

2024 DEMOGRAPHIC REPORT

FEBRUARY 6, 2024

JEREMY TRIMBLE

ASSISTANT SUPERINTENDENT OF OPERATIONS & PLANNING

BOB TEMPLETON

ZONDA EDUCATION, VICE PRESIDENT





Annual Enrollment Change

Year (OCT)	EE	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2019/20	27	484	524	495	595	597	576	667	683	671	706	736	687	726	8,174		
2020/21	22	444	477	544	498	589	600	568	675	697	704	707	724	719	7,968	-206	-2.5%
2021/22	17	450	467	484	545	504	619	611	620	682	708	702	687	751	7,847	-121	-1.5%
2022/23	22	447	479	481	499	559	526	614	638	619	721	706	697	723	7,731	-116	-1.5%
2023/24	22	413	473	506	507	528	579	560	637	671	679	721	722	714	7,732	1	0.0%

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

Cohort Change

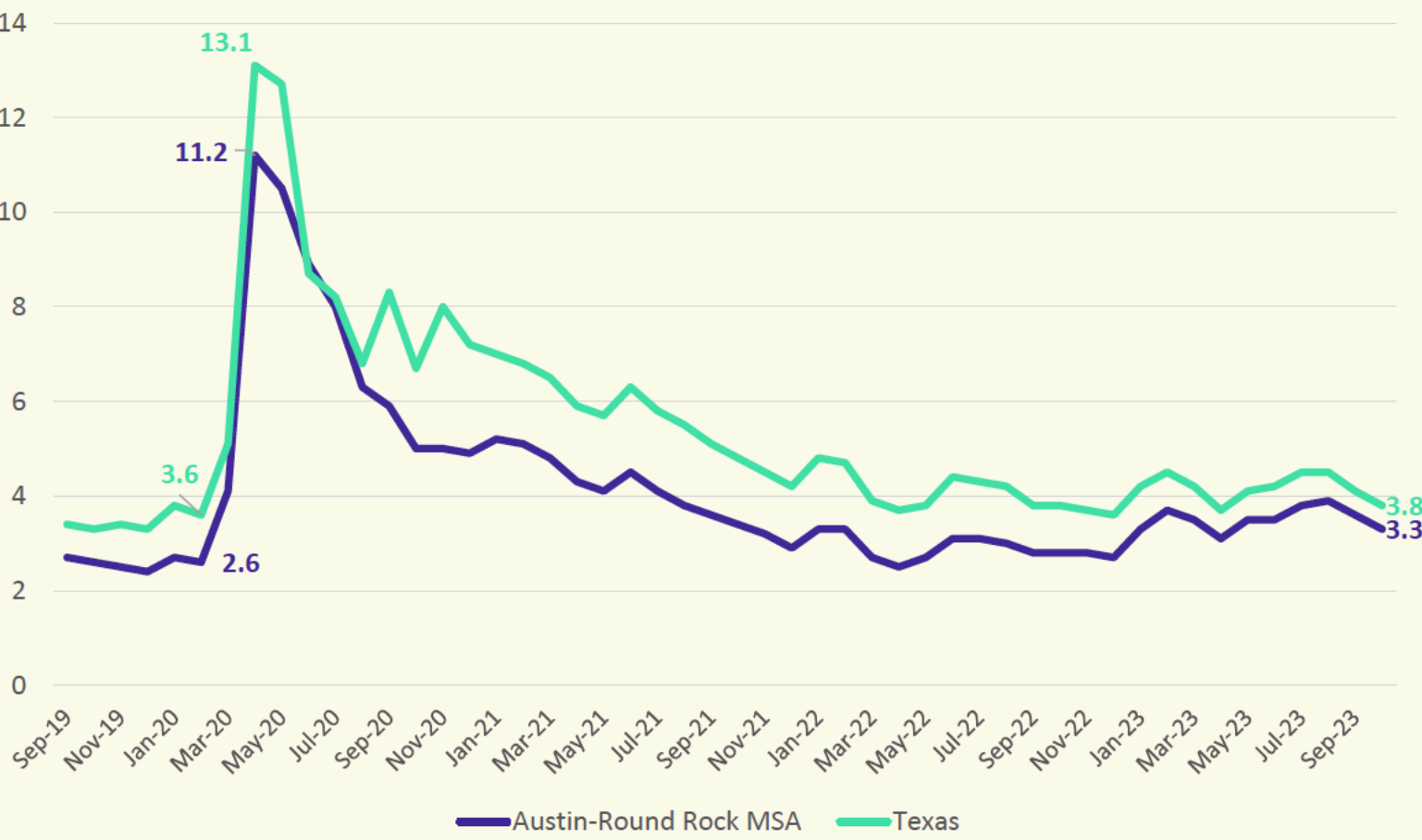
	EE	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
3-YR Avg.	1.022	0.977	1.058	1.034	1.029	1.032	1.043	1.025	1.058	1.020	1.057	0.998	0.996	1.038	1.029	1.034	1.022
2021/22	0.773	1.014	1.052	1.015	1.002	1.012	1.051	1.018	1.092	1.010	1.016	0.997	0.972	1.037	1.024	1.040	1.005
2022/23	1.294	0.993	1.064	1.030	1.031	1.026	1.044	0.992	1.044	0.998	1.057	0.997	0.993	1.052	1.031	1.011	1.025
2023/24	1.000	0.924	1.058	1.056	1.054	1.058	1.036	1.065	1.037	1.052	1.097	1.000	1.023	1.024	1.031	1.051	1.036

- Strong grade level growth at 1st thru 9th grades
- Kindergarten has dropped to 413 students this fall
- Middle School grades seeing the highest year over year growth

