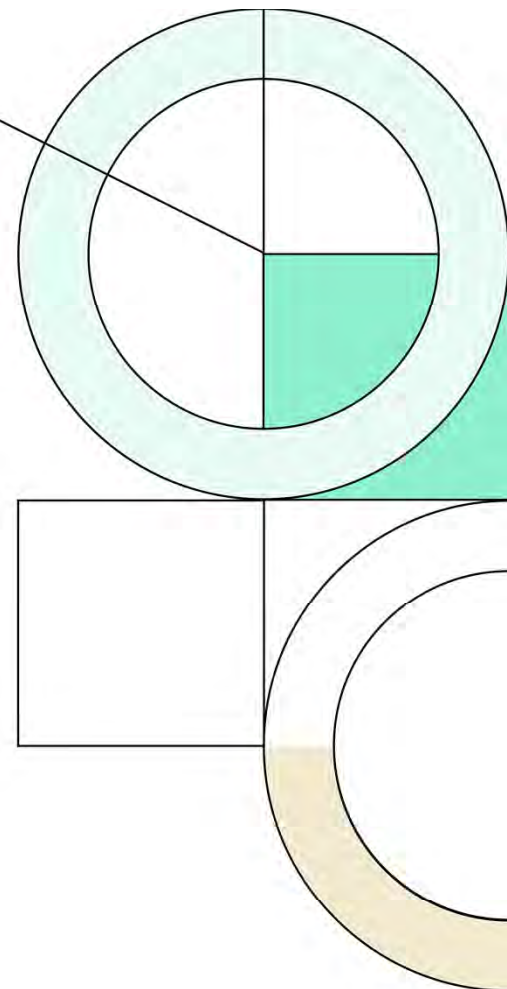




**Eanes**  
Independent  
School  
District

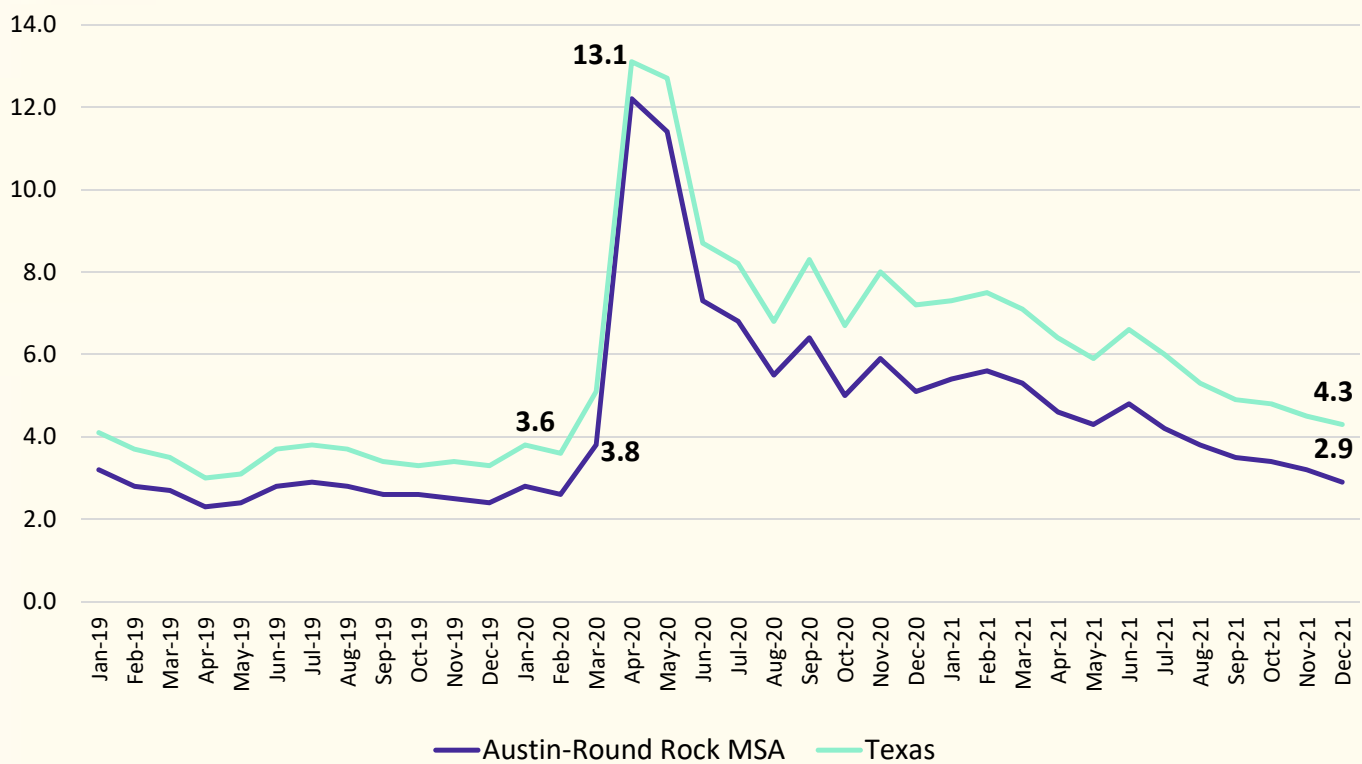
Spring 2022  
Demographic Report



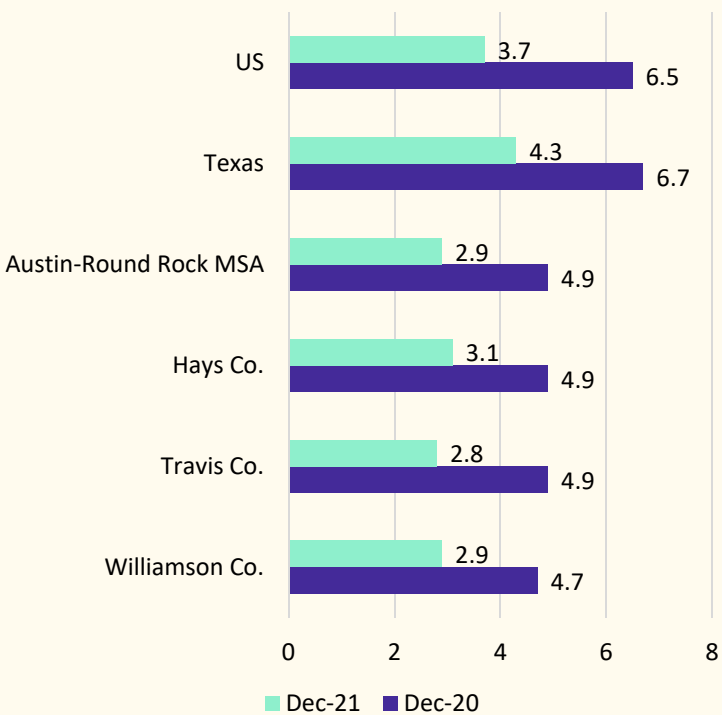


# Local Economic Conditions

Unemployment Rates, Jan. 2019 - Dec. 2021



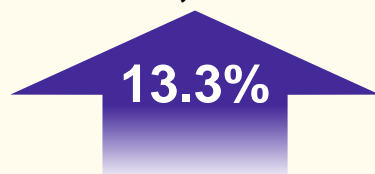
Unemployment Rate, Year Over Year





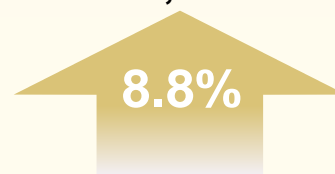
## District Demographic Snapshot

2020 District  
Census Population  
