Sun City Texas

Georgetown, TX 78633
Resale homes · closed Nov 22 – Nov 21, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
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MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
70	**$432,158**	**$219**	**66 days**
single-family resale homes	average $463,160	average $228	average 92 days

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1. Summary

Resale homes · 70 sales · November 22, 2025 – November 21, 2026

This study looks at the **70 resale homes** sold in Sun City Texas in the **365 days** to November 21, 2026. A full year is used because only 38 resale homes sold in the last 180 days. 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.

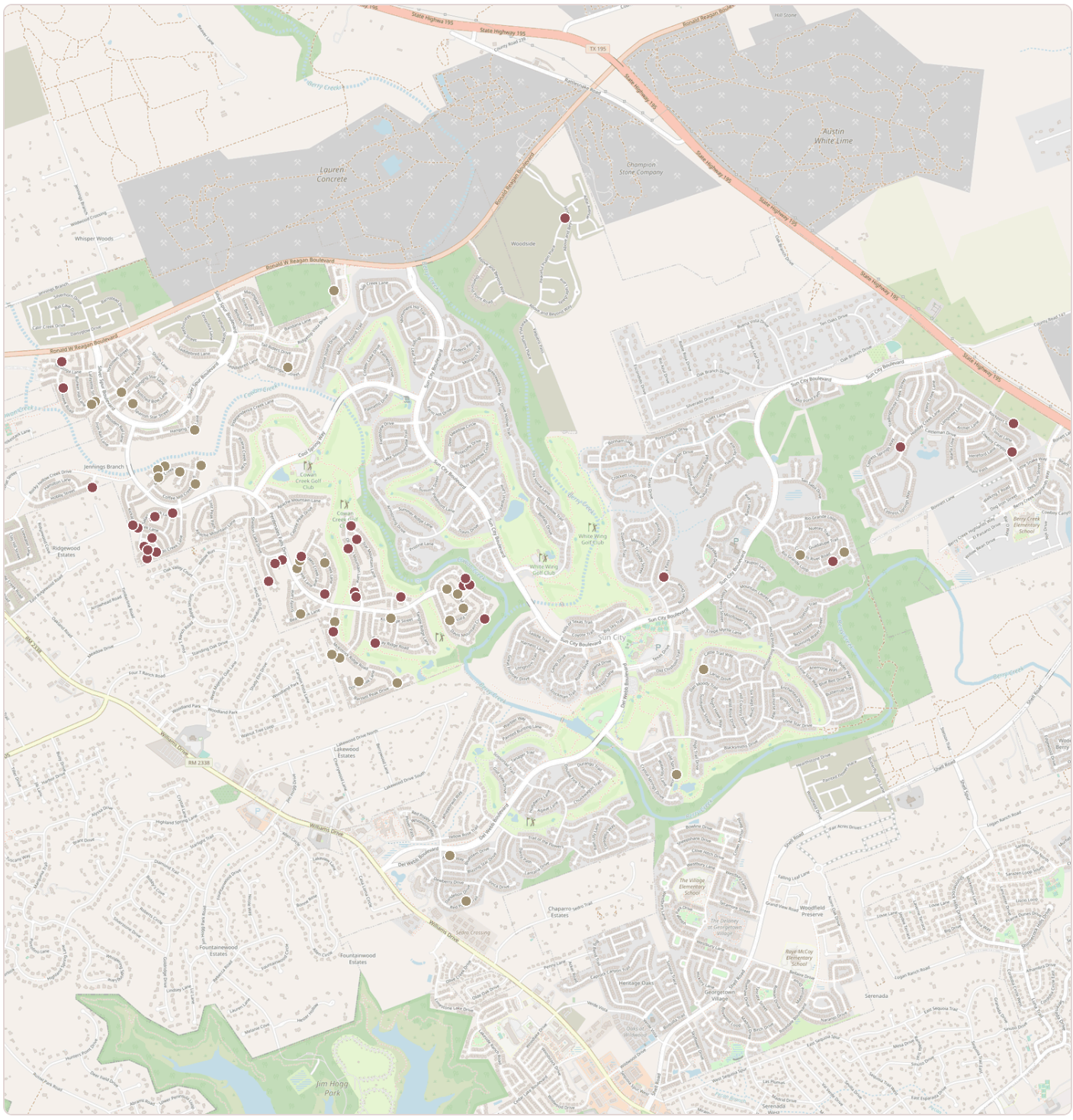
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

70 resale homes · colored by price range

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



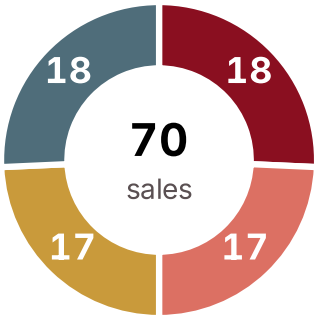
● Under $320K · 18 sales ● $320K–$425K · 17 sales ● $439K–$554K · 17 sales ● Over $554K · 18 sales

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3. Quartiles by net sale price

Resale homes · 70 sales · November 22, 2025 – 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 $320K: 18 sales (26%)
- $320K–$425K: 17 sales (24%)
- $439K–$554K: 17 sales (24%)
- Over $554K: 18 sales (26%)

Bottom line

- Homes over $554K are about 1,290 SF (92%) larger than homes under $320K.
- Homes over $554K sell for about $43 per SF (20%) more than homes under $320K.