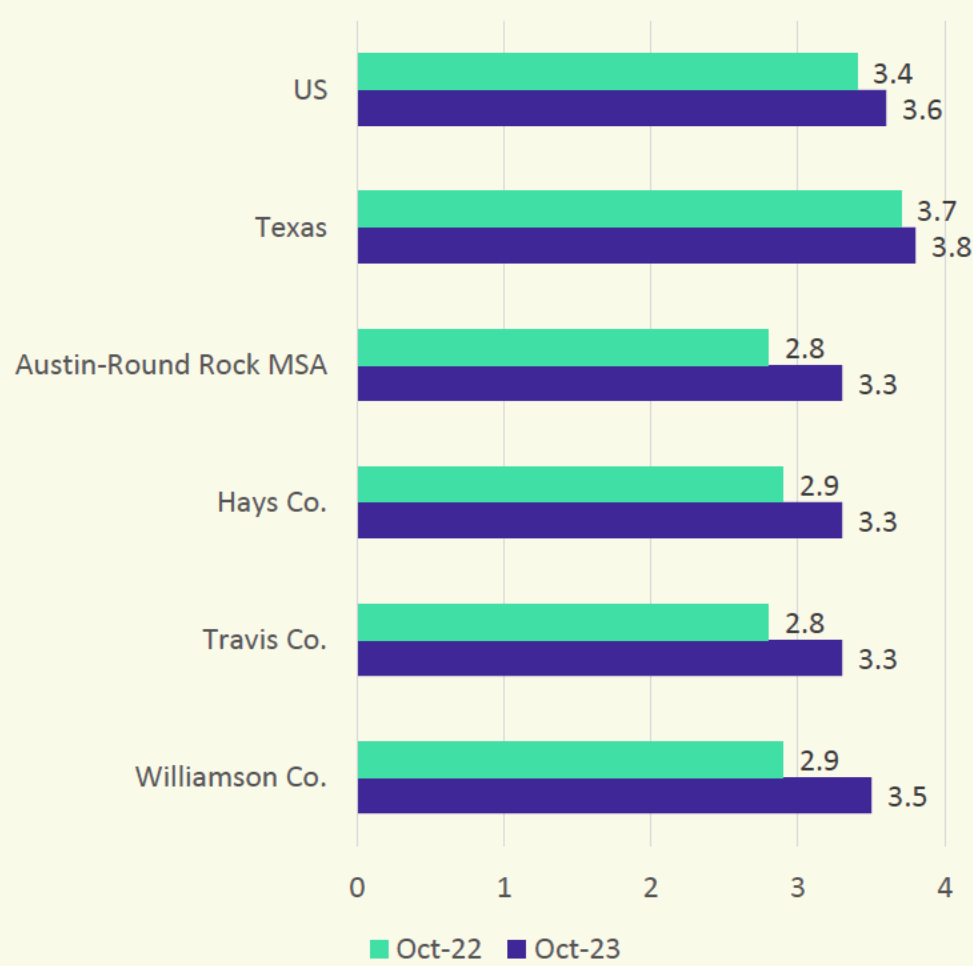


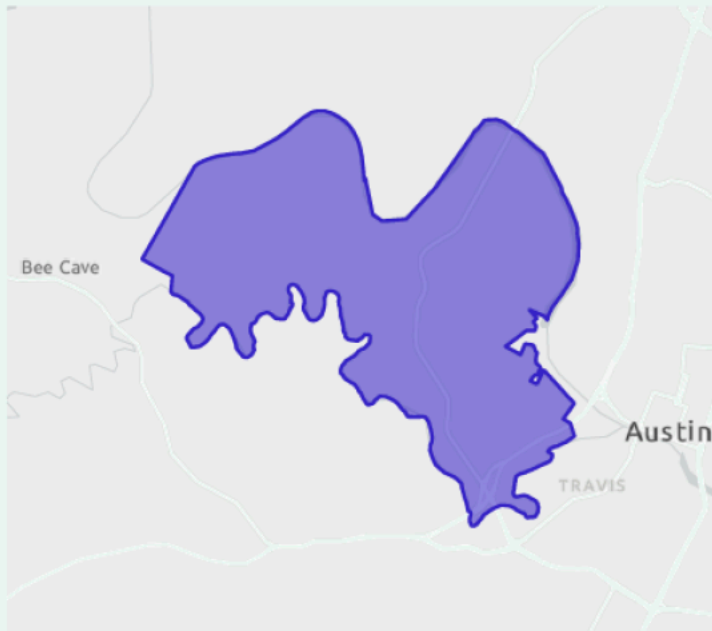
Local Economic Conditions

Unemployment Rate, Sept 2019 – Oct 2023



Unemployment Rate, Year Over Year





POPULATION TRENDS AND KEY INDICATORS

EANES ISD
Area: 34.29 square miles

38,468

Population

14,185

Households

2.68

Avg Size
Household

42.7

Median
Age

\$183,654

Median
Household Income

\$941,557

Median
Home Value

316

Wealth
Index

77

Housing
Affordability

52

Diversity
Index

MORTGAGE INDICATORS



\$33,322

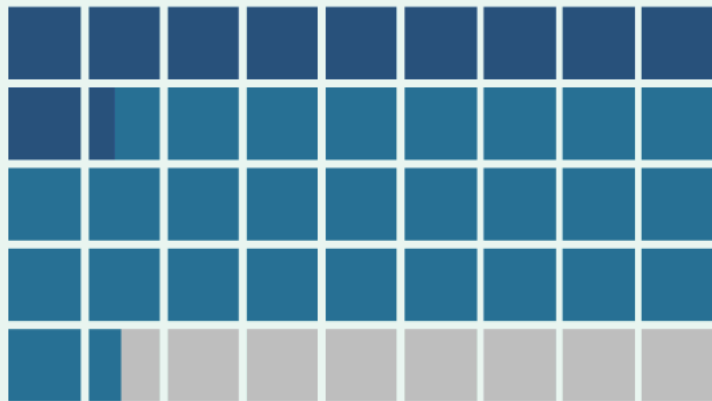
Avg Spent on Mortgage &
Basics



30.8%

Percent of Income for
Mortgage

POPULATION BY AGE



Under 18 (23.1%)
Ages 18 to 64 (60.2%)
Aged 65+ (16.7%)

POPULATION BY GENERATION



3.4%

Greatest Gen:
Born 1945/Earlier



23.1%

Baby Boomer:
Born 1946 to 1964



23.2%

Generation X:
Born 1965 to 1980



19.9%

Millennial:
Born 1981 to 1998



23.9%

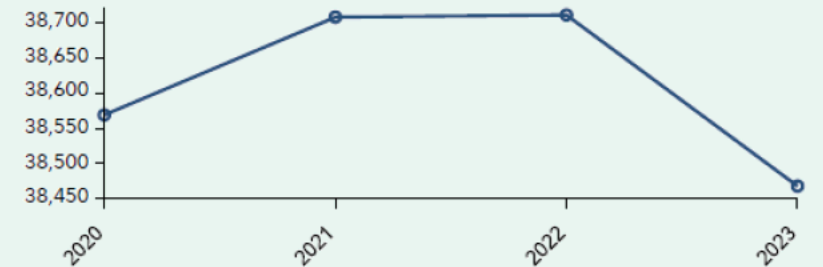
Generation Z:
Born 1999 to 2016



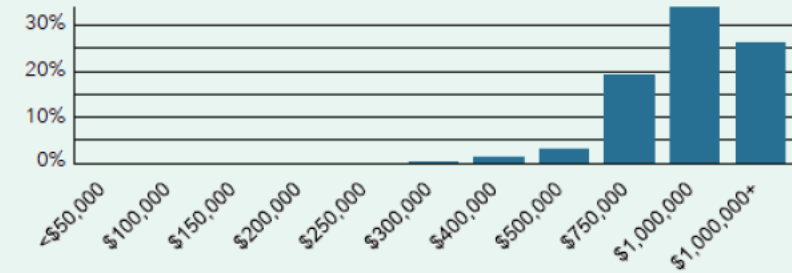
6.6%

Alpha: Born
2017 to Present

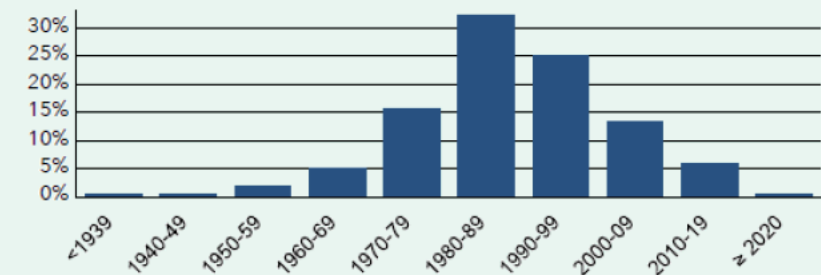
Historical Trends: Population



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021).
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Key Facts

EANES ISD
Area: 34.29 square miles

KEY FACTS

38,468

Population

42.7

Median Age



Average
Household Size

\$183,654

Median Household
Income

EDUCATION

0.8%

No High School
Diploma



4.2%

High School
Graduate



10.4%

Some College/
Associate's
Degree



84.6%

Bachelor's/Grad/
Prof Degree

BUSINESS



4,252

Total Businesses



44,496

Total Employees

EMPLOYMENT



89.8%

White Collar



4.0%

Blue Collar



6.2%

Services

2.2%

Unemployment
Rate

INCOME



\$183,654

Median Household
Income



\$94,796

Per Capita Income



\$962,786

Median Net Worth

2023 Households by income (Esri)

The largest group: \$200,000+ (46.5%)

The smallest group: \$25,000 - \$34,999 (2.1%)

Indicator▲	Value	Diff	
<\$15,000	2.3%	-4.9%	
\$15,000 - \$24,999	2.2%	-2.8%	
\$25,000 - \$34,999	2.1%	-3.2%	
\$35,000 - \$49,999	4.7%	-5.7%	
\$50,000 - \$74,999	7.6%	-6.4%	
\$75,000 - \$99,999	8.7%	-4.6%	
\$100,000 - \$149,999	13.0%	-4.8%	
\$150,000 - \$199,999	12.9%	+2.2%	
\$200,000+	46.5%	+30.2%	

