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Prepared by ALEX Intelligence for ALEX Real Estate

Market Statistics · Closed Sales

Version 14.597

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Georgetown townhome market statistics

Georgetown, TX

Townhomes · closed sales through October 30, 2026

Prepared for Buyers, sellers and agents

Online: alex-companies.com/market-data/tx-williamson-georgetown-townhomes-market-statistics-canonical.html

Printable PDF: alex-companies.com/market-data/tx-williamson-georgetown-townhomes-market-statistics-canonical.pdf

MARKET STATISTICS Every figure is measured from closed sales recorded in the ABOR MLS; the county index on the first chart is the only modeled element. 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
28 townhomes · Georgetown	$284,290 average $339,234	$186 average $193	80 days average 99 days

LAST MONTH (OCTOBER 2026)

SALES, OCTOBER 2026	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
1 townhomes · Georgetown	$225,000 average $225,000	$212 average $212	23 days average 23 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

Georgetown recorded **340 closed sales** over the period, a median of **27** per year. **That is too few to support a monthly series.** A monthly median drawn from one or two sales is not a reliable statistic: it can swing widely when one unusual house sells, and would show a trend that is really sampling noise. These charts are therefore **annual**, the finest interval this area can support, and they run from 2016 to 2026. For a month-by-month view of the market this property sits in, choose a wider area above.

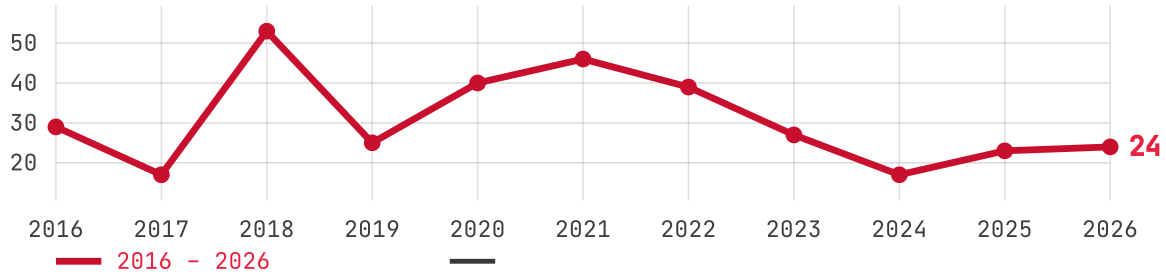
There are currently **15** townhomes for sale in Georgetown, against a recent selling rate of about 31 a year. At that rate it would take **0.5** years to sell every home now on the market.

NINE MEASURES

Georgetown · townhomes · through October 2026 · prices are net sale prices

1. Sales closed

How many homes sold in each period

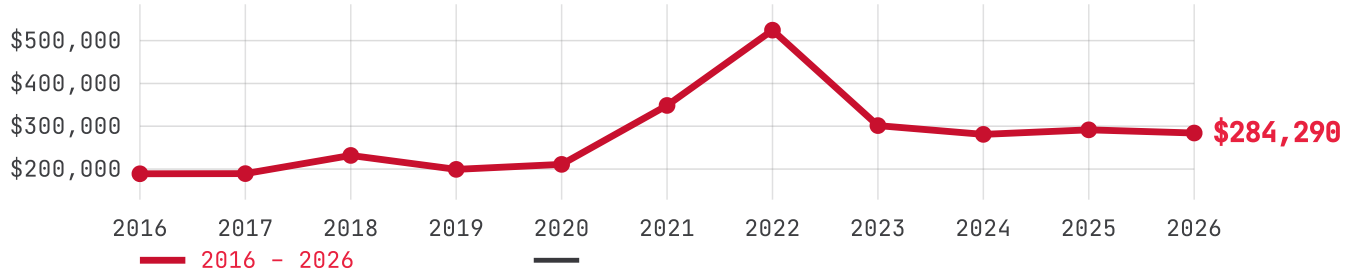


The number of homes that changed hands. When this falls, every other measure on this page rests on fewer sales and varies more from period to period.