3.1 Key differences

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

Under $320K $320K–$425K $439K–$554K Over $554K

Higher-priced homes Over $554K

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

Lower-priced homes Under $320K

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

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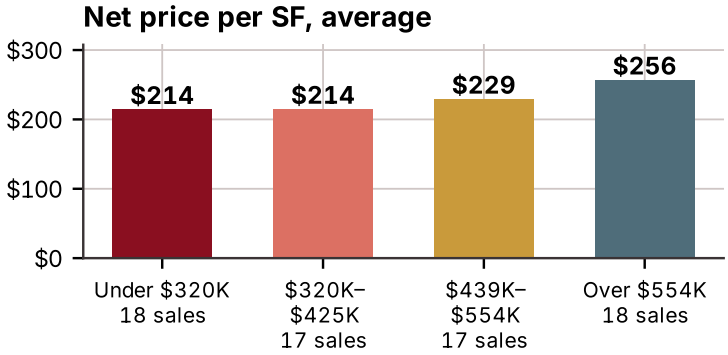
3.2 At a glance

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 $320K	$320K–$425K	$439K–$554K	Over $554K	Real difference?
Net price per SF	$214 per SF **Lowest**	$214 per SF	$229 per SF	$256 per SF **Highest**	✓ large
Living area	1,401 SF **Smallest**	1,778 SF	2,169 SF	2,694 SF **Largest**	✓ large
Year built	2014	2013	2014	2016	unclear
Days on market	88 days	29 days	75 days	56 days	unclear
Discount from original list	6.6%	4.0%	7.2%	5.3%	unclear
Price cut before sale	50%	47%	65%	44%	unclear
Seller paid closing costs or repairs	39%	71%	59%	61%	unclear
Has a view	61%	59%	76%	83%	unclear

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 $554K sell for about $43 per SF (20%) more than homes under $320K

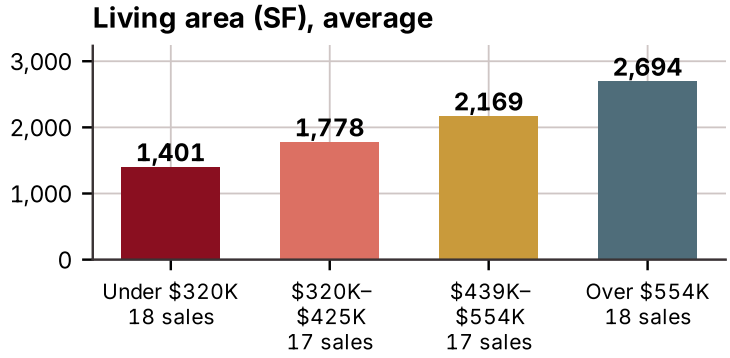


The average is **$256 per SF** for homes over $554K and **$214 per SF** for homes under $320K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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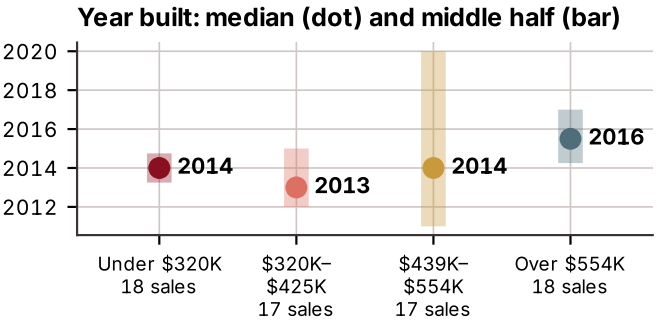
3.4 Homes over $554K are about 1,290 SF (92%) larger than homes under $320K



The average is **2,694 SF** for homes over $554K and **1,401 SF** for homes under $320K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

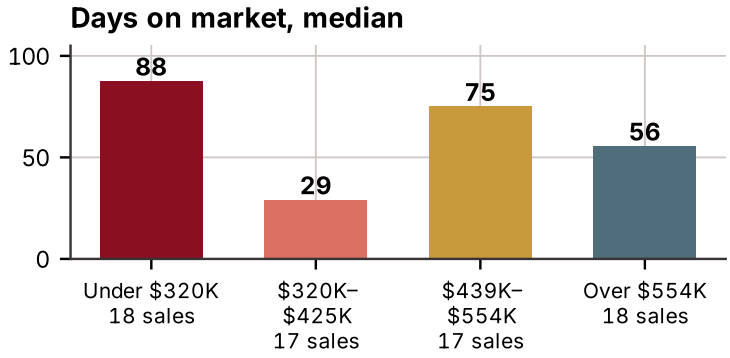
3.5 Year built: no clear difference



The median is **2016** for homes over $554K and **2014** for homes under $320K. It does not move in a straight line; homes over $554K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

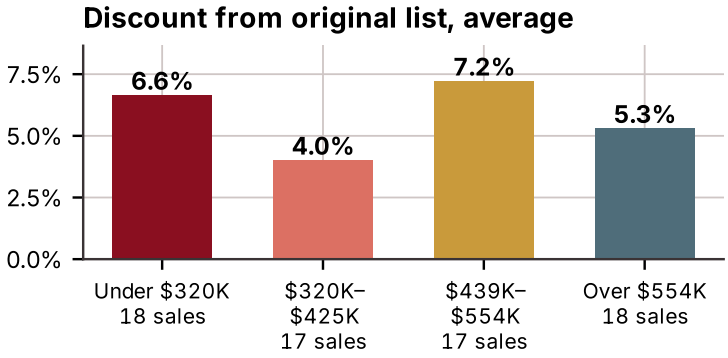


The median is **56 days** for homes over $554K and **88 days** for homes under $320K. It does not move in a straight line; homes under $320K are highest. Defined in 8.1.5.

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

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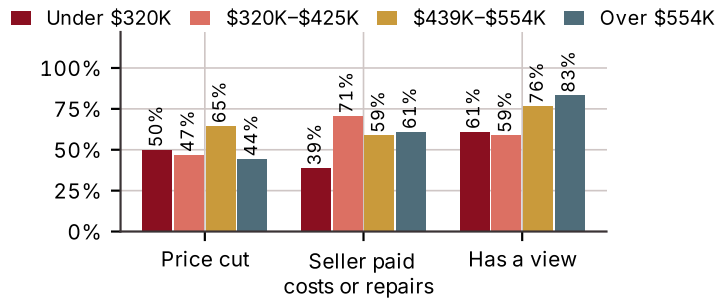
3.7 Discount from original list: no clear difference



The average is **5.3%** for homes over $554K and **6.6%** for homes under $320K. It does not move in a straight line; homes $439K–$554K are highest. Defined in 8.1.6.

– No clear difference · could be chance

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.

