Chandler Creek

Round Rock, TX 78664 · 78665
Resale homes · closed Nov 9 – Nov 8, 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
36	**$337,539**	**$185**	**32 days**
single-family resale homes	average $333,523	average $182	average 67 days

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1. Summary

Resale homes · 36 sales · November 9, 2025 – November 8, 2026

This study looks at the **36 resale homes** sold in Chandler Creek in the **365 days** to November 8, 2026. A full year is used because only 18 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

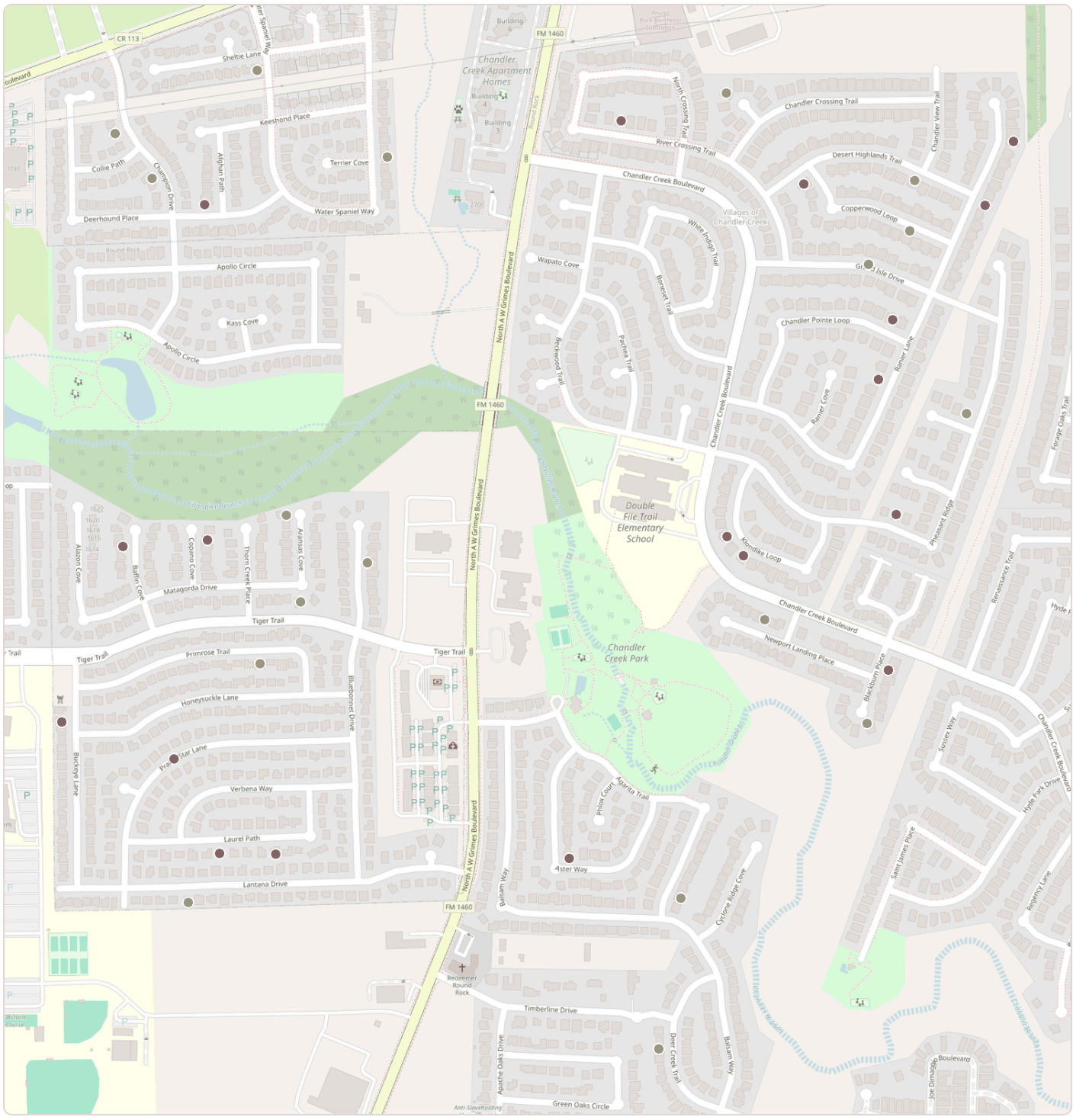
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

36 resale homes · colored by price range

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



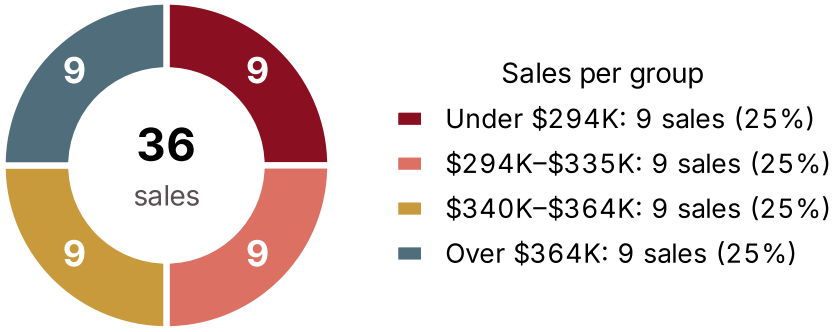
● Under $294K · 9 sales ● $294K–$335K · 9 sales ● $340K–$364K · 9 sales ● Over $364K · 9 sales

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3. Quartiles by net sale price

Resale homes · 36 sales · November 9, 2025 – November 8, 2026

Sales ranked by net sale price and cut into four equal groups. This is the usual way to read a market by price.



Bottom line

- Homes over $364K are about 590 SF (39%) larger than homes under $294K.
- Homes over $364K sell about 7 percentage points closer to their first asking price than homes under $294K.

3.1 Key differences

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

Under $294K $294K–$335K $340K–$364K Over $364K

Higher-priced homes Over $364K

- Are much larger.
- Sell closer to their first asking price.

Lower-priced homes Under $294K

- Are much smaller.
- Sell further below their first asking price.

