



RCLCO | 2025 SALES TOP 50

MASTER-PLANNED COMMUNITIES

Rank	MPC (1)	MSA (City, State) (1)	Units Sold	Public Financing / District (Y/N)	Sample Avg. Home Price	Sample Annual Prop. Tax (excluding District)	Special District Financing Metrics (2)			
							Sample Annual District Tax Payment (calc) (3)	Sample Annual Total Property Taxes (calc)	Est. Prop. Tax as % of Sample Home Price (calc)	Est. Net Const. Proceeds for Sample Lot
1	The Villages	The Villages, Florida	3,611	Y	\$400,000	\$3,511	\$7,880	\$11,391	2.85%	\$36,131
2	Lakewood Ranch	Sarasota, Florida	2,085	Y	\$525,000	\$6,726	\$6,215	\$12,941	2.47%	\$44,278
3	Cadence (4)	Henderson, Nevada	1,247	Y	\$480,000	\$4,973	\$3,418	\$8,392	1.75%	\$34,940
4	Babcock Ranch	Punta Gorda, Florida	1,066	Y	\$550,000	\$7,459	\$12,117	\$19,576	3.56%	\$29,808
5	Sunterra	Katy, Texas	1,024	Y	\$375,000	\$6,923	\$5,625	\$12,548	3.35%	\$40,076
6	Cane Bay Plantation	Charleston, South Carolina	1,005	N						
7	Silverleaf	St. Augustine, Florida	1,002	N						
8	Wellen Park	Venice, Florida	992	Y	\$500,000	\$6,530	\$4,640	\$11,170	2.23%	\$47,872
9	Tamarron	Katy, Texas	974	Y	\$375,000	\$6,246	\$4,013	\$10,258	2.74%	\$45,270
10	Summerlin	Las Vegas, Nevada	962	Y	\$800,000	\$8,212	\$1,160	\$9,372	1.17%	\$13,490
11	Bridgeland (5)	Cypress, Texas	812	Y	\$505,000	\$9,295	\$3,990	\$13,285	2.63%	\$43,927
12	Anniston	Katy, Texas	775	Y	\$325,000	\$6,000	\$4,875	\$10,875	3.35%	\$11,566
13	Ontario Ranch	Ontario, California	709	Y	\$700,000	\$7,748	\$3,903	\$11,651	1.66%	\$48,000
14	Mirada	San Antonio, Florida	646	Y	\$650,000	\$10,090	\$3,011	\$13,101	2.02%	\$33,153
15	Painted Tree	McKinney, Texas	643	N						
16	Riverstone (CA)	Madera, California	640	Y	\$515,000	\$5,850	\$2,670	\$8,520	1.65%	\$36,933
17	The Grand Prairie	Hockley, Texas	639	Y	\$420,000	\$7,524	\$6,300	\$13,824	3.29%	\$24,513
18	Summers Corner	Charleston, South Carolina	626	Y	\$390,000	\$2,583	\$2,682	\$5,265	1.35%	\$25,963
19	Two Rivers	Wesley Chapel, Florida	624	Y	\$650,000	\$10,090	\$4,456	\$14,546	2.24%	\$49,736
20	Great Park Neighborhoods	Irvine, California	611	Y	\$2,050,000	\$22,016	\$9,875	\$31,891	1.56%	\$129,352
21	Radiance at Superstition Vistas	Apache Junction, Arizona	596	Y	\$480,000	\$3,900	\$1,222	\$5,123	1.07%	\$15,108
22	Watersound (incl.Latitude Margaritaville by Minto)	Watersound, Florida	582	N						
23	Riverstone (TX)	San Antonio, Texas	529	Y	\$340,000	\$6,244	\$1,841	\$8,086	2.38%	\$17,034
24	Meridiana (6)	Rosharon, Texas	527	Y	\$480,000	\$11,127	\$4,320	\$15,447	3.22%	\$50,980
25	Ave Maria	Ave Maria, Florida	515	Y	\$600,000	\$6,741	\$10,764	\$17,505	2.92%	\$17,465
26	Viera	Melbourne, Florida	509	Y	\$475,000	\$5,135	\$960	\$6,094	1.28%	\$11,157
27	Rivertown	Jacksonville, Florida	502	Y	\$650,000	\$8,081	\$4,372	\$12,453	1.92%	\$25,209
28	Tradition	St. Lucie, Florida	499	Y	\$500,000	\$10,039	\$4,851	\$14,890	2.98%	\$14,494
29	Santa Rita Ranch	Liberty Hill, Texas	483	Y	\$550,000	\$9,499	\$4,154	\$13,654	2.48%	\$43,737
30	Riverland	Port St. Lucie, Florida	475	N						
31	Nexton	Charleston, South Carolina	473	Y	\$400,000	\$41	\$2,460	\$2,501	0.63%	\$28,390
32	Heartland at Tule Springs	North Las Vegas, Nevada	463	Y	\$500,000	\$5,870	\$1,043	\$6,913	1.38%	\$11,484
33	Westlake (7)	West Palm Beach, Florida	462	Y	\$650,000	\$12,519	\$0	\$12,519	1.93%	\$0
34t	Silverado	Aubrey, Texas	446	Y	\$340,000	\$4,797	\$3,264	\$8,061	2.37%	\$42,577
34t	Bella Vista Farms	San Tan Valley, Arizona	446	N						
36	Mission Ridge	El Paso, Texas	437	Y	\$310,000	\$5,711	\$2,368	\$8,079	2.61%	\$19,301
37	Angeline	Land O'Lakes, Florida	433	Y	\$325,000	\$4,625	\$4,981	\$9,605	2.96%	\$19,014
38	Sienna (8)	Missouri City, Texas	432	Y	\$635,000	\$12,010	\$5,937	\$17,948	2.83%	\$83,178
39	Eastridge	Princeton, Texas	427	Y	\$300,000	\$5,325	\$2,868	\$8,193	2.73%	\$32,890
40	Nocatee	Ponte Vedra, Florida	417	Y	\$700,000	\$8,755	\$11,361	\$20,115	2.87%	\$24,204
41	Elyson	Katy, Texas	413	Y	\$544,000	\$10,042	\$7,702	\$17,744	3.26%	\$87,221
42	Elevon	Lavon, Texas	407	Y	\$400,000	\$5,753	\$4,800	\$10,553	2.64%	\$46,068
43	Sonterra	Jarrell, Texas	400	Y	\$300,000	\$4,999	\$2,850	\$7,849	2.62%	\$37,798
44	Devonshire	Forney, Texas	395	Y	\$450,000	\$7,866	\$4,500	\$12,366	2.75%	\$48,684
45	Sterling Ranch(9)	Littleton, Colorado	384	Y	\$825,000	\$6,745	\$8,947	\$15,692	1.90%	\$48,041
46	Lago Mar	Texas City, Texas	380	Y	\$380,000	\$8,650	\$3,572	\$12,222	3.22%	\$50,151
47t	Daybreak (10)	South Jordan, Utah	375	Y	\$705,000	\$3,555	\$0	\$3,555	0.50%	\$0
47t	Lakehaven	Farmersville, Texas	375	Y	\$310,000	\$4,481	\$3,720	\$8,201	2.65%	\$30,008
49	Pecan Square	Northlake, Texas	367	Y	\$415,000	\$4,667	\$2,926	\$7,593	1.83%	\$38,497
50	Jordan Ranch	Fulshear, Texas	361	Y	\$534,000	\$8,894	\$6,141	\$15,035	2.82%	\$63,093
Total Home Sales or MPC's Utilizing Special Taxing Districts/Average			34,203	44	\$529,727	\$7,224	\$4,517	\$11,741	2.33%	\$36,382
Percentage of Home Sales Occurring Within MPC Using Special Taxing Districts			88%							

