Georgetown

Williamson County, TX
Resale homes · closed May 26 – Nov 21, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for 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, 180 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
989	**$410,000**	**$203**	**48 days**
single-family resale homes	average $507,589	average $219	average 78 days

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1. Summary

Resale homes · 989 sales · May 26, 2026 – November 21, 2026

This study looks at the **989 resale homes** sold in Georgetown in the **180 days** to November 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.

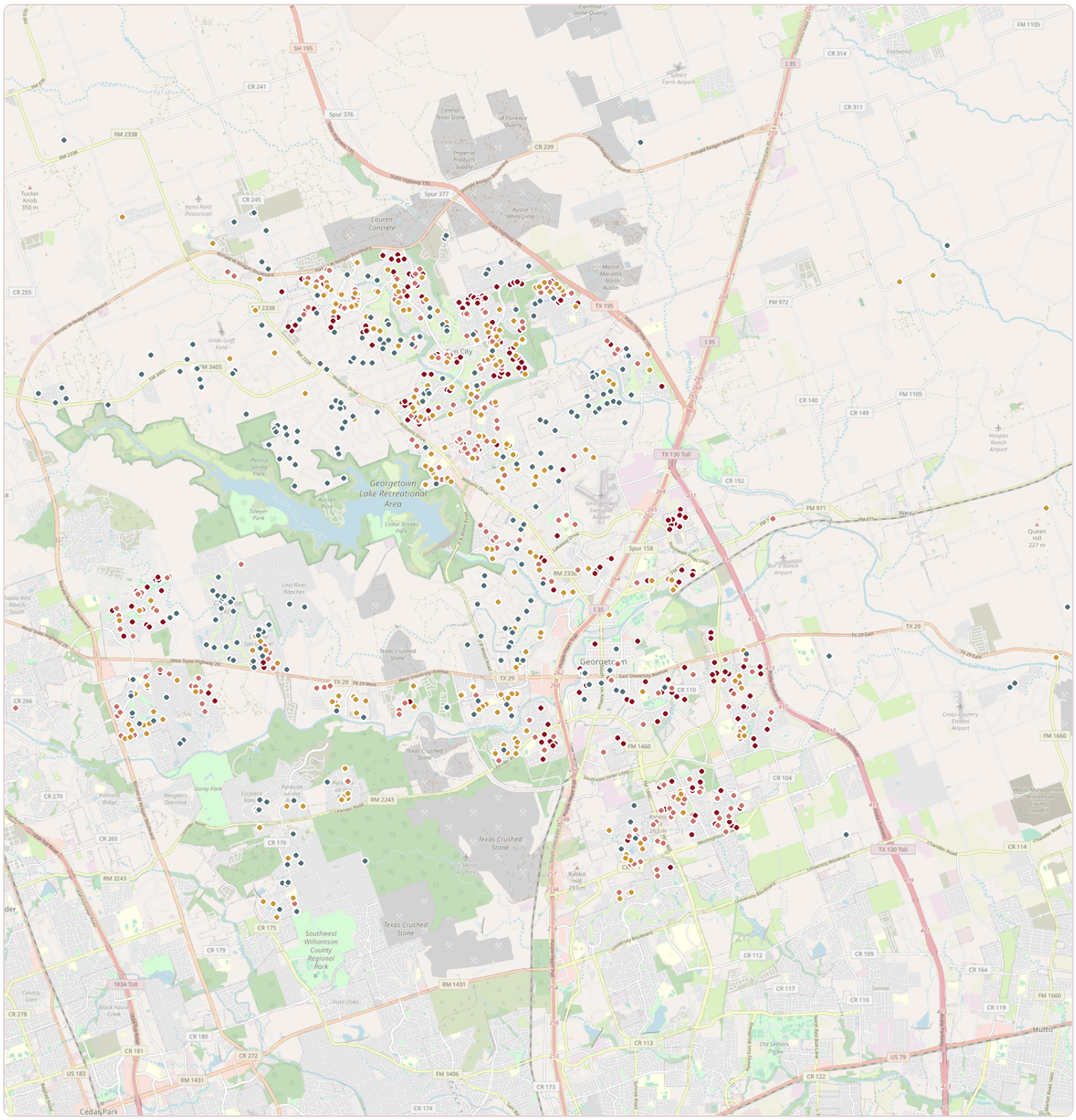
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

989 resale homes · colored by price range

Each dot is one resale home, colored by its price range. The map is drawn around the middle 99% of sales; 16 sales with map points far outside the area are left off it (they stay in every figure).

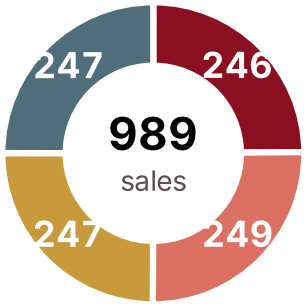


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3. Quartiles by net sale price

Resale homes · 989 sales · May 26, 2026 – November 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.



Sales per group

- Under $332K: 246 sales (25%)
- $332K–$410K: 249 sales (25%)
- $411K–$565K: 247 sales (25%)
- Over $565K: 247 sales (25%)

Bottom line

- Homes over $565K are about 1,630 SF (105%) larger than homes under $332K.
- 75% of homes over $565K have a view, against 26% of homes under $332K.
- Homes over $565K sell for about $97 per SF (51%) more than homes under $332K.
- 43% of homes over $565K had a price cut before sale, against 59% of homes under $332K.

