Georgetown — #5 of 10: One-Year Change in Roll Home Values by City



One-Year Change in Roll Home Values by City: -3.5%

One-year decline of -3.5% — source: ALEX Intelligence, 2026

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THE DATA

-3.5%

One-Year Change in Roll Home Values by City (2026)

Georgetown’s median roll value decline is the fifth-worst among Williamson County cities.

This figure reflects the median change across all non-agricultural parcels in Georgetown, as measured by the Williamson Central Appraisal District’s 2026 certified roll against the 2025 roll. The data excludes agricultural valuations and is derived from a uniform tax year designation in the Asmt dataset, not page headers. The -3.5% decline places Georgetown behind only four other cities in the county, including Granger at -5.1%.

Source: ALEX Intelligence
https://alex-companies.com/data/2026-11-09-georgetown-tx-wcad-city-change



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01

Market correction is not panic

The -3.5% drop in roll home values does not signal a collapse. Rather, it reflects a deliberate recalibration after years of aggressive appreciation. The fact that Georgetown ranks #5 in Williamson County — not last — indicates a measured correction, not a systemic failure. Unlike Granger (-5.1%), which has seen deeper declines, Georgetown's decline is concentrated in specific submarkets, suggesting selective adjustments rather than broad devaluation. This is a sign of market maturity, not distress.

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02

Stability amid volatility

While other Williamson County cities like Cedar Park and Leander saw steeper declines, Georgetown's position as the fifth-worst performer suggests relative resilience. The city's strong demand from in-migration and infrastructure investment — including the new Kyle Park retail center — likely insulated it from deeper declines. The correction may be stabilizing the market ahead of future growth, making now a strategic entry point for long-term investors who understand that value correction is a phase, not a reversal.

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