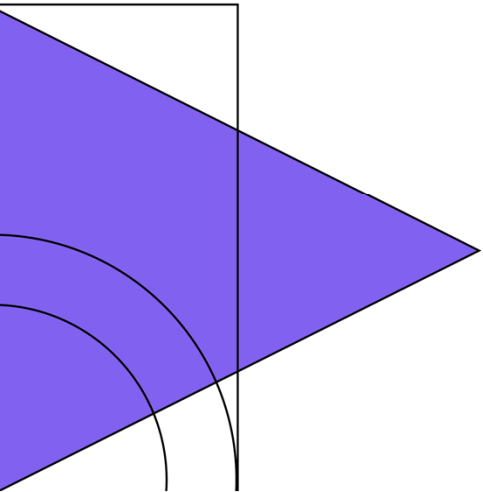
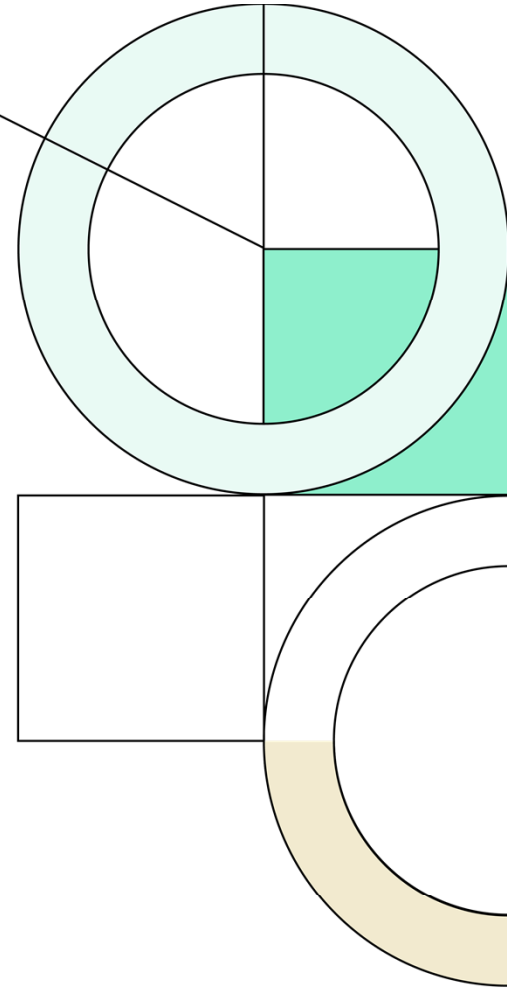




