale homes

MEDIAN NET SALE PRICE

\$582,708

average \$651,974

MEDIAN NET PRICE PER SF

\$209

average \$209

MEDIAN DAYS ON MARKET

42 days

average 95 days

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1. Summary

Resale homes · 34 sales · October 28, 2025 – October 27, 2026

This study looks at the **34 resale homes** sold in Berry Creek in the **365 days** to October 27, 2026. A full year is used because only 19 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living area, by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

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

2. Where the resale homes sold

34 resale homes · colored by price range

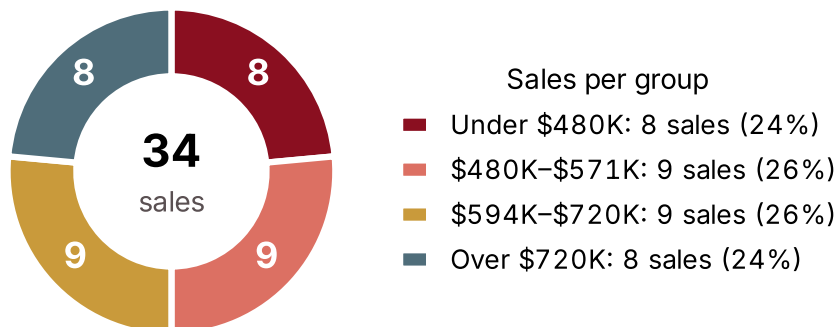
Each dot is one resale home, colored by its price range.



3. Quartiles by net sale price

Resale homes · 34 sales · October 28, 2025 – October 27, 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 \$720K are about 1,850 SF (83%) larger than homes under \$480K.

3.1 Key differences

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

■ Under \$480K ■ \$480K-\$571K ■ \$594K-\$720K ■ Over \$720K

Higher-priced homes Over \$720K

- Are much larger.

Lower-priced homes Under \$480K

- Are much smaller.

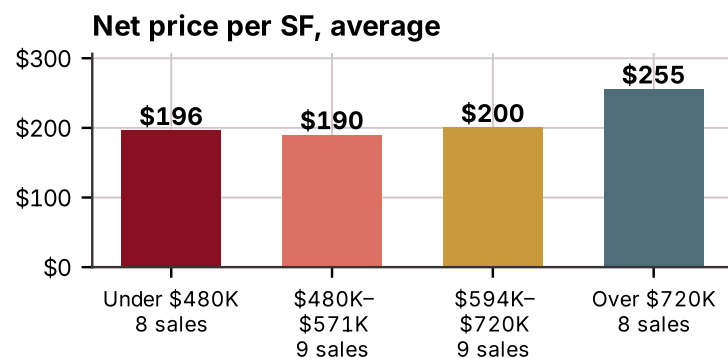
3.2 At a glance

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

	Under \$480K	\$480K–\$571K	\$594K–\$720K	Over \$720K	Real difference?
Net price per SF	\$196 per SF	\$190 per SF	\$200 per SF	\$255 per SF	unclear
Living area	2,238 SF Smallest	2,801 SF	3,211 SF	4,092 SF Largest	✓ large
Year built	2000	1997	1994	2000	unclear
Days on market	88 days	52 days	47 days	31 days	unclear
Discount from original list	5.4%	8.6%	5.8%	4.7%	unclear
Price cut before sale	50%	33%	56%	12%	unclear
Seller paid closing costs or repairs	50%	78%	78%	62%	unclear
Has a view	50%	33%	44%	88%	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

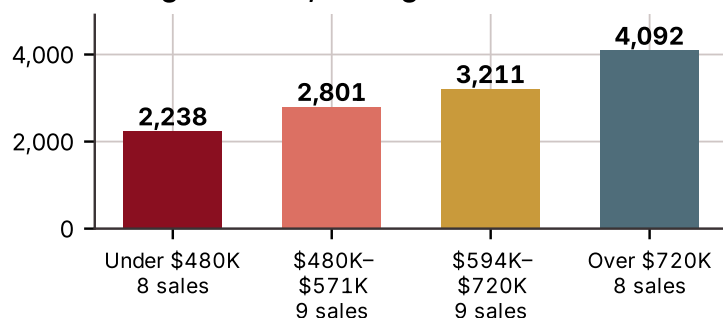


The average is **\$255 per SF** for homes over \$720K and **\$196 per SF** for homes under \$480K. It does not move in a straight line; homes over \$720K are highest. Defined in 8.1.2.

– No clear difference · could be chance

3.4 Homes over \$720K are about 1,850 SF (83%) larger than homes under \$480K

Living area (SF), average

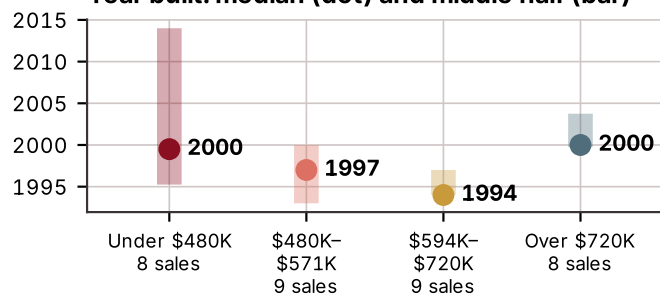


The average is **4,092 SF** for homes over \$720K and **2,238 SF** for homes under \$480K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

3.5 Year built: no clear difference

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

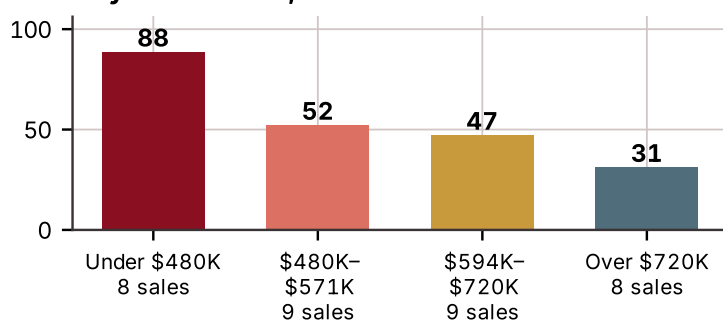


The median is **2000** for homes over \$720K and **2000** for homes under \$480K. It does not move in a straight line; homes over \$720K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

