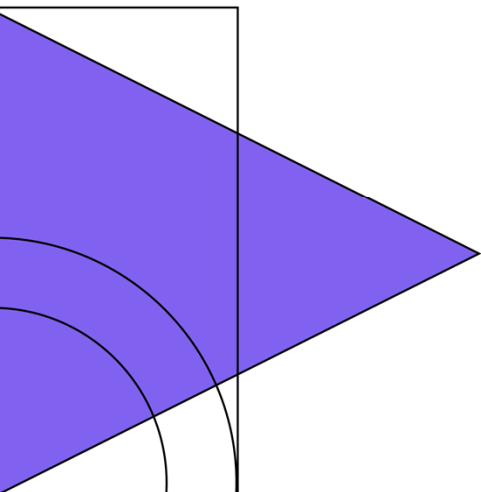
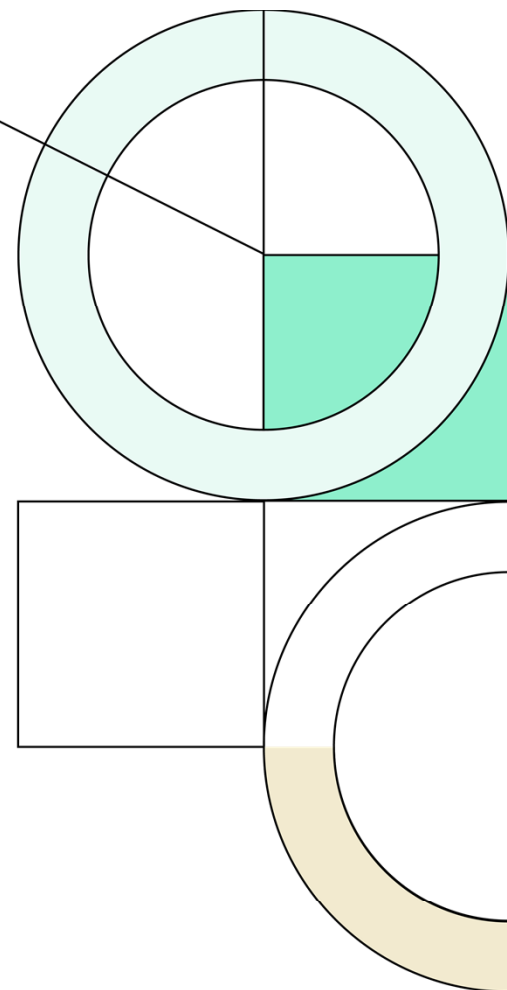