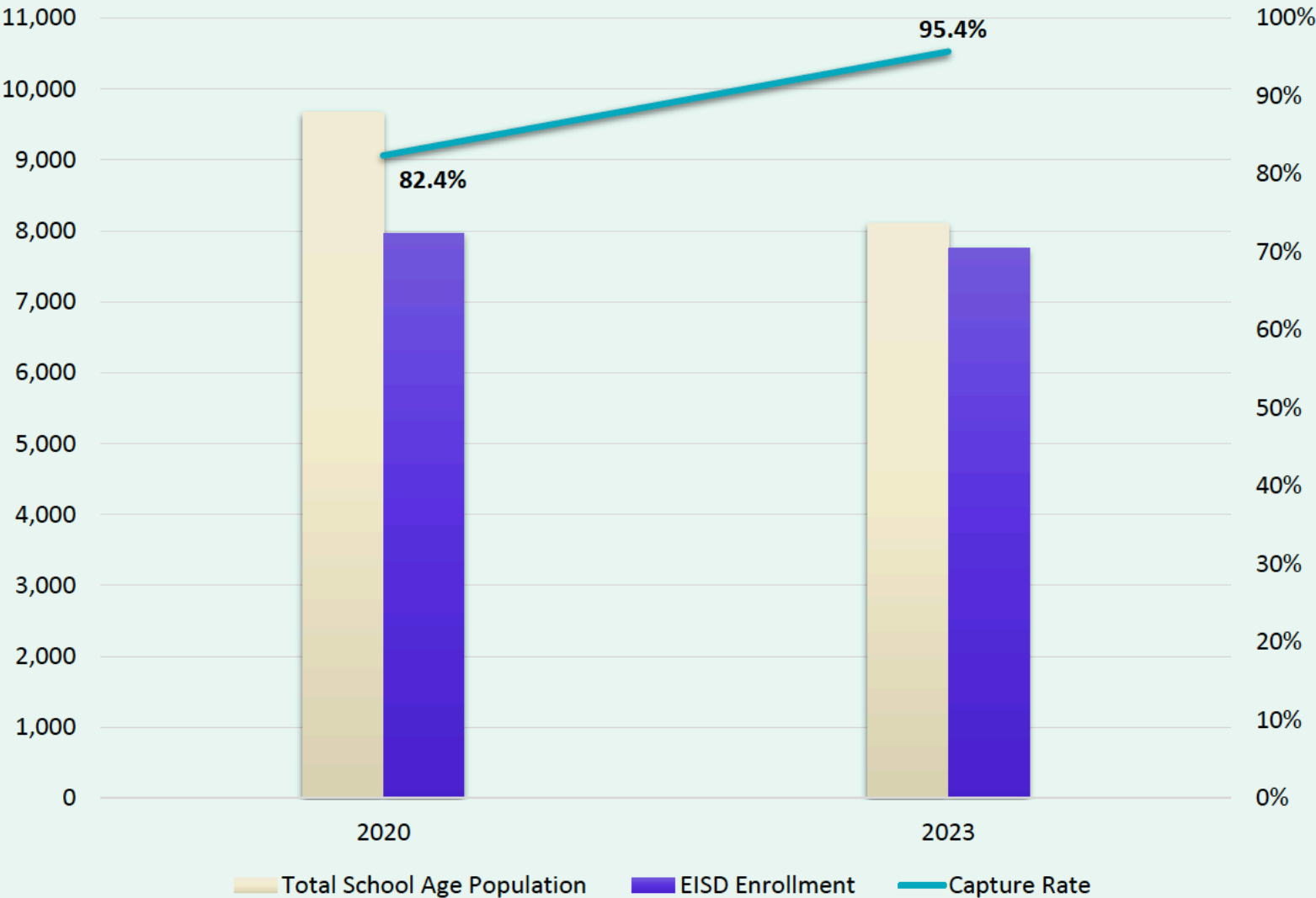
Bars show deviation from

Travis County

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri



Eanes ISD Student Capture Rate



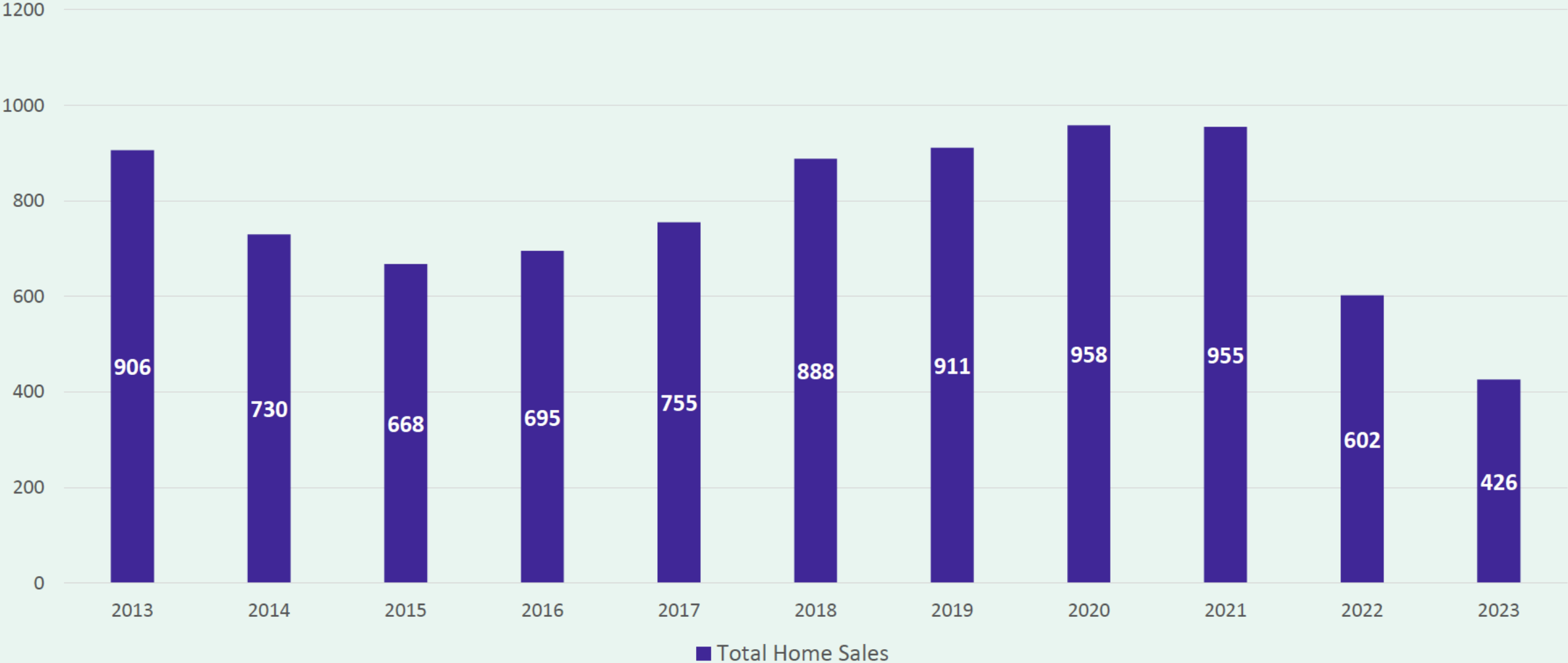
	Ages 5-9	Ages 10-14	Ages 15-19	Total School Age Population	EISD Enrollment	Capture Rate
2020	2,765	3,589	3,319	9,673	7,968	82.4%
2023	2,395	2,938	2,768	8,101	7,732	95.4%



Annual Home Sales, 2010 – 2021

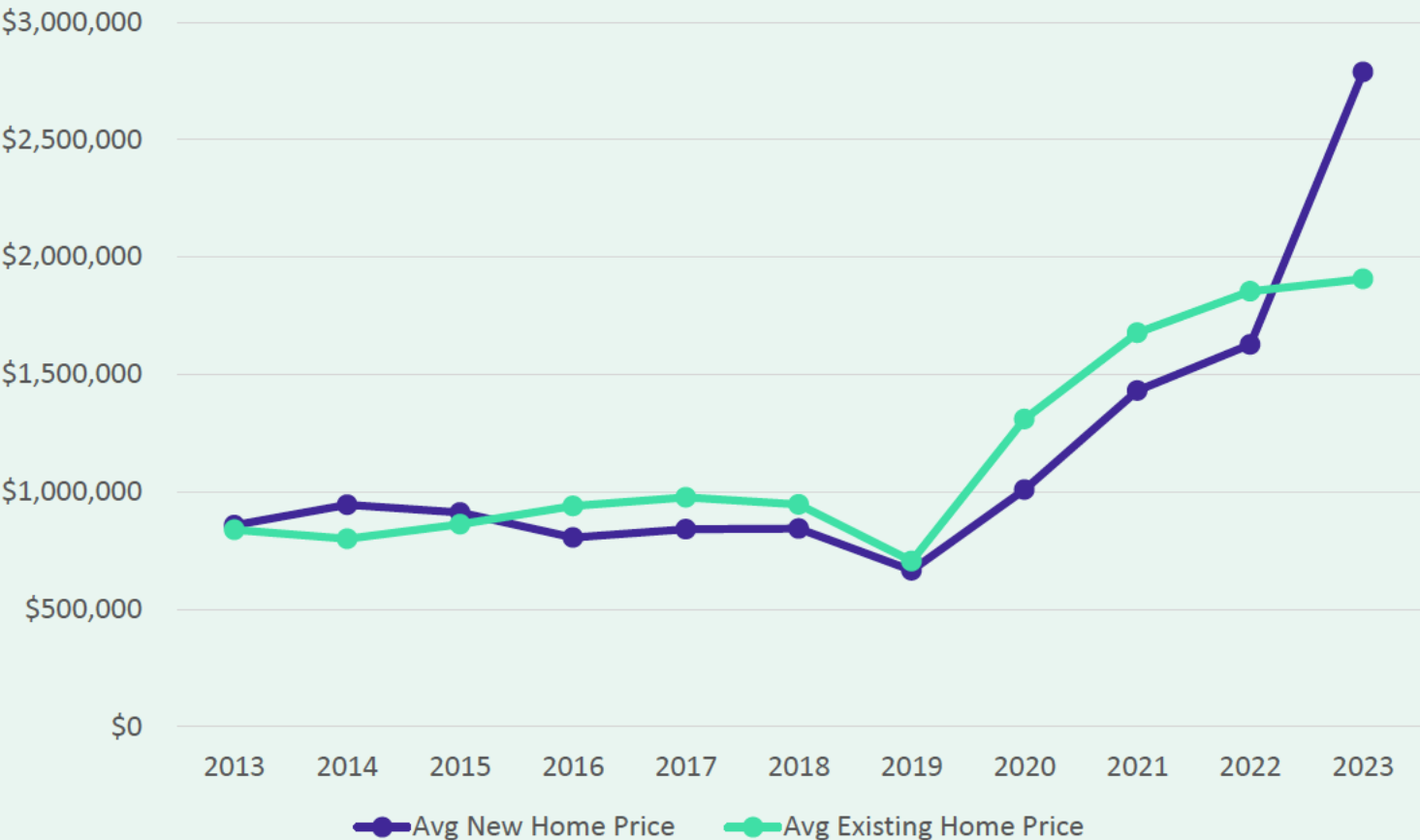


Total Home Sales, 2013 – Nov 2023





Average New vs. Existing Home Sale Price, 2013 – 2023



- The average new home sale price in Eanes ISD has tripled since 2013, an increase of more than \$1.9 million
- The average price of an existing home within EISD has doubled in the last 10 years, an increase of over \$1 million