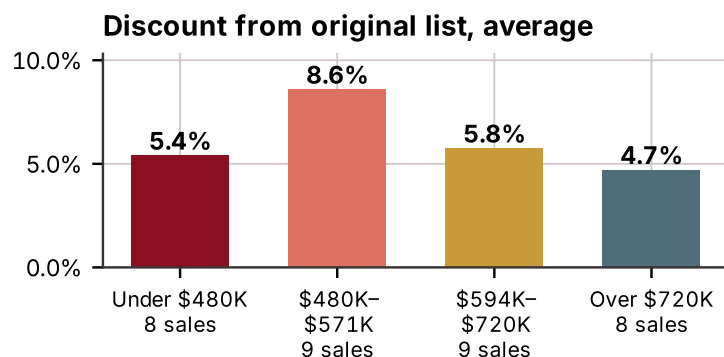
Days on market, median



The median is **31 days** for homes over \$720K and **88 days** for homes under \$480K. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

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

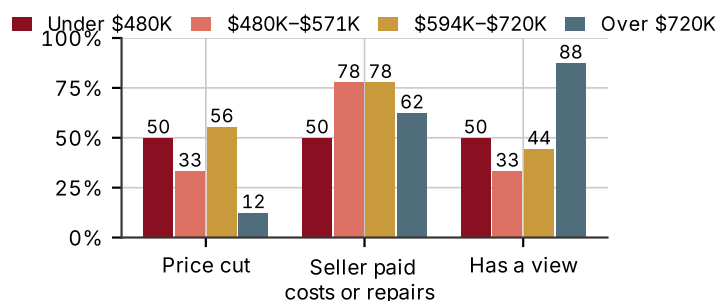
3.7 Discount from original list: no clear difference



The average is **4.7%** for homes over \$720K and **5.4%** for homes under \$480K. It does not move in a straight line; homes \$480K–\$571K 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.

- 12% of homes over \$720K had a price cut before sale, against 50% of homes under \$480K. Defined in 8.1.7.
- 62% of homes over \$720K had the seller pay closing costs or repairs, against 50% of homes under \$480K. Defined in 8.1.8.
- 88% of homes over \$720K have a view, against 50% of homes under \$480K. 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 \$480K 8 sales	\$480K– \$571K 9 sales	\$594K– \$720K 9 sales	Over \$720K 8 sales	All 34 sales	Real difference?
Net sale price average	\$417,688	\$519,462	\$636,267	\$1,053,009	\$651,974	by design
Net price per SF average	\$196	\$190	\$200	\$255	\$209	unclear
Living area average	2,238	2,801	3,211	4,092	3,081	✓ large
Year built median	2000	1997	1994	2000	1998	unclear

3.10 The numbers: selling

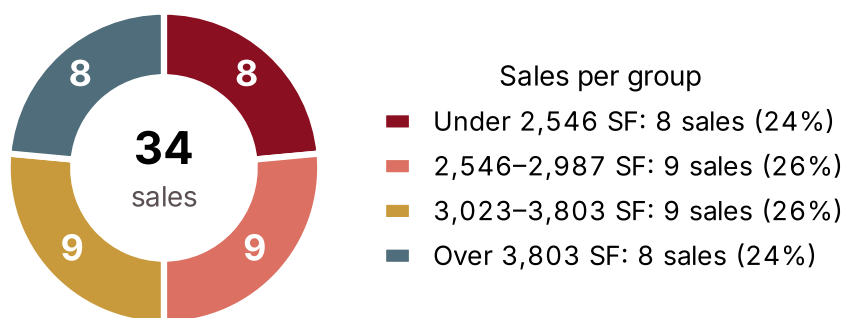
	Under \$480K 8 sales	\$480K– \$571K 9 sales	\$594K– \$720K 9 sales	Over \$720K 8 sales	All 34 sales	Real difference?
Days on market median	88	52	47	31	42	unclear
Discount from original list average	5.4%	8.6%	5.8%	4.7%	6.2%	unclear
Price cut before sale	50%	33%	56%	12%	38%	unclear
Seller paid closing costs or repairs	50%	78%	78%	62%	68%	unclear
Has a view	50%	33%	44%	88%	53%	unclear

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

4. Quartiles by living area

Resale homes · 34 sales · October 28, 2025 – October 27, 2026

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



Bottom line

- Homes over 3,803 SF sell for about \$514K (119%) more than homes under 2,546 SF.

4.1 Key differences

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

■ Under 2,546 SF ■ 2,546–2,987 SF ■ 3,023–3,803 SF ■ Over 3,803 SF

Larger homes Over 3,803 SF

- Sell for much more.

Smaller homes Under 2,546 SF

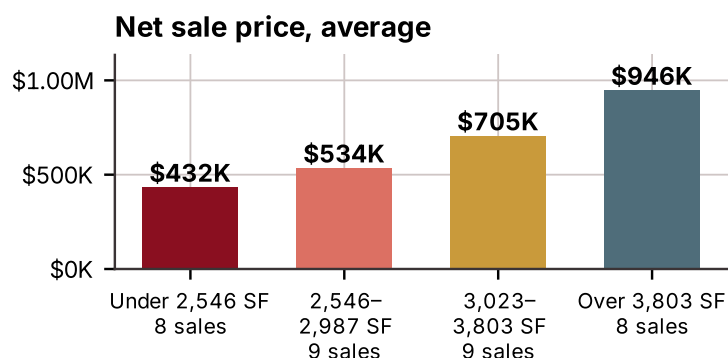
- Sell for much less.