3.1 Key differences

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

Under $332K $332K–$410K $411K–$565K Over $565K

Higher-priced homes Over $565K

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

Lower-priced homes Under $332K

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

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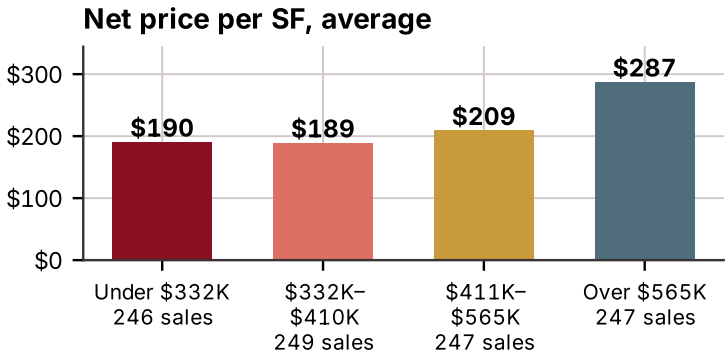
3.2 At a glance

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 $332K	$332K–$410K	$411K–$565K	Over $565K	Real difference?
Net price per SF	$190 per SF	$189 per SF **Lowest**	$209 per SF	$287 per SF **Highest**	✓ large
Living area	1,564 SF **Smallest**	2,024 SF	2,361 SF	3,198 SF **Largest**	✓ large
Year built	2006	2014	2014	2012	unclear
Days on market	52 days	52 days	43 days	48 days	unclear
Discount from original list	8.5% **Biggest**	6.0%	5.8% **Smallest**	6.7%	✓ small
Price cut before sale	59% **Most**	53%	48%	43% **Fewest**	✓ small
Seller paid closing costs or repairs	63%	66%	65%	57%	unclear
Has a view	26% **Fewest**	35%	43%	75% **Most**	✓ medium

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 $565K sell for about $97 per SF (51%) more than homes under $332K

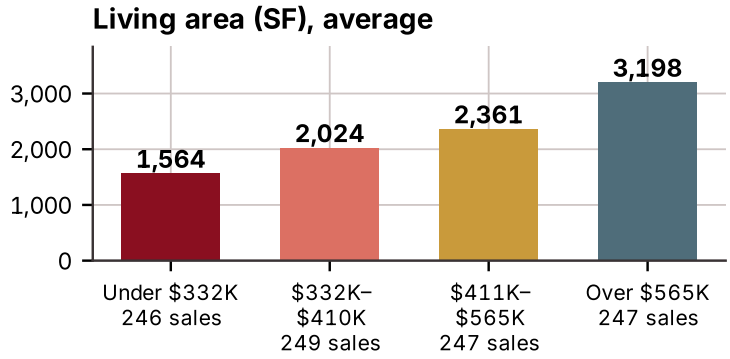


The average is **$287 per SF** for homes over $565K and **$190 per SF** for homes under $332K. It does not move in a straight line; homes over $565K are highest. Defined in 8.1.2.

✓ **Real difference** · large

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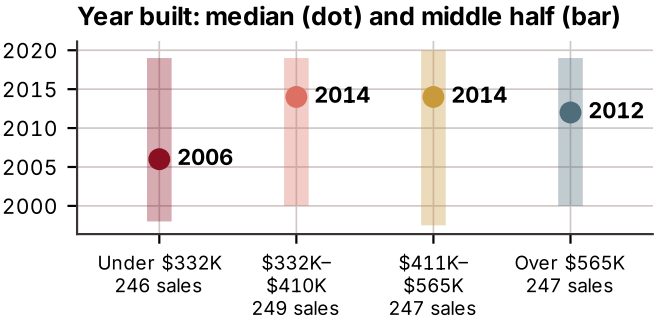
3.4 Homes over $565K are about 1,630 SF (105%) larger than homes under $332K



The average is **3,198 SF** for homes over $565K and **1,564 SF** for homes under $332K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

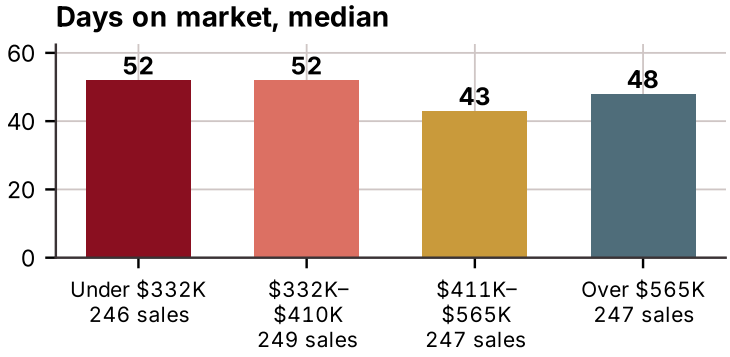
3.5 Year built: no clear difference



The median is **2012** for homes over $565K and **2006** for homes under $332K. It does not move in a straight line; homes $332K–$410K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

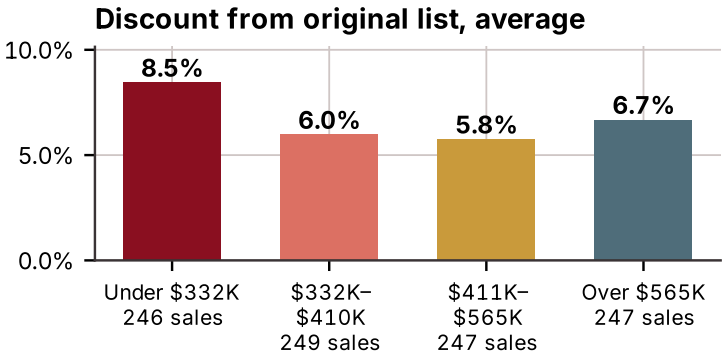


The median is **48 days** for homes over $565K and **52 days** for homes under $332K. It does not move in a straight line; homes under $332K are highest. Defined in 8.1.5.

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

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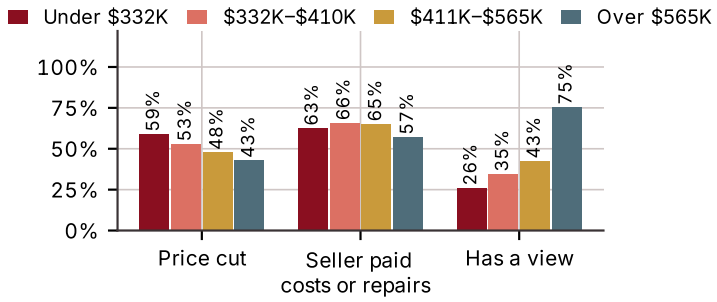
3.7 Homes over $565K sell about 2 percentage points closer to their first asking price than homes under $332K



The average is **6.7%** for homes over $565K and **8.5%** for homes under $332K. It does not move in a straight line; homes under $332K are highest. Defined in 8.1.6.

✓ **Real difference** · small

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.

