Sun City Texas September Market Recap and Outlook

Sun City Texas · 2026-10-30

Photo: Another Believer · CC BY-SA 4.0 · Wikimedia Commons · darkened, cropped, text added

Key numbers

September 2026

MEDIAN SALE PRICE

$340,000

-11.7% vs. last year

n=59

MEDIAN DAYS ON MARKET

53

+8.2% vs. last year

n=59

SOLD VS. ORIGINAL LIST

94.7%

n=59

HOMES FOR SALE TODAY

112

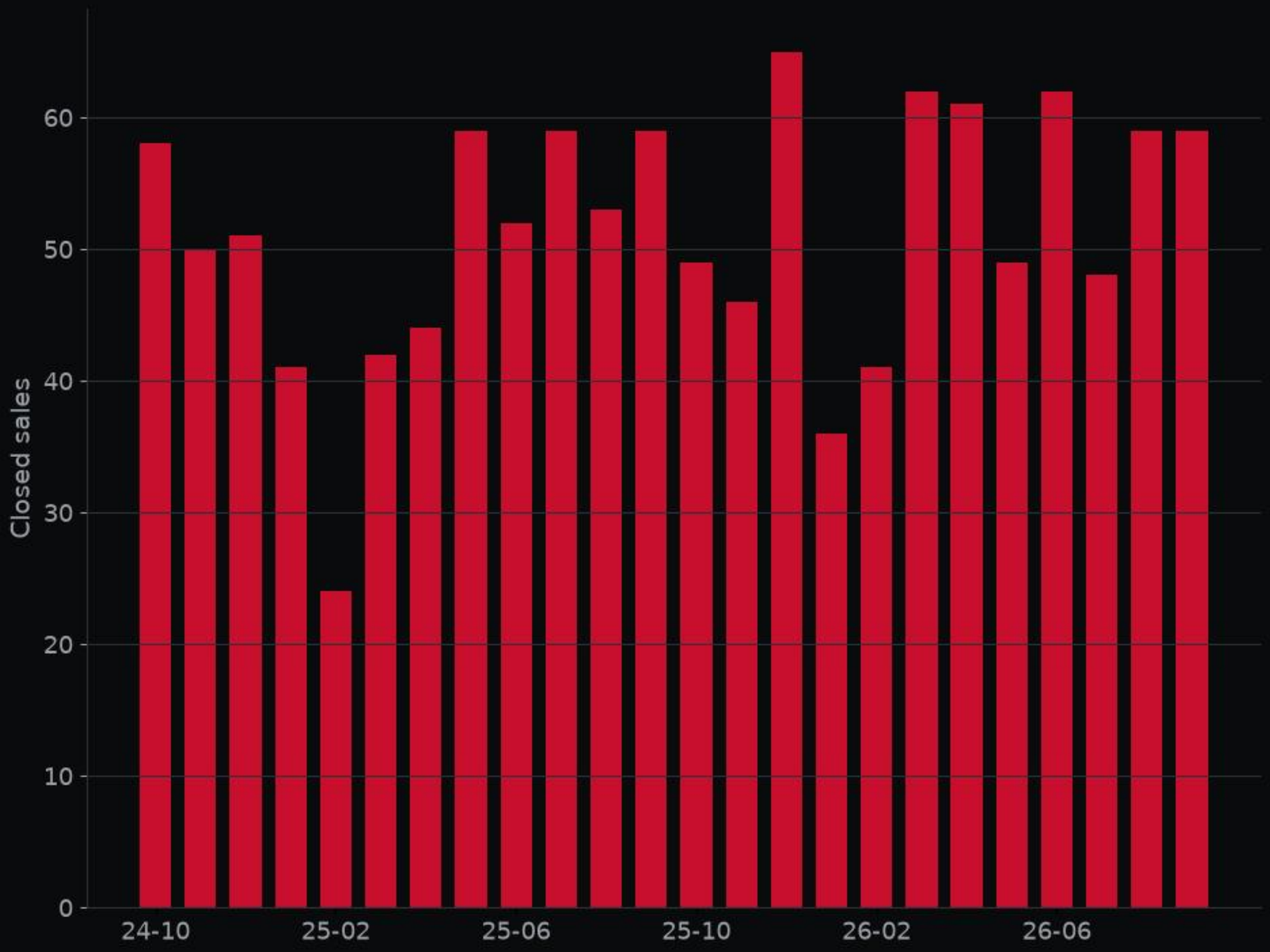
months of inventory: 1.96

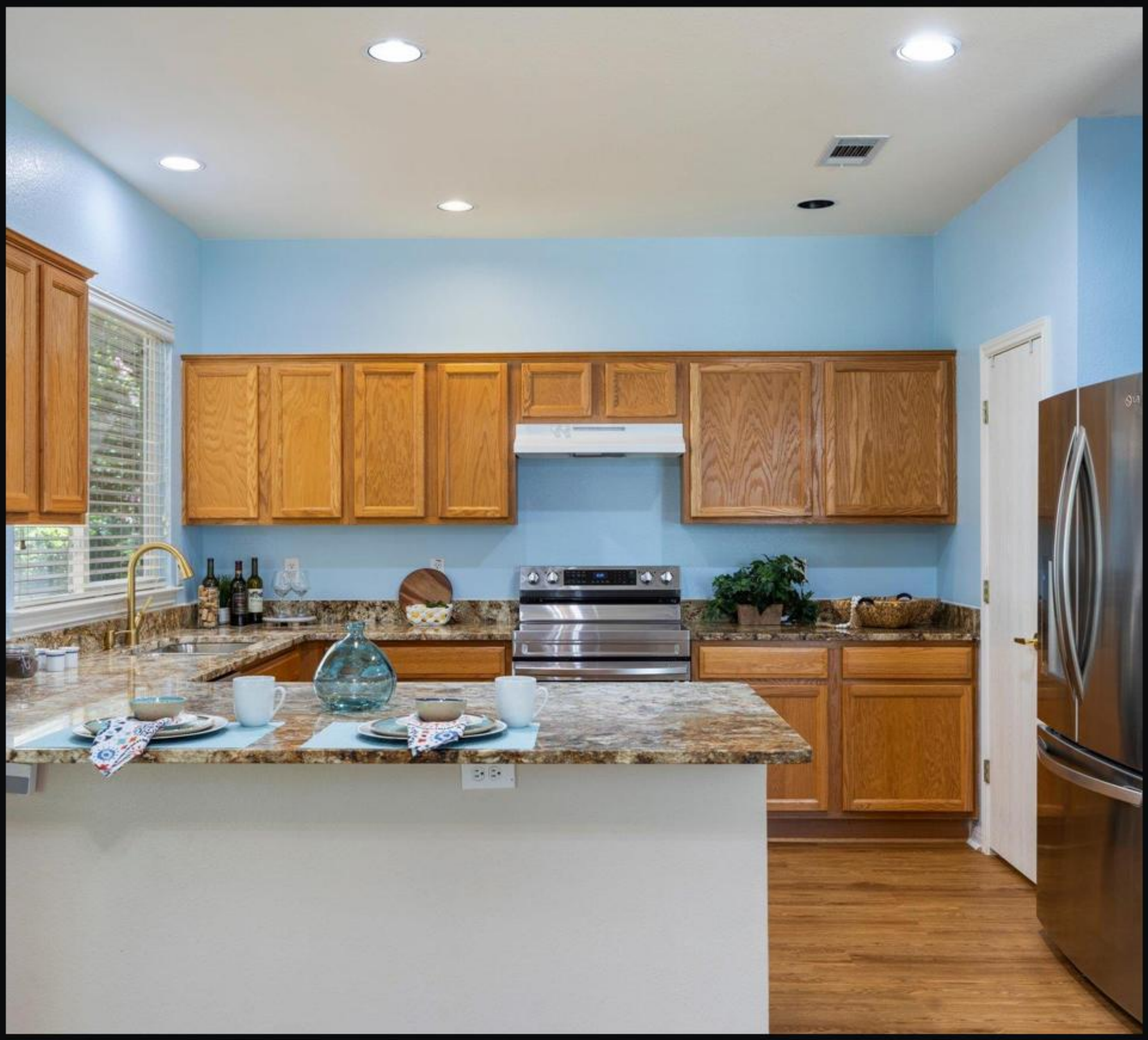
Median Sale Price by Month

Closed sales, last 24 months · actuals only

Homes Sold by Month

Closed sales, last 24 months





206 Montley TRL · MLS #8366819

Kitchen · Listed by The Stacy Group, LLC

206 Montley TRL · MLS #8366819

Living room · Listed by The Stacy Group, LLC

206 Montley TRL · MLS #8366819

Bedroom · Listed by The Stacy Group, LLC

206 Montley TRL · MLS #8366819

Backyard · Listed by The Stacy Group, LLC

206 Montley TRL · MLS #8366819

Dining room · Listed by The Stacy Group, LLC

Deal of the Week

206 Montley TRL · MLS #8366819

$315,000

3 bed · 2 bath · 1,644 sq ft

listed 4% below the ALEX valuation; 6% under the local price per sq ft; price reduced 6% from original.

ALEX valuation: $328,000 (range $297,000–$341,000)

ALEX Intelligence estimate, not an appraisal.

Listed by The Stacy Group, LLC

View on alex.realestate

Want a private showing? Call or text George · 713.918.9951

Want to see this home? Call or text George at 713.918.9951 for a private showing.

alex-companies.com/market-data

George Arnold Alexander III, MPA
Associate Broker · Texas License #574878-B
george@alex.realestate · 713.918.9951

ALEX Real Estate
Alexander Tiffany Southwest, LLC dba ALEX.realestate
Texas Broker License #565194-BB

Data from Unlock MLS. Deemed reliable, not guaranteed.