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Sun City Georgetown

Georgetown, TX 78633

Resale homes · closed Apr 25 – Oct 21, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 22, 2026 · 7:00 PM CDT

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

RESALE SALES, 180 DAYS

304

single-family resale homes

MEDIAN NET SALE PRICE

\$366,156

average \$407,775

MEDIAN NET PRICE PER SF

\$210

average \$214

MEDIAN DAYS ON MARKET

43 days

average 74 days

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1. Summary

Resale homes · 304 sales · April 25, 2026 – October 21, 2026

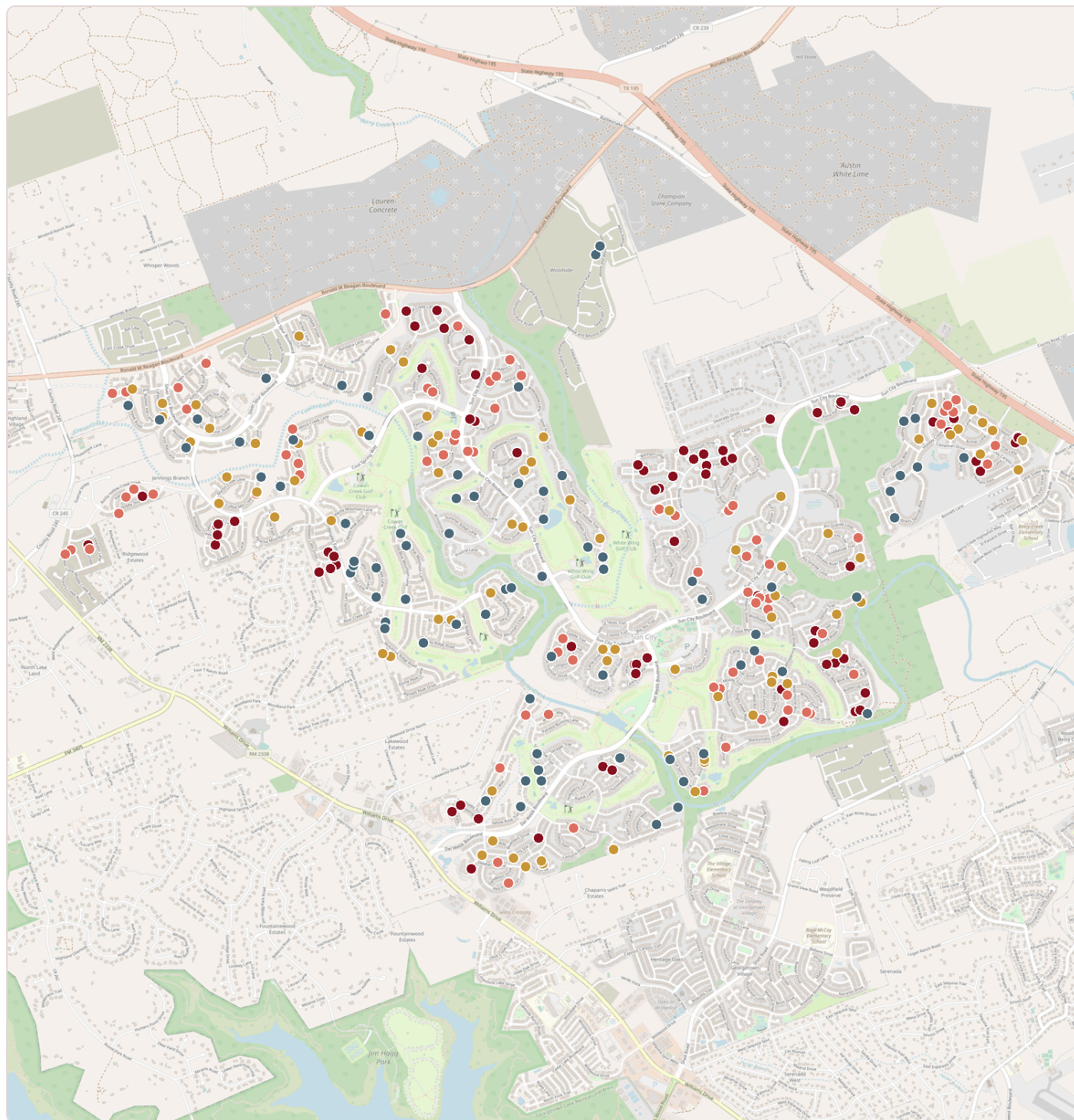
This study looks at the **304 resale homes** sold in Sun City Georgetown in the **180 days** to October 21, 2026. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living area, by year built** and **with or without a view**. The first three 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

304 resale homes · colored by price range

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

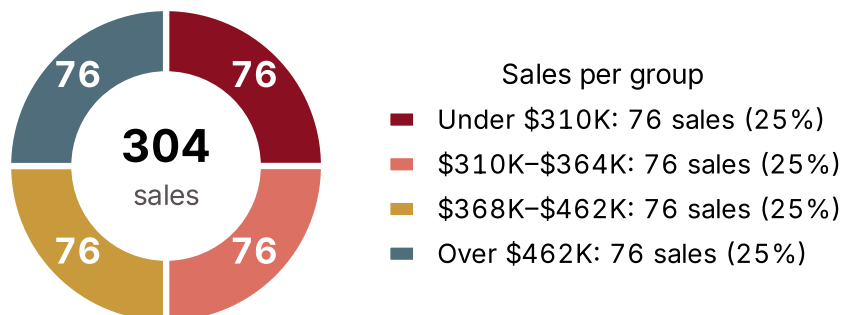


● Under \$310K · 76 sales ● \$310K-\$364K · 76 sales ● \$368K-\$462K · 76 sales ● Over \$462K · 76 sales

3. Quartiles by net sale price

Resale homes · 304 sales · April 25, 2026 – October 21, 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 \$462K are about 1,050 SF (74%) larger than homes under \$310K.
- Homes over \$462K sell for about \$48 per SF (25%) more than homes under \$310K.
- 79% of homes over \$462K have a view, against 47% of homes under \$310K.
- Homes over \$462K sell about 4 percentage points closer to their first asking price than homes under \$310K.

3.1 Key differences

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

■ Under \$310K ■ \$310K–\$364K ■ \$368K–\$462K ■ Over \$462K

Higher-priced homes Over \$462K

- Are much larger.
- Sell for more per square foot.
- Are more likely to have a view.
- Sell closer to their first asking price.

Lower-priced homes Under \$310K

- Are much smaller.
- Sell for less per square foot.
- Are less likely to have a view.
- Sell further below their first asking price.