- 44% of homes over $554K had a price cut before sale, against 50% of homes under $320K. Defined in 8.1.7.
- 61% of homes over $554K had the seller pay closing costs or repairs, against 39% of homes under $320K. Defined in 8.1.8.
- 83% of homes over $554K have a view, against 61% of homes under $320K. 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

3.9 The numbers: price and size

	Under $320K 18 sales	$320K–$425K 17 sales	$439K–$554K 17 sales	Over $554K 18 sales	All 70 sales	Real difference?
Net sale price average	$295,419	$380,119	$492,737	$681,395	$463,160	by design
Net price per SF average	$214	$214	$229	$256	$228	✓ large
Living area average	1,401	1,778	2,169	2,694	2,012	✓ large
Year built median	2014	2013	2014	2016	2014	unclear

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3.10 The numbers: selling

	Under $320K 18 sales	$320K–$425K 17 sales	$439K–$554K 17 sales	Over $554K 18 sales	All 70 sales	Real difference?
Days on market median	88	29	75	56	66	unclear
Discount from original list average	6.6%	4.0%	7.2%	5.3%	5.8%	unclear
Price cut before sale	50%	47%	65%	44%	51%	unclear
Seller paid closing costs or repairs	39%	71%	59%	61%	57%	unclear
Has a view	61%	59%	76%	83%	70%	unclear

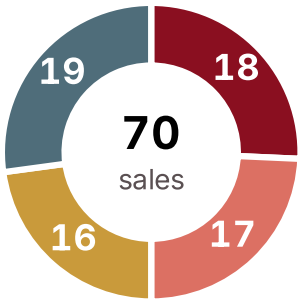
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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 1,532 SF: 18 sales (26%)
- 1,532–1,909 SF: 17 sales (24%)
- 1,914–2,428 SF: 16 sales (23%)
- Over 2,428 SF: 19 sales (27%)

Bottom line

- Homes over 2,428 SF sell for about $355K (119%) more than homes under 1,532 SF.

4.1 Key differences

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

Under 1,532 SF · 1,532–1,909 SF · 1,914–2,428 SF · Over 2,428 SF

Larger homes Over 2,428 SF

- Sell for much more.

Smaller homes Under 1,532 SF

- Sell for much less.

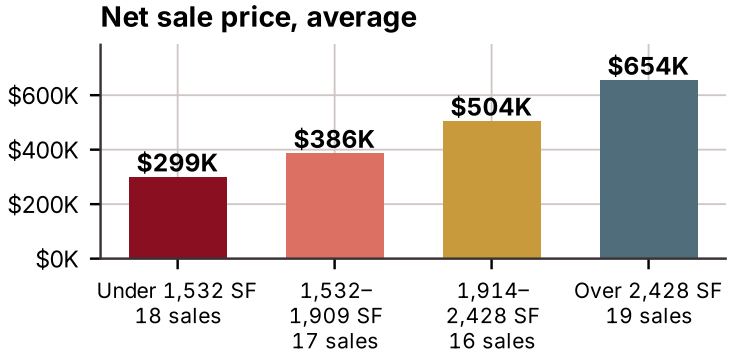
4.2 At a glance

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

	Under 1,532 SF	1,532–1,909 SF	1,914–2,428 SF	Over 2,428 SF	Real difference?
Net sale price	$299K Lowest	$386K	$504K	$654K Highest	✓ large
Net price per SF	$219 per SF	$216 per SF	$240 per SF	$239 per SF	unclear
Year built	2014	2014	2015	2015	unclear
Days on market	90 days	53 days	69 days	59 days	unclear
Discount from original list	5.8%	5.4%	5.9%	6.1%	unclear
Price cut before sale	50%	47%	69%	42%	unclear
Seller paid closing costs or repairs	33%	71%	56%	68%	unclear
Has a view	61%	65%	69%	84%	unclear

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4.3 Homes over 2,428 SF sell for about $355K (119%) more than homes under 1,532 SF

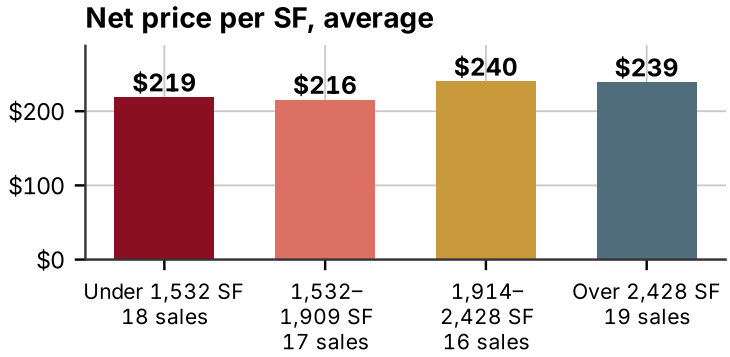


The average is **$654K** for homes over 2,428 SF and **$299K** for homes under 1,532 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

4.4 Net price per SF: no clear difference

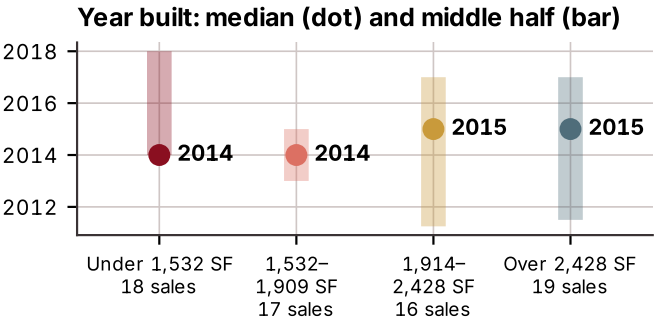


The average is **$239 per SF** for homes over 2,428 SF and **$219 per SF** for homes under 1,532 SF. It does not move in a straight line; homes 1,914–2,428 SF are highest.

Defined in 8.1.2.