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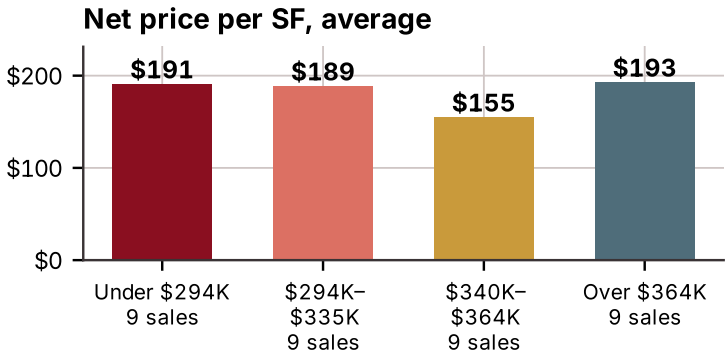
3.2 At a glance

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 $294K	$294K–$335K	$340K–$364K	Over $364K	Real difference?
Net price per SF	$191 per SF	$189 per SF	$155 per SF	$193 per SF	unclear
Living area	1,517 SF **Smallest**	1,771 SF	2,331 SF **Largest**	2,108 SF	✓ large
Year built	1999	2001	2002	2002	unclear
Days on market	88 days	16 days	61 days	16 days	unclear
Discount from original list	8.9% **Biggest**	3.7%	8.3%	2.0% **Smallest**	✓ large
Price cut before sale	67%	33%	67%	22%	unclear
Seller paid closing costs or repairs	78%	78%	78%	67%	unclear
Has a view	22%	0%	22%	33%	unclear

How to read this section. Each heading gives the finding. The gold box says whether the gap is real (✓, with its size) or could be chance (–). The section ends with its numbers; the tests are in section 8.3.

3.3 Net price per SF: no clear difference

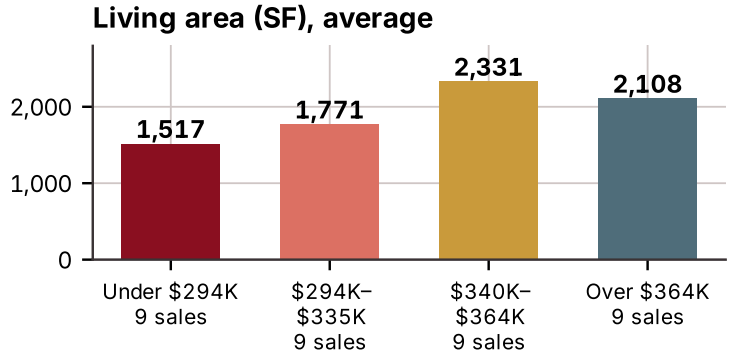


The average is **$193 per SF** for homes over $364K and **$191 per SF** for homes under $294K. It does not move in a straight line; homes over $364K are highest. Defined in 8.1.2.

– No clear difference · could be chance

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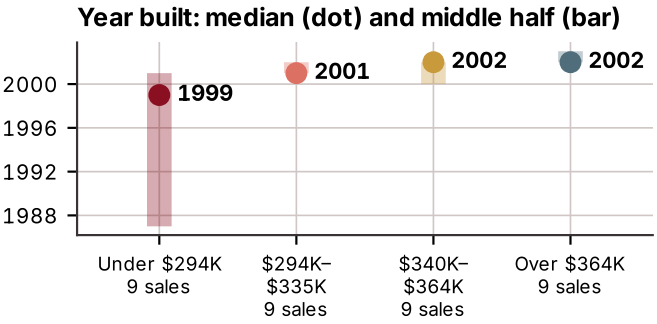
3.4 Homes over $364K are about 590 SF (39%) larger than homes under $294K



The average is **2,108 SF** for homes over $364K and **1,517 SF** for homes under $294K. It does not move in a straight line; homes $340K–$364K are highest. Defined in 8.1.3.

✓ **Real difference** · large

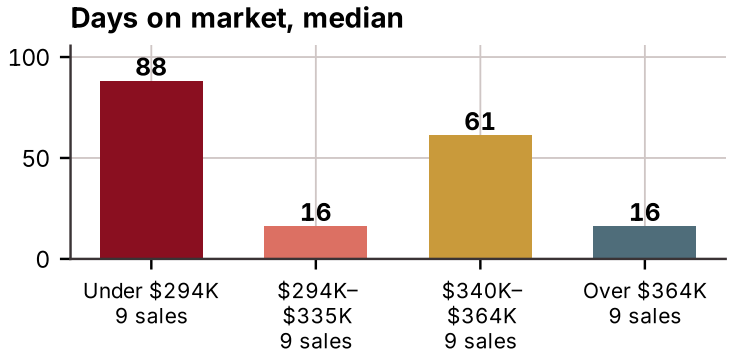
3.5 Year built: no clear difference



The median is **2002** for homes over $364K and **1999** for homes under $294K. 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

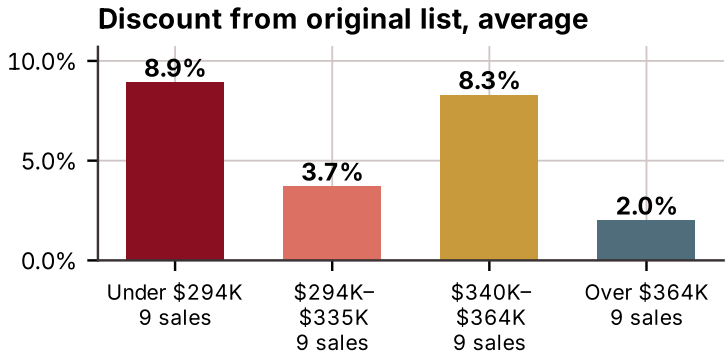


The median is **16 days** for homes over $364K and **88 days** for homes under $294K. It does not move in a straight line; homes under $294K are highest. Defined in 8.1.5.