**38,520**



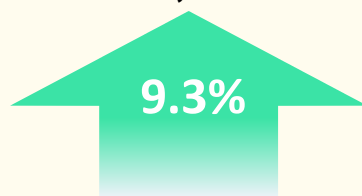
**34,013**  
2010 Census  
District Population

2020 Total District Population  
Below Age 18  
**10,362**



**9,525**  
2010 Census District  
Population Below Age 18

2020 District Households  
**14,161**



**12,952**  
2010 District Households

2020 District Household Size  
**2.72**



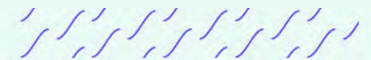
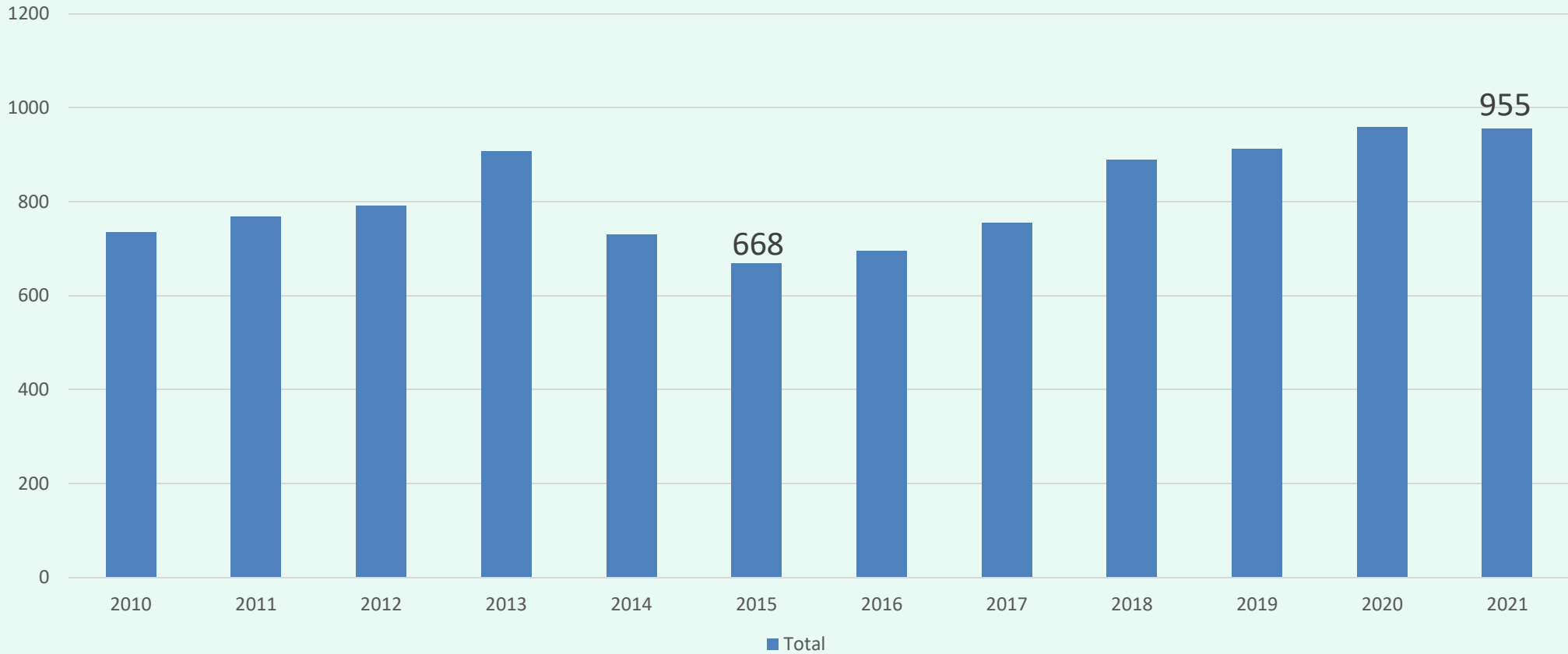
**2.63**  
2010 District Household Size