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 2,546 SF	2,546–2,987 SF	3,023–3,803 SF	Over 3,803 SF	Real difference?
Net sale price	\$432K Lowest	\$534K	\$705K	\$946K Highest	✓ large
Net price per SF	\$218 per SF	\$189 per SF	\$210 per SF	\$223 per SF	unclear
Year built	2000	1993	1997	2000	unclear
Days on market	32 days	52 days	56 days	32 days	unclear
Discount from original list	3.7%	5.6%	8.6%	6.6%	unclear
Price cut before sale	25%	33%	56%	38%	unclear
Seller paid closing costs or repairs	62%	67%	67%	75%	unclear
Has a view	62%	33%	44%	75%	unclear

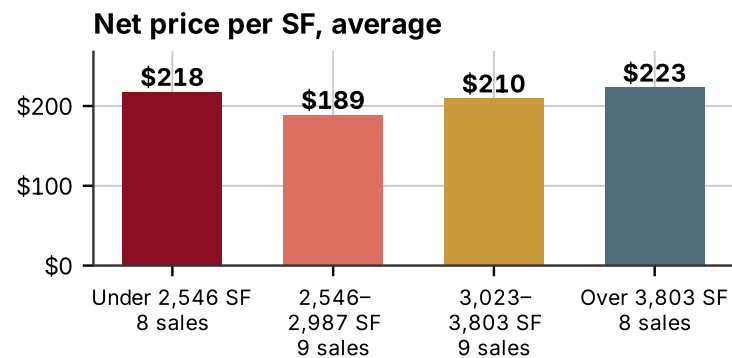
4.3 Homes over 3,803 SF sell for about \$514K (119%) more than homes under 2,546 SF



The average is **\$946K** for homes over 3,803 SF and **\$432K** for homes under 2,546 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ Real difference · large

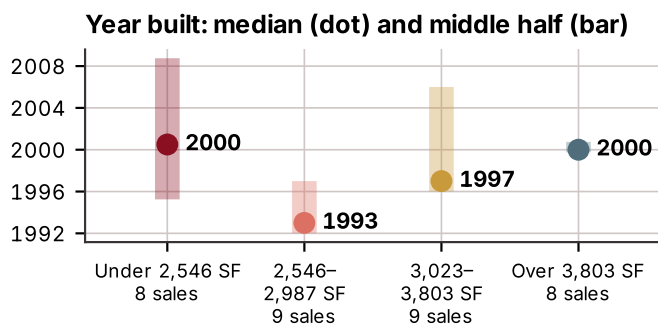
4.4 Net price per SF: no clear difference



The average is **\$223 per SF** for homes over 3,803 SF and **\$218 per SF** for homes under 2,546 SF. It does not move in a straight line; homes over 3,803 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

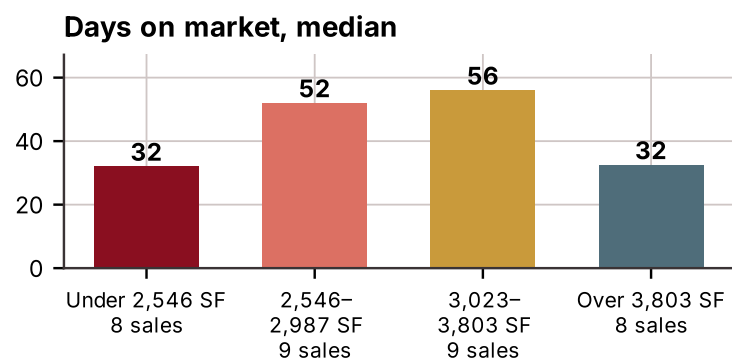
4.5 Year built: no clear difference



The median is **2000** for homes over 3,803 SF and **2000** for homes under 2,546 SF. It does not move in a straight line; homes under 2,546 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

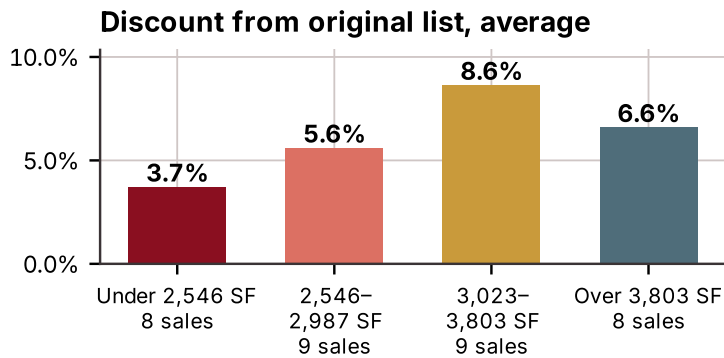
4.6 Days on market: no clear difference



The median is **32 days** for homes over 3,803 SF and **32 days** for homes under 2,546 SF. It does not move in a straight line; homes 3,023–3,803 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

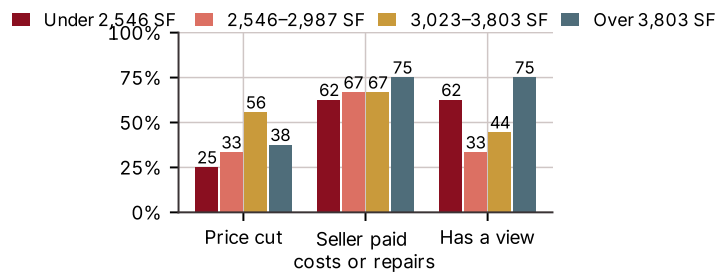
4.7 Discount from original list: no clear difference



The average is **6.6%** for homes over 3,803 SF and **3.7%** for homes under 2,546 SF. It does not move in a straight line; homes 3,023–3,803 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.

- 38% of homes over 3,803 SF had a price cut before sale, against 25% of homes under 2,546 SF. Defined in 8.1.7.
- 75% of homes over 3,803 SF had the seller pay closing costs or repairs, against 62% of homes under 2,546 SF. Defined in 8.1.8.
- 75% of homes over 3,803 SF have a view, against 62% of homes under 2,546 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 2,546 SF 8 sales	2,546–2,987 SF 9 sales	3,023–3,803 SF 9 sales	Over 3,803 SF 8 sales	All 34 sales	Real difference?
Net sale price average	\$432,005	\$533,767	\$704,522	\$945,811	\$651,974	✓ large
Net price per SF average	\$218	\$189	\$210	\$223	\$209	unclear
Living area average	2,000	2,829	3,320	4,176	3,081	by design
Year built median	2000	1993	1997	2000	1998	unclear