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

4.5 Year built: no clear difference



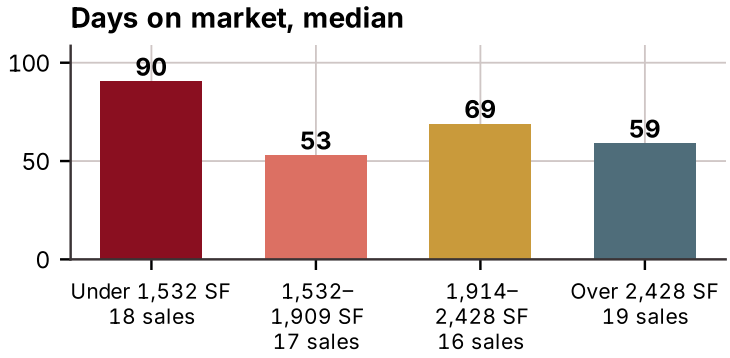
The median is **2015** for homes over 2,428 SF and **2014** for homes under 1,532 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.4.

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

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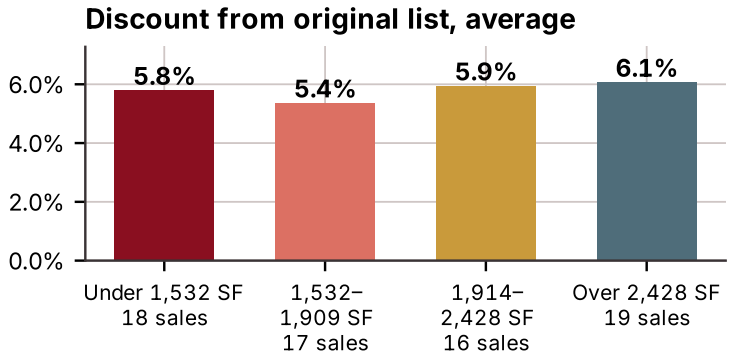
4.6 Days on market: no clear difference



The median is **59 days** for homes over 2,428 SF and **90 days** for homes under 1,532 SF. It does not move in a straight line; homes under 1,532 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

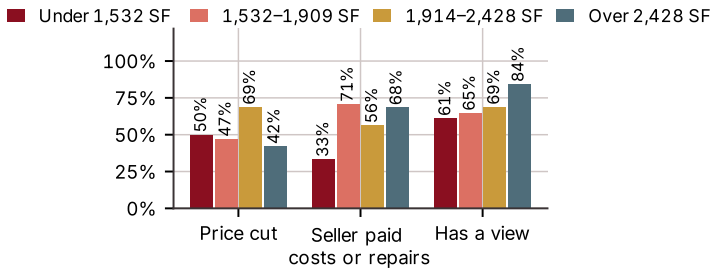


The average is **6.1%** for homes over 2,428 SF and **5.8%** for homes under 1,532 SF. It does not move in a straight line; homes over 2,428 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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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.

- 42% of homes over 2,428 SF had a price cut before sale, against 50% of homes under 1,532 SF. Defined in 8.1.7.
- 68% of homes over 2,428 SF had the seller pay closing costs or repairs, against 33% of homes under 1,532 SF. Defined in 8.1.8.
- 84% of homes over 2,428 SF have a view, against 61% of homes under 1,532 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 1,532 SF 18 sales	1,532–1,909 SF 17 sales	1,914–2,428 SF 16 sales	Over 2,428 SF 19 sales	All 70 sales	Real difference?
Net sale price average	$298,808	$385,514	$503,973	$653,967	$463,160	✓ large
Net price per SF average	$219	$216	$240	$239	$228	unclear
Living area average	1,374	1,787	2,092	2,748	2,012	by design
Year built median	2014	2014	2015	2015	2014	unclear

4.10 The numbers: selling

	Under 1,532 SF 18 sales	1,532–1,909 SF 17 sales	1,914–2,428 SF 16 sales	Over 2,428 SF 19 sales	All 70 sales	Real difference?
Days on market median	90	53	69	59	66	unclear
Discount from original list average	5.8%	5.4%	5.9%	6.1%	5.8%	unclear
Price cut before sale	50%	47%	69%	42%	51%	unclear
Seller paid closing costs or repairs	33%	71%	56%	68%	57%	unclear
Has a view	61%	65%	69%	84%	70%	unclear

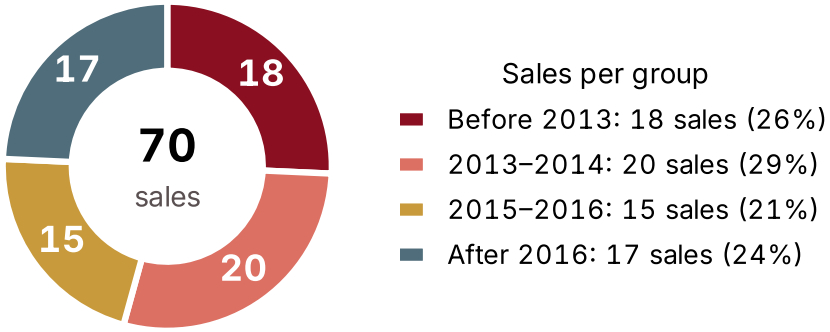
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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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.



Bottom line

- 12% of homes built after 2016 had the seller pay closing costs or repairs, against 72% of homes built before 2013.
- Homes built after 2016 are about 130 SF (6%) larger than homes built before 2013.

5.1 Key differences

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

Before 2013 2013–2014 2015–2016 After 2016

Newer homes After 2016

- Less often have the seller pay buyer costs or repairs.
- Are much larger.

Older homes Before 2013

- More often have the seller pay buyer costs or repairs.
- Are much smaller.