# Annual Home Sales by Transaction Type, 2010 – 2021

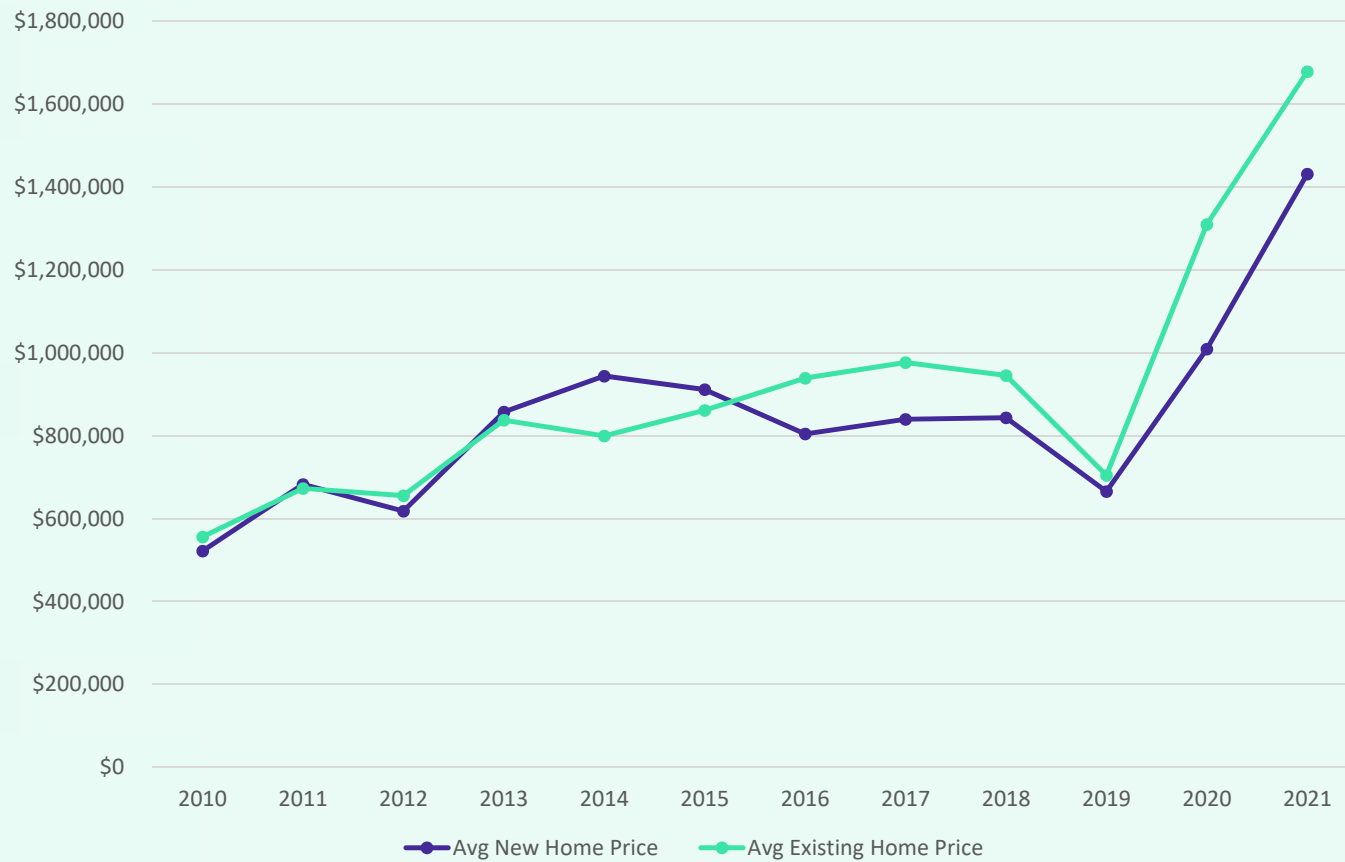


Home Sales, 2010 - 2021





## Average New vs. Existing Home Sale Price, 2010 – 2021



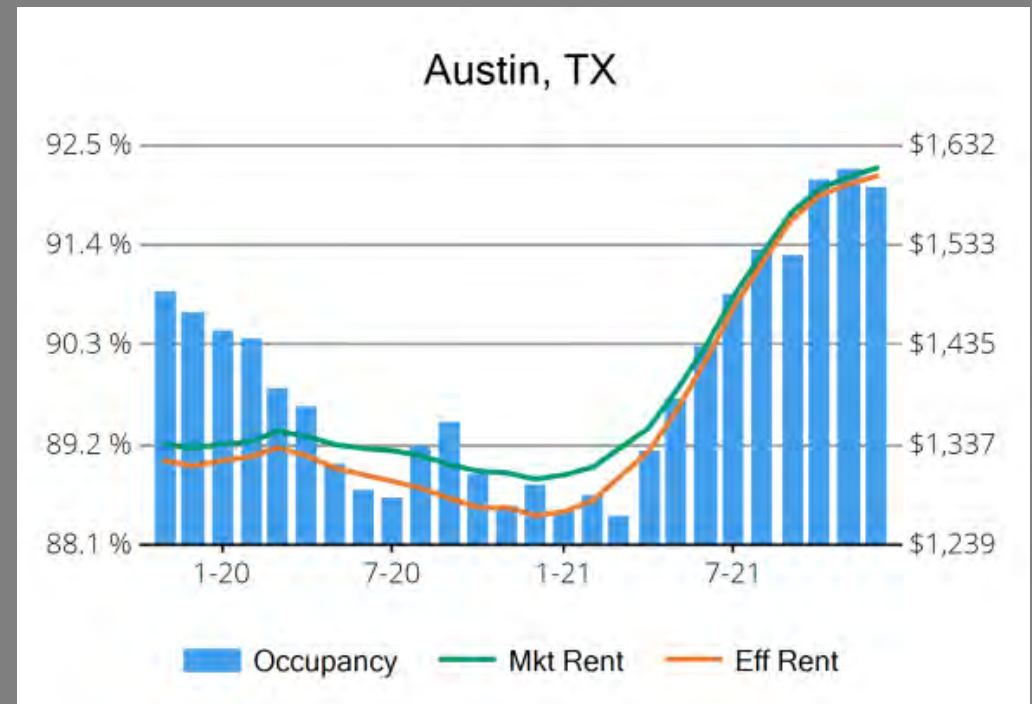
	Avg Existing Home Price	Avg New Home Price
2010	\$521,868	\$555,977
2011	\$682,361	\$672,888
2012	\$618,052	\$655,473
2013	\$857,164	\$837,326
2014	\$943,759	\$799,314
2015	\$911,144	\$861,183
2016	\$804,178	\$938,718
2017	\$839,594	\$976,421
2018	\$843,261	\$945,123
2019	\$665,480	\$704,507
2020	\$1,008,868	\$1,309,533
2021	\$1,431,071	\$1,677,695



## Housing Market Trends: Multi-family Market



Austin Multi-Family Market	Dec-21	% YOY
Occupancy	92.1	+3.5%
Unit Change	13,998	
Units Absorbed (Annual)	19,822	
Average Size	860	-0.1%
Asking Rent	\$1,609	+23.3%
Asking Rent per Sq. Ft.	\$1.87	+23.5%
Effective Rent	\$1,601	+26.2%
Effective Rent per SqFt	\$1.86	+26.4%
% Offering Concessions	8%	-78.8%
Avg Concession Package	5.6%	-15.9%





# Housing Market Trends: Eanes ISD Multi-family Market

EISD Multi-Family Market	Dec-21	% YOY
Occupancy	95.9	+4.66%
# of Units (Avg/Total)	241 / 2,648	
Unit Change	0	
Units Absorbed (Annual)	113	
Average Size	892	
Average EISD Market Rent	\$1,932	+23.94%
Avg. EISD Market Rent per Sq. Ft.	\$2.17	+28.76%
Effective Rent	\$1,932	
Effective Rent per SqFt	\$2.17	

- Eanes ISD's Average Occupancy is **4.1% higher** than the overall Austin Market Average Occupancy
- Eanes ISD's Average Asking Rent is **20.1% more** than the overall Austin Market Average Rent