# Georgetown Independent School District

2Q21

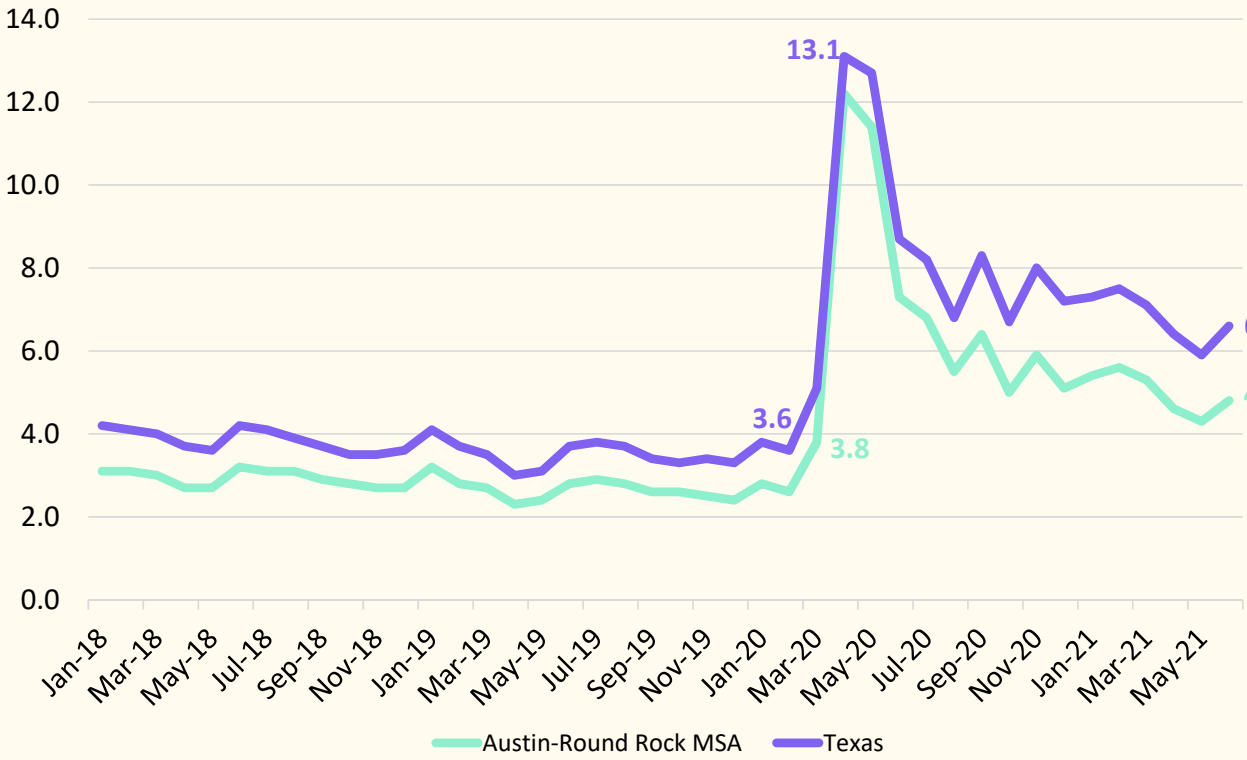
## Demographic Report



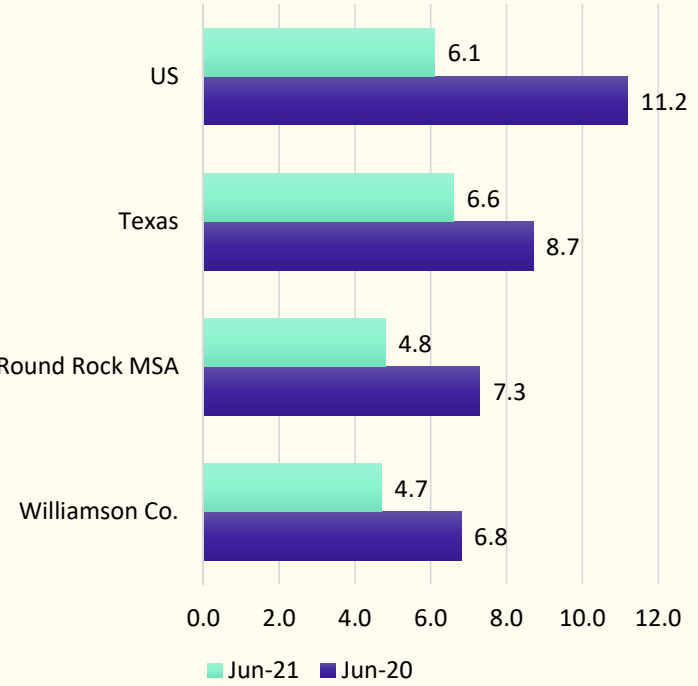


# Local Economic Conditions

### Unemployment Rates, Jan 2018 - June 2021



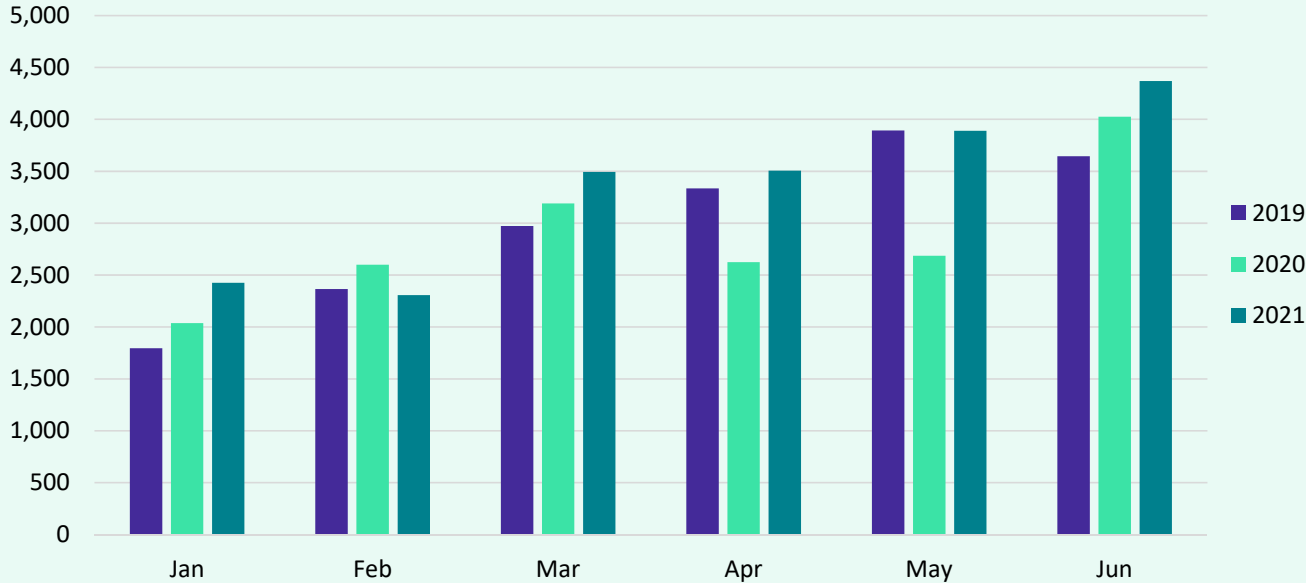
### Unemployment Rates, Year Over Year





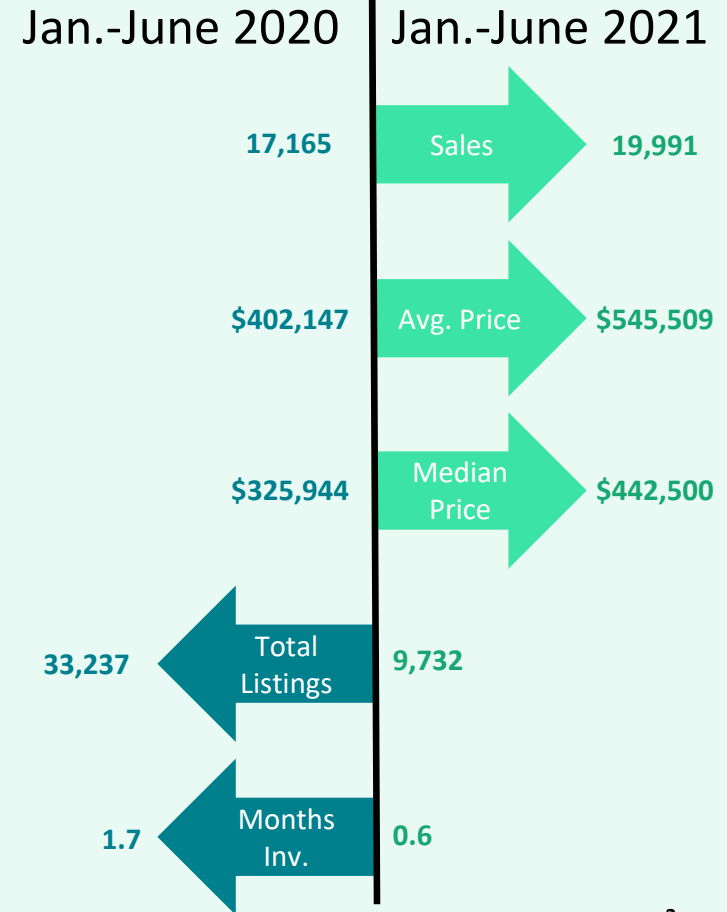
# Housing Market Trends

Austin MSA Monthly Sales, 2019-2021



- Median home prices remains near record highs across the state
- Home inventory remained extremely tight as sales continue to outperform 2019 and 2020 rates
- Home sales through June in the Austin MSA are up 16% from the same period in 2020
- Historically low interest rates and pent up demand, coupled with high rates of net in-migration to the Austin area have resulted in continued record levels of activity in the housing market