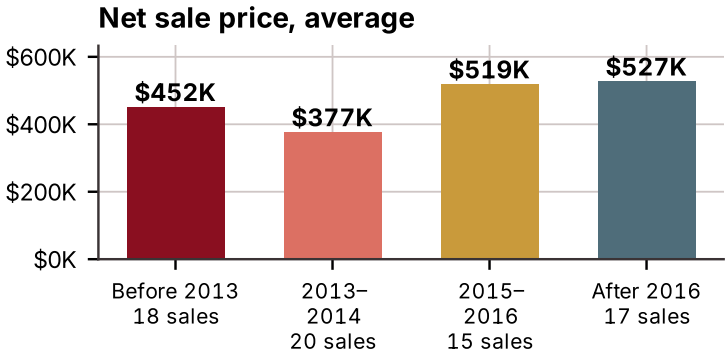
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5.2 At a glance

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 2013	2013–2014	2015–2016	After 2016	Real difference?
Net sale price	$452K	$377K	$519K	$527K	unclear
Net price per SF	$219 per SF	$224 per SF	$232 per SF	$241 per SF	unclear
Living area	2,057 SF	1,678 SF **Smallest**	2,203 SF **Largest**	2,186 SF	✓ large
Days on market	38 days	66 days	25 days	91 days	unclear
Discount from original list	6.0%	5.9%	4.8%	6.4%	unclear
Price cut before sale	44%	55%	40%	65%	unclear
Seller paid closing costs or repairs	72%	75% **Most**	67%	12% **Fewest**	✓ large
Has a view	67%	85%	73%	53%	unclear

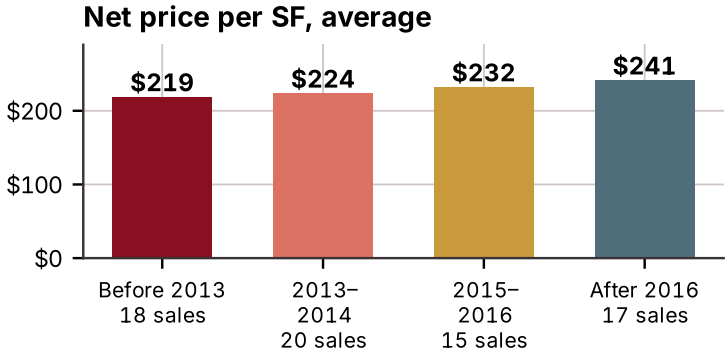
5.3 Net sale price: no clear difference



The average is **$527K** for homes built after 2016 and **$452K** for homes built before 2013. It does not move in a straight line; homes built after 2016 are highest. Defined in 8.1.1.

– No clear difference · could be chance

5.4 Net price per SF: no clear difference

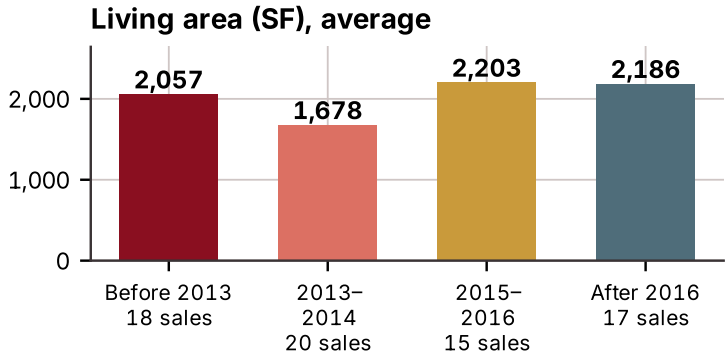


The average is **$241 per SF** for homes built after 2016 and **$219 per SF** for homes built before 2013. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

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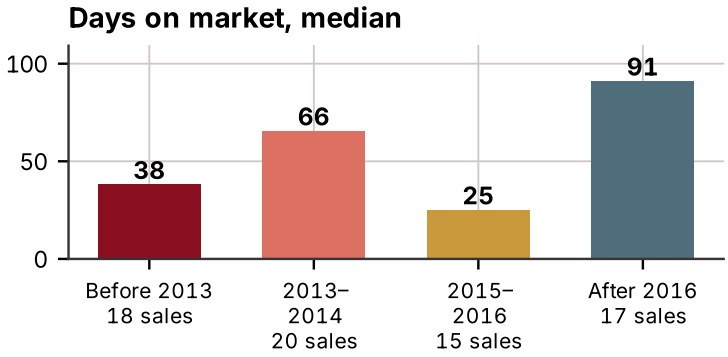
5.5 Homes built after 2016 are about 130 SF (6%) larger than homes built before 2013



The average is **2,186 SF** for homes built after 2016 and **2,057 SF** for homes built before 2013. It does not move in a straight line; homes built 2015–2016 are highest. Defined in 8.1.3.

✓ **Real difference** · large

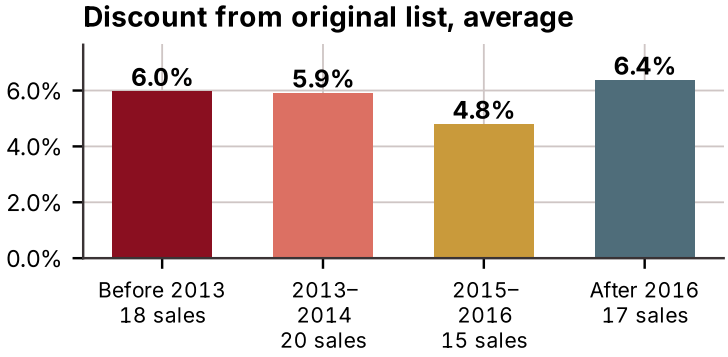
5.6 Days on market: no clear difference



The median is **91 days** for homes built after 2016 and **38 days** for homes built before 2013. It does not move in a straight line; homes built after 2016 are highest. Defined in 8.1.5.

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

5.7 Discount from original list: no clear difference

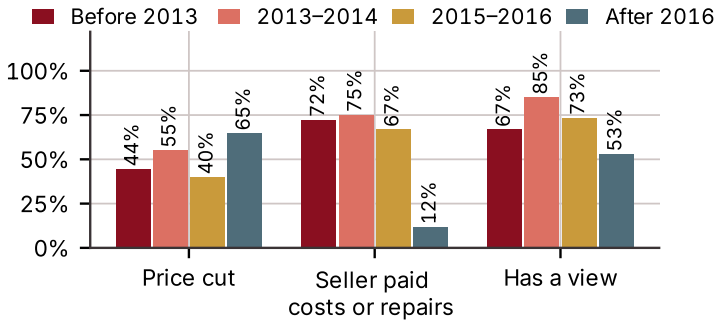


The average is **6.4%** for homes built after 2016 and **6.0%** for homes built before 2013. It does not move in a straight line; homes built after 2016 are highest. Defined in 8.1.6.