## vs. 6-Months (End of July 2021)

	Now	Then	% Change
Occupancy Rate:	95.9 %	96.2 %	- 0.33
Average Rental Rate:	\$1,932.25	\$1,799.26	+ 7.39
Effective Rental Rate:	\$1,932.25	\$1,792.78	+ 7.78
New Units Added/Lost:	+ 3		
Absorption:	- 6		

## vs. 12-Months (End of January 2021)

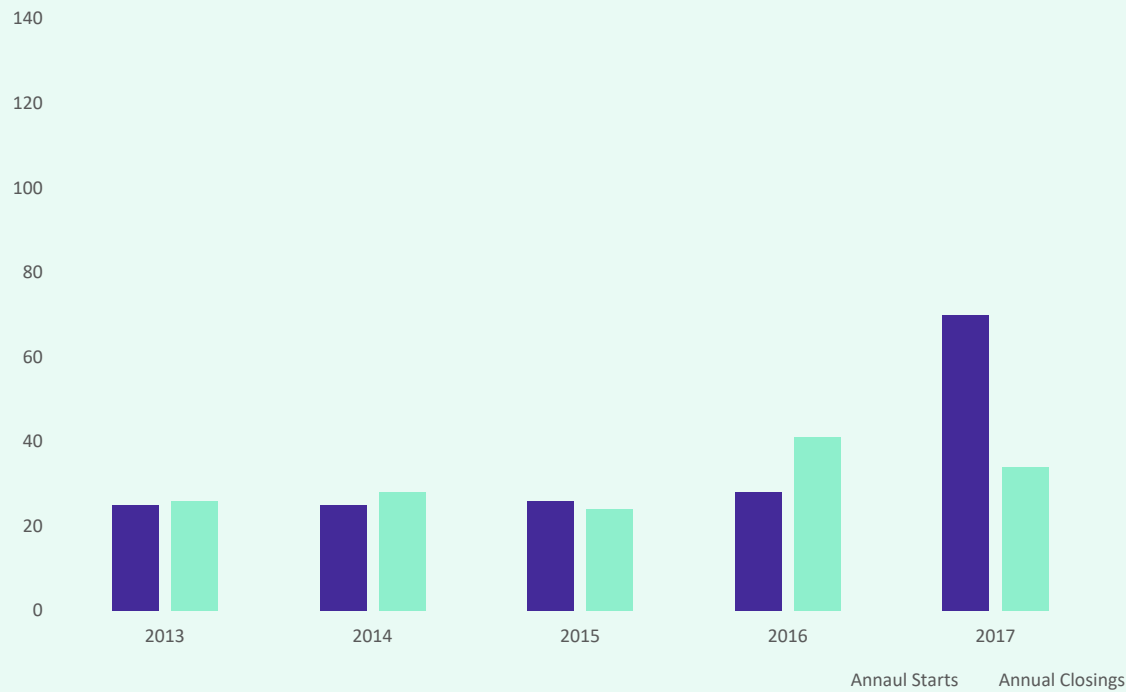
	Now	Then	% Change
Occupancy Rate:	95.9 %	91.6 %	+ 4.66
Average Rental Rate:	\$1,932.25	\$1,559.08	+ 23.94
Effective Rental Rate:	\$1,932.25	\$1,500.62	+ 28.76
New Units Added/Lost:	+ 0		
Absorption:	+ 113		

## vs. 24-Months (End of January 2020)

	Now	Then	% Change
Occupancy Rate:	95.9 %	91.9 %	+ 4.31
Average Rental Rate:	\$1,932.25	\$1,673.66	+ 15.45
Effective Rental Rate:	\$1,932.25	\$1,670.52	+ 15.67
New Units Added/Lost:	+ 0		
Absorption:	+ 105		



# District New Home Starts and Closings



Starts	2015	2016	2017	2018	2019	2020	2021
1Q	11	6	28	44	14	2	2
2Q	3	8	11	22	15	7	17
3Q	5	10	15	30	6	2	1
4Q	7	4	16	21	4	2	
<b>Total</b>	<b>26</b>	<b>28</b>	<b>70</b>	<b>117</b>	<b>39</b>	<b>13</b>	<b>20</b>

Closings	2015	2016	2017	2018	2019	2020	2021
1Q	6	7	2	15	28	14	0
2Q	4	13	4	31	25	9	4
3Q	7	7	16	27	19	5	3
4Q	7	14	12	21	21	5	
<b>Total</b>	<b>24</b>	<b>41</b>	<b>34</b>	<b>94</b>	<b>93</b>	<b>33</b>	<b>7</b>







## District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
BARTON CREEK	0	0	0	0	0	0	1	0
BRIDGE POINT	15	0	1	1	15	15	68	32
CEDAR CREEK	0	0	0	0	0	0	0	22
EANES	0	0	0	0	0	0	0	6
FOREST TRAIL	0	0	0	0	0	0	0	0
VALLEY VIEW	7	1	11	2	5	5	23	0
<b>GRAND TOTAL*</b>	<b>22</b>	<b>1</b>	<b>12</b>	<b>3</b>	<b>20</b>	<b>20</b>	<b>92</b>	<b>60</b>

