ZIP 78633

Georgetown, TX
Resale homes · closed May 25 – Nov 20, 2026
Prepared for Buyers, sellers and agents

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

RESALE SALES, 180 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
429	**$409,150**	**$213**	**45 days**
single-family resale homes	average $500,681	average $229	average 76 days

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1. Summary

Resale homes · 429 sales · May 25, 2026 – November 20, 2026

This study looks at the **429 resale homes** sold in ZIP 78633 in the **180 days** to November 20, 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.

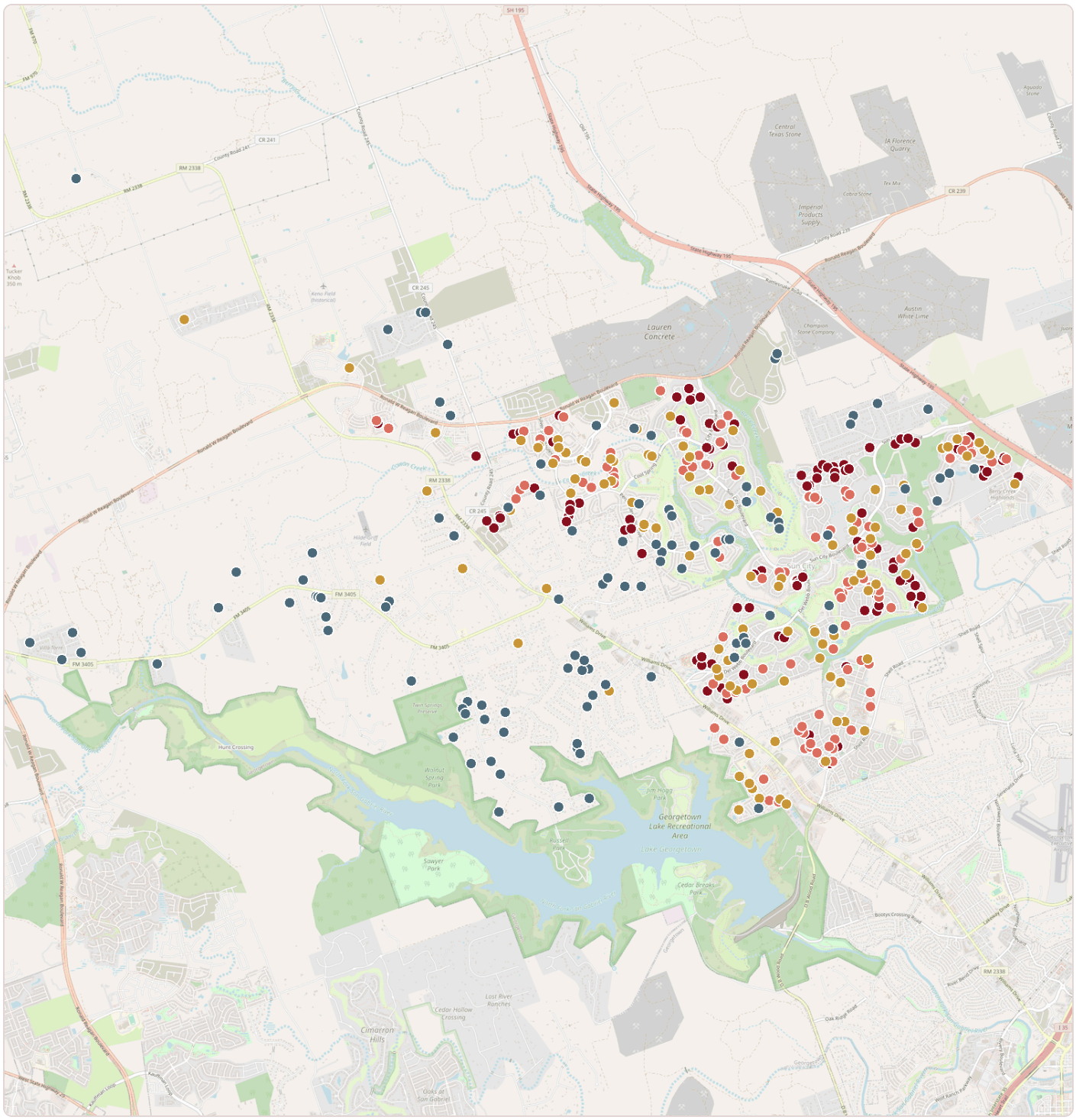
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

429 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; 7 sales with map points far outside the area are left off it (they stay in every figure).

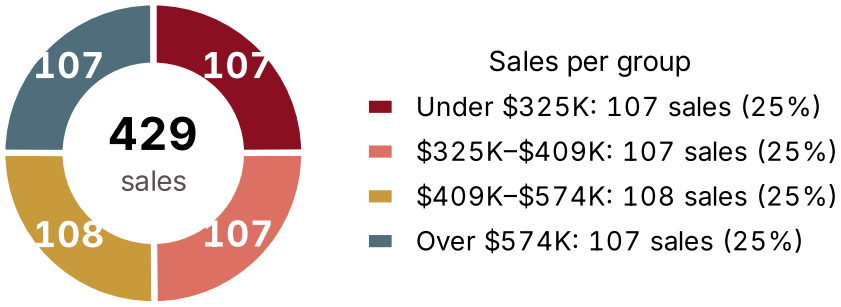


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3. Quartiles by net sale price

Resale homes · 429 sales · May 25, 2026 – November 20, 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 $574K are about 1,510 SF (103%) larger than homes under $325K.
- Homes over $574K sell for about $108 per SF (55%) more than homes under $325K.
- 80% of homes over $574K have a view, against 43% of homes under $325K.
- Homes over $574K sell about 3 percentage points closer to their first asking price than homes under $325K.

