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Sun City Texas market statistics

Georgetown, TX 78633
Single-family homes · closed sales through October 30, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Statistics · Closed Sales
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Online: alex-companies.com/market-data/tx-williamson-georgetown-sun-city-texas-market-statistics-canonical.html
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MARKET STATISTICS Every figure is measured from closed sales recorded in the ABOR MLS; the model line and forecast on the trend chart are the only modeled elements. Figures are medians, so one unusual house cannot move a line, and prices are net of what the seller paid toward the buyer's costs.

PRIOR 12 MONTHS

SALES, NOV 2025 TO OCT 2026	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
1,172	$430,000	$205	67 days
single-family homes · ZIP 78633	average $494,168	average $215	average 98 days

LAST MONTH (OCTOBER 2026)

SALES, OCTOBER 2026	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
100	$412,075	$202	59 days
single-family homes · ZIP 78633	average $509,816	average $216	average 91 days

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NET SALE PRICE

Prices are net sale prices.

Net sale price = Closing price – Buyer closing costs paid by Seller – Repairs paid by Seller at Buyer request

Prices per square foot are the net sale price divided by the living area. The two measures that compare a sale with its first asking price use the recorded closing price, because the asking price is a gross figure too.

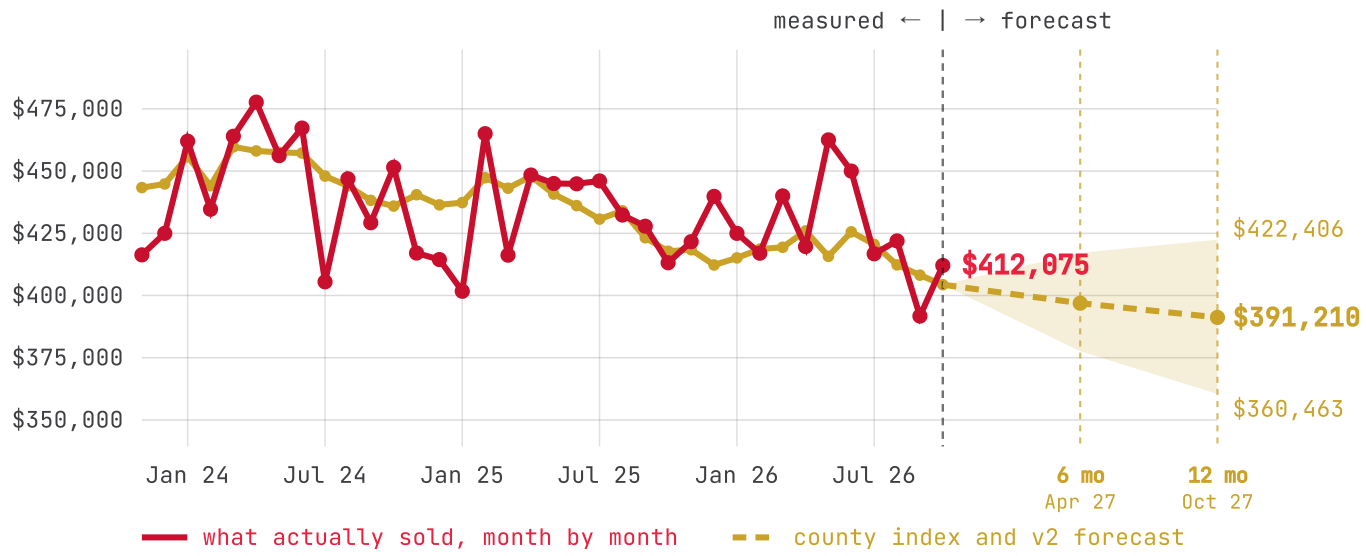
HOW THIS AREA IS MEASURED

ZIP 78633 recorded **3,140 closed sales** over the period, a median of **89** per month. That is enough for a monthly series, so these charts are monthly and each month is set against the same month a year earlier.

