

Sun City Georgetown Neighborhood 04

Georgetown, TX 78633
Resale homes · closed May 5 – Oct 31, 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, 180 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
303	**$359,800**	**$210**	**43 days**
single-family resale homes	average $408,979	average $215	average 73 days

Contents

1. Summary
2. Where the resale homes sold
3. Quartiles by net sale price
4. Quartiles by living area
5. Quartiles by year built
6. View and no view
7. New construction
8. Appendix: measures, methods and tests

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1. Summary

Resale homes · 303 sales · May 5, 2026 – October 31, 2026

This study looks at the **303 resale homes** sold in Sun City Georgetown Neighborhood 04 in the **180 days** to October 31, 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.

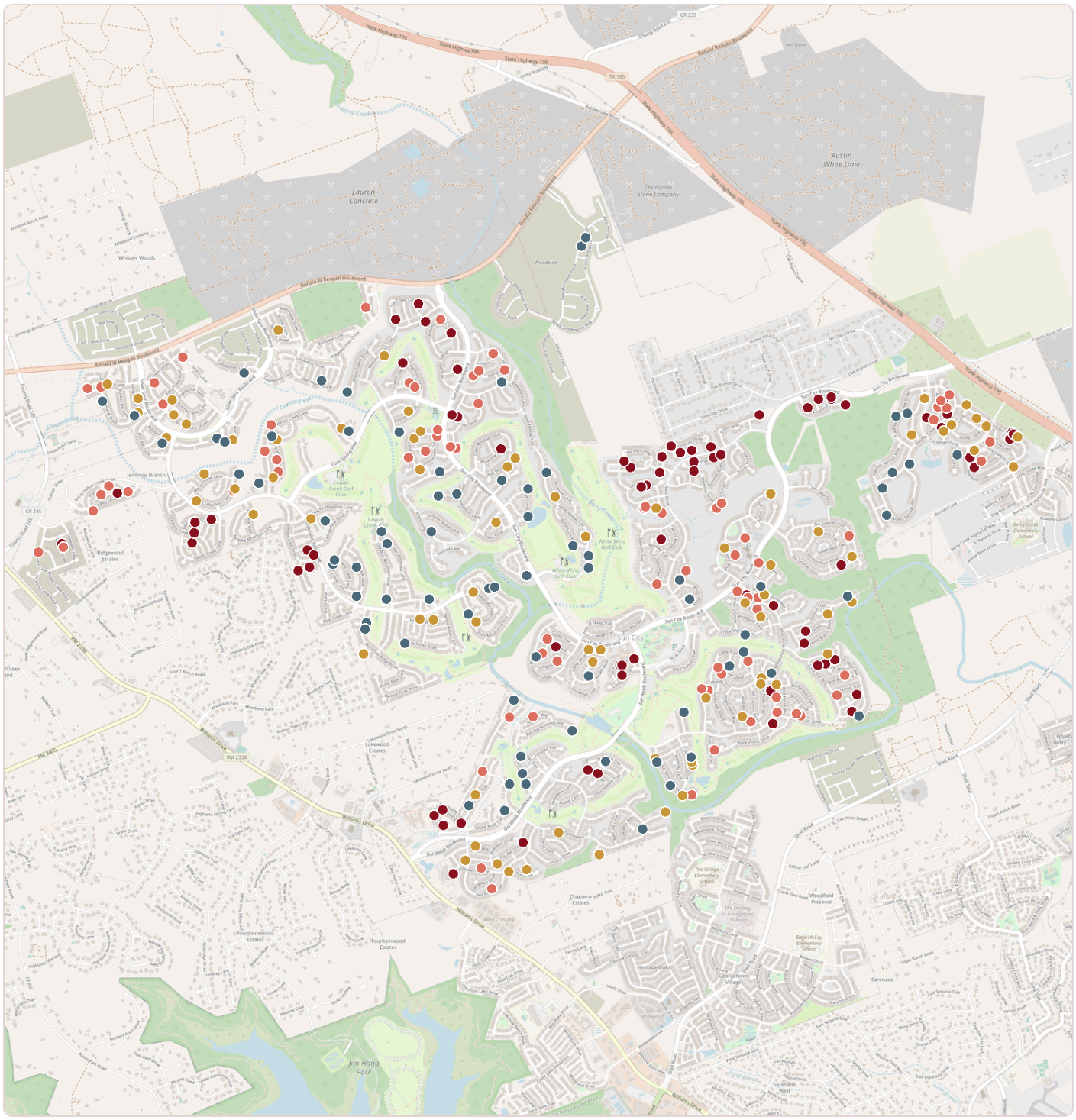
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

303 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; 4 sales with map points far outside the area are left off it (they stay in every figure).



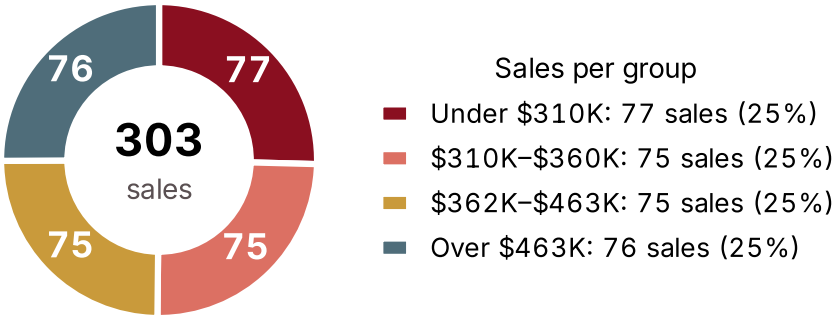
● Under $310K · 77 sales ● $310K–$360K · 75 sales ● $362K–$463K · 75 sales ● Over $463K · 76 sales

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3. Quartiles by net sale price

Resale homes · 303 sales · May 5, 2026 – October 31, 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 $463K are about 1,070 SF (76%) larger than homes under $310K.
- Homes over $463K sell for about $50 per SF (25%) more than homes under $310K.
- 80% of homes over $463K have a view, against 45% of homes under $310K.
- Homes over $463K 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–$360K $362K–$463K Over $463K

Higher-priced homes Over $463K

- 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.