4.10 The numbers: selling

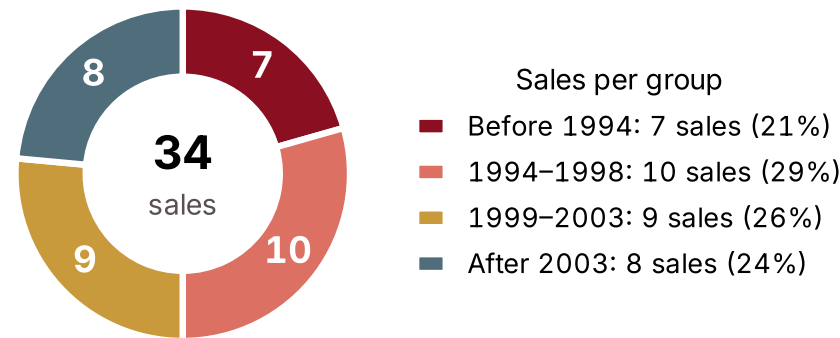
	Under 2,546 SF 8 sales	2,546–2,987 SF 9 sales	3,023–3,803 SF 9 sales	Over 3,803 SF 8 sales	All 34 sales	Real difference?
Days on market median	32	52	56	32	42	unclear
Discount from original list average	3.7%	5.6%	8.6%	6.6%	6.2%	unclear
Price cut before sale	25%	33%	56%	38%	38%	unclear
Seller paid closing costs or repairs	62%	67%	67%	75%	68%	unclear
Has a view	62%	33%	44%	75%	53%	unclear

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

5. Quartiles by year built

Resale homes · 34 sales · October 28, 2025 – October 27, 2026

Sales ranked by year built and cut into four groups, from the oldest to the newest. Homes built in the same year always stay in the same group, so group sizes can differ a little.



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

5.1 Key differences

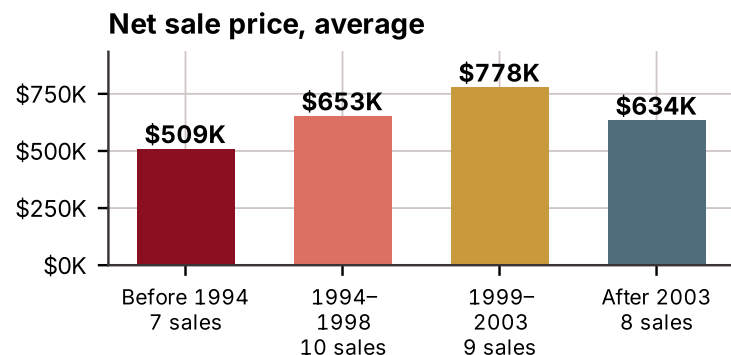
The top group against the bottom group: no measure differs enough to rule out chance.

5.2 At a glance

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

	Before 1994	1994–1998	1999–2003	After 2003	Real difference?
Net sale price	\$509K	\$653K	\$778K	\$634K	unclear
Net price per SF	\$208 per SF	\$206 per SF	\$215 per SF	\$209 per SF	unclear
Living area	2,489 SF	3,092 SF	3,563 SF	3,042 SF	unclear
Days on market	52 days	70 days	32 days	46 days	unclear
Discount from original list	5.6%	7.9%	5.7%	5.2%	unclear
Price cut before sale	43%	50%	33%	25%	unclear
Seller paid closing costs or repairs	71%	70%	78%	50%	unclear
Has a view	43%	60%	56%	50%	unclear

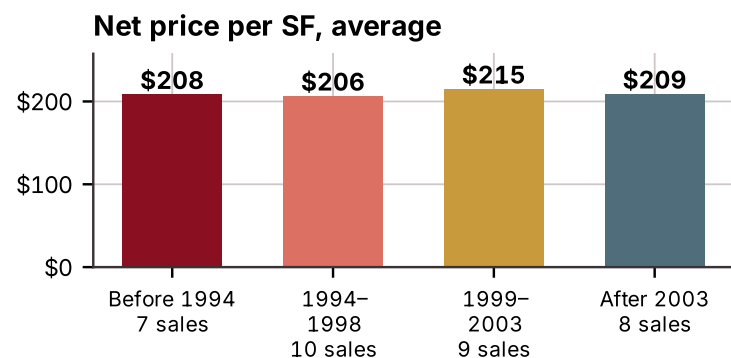
5.3 Net sale price: no clear difference



The average is **\$634K** for homes built after 2003 and **\$509K** for homes built before 1994. It does not move in a straight line; homes built 1999-2003 are highest. Defined in 8.1.1.

– No clear difference · could be chance

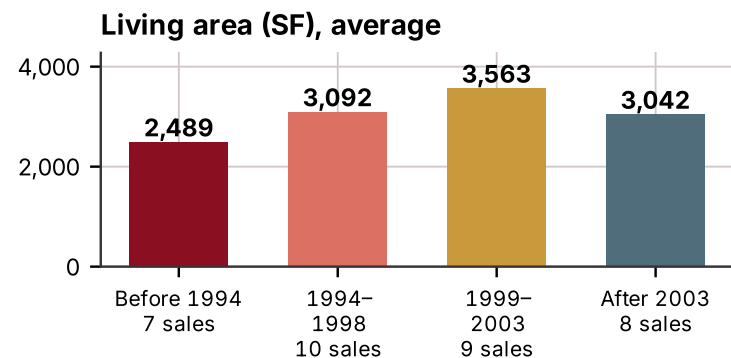
5.4 Net price per SF: no clear difference



The average is **\$209 per SF** for homes built after 2003 and **\$208 per SF** for homes built before 1994. It does not move in a straight line; homes built 1999-2003 are highest. Defined in 8.1.2.

– No clear difference · could be chance

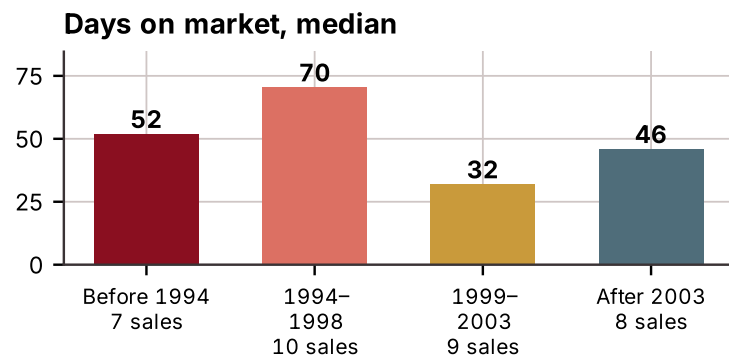
5.5 Living area: no clear difference



The average is **3,042 SF** for homes built after 2003 and **2,489 SF** for homes built before 1994. It does not move in a straight line; homes built 1999-2003 are highest. Defined in 8.1.3.