Georgetown Independent School District

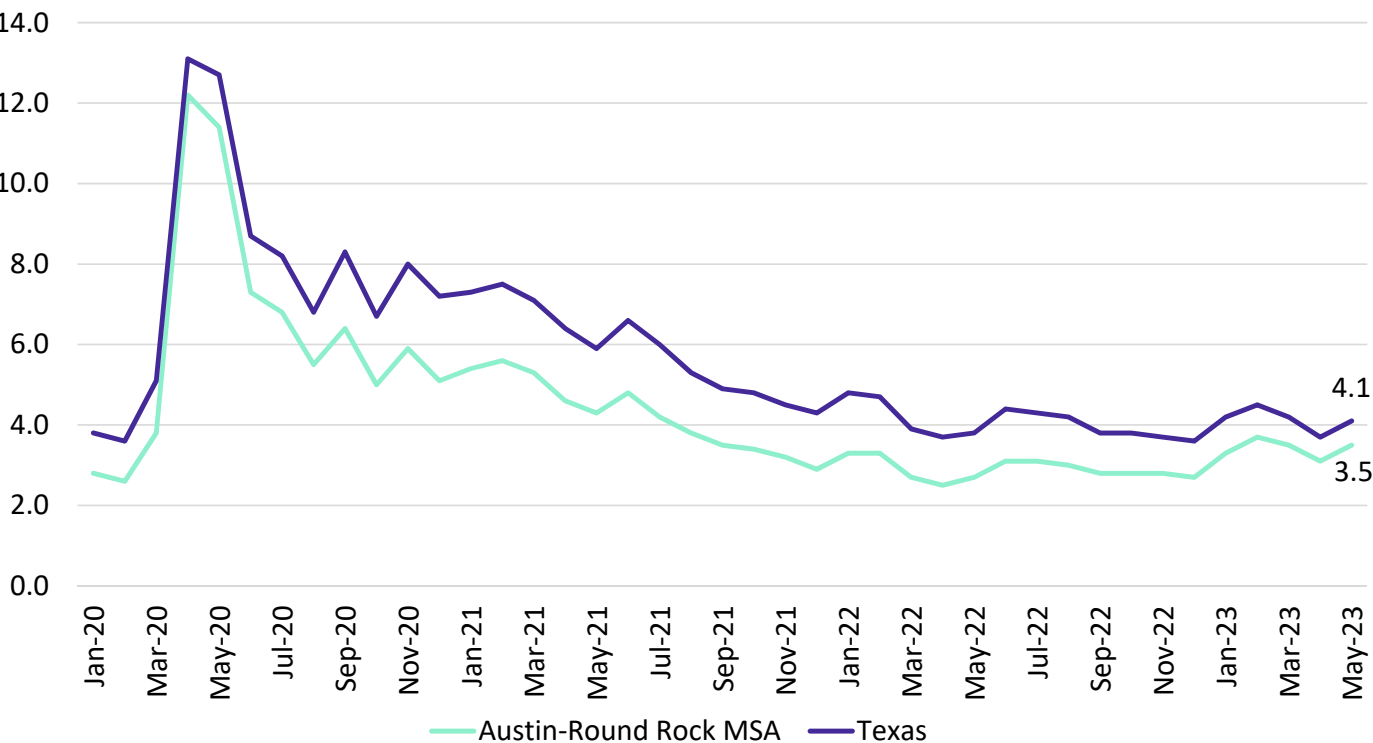
2Q23

Demographic Report

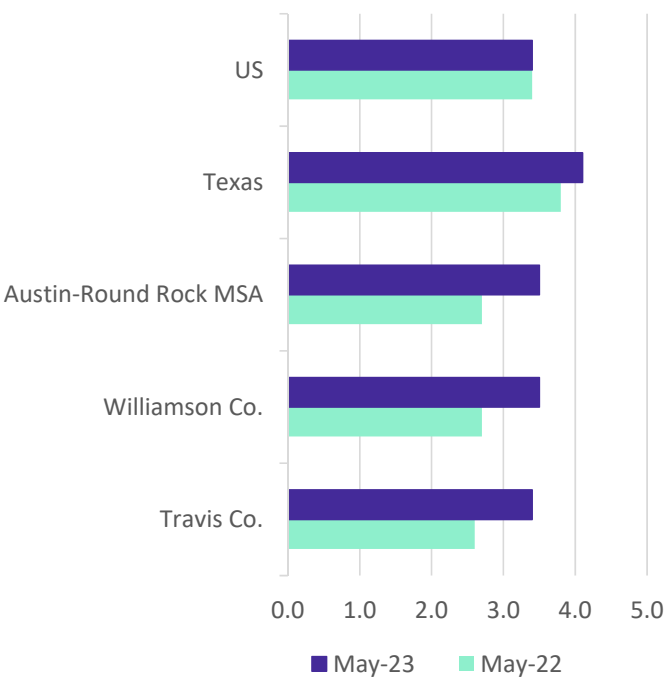


Local Economic Conditions

Unemployment Rates, Jan. 2020 - Mar. 2023



Unemployment Rate, Year-Over-Year

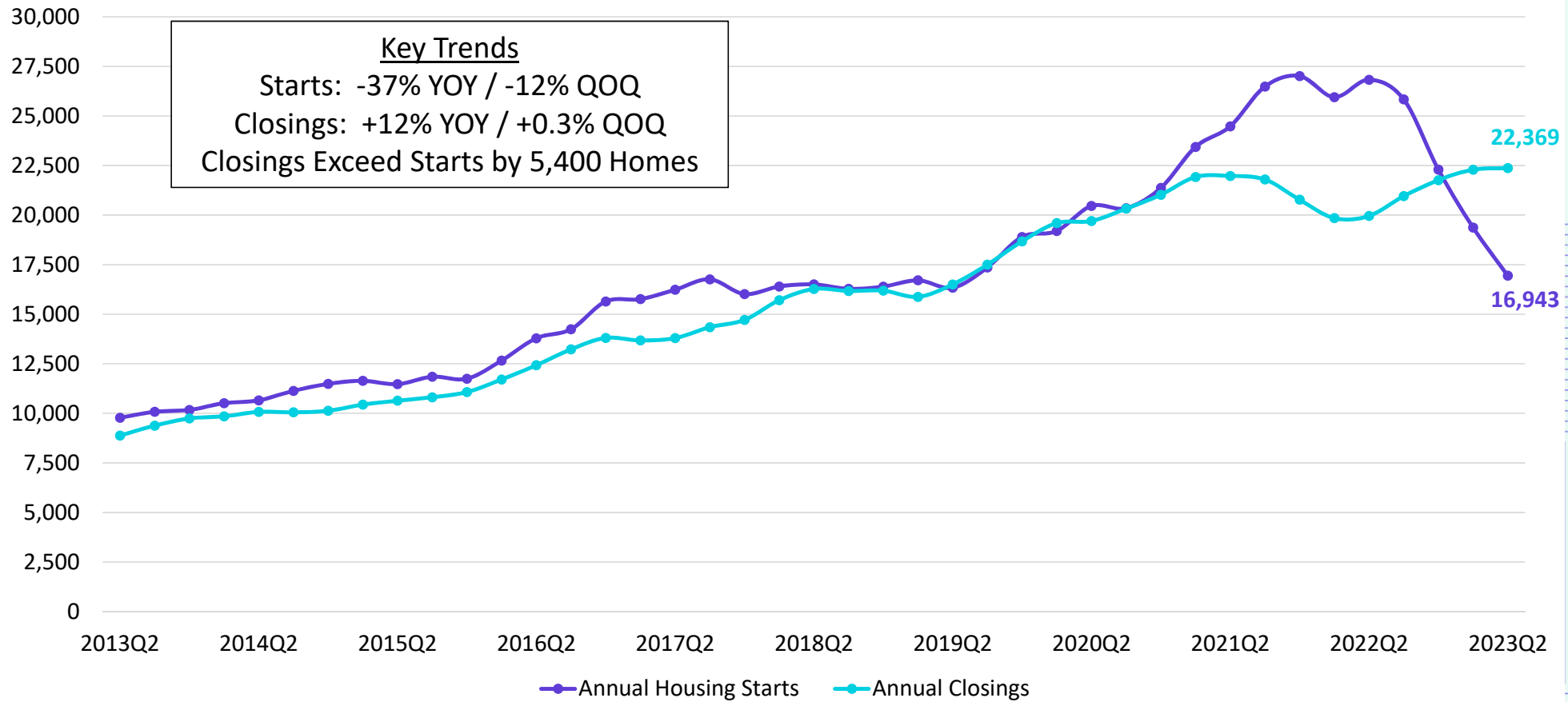


■ May-23 ■ May-22



Austin New Home Closings

Annual Housing Starts vs. Annual Closings



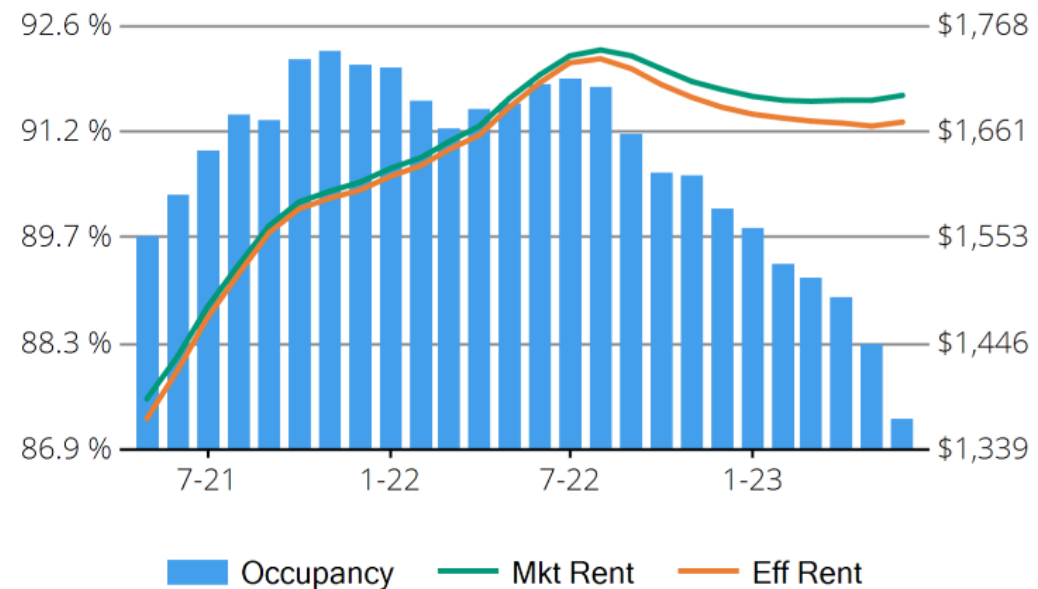


Housing Market Trends: Multi-family Market- June 2023

*Stabilized and Lease-up Properties**

Conventional Properties	Jun 2023	Annual Change
Occupancy	87.3	-5.0%
Unit Change	14,850	
Units Absorbed (Annual)	1,918	
Average Size (SF)	867	+0.5%
Asking Rent	\$1,697	-1.2%
Asking Rent per SF	\$1.96	-1.6%