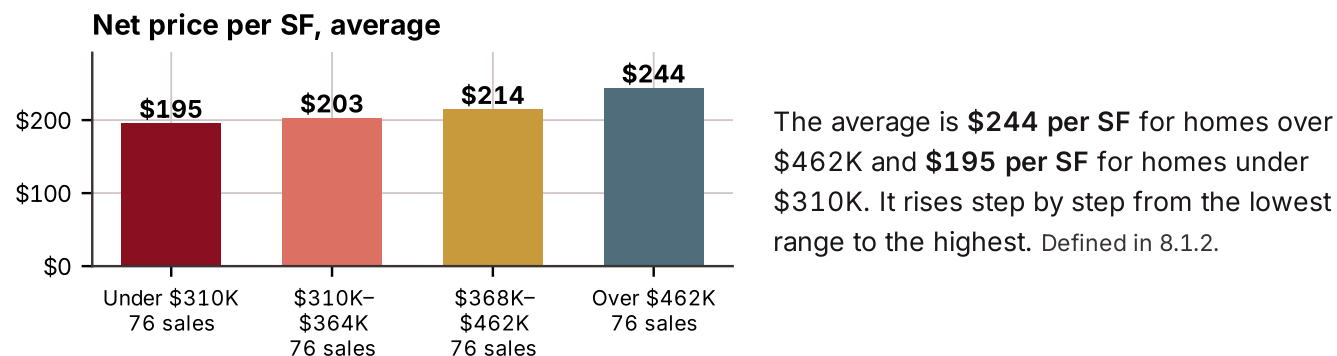
3.2 At a glance

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 \$310K	\$310K–\$364K	\$368K–\$462K	Over \$462K	Real difference?
Net price per SF	\$195 per SF Lowest	\$203 per SF	\$214 per SF	\$244 per SF Highest	✓ large
Living area	1,420 SF Smallest	1,671 SF	1,972 SF	2,470 SF Largest	✓ large
Year built	2006	2006	2006	2008	unclear
Days on market	56 days	50 days	27 days	25 days	unclear
Discount from original list	8.2% Biggest	6.6%	3.8% Smallest	4.4%	✓ medium
Price cut before sale	55%	55%	36%	37%	unclear
Seller paid closing costs or repairs	64%	59%	55%	59%	unclear
Has a view	47%	51%	46% Fewest	79% Most	✓ small

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.

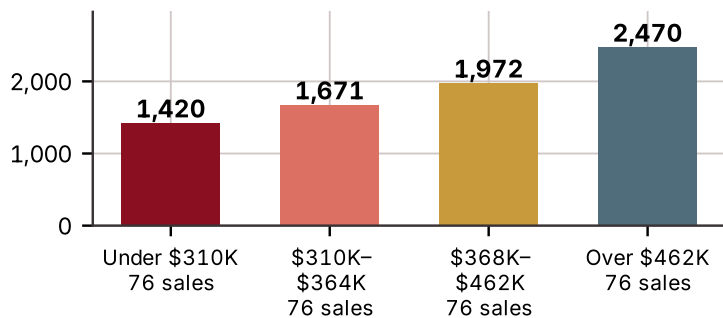
3.3 Homes over \$462K sell for about \$48 per SF (25%) more than homes under \$310K



✓ **Real difference** · large

3.4 Homes over \$462K are about 1,050 SF (74%) larger than homes under \$310K

Living area (SF), average

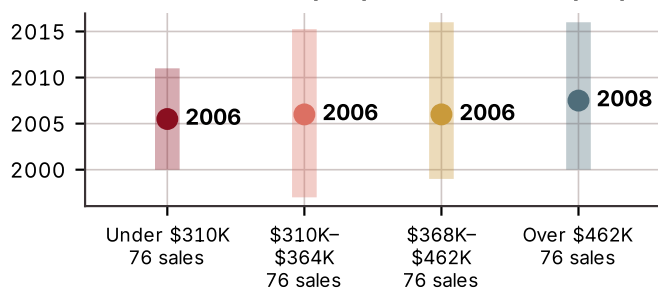


The average is **2,470 SF** for homes over \$462K and **1,420 SF** for homes under \$310K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

3.5 Year built: no clear difference

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

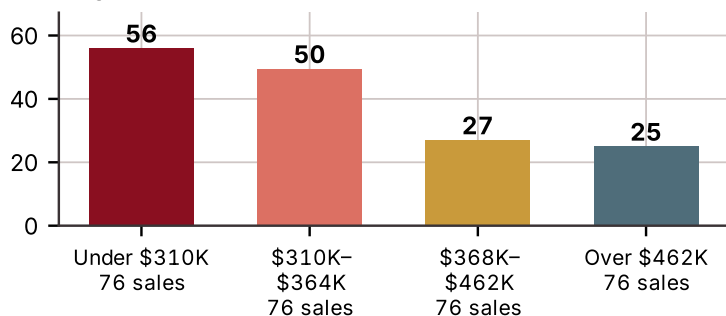


The median is **2008** for homes over \$462K and **2006** for homes under \$310K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

Days on market, median

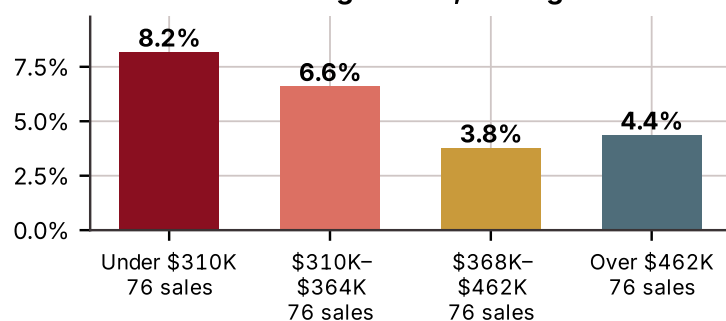


The median is **25 days** for homes over \$462K and **56 days** for homes under \$310K. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

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

3.7 Homes over \$462K sell about 4 percentage points closer to their first asking price than homes under \$310K

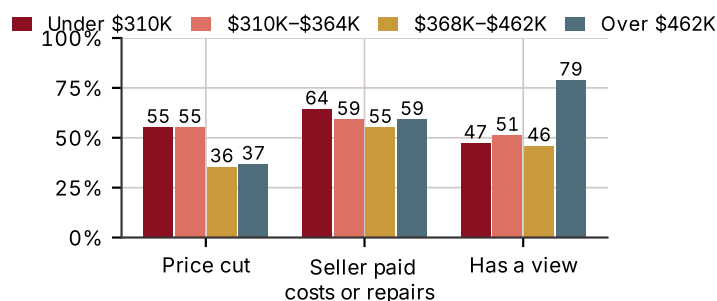
Discount from original list, average



The average is **4.4%** for homes over \$462K and **8.2%** for homes under \$310K. It does not move in a straight line; homes under \$310K are highest. Defined in 8.1.6.