3.1 Key differences

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

Under $325K $325K–$409K $409K–$574K Over $574K

Higher-priced homes Over $574K

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

Lower-priced homes Under $325K

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

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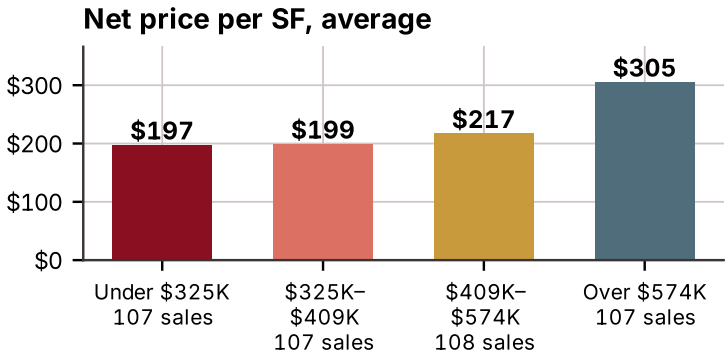
3.2 At a glance

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 $325K	$325K–$409K	$409K–$574K	Over $574K	Real difference?
Net price per SF	$197 per SF **Lowest**	$199 per SF	$217 per SF	$305 per SF **Highest**	✓ large
Living area	1,470 SF **Smallest**	1,855 SF	2,223 SF	2,979 SF **Largest**	✓ large
Year built	2006	2006	2006	2009	unclear
Days on market	67 days **Slowest**	44 days	27 days **Fastest**	44 days	✓ small
Discount from original list	8.2% **Biggest**	5.5%	4.6% **Smallest**	4.9%	✓ medium
Price cut before sale	58%	46%	40%	37%	unclear
Seller paid closing costs or repairs	63%	61%	64%	50%	unclear
Has a view	43% **Fewest**	51%	53%	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 $574K sell for about $108 per SF (55%) more than homes under $325K

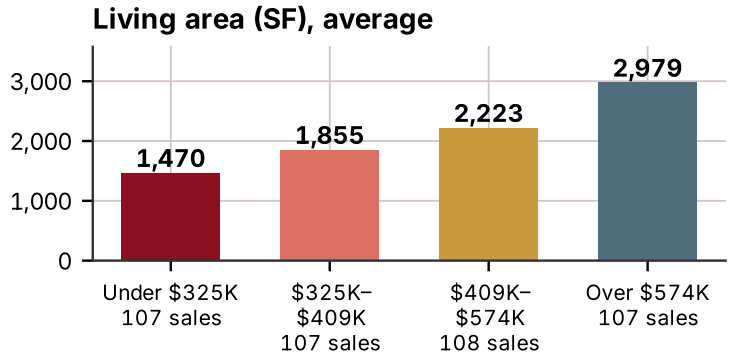


The average is **$305 per SF** for homes over $574K and **$197 per SF** for homes under $325K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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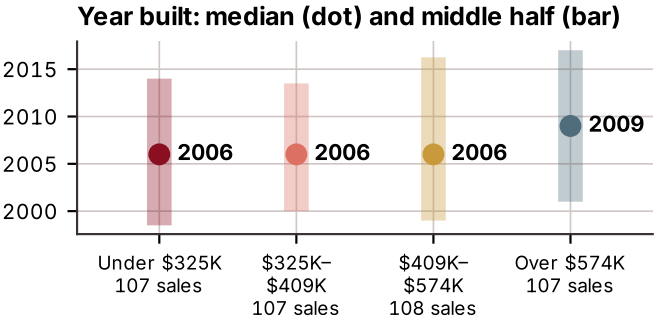
3.4 Homes over $574K are about 1,510 SF (103%) larger than homes under $325K



The average is **2,979 SF** for homes over $574K and **1,470 SF** for homes under $325K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

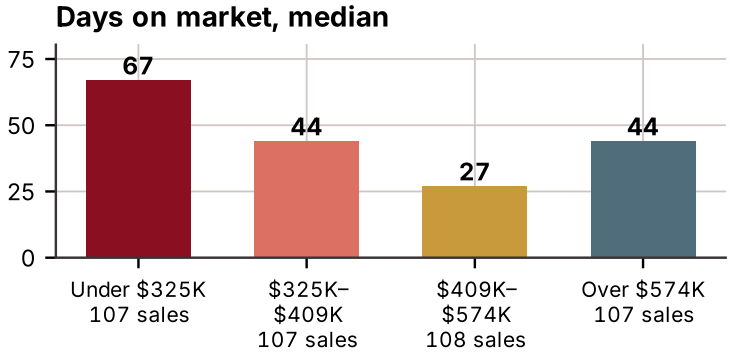
3.5 Year built: no clear difference



The median is **2009** for homes over $574K and **2006** for homes under $325K. 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 Homes over $574K sell 23 days faster than homes under $325K

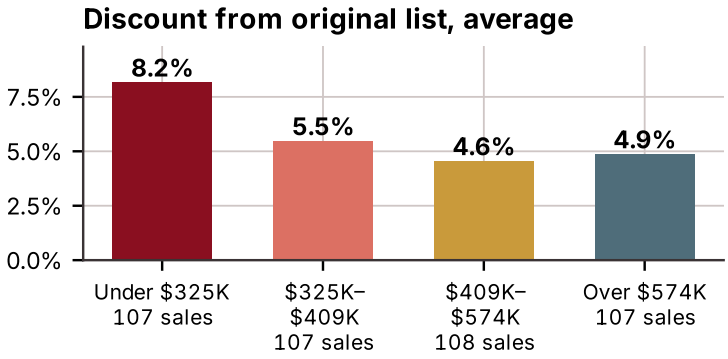


The median is **44 days** for homes over $574K and **67 days** for homes under $325K. It does not move in a straight line; homes under $325K are highest. Defined in 8.1.5.