YOY Housing Trends





# Housing Market Trends



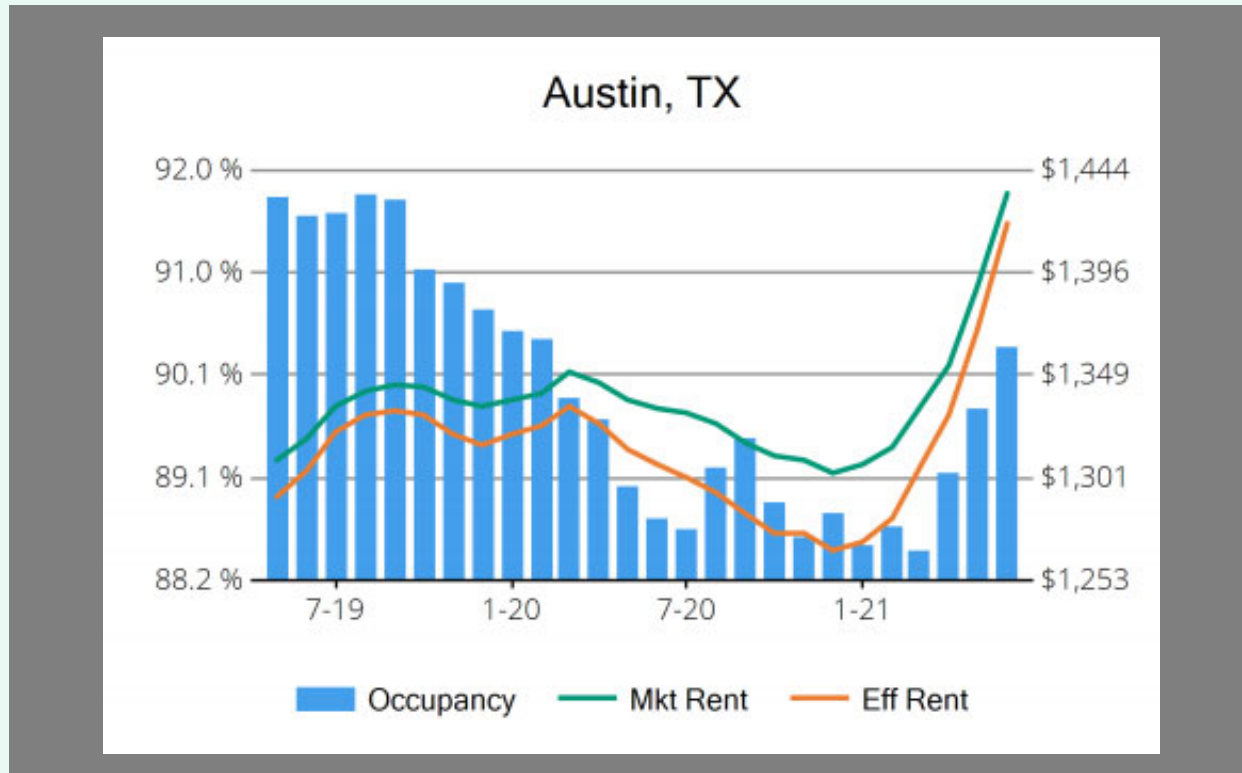
	2Q21	% YOY
Annual Starts	24,606	20.0%
Quarter Starts	6,530	22.5%
Annual Closings	21,994	11.5%
Quarter Closings	5,077	0.9%
Housing Inventory	14,194	23.2%
VDL Inventory	26,765	-5.3%