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2. Median net sale price

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

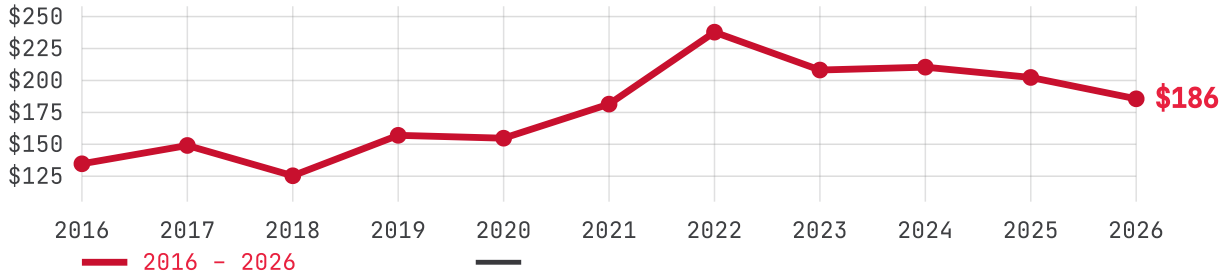


Half the homes sold for more than this and half for less. It is the net figure, what the seller kept, so it already accounts for money the seller paid toward the buyer's costs at closing.

NOW 2026 so far: $284,290, against $291,500 in 2025 — prices are lower than a year ago.

3. Median net price per square foot

The same net price, divided by living area



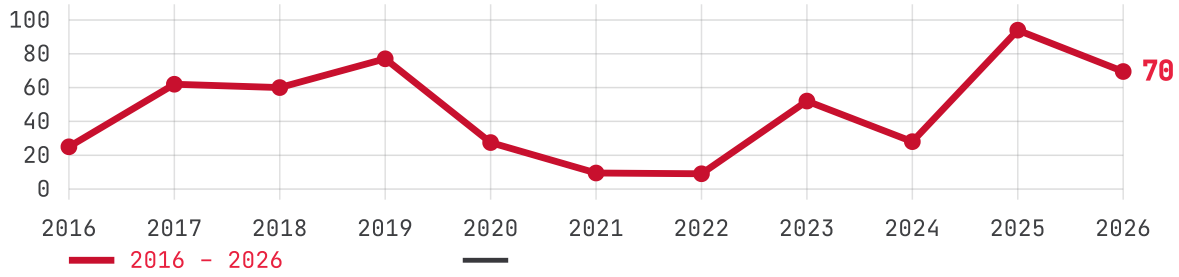
Price per square foot lets a large house and a small one be compared on the same scale. It is the measure the valuation is built on.

NOW 2026 so far: $186 a square foot, against $202 a square foot in 2025 — prices are lower than a year ago.

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4. Median days on market

How long the median sale took to find its buyer

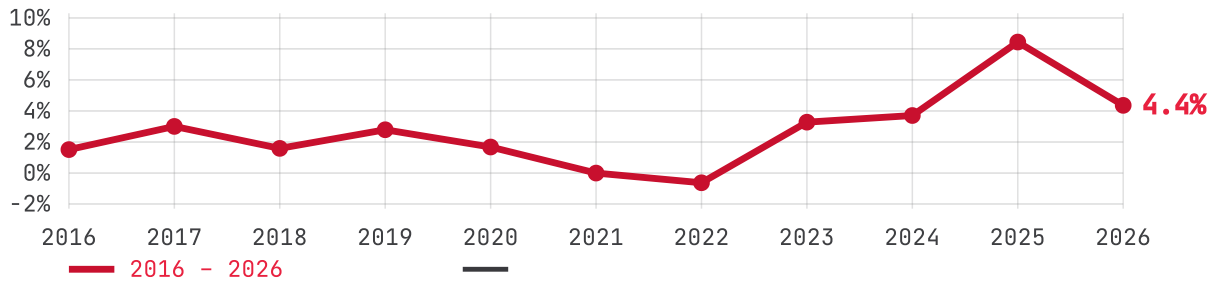


Counted, wherever the MLS record allows, from the day the home first went on the market rather than from its latest price change. Half of the sales took longer than this.

NOW 2026 so far: 70 days, against 94 days in 2025 — homes are selling faster.