✓ **Real difference** · medium

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.

- 37% of homes over \$462K had a price cut before sale, against 55% of homes under \$310K. Defined in 8.1.7.
- 59% of homes over \$462K had the seller pay closing costs or repairs, against 64% of homes under \$310K. Defined in 8.1.8.
- 79% of homes over \$462K have a view, against 47% of homes under \$310K. 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: ✓ **Real difference** · small

3.9 The numbers: price and size

	Under \$310K 76 sales	\$310K– \$364K 76 sales	\$368K– \$462K 76 sales	Over \$462K 76 sales	All 304 sales	Real difference?
Net sale price average	\$274,125	\$334,812	\$418,200	\$603,965	\$407,775	by design
Net price per SF average	\$195	\$203	\$214	\$244	\$214	✓ large
Living area average	1,420	1,671	1,972	2,470	1,883	✓ large
Year built median	2006	2006	2006	2008	2006	unclear

3.10 The numbers: selling

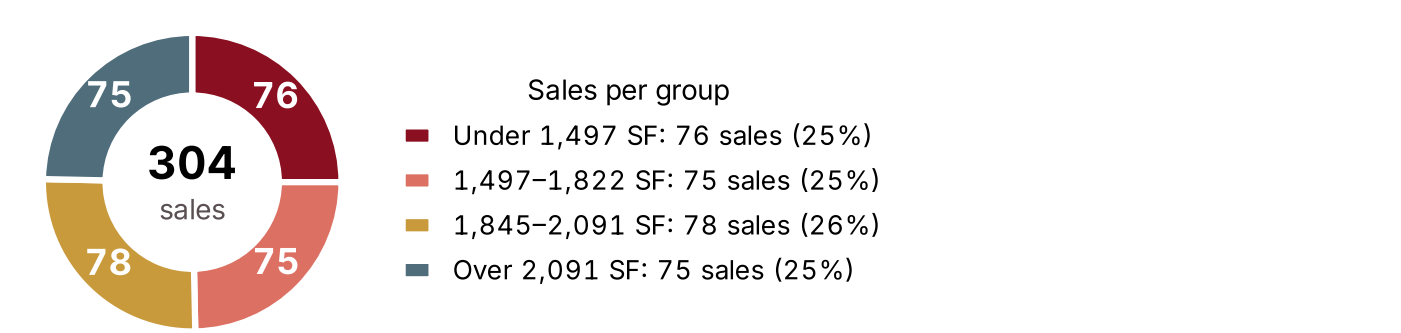
	Under \$310K 76 sales	\$310K– \$364K 76 sales	\$368K– \$462K 76 sales	Over \$462K 76 sales	All 304 sales	Real difference?
Days on market median	56	50	27	25	43	unclear
Discount from original list average	8.2%	6.6%	3.8%	4.4%	5.7%	✓ medium
Price cut before sale	55%	55%	36%	37%	46%	unclear
Seller paid closing costs or repairs	64%	59%	55%	59%	60%	unclear
Has a view	47%	51%	46%	79%	56%	✓ small

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 · 304 sales · April 25, 2026 – October 21, 2026

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



Bottom line

- Homes over 2,091 SF sell for about \$303K (106%) more than homes under 1,497 SF.

4.1 Key differences

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

Under 1,497 SF 1,497–1,822 SF 1,845–2,091 SF Over 2,091 SF

Larger homes Over 2,091 SF

- Sell for much more.

Smaller homes Under 1,497 SF

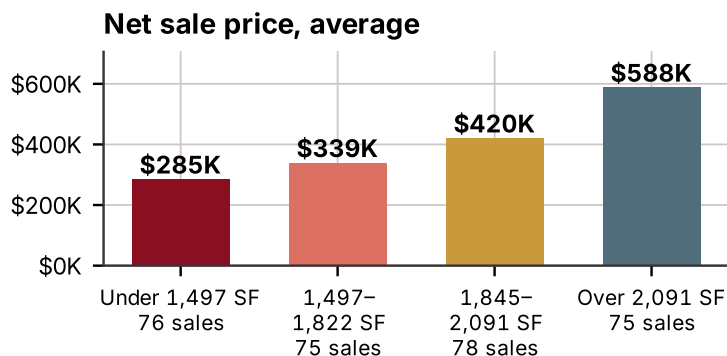
- Sell for much less.

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 1,497 SF	1,497–1,822 SF	1,845–2,091 SF	Over 2,091 SF	Real difference?
Net sale price	\$285K Lowest	\$339K	\$420K	\$588K Highest	✓ large
Net price per SF	\$209 per SF	\$205 per SF	\$214 per SF	\$228 per SF	unclear
Year built	2010	2005	2005	2006	unclear
Days on market	54 days	31 days	28 days	47 days	unclear
Discount from original list	7.1%	5.4%	5.2%	5.1%	unclear
Price cut before sale	55%	44%	41%	43%	unclear
Seller paid closing costs or repairs	63%	61%	56%	57%	unclear
Has a view	50%	55%	54%	65%	unclear

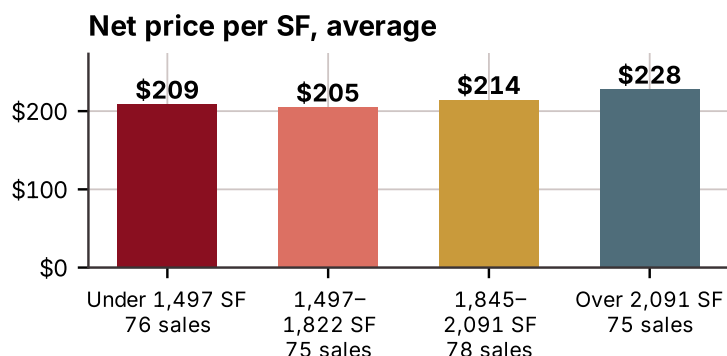
4.3 Homes over 2,091 SF sell for about \$303K (106%) more than homes under 1,497 SF



The average is **\$588K** for homes over 2,091 SF and **\$285K** for homes under 1,497 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference · large**

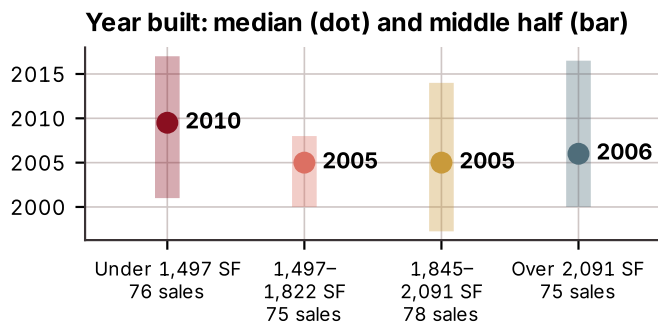
4.4 Net price per SF: no clear difference



The average is **\$228 per SF** for homes over 2,091 SF and **\$209 per SF** for homes under 1,497 SF. It does not move in a straight line; homes over 2,091 SF are highest. Defined in 8.1.2.