– No clear difference · could be chance

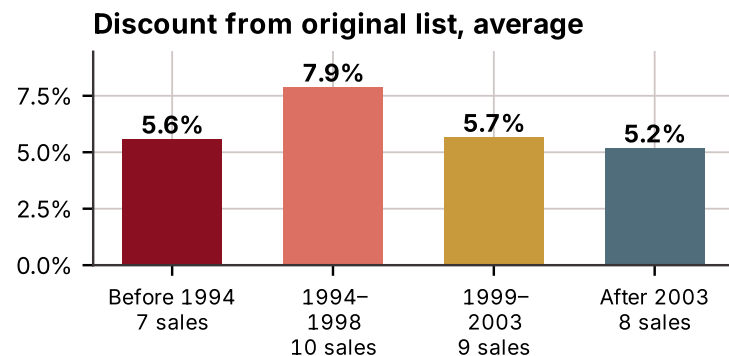
5.6 Days on market: no clear difference



The median is **46 days** for homes built after 2003 and **52 days** for homes built before 1994. It does not move in a straight line; homes built 1994–1998 are highest. Defined in 8.1.5.

– No clear difference · could be chance

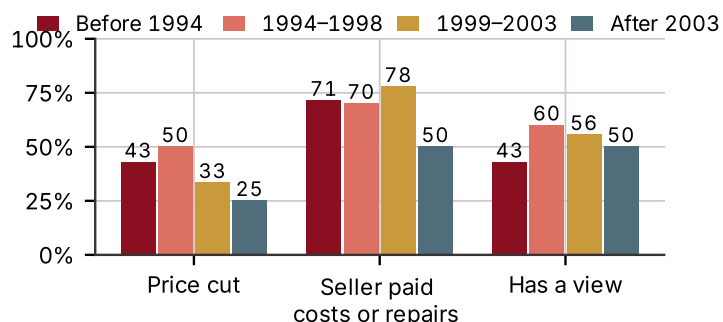
5.7 Discount from original list: no clear difference



The average is **5.2%** for homes built after 2003 and **5.6%** for homes built before 1994. It does not move in a straight line; homes built 1994–1998 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.

- 25% of homes built after 2003 had a price cut before sale, against 43% of homes built before 1994. Defined in 8.1.7.
- 50% of homes built after 2003 had the seller pay closing costs or repairs, against 71% of homes built before 1994. Defined in 8.1.8.
- 50% of homes built after 2003 have a view, against 43% of homes built before 1994. 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 1994 7 sales	1994-1998 10 sales	1999-2003 9 sales	After 2003 8 sales	All 34 sales	Real difference?
Net sale price average	\$509,171	\$652,820	\$778,441	\$633,594	\$651,974	unclear
Net price per SF average	\$208	\$206	\$215	\$209	\$209	unclear
Living area average	2,489	3,092	3,563	3,042	3,081	unclear
Year built median	1992	1996	2000	2014	1998	by design

5.10 The numbers: selling

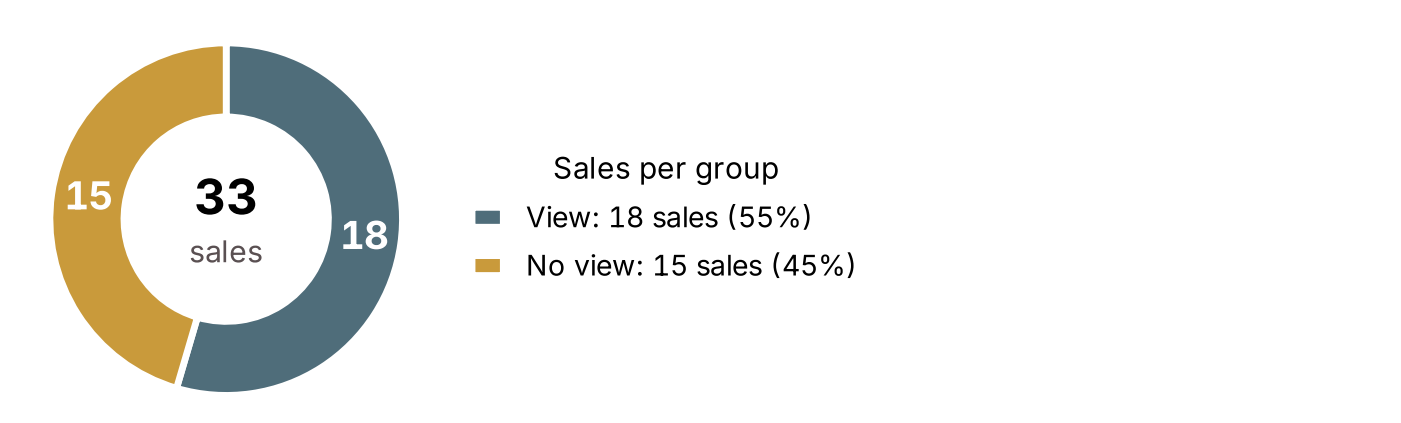
	Before 1994 7 sales	1994-1998 10 sales	1999-2003 9 sales	After 2003 8 sales	All 34 sales	Real difference?
Days on market median	52	70	32	46	42	unclear
Discount from original list average	5.6%	7.9%	5.7%	5.2%	6.2%	unclear
Price cut before sale	43%	50%	33%	25%	38%	unclear
Seller paid closing costs or repairs	71%	70%	78%	50%	68%	unclear
Has a view	43%	60%	56%	50%	53%	unclear

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

6. View and no view

Resale homes · 34 sales · October 28, 2025 – October 27, 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

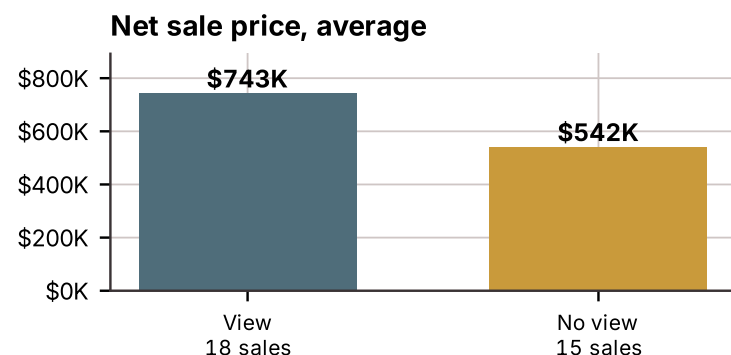
The top group against the bottom group: no measure differs enough to rule out chance.