- VDL = Vacant Developed Lot
- Future = concept plan for future phase

 Highest activity in the category

 Second highest activity in the category






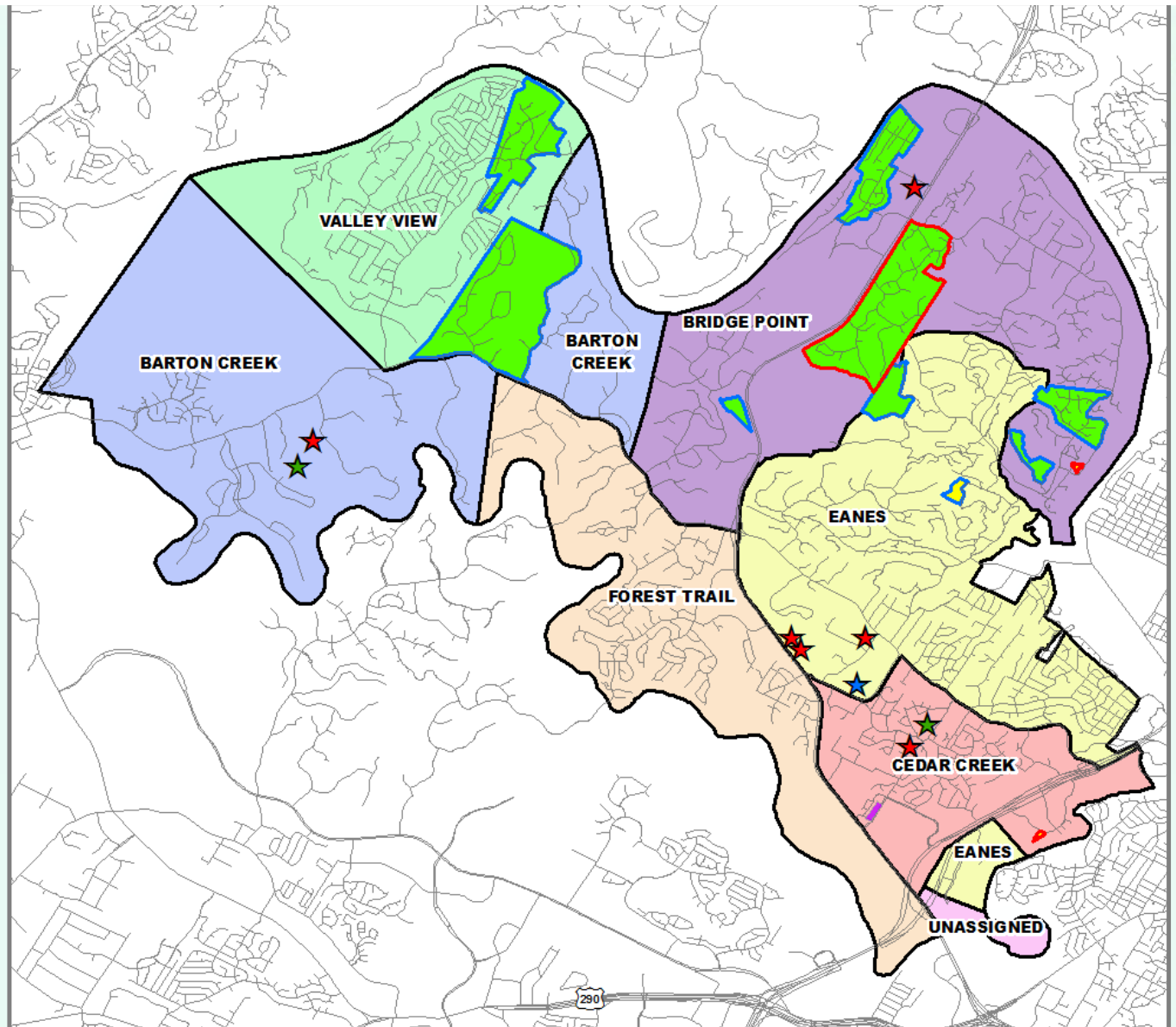


## District Housing Overview

- The district has 8 actively building subdivisions
- Within EISD there are 3 future subdivisions
- Of these, groundwork is underway on 49 lots within 3 subdivisions

### Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway

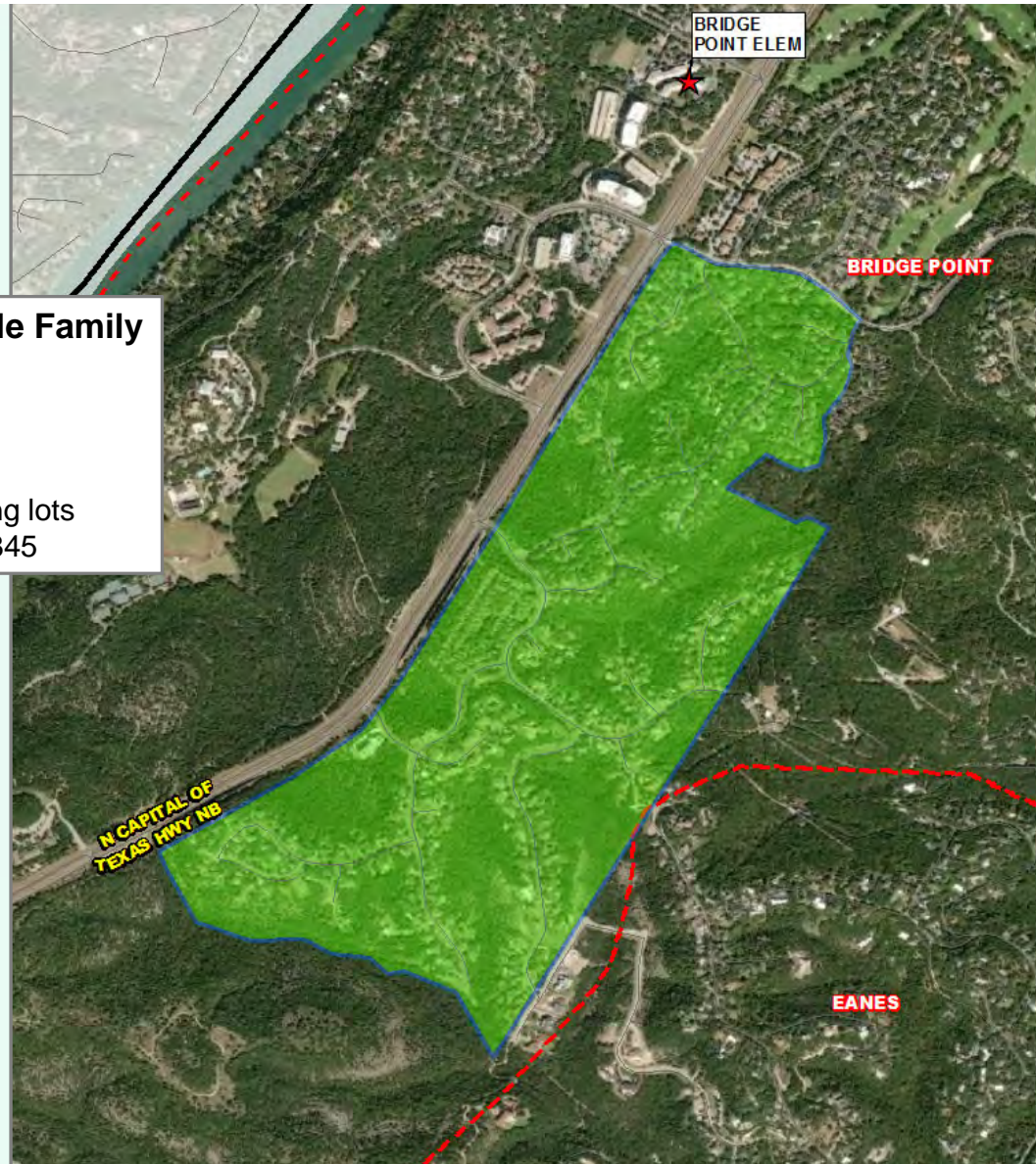




## Housing Activity

### Davenport Ranch- Single Family

- 525 total lots
- 10 future lots
- 503 occupied homes
- 12 vacant developed lots
- Streets paved for remaining lots
- Current student yield = 0.845