- 43% of homes over $565K had a price cut before sale, against 59% of homes under $332K. Defined in 8.1.7.
- 57% of homes over $565K had the seller pay closing costs or repairs, against 63% of homes under $332K. Defined in 8.1.8.
- 75% of homes over $565K have a view, against 26% of homes under $332K. Defined in 8.1.9.

Price cut before sale: ✓ **Real difference** · small
Seller paid closing costs or repairs: **– No clear difference** · could be chance
Has a view: ✓ **Real difference** · medium

3.9 The numbers: price and size

	Under $332K 246 sales	$332K–$410K 249 sales	$411K–$565K 247 sales	Over $565K 247 sales	All 989 sales	Real difference?
Net sale price average	$290,202	$369,379	$478,808	$892,206	$507,589	by design
Net price per SF average	$190	$189	$209	$287	$219	✓ large
Living area average	1,564	2,024	2,361	3,198	2,287	✓ large
Year built median	2006	2014	2014	2012	2011	unclear

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3.10 The numbers: selling

	Under $332K 246 sales	$332K–$410K 249 sales	$411K–$565K 247 sales	Over $565K 247 sales	All 989 sales	Real difference?
Days on market median	52	52	43	48	48	unclear
Discount from original list average	8.5%	6.0%	5.8%	6.7%	6.7%	✓ small
Price cut before sale	59%	53%	48%	43%	51%	✓ small
Seller paid closing costs or repairs	63%	66%	65%	57%	63%	unclear
Has a view	26%	35%	43%	75%	45%	✓ medium

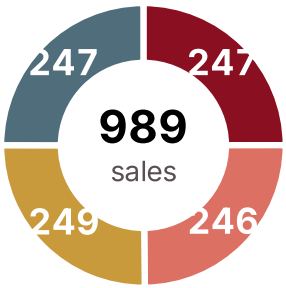
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

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



Sales per group

- Under 1,695 SF: 247 sales (25%)
- 1,695–2,100 SF: 246 sales (25%)
- 2,107–2,649 SF: 249 sales (25%)
- Over 2,649 SF: 247 sales (25%)

Bottom line

- Homes over 2,649 SF sell for about $503K (159%) more than homes under 1,695 SF.
- 60% of homes over 2,649 SF have a view, against 34% of homes under 1,695 SF.
- Homes over 2,649 SF are about 10 years newer than homes under 1,695 SF.
- Homes over 2,649 SF sell for about $14 per SF (6%) more than homes under 1,695 SF.

4.1 Key differences

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

Under 1,695 SF · 1,695–2,100 SF · 2,107–2,649 SF · Over 2,649 SF

Larger homes Over 2,649 SF

- Sell for much more.
- Are more likely to have a view.
- Tend to be newer.
- Sell for more per square foot.

Smaller homes Under 1,695 SF

- Sell for much less.
- Are less likely to have a view.
- Tend to be older.
- Sell for less per square foot.

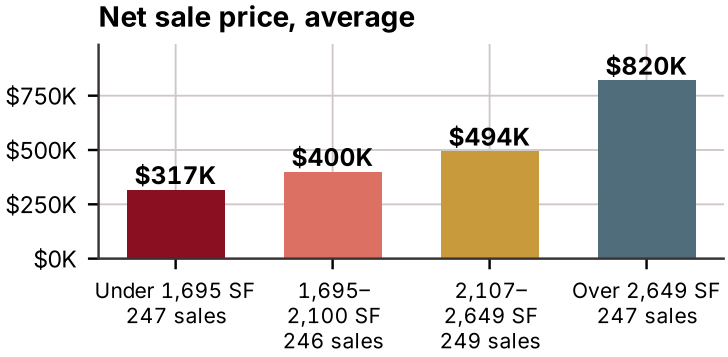
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4.2 At a glance

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 1,695 SF	1,695–2,100 SF	2,107–2,649 SF	Over 2,649 SF	Real difference?
Net sale price	$317K **Lowest**	$400K	$494K	$820K **Highest**	✓ large
Net price per SF	$223 per SF	$209 per SF	$206 per SF **Lowest**	$236 per SF **Highest**	✓ small
Year built	2005 **Oldest**	2008	2016 **Newest**	2015	✓ small
Days on market	44 days	46 days	47 days	60 days	unclear
Discount from original list	7.0%	5.7%	6.8%	7.3%	unclear
Price cut before sale	53%	49%	51%	49%	unclear
Seller paid closing costs or repairs	60%	65%	67%	59%	unclear
Has a view	34% **Fewest**	43%	42%	60% **Most**	✓ small

4.3 Homes over 2,649 SF sell for about $503K (159%) more than homes under 1,695 SF



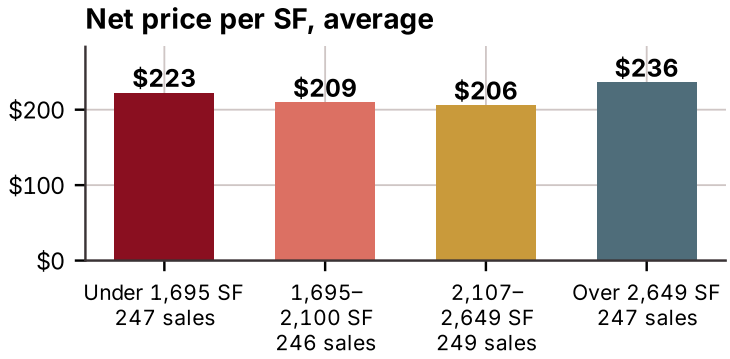
The average is **$820K** for homes over 2,649 SF and **$317K** for homes under 1,695 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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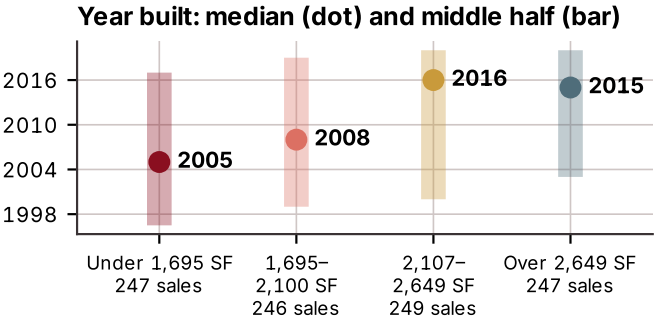
4.4 Homes over 2,649 SF sell for about $14 per SF (6%) more than homes under 1,695 SF



The average is **$236 per SF** for homes over 2,649 SF and **$223 per SF** for homes under 1,695 SF. It does not move in a straight line; homes over 2,649 SF are highest. Defined in 8.1.2.