# Housing Market Trends: Multi-family Market



Austin Multi-Family Market	June-21	% YOY
Occupancy	90.3	+1.6%
Unit Change	11,376	
Units Absorbed (Annual)	13,389	
Average Size	859	-0.3%
Asking Rent	\$1,433	+7.7%
Asking Rent per Sq. Ft.	\$1.67	+8.1%
Effective Rent	\$1,419	+8.8%
Effective Rent per SqFt	\$1.65	+9.1%
% Offering Concessions	19%	-30.8%
Avg Concession Package	5.4%	-11.3%





# Austin New Home Ranking Report

ISD Ranked by Annual Closings – 2Q21

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Leander ISD	2,987	2,845	1,613	2,855	8,140
<b>2</b>	<b>Georgetown ISD**</b>	<b>2,680</b>	<b>2,224</b>	<b>1,445</b>	<b>2,463</b>	<b>20,603*</b>
3	Hays CISD	2,805	2,072	1,561	3,270	41,191
4	Liberty Hill ISD	2,450	1,870	1,403	2,053	11,277
5	Pflugerville ISD	1,950	1,714	1,118	1,288	8,283
6	Austin ISD	1,265	1,620	1,356	1,508	11,141
7	Del Valle ISD	1,494	1,540	722	1,117	23,830
8	Hutto ISD	1,547	1,394	801	1,911	7,479
9	Manor ISD	1,246	1,342	553	1,239	15,428
10	Dripping Springs ISD	1,131	997	672	651	6,392
11	Round Rock ISD	622	922	409	1,121	5,482
12	Jarrell ISD	1,143	894	502	770	12,756
13	Lake Travis ISD	833	690	692	1,238	4,199
14	Bastrop ISD	683	495	362	2,712	17,062
15	San Marcos CISD	496	450	302	999	6,309
16	Elgin ISD	433	321	182	186	9,073
17	Lago Vista ISD	225	157	157	487	4,081
18	Taylor ISD	210	148	117	174	1,153
19	Lockhart ISD	85	46	49	7	16,203
20	Eanes ISD	23	14	22	92	54

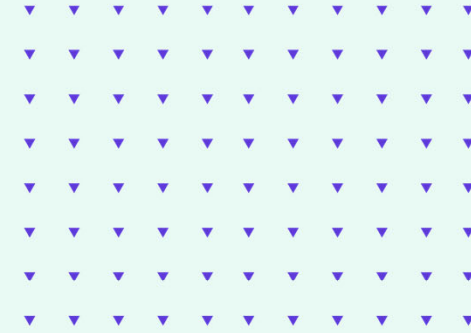
\*Based on additional Templeton Demographics housing research

\*\*Table DOES NOT include age-restricted communities

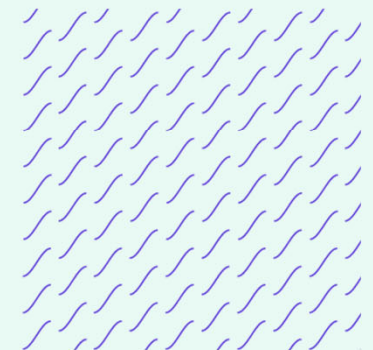


## 1 Year Change in District Housing

	2Q20	2Q21	Difference
Annual Starts	1,736	2,680	+944
Quarterly Starts	472	610	+138
Annual Closings	1,555	2,224	+669
Quarterly Closings	387	513	+126
Under Construction	673	1,256	+583
Inventory	1,037	1,445	+408
VDL	3,301	2,463	-838
Futures	17,230	20,603	+3,373