1. WHERE THIS MARKET HAS BEEN AND WHERE IT IS GOING

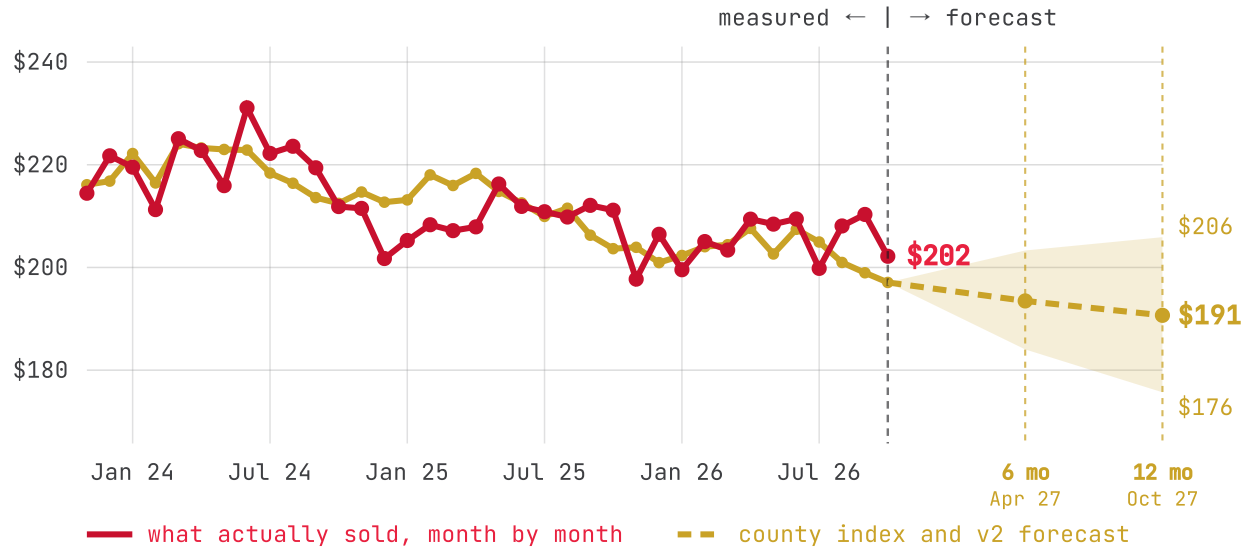
ZIP 78633 · single-family homes

Median net sale price



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Median net price per square foot



In short: prices in ZIP 78633 fell **3.2%** over the past 12 months. ALEX's forecast is that they will be **about 1.8% lower** in 6 months and **about 3.2% lower** in 12 months.

	PRICE CHANGE	TYPICAL HOME	PER SQUARE FOOT	LIKELY RANGE (TYPICAL HOME)
Past 12 months October 2025 to October 2026	**Down 3.2%**	$418,000 → **$404,000**	$204 → **$197**	measured
Next 6 months forecast to April 2027	**Down 1.8%**	**$397,000**	**$193**	$378,000 to $417,000
Next 12 months forecast to October 2027	**Down 3.2%**	**$391,000**	**$191**	$360,000 to $422,000

> **How sure is this?** A forecast is a best estimate, not a promise. The price should land inside the likely range **80%** of the time. **FSD** (forecast standard deviation) is **3.9%** at 6 months and **6.2%** at 12 months: the smaller it is, the closer the forecast should be.

Where the numbers come from. The gold line on the chart is ALEX's Williamson County price index. It follows the same houses selling again, so a change in which homes happened to sell does not move it. It is set to ZIP 78633's own price level: "typical home" is its median net sale price, and the same percentage change applies to the price per square foot.

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NOW Aug–Oct 2026: $207 a square foot, against $210 a square foot in Aug–Oct 2025 — about the same as a year earlier.

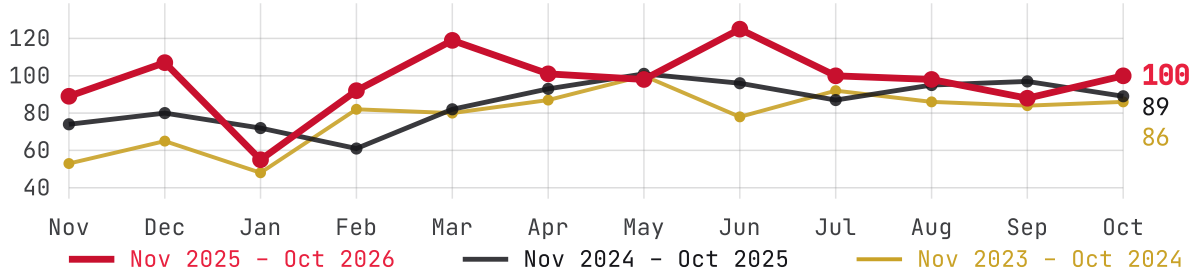
There are currently **331** single-family homes for sale in ZIP 78633, against a recent selling rate of about 98 a month. At that rate it would take **3.4** months to sell every home now on the market.