✓ **Real difference** · small

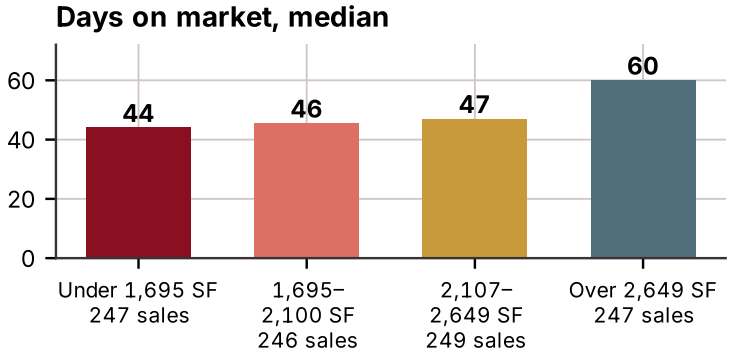
4.5 Homes over 2,649 SF are about 10 years newer than homes under 1,695 SF



The median is **2015** for homes over 2,649 SF and **2005** for homes under 1,695 SF. It does not move in a straight line; homes 2,107–2,649 SF are highest. Defined in 8.1.4.

✓ **Real difference** · small

4.6 Days on market: no clear difference

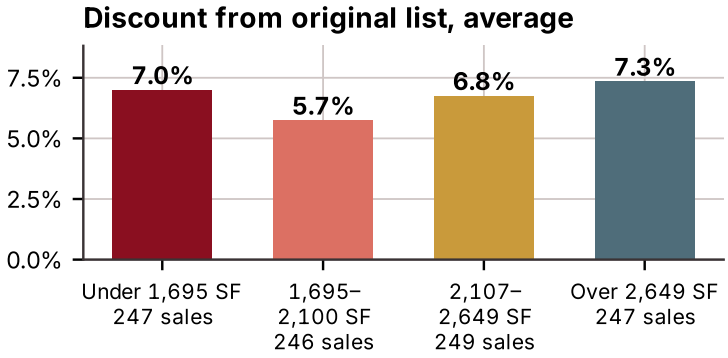


The median is **60 days** for homes over 2,649 SF and **44 days** for homes under 1,695 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

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

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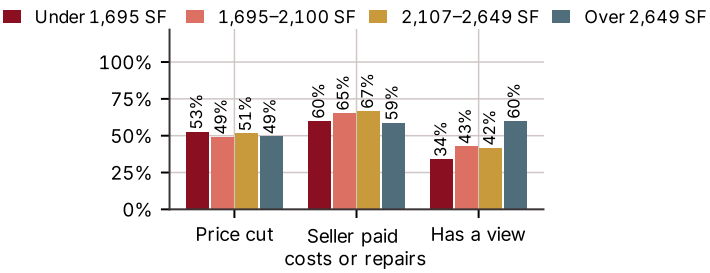
4.7 Discount from original list: no clear difference



The average is **7.3%** for homes over 2,649 SF and **7.0%** for homes under 1,695 SF. It does not move in a straight line; homes over 2,649 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.

- 49% of homes over 2,649 SF had a price cut before sale, against 53% of homes under 1,695 SF. Defined in 8.1.7.
- 59% of homes over 2,649 SF had the seller pay closing costs or repairs, against 60% of homes under 1,695 SF. Defined in 8.1.8.
- 60% of homes over 2,649 SF have a view, against 34% of homes under 1,695 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: ✓ **Real difference** · small

4.9 The numbers: price and size

	Under 1,695 SF 247 sales	1,695–2,100 SF 246 sales	2,107–2,649 SF 249 sales	Over 2,649 SF 247 sales	All 989 sales	Real difference?
Net sale price average	$316,583	$399,823	$493,629	$819,998	$507,589	✓ large
Net price per SF average	$223	$209	$206	$236	$219	✓ small
Living area average	1,454	1,908	2,398	3,385	2,287	by design
Year built median	2005	2008	2016	2015	2011	✓ small

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4.10 The numbers: selling

	Under 1,695 SF 247 sales	1,695–2,100 SF 246 sales	2,107–2,649 SF 249 sales	Over 2,649 SF 247 sales	All 989 sales	Real difference?
Days on market median	44	46	47	60	48	unclear
Discount from original list average	7.0%	5.7%	6.8%	7.3%	6.7%	unclear
Price cut before sale	53%	49%	51%	49%	51%	unclear
Seller paid closing costs or repairs	60%	65%	67%	59%	63%	unclear
Has a view	34%	43%	42%	60%	45%	✓ small

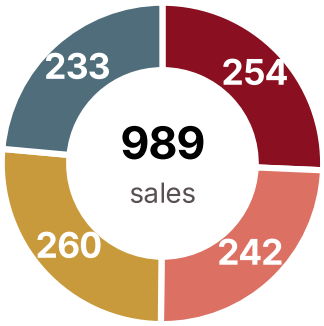
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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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.



Sales per group

- Before 2000: 254 sales (26%)
- 2000–2011: 242 sales (24%)
- 2012–2019: 260 sales (26%)
- After 2019: 233 sales (24%)

Bottom line

- 44% of homes built after 2019 have a view, against 44% of homes built before 2000.
- Homes built after 2019 are about 310 SF (15%) larger than homes built before 2000.
- Homes built after 2019 sell for about $22 per SF (9%) less than homes built before 2000.
- Homes built after 2019 take 22 days longer to sell 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 2000–2011 2012–2019 After 2019

Newer homes After 2019

- Are more likely to have a view.
- Are larger.
- Sell for less per square foot.
- Take longer to sell.