\* Table **DOES NOT** include Age-Restricted Communities

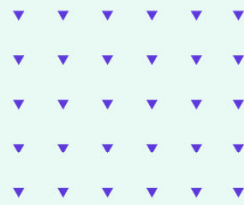




# District Housing Overview by Elementary Zone

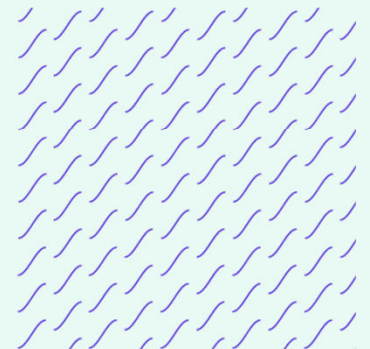


Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future
CARVER	282	50	287	85	97	108	138	170
COOPER	90	38	53	0	70	72	163	366
FORD	174	51	132	36	98	115	224	3,567
FROST	0	0	0	0	0	0	60	1,095
MCCOY	24	11	17	5	17	20	65	389
MITCHELL	540	110	462	127	188	232	422	675
PURL	14	6	7	1	6	9	26	0
VILLAGE	39	23	28	7	26	30	43	688
WILLIAMS	331	24	415	23	120	137	352	2,719
WOLF RANCH	1,186	297	823	229	634	722	970	10,934
<b>GRAND TOTAL</b>	<b>2,680</b>	<b>610</b>	<b>2,224</b>	<b>513</b>	<b>1,256</b>	<b>1,445</b>	<b>2,463</b>	<b>20,603</b>



- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category

\* Table **DOES NOT** include Age-Restricted Communities

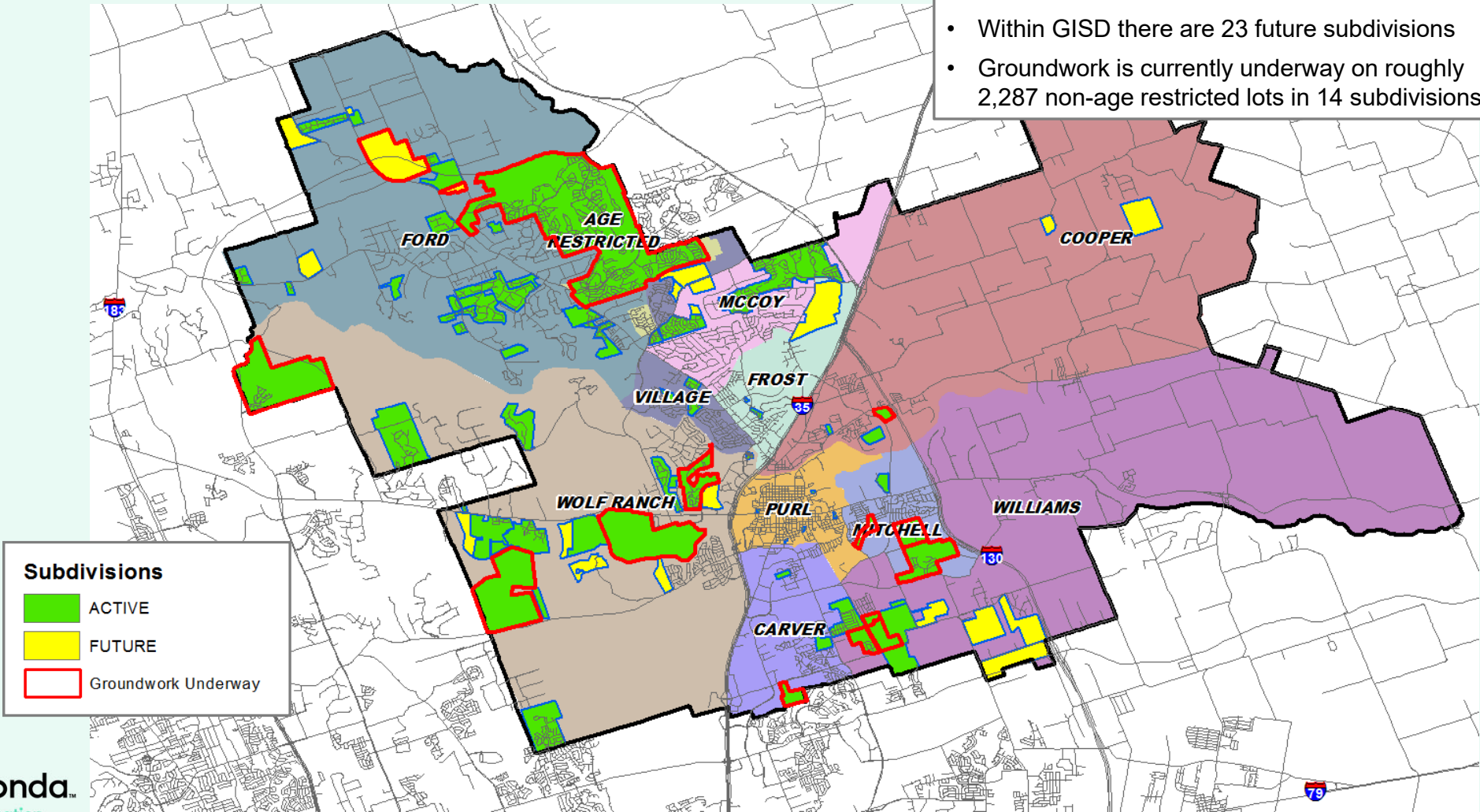






# District Housing Overview

- The district has 66 actively building subdivisions
- Within GISD there are 23 future subdivisions
- Groundwork is currently underway on roughly 2,287 non-age restricted lots in 14 subdivisions