– **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.

- 65% of homes built after 2016 had a price cut before sale, against 44% of homes built before 2013. Defined in 8.1.7.
- 12% of homes built after 2016 had the seller pay closing costs or repairs, against 72% of homes built before 2013. Defined in 8.1.8.
- 53% of homes built after 2016 have a view, against 67% of homes built before 2013. Defined in 8.1.9.

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

5.9 The numbers: price and size

	Before 2013 18 sales	2013–2014 20 sales	2015–2016 15 sales	After 2016 17 sales	All 70 sales	Real difference?
Net sale price average	$451,741	$377,025	$518,993	$527,322	$463,160	unclear
Net price per SF average	$219	$224	$232	$241	$228	unclear
Living area average	2,057	1,678	2,203	2,186	2,012	✓ large
Year built median	2011	2014	2015	2020	2014	by design

5.10 The numbers: selling

	Before 2013 18 sales	2013–2014 20 sales	2015–2016 15 sales	After 2016 17 sales	All 70 sales	Real difference?
Days on market median	38	66	25	91	66	unclear
Discount from original list average	6.0%	5.9%	4.8%	6.4%	5.8%	unclear
Price cut before sale	44%	55%	40%	65%	51%	unclear
Seller paid closing costs or repairs	72%	75%	67%	12%	57%	✓ large
Has a view	67%	85%	73%	53%	70%	unclear

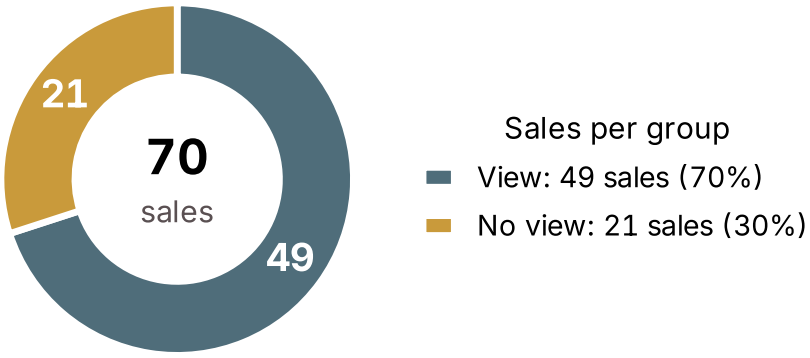
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 70 sales · November 22, 2025 – 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.



Bottom line: no measure differs enough between the groups to rule out chance.

6.1 Key differences

The top group against the bottom group: no measure differs enough to rule out chance.

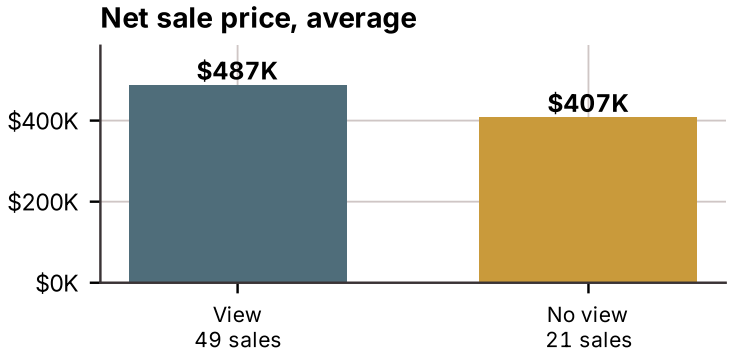
6.2 At a glance

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	$487K	$407K	unclear
Net price per SF	$235 per SF	$214 per SF	unclear
Living area	2,049 SF	1,924 SF	unclear
Year built	2014	2015	unclear
Days on market	63 days	75 days	unclear
Discount from original list	5.7%	6.0%	unclear
Price cut before sale	55%	43%	unclear
Seller paid closing costs or repairs	61%	48%	unclear

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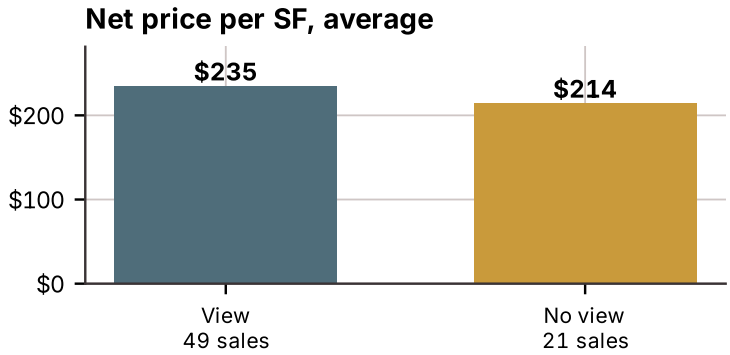
6.3 Net sale price: no clear difference



The average is **$487K** for homes with a view and **$407K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

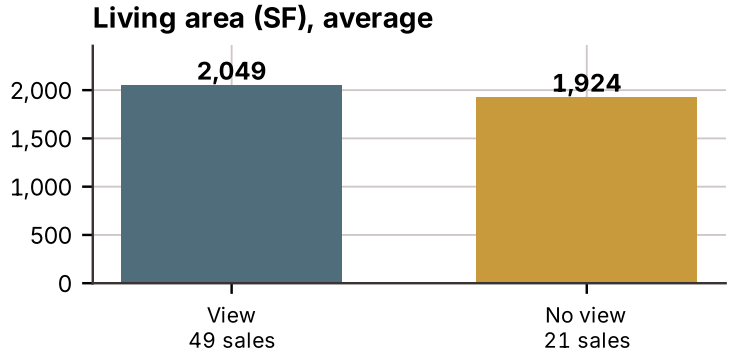
6.4 Net price per SF: no clear difference



The average is **$235 per SF** for homes with a view and **$214 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