NINE MEASURES

ZIP 78633 · single-family homes · through October 2026 · prices are net sale prices

2. Sales closed

How many homes sold in each period



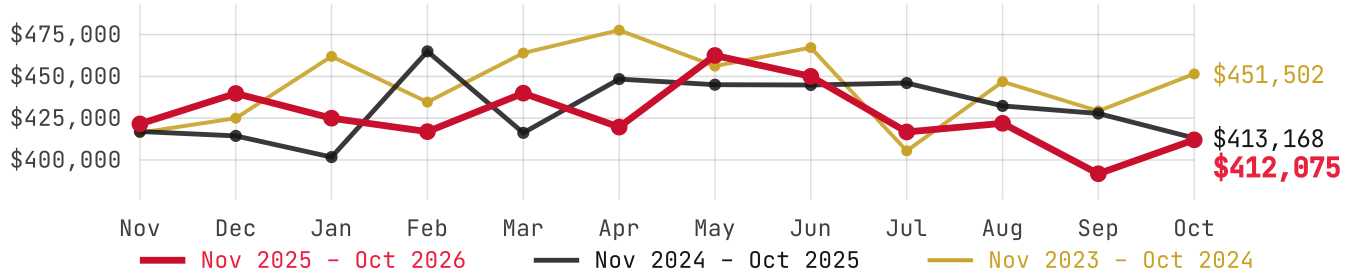
The number of homes that changed hands. When this falls, every other measure on this page rests on fewer sales and varies more from period to period.

NOW Aug–Oct 2026: 286 sales, against 281 sales in Aug–Oct 2025 — about the same as a year earlier.

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3. Median net sale price

The median sale price, after what the seller paid toward the buyer's costs

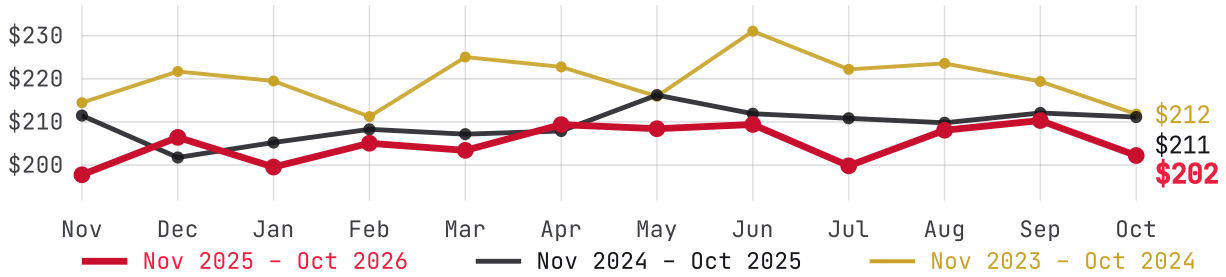


Half the homes sold for more than this and half for less. It is the net figure, what the seller kept, so it already accounts for money the seller paid toward the buyer's costs at closing.

> **NOW** Aug–Oct 2026: $414,940, against $427,000 in Aug–Oct 2025 — prices are lower than a year ago.

4. Median net price per square foot

The same net price, divided by living area



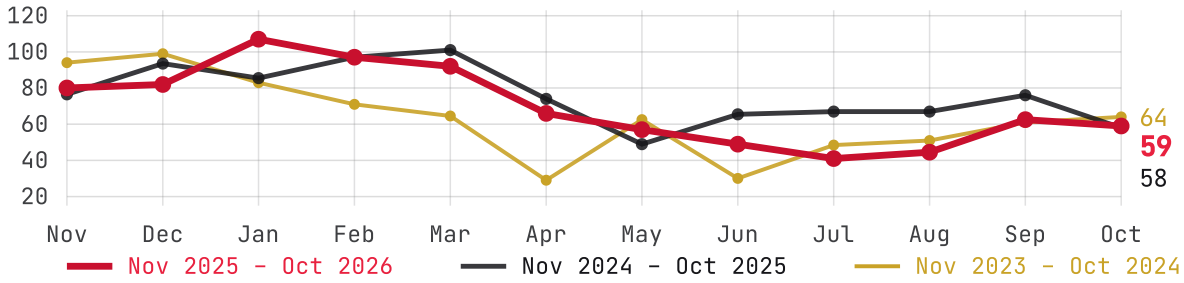
Price per square foot lets a large house and a small one be compared on the same scale. It is the measure the valuation is built on.