	Avg New Home Price	Avg Existing Home Price
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
2022	\$1,627,333	\$1,854,364
2023	\$2,787,833	\$1,906,708



Housing Market Trends:

Eanes ISD Multi-family Market

- Eanes ISD's Average Occupancy is **7.6% higher** than the overall Austin Market Average Occupancy
- Eanes ISD's Average Asking Rent is **17.8% more** than the overall Austin Market Average Rent

EISD Multi-Family Market	Dec-23	% YOY
Occupancy	92.6	-0.86%
# of Units (Avg/Total)	241/2,648	
Unit Change	--	
Units Absorbed (Annual)	--	
Average Size (Sq. Ft.)	891	
Average EISD Market Rent	\$1,936	-3.63%
Avg. EISD Market Rent per Sq. Ft.	\$2.17	-3.55%
Effective Rent	\$1,866	-6.94%
Effective Rent per SqFt	\$2.09	-7.11%




Property Statistics	Current Dec '23	6 Months		12 Months		24 Months	
		End of Jun '23	6-Mo. Chg	End of Dec '22	12-Mo. Chg	End of Dec '21	24-Mo.Chg
Occupancy	92.6 %	92.3 %	0.4 %	93.4 %	-0.9 %	95.9 %	-3.4 %
Unit Change	---	0	---	0	---	0	---
Units Absorbed	---	8	---	-21	---	-86	---
Average Size (SF)	891	891	0.0 %	891	0.0 %	891	0.0 %
Asking Rent	\$1,936	\$2,011	-3.7 %	\$2,009	-3.7 %	\$1,932	0.2 %
Asking Rent per SF	\$2.17	\$2.26	-3.7 %	\$2.25	-3.7 %	\$2.17	0.2 %
Effective Rent	\$1,865	\$1,974	-5.5 %	\$2,004	-6.9 %	\$1,932	-3.4 %
Effective Rent per SF	\$2.09	\$2.21	-5.5 %	\$2.25	-6.9 %	\$2.17	-3.4 %
% Offering Concessions	45.5 %	27.3 %	66.7 %	18.2 %	150.0 %	0.0 %	0.0 %
Avg. Concession Package	8.9 %	7.7 %	16.1 %	1.5 %	480.0 %	0.0 %	0.0 %

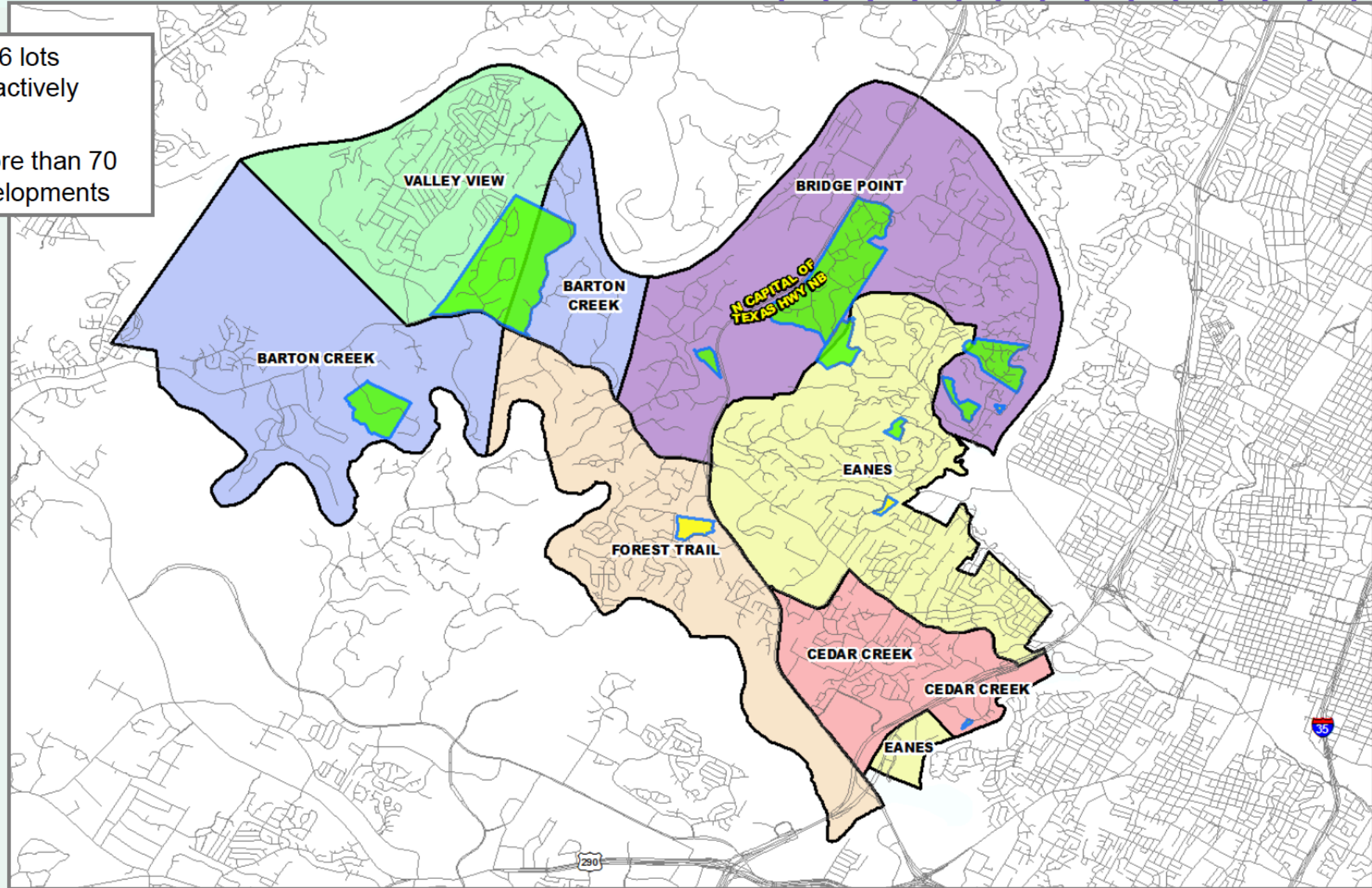


District Housing Overview

- The district has approx. 66 lots available to build on in 9 actively building developments
- Within EISD there are more than 70 planned lots 3 future developments

Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway

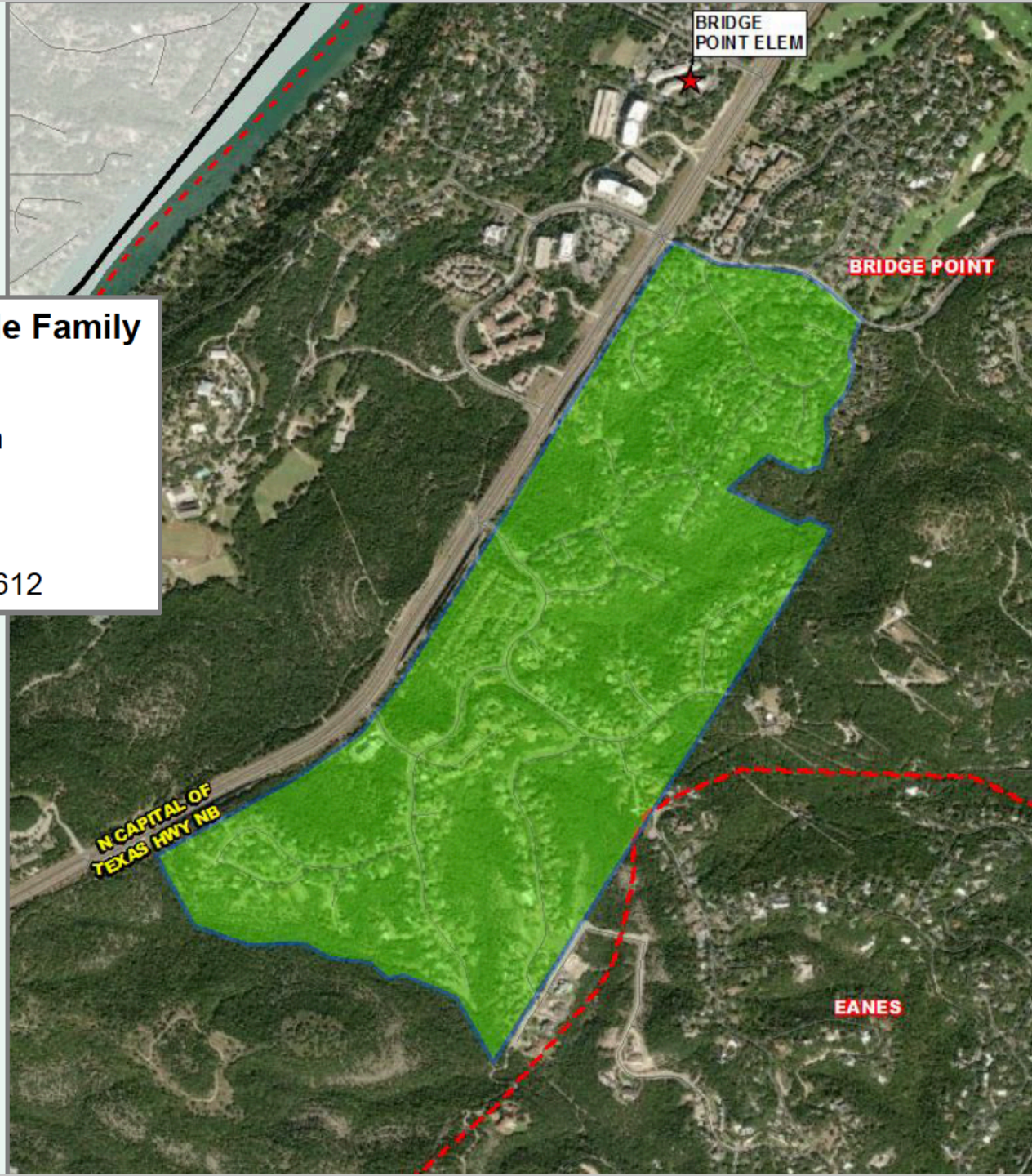




Housing Activity

Davenport Ranch- Single Family

- 518 total lots
- 12 vacant developed lots
- 1 home under construction
- 502 occupied homes
- Custom Homes
- \$700K+
- Current Student Yield = 0.612

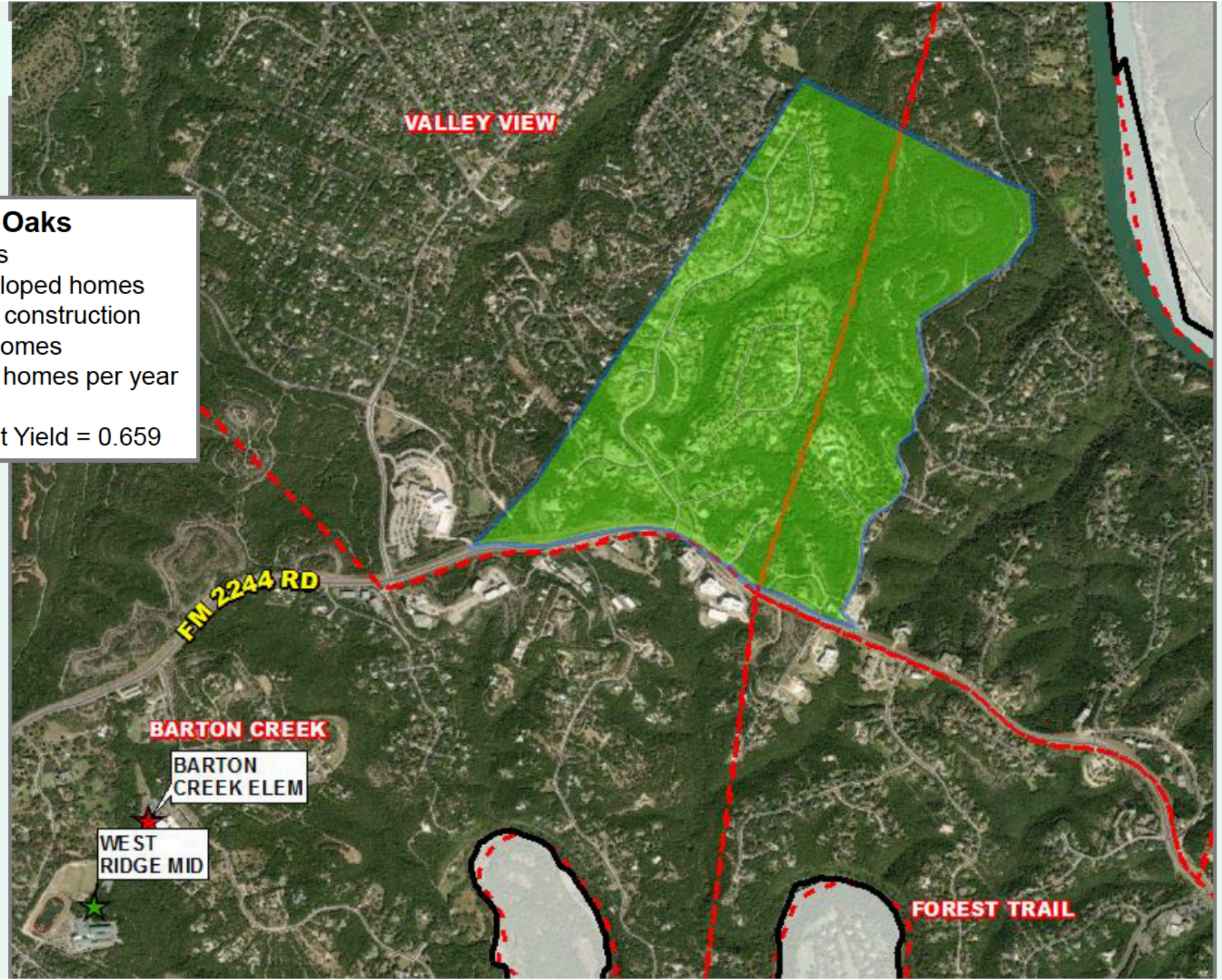




Housing Activity

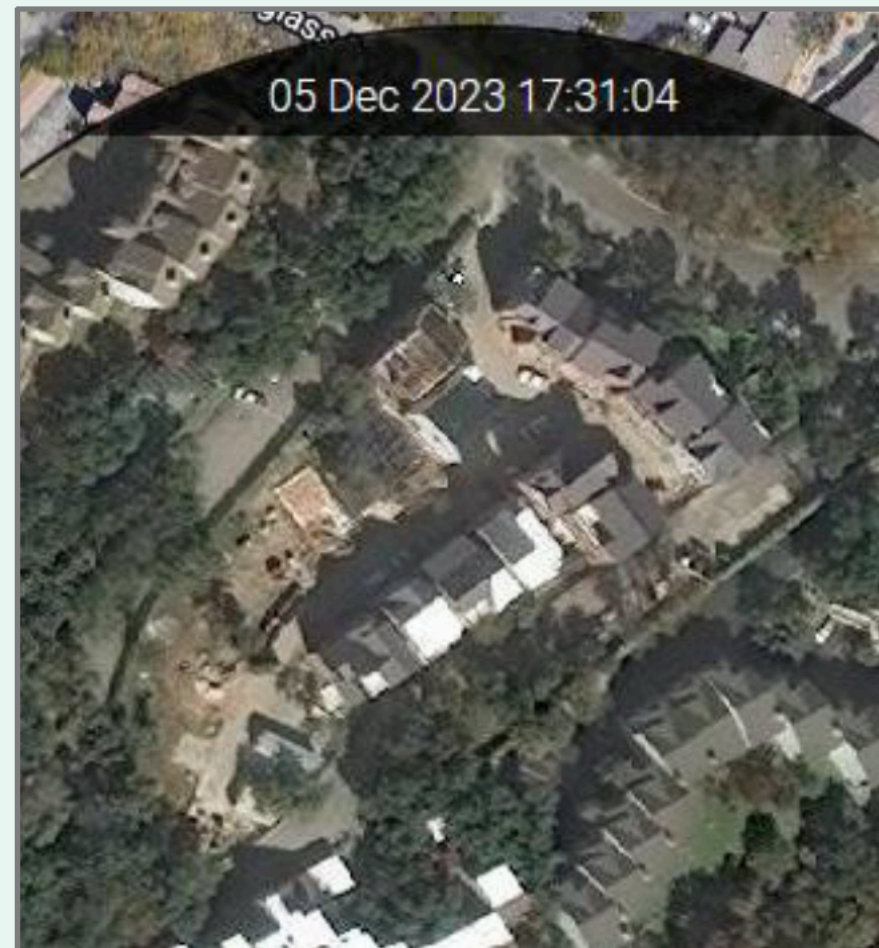
Seven Oaks

- 149 total homes
- 13 vacant developed homes
- 4 homes under construction
- 132 occupied homes
- Building 5 – 10 homes per year
- \$850K+
- Current Student Yield = 0.659