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

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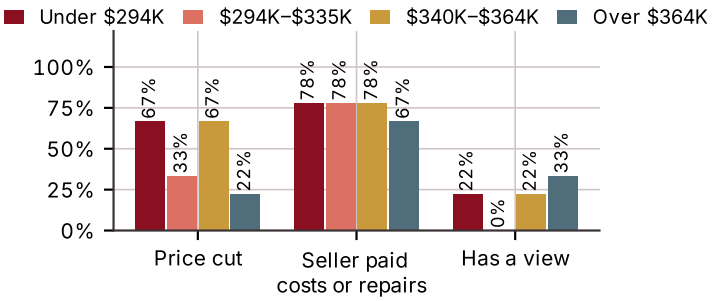
3.7 Homes over $364K sell about 7 percentage points closer to their first asking price than homes under $294K



The average is **2.0%** for homes over $364K and **8.9%** for homes under $294K. It does not move in a straight line; homes under $294K are highest. Defined in 8.1.6.

✓ **Real difference** · large

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.

- 22% of homes over $364K had a price cut before sale, against 67% of homes under $294K. Defined in 8.1.7.
- 67% of homes over $364K had the seller pay closing costs or repairs, against 78% of homes under $294K. Defined in 8.1.8.
- 33% of homes over $364K have a view, against 22% of homes under $294K. 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 $294K 9 sales	$294K–$335K 9 sales	$340K–$364K 9 sales	Over $364K 9 sales	All 36 sales	Real difference?
Net sale price average	$267,889	$318,156	$352,824	$395,222	$333,523	by design
Net price per SF average	$191	$189	$155	$193	$182	unclear
Living area average	1,517	1,771	2,331	2,108	1,932	✓ large
Year built median	1999	2001	2002	2002	2002	unclear

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3.10 The numbers: selling

	Under $294K 9 sales	$294K–$335K 9 sales	$340K–$364K 9 sales	Over $364K 9 sales	All 36 sales	Real difference?
Days on market median	88	16	61	16	32	unclear
Discount from original list average	8.9%	3.7%	8.3%	2.0%	5.7%	✓ large
Price cut before sale	67%	33%	67%	22%	47%	unclear
Seller paid closing costs or repairs	78%	78%	78%	67%	75%	unclear
Has a view	22%	0%	22%	33%	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.

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4. Quartiles by living area

Resale homes · 36 sales · November 9, 2025 – November 8, 2026

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



Sales per group

- Under 1,532 SF: 9 sales (25%)
- 1,532–1,812 SF: 9 sales (25%)
- 1,814–2,392 SF: 9 sales (25%)
- Over 2,392 SF: 9 sales (25%)

Bottom line

- Homes over 2,392 SF sell for about $84 per SF (39%) less than homes under 1,532 SF.
- Homes over 2,392 SF sell for about $67K (24%) more than homes under 1,532 SF.

4.1 Key differences

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

Under 1,532 SF · 1,532–1,812 SF · 1,814–2,392 SF · Over 2,392 SF

Larger homes Over 2,392 SF

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

Smaller homes Under 1,532 SF

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

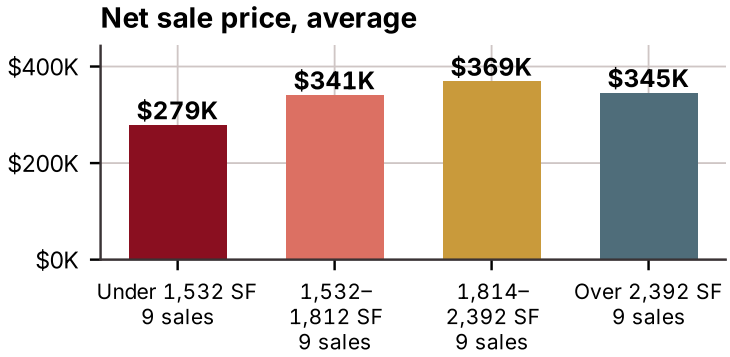
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4.2 At a glance

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 1,532 SF	1,532–1,812 SF	1,814–2,392 SF	Over 2,392 SF	Real difference?
Net sale price	$279K Lowest	$341K	$369K Highest	$345K	✓ large
Net price per SF	$213 per SF Highest	$201 per SF	$183 per SF	$129 per SF Lowest	✓ large
Year built	1995	2002	2002	2002	unclear
Days on market	87 days	16 days	16 days	61 days	unclear
Discount from original list	8.0%	4.2%	3.3%	7.5%	unclear
Price cut before sale	67%	33%	22%	67%	unclear
Seller paid closing costs or repairs	78%	56%	78%	89%	unclear
Has a view	22%	0%	33%	22%	unclear

4.3 Homes over 2,392 SF sell for about $67K (24%) more than homes under 1,532 SF

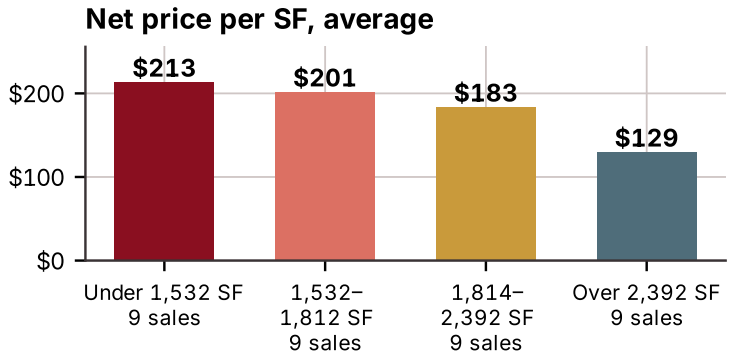


The average is **$345K** for homes over 2,392 SF and **$279K** for homes under 1,532 SF. It does not move in a straight line; homes 1,814–2,392 SF are highest. Defined in 8.1.1.