6.5 Living area: no clear difference

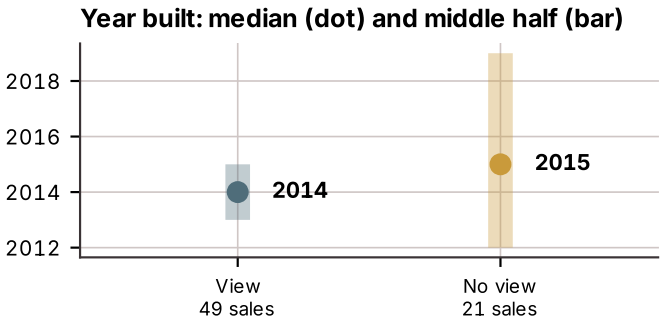


The average is **2,049 SF** for homes with a view and **1,924 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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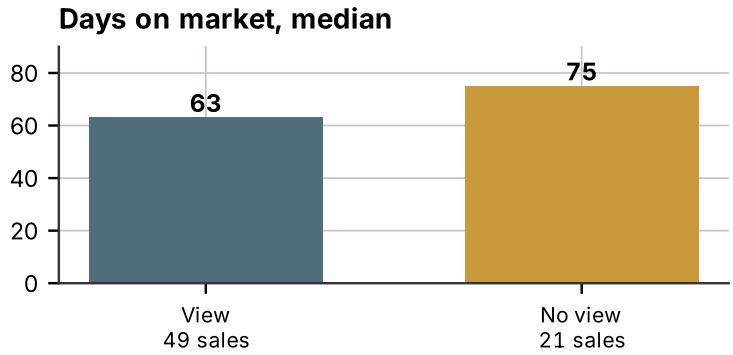
6.6 Year built: no clear difference



The median is **2014** for homes with a view and **2015** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

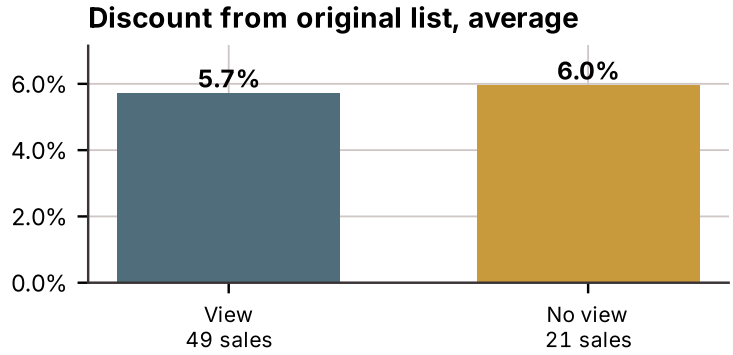
6.7 Days on market: no clear difference



The median is **63 days** for homes with a view and **75 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

6.8 Discount from original list: no clear difference

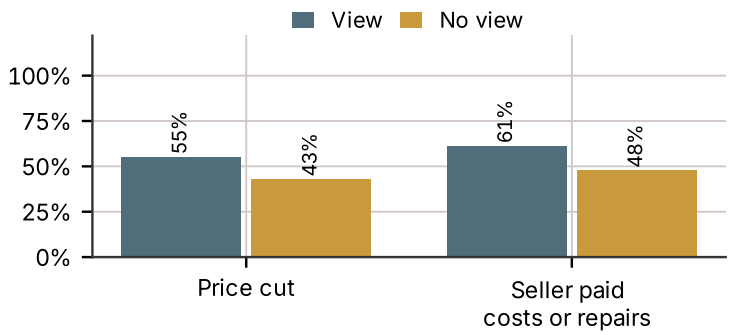


The average is **5.7%** for homes with a view and **6.0%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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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.

- 55% of homes with a view had a price cut before sale, against 43% 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 48% of homes without a view. Defined in 8.1.8.

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

6.10 The numbers: price and size

	View 49 sales	No view 21 sales	All 70 sales	Real difference?
Net sale price average	$487,142	$407,203	$463,160	unclear
Net price per SF average	$235	$214	$228	unclear
Living area average	2,049	1,924	2,012	unclear
Year built median	2014	2015	2014	unclear

6.11 The numbers: selling

	View 49 sales	No view 21 sales	All 70 sales	Real difference?
Days on market median	63	75	66	unclear
Discount from original list average	5.7%	6.0%	5.8%	unclear
Price cut before sale	55%	43%	51%	unclear
Seller paid closing costs or repairs	61%	48%	57%	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 · 34 sales · November 22, 2025 – November 21, 2026

Homes sold new by the builder in the same 365 days. They are left out of every other section and shown here as basic figures only: 34 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 Texas.

Measure	Average	Median
Sales		34
Net sale price	**$421,332**	$364,055
Net price per SF	**$244**	$243
Living area (SF)	**1,737**	1,550
Days on market	**84**	70
Discount from original list	**6.9%**	5.9%
Price cut before sale		50% of sales
Seller paid closing costs or repairs		53% 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 70 resale sales. Average $463,160; median $432,158; standard deviation $156,595; middle half (25th–75th percentile) $313,914–$558,600; lowest $264,000, highest $888,300. 40 sales had a seller payment; their median payment was $1,600.

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 70 resale sales. Average $228; median $219; standard deviation $30; middle half (25th–75th percentile) $208–$247; lowest $152, highest $320.

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 70 resale sales. Average 2,012; median 1,912; standard deviation 560; middle half (25th–75th percentile) 1,499–2,435; lowest 1,092, highest 3,548.

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 70 resale sales. Average 2014; median 2014; standard deviation 6; middle half (25th–75th percentile) 2012–2016; 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	70 resale sales. Average 92; median 66; standard deviation 108; middle half (25th–75th percentile) 16–126; lowest 0, highest 564. 3 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	70 resale sales. Average 5.8%; median 5.5%; standard deviation 5.0%; middle half (25th–75th percentile) 1.0%–8.8%; lowest −0.9%, highest 23.2%. 1 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	36 of 70 resale sales (51.4%).

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	40 of 70 resale sales (57.1%).