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	\$743K	\$542K	unclear
Net price per SF	\$228 per SF	\$190 per SF	unclear
Living area	3,196 SF	2,874 SF	unclear
Year built	1998	1998	unclear
Days on market	32 days	52 days	unclear
Discount from original list	5.3%	7.2%	unclear
Price cut before sale	28%	47%	unclear
Seller paid closing costs or repairs	72%	60%	unclear

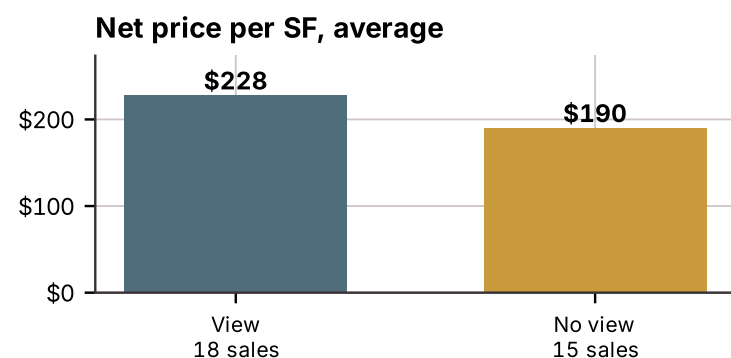
6.3 Net sale price: no clear difference



The average is **\$743K** for homes with a view and **\$542K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

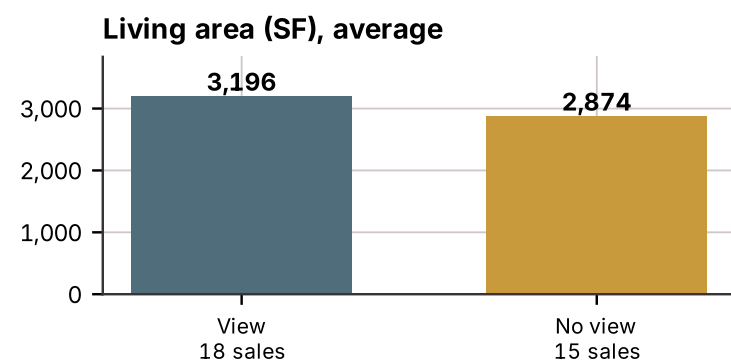
6.4 Net price per SF: no clear difference



The average is **\$228 per SF** for homes with a view and **\$190 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

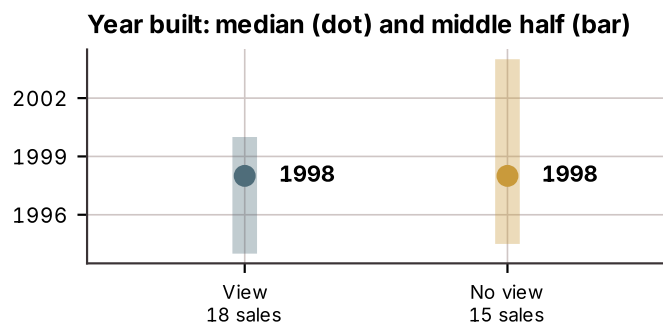
6.5 Living area: no clear difference



The average is **3,196 SF** for homes with a view and **2,874 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

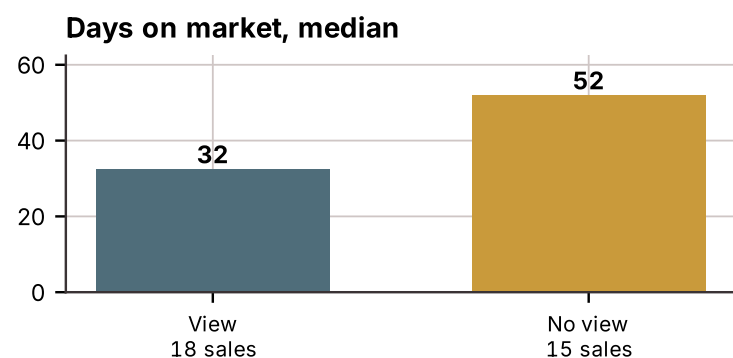
6.6 Year built: no clear difference



The median is **1998** for homes with a view and **1998** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

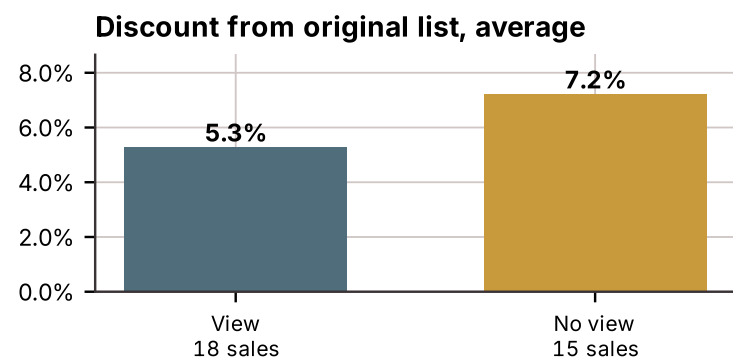
6.7 Days on market: no clear difference



The median is **32 days** for homes with a view and **52 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

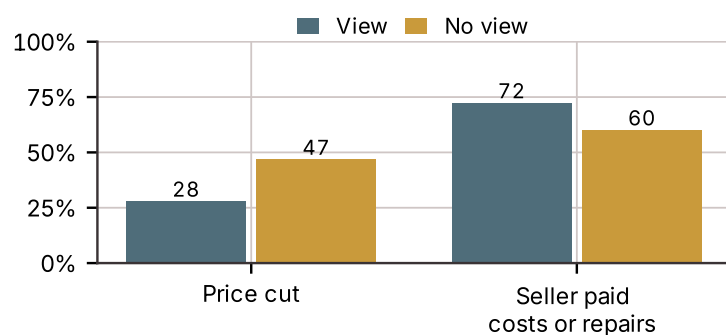
6.8 Discount from original list: no clear difference



The average is **5.3%** for homes with a view and **7.2%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

6.9 How often: price cut before sale, seller paid closing costs or repairs



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

- 28% of homes with a view had a price cut before sale, against 47% of homes without a view. Defined in 8.1.7.
- 72% of homes with a view had the seller pay closing costs or repairs, against 60% 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 18 sales	No view 15 sales	All 33 sales	Real difference?
Net sale price average	\$743,227	\$541,503	\$651,534	unclear
Net price per SF average	\$228	\$190	\$211	unclear
Living area average	3,196	2,874	3,050	unclear
Year built median	1998	1998	1998	unclear

6.11 The numbers: selling

	View 18 sales	No view 15 sales	All 33 sales	Real difference?
Days on market median	32	52	36	unclear
Discount from original list average	5.3%	7.2%	6.2%	unclear
Price cut before sale	28%	47%	36%	unclear
Seller paid closing costs or repairs	72%	60%	67%	unclear

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

7. New construction

Basic statistics · 0 sales · October 28, 2025 – October 27, 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 Berry Creek.