✓ **Real difference** · small

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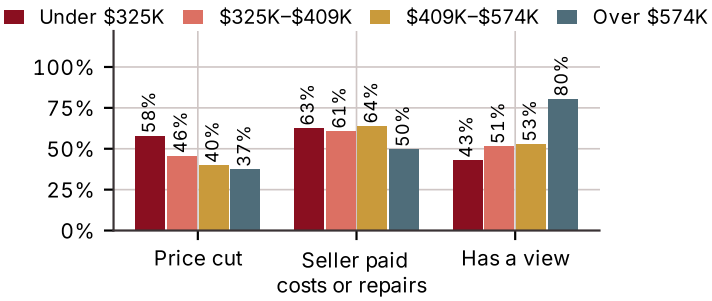
3.7 Homes over $574K sell about 3 percentage points closer to their first asking price than homes under $325K



The average is **4.9%** for homes over $574K and **8.2%** for homes under $325K. It does not move in a straight line; homes under $325K 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 $574K had a price cut before sale, against 58% of homes under $325K. Defined in 8.1.7.
- 50% of homes over $574K had the seller pay closing costs or repairs, against 63% of homes under $325K. Defined in 8.1.8.
- 80% of homes over $574K have a view, against 43% of homes under $325K. 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 $325K 107 sales	$325K–$409K 107 sales	$409K–$574K 108 sales	Over $574K 107 sales	All 429 sales	Real difference?
Net sale price average	$286,473	$362,649	$473,813	$880,040	$500,681	by design
Net price per SF average	$197	$199	$217	$305	$229	✓ large
Living area average	1,470	1,855	2,223	2,979	2,132	✓ large
Year built median	2006	2006	2006	2009	2006	unclear

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3.10 The numbers: selling

	Under $325K 107 sales	$325K–$409K 107 sales	$409K–$574K 108 sales	Over $574K 107 sales	All 429 sales	Real difference?
Days on market median	67	44	27	44	45	✓ small
Discount from original list average	8.2%	5.5%	4.6%	4.9%	5.8%	✓ medium
Price cut before sale	58%	46%	40%	37%	45%	unclear
Seller paid closing costs or repairs	63%	61%	64%	50%	59%	unclear
Has a view	43%	51%	53%	80%	57%	✓ small

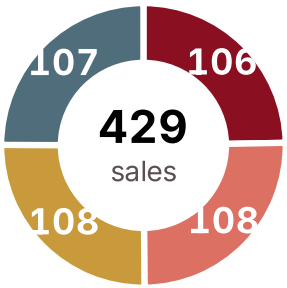
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

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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 1,607 SF: 106 sales (25%)
- 1,607–1,968 SF: 108 sales (25%)
- 1,969–2,499 SF: 108 sales (25%)
- Over 2,499 SF: 107 sales (25%)

Bottom line

- Homes over 2,499 SF sell for about $523K (171%) more than homes under 1,607 SF.
- Homes over 2,499 SF sell for about $32 per SF (14%) more than homes under 1,607 SF.
- Homes over 2,499 SF are about 5 years newer than homes under 1,607 SF.

4.1 Key differences

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

Under 1,607 SF · 1,607–1,968 SF · 1,969–2,499 SF · Over 2,499 SF

Larger homes Over 2,499 SF

- Sell for much more.
- Sell for more per square foot.
- Tend to be newer.

Smaller homes Under 1,607 SF

- Sell for much less.
- Sell for less per square foot.
- Tend to be older.

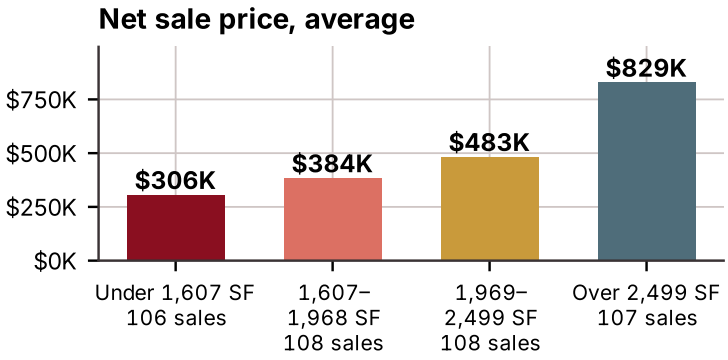
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4.2 At a glance

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 1,607 SF	1,607–1,968 SF	1,969–2,499 SF	Over 2,499 SF	Real difference?
Net sale price	$306K Lowest	$384K	$483K	$829K Highest	✓ large
Net price per SF	$227 per SF	$215 per SF Lowest	$218 per SF	$259 per SF Highest	✓ medium
Year built	2006	2006	2004 Oldest	2011 Newest	✓ small
Days on market	56 days	31 days	43 days	51 days	unclear
Discount from original list	6.8%	5.5%	5.1%	5.7%	unclear
Price cut before sale	53%	41%	47%	40%	unclear
Seller paid closing costs or repairs	64%	54%	64%	55%	unclear
Has a view	49%	56%	53%	70%	unclear

4.3 Homes over 2,499 SF sell for about $523K (171%) more than homes under 1,607 SF



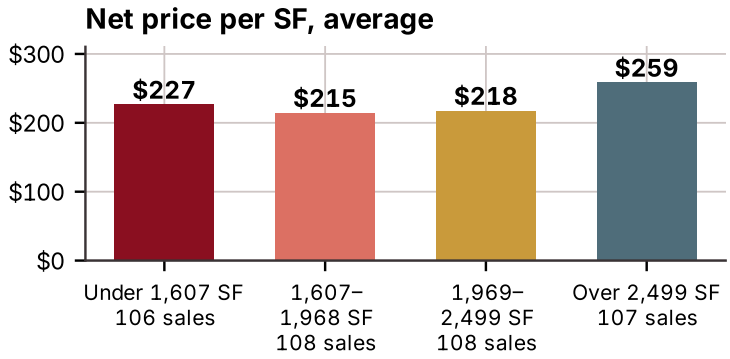
The average is **$829K** for homes over 2,499 SF and **$306K** for homes under 1,607 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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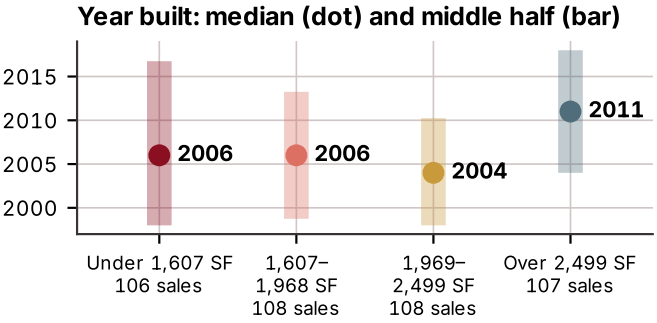
4.4 Homes over 2,499 SF sell for about $32 per SF (14%) more than homes under 1,607 SF



The average is **$259 per SF** for homes over 2,499 SF and **$227 per SF** for homes under 1,607 SF. It does not move in a straight line; homes over 2,499 SF are highest. Defined in 8.1.2.