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

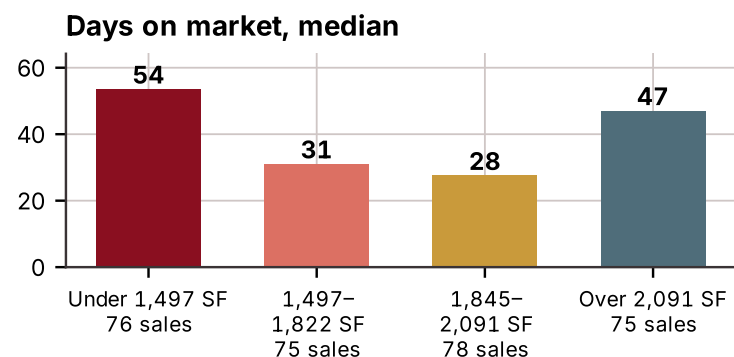
4.5 Year built: no clear difference



The median is **2006** for homes over 2,091 SF and **2010** for homes under 1,497 SF. It does not move in a straight line; homes under 1,497 SF are highest. Defined in 8.1.4.

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

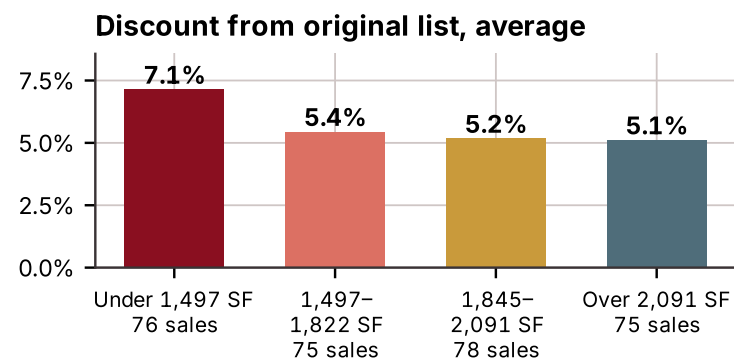
4.6 Days on market: no clear difference



The median is **47 days** for homes over 2,091 SF and **54 days** for homes under 1,497 SF. It does not move in a straight line; homes under 1,497 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

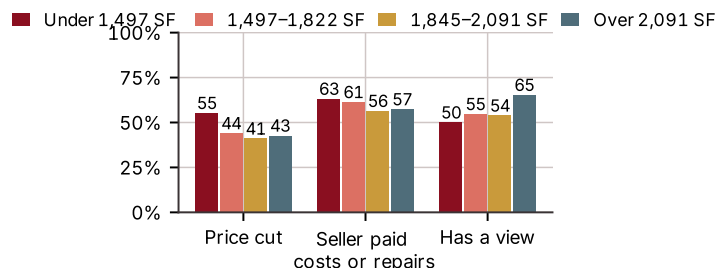
4.7 Discount from original list: no clear difference



The average is **5.1%** for homes over 2,091 SF and **7.1%** for homes under 1,497 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 43% of homes over 2,091 SF had a price cut before sale, against 55% of homes under 1,497 SF. Defined in 8.1.7.
- 57% of homes over 2,091 SF had the seller pay closing costs or repairs, against 63% of homes under 1,497 SF. Defined in 8.1.8.
- 65% of homes over 2,091 SF have a view, against 50% of homes under 1,497 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 1,497 SF 76 sales	1,497-1,822 SF 75 sales	1,845-2,091 SF 78 sales	Over 2,091 SF 75 sales	All 304 sales	Real difference?
Net sale price average	\$284,775	\$339,128	\$420,351	\$587,985	\$407,775	✓ large
Net price per SF average	\$209	\$205	\$214	\$228	\$214	unclear
Living area average	1,370	1,656	1,961	2,550	1,883	by design
Year built median	2010	2005	2005	2006	2006	unclear

4.10 The numbers: selling

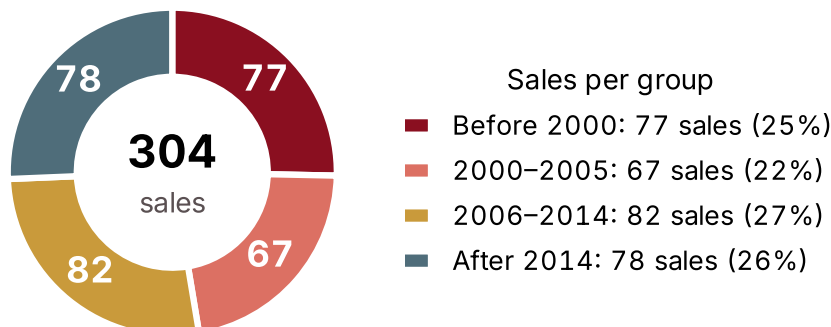
	Under 1,497 SF 76 sales	1,497-1,822 SF 75 sales	1,845-2,091 SF 78 sales	Over 2,091 SF 75 sales	All 304 sales	Real difference?
Days on market median	54	31	28	47	43	unclear
Discount from original list average	7.1%	5.4%	5.2%	5.1%	5.7%	unclear
Price cut before sale	55%	44%	41%	43%	46%	unclear
Seller paid closing costs or repairs	63%	61%	56%	57%	60%	unclear
Has a view	50%	55%	54%	65%	56%	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 · 304 sales · April 25, 2026 – October 21, 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

- 53% of homes built after 2014 have a view, against 43% of homes built before 2000.
- Homes built after 2014 sell for about \$19 per SF (9%) more than homes built before 2000.

5.1 Key differences

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

Before 2000 2000–2005 2006–2014 After 2014

Newer homes After 2014

- Are more likely to have a view.
- Sell for more per square foot.

Older homes Before 2000

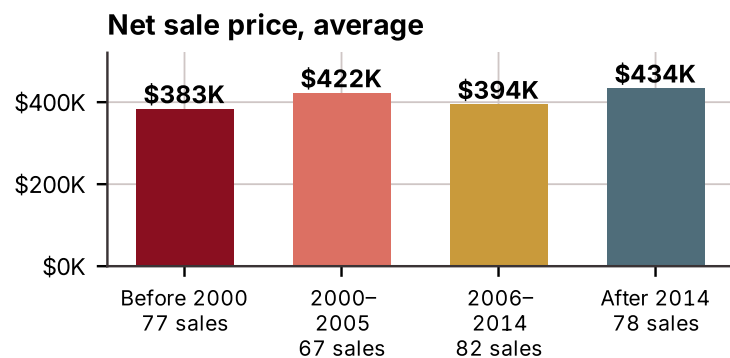
- Are less likely to have a view.
- Sell for less per square foot.