Effective Rent	\$1,670	-2.3%
Effective Rent per SF	\$1.93	-2.7%
% Offering Concessions	24%	+252.3%
Avg. Concession Package	6.1%	+23.5%

Austin, TX





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 2Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	GEORGETOWN ISD	1,731	2,718	1,378	3,516	16,331
2	HAYS CISD	2,430	2,614	2,374	6,344	39,485
3	LEANDER ISD	1,374	2,174	1,150	2,503	5,266
4	LIBERTY HILL ISD	1,358	2,083	1,071	3,421	8,371
5	HUTTO ISD	1,347	1,690	795	1,439	10,610
6	AUSTIN ISD	1,942	1,614	2,844	1,290	9,689
7	MANOR ISD	1,072	1,394	858	1,387	15,272
8	JARRELL ISD	700	1,095	374	2,064	9,353
9	PFLUGERVILLE ISD	597	1,048	444	630	6,228
10	DEL VALLE ISD	692	929	640	2,295	20,967
11	SAN MARCOS CISD	618	912	461	1,040	7,244
12	DRIPPING SPRINGS ISD	504	845	495	1,150	7,332
13	ROUND ROCK ISD	389	790	358	1,068	5,231
14	BASTROP ISD	606	746	521	2,650	15,597
15	LAKE TRAVIS ISD	348	567	501	1,170	3,885
16	ELGIN ISD	568	486	372	649	8,737
17	LAGO VISTA ISD	80	228	102	377	3,101
18	TAYLOR ISD	121	199	62	220	1,101
19	LOCKHART ISD	393	126	326	870	19,430
20	SMITHVILLE ISD	3	46	2	48	471

* Based on additional research by Zonda Education
 ** Totals **DO NOT** include age-restricted communities



District New Home Starts and Closings



Starts	2017	2018	2019	2020	2021	2022	2023
1Q	280	385	412	482	886	727	334
2Q	349	448	413	529	665	1,153	576
3Q	399	433	483	660	722	511	
4Q	329	264	484	690	687	291	
Total	1,357	1,530	1,792	2,361	2,960	2,682	910