✓ **Real difference** · medium

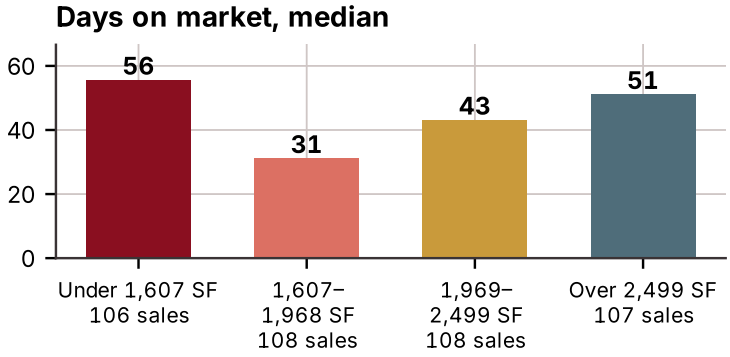
4.5 Homes over 2,499 SF are about 5 years newer than homes under 1,607 SF



The median is **2011** for homes over 2,499 SF and **2006** for homes under 1,607 SF. It does not move in a straight line; homes over 2,499 SF are highest. Defined in 8.1.4.

✓ **Real difference** · small

4.6 Days on market: no clear difference

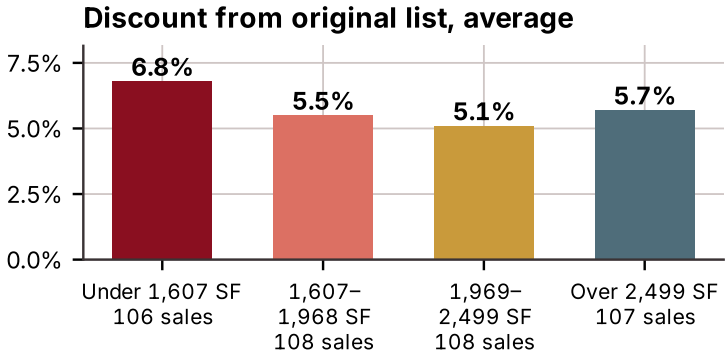


The median is **51 days** for homes over 2,499 SF and **56 days** for homes under 1,607 SF. It does not move in a straight line; homes under 1,607 SF are highest. Defined in 8.1.5.

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

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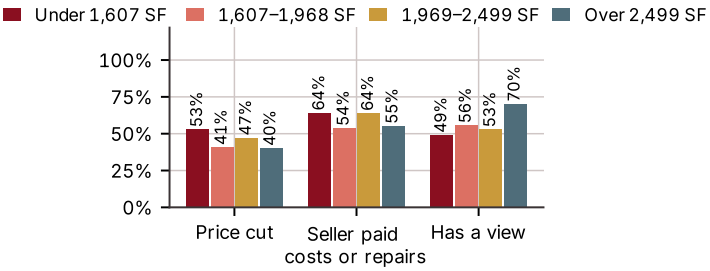
4.7 Discount from original list: no clear difference



The average is **5.7%** for homes over 2,499 SF and **6.8%** for homes under 1,607 SF. It does not move in a straight line; homes under 1,607 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



Each bar is the share of homes in the group, in percent.

- 40% of homes over 2,499 SF had a price cut before sale, against 53% of homes under 1,607 SF. Defined in 8.1.7.
- 55% of homes over 2,499 SF had the seller pay closing costs or repairs, against 64% of homes under 1,607 SF. Defined in 8.1.8.
- 70% of homes over 2,499 SF have a view, against 49% of homes under 1,607 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 1,607 SF 106 sales	1,607–1,968 SF 108 sales	1,969–2,499 SF 108 sales	Over 2,499 SF 107 sales	All 429 sales	Real difference?
Net sale price average	$306,247	$384,071	$483,095	$828,748	$500,681	✓ large
Net price per SF average	$227	$215	$218	$259	$229	✓ medium
Living area average	1,407	1,789	2,216	3,111	2,132	by design
Year built median	2006	2006	2004	2011	2006	✓ small

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4.10 The numbers: selling

	Under 1,607 SF 106 sales	1,607–1,968 SF 108 sales	1,969–2,499 SF 108 sales	Over 2,499 SF 107 sales	All 429 sales	Real difference?
Days on market median	56	31	43	51	45	unclear
Discount from original list average	6.8%	5.5%	5.1%	5.7%	5.8%	unclear
Price cut before sale	53%	41%	47%	40%	45%	unclear
Seller paid closing costs or repairs	64%	54%	64%	55%	59%	unclear
Has a view	49%	56%	53%	70%	57%	unclear

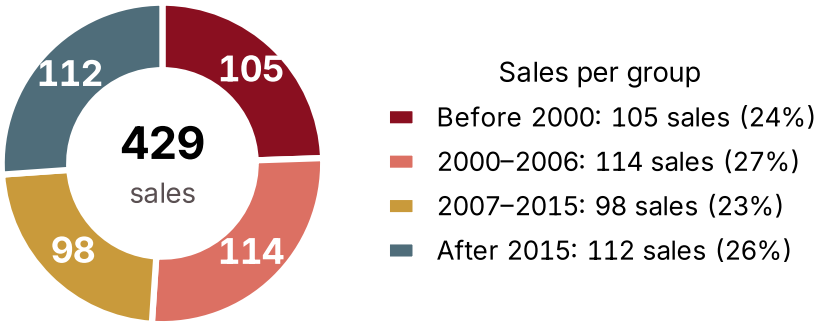
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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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

- 48% of homes built after 2015 have a view, against 51% of homes built before 2000.
- Homes built after 2015 sell for about $6 per SF (2%) less 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 2000–2006 2007–2015 After 2015