## Housing Activity

### Seven Oaks

- 145 total lots
- 119 occupied homes
- 5 homes under construction
- 21 vacant developed lots
- Closed 4 homes in the last 12 months
- Current student yield = 1.109





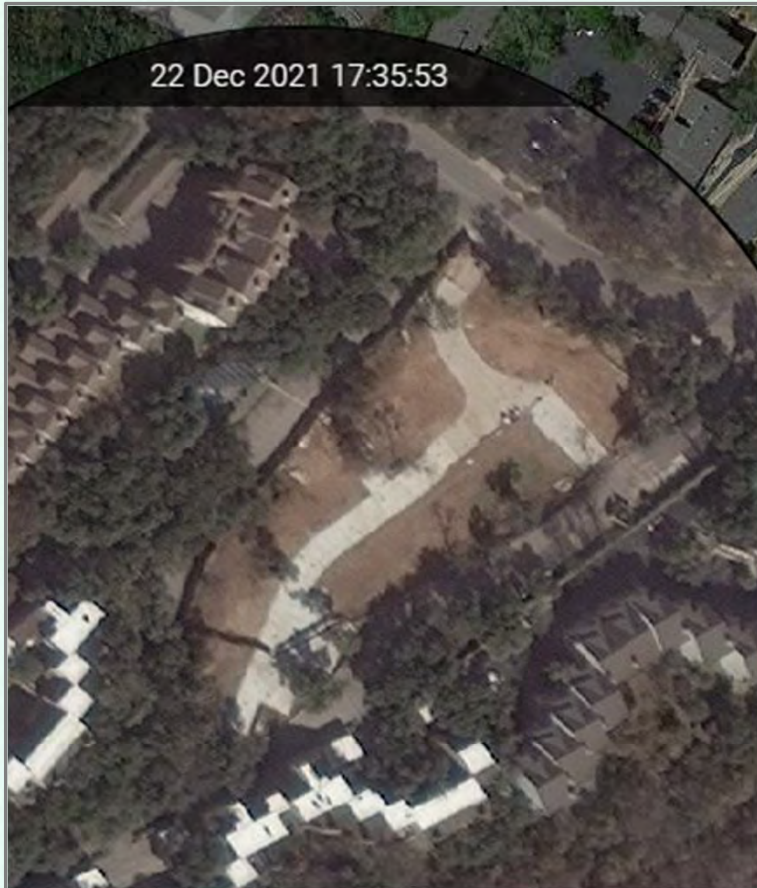


## Housing Activity





## Housing Activity



### **Spyglass at Barton Creek**

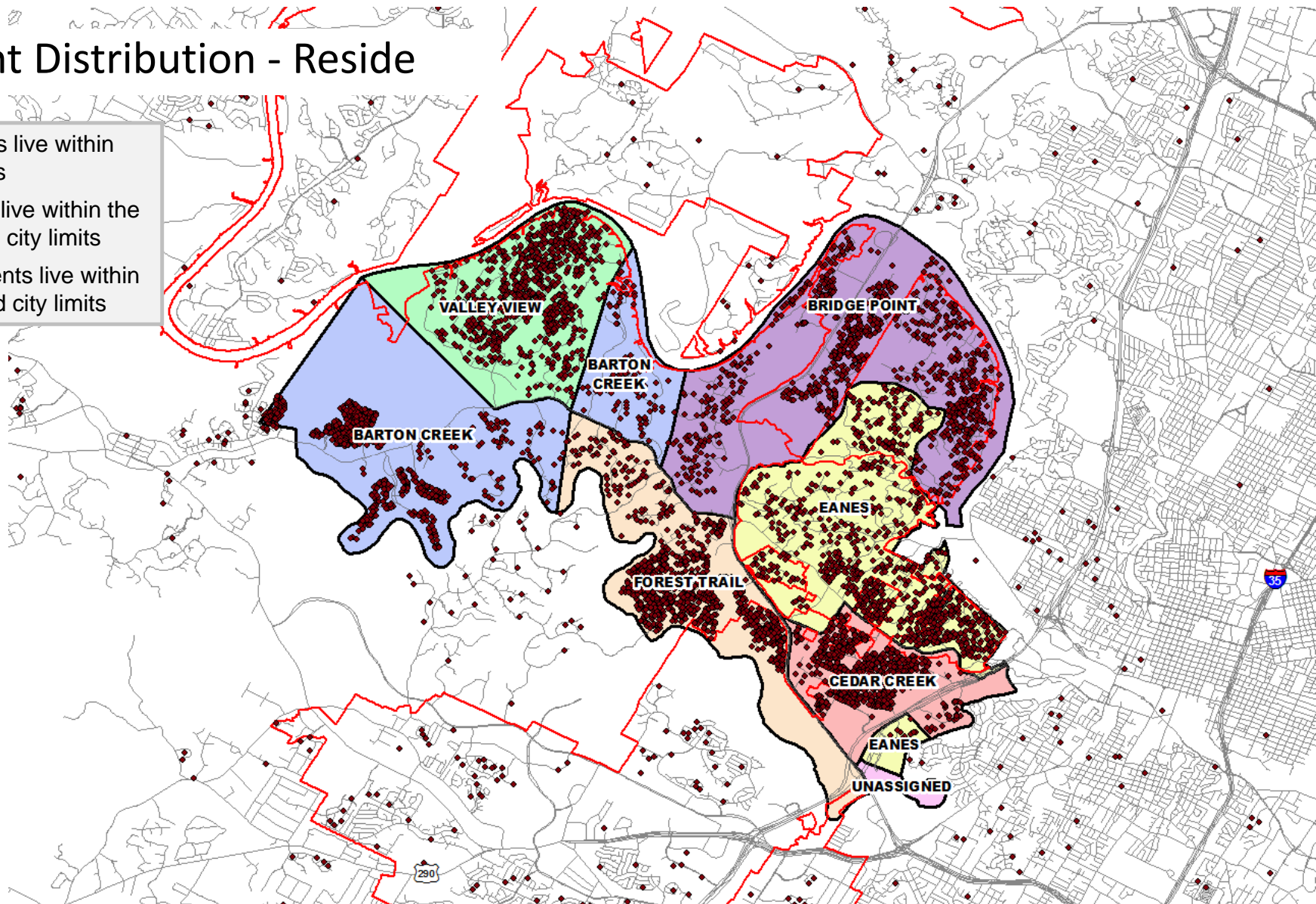
- 22 total future lots
- Equipment on site for all lots; streets paved
- No platting approved