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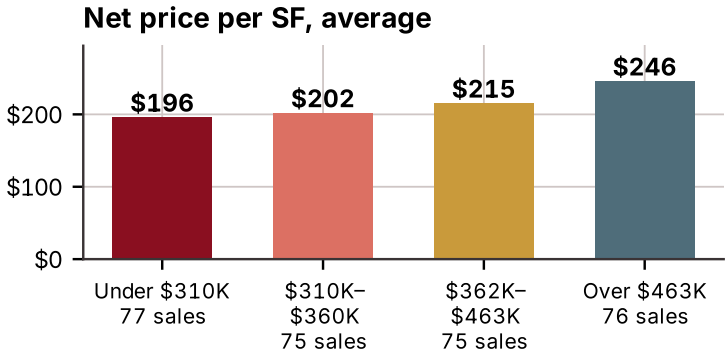
3.2 At a glance

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 $310K	$310K–$360K	$362K–$463K	Over $463K	Real difference?
Net price per SF	$196 per SF **Lowest**	$202 per SF	$215 per SF	$246 per SF **Highest**	✓ large
Living area	1,412 SF **Smallest**	1,677 SF	1,957 SF	2,480 SF **Largest**	✓ large
Year built	2005	2006	2007	2007	unclear
Days on market	52 days	48 days	28 days	25 days	unclear
Discount from original list	8.1% **Biggest**	7.3%	3.6% **Smallest**	4.3%	✓ medium
Price cut before sale	55%	55%	36%	37%	unclear
Seller paid closing costs or repairs	66%	61%	53%	58%	unclear
Has a view	45% **Fewest**	52%	47%	80% **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 $463K sell for about $50 per SF (25%) more than homes under $310K

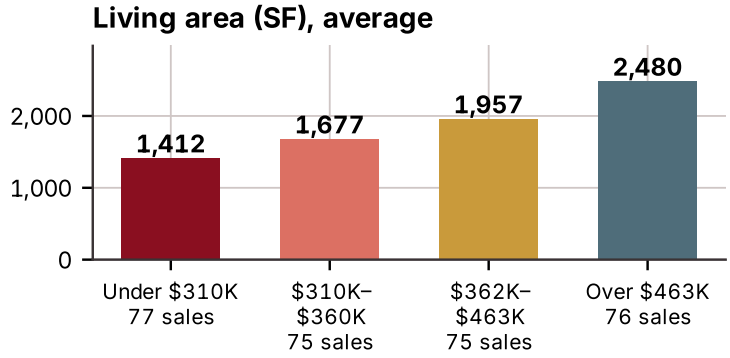


The average is **$246 per SF** for homes over $463K and **$196 per SF** for homes under $310K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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3.4 Homes over $463K are about 1,070 SF (76%) larger than homes under $310K

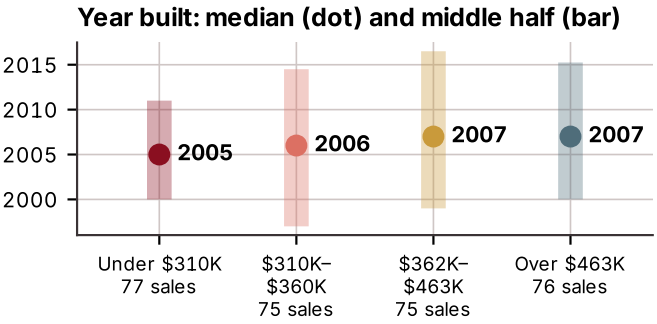


The average is **2,480 SF** for homes over $463K and **1,412 SF** for homes under $310K. It rises step by step from the lowest range to the highest.

Defined in 8.1.3.

✓ **Real difference** · large

3.5 Year built: no clear difference

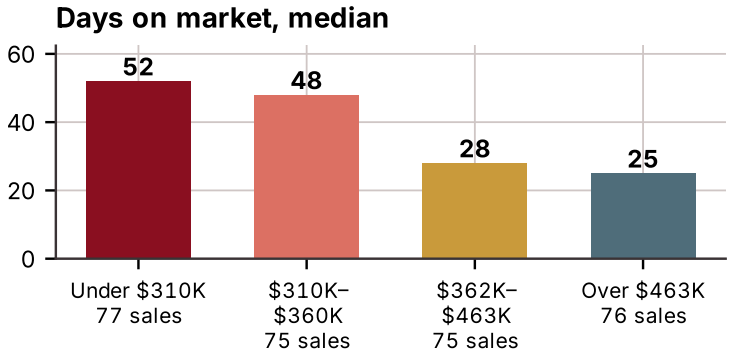


The median is **2007** for homes over $463K and **2005** for homes under $310K. It rises step by step from the lowest range to the highest.

Defined in 8.1.4.

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

3.6 Days on market: no clear difference



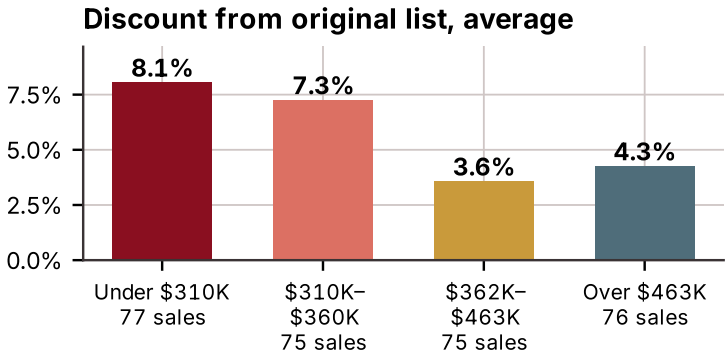
The median is **25 days** for homes over $463K and **52 days** for homes under $310K. It falls step by step from the lowest range to the highest.

Defined in 8.1.5.