Newer homes After 2015

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

Older homes Before 2000

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

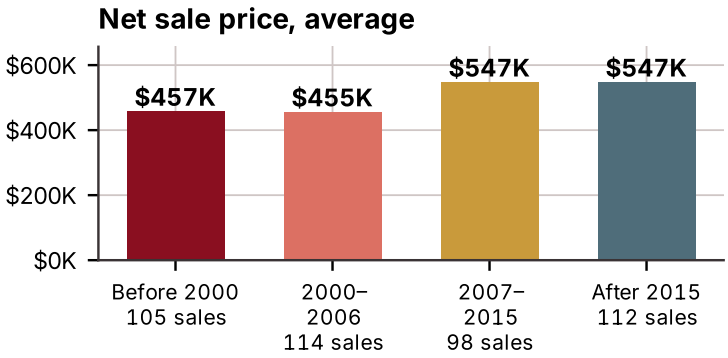
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5.2 At a glance

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	2000–2006	2007–2015	After 2015	Real difference?
Net sale price	$457K	$455K	$547K	$547K	unclear
Net price per SF	$243 per SF **Highest**	$209 per SF **Lowest**	$229 per SF	$237 per SF	✓ small
Living area	1,960 SF	2,124 SF	2,234 SF	2,212 SF	unclear
Days on market	41 days	44 days	45 days	56 days	unclear
Discount from original list	6.3%	6.2%	4.7%	5.7%	unclear
Price cut before sale	49%	42%	36%	54%	unclear
Seller paid closing costs or repairs	54%	68%	58%	55%	unclear
Has a view	51%	54%	77% **Most**	48% **Fewest**	✓ small

5.3 Net sale price: no clear difference

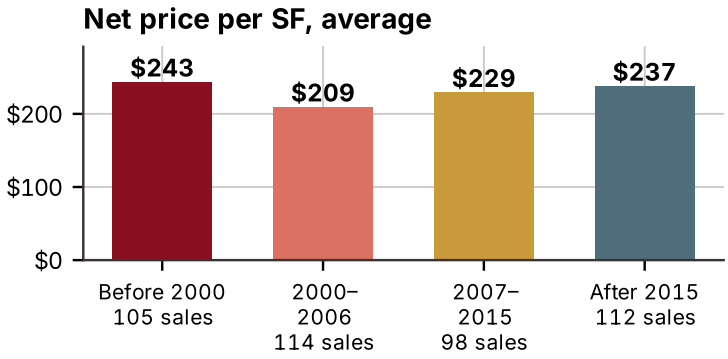


The average is **$547K** for homes built after 2015 and **$457K** for homes built before 2000. It does not move in a straight line; homes built 2007–2015 are highest. Defined in 8.1.1.

– No clear difference · could be chance

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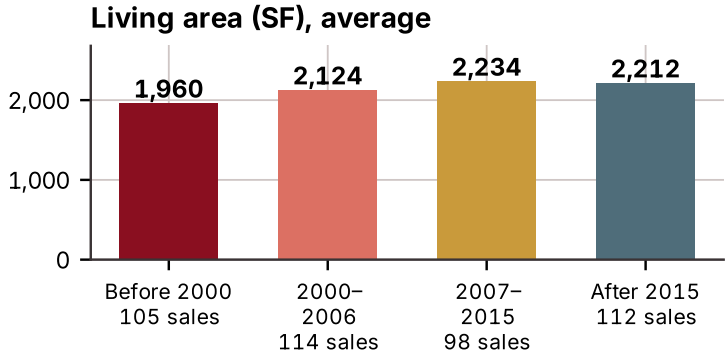
5.4 Homes built after 2015 sell for about $6 per SF (2%) less than homes built before 2000



The average is **$237 per SF** for homes built after 2015 and **$243 per SF** for homes built before 2000. It does not move in a straight line; homes built before 2000 are highest. Defined in 8.1.2.

✓ **Real difference** · small

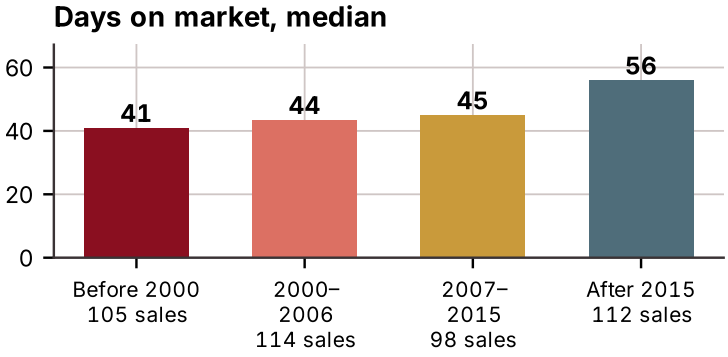
5.5 Living area: no clear difference



The average is **2,212 SF** for homes built after 2015 and **1,960 SF** for homes built before 2000. It does not move in a straight line; homes built 2007–2015 are highest. Defined in 8.1.3.

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

5.6 Days on market: no clear difference

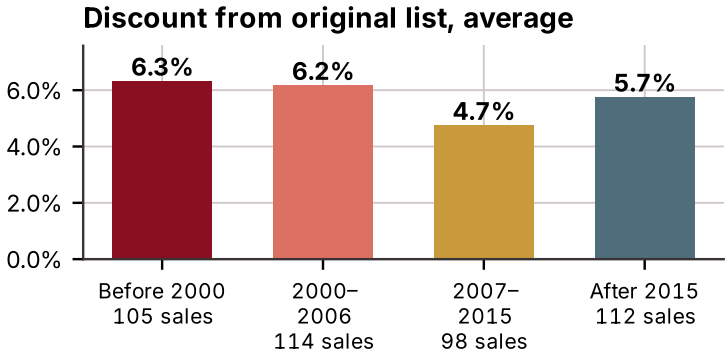


The median is **56 days** for homes built after 2015 and **41 days** for homes built before 2000. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

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

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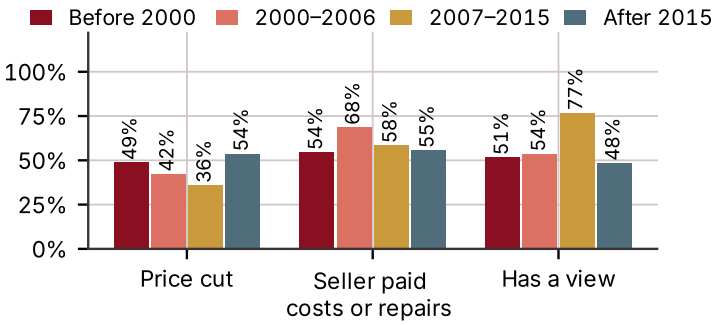
5.7 Discount from original list: no clear difference



The average is **5.7%** for homes built after 2015 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.