✓ **Real difference** · large

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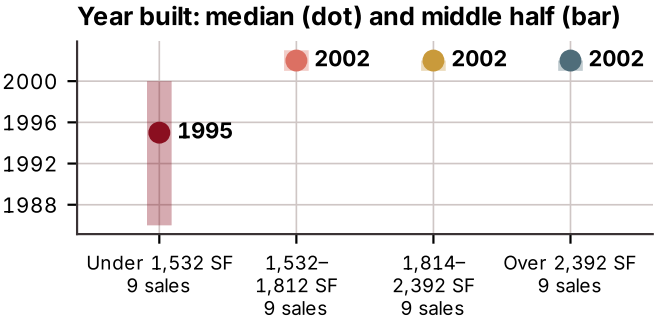
4.4 Homes over 2,392 SF sell for about $84 per SF (39%) less than homes under 1,532 SF



The average is **$129 per SF** for homes over 2,392 SF and **$213 per SF** for homes under 1,532 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

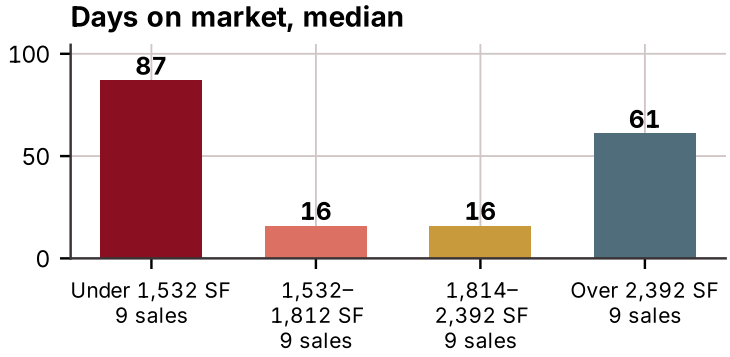
4.5 Year built: no clear difference



The median is **2002** for homes over 2,392 SF and **1995** for homes under 1,532 SF. It rises 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

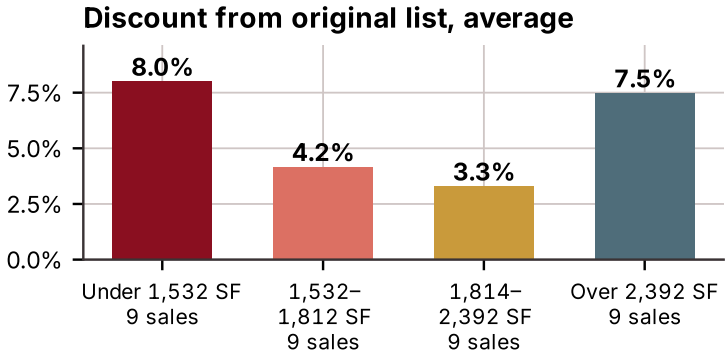


The median is **61 days** for homes over 2,392 SF and **87 days** for homes under 1,532 SF. It does not move in a straight line; homes under 1,532 SF are highest. Defined in 8.1.5.

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

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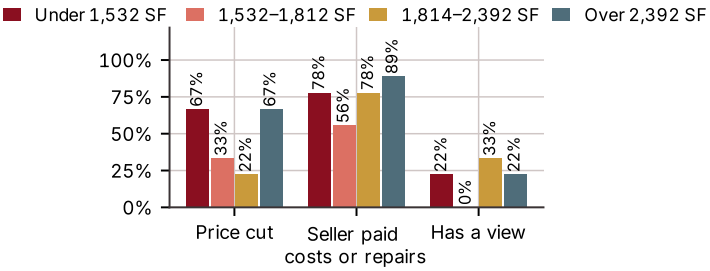
4.7 Discount from original list: no clear difference



The average is **7.5%** for homes over 2,392 SF and **8.0%** for homes under 1,532 SF. It does not move in a straight line; homes under 1,532 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.

- 67% of homes over 2,392 SF had a price cut before sale, against 67% of homes under 1,532 SF. Defined in 8.1.7.
- 89% of homes over 2,392 SF had the seller pay closing costs or repairs, against 78% of homes under 1,532 SF. Defined in 8.1.8.
- 22% of homes over 2,392 SF have a view, against 22% of homes under 1,532 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 1,532 SF 9 sales	1,532–1,812 SF 9 sales	1,814–2,392 SF 9 sales	Over 2,392 SF 9 sales	All 36 sales	Real difference?
Net sale price average	$278,694	$340,889	$369,020	$345,487	$333,523	✓ large
Net price per SF average	$213	$201	$183	$129	$182	✓ large
Living area average	1,317	1,691	2,023	2,696	1,932	by design
Year built median	1995	2002	2002	2002	2002	unclear

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4.10 The numbers: selling

	Under 1,532 SF 9 sales	1,532–1,812 SF 9 sales	1,814–2,392 SF 9 sales	Over 2,392 SF 9 sales	All 36 sales	Real difference?
Days on market median	87	16	16	61	32	unclear
Discount from original list average	8.0%	4.2%	3.3%	7.5%	5.7%	unclear
Price cut before sale	67%	33%	22%	67%	47%	unclear
Seller paid closing costs or repairs	78%	56%	78%	89%	75%	unclear
Has a view	22%	0%	33%	22%	19%	unclear

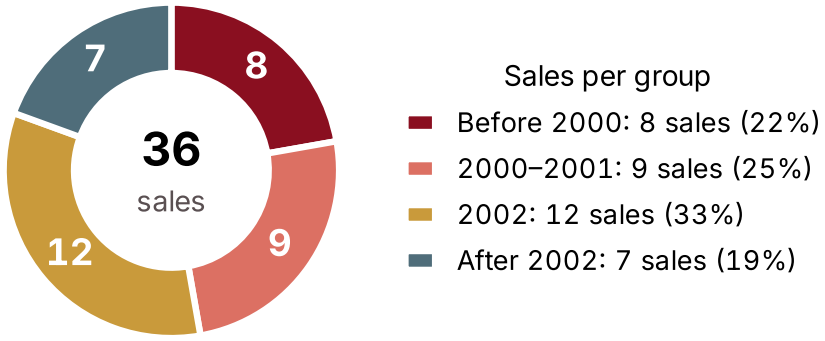
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 36 sales · November 9, 2025 – November 8, 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.