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

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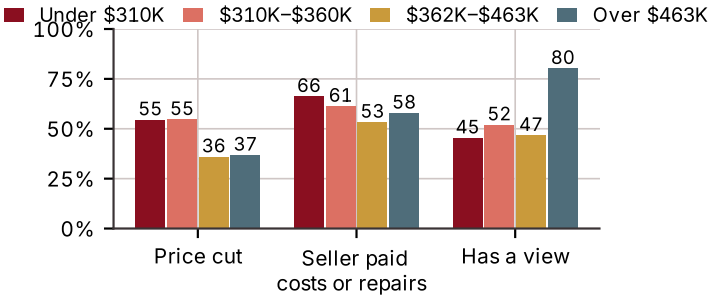
3.7 Homes over $463K sell about 4 percentage points closer to their first asking price than homes under $310K



The average is **4.3%** for homes over $463K and **8.1%** 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 $463K had a price cut before sale, against 55% of homes under $310K. Defined in 8.1.7.
- 58% of homes over $463K had the seller pay closing costs or repairs, against 66% of homes under $310K. Defined in 8.1.8.
- 80% of homes over $463K have a view, against 45% 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 77 sales	$310K–$360K 75 sales	$362K–$463K 75 sales	Over $463K 76 sales	All 303 sales	Real difference?
Net sale price average	$273,133	$334,777	$417,134	$611,790	$408,979	by design
Net price per SF average	$196	$202	$215	$246	$215	✓ large
Living area average	1,412	1,677	1,957	2,480	1,880	✓ large
Year built median	2005	2006	2007	2007	2006	unclear

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3.10 The numbers: selling

	Under $310K 77 sales	$310K–$360K 75 sales	$362K–$463K 75 sales	Over $463K 76 sales	All 303 sales	Real difference?
Days on market median	52	48	28	25	43	unclear
Discount from original list average	8.1%	7.3%	3.6%	4.3%	5.8%	✓ medium
Price cut before sale	55%	55%	36%	37%	46%	unclear
Seller paid closing costs or repairs	66%	61%	53%	58%	60%	unclear
Has a view	45%	52%	47%	80%	56%	✓ small

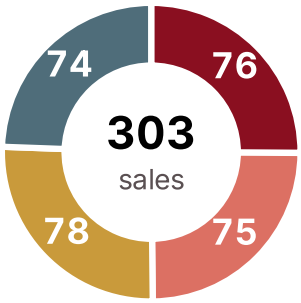
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 303 sales · May 5, 2026 – October 31, 2026

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



Sales per group

- Under 1,490 SF: 76 sales (25%)
- 1,490–1,822 SF: 75 sales (25%)
- 1,845–2,091 SF: 78 sales (26%)
- Over 2,091 SF: 74 sales (24%)

Bottom line

- Homes over 2,091 SF sell for about $316K (112%) more than homes under 1,490 SF.
- Homes over 2,091 SF sell for about $23 per SF (11%) more than homes under 1,490 SF.

4.1 Key differences

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

Under 1,490 SF · 1,490–1,822 SF · 1,845–2,091 SF · Over 2,091 SF

Larger homes Over 2,091 SF

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

Smaller homes Under 1,490 SF

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

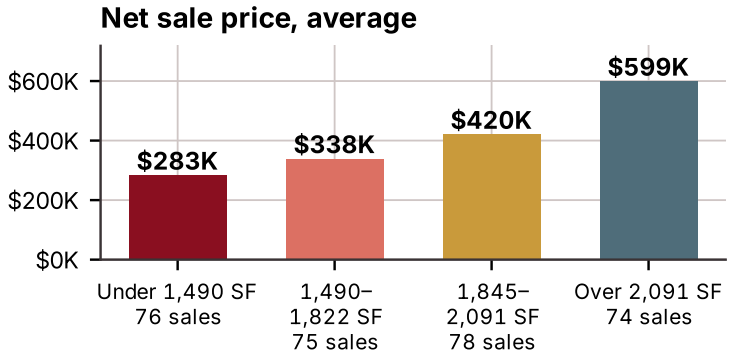
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4.2 At a glance

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 1,490 SF	1,490–1,822 SF	1,845–2,091 SF	Over 2,091 SF	Real difference?
Net sale price	$283K Lowest	$338K	$420K	$599K Highest	✓ large
Net price per SF	$208 per SF	$204 per SF Lowest	$214 per SF	$232 per SF Highest	✓ medium
Year built	2007	2005	2006	2006	unclear
Days on market	48 days	35 days	28 days	47 days	unclear
Discount from original list	7.0%	5.9%	5.4%	4.9%	unclear
Price cut before sale	53%	47%	40%	43%	unclear
Seller paid closing costs or repairs	67%	60%	58%	54%	unclear
Has a view	49%	53%	54%	69%	unclear

4.3 Homes over 2,091 SF sell for about $316K (112%) more than homes under 1,490 SF



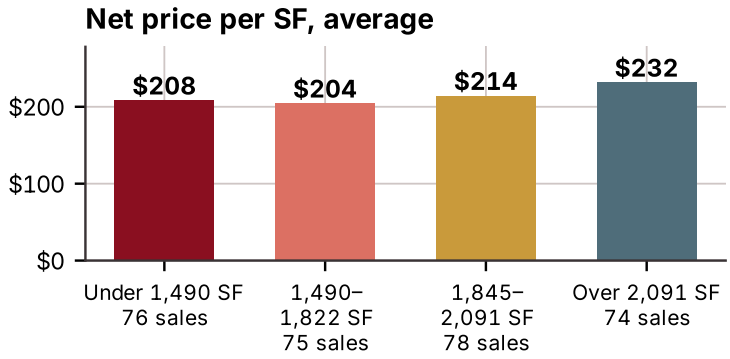
The average is **$599K** for homes over 2,091 SF and **$283K** for homes under 1,490 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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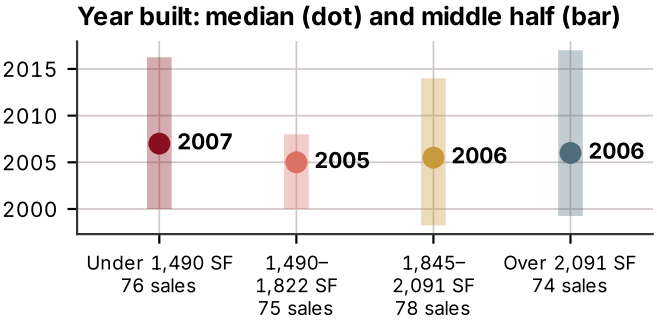
4.4 Homes over 2,091 SF sell for about $23 per SF (11%) more than homes under 1,490 SF



The average is **$232 per SF** for homes over 2,091 SF and **$208 per SF** for homes under 1,490 SF. It does not move in a straight line; homes over 2,091 SF are highest. Defined in 8.1.2.

