Is Georgetown's Housing Market Resilient?

A closer look at the latest Texas A&M TREC data reveals surprising trends.

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THE DATA

3.8%

Year-over-Year Price Growth

Georgetown TX and Sun City Georgetown combined saw a modest 3.8% increase in home prices from Q2 to Q3 2026.

This figure, while below the peak growth seen earlier this year, still reflects persistent demand in the region despite macroeconomic headwinds. The Texas A&M TRERC data shows that Georgetown's price appreciation is outpacing many comparable suburban areas in Central Texas. This performance suggests that local employment dynamics and geographic desirability continue to support strong buyer interest.

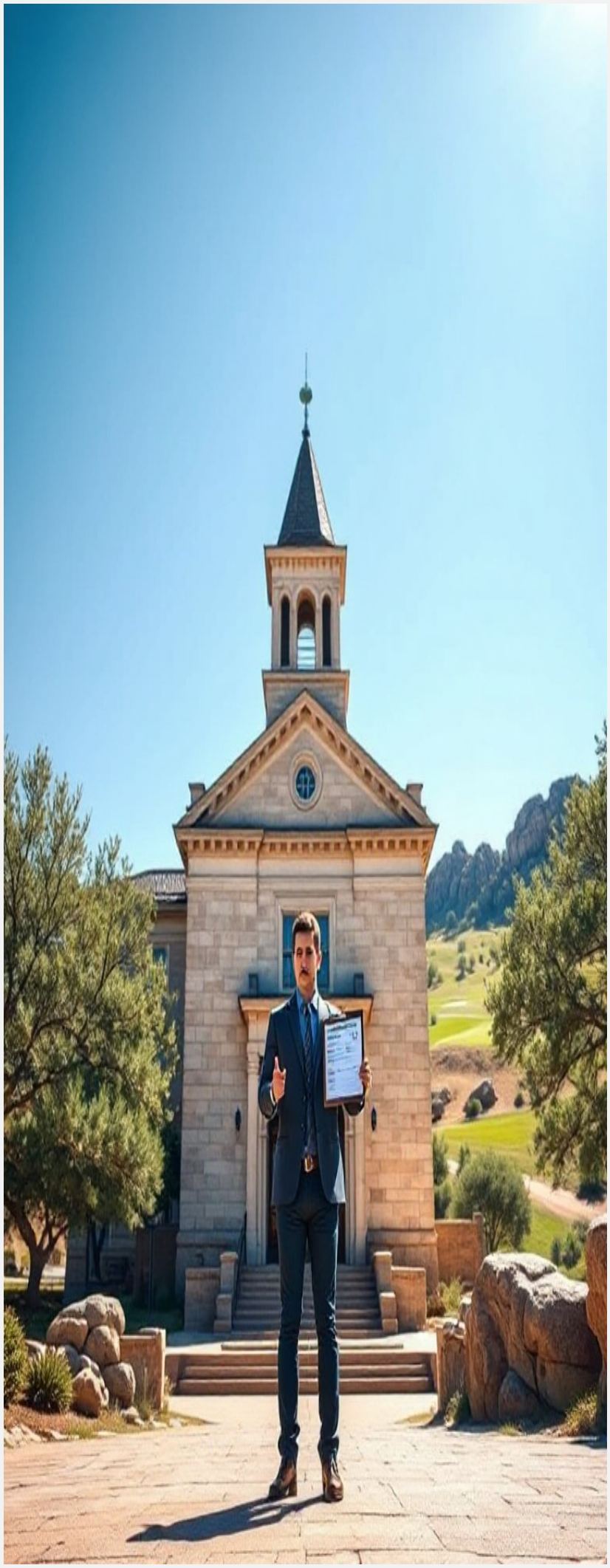


Source: Texas A&M TRERC · Published August 25, 2026

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Employment Growth Drives Demand

Georgetown's housing market is being sustained by local employment gains in healthcare, technology, and professional services. The Dallas Fed’s August 2026 report indicates that Williamson County job growth has outpaced the regional average, supporting buyer purchasing power. This localized economic resilience is underpinning home price stability even as national trends suggest a cooling.



02

Inventory Constraints Are Key

The inventory shortage in Georgetown TX and Sun City Georgetown remains a critical factor. According to FRED data, the median days on market for homes in this area has dropped below 60 days, reflecting strong buyer competition. This tight supply is not just a result of limited new construction but also of the high demand from buyers seeking properties with specific amenities — a phenomenon that may be amplifying the resilience seen in price trends.

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