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	2000–2005	2006–2014	After 2014	Real difference?
Net sale price	\$383K	\$422K	\$394K	\$434K	unclear
Net price per SF	\$207 per SF Lowest	\$209 per SF	\$213 per SF	\$226 per SF Highest	✓ medium
Living area	1,849 SF	1,953 SF	1,836 SF	1,908 SF	unclear
Days on market	44 days	40 days	25 days	58 days	unclear
Discount from original list	6.4%	5.6%	5.1%	5.8%	unclear
Price cut before sale	51%	40%	37%	55%	unclear
Seller paid closing costs or repairs	56%	64%	61%	58%	unclear
Has a view	43% Fewest	46%	79% Most	53%	✓ small

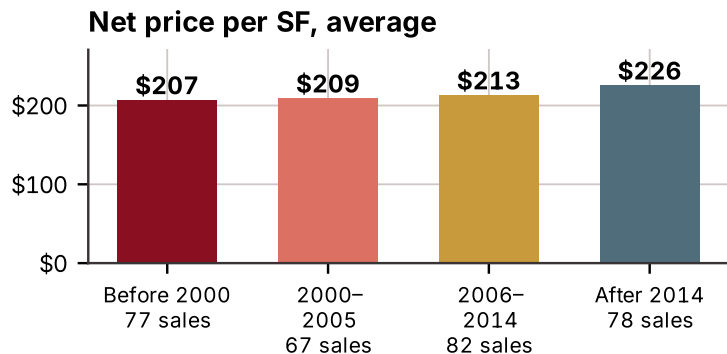
5.3 Net sale price: no clear difference



The average is **\$434K** for homes built after 2014 and **\$383K** for homes built before 2000. It does not move in a straight line; homes built after 2014 are highest. Defined in 8.1.1.

– No clear difference · could be chance

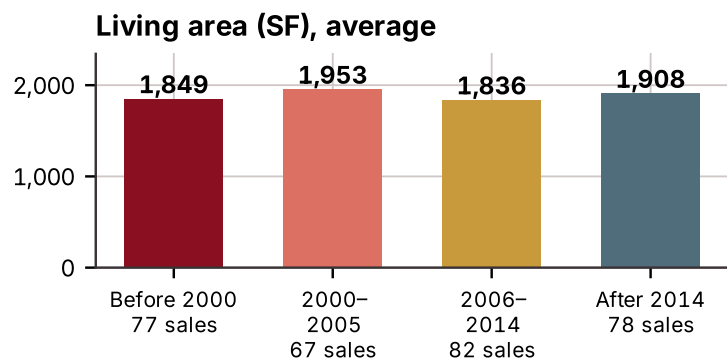
5.4 Homes built after 2014 sell for about \$19 per SF (9%) more than homes built before 2000



The average is **\$226 per SF** for homes built after 2014 and **\$207 per SF** for homes built before 2000. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · medium

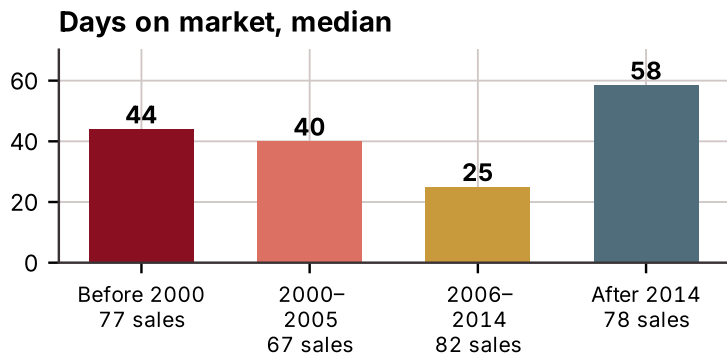
5.5 Living area: no clear difference



The average is **1,908 SF** for homes built after 2014 and **1,849 SF** for homes built before 2000. It does not move in a straight line; homes built 2000–2005 are highest. Defined in 8.1.3.

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

5.6 Days on market: no clear difference

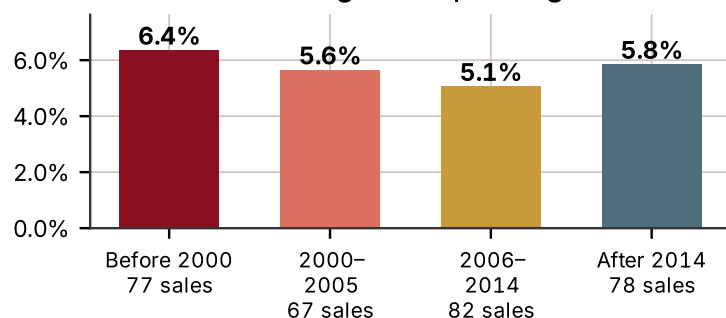


The median is **58 days** for homes built after 2014 and **44 days** for homes built before 2000. It does not move in a straight line; homes built after 2014 are highest. Defined in 8.1.5.

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

5.7 Discount from original list: no clear difference

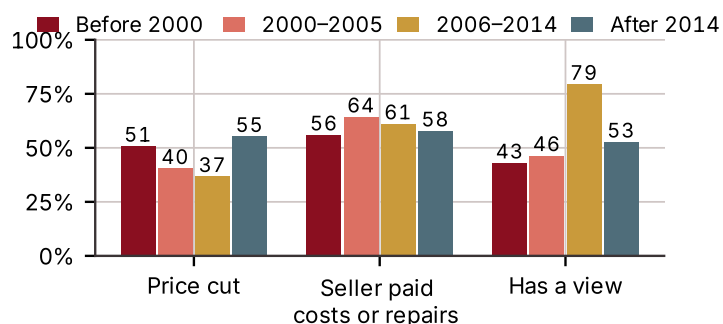
Discount from original list, average



The average is 5.8% for homes built after 2014 and 6.4% 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

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.