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	285	323	344	465	663	573	675
2Q	265	409	391	436	571	626	694
3Q	347	394	418	580	579	658	
4Q	276	390	453	612	577	706	
Total	1,173	1,516	1,606	2,093	2,390	2,563	1,369



District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vaccant Dev. Lots	Futures
CARVER	12	0	84	19	10	34	28	47
COOPER	68	7	172	56	10	31	66	669
FORD	227	36	299	103	96	181	548	1,525
FROST	0	0	0	0	0	0	10	1,158
MCCOY	5	0	34	9	11	17	13	466
MITCHELL	120	22	238	68	35	67	230	696
PURL	6	0	11	3	1	4	4	0
VILLAGE	2	0	6	0	1	2	6	546
WILLIAMS	245	68	499	91	102	181	351	2,480
WOLF RANCH	861	404	1,032	248	501	756	1,941	8,267
Grand Total	1,731	576	2,718	694	830	1,378	3,516	16,331

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

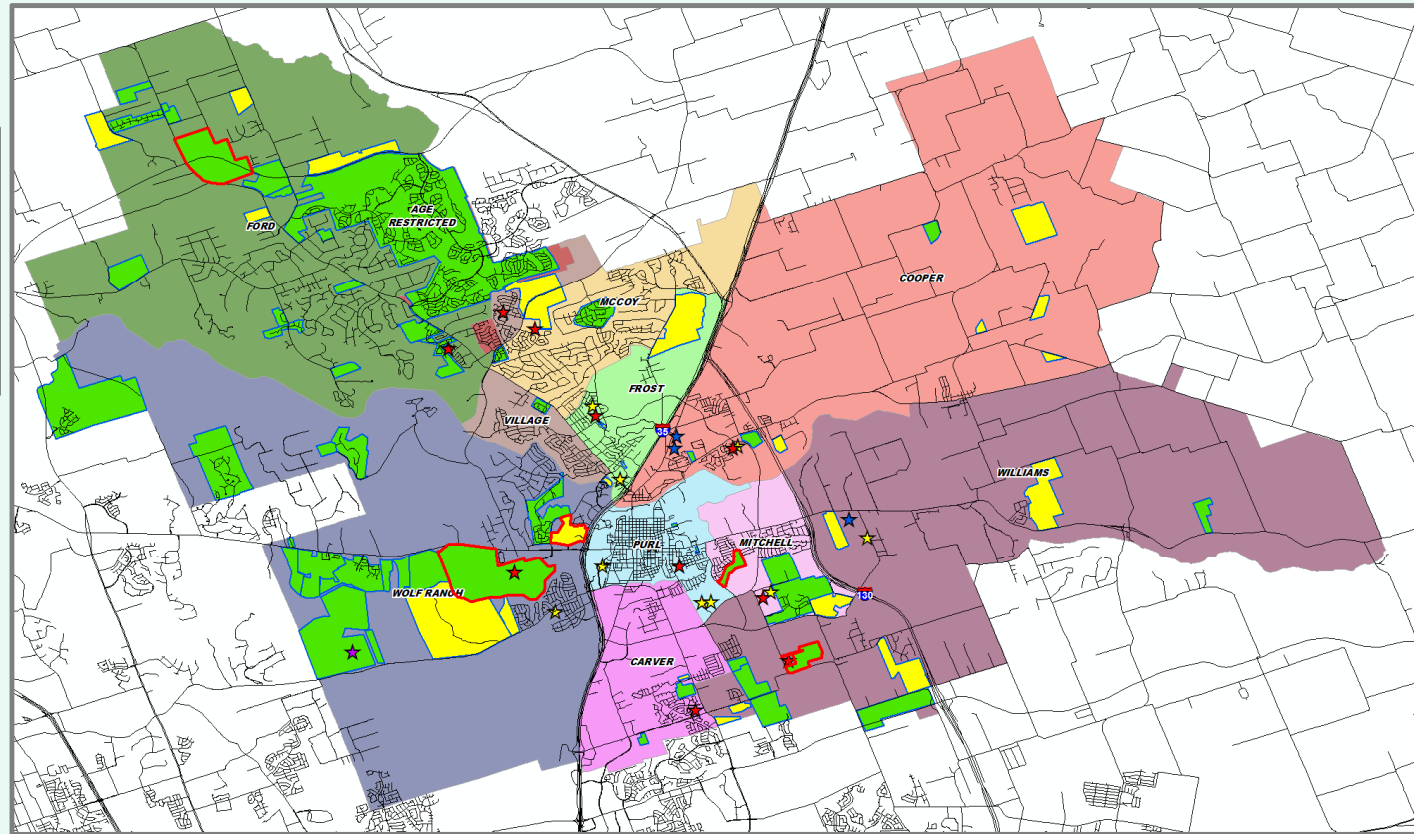


District Housing Overview

- The district has 53 actively building subdivisions
- Within GISD there are 29 future subdivisions
- Of these, groundwork is underway on 1,321 lots within 5 subdivisions

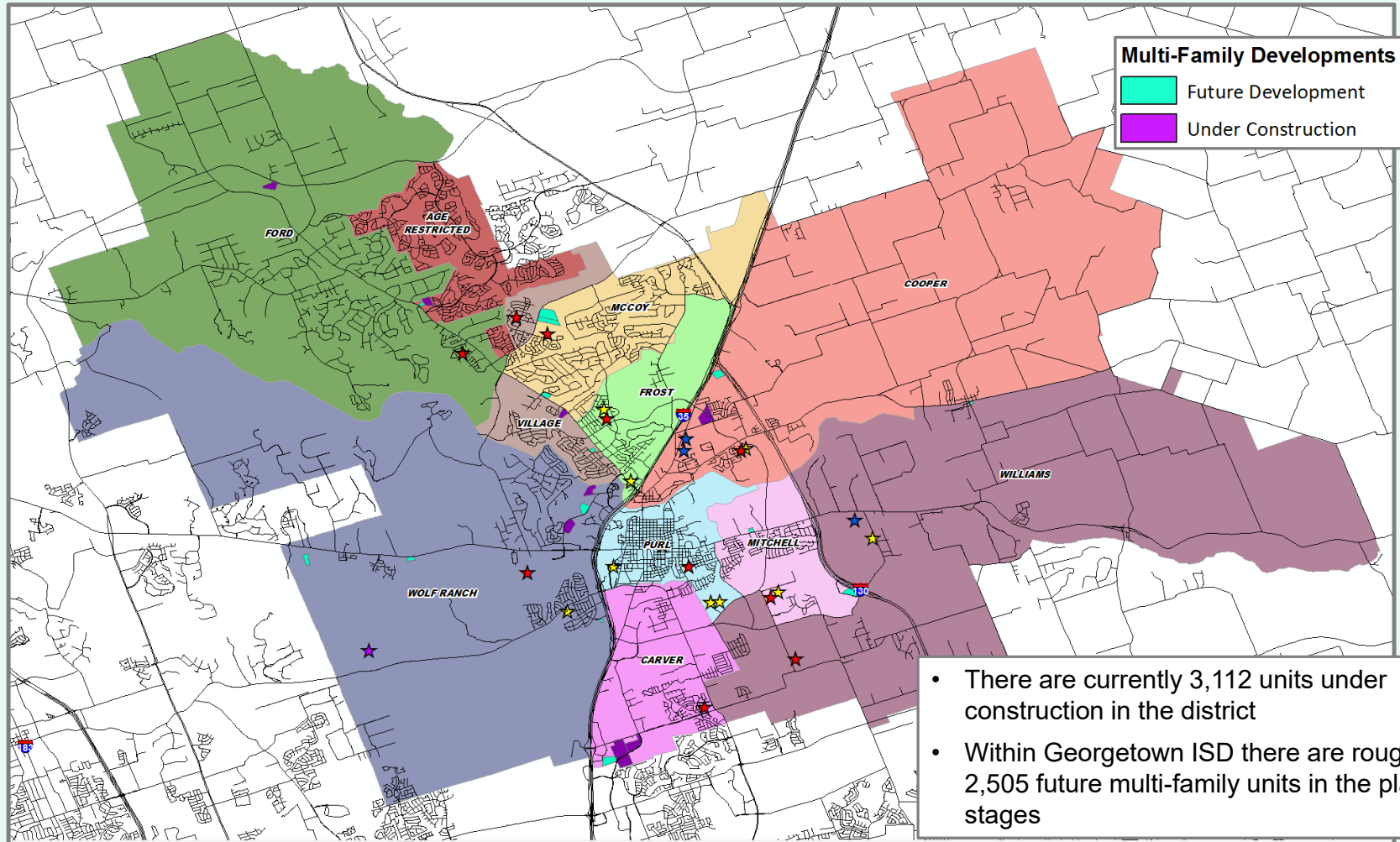
Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