Older homes Before 2000

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

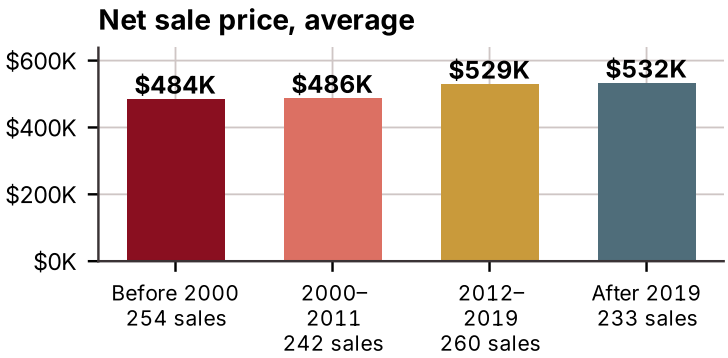
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5.2 At a glance

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

	Before 2000	2000–2011	2012–2019	After 2019	Real difference?
Net sale price	$484K	$486K	$529K	$532K	unclear
Net price per SF	$237 per SF **Highest**	$211 per SF	$210 per SF **Lowest**	$215 per SF	✓ small
Living area	2,092 SF **Smallest**	2,236 SF	2,421 SF **Largest**	2,402 SF	✓ small
Days on market	41 days **Fastest**	44 days	48 days	63 days **Slowest**	✓ small
Discount from original list	7.5%	6.3%	6.5%	6.5%	unclear
Price cut before sale	49%	44%	51%	59%	unclear
Seller paid closing costs or repairs	60%	64%	65%	62%	unclear
Has a view	44%	54% **Most**	37% **Fewest**	44%	✓ small

5.3 Net sale price: no clear difference



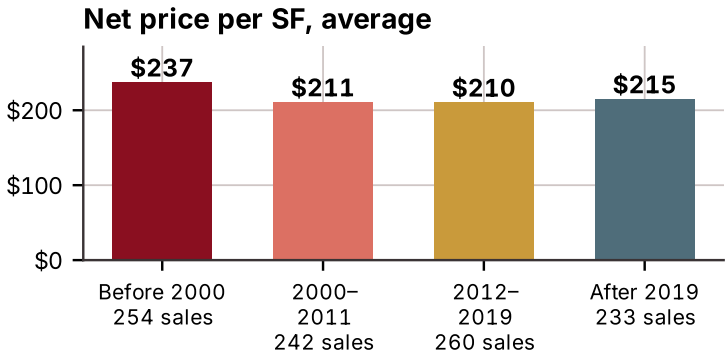
The average is **$532K** for homes built after 2019 and **$484K** for homes built before 2000. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

– No clear difference · could be chance

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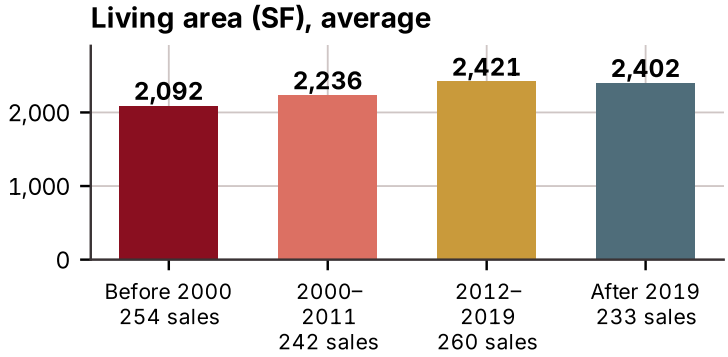
5.4 Homes built after 2019 sell for about $22 per SF (9%) less than homes built before 2000



The average is **$215 per SF** for homes built after 2019 and **$237 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.

✓ **Real difference** · small

5.5 Homes built after 2019 are about 310 SF (15%) larger than homes built before 2000

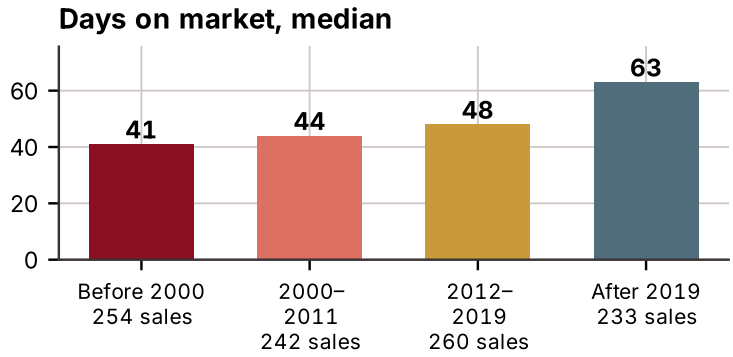


The average is **2,402 SF** for homes built after 2019 and **2,092 SF** for homes built before 2000. It does not move in a straight line; homes built 2012–2019 are highest. Defined in 8.1.3.

✓ **Real difference** · small

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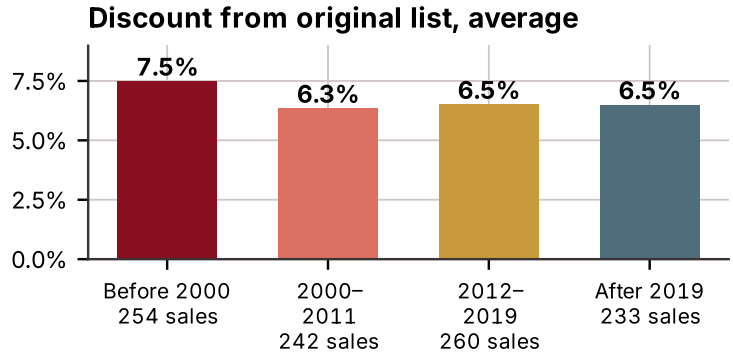
5.6 Homes built after 2019 take 22 days longer to sell than homes built before 2000



The median is **63 days** for homes built after 2019 and **41 days** for homes built before 2000. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

✓ **Real difference** · small

5.7 Discount from original list: no clear difference

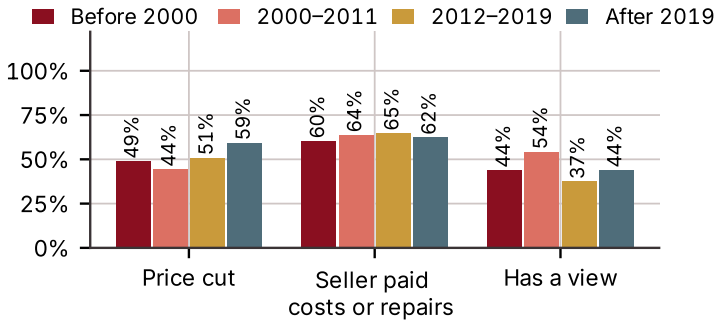


The average is **6.5%** for homes built after 2019 and **7.5%** for homes built before 2000. It does not move in a straight line; homes built before 2000 are highest. Defined in 8.1.6.