- 55% of homes built after 2014 had a price cut before sale, against 51% of homes built before 2000. Defined in 8.1.7.
- 58% of homes built after 2014 had the seller pay closing costs or repairs, against 56% of homes built before 2000. Defined in 8.1.8.
- 53% of homes built after 2014 have a view, against 43% 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: ✓ Real difference · small

5.9 The numbers: price and size

	Before 2000 77 sales	2000–2005 67 sales	2006–2014 82 sales	After 2014 78 sales	All 304 sales	Real difference?
Net sale price average	\$383,404	\$422,224	\$394,158	\$433,739	\$407,775	unclear
Net price per SF average	\$207	\$209	\$213	\$226	\$214	✓ medium
Living area average	1,849	1,953	1,836	1,908	1,883	unclear
Year built median	1997	2003	2008	2019	2006	by design

5.10 The numbers: selling

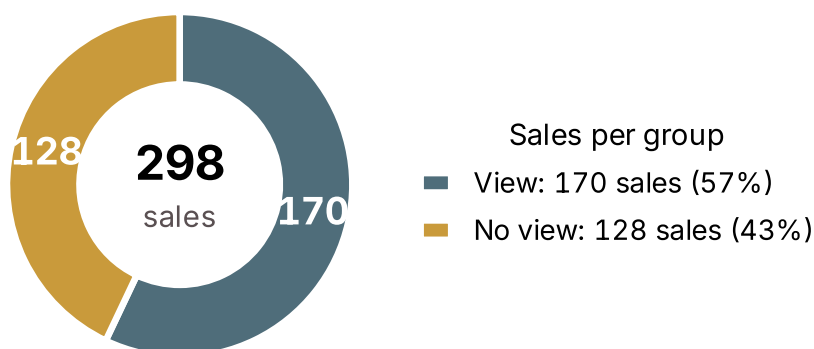
	Before 2000 77 sales	2000–2005 67 sales	2006–2014 82 sales	After 2014 78 sales	All 304 sales	Real difference?
Days on market median	44	40	25	58	43	unclear
Discount from original list average	6.4%	5.6%	5.1%	5.8%	5.7%	unclear
Price cut before sale	51%	40%	37%	55%	46%	unclear
Seller paid closing costs or repairs	56%	64%	61%	58%	60%	unclear
Has a view	43%	46%	79%	53%	56%	✓ small

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 · 304 sales · April 25, 2026 – October 21, 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. 6 sales whose MLS view entry is only "See Remarks" are left out.



Bottom line

- Homes with a view sell for about \$18 per SF (9%) more than homes without a view.
- Homes with a view sell for about \$74K (20%) more than homes without a view.
- Homes with a view sell 28 days faster than homes without a view.

6.1 Key differences

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

■ View ■ No view

Homes with a view MLS lists a view

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

Homes without a view no view listed

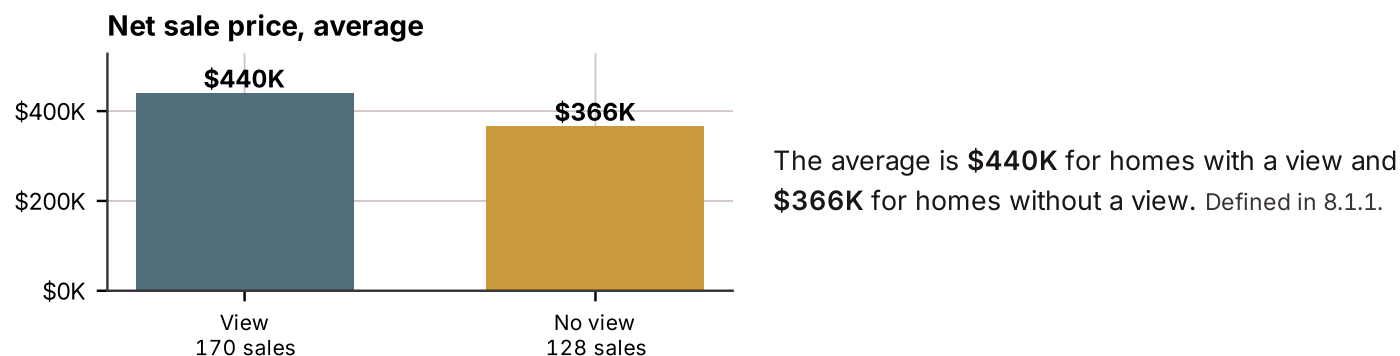
- Sell for less per square foot.
- Sell for less.
- Take longer to sell.

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.

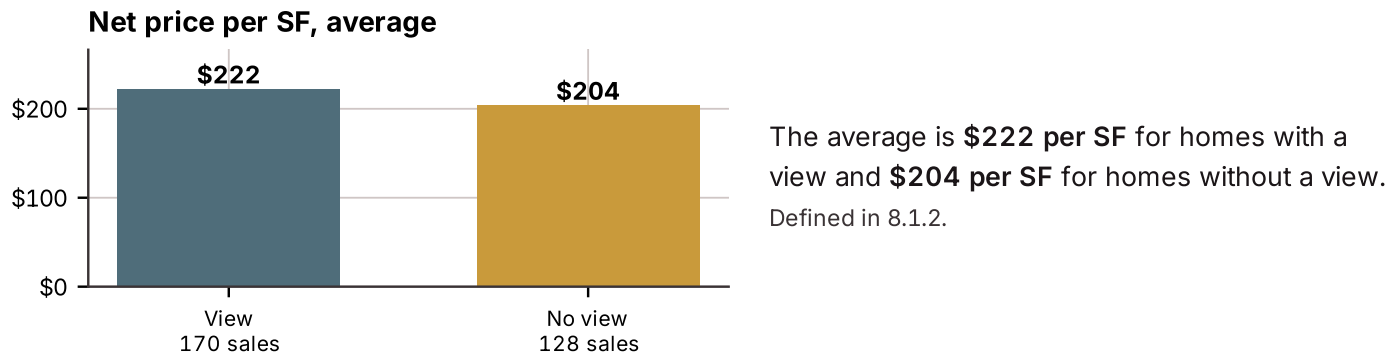
	View	No view	Real difference?
Net sale price	\$440K Highest	\$366K Lowest	✓ small
Net price per SF	\$222 per SF Highest	\$204 per SF Lowest	✓ medium
Living area	1,941 SF	1,804 SF	unclear
Year built	2007	2003	unclear
Days on market	25 days Fastest	52 days Slowest	✓ small
Discount from original list	5.1%	6.5%	unclear
Price cut before sale	39%	54%	unclear
Seller paid closing costs or repairs	61%	58%	unclear