- 54% of homes built after 2015 had a price cut before sale, against 49% of homes built before 2000. Defined in 8.1.7.
- 55% of homes built after 2015 had the seller pay closing costs or repairs, against 54% of homes built before 2000. Defined in 8.1.8.
- 48% of homes built after 2015 have a view, against 51% 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 105 sales	2000–2006 114 sales	2007–2015 98 sales	After 2015 112 sales	All 429 sales	Real difference?
Net sale price average	$457,122	$455,450	$547,027	$547,003	$500,681	unclear
Net price per SF average	$243	$209	$229	$237	$229	✓ small
Living area average	1,960	2,124	2,234	2,212	2,132	unclear
Year built median	1997	2004	2010	2020	2006	by design

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5.10 The numbers: selling

	Before 2000 105 sales	2000–2006 114 sales	2007–2015 98 sales	After 2015 112 sales	All 429 sales	Real difference?
Days on market median	41	44	45	56	45	unclear
Discount from original list average	6.3%	6.2%	4.7%	5.7%	5.8%	unclear
Price cut before sale	49%	42%	36%	54%	45%	unclear
Seller paid closing costs or repairs	54%	68%	58%	55%	59%	unclear
Has a view	51%	54%	77%	48%	57%	✓ small

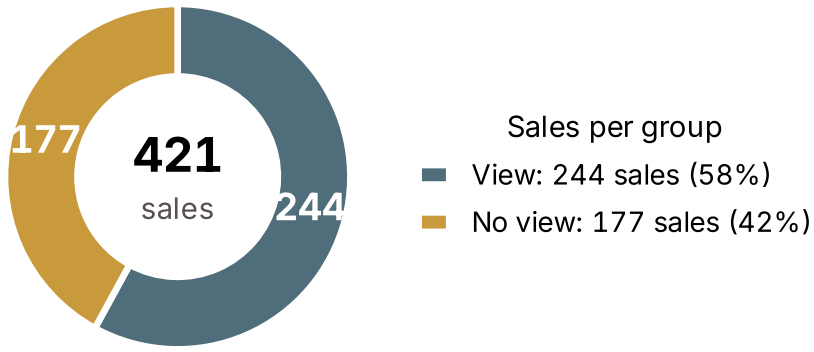
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 429 sales · May 25, 2026 – November 20, 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. 8 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $39 per SF (19%) more than homes without a view.
- Homes with a view sell for about $144K (34%) more than homes without a view.
- Homes with a view sell 14 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.

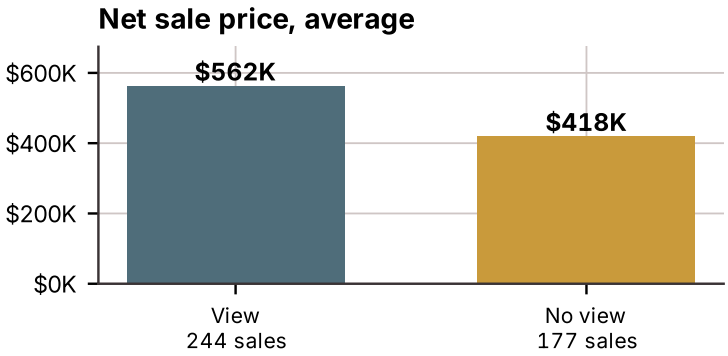
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6.2 At a glance

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	$562K **Highest**	$418K **Lowest**	✓ small
Net price per SF	$246 per SF **Highest**	$207 per SF **Lowest**	✓ medium
Living area	2,229 SF	2,006 SF	unclear
Year built	2007	2005	unclear
Days on market	38 days **Fastest**	52 days **Slowest**	✓ small
Discount from original list	5.2%	6.5%	unclear
Price cut before sale	41%	51%	unclear
Seller paid closing costs or repairs	59%	58%	unclear

6.3 Homes with a view sell for about $144K (34%) more than homes without a view

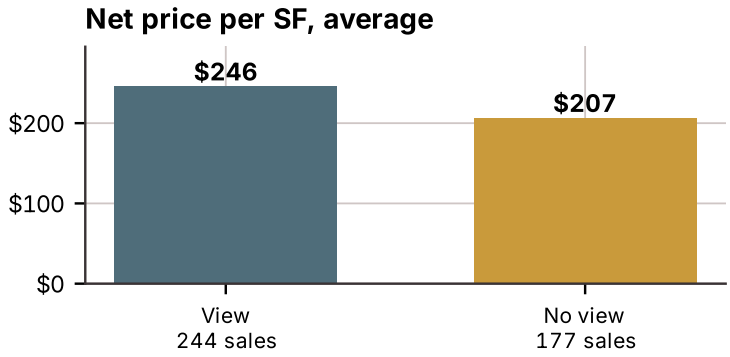


The average is **$562K** for homes with a view and **$418K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · small

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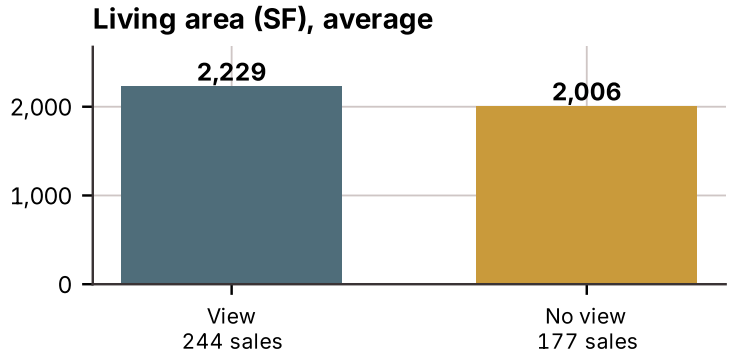
6.4 Homes with a view sell for about $39 per SF (19%) more than homes without a view