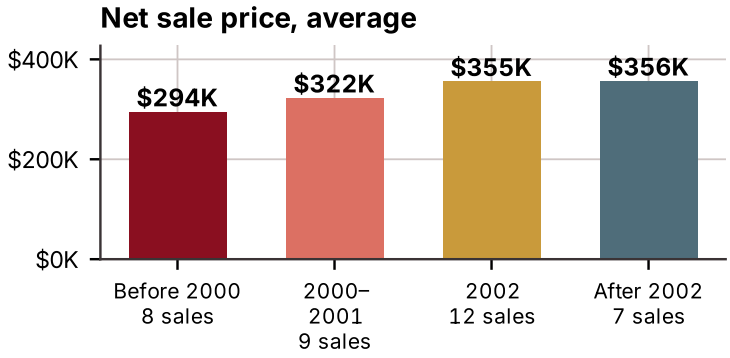
5.2 At a glance

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 2000	2000–2001	2002	After 2002	Real difference?
Net sale price	$294K	$322K	$355K	$356K	unclear
Net price per SF	$202 per SF	$171 per SF	$172 per SF	$188 per SF	unclear
Living area	1,522 SF	1,980 SF	2,154 SF	1,957 SF	unclear
Days on market	93 days	47 days	16 days	32 days	unclear
Discount from original list	7.4%	5.8%	4.0%	6.7%	unclear
Price cut before sale	62%	56%	33%	43%	unclear
Seller paid closing costs or repairs	75%	89%	75%	57%	unclear
Has a view	25%	11%	17%	29%	unclear

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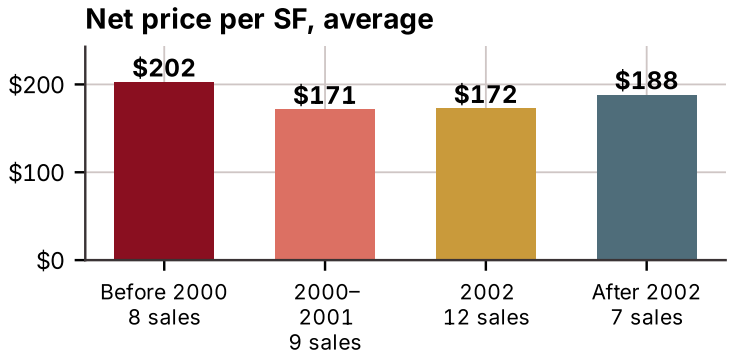
5.3 Net sale price: no clear difference



The average is **$356K** for homes built after 2002 and **$294K** for homes built before 2000. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

– No clear difference · could be chance

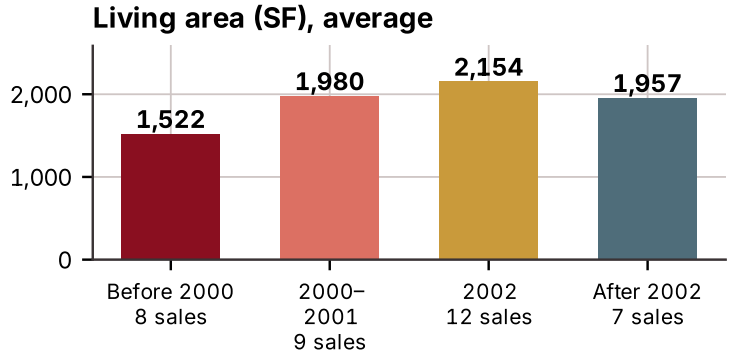
5.4 Net price per SF: no clear difference



The average is **$188 per SF** for homes built after 2002 and **$202 per SF** for homes built before 2000. It does not move in a straight line; homes built before 2000 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

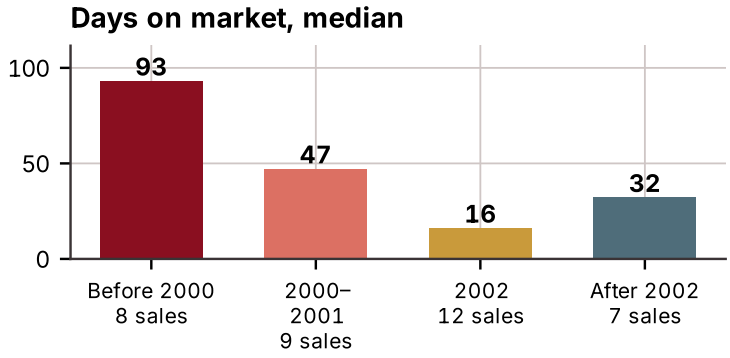


The average is **1,957 SF** for homes built after 2002 and **1,522 SF** for homes built before 2000. It does not move in a straight line; homes built 2002 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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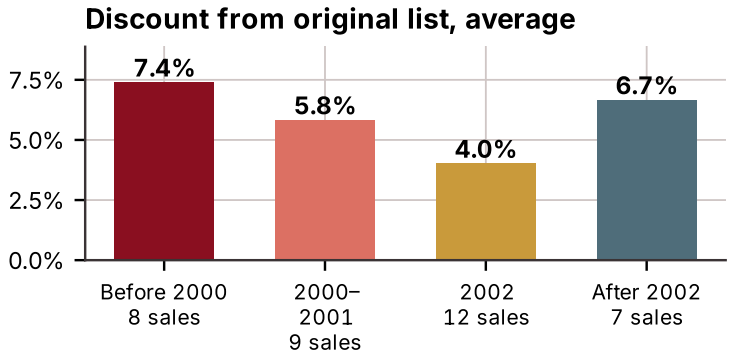
5.6 Days on market: no clear difference



The median is **32 days** for homes built after 2002 and **93 days** for homes built before 2000. It does not move in a straight line; homes built before 2000 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

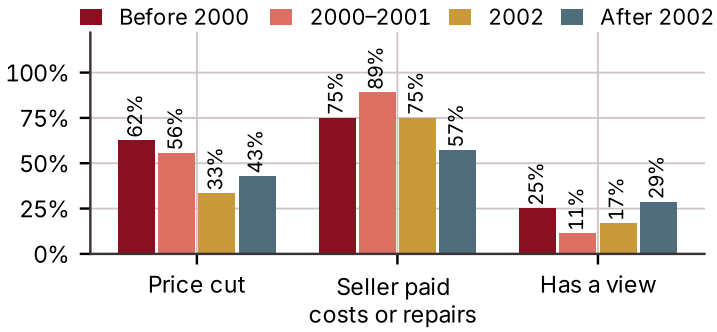


The average is **6.7%** for homes built after 2002 and **7.4%** for homes built before 2000. It does not move in a straight line; homes built before 2000 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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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.