Housing Activity



Spyglass at Barton Creek

- 20 total lots
- 10 vacant developed lots
- 10 homes under construction
- First homes started 3Q22
- First residents anticipated early 2024
- Started 4 homes in last 12 months
- No current student yield



Housing Activity



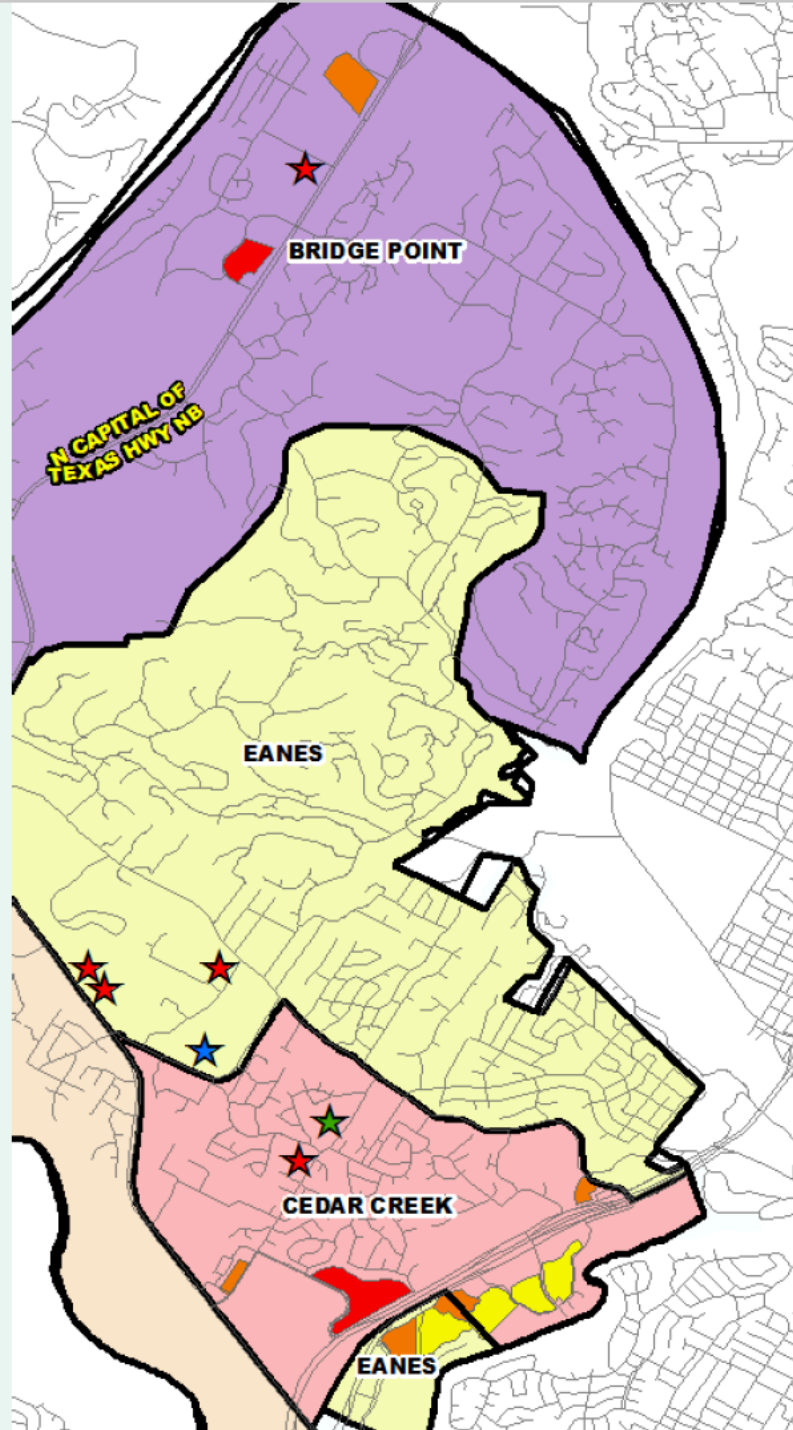
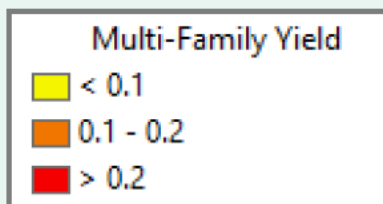
Marshall Ranch

- 49 total future lots
- Final plat approved by Austin P&Z April 2023
- Milestone Communities



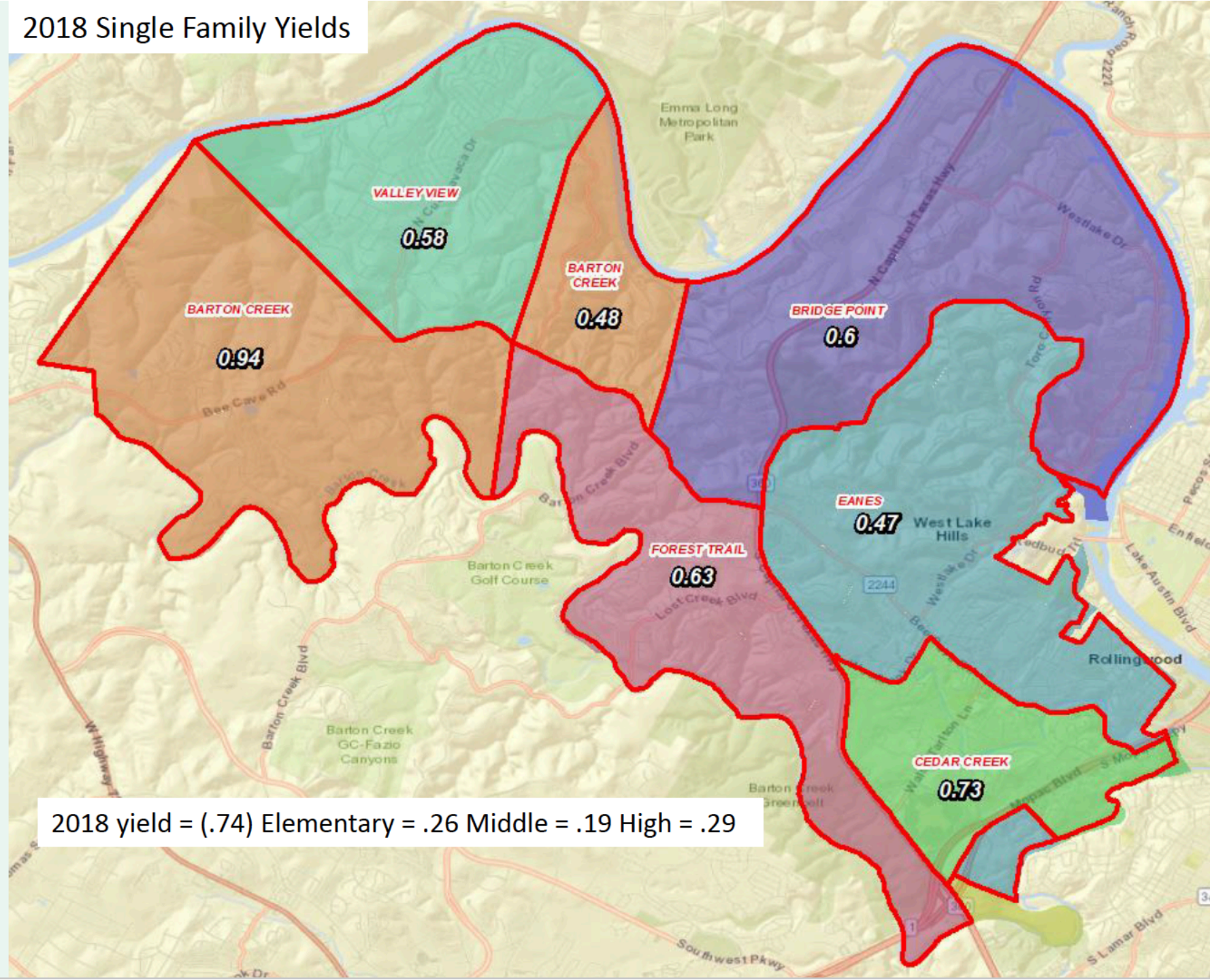
Multi-Family Yield

- Within Eanes ISD there are currently 317 students residing in 2,653 multi-family units
- The district average multi-family yield is 0.119