✓ **Real difference** · medium

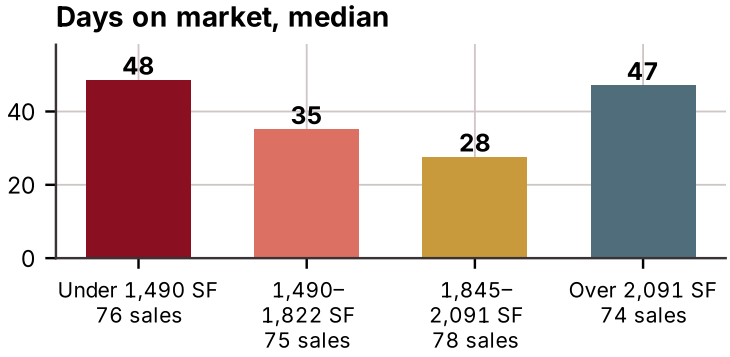
4.5 Year built: no clear difference



The median is **2006** for homes over 2,091 SF and **2007** for homes under 1,490 SF. It does not move in a straight line; homes under 1,490 SF are highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

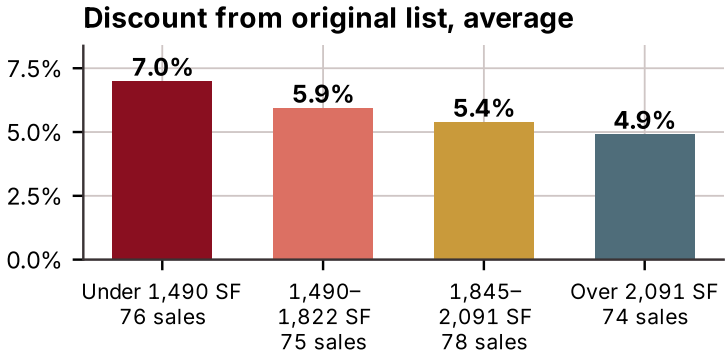


The median is **47 days** for homes over 2,091 SF and **48 days** for homes under 1,490 SF. It does not move in a straight line; homes under 1,490 SF are highest. Defined in 8.1.5.

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

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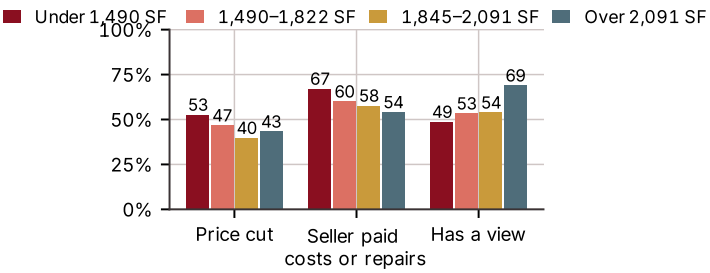
4.7 Discount from original list: no clear difference



The average is **4.9%** for homes over 2,091 SF and **7.0%** for homes under 1,490 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 53% of homes under 1,490 SF. Defined in 8.1.7.
- 54% of homes over 2,091 SF had the seller pay closing costs or repairs, against 67% of homes under 1,490 SF. Defined in 8.1.8.
- 69% of homes over 2,091 SF have a view, against 49% of homes under 1,490 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 1,490 SF 76 sales	1,490–1,822 SF 75 sales	1,845–2,091 SF 78 sales	Over 2,091 SF 74 sales	All 303 sales	Real difference?
Net sale price average	$282,870	$338,302	$419,978	$598,534	$408,979	✓ large
Net price per SF average	$208	$204	$214	$232	$215	✓ medium
Living area average	1,363	1,656	1,961	2,553	1,880	by design
Year built median	2007	2005	2006	2006	2006	unclear

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4.10 The numbers: selling

	Under 1,490 SF 76 sales	1,490–1,822 SF 75 sales	1,845–2,091 SF 78 sales	Over 2,091 SF 74 sales	All 303 sales	Real difference?
Days on market median	48	35	28	47	43	unclear
Discount from original list average	7.0%	5.9%	5.4%	4.9%	5.8%	unclear
Price cut before sale	53%	47%	40%	43%	46%	unclear
Seller paid closing costs or repairs	67%	60%	58%	54%	60%	unclear
Has a view	49%	53%	54%	69%	56%	unclear

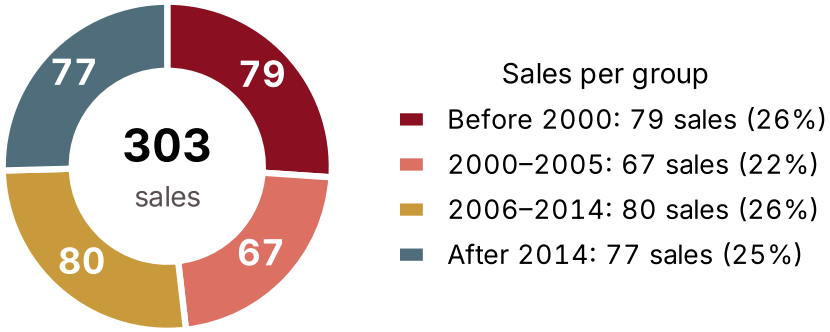
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 303 sales · May 5, 2026 – October 31, 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

- 55% of homes built after 2014 have a view, against 46% of homes built before 2000.
- Homes built after 2014 sell for about $16 per SF (8%) 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.