- 43% of homes built after 2002 had a price cut before sale, against 62% of homes built before 2000. Defined in 8.1.7.
- 57% of homes built after 2002 had the seller pay closing costs or repairs, against 75% of homes built before 2000. Defined in 8.1.8.
- 29% of homes built after 2002 have a view, against 25% of homes built before 2000. 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 2000 8 sales	2000–2001 9 sales	2002 12 sales	After 2002 7 sales	All 36 sales	Real difference?
Net sale price average	$294,335	$322,117	$355,090	$356,000	$333,523	unclear
Net price per SF average	$202	$171	$172	$188	$182	unclear
Living area average	1,522	1,980	2,154	1,957	1,932	unclear
Year built median	1990	2001	2002	2004	2002	by design

5.10 The numbers: selling

	Before 2000 8 sales	2000–2001 9 sales	2002 12 sales	After 2002 7 sales	All 36 sales	Real difference?
Days on market median	93	47	16	32	32	unclear
Discount from original list average	7.4%	5.8%	4.0%	6.7%	5.7%	unclear
Price cut before sale	62%	56%	33%	43%	47%	unclear
Seller paid closing costs or repairs	75%	89%	75%	57%	75%	unclear
Has a view	25%	11%	17%	29%	19%	unclear

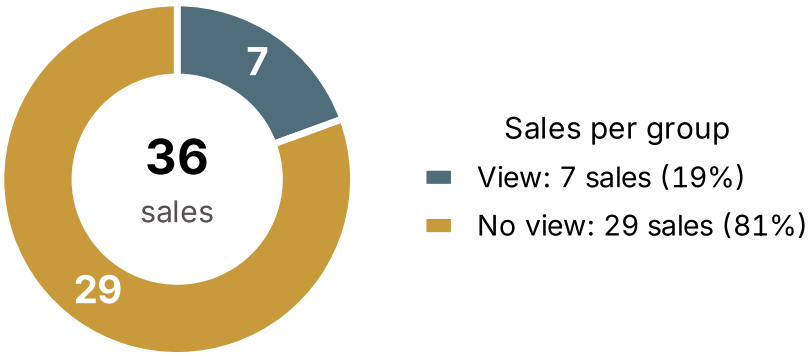
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

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Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood.



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.

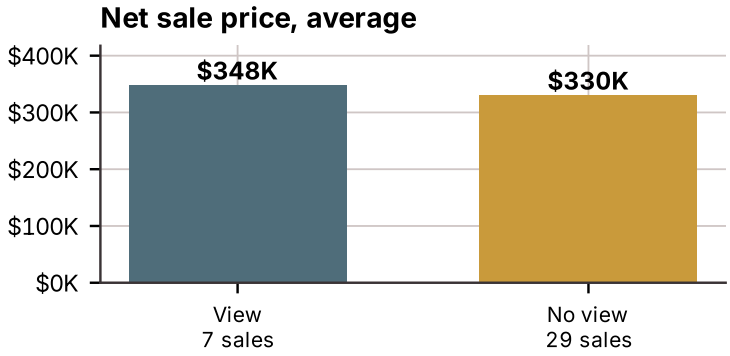
6.2 At a glance

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	$348K	$330K	unclear
Net price per SF	$180 per SF	$182 per SF	unclear
Living area	1,993 SF	1,917 SF	unclear
Year built	2002	2002	unclear
Days on market	29 days	33 days	unclear
Discount from original list	5.3%	5.9%	unclear
Price cut before sale	43%	48%	unclear
Seller paid closing costs or repairs	86%	72%	unclear

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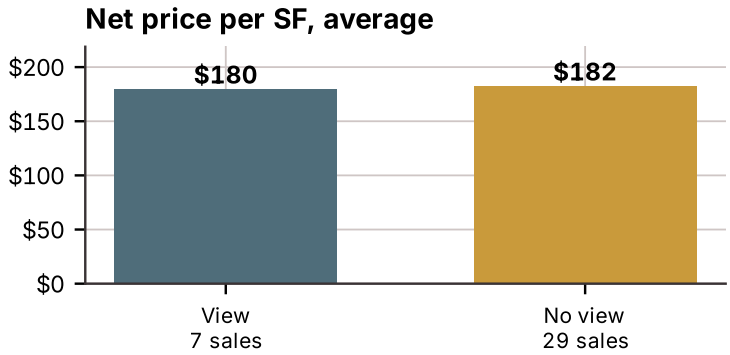
6.3 Net sale price: no clear difference



The average is **$348K** for homes with a view and **$330K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

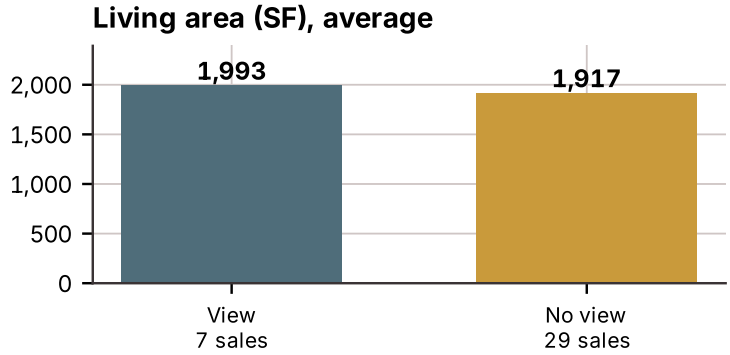
6.4 Net price per SF: no clear difference



The average is **$180 per SF** for homes with a view and **$182 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