> **NOW** Aug–Oct 2026: $207 a square foot, against $210 a square foot in Aug–Oct 2025 — about the same as a year earlier.

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5. Median days on market

How long the median sale took to find its buyer

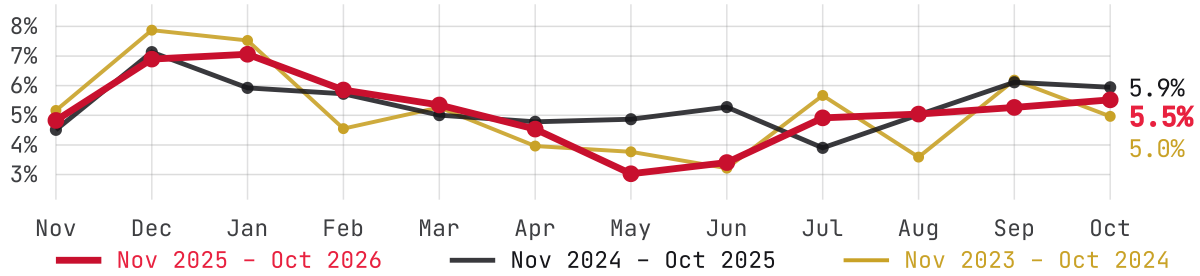


Counted, wherever the MLS record allows, from the day the home first went on the market rather than from its latest price change. Half of the sales took longer than this.

> **NOW** Aug–Oct 2026: 56 days, against 69 days in Aug–Oct 2025 — homes are selling faster.

6. % Discount from the first asking price

The median amount the closing price fell below the original asking price, as a percentage



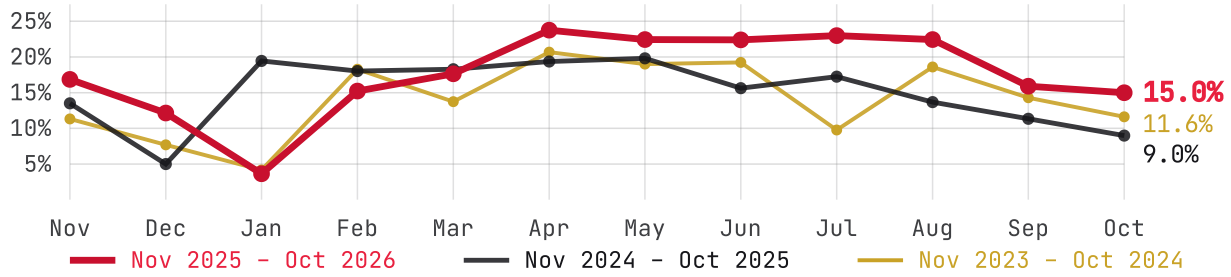
Zero percent means the home sold for exactly its first asking price. Ten percent means the seller accepted ten percent less than that price.

> **NOW** Aug–Oct 2026: 5.3%, against 5.9% in Aug–Oct 2025 — about the same as a year earlier.

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7. Share selling at or above the original asking price

How often the seller received the full first asking price or more

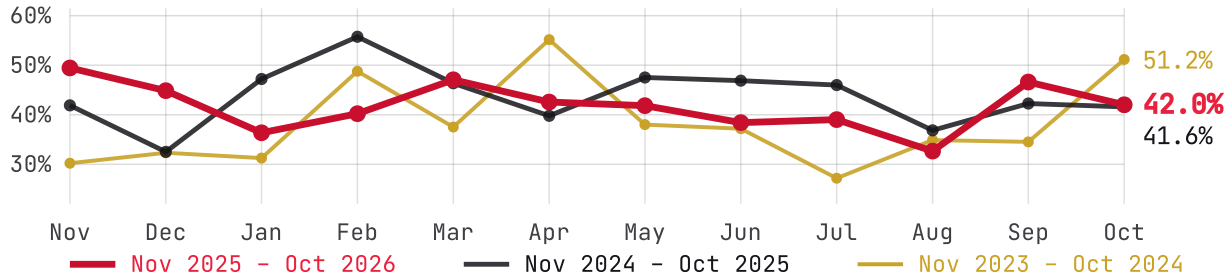


The percentage of sales that closed at or above their first asking price. It is the clearest single sign of whether buyers or sellers have the advantage.