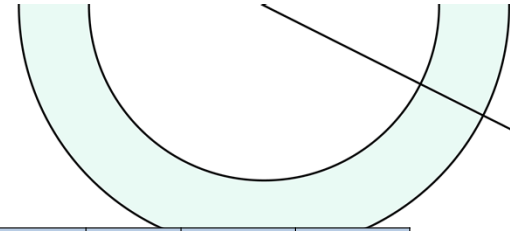


Multi-Family Housing Overview





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
2018/19	61	329	775	769	837	779	827	902	892	902	913	1,006	937	940	890	11,759		
2019/20	56	336	825	840	814	862	825	875	957	949	949	1,013	997	927	935	12,160	401	3.4%
2020/21	44	261	787	829	801	809	839	807	874	940	952	1,005	976	1,002	940	11,866	-294	-2.4%
2021/22	49	321	822	894	883	871	873	918	881	949	992	1,124	1,013	982	1,046	12,618	752	6.3%
2022/23	67	363	882	904	961	948	927	934	978	946	981	1,142	1,072	1,038	1,021	13,164	546	4.3%
2023/24	67	363	943	968	967	1,008	995	996	1,002	1,047	1,003	1,135	1,072	1,083	1,054	13,703	539	4.1%
2024/25	67	363	997	1,036	1,032	1,012	1,060	1,057	1,073	1,072	1,112	1,149	1,069	1,083	1,099	14,281	578	4.2%
2025/26	67	363	1,044	1,091	1,101	1,088	1,059	1,123	1,156	1,137	1,137	1,270	1,096	1,079	1,099	14,910	629	4.4%
2026/27	67	363	1,083	1,134	1,153	1,156	1,138	1,108	1,219	1,225	1,195	1,298	1,216	1,105	1,095	15,555	645	4.3%
2027/28	67	363	1,114	1,180	1,211	1,218	1,222	1,211	1,186	1,290	1,287	1,363	1,241	1,222	1,121	16,296	741	4.8%
2028/29	67	363	1,154	1,215	1,249	1,274	1,282	1,295	1,295	1,258	1,355	1,464	1,302	1,247	1,238	17,058	762	4.7%
2029/30	67	363	1,193	1,256	1,285	1,312	1,337	1,348	1,401	1,375	1,322	1,539	1,405	1,307	1,263	17,773	715	4.2%
2030/31	67	363	1,260	1,303	1,328	1,354	1,367	1,408	1,460	1,485	1,444	1,503	1,479	1,407	1,323	18,551	778	4.4%
2031/32	67	363	1,317	1,368	1,383	1,388	1,405	1,432	1,523	1,548	1,559	1,637	1,444	1,479	1,423	19,336	785	4.2%
2032/33	67	363	1,366	1,422	1,440	1,448	1,441	1,474	1,549	1,613	1,625	1,765	1,578	1,444	1,495	20,090	754	3.9%