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

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

8. Appendix

Measures, methods and tests

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

8.1 Measures

8.1.1 Net sale price

In simple terms	What the seller actually kept: the closing price, less money the seller gave back to the buyer for closing costs or repairs. It is the truest price for comparing homes.
Statistically	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersClsgCostPdbbySell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	34 resale sales. Average \$651,974; median \$582,708; standard deviation \$283,682; middle half (25th–75th percentile) \$481,630–\$706,625; lowest \$340,000, highest \$1,596,575. 23 sales had a seller payment; their median payment was \$5,000.

8.1.2 Net price per SF

In simple terms	Net sale price divided by the heated and cooled square feet. It puts homes of different sizes on the same footing: did buyers pay more for each square foot, not just for more square feet?
Statistically	$\text{psf} = \text{Net} \div \text{LivingArea}$, per sale; summarized by the mean of the per - sale ratios.
The data	34 resale sales. Average \$209; median \$209; standard deviation \$47; middle half (25th–75th percentile) \$179–\$221; lowest \$139, highest \$354.

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	34 resale sales. Average 3,081; median 3,005; standard deviation 820; middle half (25th–75th percentile) 2,605–3,734; lowest 1,578, highest 4,991.

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	34 resale sales. Average 2000; median 1998; standard deviation 8; middle half (25th–75th percentile) 1994–2002; lowest 1986, highest 2016.

8.1.5 Days on market

In simple terms	How many days the home was on the market before the buyer's offer was accepted, counting any earlier listing periods (relists). This is the days on market agents and clients quote.
Statistically	$CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$. The MLS counter can freeze at a price change, so the contract - date gap is a floor. Summarized by the median, because a few homes that sat for months pull an average up.
The data	34 resale sales. Average 95; median 42; standard deviation 115; middle half (25th–75th percentile) 18–161; lowest 0, highest 509. 1 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

In simple terms	How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price.
Statistically	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	34 resale sales. Average 6.2%; median 4.7%; standard deviation 6.0%; middle half (25th–75th percentile) 1.1%–9.4%; lowest –0.2%, highest 25.2%. 1 sales closed above their first asking price.

8.1.7 Price cut before sale

In simple terms	The asking price was lowered at least once before the home went under contract.
Statistically	Indicator: $\text{ListPrice at close} < \text{OriginalListPrice}$. Reported as the share of sales (%).
The data	13 of 34 resale sales (38.2%).

8.1.8 Seller paid closing costs or repairs

In simple terms	The seller paid some of the buyer's closing costs or repairs.
Statistically	Indicator: $\text{ACTRIS_BuyersClsgCostPdbysell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	23 of 34 resale sales (67.6%).

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	18 sales with a view, 15 without, 1 unclassified. Most common View entries: Neighborhood 11, Golf Course 10, None 6, Trees/Woods 6, Pool 4, Pond 2, Pasture 1, See Remarks 1.

8.2 Methods

8.2.1 Data source

In simple terms	Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.
Statistically	Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Georgetown, SubdivisionName contains any of "berry creek", "berry crk", "berry crk sub", "berry creek sub" (case-insensitive). A record is kept when its subdivision name belongs to the Berry Creek family, the same rule comparable sales use.
The data	Pulled October 28, 2026: 34 closed Berry Creek records over the prior year, in ZIP 78628. 18 subdivision spellings kept, the most common: Berry Creek (10); Berry Creek Sec 04 (3); Berry Creek Sec 01 (2); BERRY CREEK (2); Berry Creek Sec 09 Ph 03 Rev (2); Berry Creek Sec 03 Resub (2); Berry Creek Sec 11 Ph 02 (2); Berry Crk Sub Ph 2 Sec 5 (1); Berry Creek Sec 09 Ph 02 Rev (1); Berry Creek Sec 02 (1); Berry Creek Sec 08 Ph 01 Resub P ts Blk B K (1); Berry creek (1); and 6 more (6 records). Names found by the search but not part of Berry Creek, left out: Berry Creek Highlands (47); Hidden Oaks At Berry Creek (5); Villages Berry Creek Sec 2A (3); Villages Of Berry Creek Sec 01 (3); Hidden Oaks at Berry Creek (3); Reserve/Berry Crk Sec 4 (2); Reserve at Berry Creek (2); Berry Crk Hlnds Ph 1B (2); Village/Berry Crk Sec 01 (1); Villages of Berry Creek Sec 2A (1); Woods at Berry Creek (1); Woods At Berry Creek Sec 03 (1); Reserve At Berry Creek Ph 02 (1); Villages Of Berry Creek Sec 2A (1); Meadows End At Berry Creek Berry Creek Sec 01 (1); Villages Of Berry Creek Sec 2B (1); Reserve/Berry Crk Ph 02 (1); The Reserve at Berry Creek (1); Woods/Berry Crk Sec 03 (1); Reserve At Berry Creek Sec 01A Ph 01 (1); Woods Berry Creek Ph 01 (1); Villages Berry Creek Sec 2a (1); Woods At Berry Creek Sec 02 (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 19 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 28, 2025 to October 27, 2026 inclusive.
The data	34 single-family sales in the window: 34 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	34 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.