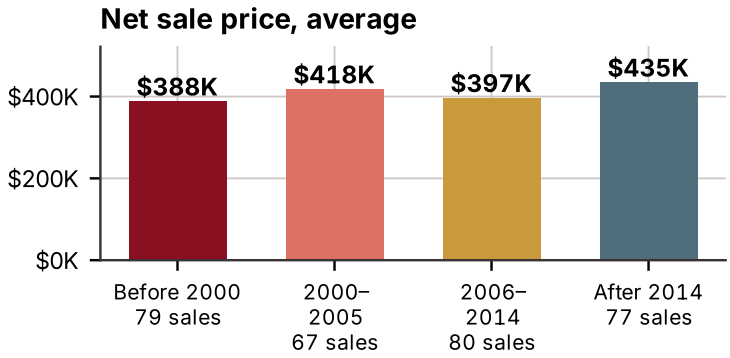
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5.2 At a glance

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	2000–2005	2006–2014	After 2014	Real difference?
Net sale price	$388K	$418K	$397K	$435K	unclear
Net price per SF	$210 per SF	$208 per SF **Lowest**	$214 per SF	$226 per SF **Highest**	✓ medium
Living area	1,842 SF	1,938 SF	1,841 SF	1,909 SF	unclear
Days on market	41 days	43 days	25 days	59 days	unclear
Discount from original list	6.3%	6.1%	5.1%	5.8%	unclear
Price cut before sale	48%	43%	36%	55%	unclear
Seller paid closing costs or repairs	56%	66%	61%	57%	unclear
Has a view	46%	45% **Fewest**	78% **Most**	55%	✓ small

5.3 Net sale price: no clear difference

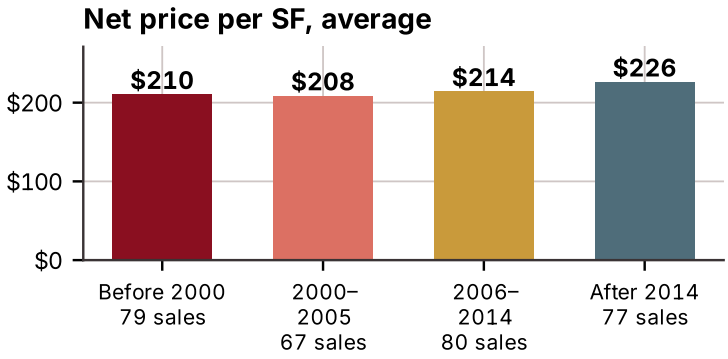


The average is **$435K** for homes built after 2014 and **$388K** for homes built before 2000. It does not move in a straight line; homes built after 2014 are highest. Defined in 8.1.1.

– No clear difference · could be chance

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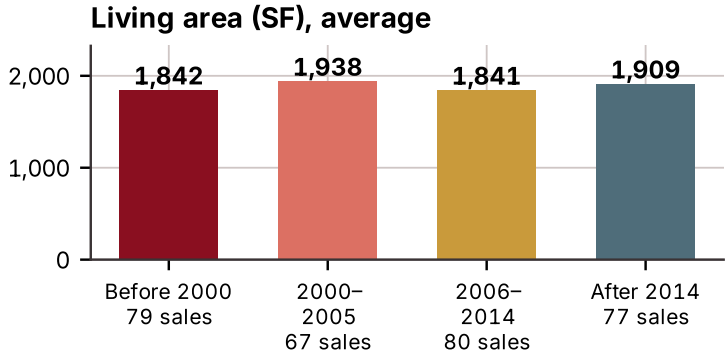
5.4 Homes built after 2014 sell for about $16 per SF (8%) more than homes built before 2000



The average is **$226 per SF** for homes built after 2014 and **$210 per SF** for homes built before 2000. It does not move in a straight line; homes built after 2014 are highest. Defined in 8.1.2.

✓ **Real difference** · medium

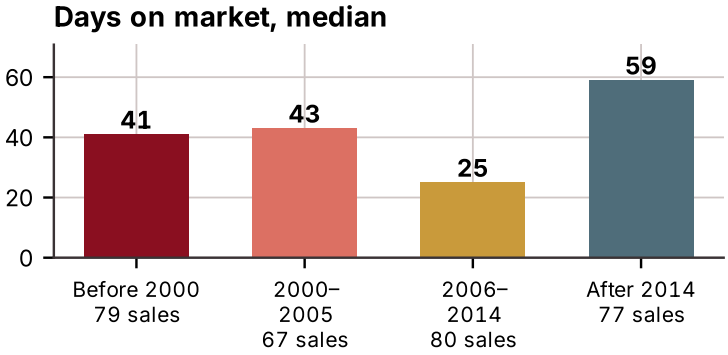
5.5 Living area: no clear difference



The average is **1,909 SF** for homes built after 2014 and **1,842 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

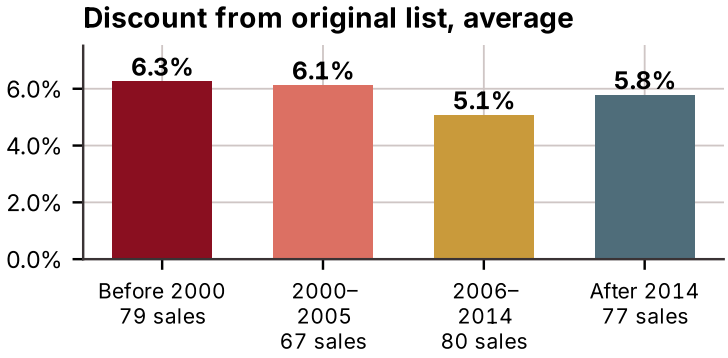


The median is **59 days** for homes built after 2014 and **41 days** for homes built before 2000. It does not move in a straight line; homes built after 2014 are highest. Defined in 8.1.5.