6.3 Homes with a view sell for about \$74K (20%) more than homes without a view



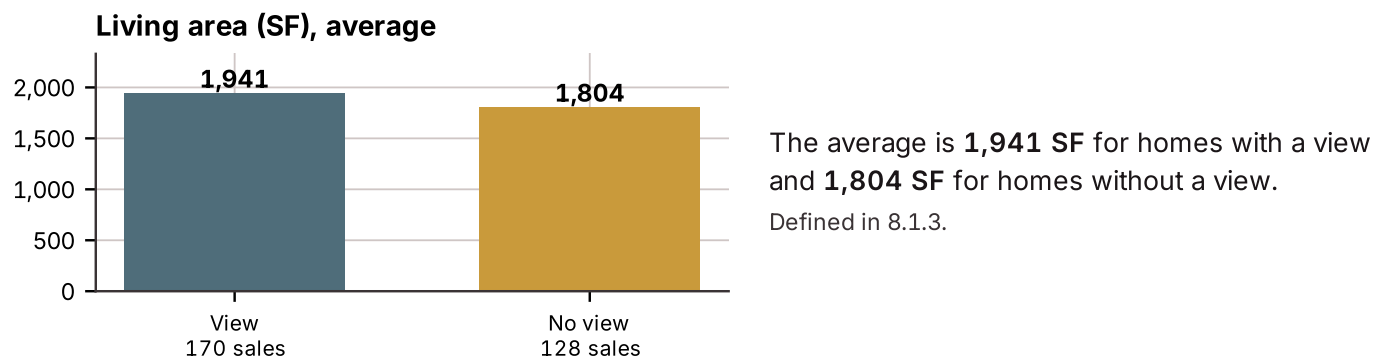
✓ **Real difference** · small

6.4 Homes with a view sell for about \$18 per SF (9%) more than homes without a view



✓ **Real difference** · medium

6.5 Living area: no clear difference



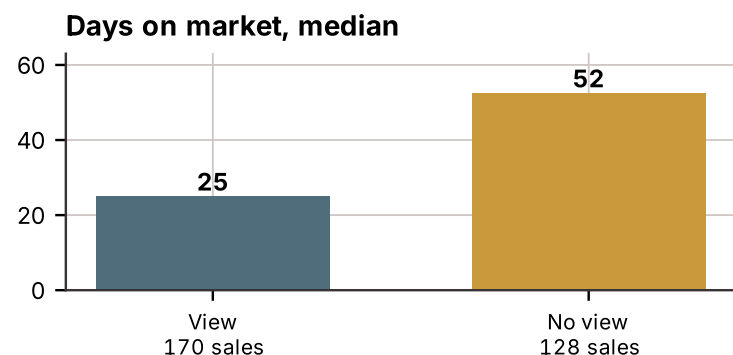
– **No clear difference** · could be chance

6.6 Year built: no clear difference



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

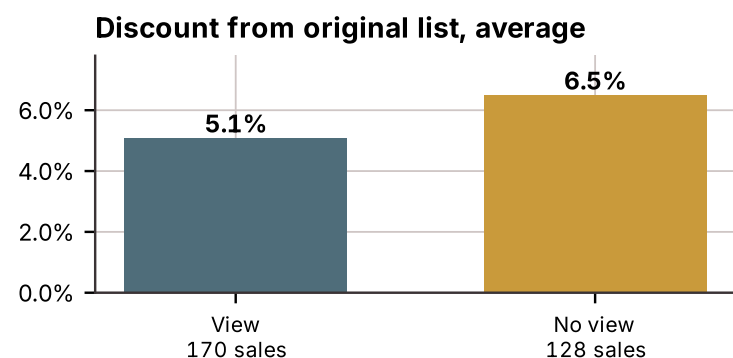
6.7 Homes with a view sell 28 days faster than homes without a view



The median is **25 days** for homes with a view and **52 days** for homes without a view. Defined in 8.1.5.

✓ **Real difference** · small

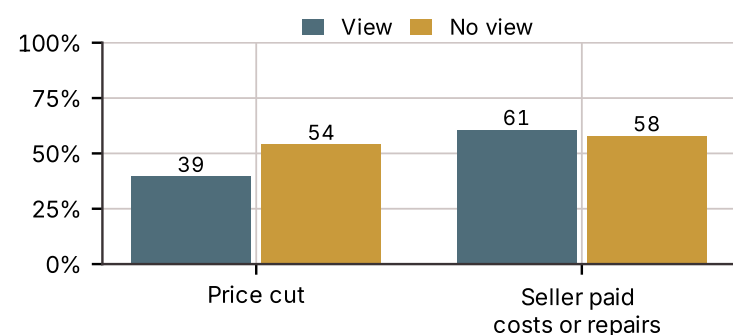
6.8 Discount from original list: no clear difference



The average is **5.1%** for homes with a view and **6.5%** 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.

- 39% of homes with a view had a price cut before sale, against 54% of homes without a view. Defined in 8.1.7.
- 61% of homes with a view had the seller pay closing costs or repairs, against 58% 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 170 sales	No view 128 sales	All 298 sales	Real difference?
Net sale price average	\$439,747	\$365,837	\$408,000	✓ small
Net price per SF average	\$222	\$204	\$214	✓ medium
Living area average	1,941	1,804	1,882	unclear
Year built median	2007	2003	2006	unclear

6.11 The numbers: selling

	View 170 sales	No view 128 sales	All 298 sales	Real difference?
Days on market median	25	52	43	✓ small
Discount from original list average	5.1%	6.5%	5.7%	unclear
Price cut before sale	39%	54%	46%	unclear
Seller paid closing costs or repairs	61%	58%	59%	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 · 12 sales · April 25, 2026 – October 21, 2026

Homes sold new by the builder in the same 180 days. They are left out of every other section and shown here as basic figures only: 12 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 Sun City Georgetown.

Measure	Average	Median
Sales		12
Net sale price	\$420,609	\$365,495
Net price per SF	\$243	\$239
Living area (SF)	1,728	1,550
Days on market	82	40
Discount from original list	7.0%	6.0%
Price cut before sale		58% of sales
Seller paid closing costs or repairs		50% of sales
Year built		2024–2026

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	304 resale sales. Average \$407,775; median \$366,156; standard deviation \$153,975; middle half (25th–75th percentile) \$309,375–\$462,125; lowest \$203,450, highest \$1,588,000. 181 sales had a seller payment; their median payment was \$2,000.

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	304 resale sales. Average \$214; median \$210; standard deviation \$33; middle half (25th–75th percentile) \$194–\$231; lowest \$134, highest \$346.

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	304 resale sales. Average 1,883; median 1,845; standard deviation 486; middle half (25th–75th percentile) 1,495–2,091; lowest 915, highest 4,866.

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	304 resale sales. Average 2007; median 2006; standard deviation 9; middle half (25th–75th percentile) 1999–2015; lowest 1995, highest 2026.

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	304 resale sales. Average 74; median 43; standard deviation 94; middle half (25th–75th percentile) 9–94; lowest 0, highest 564. 17 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	304 resale sales. Average 5.7%; median 4.6%; standard deviation 5.7%; middle half (25th–75th percentile) 1.5%–8.6%; lowest –6.2%, highest 31.3%. 12 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	139 of 304 resale sales (45.7%).

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	181 of 304 resale sales (59.5%).

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	170 sales with a view, 128 without, 6 unclassified. Most common View entries: Park/Greenbelt 133, Neighborhood 98, None 64, Trees/Woods 61, Golf Course 32, Hill Country 14, See Remarks 13, Panoramic 7.