– **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.

- 59% of homes built after 2019 had a price cut before sale, against 49% of homes built before 2000. Defined in 8.1.7.
- 62% of homes built after 2019 had the seller pay closing costs or repairs, against 60% of homes built before 2000. Defined in 8.1.8.
- 44% of homes built after 2019 have a view, against 44% 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 254 sales	2000–2011 242 sales	2012–2019 260 sales	After 2019 233 sales	All 989 sales	Real difference?
Net sale price average	$483,939	$486,174	$528,783	$531,964	$507,589	unclear
Net price per SF average	$237	$211	$210	$215	$219	✓ small
Living area average	2,092	2,236	2,421	2,402	2,287	✓ small
Year built median	1995	2005	2017	2021	2011	by design

5.10 The numbers: selling

	Before 2000 254 sales	2000–2011 242 sales	2012–2019 260 sales	After 2019 233 sales	All 989 sales	Real difference?
Days on market median	41	44	48	63	48	✓ small
Discount from original list average	7.5%	6.3%	6.5%	6.5%	6.7%	unclear
Price cut before sale	49%	44%	51%	59%	51%	unclear
Seller paid closing costs or repairs	60%	64%	65%	62%	63%	unclear
Has a view	44%	54%	37%	44%	45%	✓ small

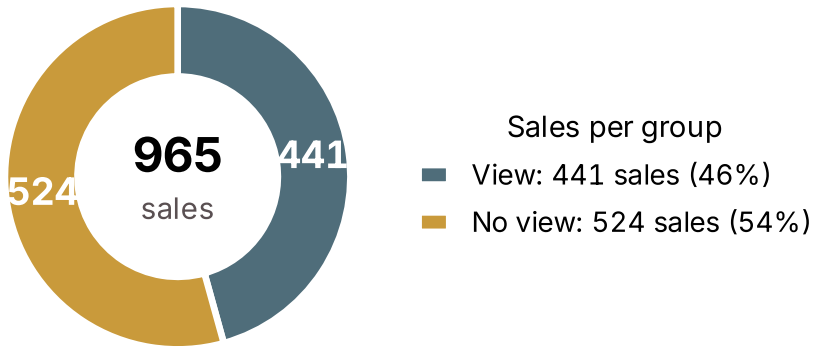
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 989 sales · May 26, 2026 – November 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. 24 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $50 per SF (26%) more than homes without a view.
- Homes with a view sell for about $210K (51%) more than homes without a view.
- Homes with a view are about 350 SF (16%) larger than homes without a view.
- 44% of homes with a view had a price cut before sale, against 56% of 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.
- Are larger.
- Are less likely to need a price cut.
- Sell closer to their first asking price.
- Sell faster.

Homes without a view no view listed

- Sell for less per square foot.
- Sell for less.
- Are smaller.
- Are more likely to have had a price cut.
- Sell further below their first asking price.
- Take longer to sell.

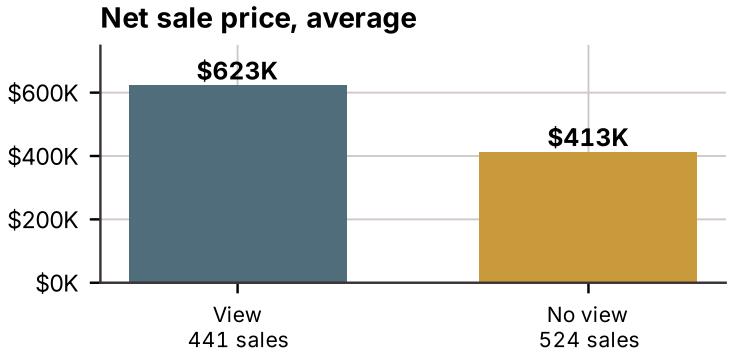
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6.2 At a glance

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	$623K **Highest**	$413K **Lowest**	✓ medium
Net price per SF	$246 per SF **Highest**	$196 per SF **Lowest**	✓ medium
Living area	2,477 SF **Largest**	2,129 SF **Smallest**	✓ small
Year built	2009	2014	unclear
Days on market	43 days **Fastest**	52 days **Slowest**	✓ small
Discount from original list	6.0% **Smallest**	7.4% **Biggest**	✓ small
Price cut before sale	44% **Fewest**	56% **Most**	✓ small
Seller paid closing costs or repairs	61%	64%	unclear

6.3 Homes with a view sell for about $210K (51%) more than homes without a view

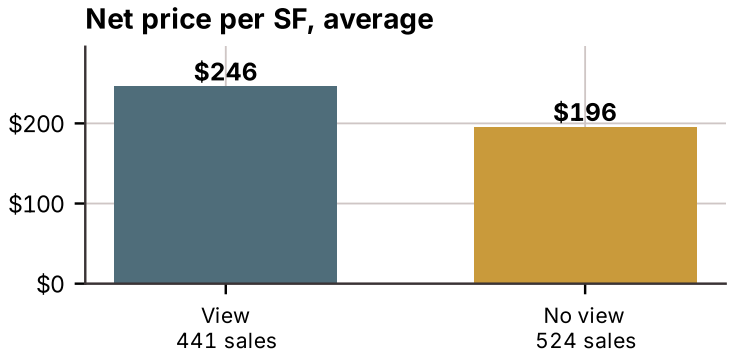


The average is **$623K** for homes with a view and **$413K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · medium

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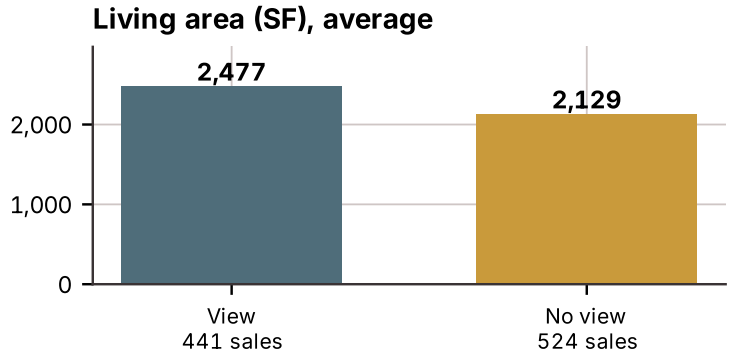
6.4 Homes with a view sell for about $50 per SF (26%) more than homes without a view