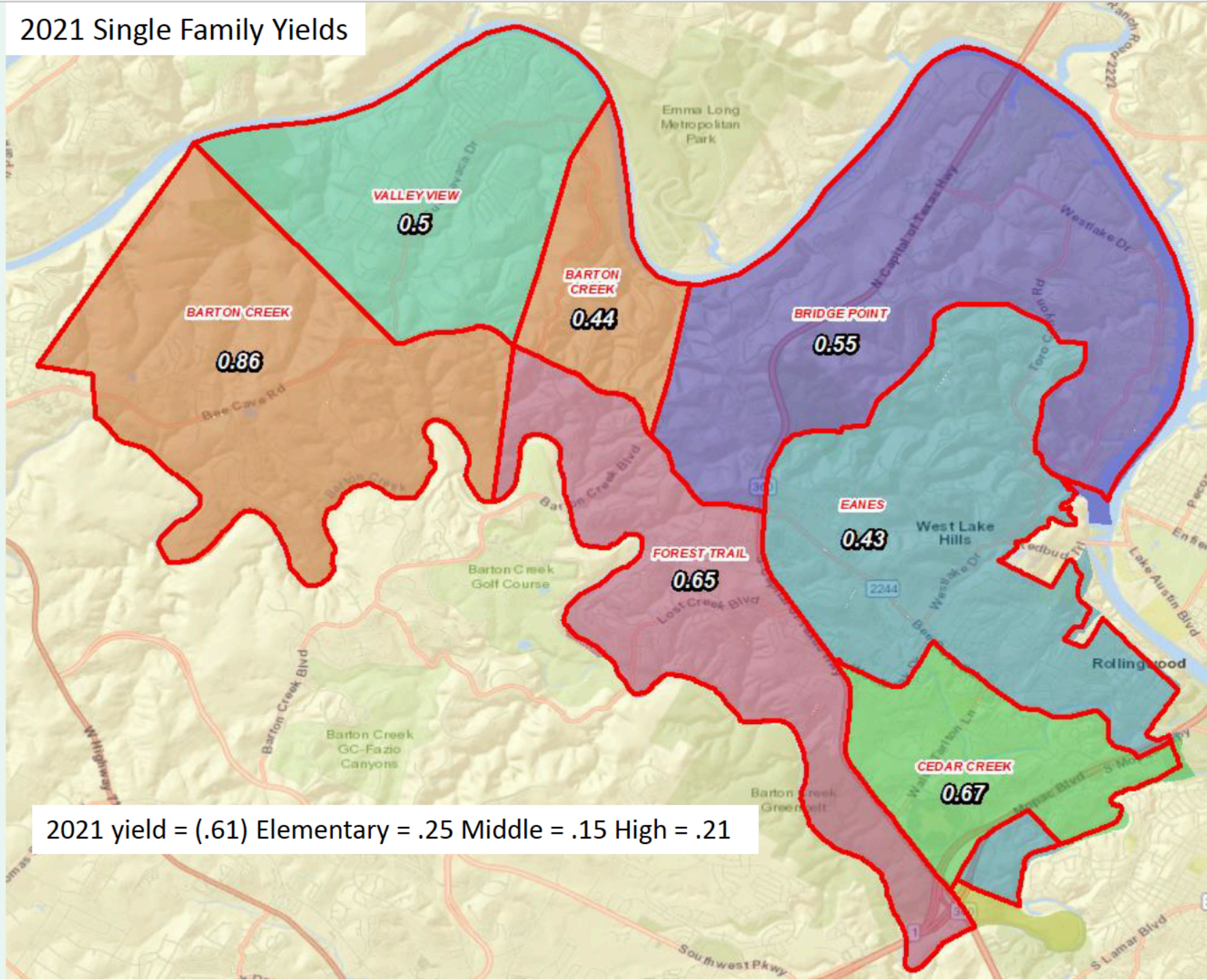


2018 Single Family Yields



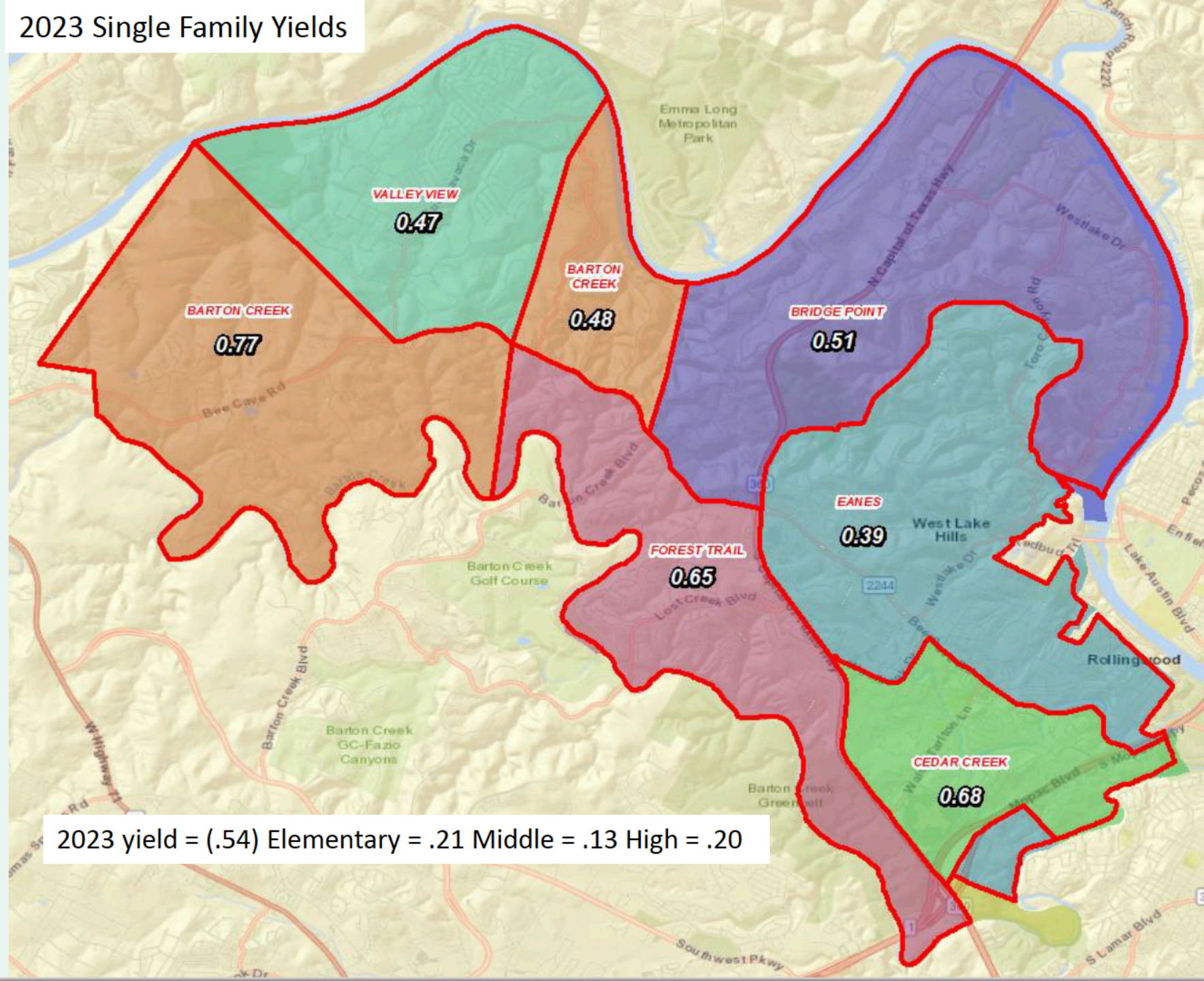
2018 yield = (.74) Elementary = .26 Middle = .19 High = .29

2021 Single Family Yields



2021 yield = (.61) Elementary = .25 Middle = .15 High = .21

2023 Single Family Yields



2023 yield = (.54) Elementary = .21 Middle = .13 High = .20





TEA Transfers In Report

Transfers in From	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	5 Yr Change
Austin ISD	458	453	435	407	426	437	-21
Del Valle ISD	10	11	10	11	14	21	+11
Dripping Springs ISD	13	12	11	16	26	25	+12
Hays CISD	14	13	11	14	11	18	+4
Lake Travis ISD	74	72	90	81	98	111	+37
Leander ISD	17	20	15	13	20	19	+2
Marble Falls ISD	9	3	3	3	3	0	-9
Pflugerville ISD	4	3	3	3	3	3	-1
Round Rock ISD	11	10	3	14	21	13	+2
Total Transfers In*	615	615	611	595	661	679	+64