NOW Aug–Oct 2026: 17.8%, against 11.4% in Aug–Oct 2025 — more sellers are getting their full asking price.

8. % Seller Concession

How often the seller gave a discount at closing instead of a lower price



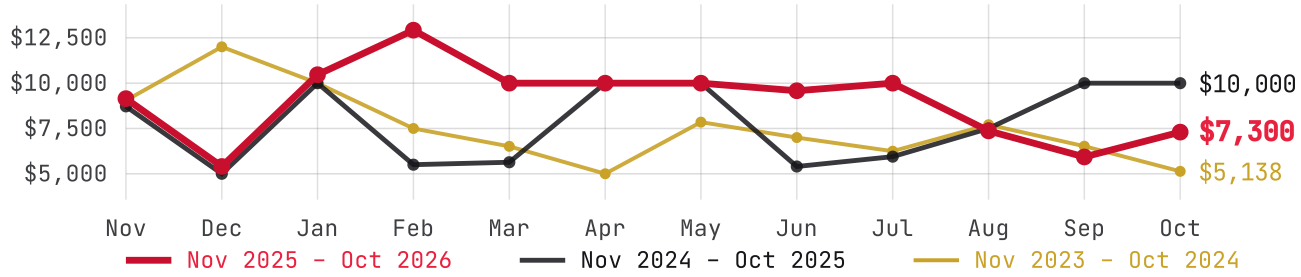
When a seller pays part of the buyer's closing costs, that discount does not show up in the recorded sale price. It is common here, so a gross sale price can overstate what comparable sellers actually received.

NOW Aug–Oct 2026: 40.2%, against 40.2% in Aug–Oct 2025 — about the same as a year earlier.

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9. $ Seller Concession

How much the seller paid, in the sales where the seller paid anything

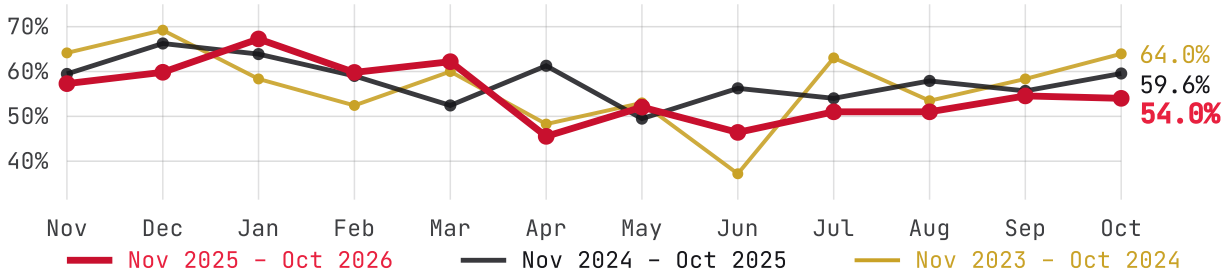


Among only the sales that included one, this is the middle amount the seller paid toward the buyer's costs.

NOW Aug–Oct 2026: $7,100, against $10,000 in Aug–Oct 2025 — those payments are smaller than a year ago.

10. Share that cut the price before selling

How often the asking price was lowered before the sale



The percentage of sold homes whose final asking price was below their first asking price, meaning the price was reduced at least once before the sale.

NOW Aug–Oct 2026: 53.1%, against 57.7% in Aug–Oct 2025 — fewer sellers are having to cut their price.

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11. How long sales take, by price quartile

Every sale from November 2023 to October 2026, ranked by its first asking price and split into four groups of equal size

Higher-priced homes take longer. The highest-priced quarter took 30 days longer than the lowest.

LOWEST-PRICED QUARTER
$210,000 – $384,886
48 days
Half took 16–106 days · 783 sales

SECOND QUARTER
$384,900 – $474,900
62 days
Half took 22–122 days · 783 sales

THIRD QUARTER
$474,900 – $625,000
78 days
Half took 24–167 days · 783 sales

HIGHEST-PRICED QUARTER
$625,000 – $4,250,000
78 days
Half took 22–164 days · 783 sales

Each card is one quarter of the sales, by first asking price. The large number is the median: half of those homes sold faster, half slower.