The average is **$246 per SF** for homes with a view and **$196 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · medium

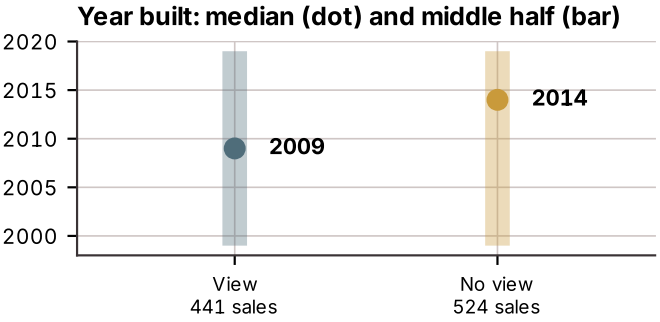
6.5 Homes with a view are about 350 SF (16%) larger than homes without a view



The average is **2,477 SF** for homes with a view and **2,129 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · small

6.6 Year built: no clear difference

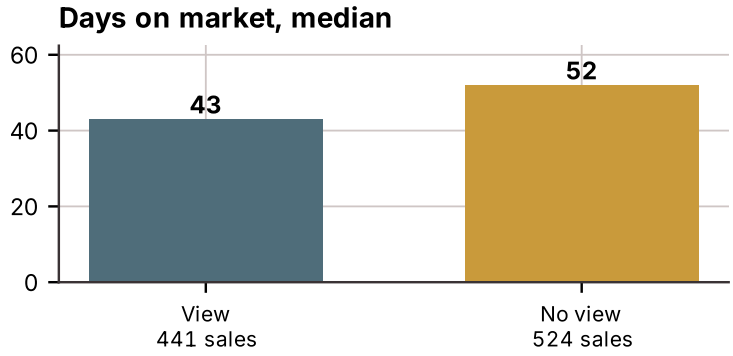


The median is **2009** for homes with a view and **2014** for homes without a view. Defined in 8.1.4.

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

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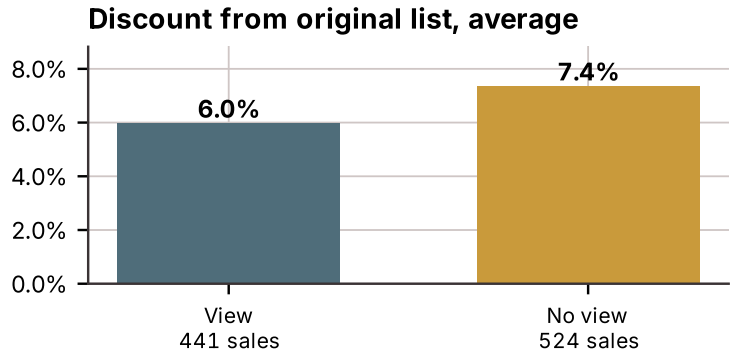
6.7 Homes with a view sell 9 days faster than homes without a view



The median is **43 days** for homes with a view and **52 days** for homes without a view. Defined in 8.1.5.

✓ **Real difference** · small

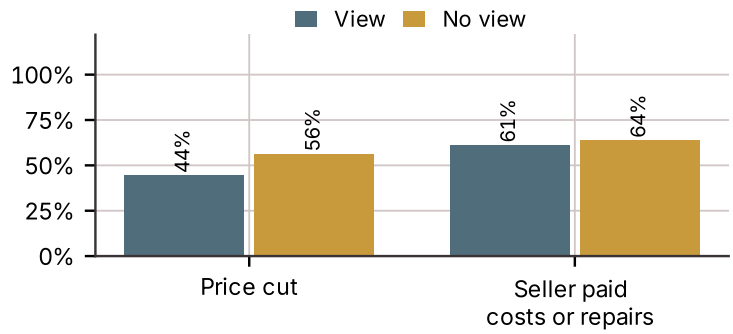
6.8 Homes with a view sell about 1 percentage point closer to their first asking price than homes without a view



The average is **6.0%** for homes with a view and **7.4%** for homes without a view. Defined in 8.1.6.

✓ **Real difference** · small

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.

- 44% of homes with a view had a price cut before sale, against 56% 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 64% of homes without a view. Defined in 8.1.8.

Price cut before sale: ✓ **Real difference** · small
Seller paid closing costs or repairs: **– No clear difference** · could be chance

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6.10 The numbers: price and size

	View 441 sales	No view 524 sales	All 965 sales	Real difference?
Net sale price average	$623,236	$412,979	$509,065	✓ medium
Net price per SF average	$246	$196	$219	✓ medium
Living area average	2,477	2,129	2,288	✓ small
Year built median	2009	2014	2011	unclear

6.11 The numbers: selling

	View 441 sales	No view 524 sales	All 965 sales	Real difference?
Days on market median	43	52	49	✓ small
Discount from original list average	6.0%	7.4%	6.7%	✓ small
Price cut before sale	44%	56%	51%	✓ small
Seller paid closing costs or repairs	61%	64%	62%	unclear

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

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7. New construction

Basic statistics · 541 sales · May 26, 2026 – November 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: 541 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 Georgetown.

Measure	Average	Median
Sales		541
Net sale price	**$513,809**	$468,783
Net price per SF	**$198**	$196
Living area (SF)	**2,576**	2,530
Days on market	**106**	76
Discount from original list	**10.7%**	9.5%
Price cut before sale		68% of sales
Seller paid closing costs or repairs		74% of sales
Year built		2021–2026

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 989 resale sales. Average $507,589; median $410,000; standard deviation $317,210; middle half (25th–75th percentile) $332,000–$565,000; lowest $125,000, highest $4,365,000. 620 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 psf = Net ÷ LivingArea, per sale; summarized by the mean of the per-sale ratios.

The data 989 resale sales. Average $219; median $203; standard deviation $81; middle half (25th–75th percentile) $181–$233; lowest $89, highest $1,530.