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 "sun city georgetown", "sun city", "sun city texas", "sun city george town", "sun city georgetown nbhrd" (case-insensitive). A record is kept when its subdivision name belongs to the Sun City Georgetown family, the same rule comparable sales use (it includes Sun City, Sun City Texas, proven adjacent and priced alike).
The data	Pulled October 22, 2026: 585 closed Sun City Georgetown records over the prior year, in ZIP 78633. 168 subdivision spellings kept, the most common: Sun City (93); Sun City Texas (64); Sun City Georgetown Neighborhood 04 (18); Sun City Georgetown (17); Sun City Georgetown Ph 04A Neighborhood 15 Pu (12); Sun City Georgetown Ph 02A Neighborhood 11 Pu (11); Sun City Georgetown Neighborhood 06 Amd B (10); Sun City Georgetown Neighborhood 07 (9); Sun City Georgetown Ph 02 Neighborhood 10 Pud (9); Sun City Georgetown Neighborhood 02 Amd B (8); Sun City Nbrhd 83 (8); Sun City Georgetown Neighborhood 40 Pud (8); and 156 more (318 records). No other names were found by the search.

8.2.2 Study window

In simple terms	The most recent 180 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales.
Statistically	CloseDate from April 25, 2026 to October 21, 2026 inclusive.
The data	316 single-family sales in the window: 304 resale, 12 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	304 resale; 12 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	1 sale(s) with no original list price

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 \$310K".
Statistically	Sort by the slicing variable; cut k sits at $\text{round}(nk/4)$, $k = 1 \dots 3$. 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 \$310K: \$203,450–\$309,000 (76 sales); \$310K–\$364K: \$309,500–\$364,000 (76 sales); \$368K–\$462K: \$368,313–\$462,000 (76 sales); Over \$462K: \$462,500–\$1,588,000 (76 sales) Quartiles by living area: Under 1,497 SF: 915–1,490 SF (76 sales); 1,497–1,822 SF: 1,497–1,822 SF (75 sales); 1,845–2,091 SF: 1,845–2,091 SF (78 sales); Over 2,091 SF: 2,100–4,866 SF (75 sales) Quartiles by year built: Before 2000: 1995–1999 (77 sales); 2000–2005: 2000–2005 (67 sales); 2006–2014: 2006–2014 (82 sales); After 2014: 2015–2026 (78 sales) View and no view: View: MLS lists a view (170 sales); No view: None or Neighborhood (128 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 \$407,775, median \$366,156. Days on market: average 74, median 43: 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_1n_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	10 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 = 85.40	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.282$	large
Living area	Kruskal-Wallis	H = 226.32	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.747$	large
Year built	Kruskal-Wallis	H = 2.67	3	0.4457	p < 0.0063	Unclear	$\epsilon^2 = 0.009$	negligible
Days on market	Kruskal-Wallis	H = 12.12	3	0.0070	p < 0.0063	Unclear	$\epsilon^2 = 0.040$	small
Discount from original list	Kruskal-Wallis	H = 31.85	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.105$	medium
Price cut before sale	Chi-square	$\chi^2 = 11.17$	3	0.0108	p < 0.0063	Unclear	Cramér's V = 0.192	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.35$	3	0.7169	p < 0.0063	Unclear	Cramér's V = 0.067	negligible
Has a view	Chi-square	$\chi^2 = 22.26$	3	< 0.0001	p < 0.0063	Yes	Cramér's V = 0.271	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 = 228.11	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.753$	large
Net price per SF	Kruskal-Wallis	H = 11.93	3	0.0076	p < 0.0063	Unclear	$\epsilon^2 = 0.039$	small
Year built	Kruskal-Wallis	H = 9.45	3	0.0239	p < 0.0063	Unclear	$\epsilon^2 = 0.031$	small
Days on market	Kruskal-Wallis	H = 6.84	3	0.0771	p < 0.0063	Unclear	$\epsilon^2 = 0.023$	small
Discount from original list	Kruskal-Wallis	H = 9.07	3	0.0284	p < 0.0063	Unclear	$\epsilon^2 = 0.030$	small
Price cut before sale	Chi-square	$\chi^2 = 3.85$	3	0.2778	p < 0.0063	Unclear	Cramér's V = 0.113	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.98$	3	0.8056	p < 0.0063	Unclear	Cramér's V = 0.057	negligible
Has a view	Chi-square	$\chi^2 = 3.96$	3	0.2658	p < 0.0063	Unclear	Cramér's V = 0.114	small

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 = 5.28	3	0.1524	p < 0.0063	Unclear	$\epsilon^2 = 0.017$	small
Net price per SF	Kruskal-Wallis	H = 26.15	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.086$	medium
Living area	Kruskal-Wallis	H = 0.89	3	0.8280	p < 0.0063	Unclear	$\epsilon^2 = 0.003$	negligible
Days on market	Kruskal-Wallis	H = 9.99	3	0.0186	p < 0.0063	Unclear	$\epsilon^2 = 0.033$	small
Discount from original list	Kruskal-Wallis	H = 1.98	3	0.5763	p < 0.0063	Unclear	$\epsilon^2 = 0.007$	negligible
Price cut before sale	Chi-square	$\chi^2 = 7.09$	3	0.0692	p < 0.0063	Unclear	Cramér's V = 0.153	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.22$	3	0.7492	p < 0.0063	Unclear	Cramér's V = 0.063	negligible
Has a view	Chi-square	$\chi^2 = 26.35$	3	< 0.0001	p < 0.0063	Yes	Cramér's V = 0.294	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 = 13,745.00	—	0.0001	p < 0.0063	Yes	rank-biserial r = 0.263	small
Net price per SF	Mann-Whitney U	U = 14,373.50	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.321	medium
Living area	Mann-Whitney U	U = 12,423.50	—	0.0361	p < 0.0063	Unclear	rank-biserial r = 0.142	small
Year built	Mann-Whitney U	U = 12,663.00	—	0.0154	p < 0.0063	Unclear	rank-biserial r = 0.164	small
Days on market	Mann-Whitney U	U = 8,228.50	—	0.0003	p < 0.0063	Yes	rank-biserial r = 0.244	small
Discount from original list	Mann-Whitney U	U = 9,239.50	—	0.0259	p < 0.0063	Unclear	rank-biserial r = 0.151	small
Price cut before sale	Chi-square	$\chi^2 = 6.18$	1	0.0129	p < 0.0063	Unclear	Cramér's V = 0.144	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.23$	1	0.6291	p < 0.0063	Unclear	Cramér's V = 0.028	negligible

8.4 Data notes

Left out of the analysis: 12 new - construction sales (basic statistics only, section 7); 1 sale(s) with no original list price.
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 304 closed MLS resale sales; the 12 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 22, 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.