> **NOW** Nov 2025–Oct 2026: the lowest-priced quarter (up to $378,055) took a median of 56 days and the highest-priced quarter ($620,000 and up) 75 days — higher-priced homes are taking longer to sell.

12. How long sales take, by how much was given up

The same sales, November 2023 to October 2026, grouped by how far under the first asking price they closed

The more a seller gave up, the longer the sale took. 7 days at or above the asking price; 159 days at more than 10% under it.

AT OR ABOVE ASKING
7 days
Half took 3–29 days · 501 sales

UP TO 2% UNDER ASKING
22 days
Half took 7–66 days · 378 sales

2–5% UNDER ASKING
43 days
Half took 19–79 days · 677 sales

5–10% UNDER ASKING
85 days
Half took 48–134 days · 813 sales

MORE THAN 10% UNDER ASKING
159 days
Half took 102–243 days · 763 sales

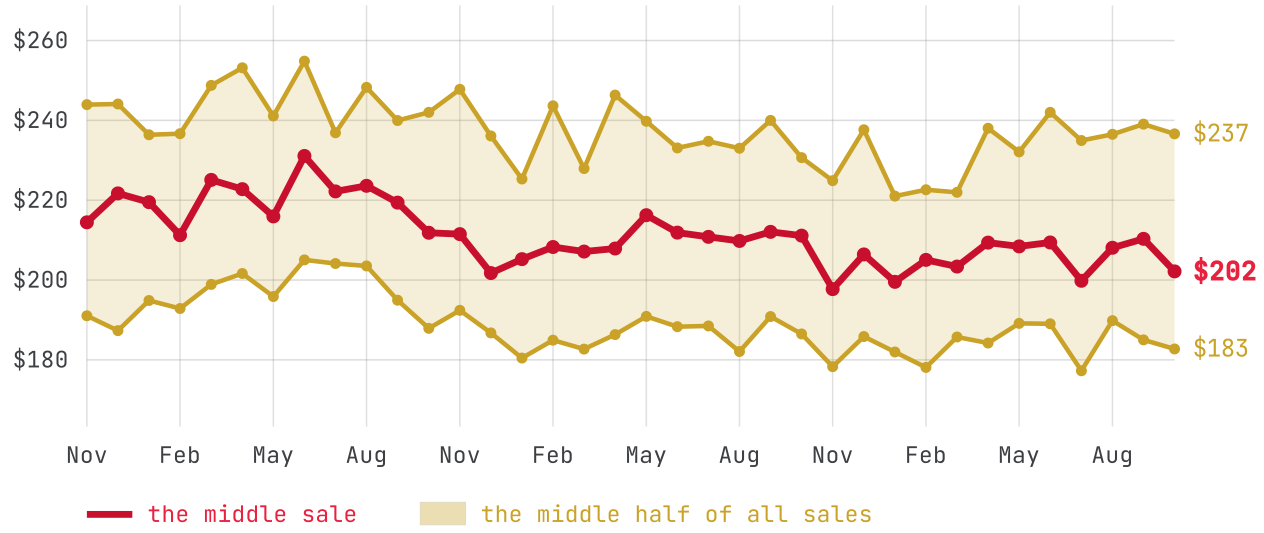
A home that stays unsold is usually reduced, so time on the market and the discount rise together. This describes past sales; it does not predict how long any one home will take.

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NOW Nov 2025–Oct 2026: homes that sold at or above their first asking price took a median of 6 days; those that closed more than 10% under it took 154 days — the more a seller gave up, the longer the sale took.

13. The middle half of net prices per square foot

How consistently this market prices homes: the range around each median above



A quarter of sales landed below the lower line and a quarter above the upper one. When these lines sit close together, homes here price predictably and a valuation can be held to a tight range. When they spread apart, the middle figure means less and the range around it matters more.

NOW Aug–Oct 2026: the middle half spanned $53 a square foot, against $50 a square foot in Aug–Oct 2025 — about the same as a year earlier.

+ Click here for details — in the online report, https://alex-companies.com/market-data/tx-williamson-georgetown-sun-city-texas-market-statistics-canonical.html

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