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 989 resale sales. Average 2,287; median 2,107; standard deviation 841; middle half (25th–75th percentile) 1,695–2,649; lowest 768, highest 11,231.

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 parts of the area.

Statistically RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.

The data 989 resale sales. Average 2007; median 2011; standard deviation 16; middle half (25th–75th percentile) 1999–2019; lowest 1875, highest 2026.

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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 989 resale sales. Average 78; median 48; standard deviation 91; middle half (25th–75th percentile) 16–109; lowest 0, highest 722. 25 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 989 resale sales. Average 6.7%; median 5.5%; standard deviation 8.2%; middle half (25th–75th percentile) 2.3%–9.9%; lowest −136.7%, highest 45.5%. 51 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 501 of 989 resale sales (50.7%).

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

The data 620 of 989 resale sales (62.7%).

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 441 sales with a view, 524 without, 24 unclassified. Most common View entries: None 327, Neighborhood 283, Park/Greenbelt 220, Trees/Woods 216, Hill Country 62, Golf Course 54, See Remarks 43, Panoramic 34.

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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 2026-11-22 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Georgetown.

The data Pulled November 22, 2026: 3,099 closed Georgetown records over the prior year. ZIP codes: 6, the most sales in 78628, 78633, 78626, 78674, 78641, 78629.

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 May 26, 2026 to November 21, 2026 inclusive.

The data 1,530 single-family sales in the window: 989 resale, 541 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 989 resale; 541 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 37 sale(s) other than single-family homes (condo, townhome and similar); 4 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 $332K”.

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 $332K: $125,000–$331,800 (246 sales); $332K–$410K: $332,000–$410,000 (249 sales); $411K–$565K: $410,850–$565,000 (247 sales); Over $565K: $569,000–$4,365,000 (247 sales)
Quartiles by living area: Under 1,695 SF: 768–1,694 SF (247 sales); 1,695–2,100 SF: 1,695–2,100 SF (246 sales); 2,107–2,649 SF: 2,107–2,649 SF (249 sales); Over 2,649 SF: 2,650–11,231 SF (247 sales)
Quartiles by year built: Before 2000: 1875–1999 (254 sales); 2000–2011: 2000–2011 (242 sales); 2012–2019: 2012–2019 (260 sales); After 2019: 2020–2026 (233 sales)
View and no view: View: MLS lists a view (441 sales); No view: None or Neighborhood (524 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 $507,589, median $410,000. Days on market: average 78, median 48: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

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

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

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

8.2.8 Mann–Whitney U test

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

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

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

8.2.9 Chi-square test

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

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

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

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8.2.10 Real difference (significance)

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

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

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

8.2.11 Size of a difference

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

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

The data 19 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 = 313.38	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.317$	large
Living area	Kruskal–Wallis	H = 608.68	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.616$	large
Year built	Kruskal–Wallis	H = 4.50	3	0.2125	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.005$	negligible
Days on market	Kruskal–Wallis	H = 4.57	3	0.2065	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.005$	negligible
Discount from original list	Kruskal–Wallis	H = 22.78	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.023$	small
Price cut before sale	Chi-square	$\chi^2 = 14.05$	3	0.0028	p < 0.0063	**Yes**	Cramér's V = 0.119	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.05$	3	0.1684	p < 0.0063	**Unclear**	Cramér's V = 0.071	negligible
Has a view	Chi-square	$\chi^2 = 139.27$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.375	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 = 602.75	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.610$	large
Net price per SF	Kruskal–Wallis	H = 21.28	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.022$	small
Year built	Kruskal–Wallis	H = 31.12	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.031$	small
Days on market	Kruskal–Wallis	H = 9.69	3	0.0214	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.010$	negligible
Discount from original list	Kruskal–Wallis	H = 1.88	3	0.5982	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.002$	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.81$	3	0.8467	p < 0.0063	**Unclear**	Cramér's V = 0.029	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.97$	3	0.1739	p < 0.0063	**Unclear**	Cramér's V = 0.071	negligible
Has a view	Chi-square	$\chi^2 = 35.85$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.190	small

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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 = 9.74	3	0.0210	p < 0.0063	**Unclear**	ε^2 = 0.010	negligible
Net price per SF	Kruskal–Wallis	H = 18.53	3	0.0003	p < 0.0063	**Yes**	ε^2 = 0.019	small
Living area	Kruskal–Wallis	H = 40.99	3	< 0.0001	p < 0.0063	**Yes**	ε^2 = 0.041	small
Days on market	Kruskal–Wallis	H = 13.56	3	0.0036	p < 0.0063	**Yes**	ε^2 = 0.014	small
Discount from original list	Kruskal–Wallis	H = 2.35	3	0.5034	p < 0.0063	**Unclear**	ε^2 = 0.002	negligible
Price cut before sale	Chi-square	χ^2 = 11.21	3	0.0106	p < 0.0063	**Unclear**	Cramér's V = 0.106	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.18	3	0.7579	p < 0.0063	**Unclear**	Cramér's V = 0.035	negligible
Has a view	Chi-square	χ^2 = 14.64	3	0.0021	p < 0.0063	**Yes**	Cramér's V = 0.122	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 = 163,040.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.411	medium
Net price per SF	Mann–Whitney U	U = 164,324.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.422	medium
Living area	Mann–Whitney U	U = 140,123.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.213	small
Year built	Mann–Whitney U	U = 110,510.00	—	0.2430	p < 0.0063	**Unclear**	rank-biserial r = 0.044	negligible
Days on market	Mann–Whitney U	U = 102,974.50	—	0.0036	p < 0.0063	**Yes**	rank-biserial r = 0.109	small
Discount from original list	Mann–Whitney U	U = 102,578.00	—	0.0026	p < 0.0063	**Yes**	rank-biserial r = 0.112	small
Price cut before sale	Chi-square	χ^2 = 13.54	1	0.0002	p < 0.0063	**Yes**	Cramér's V = 0.118	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.66	1	0.4150	p < 0.0063	**Unclear**	Cramér's V = 0.026	negligible

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8.4 Data notes

Left out of the analysis: 541 new-construction sales (basic statistics only, section 7); 37 sale(s) other than single-family homes (condo, townhome and similar); 4 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 989 closed MLS resale sales; the 541 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 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.

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