The average is **$246 per SF** for homes with a view and **$207 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · medium

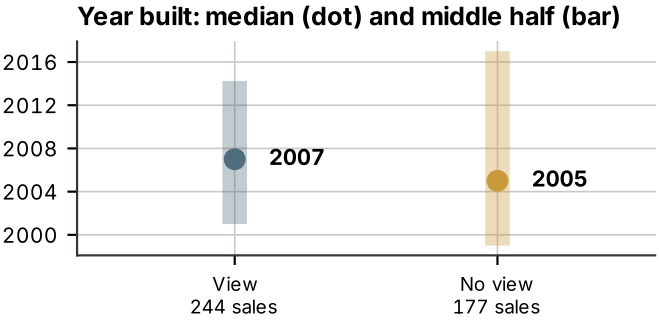
6.5 Living area: no clear difference



The average is **2,229 SF** for homes with a view and **2,006 SF** for homes without a view. Defined in 8.1.3.

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

6.6 Year built: no clear difference

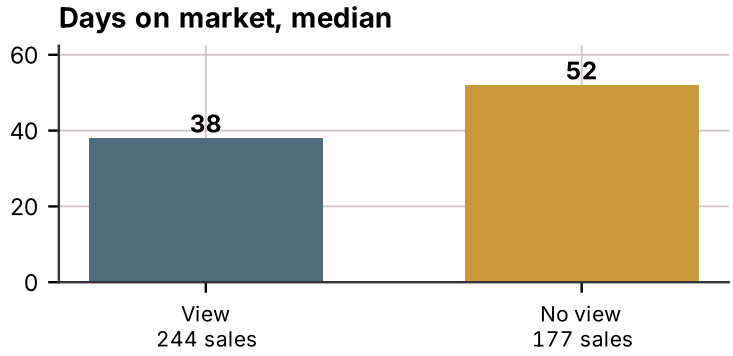


The median is **2007** for homes with a view and **2005** for homes without a view. Defined in 8.1.4.

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

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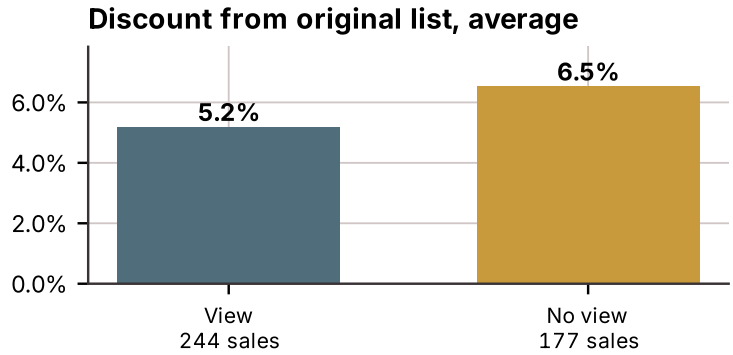
6.7 Homes with a view sell 14 days faster than homes without a view



The median is **38 days** for homes with a view and **52 days** for homes without a view. Defined in 8.1.5.

✓ **Real difference** · small

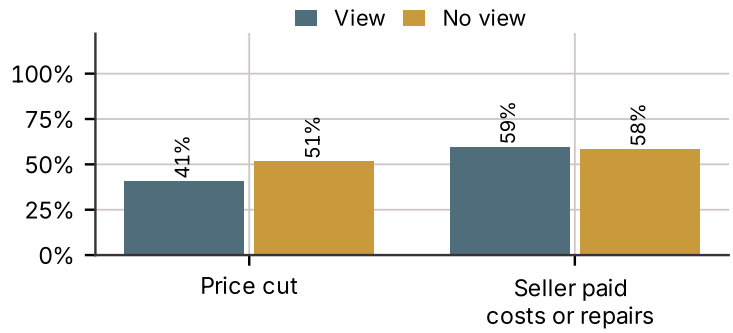
6.8 Discount from original list: no clear difference



The average is **5.2%** for homes with a view and **6.5%** 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.

- 41% of homes with a view had a price cut before sale, against 51% of homes without a view. Defined in 8.1.7.
- 59% 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 244 sales	No view 177 sales	All 421 sales	Real difference?
Net sale price average	$561,982	$418,383	$501,609	✓ small
Net price per SF average	$246	$207	$229	✓ medium
Living area average	2,229	2,006	2,135	unclear
Year built median	2007	2005	2006	unclear

6.11 The numbers: selling

	View 244 sales	No view 177 sales	All 421 sales	Real difference?
Days on market median	38	52	45	✓ small
Discount from original list average	5.2%	6.5%	5.8%	unclear
Price cut before sale	41%	51%	45%	unclear
Seller paid closing costs or repairs	59%	58%	59%	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 · 152 sales · May 25, 2026 – November 20, 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: 152 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 ZIP 78633.

Measure	Average	Median
Sales		152
Net sale price	**$489,085**	$464,163
Net price per SF	**$195**	$190
Living area (SF)	**2,530**	2,556
Days on market	**120**	90
Discount from original list	**10.7%**	9.1%
Price cut before sale		68% of sales
Seller paid closing costs or repairs		66% 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 429 resale sales. Average $500,681; median $409,150; standard deviation $316,059; middle half (25th–75th percentile) $325,400–$573,601; lowest $203,450, highest $4,365,000. 254 sales had a seller payment; their median payment was $2,500.

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 429 resale sales. Average $229; median $213; standard deviation $92; middle half (25th–75th percentile) $194–$245; lowest $128, highest $1,530.

8.1.3 Living area

In simple terms The heated and cooled space, as listed in the MLS. Garages and porches are not counted.

Statistically RESO LivingArea, in square feet. Sales under 400 SF are treated as entry errors and left out.

The data 429 resale sales. Average 2,132; median 1,969; standard deviation 730; middle half (25th–75th percentile) 1,607–2,499; lowest 768, highest 7,077.

8.1.4 Year built

In simple terms The year the home was finished, as listed in the MLS. It shows whether a group leans to older or newer parts of the area.