Source: RCLCO Real Estate Consulting & Launch Development Finance Advisors, LLC

(1) Per RCLCO's Top Selling Master-Planned Communities Report - Year End 2025.

(2) Estimates Only. Figures are not intended to represent the financing history of the specific MPC. Figures were derived from publicly available information including but not limited to: public offering statements, sales data, developer websites, district websites, county treasurer's websites, property tax billings, and county assessor's websites. MPC's frequently contain multiple financing districts, and the data included in the table assumes a sample property in a single district. Table only reflects data for MPC's with special taxing districts.

(3) Sample annual district tax payment includes annual payments for administration, operations, and maintenance of the special taxing districts in addition to annual debt service.

(4) According to the Redevelopment Association of Nevada, the Henderson Redevelopment Agency provided a \$208 million tax increment subsidy to Cadence to finance infrastructure costs. Allocation of subsidy across lots is an estimate only.

(5) Bridgeland is located in both a municipal utility district and a water control and improvement district; sample annual district tax payment and estimated net construction proceeds are inclusive of both special taxing districts.

(6) Meridiana is also located in Tax Increment Reinvestment Zone #2.

(7) Westlake utilizes revenue bonds and therefore does not increase the annual property tax payment to the end user.

(8) Sienna is located in both a municipal utility district and a levee improvement district; sample annual district tax payment and estimated net construction proceeds are inclusive of both special taxing districts.

(9) In addition to the limited tax bonds, the Metropolitan District issued \$43MM of special assessment bonds for gross bond proceeds of up to \$111,000 on a 50' lot which were prepaid using the proceeds from lot sales.

(10) The original developers of Daybreak formed a PID to issue special assessment bonds to finance the construction of public infrastructure which were paid off at lot sale to the builders; the current Daybreak developer does not use the PID to pay for residential infrastructure but has use the PID to monetize tax increment (TIF) revenues to build out the commercial development (\$86MM).

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