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

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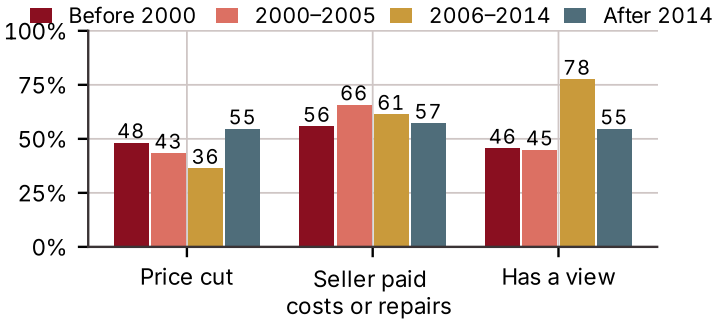
5.7 Discount from original list: no clear difference



The average is **5.8%** for homes built after 2014 and **6.3%** 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 48% of homes built before 2000. Defined in 8.1.7.
- 57% 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.
- 55% of homes built after 2014 have a view, against 46% 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 79 sales	2000–2005 67 sales	2006–2014 80 sales	After 2014 77 sales	All 303 sales	Real difference?
Net sale price average	$388,406	$418,148	$396,862	$434,696	$408,979	unclear
Net price per SF average	$210	$208	$214	$226	$215	✓ medium
Living area average	1,842	1,938	1,841	1,909	1,880	unclear
Year built median	1997	2003	2008	2019	2006	by design

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5.10 The numbers: selling

	Before 2000 79 sales	2000–2005 67 sales	2006–2014 80 sales	After 2014 77 sales	All 303 sales	Real difference?
Days on market median	41	43	25	59	43	unclear
Discount from original list average	6.3%	6.1%	5.1%	5.8%	5.8%	unclear
Price cut before sale	48%	43%	36%	55%	46%	unclear
Seller paid closing costs or repairs	56%	66%	61%	57%	60%	unclear
Has a view	46%	45%	78%	55%	56%	✓ small

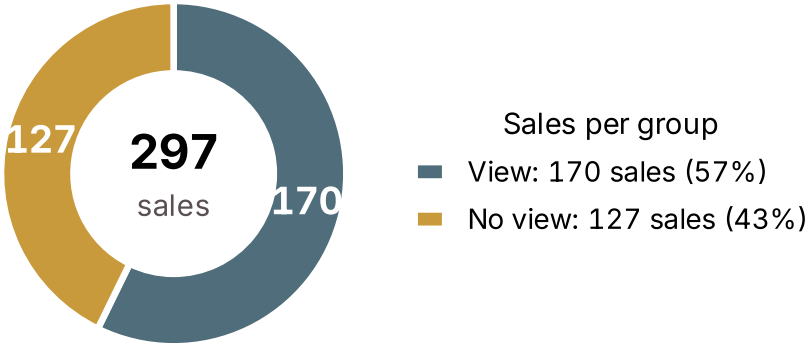
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 303 sales · May 5, 2026 – October 31, 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 $20 per SF (10%) more than homes without a view.
- Homes with a view sell for about $84K (23%) more than homes without a view.
- Homes with a view sell 25 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.

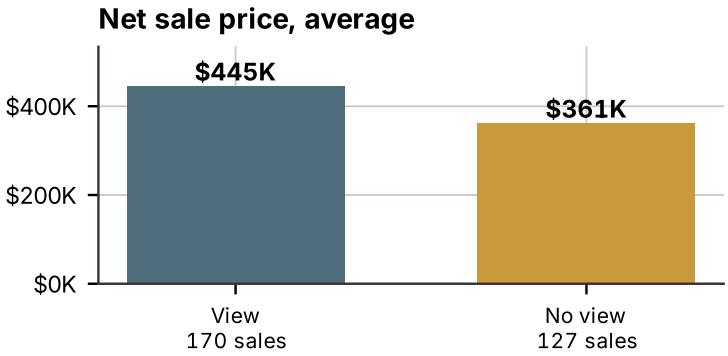
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6.2 At a glance

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	$445K **Highest**	$361K **Lowest**	✓ small
Net price per SF	$223 per SF **Highest**	$204 per SF **Lowest**	✓ medium
Living area	1,952 SF	1,781 SF	unclear
Year built	2007	2003	unclear
Days on market	26 days **Fastest**	51 days **Slowest**	✓ small
Discount from original list	5.1%	6.7%	unclear
Price cut before sale	40%	53%	unclear
Seller paid closing costs or repairs	61%	58%	unclear

6.3 Homes with a view sell for about $84K (23%) more than homes without a view

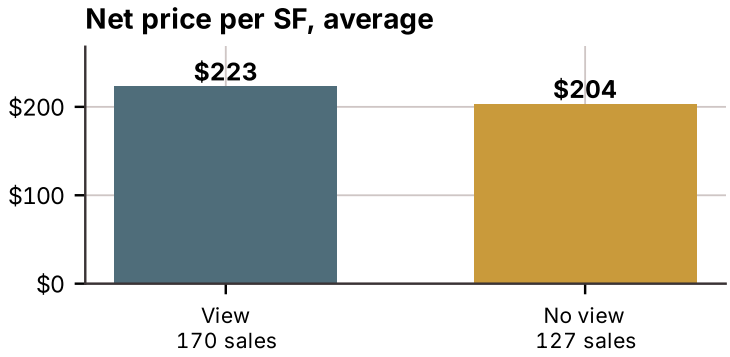


The average is **$445K** for homes with a view and **$361K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · small

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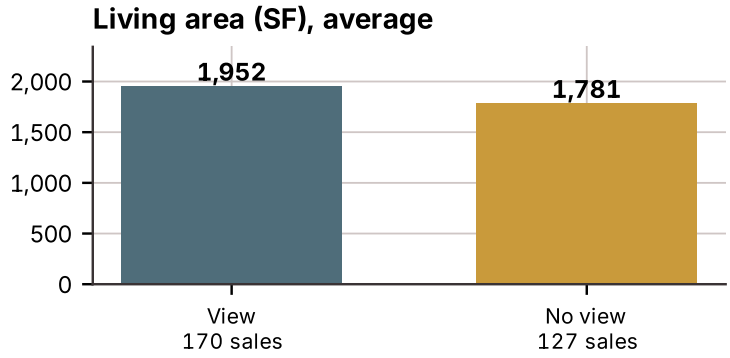
6.4 Homes with a view sell for about $20 per SF (10%) more than homes without a view



The average is **$223 per SF** for homes with a view and **$204 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · medium

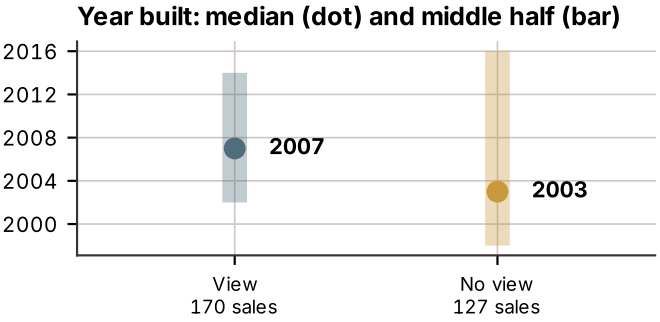
6.5 Living area: no clear difference



The average is **1,952 SF** for homes with a view and **1,781 SF** for homes without a view. Defined in 8.1.3.