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 \$480K".
Statistically	Sort by the slicing variable; cut k sits at $\text{round}(\text{nk}/4)$, $k = 1 \dots 3$. A cut that would split tied values moves to the nearer edge of the tie. A group under 3 sales merges into its smaller neighbor. Range names use the next group's lowest value ("Under") and the previous group's highest value ("Over"/"After").
The data	Quartiles by net sale price: Under \$480K: \$340,000–\$460,000 (8 sales); \$480K–\$571K: \$479,840–\$571,416 (9 sales); \$594K–\$720K: \$594,000–\$720,000 (9 sales); Over \$720K: \$750,000–\$1,596,575 (8 sales) Quartiles by living area: Under 2,546 SF: 1,578–2,468 SF (8 sales); 2,546–2,987 SF: 2,546–2,987 SF (9 sales); 3,023–3,803 SF: 3,023–3,803 SF (9 sales); Over 3,803 SF: 3,885–4,991 SF (8 sales) Quartiles by year built: Before 1994: 1986–1993 (7 sales); 1994–1998: 1994–1998 (10 sales); 1999–2003: 1999–2003 (9 sales); After 2003: 2005–2016 (8 sales) View and no view: View: MLS lists a view (18 sales); No view: None or Neighborhood (15 sales)

8.2.6 Average and median

In simple terms	The average adds the values and divides by how many; one very expensive home can pull it up. The median is the middle value, with half above and half below.
Statistically	Mean $\bar{x} = (1/n) \sum x_i$; median = 50th percentile. Price, price per SF, living area and discount use the mean; days on market and year built use the median (skewed or whole-year values).
The data	Net sale price: average \$651,974, median \$582,708. Days on market: average 95, median 42: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

In simple terms	Checks whether a measure really differs across the four groups of a slice. It uses each sale's rank, not its value, so a few extreme sales cannot drive the answer.
Statistically	$H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\epsilon^2 = H/(n - 1)$: $\geq .01$ small, $\geq .06$ medium, $\geq .14$ large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.
The data	Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

In simple terms	The same check when there are only two groups: view against no view.
Statistically	Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $ 1 - 2U/(n_1 n_2) $: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Kerby, 2014; Cohen, 1988).
The data	Run on every measure in section 6; results in 8.3.

8.2.9 Chi-square test

In simple terms	Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.
Statistically	Pearson χ^2 on the $2 \times k$ table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Cramér, 1946).
The data	Run on the three shares in every slice; results in 8.3.

8.2.10 Real difference (significance)

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

8.2.11 Size of a difference

In simple terms	A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.
Statistically	ϵ^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".
The data	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 = 5.65	3	0.1302	p < 0.0063	Unclear	$\epsilon^2 = 0.171$	large
Living area	Kruskal-Wallis	H = 21.75	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.659$	large
Year built	Kruskal-Wallis	H = 4.88	3	0.1810	p < 0.0063	Unclear	$\epsilon^2 = 0.148$	large
Days on market	Kruskal-Wallis	H = 2.70	3	0.4395	p < 0.0063	Unclear	$\epsilon^2 = 0.082$	medium
Discount from original list	Kruskal-Wallis	H = 1.34	3	0.7207	p < 0.0063	Unclear	$\epsilon^2 = 0.040$	small
Price cut before sale	Chi-square	$\chi^2 = 3.95$	3	0.2672	p < 0.0063	Unclear	Cramér's V = 0.341	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.08$	3	0.5561	p < 0.0063	Unclear	Cramér's V = 0.247	small
Has a view	Chi-square	$\chi^2 = 5.51$	3	0.1379	p < 0.0063	Unclear	Cramér's V = 0.403	medium

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal-Wallis	H = 23.30	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.706$	large
Net price per SF	Kruskal-Wallis	H = 4.85	3	0.1829	p < 0.0063	Unclear	$\epsilon^2 = 0.147$	large
Year built	Kruskal-Wallis	H = 8.85	3	0.0313	p < 0.0063	Unclear	$\epsilon^2 = 0.268$	large
Days on market	Kruskal-Wallis	H = 0.79	3	0.8510	p < 0.0063	Unclear	$\epsilon^2 = 0.024$	small
Discount from original list	Kruskal-Wallis	H = 2.16	3	0.5394	p < 0.0063	Unclear	$\epsilon^2 = 0.066$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.83$	3	0.6084	p < 0.0063	Unclear	Cramér's V = 0.232	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.30$	3	0.9596	p < 0.0063	Unclear	Cramér's V = 0.094	negligible
Has a view	Chi-square	$\chi^2 = 3.51$	3	0.3200	p < 0.0063	Unclear	Cramér's V = 0.321	medium

8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal-Wallis	H = 4.85	3	0.1828	p < 0.0063	Unclear	$\epsilon^2 = 0.147$	large
Net price per SF	Kruskal-Wallis	H = 0.28	3	0.9639	p < 0.0063	Unclear	$\epsilon^2 = 0.008$	negligible
Living area	Kruskal-Wallis	H = 7.84	3	0.0495	p < 0.0063	Unclear	$\epsilon^2 = 0.238$	large
Days on market	Kruskal-Wallis	H = 1.49	3	0.6851	p < 0.0063	Unclear	$\epsilon^2 = 0.045$	small
Discount from original list	Kruskal-Wallis	H = 1.56	3	0.6682	p < 0.0063	Unclear	$\epsilon^2 = 0.047$	small
Price cut before sale	Chi-square	$\chi^2 = 1.33$	3	0.7210	p < 0.0063	Unclear	Cramér's V = 0.198	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.63$	3	0.6523	p < 0.0063	Unclear	Cramér's V = 0.219	small
Has a view	Chi-square	$\chi^2 = 0.54$	3	0.9104	p < 0.0063	Unclear	Cramér's V = 0.126	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 = 183.00	—	0.0859	p < 0.0063	Unclear	rank-biserial r = 0.356	medium
Net price per SF	Mann-Whitney U	U = 203.00	—	0.0147	p < 0.0063	Unclear	rank-biserial r = 0.504	large
Living area	Mann-Whitney U	U = 166.00	—	0.2701	p < 0.0063	Unclear	rank-biserial r = 0.230	small
Year built	Mann-Whitney U	U = 129.50	—	0.8561	p < 0.0063	Unclear	rank-biserial r = 0.041	negligible
Days on market	Mann-Whitney U	U = 105.00	—	0.2862	p < 0.0063	Unclear	rank-biserial r = 0.222	small
Discount from original list	Mann-Whitney U	U = 120.50	—	0.6127	p < 0.0063	Unclear	rank-biserial r = 0.107	small
Price cut before sale	Chi-square	$\chi^2 = 1.26$	1	0.2614	p < 0.0063	Unclear	Cramér's V = 0.196	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.55$	1	0.4583	p < 0.0063	Unclear	Cramér's V = 0.129	small

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 34 closed MLS resale sales; the 0 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 28, 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.