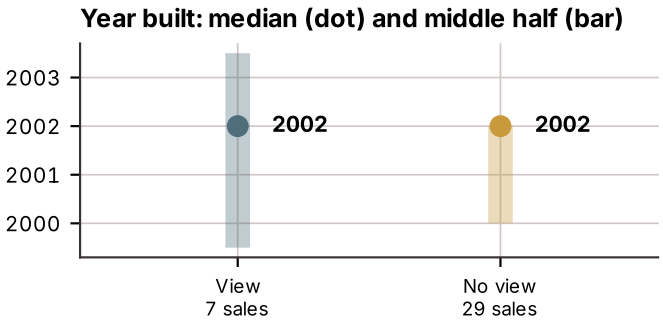


The average is **1,993 SF** for homes with a view and **1,917 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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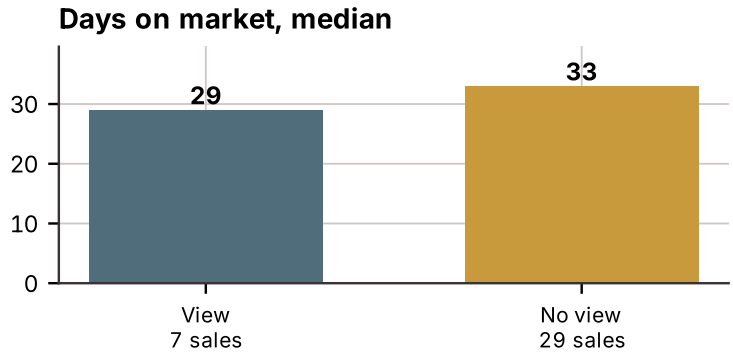
6.6 Year built: no clear difference



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

– No clear difference · could be chance

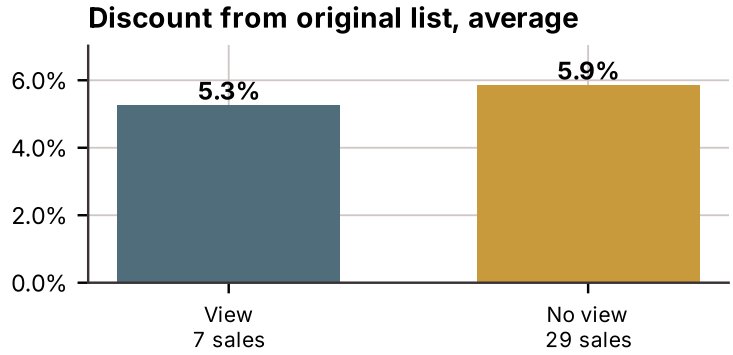
6.7 Days on market: no clear difference



The median is **29 days** for homes with a view and **33 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

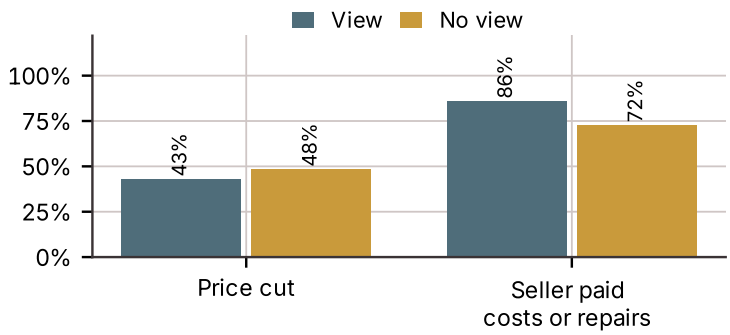


The average is **5.3%** for homes with a view and **5.9%** for homes without a view. Defined in 8.1.6.

– 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.

- 43% of homes with a view had a price cut before sale, against 48% of homes without a view. Defined in 8.1.7.
- 86% of homes with a view had the seller pay closing costs or repairs, against 72% 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 7 sales	No view 29 sales	All 36 sales	Real difference?
Net sale price average	$347,871	$330,059	$333,523	unclear
Net price per SF average	$180	$182	$182	unclear
Living area average	1,993	1,917	1,932	unclear
Year built median	2002	2002	2002	unclear

6.11 The numbers: selling

	View 7 sales	No view 29 sales	All 36 sales	Real difference?
Days on market median	29	33	32	unclear
Discount from original list average	5.3%	5.9%	5.7%	unclear
Price cut before sale	43%	48%	47%	unclear
Seller paid closing costs or repairs	86%	72%	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.

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7. New construction

Basic statistics · 0 sales · November 9, 2025 – November 8, 2026

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

> **Note**: these are only the new-construction sales reported in ABOR MLS. Builders often sell homes without listing them in the MLS, so these figures do not necessarily represent all new-construction sales in Chandler 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	36 resale sales. Average $333,523; median $337,539; standard deviation $50,342; middle half (25th–75th percentile) $293,038–$364,325; lowest $240,000, highest $450,000. 27 sales had a seller payment; their median payment was $7,500.

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	36 resale sales. Average $182; median $185; standard deviation $39; middle half (25th–75th percentile) $161–$209; lowest $87, highest $252.

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	36 resale sales. Average 1,932; median 1,813; standard deviation 540; middle half (25th–75th percentile) 1,526–2,403; lowest 1,116, highest 2,982.

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	36 resale sales. Average 2000; median 2002; standard deviation 5; middle half (25th–75th percentile) 2000–2002; lowest 1986, highest 2005.

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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 36 resale sales. Average 67; median 32; standard deviation 101; middle half (25th–75th percentile) 12–88; lowest 3, highest 581. 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 36 resale sales. Average 5.7%; median 5.0%; standard deviation 4.9%; middle half (25th–75th percentile) 2.1%–9.2%; lowest −3.8%, highest 17.2%. 3 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 36 resale sales (47.2%).

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

The data 27 of 36 resale sales (75.0%).

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 7 sales with a view, 29 without, 0 unclassified. Most common View entries: None 22, Neighborhood 10, Park/Greenbelt 4, Trees/Woods 3, Pool 1.

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8.2 Methods

8.2.1 Data source

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

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-09 13:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Round Rock, SubdivisionName contains any of “chandler creek”, “meadows at chandler creek”, “chandler crk” (case-insensitive). A record is kept when its subdivision name belongs to the Chandler Creek family, the same rule comparable sales use (it includes Meadows At Chandler Creek, proven adjacent and priced alike).