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

6.6 Year built: no clear difference

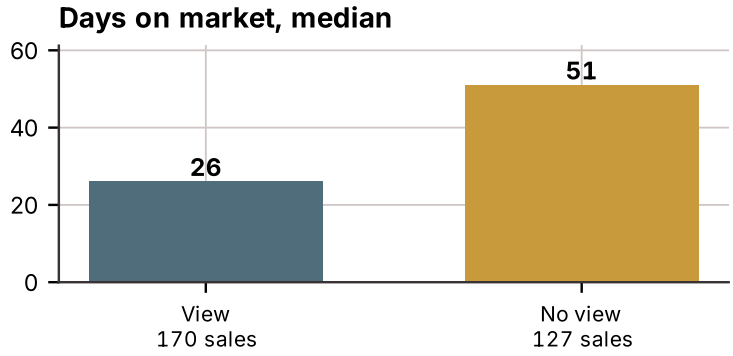


The median is **2007** for homes with a view and **2003** for homes without a view. Defined in 8.1.4.

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

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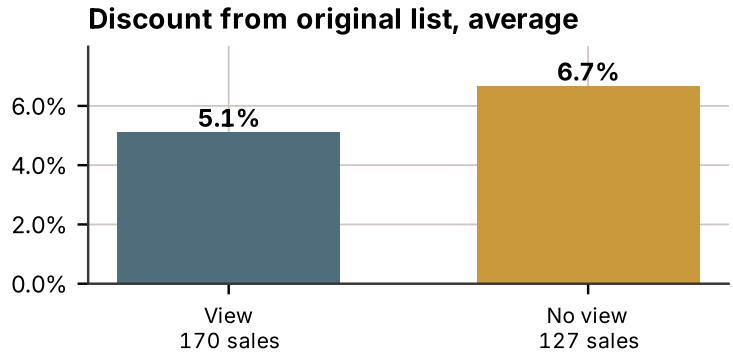
6.7 Homes with a view sell 25 days faster than homes without a view



The median is **26 days** for homes with a view and **51 days** for homes without a view. Defined in 8.1.5.

✓ **Real difference** · small

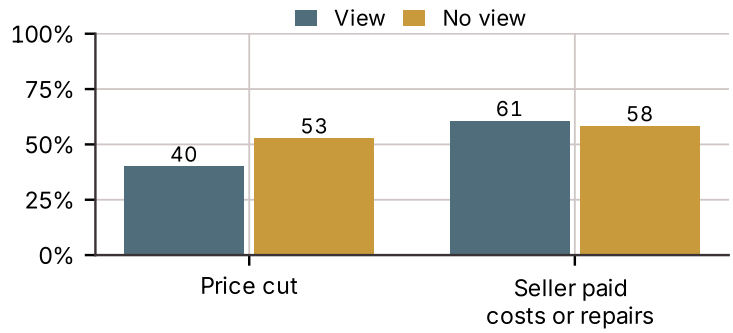
6.8 Discount from original list: no clear difference



The average is **5.1%** for homes with a view and **6.7%** 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.

- 40% of homes with a view had a price cut before sale, against 53% 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

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6.10 The numbers: price and size

	View 170 sales	No view 127 sales	All 297 sales	Real difference?
Net sale price average	$445,006	$361,338	$409,229	✓ small
Net price per SF average	$223	$204	$215	✓ medium
Living area average	1,952	1,781	1,879	unclear
Year built median	2007	2003	2006	unclear

6.11 The numbers: selling

	View 170 sales	No view 127 sales	All 297 sales	Real difference?
Days on market median	26	51	43	✓ small
Discount from original list average	5.1%	6.7%	5.8%	unclear
Price cut before sale	40%	53%	45%	unclear
Seller paid closing costs or repairs	61%	58%	60%	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 · 12 sales · May 5, 2026 – October 31, 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 Neighborhood 04.

Measure	Average	Median
Sales		12
Net sale price	**$380,652**	$348,819
Net price per SF	**$236**	$239
Living area (SF)	**1,627**	1,453
Days on market	**96**	40
Discount from original list	**7.7%**	6.4%
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”.

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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 303 resale sales. Average $408,979; median $359,800; standard deviation $156,960; middle half (25th–75th percentile) $309,000–$463,780; 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 psf = Net ÷ LivingArea, per sale; summarized by the mean of the per-sale ratios.

The data 303 resale sales. Average $215; median $210; standard deviation $33; middle half (25th–75th percentile) $194–$232; 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 303 resale sales. Average 1,880; median 1,845; standard deviation 488; middle half (25th–75th percentile) 1,489–2,091; 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 303 resale sales. Average 2007; median 2006; standard deviation 9; middle half (25th–75th percentile) 1999–2015; lowest 1995, 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 303 resale sales. Average 73; median 43; standard deviation 97; middle half (25th–75th percentile) 9–92; lowest 0, highest 645. 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 Discount % = (OriginalListPrice − Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean.

The data 303 resale sales. Average 5.8%; median 4.4%; standard deviation 6.0%; middle half (25th–75th percentile) 1.5%–8.6%; lowest −6.9%, highest 33.1%. 13 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 138 of 303 resale sales (45.5%).

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 181 of 303 resale sales (59.7%).