5. % Discount from the first asking price

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



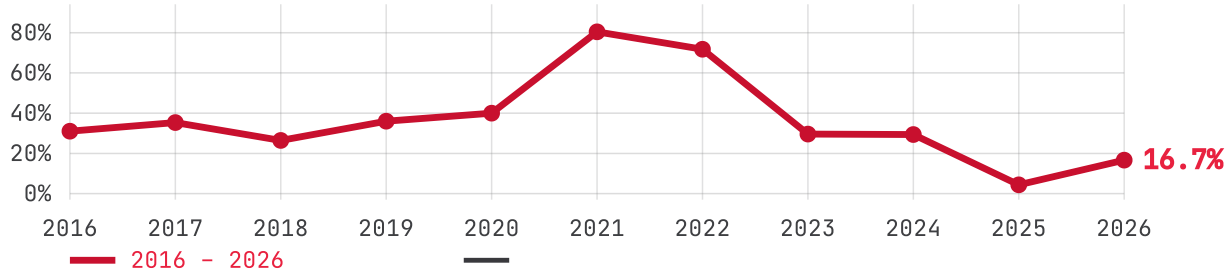
Zero percent means the home sold for exactly its first asking price. Ten percent means the seller accepted ten percent less than that price.

NOW 2026 so far: 4.4%, against 8.4% in 2025 — sellers are keeping more of their first asking price.

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6. Share selling at or above the original asking price

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

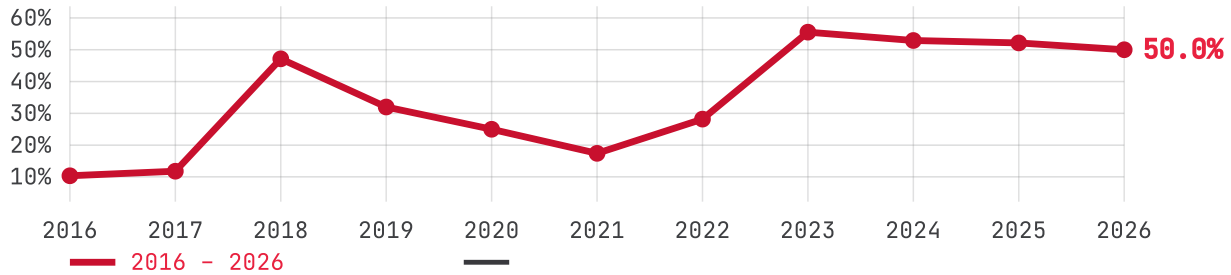


The percentage of sales that closed at or above their first asking price. It is the clearest single sign of whether buyers or sellers have the advantage.

NOW 2026 so far: 16.7%, against 4.3% in 2025 — more sellers are getting their full asking price.

7. % Seller Concession

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



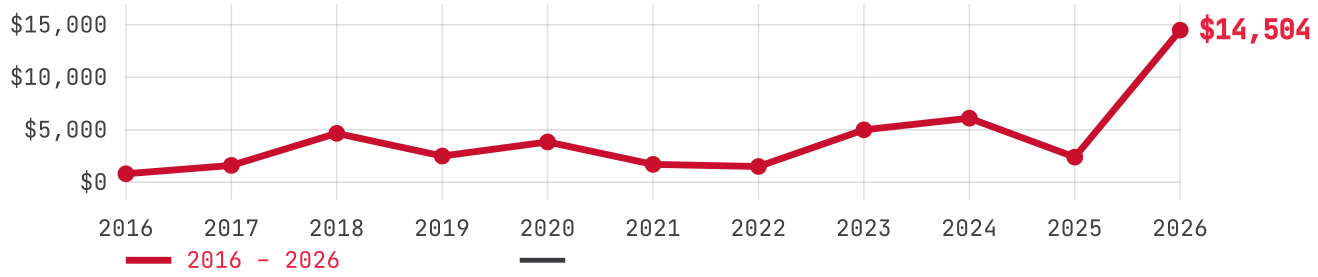
When a seller pays part of the buyer's closing costs, that discount does not show up in the recorded sale price. It is common here, so a gross sale price can overstate what comparable sellers actually received.

NOW 2026 so far: 50.0%, against 52.2% in 2025 — fewer sellers are paying toward buyers' costs.

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8. $ Seller Concession

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

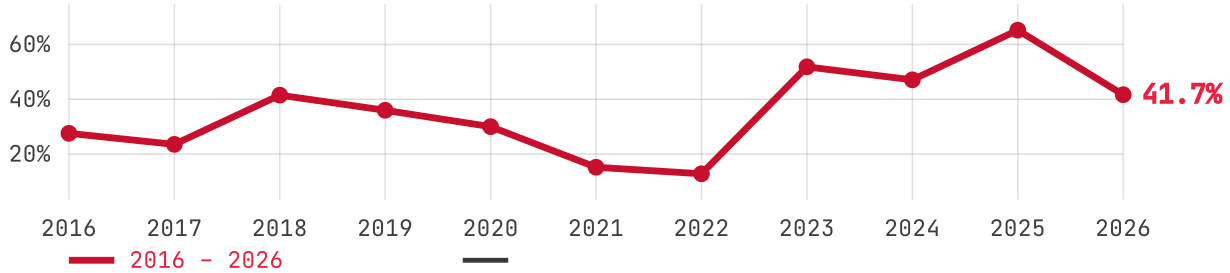


Among only the sales that included one, this is the middle amount the seller paid toward the buyer's costs.