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



Ten Year Forecast by Campus

		Fall	ENROLLMENT HISTORY									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Carver Elementary	890	728	736	746	760	769	767	772	778	786	795	808
Cooper Elementary	693	652	685	670	657	639	634	643	655	658	656	654
Ford Elementary	836	527	555	586	601	620	655	695	720	748	778	814
Frost Elementary	552	320	319	326	342	366	386	398	406	418	426	440
Mccoy Elementary	808	523	504	491	508	517	534	543	531	527	523	519
Mitchell Elementary	792	715	749	814	836	860	928	942	938	942	939	945
Purl Elementary	869	559	541	530	522	495	487	490	489	489	486	483
Village Elementary	633	457	447	450	462	463	464	460	460	466	475	484
Williams Elementary	850	658	754	832	904	964	1,062	1,166	1,272	1,393	1,526	1,672
Wolf Ranch Elementary	850	847	1,017	1,179	1,344	1,509	1,669	1,790	1,912	2,023	2,119	2,202
ELEMENTARY SCHOOL TOTALS	7,773	5,986	6,307	6,624	6,936	7,202	7,586	7,899	8,161	8,450	8,723	9,021
Elementary Absolute Change		355	321	317	312	266	384	313	262	289	273	298
Elementary Percent Change		6.30%	5.36%	5.03%	4.71%	3.84%	5.33%	4.13%	3.32%	3.54%	3.23%	3.42%

Yellow box = over capacity
Green box = within 10% of capacity



Ten Year Forecast by Campus

		Fall	ENROLLMENT HISTORY									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Benold Middle School	974	664	694	718	749	757	769	799	848	885	914	912
Forbes Middle School	974	671	674	717	727	742	710	687	663	668	691	712
Tippit Middle School	808	628	660	735	807	890	967	1,051	1,142	1,262	1,368	1,443
Wagner Middle School	950	936	1,018	1,081	1,141	1,244	1,311	1,365	1,439	1,568	1,651	1,714
MIDDLE SCHOOL TOTALS	3,706	2,899	3,046	3,251	3,424	3,633	3,757	3,902	4,092	4,383	4,624	4,781
Middle School Absolute Change		86	147	205	173	209	124	145	190	291	241	157
Middle School Percent Change		3.06%	5.07%	6.73%	5.32%	6.10%	3.41%	3.86%	4.87%	7.11%	5.50%	3.40%
East View High School	2,000	2,079	2,155	2,223	2,381	2,536	2,683	2,933	3,142	3,330	3,611	3,868
Georgetown High School	2,250	2,016	2,011	1,999	1,985	2,000	2,086	2,140	2,194	2,204	2,194	2,236
Richarte High School	250	113	113	113	113	113	113	113	113	113	113	113
HIGH SCHOOL TOTALS	4,500	4,208	4,279	4,335	4,479	4,649	4,882	5,186	5,449	5,647	5,918	6,217
High School Absolute Change		76	71	56	144	170	233	304	263	198	271	299
High School Percent Change		1.84%	1.69%	1.31%	3.32%	3.80%	5.01%	6.23%	5.07%	3.63%	4.80%	5.05%
Georgetown Alternative Program	80	38	38	38	38	38	38	38	38	38	38	38
Williamson County Detention Ctr.		6	6	6	6	6	6	6	6	6	6	6
Williamson County JJAEP		27	27	27	27	27	27	27	27	27	27	27
ALTERNATIVE CAMPUS TOTALS		71	71	71	71	71	71	71	71	71	71	71
DISTRICT TOTALS		13,164	13,703	14,281	14,910	15,555	16,296	17,058	17,773	18,551	19,336	20,090
District Absolute Change		546	539	578	629	645	741	762	715	778	785	754
District Percent Change		4.33%	4.09%	4.22%	4.40%	4.33%	4.76%	4.68%	4.19%	4.38%	4.23%	3.90%

Yellow box = over capacity
Green box = within 10% of capacity