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 170 sales with a view, 127 without, 6 unclassified. Most common View entries: Park/Greenbelt 131, Neighborhood 99, Trees/Woods 63, None 61, Golf Course 34, Hill Country 14, See Remarks 13, Panoramic 8.

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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 2026-11-01 12:30 UTC), every field. 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”, “sun city georgetown nbhd”, “sun city nbrhds”, “sun city neighborhoods”, “sun city neighborhoods eighty one e”, “sun city neighborhoods eighty”, “sun city nbrhds eighty one e” (case-insensitive). A record is kept when its subdivision name belongs to the Sun City Georgetown Neighborhood 04 family, the same rule comparable sales use (it includes Sun City, Sun City Texas, proven adjacent and priced alike).

The data Pulled November 1, 2026: 590 closed Sun City Georgetown Neighborhood 04 records over the prior year, in ZIP 78633. 171 subdivision spellings kept, the most common: Sun City (93); Sun City Texas (65); Sun City Georgetown Neighborhood 04 (19); 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 Ph 02 Neighborhood 10 Pud (9); Sun City Georgetown Neighborhood 07 (9); Sun City Georgetown Neighborhood 40 Pud (8); Sun City Georgetown Neighborhood 02 Amd B (8); Sun City Nbrhd 83 (8); and 159 more (321 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 May 5, 2026 to October 31, 2026 inclusive.

The data 315 single-family sales in the window: 303 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 303 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

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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 $310K”.

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 $310K: $203,450–$309,000 (77 sales); $310K–$360K: $309,500–$359,800 (75 sales); $362K–$463K: $361,500–$462,560 (75 sales); Over $463K: $465,000–$1,588,000 (76 sales)
Quartiles by living area: Under 1,490 SF: 915–1,488 SF (76 sales); 1,490–1,822 SF: 1,490–1,822 SF (75 sales); 1,845–2,091 SF: 1,845–2,091 SF (78 sales); Over 2,091 SF: 2,100–4,866 SF (74 sales)
Quartiles by year built: Before 2000: 1995–1999 (79 sales); 2000–2005: 2000–2005 (67 sales); 2006–2014: 2006–2014 (80 sales); After 2014: 2015–2026 (77 sales)
View and no view: View: MLS lists a view (170 sales); No view: None or Neighborhood (127 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 $408,979, median $359,800. Days on market: average 73, 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 $H = [12/(n(n+1))]\ \Sigma\ R_j^2/n_j - 3(n+1)$, 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 11 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 = 90.55	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.300$	large
Living area	Kruskal–Wallis	H = 228.29	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.756$	large
Year built	Kruskal–Wallis	H = 2.32	3	0.5085	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.008$	negligible
Days on market	Kruskal–Wallis	H = 10.43	3	0.0153	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.035$	small
Discount from original list	Kruskal–Wallis	H = 35.66	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.118$	medium
Price cut before sale	Chi-square	$\chi^2 = 10.11$	3	0.0177	p < 0.0063	**Unclear**	Cramér's V = 0.183	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.82$	3	0.4208	p < 0.0063	**Unclear**	Cramér's V = 0.096	negligible
Has a view	Chi-square	$\chi^2 = 24.78$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.286	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 = 230.74	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.764$	large
Net price per SF	Kruskal–Wallis	H = 18.59	3	0.0003	p < 0.0063	**Yes**	$\varepsilon^2 = 0.062$	medium
Year built	Kruskal–Wallis	H = 5.57	3	0.1345	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.018$	small
Days on market	Kruskal–Wallis	H = 4.75	3	0.1906	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.016$	small
Discount from original list	Kruskal–Wallis	H = 8.19	3	0.0423	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.027$	small
Price cut before sale	Chi-square	$\chi^2 = 2.79$	3	0.4246	p < 0.0063	**Unclear**	Cramér's V = 0.096	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.85$	3	0.4158	p < 0.0063	**Unclear**	Cramér's V = 0.097	negligible
Has a view	Chi-square	$\chi^2 = 7.03$	3	0.0710	p < 0.0063	**Unclear**	Cramér's V = 0.152	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 = 5.65	3	0.1300	p < 0.0063	**Unclear**	ε^2 = 0.019	small
Net price per SF	Kruskal–Wallis	H = 23.46	3	< 0.0001	p < 0.0063	**Yes**	ε^2 = 0.078	medium
Living area	Kruskal–Wallis	H = 0.48	3	0.9233	p < 0.0063	**Unclear**	ε^2 = 0.002	negligible
Days on market	Kruskal–Wallis	H = 9.86	3	0.0198	p < 0.0063	**Unclear**	ε^2 = 0.033	small
Discount from original list	Kruskal–Wallis	H = 1.31	3	0.7276	p < 0.0063	**Unclear**	ε^2 = 0.004	negligible
Price cut before sale	Chi-square	χ^2 = 5.65	3	0.1300	p < 0.0063	**Unclear**	Cramér's V = 0.137	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.81	3	0.6130	p < 0.0063	**Unclear**	Cramér's V = 0.077	negligible
Has a view	Chi-square	χ^2 = 22.00	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.269	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 = 14,005.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.297	small
Net price per SF	Mann–Whitney U	U = 14,487.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.342	medium
Living area	Mann–Whitney U	U = 12,761.00	—	0.0073	p < 0.0063	**Unclear**	rank-biserial r = 0.182	small
Year built	Mann–Whitney U	U = 12,541.00	—	0.0170	p < 0.0063	**Unclear**	rank-biserial r = 0.162	small
Days on market	Mann–Whitney U	U = 8,539.00	—	0.0021	p < 0.0063	**Yes**	rank-biserial r = 0.209	small
Discount from original list	Mann–Whitney U	U = 9,328.50	—	0.0453	p < 0.0063	**Unclear**	rank-biserial r = 0.136	small
Price cut before sale	Chi-square	χ^2 = 4.77	1	0.0289	p < 0.0063	**Unclear**	Cramér's V = 0.127	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.16	1	0.6868	p < 0.0063	**Unclear**	Cramér's V = 0.023	negligible

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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 303 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 November 1, 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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