

Sun City Texas Real Estate Report© & Home Sales Summary

September 2026 Results

See online at www.SunCity https://www.ruggrealty.com/sun-city-tx-real-estate-market-reports/

	Sep-26	Sep-25	
Summary	Sale Price	Sale Price	Change from prior year
Low	\$217,500	\$238,000	-8.6%
High	\$895,000	\$707,000	+26.6%
Average	\$384,388	\$418,188	-8.1%
Median	\$339,975	\$382,000	-11.0%
Units Sold	56	48	+16.7%
Days on Market	62	63	-1.6%

	Sep YTD 26	Sep YTD 25	
Summary	Sale Price	Sale Price	Change from prior year
Low	\$214,225	\$205,000	+4.5%
High	\$1,299,500	\$849,000	+53.1%
Average	\$409,881	\$410,596	-0.2%
Median	\$375,000	\$375,000	0.0%
Units Sold	418	357	+17.1%
Days on Market	67	62	+8.1%

Data gathered from ACTRIS MLS October 4, 2026

Month of September - September recorded 56 closed sales versus 48 in September 2025, a 16.7% increase. Average sale price declined 8.1% to \$384,388 and median sale price declined 11.0% to \$339,975, while days on market held at 62 versus 63. Average price per square foot rose 1.6% to \$216.75, and median price per square foot was essentially unchanged at \$211.80. This suggests the sales mix shifted toward smaller or lower-priced homes, not a broad per-foot decline. Inventory was 105 active listings, with 51 homes under contract or pending, equal to 1.9 months of supply.

September YTD - Through nine months, 418 homes sold versus 357 in 2025, a 17.1% increase. Average sale price was nearly unchanged at \$409,881, down 0.2%, and median sale price held at \$375,000. Days on market rose to 67 from 62. Average price per square foot declined 0.7% to \$215.81 and median declined 1.9% to \$211.06. Higher volume with stable overall prices, but longer marketing times and lower per-foot measures, reflects continued buyer selectivity. For more information call Brian Rugg 512-818-6700.

The **Sun City Texas Real Estate Report** is an analysis of sales activity for consumers who have an interest in Sun City Texas home values. Its use is not intended to value a specific property or predict future valuations. If you find this report of value, please Follow Us on Facebook. For more information contact Brian Rugg 512-818-6700.

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