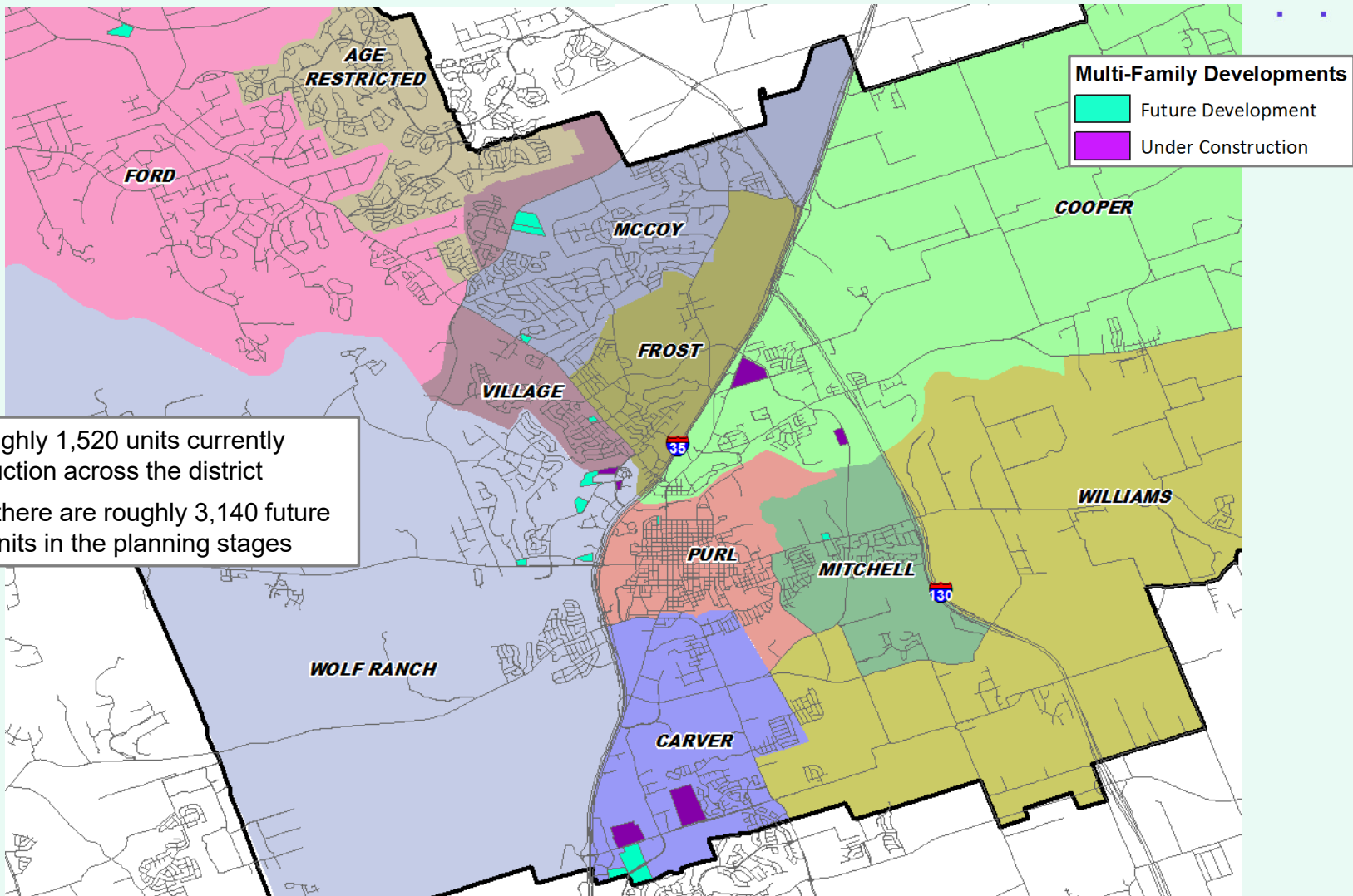


**Subdivisions**

- ACTIVE
- FUTURE
- Groundwork Underway

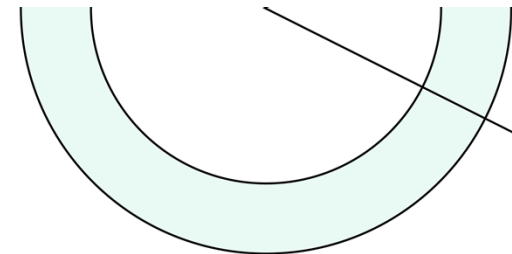


# Multi-Family Housing Overview





# Ten Year Forecast by Grade Level



Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2016/17	44	322	751	768	779	841	853	856	870	928	832	954	894	856	877	11,425		
2017/18	50	348	731	789	785	783	890	869	881	869	926	904	941	880	866	11,512	87	0.8%
2018/19	63	331	775	769	837	779	827	902	892	902	913	1,006	937	940	890	11,763	251	2.2%
2019/20	53	334	825	840	814	862	825	875	957	946	947	1,012	994	926	935	12,145	382	3.2%
2020/21	41	225	778	830	806	806	836	814	876	946	949	1,009	988	1,001	931	11,836	-309	-2.5%
2021/22	54	367	924	962	914	856	867	901	866	933	996	1,037	971	985	1,027	12,660	824	7.0%
2022/23	54	367	941	1,024	1,042	959	917	939	973	920	983	1,090	1,006	949	1,016	13,180	520	4.1%
2023/24	54	367	965	1,028	1,097	1,107	1,017	983	1,001	1,039	969	1,076	1,058	983	980	13,724	544	4.1%
2024/25	54	367	997	1,057	1,104	1,165	1,173	1,089	1,026	1,066	1,095	1,060	1,041	1,032	1,014	14,340	616	4.5%
2025/26	54	367	1,042	1,099	1,130	1,182	1,233	1,257	1,130	1,093	1,119	1,200	1,028	1,016	1,063	15,013	673	4.7%
2026/27	54	367	1,085	1,150	1,181	1,208	1,258	1,328	1,298	1,206	1,148	1,225	1,163	1,003	1,047	15,721	708	4.7%
2027/28	54	367	1,087	1,178	1,232	1,257	1,276	1,345	1,374	1,385	1,276	1,224	1,187	1,132	1,034	16,408	687	4.4%
2028/29	54	367	1,121	1,189	1,262	1,314	1,334	1,363	1,394	1,473	1,458	1,359	1,186	1,155	1,163	17,192	784	4.8%
2029/30	54	367	1,156	1,223	1,267	1,340	1,389	1,424	1,412	1,491	1,556	1,551	1,317	1,155	1,186	17,888	696	4.0%
2030/31	54	367	1,195	1,262	1,304	1,352	1,416	1,481	1,473	1,511	1,576	1,656	1,502	1,279	1,186	18,614	726	4.1%

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



# The Year Ahead