Transfers Out to	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	5 Yr Change
Austin ISD	16	21	18	22	16	16	0
Premier High Schools	11	3	3	3	10	3	-8
Total Transfers Out*	52	60	54	53	72	75	+23

**Totals include additional districts per TEA rounding rules*



Ten Year Forecast by Grade Level (Moderate)

Year (OCT)	EE	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2019/20	27	484	524	495	595	597	576	667	683	671	706	736	687	726	8,174		
2020/21	22	444	477	544	498	589	600	568	675	697	704	707	724	719	7,968	-206	-2.5%
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2024/25	22	469	437	491	520	524	554	593	605	650	709	678	718	748	7,718	-15	-0.2%
2025/26	22	450	498	456	511	541	548	571	614	619	696	708	681	745	7,660	-58	-0.7%
2026/27	22	476	478	519	474	534	564	570	588	633	665	695	713	704	7,635	-25	-0.3%
2027/28	22	450	507	497	538	493	557	582	587	603	676	664	697	739	7,612	-23	-0.3%
2028/29	22	454	479	527	517	562	515	576	600	603	646	675	667	722	7,565	-47	-0.6%
2029/30	22	454	483	499	548	539	587	533	593	617	646	645	678	692	7,536	-29	-0.4%
2030/31	22	452	484	503	519	572	564	606	549	609	660	645	647	703	7,535	-1	0.0%
2031/32	22	459	482	504	524	541	597	583	625	564	652	659	648	672	7,532	-3	0.0%
2032/33	22	462	491	501	524	546	567	617	600	642	604	651	662	673	7,562	30	0.4%
2033/34	22	452	494	508	521	546	572	586	636	617	687	603	654	687	7,585	23	0.3%

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

* Moderate forecast based upon incoming Kindergarten classes stay near 450 students utilizing current transfer strategies

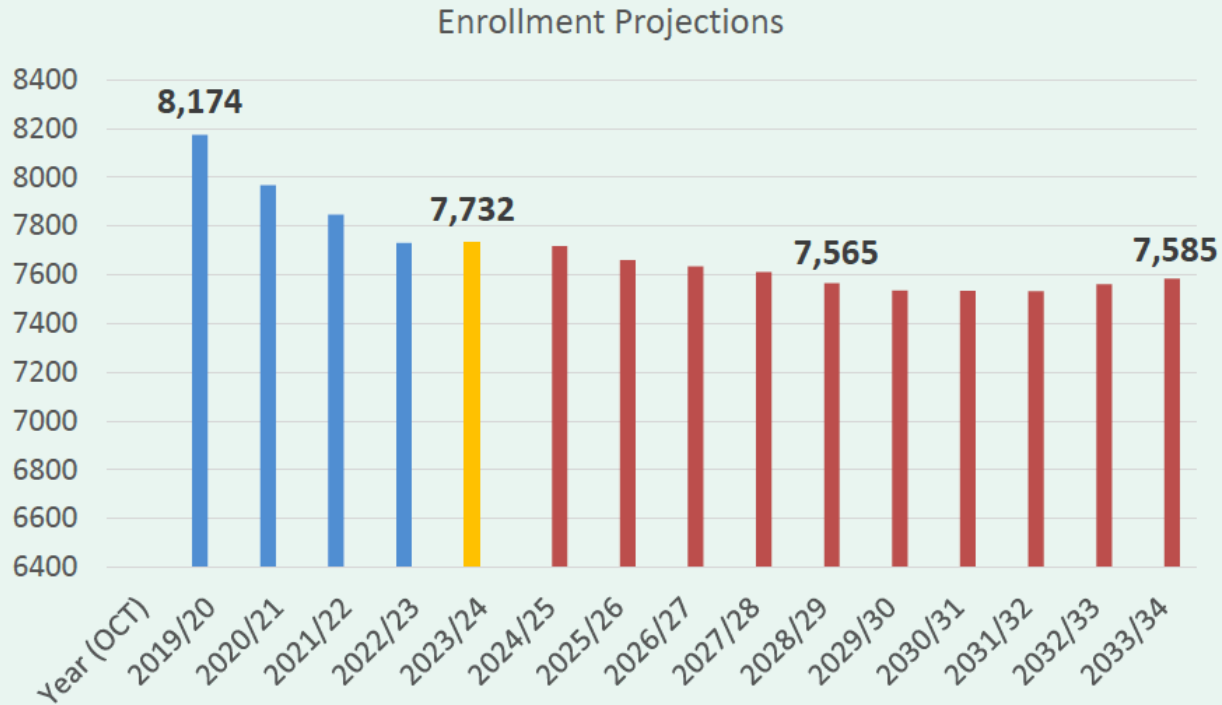


Ten Year Forecast by Campus Level (Moderate)

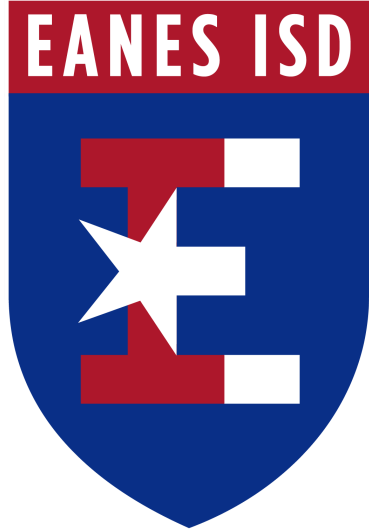
	Fall	ENROLLMENT PROJECTIONS									
Campus	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
BARTON CREEK ELEMENTARY	536	548	539	555	560	564	577	576	581	580	582
BRIDGE POINT ELEMENTARY	597	591	591	586	578	547	544	528	512	493	478
CEDAR CREEK ELEMENTARY	519	540	540	555	558	576	594	599	612	618	627
EANES ELEMENTARY	540	523	525	518	496	487	479	460	449	431	418
FOREST TRAIL ELEMENTARY	546	534	540	550	552	544	551	542	536	526	519
VALLEY VIEW ELEMENTARY	290	281	291	303	320	358	387	411	439	465	491
ELEMENTARY TOTALS	3,028	3,017	3,026	3,067	3,064	3,076	3,132	3,116	3,129	3,113	3,115
Elementary Absolute Change	15	-11	9	41	-3	12	56	-16	13	-16	2
Elementary Percent Change	0.50%	-0.36%	0.30%	1.35%	-0.10%	0.39%	1.82%	-0.51%	0.42%	-0.51%	0.06%
HILL COUNTRY MIDDLE SCHOOL	969	914	946	965	986	983	970	986	977	1,024	1,011
WEST RIDGE MIDDLE SCHOOL	899	934	858	826	786	796	773	778	795	835	828
MIDDLE SCHOOL TOTALS	1,868	1,848	1,804	1,791	1,772	1,779	1,743	1,764	1,772	1,859	1,839
Middle School Absolute Change	-3	-20	-44	-13	-19	7	-36	21	8	87	-20
Middle School Percent Change	-0.16%	-1.07%	-2.38%	-0.72%	-1.06%	0.40%	-2.02%	1.20%	0.45%	4.91%	-1.08%
WESTLAKE HIGH SCHOOL	2,813	2,830	2,807	2,754	2,753	2,687	2,638	2,632	2,608	2,567	2,608
HIGH SCHOOL TOTALS	2,813	2,830	2,807	2,754	2,753	2,687	2,638	2,632	2,608	2,567	2,608
High School Absolute Change	-12	17	-23	-53	-1	-66	-49	-6	-24	-41	41
High School Percent Change	-0.42%	0.60%	-0.81%	-1.89%	-0.04%	-2.40%	-1.82%	-0.23%	-0.91%	-1.57%	1.60%
ADULT TRANSITION SERVICE	23	23	23	23	23	23	23	23	23	23	23
ALTERNATIVE CAMPUS TOTALS	23	23	23	23	23	23	23	23	23	23	23
DISTRICT TOTALS	7,732	7,718	7,660	7,635	7,612	7,565	7,536	7,535	7,532	7,562	7,585
District Absolute Change	1	-15	-58	-25	-23	-47	-29	-1	-3	30	23
District Percent Change	0.01%	-0.19%	-0.75%	-0.33%	-0.30%	-0.62%	-0.38%	-0.01%	-0.04%	0.40%	0.30%



Key Takeaways



- Austin economic conditions remain positive with strong job growth in the tech sector
- Housing market starting to turn with easing in price escalation
- New housing will consist of “in-fill” development small numbers and very expensive
- Overall population continues to age with the largest generations: Gen Z, Gen X and Baby Boomers
- In-district student yields have been declining for the past five years
- Five year enrollment ~7,600
- Ten year enrollment ~7,600



QUESTIONS?

2024 DEMOGRAPHIC REPORT

FEBRUARY 6, 2024