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	49 sales with a view, 21 without, 0 unclassified. Most common View entries: Park/Greenbelt 42, Neighborhood 20, Trees/Woods 13, Golf Course 9, Hill Country 8, None 7, Panoramic 3, See Remarks 3.

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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 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Georgetown, SubdivisionName contains any of “sun city texas” (case-insensitive). A record is kept when its subdivision name belongs to the Sun City Texas family, the same rule comparable sales use.

The data Pulled November 22, 2026: 104 closed Sun City Texas records over the prior year, in ZIP 78633. 28 subdivision spellings kept, the most common: Sun City Texas (63); Sun City Texas Neighborhood 54 Pud (4); Sun City Texas Pud Nbrhd 56 (4); Sun City Texas Nbrhd 48 Pud (3); Sun City Texas Pud Nbrhd 59 (3); Sun City Texas Nbrhd 50 Pud (2); Sun City Texas Neighborhood 13 Ph 02 Pud Blk (2); Sun City Texas Nbrhd 50 (2); Sun City Texas Nbrhd 57 (2); Sun City Texas Nbrhd 57 Planne (1); Sun City Texas Nbrhd 54 (1); Sun City Texas Nbrhd 59 (1); and 16 more (16 records). No other names were found by the search.

8.2.2 Study window

In simple terms The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 38 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 22, 2025 to November 21, 2026 inclusive.

The data 104 single-family sales in the window: 70 resale, 34 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 70 resale; 34 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 None in this window.

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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 $320K”.

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 $320K: $264,000–$312,000 (18 sales); $320K–$425K: $319,655–$424,915 (17 sales); $439K–$554K: $439,400–$554,400 (17 sales); Over $554K: $560,000–$888,300 (18 sales)
Quartiles by living area: Under 1,532 SF: 1,092–1,488 SF (18 sales); 1,532–1,909 SF: 1,532–1,909 SF (17 sales); 1,914–2,428 SF: 1,914–2,428 SF (16 sales); Over 2,428 SF: 2,435–3,548 SF (19 sales)
Quartiles by year built: Before 2013: 1995–2012 (18 sales); 2013–2014: 2013–2014 (20 sales); 2015–2016: 2015–2016 (15 sales); After 2016: 2017–2026 (17 sales)
View and no view: View: MLS lists a view (49 sales); No view: None or Neighborhood (21 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 $463,160, median $432,158. Days on market: average 92, median 66: 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	5 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 = 23.32	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.338$	large
Living area	Kruskal–Wallis	H = 57.45	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.833$	large
Year built	Kruskal–Wallis	H = 4.61	3	0.2027	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.067$	medium
Days on market	Kruskal–Wallis	H = 3.43	3	0.3297	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.050$	small
Discount from original list	Kruskal–Wallis	H = 4.65	3	0.1996	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.067$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.70$	3	0.6379	p < 0.0063	**Unclear**	Cramér's V = 0.156	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.84$	3	0.2793	p < 0.0063	**Unclear**	Cramér's V = 0.234	small
Has a view	Chi-square	$\chi^2 = 3.55$	3	0.3142	p < 0.0063	**Unclear**	Cramér's V = 0.225	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 = 57.61	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.835$	large
Net price per SF	Kruskal–Wallis	H = 8.91	3	0.0305	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.129$	medium
Year built	Kruskal–Wallis	H = 1.54	3	0.6741	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.022$	small
Days on market	Kruskal–Wallis	H = 0.88	3	0.8303	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.013$	small
Discount from original list	Kruskal–Wallis	H = 0.79	3	0.8530	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.011$	small
Price cut before sale	Chi-square	$\chi^2 = 2.73$	3	0.4356	p < 0.0063	**Unclear**	Cramér's V = 0.197	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.41$	3	0.0931	p < 0.0063	**Unclear**	Cramér's V = 0.303	medium
Has a view	Chi-square	$\chi^2 = 2.74$	3	0.4330	p < 0.0063	**Unclear**	Cramér's V = 0.198	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	$H = 12.10$	3	0.0071	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.175$	large
Net price per SF	Kruskal–Wallis	$H = 6.42$	3	0.0928	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.093$	medium
Living area	Kruskal–Wallis	$H = 12.90$	3	0.0049	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.187$	large
Days on market	Kruskal–Wallis	$H = 3.11$	3	0.3744	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.045$	small
Discount from original list	Kruskal–Wallis	$H = 0.82$	3	0.8455	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.012$	small
Price cut before sale	Chi-square	$\chi^2 = 2.44$	3	0.4867	$p < 0.0063$	**Unclear**	Cramér's V = 0.187	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 19.13$	3	0.0003	$p < 0.0063$	**Yes**	Cramér's V = 0.523	large
Has a view	Chi-square	$\chi^2 = 4.67$	3	0.1974	$p < 0.0063$	**Unclear**	Cramér's V = 0.258	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	$U = 663.50$	—	0.0570	$p < 0.0063$	**Unclear**	rank-biserial r = 0.290	small
Net price per SF	Mann–Whitney U	$U = 702.00$	—	0.0165	$p < 0.0063$	**Unclear**	rank-biserial r = 0.364	medium
Living area	Mann–Whitney U	$U = 604.50$	—	0.2512	$p < 0.0063$	**Unclear**	rank-biserial r = 0.175	small
Year built	Mann–Whitney U	$U = 458.00$	—	0.4693	$p < 0.0063$	**Unclear**	rank-biserial r = 0.110	small
Days on market	Mann–Whitney U	$U = 491.00$	—	0.7681	$p < 0.0063$	**Unclear**	rank-biserial r = 0.046	negligible
Discount from original list	Mann–Whitney U	$U = 534.00$	—	0.8076	$p < 0.0063$	**Unclear**	rank-biserial r = 0.038	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.88$	1	0.3476	$p < 0.0063$	**Unclear**	Cramér's V = 0.112	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.11$	1	0.2918	$p < 0.0063$	**Unclear**	Cramér's V = 0.126	small

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8.4 Data notes

Left out of the analysis: 34 new-construction sales (basic statistics only, section 7); nothing else. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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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 70 closed MLS resale sales; the 34 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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