## Student Distribution - Reside

- 86% of students live within Austin city limits
- 6% of students live within the West Lake Hills city limits
- 4% of the students live within the Rollingwood city limits





## TEA Transfers In Report

Transfers in From	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Yr Change
Austin ISD	484	458	453	435	407	426	-58
Del Valle ISD	10	10	11	10	11	14	+4
Dripping Springs ISD	15	13	12	11	16	26	+11
Hays CISD	11	14	13	11	14	11	0
Lake Travis ISD	75	74	72	90	81	98	+23
Leander ISD	18	17	20	15	13	20	+2
Marble Falls ISD	12	9	3	3	3	3	-9
Pflugerville ISD	12	4	3	3	3	3	-9
Round Rock ISD	13	11	10	3	14	21	+8
<b>Total Transfers In*</b>	<b>621</b>	<b>615</b>	<b>615</b>	<b>611</b>	<b>595</b>	<b>661</b>	<b>+40</b>

Transfers Out to	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Yr Change
Austin ISD	13	16	21	18	22	16	+3
Premier High Schools	6	11	3	3	3	10	+4
<b>Total Transfers Out*</b>	<b>42</b>	<b>52</b>	<b>60</b>	<b>54</b>	<b>53</b>	<b>72</b>	<b>+30</b>

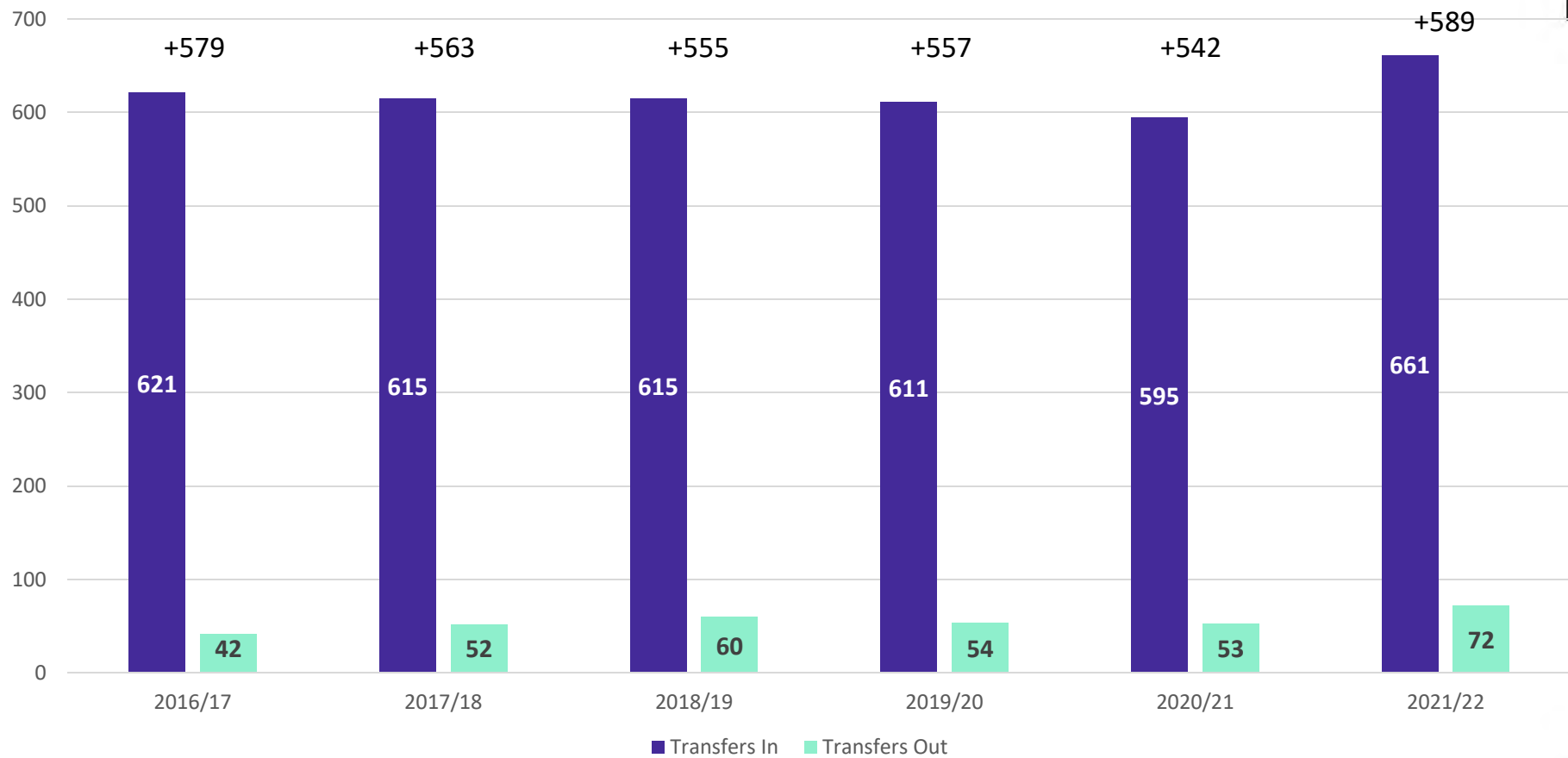
*\*Totals include additional districts per TEA rounding rules*





## TEA Transfers Report

TEA Transfer Report, 2016/17 – 2021/22





## Ten Year Forecast by Grade Level - Attend

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2017/18	10	436	528	565	540	639	648	632	660	702	683	713	641	664	8,061		
2018/19	26	488	477	574	561	569	662	660	644	680	731	703	704	653	8,132	71	0.9%
2019/20	27	484	524	495	595	597	576	667	683	671	706	735	687	719	8,166	34	0.4%
2020/21	22	444	477	544	498	589	600	568	675	697	704	707	724	719	7,968	-198	-2.4%
2021/22	33	450	468	483	544	504	614	612	612	684	707	701	686	752	7,850	-118	-1.5%
2022/23	33	436	489	498	497	564	518	637	637	627	715	708	685	712	7,756	-94	-1.2%
2023/24	33	416	467	510	505	512	579	528	650	649	655	715	708	711	7,638	-118	-1.5%
2024/25	33	490	441	476	515	522	534	593	548	659	681	654	703	734	7,583	-55	-0.7%
2025/26	33	445	527	457	483	531	538	548	612	563	692	681	645	729	7,484	-99	-1.3%
2026/27	33	441	476	537	459	499	550	550	565	624	591	691	685	671	7,372	-112	-1.5%
2027/28	33	442	478	488	542	475	517	569	574	581	655	591	691	711	7,347	-25	-0.3%
2028/29	33	446	479	490	492	560	490	532	589	589	610	655	590	717	7,272	-75	-1.0%
2029/30	33	454	485	490	493	508	578	503	551	604	618	610	656	616	7,199	-73	-1.0%
2030/31	33	464	493	496	493	509	525	595	522	565	634	618	610	682	7,239	40	0.6%
2031/32	33	473	503	504	500	509	527	540	617	535	593	634	618	636	7,222	-17	-0.2%