The data Pulled November 9, 2026: 42 closed Chandler Creek records over the prior year, in ZIP 78664, 78665. 20 subdivision spellings kept, the most common: Chandler Creek Condo Ph 01-B (4); Chandler Creek Sec 14 (3); Chandler Creek Sec 19 (3); Chandler Creek Sec 06B Replacement (3); Meadows At Chandler Creek Sec 04 (3); Chandler Creek Sec 11 (3); Chandler Creek Sec 21 (3); Chandler Creek Sec 22 (3); Meadows At Chandler Creek Sec 03 (2); Chandler Creek Sec 10 (2); Meadows At Chandler Creek Sec 01 Rev Bloc (2); Chandler Creek Sec 16 (2); and 8 more (9 records). Names found by the search but not part of Chandler Creek, left out: The Villas at Chandler Creek (7); Meadows Chandler Creek Sec 05 (3); Enclave at Chandler Creek (3); VILLAS AT CHANDLER CREEK (2); Meadows Chandler Creek Sec 05 Lts 01-7 Blk B (1); Chandler Crk Mdws Sec 05 (1); Villas of Chandler Creek (1); VILLAS AT CHANDLER CREEK CONDO (1); Amending Plat/Chandler Crk Sec (1).

8.2.2 Study window

In simple terms The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 18 resale sales here (under 80), so the full year is used.

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

The data 36 single-family sales in the window: 36 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 36 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 4 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price; 1 sale(s) with no original list price

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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 $294K”.

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 $294K: $240,000–$290,150 (9 sales); $294K–$335K: $294,000–$335,000 (9 sales); $340K–$364K: $340,078–$364,100 (9 sales); Over $364K: $365,000–$450,000 (9 sales)
Quartiles by living area: Under 1,532 SF: 1,116–1,507 SF (9 sales); 1,532–1,812 SF: 1,532–1,812 SF (9 sales); 1,814–2,392 SF: 1,814–2,392 SF (9 sales); Over 2,392 SF: 2,436–2,982 SF (9 sales)
Quartiles by year built: Before 2000: 1986–1999 (8 sales); 2000–2001: 2000–2001 (9 sales); 2002: 2002–2002 (12 sales); After 2002: 2003–2005 (7 sales)
View and no view: View: MLS lists a view (7 sales); No view: None or Neighborhood (29 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 $333,523, median $337,539. Days on market: average 67, median 32: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

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

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

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

8.2.8 Mann–Whitney U test

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

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

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

8.2.9 Chi-square test

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

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

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

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8.2.10 Real difference (significance)

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

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

The data Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; 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 4 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 = 7.55	3	0.0562	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.216$	large
Living area	Kruskal–Wallis	H = 15.86	3	0.0012	p < 0.0063	**Yes**	$\varepsilon^2 = 0.453$	large
Year built	Kruskal–Wallis	H = 6.00	3	0.1118	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.171$	large
Days on market	Kruskal–Wallis	H = 9.87	3	0.0197	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.282$	large
Discount from original list	Kruskal–Wallis	H = 14.42	3	0.0024	p < 0.0063	**Yes**	$\varepsilon^2 = 0.412$	large
Price cut before sale	Chi-square	$\chi^2 = 5.68$	3	0.1280	p < 0.0063	**Unclear**	Cramér's V = 0.397	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.44$	3	0.9309	p < 0.0063	**Unclear**	Cramér's V = 0.111	small
Has a view	Chi-square	$\chi^2 = 3.37$	3	0.3381	p < 0.0063	**Unclear**	Cramér's V = 0.306	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 = 16.79	3	0.0008	p < 0.0063	**Yes**	$\varepsilon^2 = 0.480$	large
Net price per SF	Kruskal–Wallis	H = 23.81	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.680$	large
Year built	Kruskal–Wallis	H = 9.49	3	0.0234	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.271$	large
Days on market	Kruskal–Wallis	H = 7.17	3	0.0667	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.205$	large
Discount from original list	Kruskal–Wallis	H = 5.88	3	0.1175	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.168$	large
Price cut before sale	Chi-square	$\chi^2 = 5.68$	3	0.1280	p < 0.0063	**Unclear**	Cramér's V = 0.397	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.81$	3	0.4211	p < 0.0063	**Unclear**	Cramér's V = 0.280	small
Has a view	Chi-square	$\chi^2 = 3.37$	3	0.3381	p < 0.0063	**Unclear**	Cramér's V = 0.306	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 = 8.96	3	0.0298	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.256$	large
Net price per SF	Kruskal–Wallis	H = 3.10	3	0.3768	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.089$	medium
Living area	Kruskal–Wallis	H = 8.44	3	0.0377	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.241$	large
Days on market	Kruskal–Wallis	H = 7.15	3	0.0672	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.204$	large
Discount from original list	Kruskal–Wallis	H = 3.21	3	0.3603	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.092$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.98$	3	0.5761	p < 0.0063	**Unclear**	Cramér's V = 0.235	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.12$	3	0.5486	p < 0.0063	**Unclear**	Cramér's V = 0.242	small
Has a view	Chi-square	$\chi^2 = 0.99$	3	0.8041	p < 0.0063	**Unclear**	Cramér's V = 0.166	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 = 124.00	—	0.3791	p < 0.0063	**Unclear**	rank-biserial r = 0.222	small
Net price per SF	Mann–Whitney U	U = 91.00	—	0.6957	p < 0.0063	**Unclear**	rank-biserial r = 0.103	small
Living area	Mann–Whitney U	U = 114.00	—	0.6387	p < 0.0063	**Unclear**	rank-biserial r = 0.123	small
Year built	Mann–Whitney U	U = 113.50	—	0.6386	p < 0.0063	**Unclear**	rank-biserial r = 0.118	small
Days on market	Mann–Whitney U	U = 90.00	—	0.6600	p < 0.0063	**Unclear**	rank-biserial r = 0.113	small
Discount from original list	Mann–Whitney U	U = 108.00	—	0.8105	p < 0.0063	**Unclear**	rank-biserial r = 0.064	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.07$	1	0.7966	p < 0.0063	**Unclear**	Cramér's V = 0.043	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.53$	1	0.4658	p < 0.0063	**Unclear**	Cramér's V = 0.122	small

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8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); 4 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with concessions above 10% of price; 1 sale(s) with no original list price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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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 36 closed MLS resale sales; the 0 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 9, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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