> **NOW** 2026 so far: $14,504, against $2,400 in 2025 — those payments are larger than a year ago.

9. 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** 2026 so far: 41.7%, against 65.2% in 2025 — fewer sellers are having to cut their price.

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10. How long sales take, by price quartile

Every sale from January 2016 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 38 days longer than the lowest.

LOWEST-PRICED QUARTER
$142,900 – $215,000
21 days
Half took 5–73 days · 85 sales

SECOND QUARTER
$216,900 – $285,000
60 days
Half took 14–103 days · 85 sales

THIRD QUARTER
$289,900 – $459,000
40 days
Half took 7–88 days · 85 sales

HIGHEST-PRICED QUARTER
$459,000 – $799,000
59 days
Half took 10–145 days · 85 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.

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

The same sales, January 2016 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. 9 days at or above the asking price; 140 days at more than 10% under it.

AT OR ABOVE ASKING
9 days
Half took 3–47 days · 137 sales

UP TO 2% UNDER ASKING
28 days
Half took 9–70 days · 46 sales

2–5% UNDER ASKING
61 days
Half took 19–109 days · 70 sales

5–10% UNDER ASKING
76 days
Half took 30–133 days · 57 sales

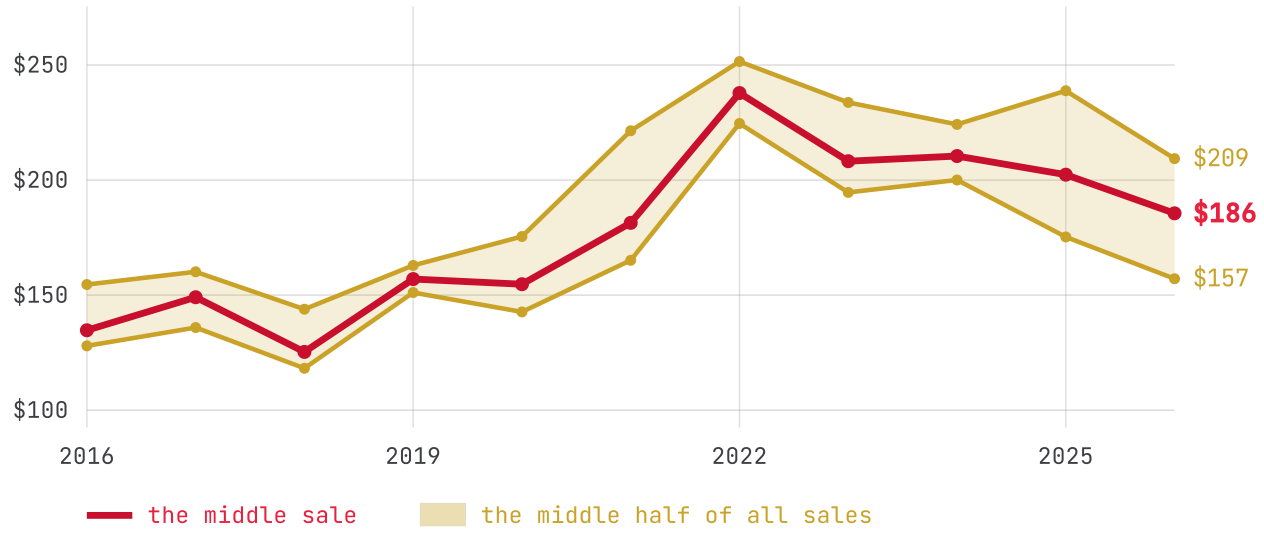
MORE THAN 10% UNDER ASKING
140 days
Half took 70–189 days · 30 sales

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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12. 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 2026 so far: the middle half spanned $52 a square foot, against $64 a square foot in 2025 — prices are more consistent than a year ago.

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

If there is a measure you would like to see here that this page does not yet include, contact **George Alexander** — george@alex-companies.com or +1 713.918.9951.

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