Yellow box = largest grade per year  
Green box = second largest grade per year

- Large secondary class sizes causing the enrollment to decline
- Five year enrollment to be near 7,500 students

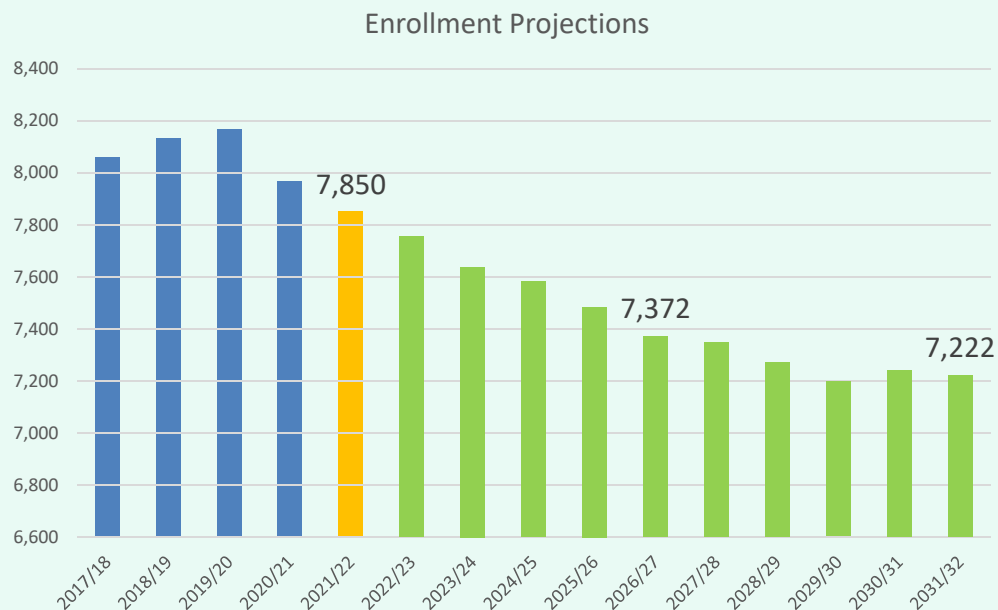


## Ten Year Forecast by Campus Level - Attend

	Fall	ENROLLMENT PROJECTIONS									
Campus	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Barton Creek Elementary School	504	502	521	518	506	500	495	502	518	520	530
Bridge Point Elementary School	584	578	581	582	573	577	572	564	568	558	562
Cedar Creek Elementary School	527	532	527	558	559	559	558	558	563	555	560
Eanes Elementary School	564	561	565	550	562	532	522	522	526	523	529
Forest Trail Elementary School	558	533	519	489	484	486	481	487	500	500	512
Valley View Elementary School	359	329	309	314	330	341	347	357	366	357	356
<b>ELEMENTARY TOTALS</b>	<b>3,096</b>	<b>3,035</b>	<b>3,022</b>	<b>3,011</b>	<b>3,014</b>	<b>2,995</b>	<b>2,975</b>	<b>2,990</b>	<b>3,041</b>	<b>3,013</b>	<b>3,049</b>
Elementary Percent Change	-2.46%	-1.97%	-0.43%	-0.36%	0.10%	-0.63%	-0.67%	0.50%	1.71%	-0.92%	1.19%
Elementary Absolute Change	-78	-61	-13	-11	3	-19	-20	15	51	-28	36
Hill Country Middle School	1,013	1,016	961	920	890	923	946	954	926	935	926
West Ridge Middle School	895	885	866	880	833	816	778	756	732	747	766
<b>Middle School Totals</b>	<b>1,908</b>	<b>1,901</b>	<b>1,827</b>	<b>1,800</b>	<b>1,723</b>	<b>1,739</b>	<b>1,724</b>	<b>1,710</b>	<b>1,658</b>	<b>1,682</b>	<b>1,692</b>
Middle School Percent Change	-1.65%	-0.37%	-3.89%	-1.48%	-4.28%	0.93%	-0.86%	-0.81%	-3.04%	1.45%	0.59%
Middle School Absolute Change	-32	-7	-74	-27	-77	16	-15	-14	-52	24	10
Westlake High School	2,820	2,794	2,763	2,746	2,721	2,612	2,622	2,546	2,474	2,518	2,455
Adult Transition Services	26	26	26	26	26	26	26	26	26	26	26
<b>HIGH SCHOOL TOTALS</b>	<b>2,846</b>	<b>2,820</b>	<b>2,789</b>	<b>2,772</b>	<b>2,747</b>	<b>2,638</b>	<b>2,648</b>	<b>2,572</b>	<b>2,500</b>	<b>2,544</b>	<b>2,481</b>
High School Percent Change	-0.28%	-0.91%	-1.10%	-0.61%	-0.90%	-3.97%	0.38%	-2.87%	-2.80%	1.76%	-2.48%
High School Absolute Change	-8	-26	-31	-17	-25	-109	10	-76	-72	44	-63
<b>DISTRICT TOTALS</b>	<b>7,850</b>	<b>7,756</b>	<b>7,638</b>	<b>7,583</b>	<b>7,484</b>	<b>7,372</b>	<b>7,347</b>	<b>7,272</b>	<b>7,199</b>	<b>7,239</b>	<b>7,222</b>
District Percent Change	-1.48%	-1.20%	-1.52%	-0.72%	-1.31%	-1.50%	-0.34%	-1.02%	-1.00%	0.56%	-0.23%
District Absolute Change	-118	-94	-118	-55	-99	-112	-25	-75	-73	40	-17



## Key Takeaways



- Austin area economy continues strong pace for relocations and expansions
- Austin housing market seeing the highest value increases in the state
- Eanes ISD decreased by 118 students this fall
- Graduating large 12<sup>th</sup> grade classes continue to cause overall enrollment decline
- Enrollment could settle near 7,300 students in five years
- Transfer patterns can have a significant impact on total enrollment for Eanes ISD