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

The data 429 resale sales. Average 2007; median 2006; standard deviation 10; middle half (25th–75th percentile) 2000–2016; lowest 1945, 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	429 resale sales. Average 76; median 45; standard deviation 97; middle half (25th–75th percentile) 11–101; lowest 0, highest 722. 19 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	429 resale sales. Average 5.8%; median 4.6%; standard deviation 5.8%; middle half (25th–75th percentile) 1.5%–8.8%; lowest −6.9%, highest 33.1%. 29 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	194 of 429 resale sales (45.2%).

8.1.8 Seller paid closing costs or repairs

In simple terms	The seller paid some of the buyer's closing costs or repairs.
Statistically	Indicator: ACTRIS_BuyersClsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).
The data	254 of 429 resale sales (59.2%).

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	244 sales with a view, 177 without, 8 unclassified. Most common View entries: Park/Greenbelt 147, Neighborhood 126, Trees/Woods 117, None 97, Golf Course 36, Hill Country 35, Panoramic 18, See Remarks 16.

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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 02:15 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, PostalCode = 78633.

The data Pulled November 21, 2026: 1,172 closed ZIP 78633 records over the prior year. Cities: Georgetown (1,171); Florence (1). ZIP codes: 1, the most sales in 78633.

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 25, 2026 to November 20, 2026 inclusive.

The data 581 single-family sales in the window: 429 resale, 152 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 429 resale; 152 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 2 sale(s) other than single-family homes (condo, townhome and similar); 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 $325K”.

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 $325K: $203,450–$325,000 (107 sales); $325K–$409K: $325,400–$409,000 (107 sales); $409K–$574K: $409,150–$573,601 (108 sales); Over $574K: $574,000–$4,365,000 (107 sales)
Quartiles by living area: Under 1,607 SF: 768–1,606 SF (106 sales); 1,607–1,968 SF: 1,607–1,968 SF (108 sales); 1,969–2,499 SF: 1,969–2,499 SF (108 sales); Over 2,499 SF: 2,508–7,077 SF (107 sales)
Quartiles by year built: Before 2000: 1945–1999 (105 sales); 2000–2006: 2000–2006 (114 sales); 2007–2015: 2007–2015 (98 sales); After 2015: 2016–2026 (112 sales)
View and no view: View: MLS lists a view (244 sales); No view: None or Neighborhood (177 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 $500,681, median $409,150. Days on market: average 76, median 45: 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 13 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 = 196.33	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.459$	large
Living area	Kruskal–Wallis	H = 304.30	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.711$	large
Year built	Kruskal–Wallis	H = 2.74	3	0.4336	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.006$	negligible
Days on market	Kruskal–Wallis	H = 14.59	3	0.0022	p < 0.0063	**Yes**	$\varepsilon^2 = 0.034$	small
Discount from original list	Kruskal–Wallis	H = 26.15	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.061$	medium
Price cut before sale	Chi-square	$\chi^2 = 10.93$	3	0.0121	p < 0.0063	**Unclear**	Cramér's V = 0.160	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.75$	3	0.1246	p < 0.0063	**Unclear**	Cramér's V = 0.116	small
Has a view	Chi-square	$\chi^2 = 34.55$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.284	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 = 311.08	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.727$	large
Net price per SF	Kruskal–Wallis	H = 47.29	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.110$	medium
Year built	Kruskal–Wallis	H = 21.57	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.050$	small
Days on market	Kruskal–Wallis	H = 6.63	3	0.0845	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.015$	small
Discount from original list	Kruskal–Wallis	H = 6.98	3	0.0725	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.016$	small
Price cut before sale	Chi-square	$\chi^2 = 4.62$	3	0.2017	p < 0.0063	**Unclear**	Cramér's V = 0.104	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.14$	3	0.2467	p < 0.0063	**Unclear**	Cramér's V = 0.098	negligible
Has a view	Chi-square	$\chi^2 = 11.08$	3	0.0113	p < 0.0063	**Unclear**	Cramér's V = 0.161	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 = 8.63	3	0.0346	p < 0.0063	**Unclear**	ε^2 = 0.020	small
Net price per SF	Kruskal–Wallis	H = 22.83	3	< 0.0001	p < 0.0063	**Yes**	ε^2 = 0.053	small
Living area	Kruskal–Wallis	H = 7.05	3	0.0703	p < 0.0063	**Unclear**	ε^2 = 0.016	small
Days on market	Kruskal–Wallis	H = 1.62	3	0.6557	p < 0.0063	**Unclear**	ε^2 = 0.004	negligible
Discount from original list	Kruskal–Wallis	H = 3.73	3	0.2918	p < 0.0063	**Unclear**	ε^2 = 0.009	negligible
Price cut before sale	Chi-square	χ^2 = 7.65	3	0.0538	p < 0.0063	**Unclear**	Cramér's V = 0.134	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 5.79	3	0.1222	p < 0.0063	**Unclear**	Cramér's V = 0.116	small
Has a view	Chi-square	χ^2 = 20.66	3	0.0001	p < 0.0063	**Yes**	Cramér's V = 0.219	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 = 27,829.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.289	small
Net price per SF	Mann–Whitney U	U = 29,265.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.355	medium
Living area	Mann–Whitney U	U = 24,961.00	—	0.0063	p < 0.0063	**Unclear**	rank-biserial r = 0.156	small
Year built	Mann–Whitney U	U = 22,559.00	—	0.4334	p < 0.0063	**Unclear**	rank-biserial r = 0.045	negligible
Days on market	Mann–Whitney U	U = 17,848.50	—	0.0024	p < 0.0063	**Yes**	rank-biserial r = 0.173	small
Discount from original list	Mann–Whitney U	U = 18,964.00	—	0.0329	p < 0.0063	**Unclear**	rank-biserial r = 0.122	small
Price cut before sale	Chi-square	χ^2 = 4.87	1	0.0274	p < 0.0063	**Unclear**	Cramér's V = 0.108	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.06	1	0.7994	p < 0.0063	**Unclear**	Cramér's V = 0.012	negligible

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8.4 Data notes

Left out of the analysis: 152 new-construction sales (basic statistics only, section 7); 2 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with no original list price. 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 429 closed MLS resale sales; the 152 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 21, 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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