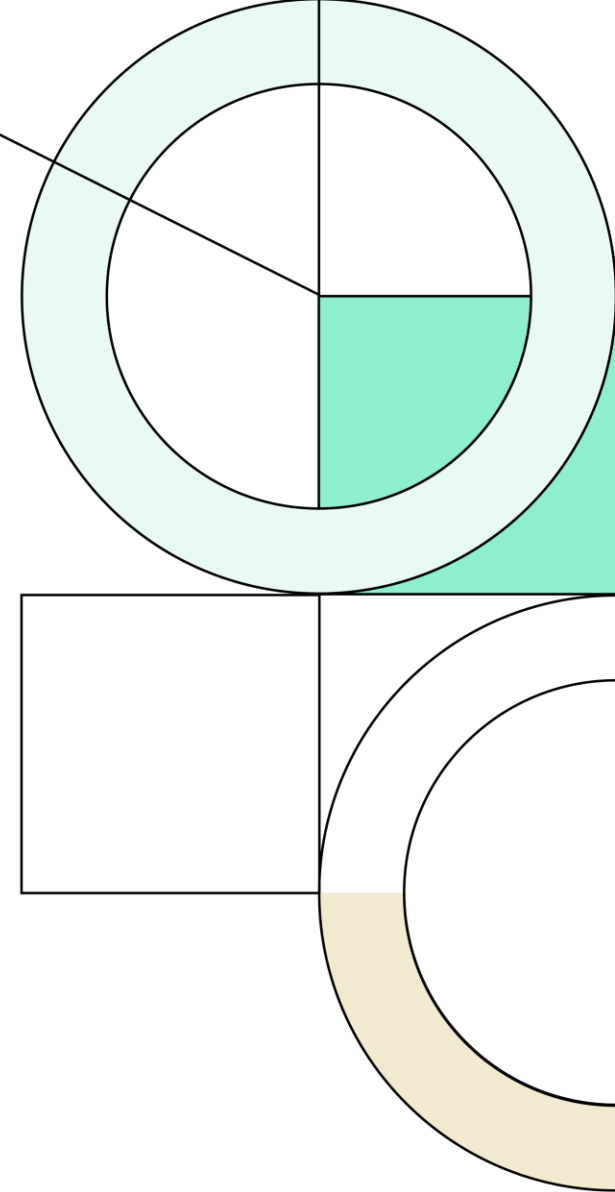




# Georgetown Independent School District

2Q22

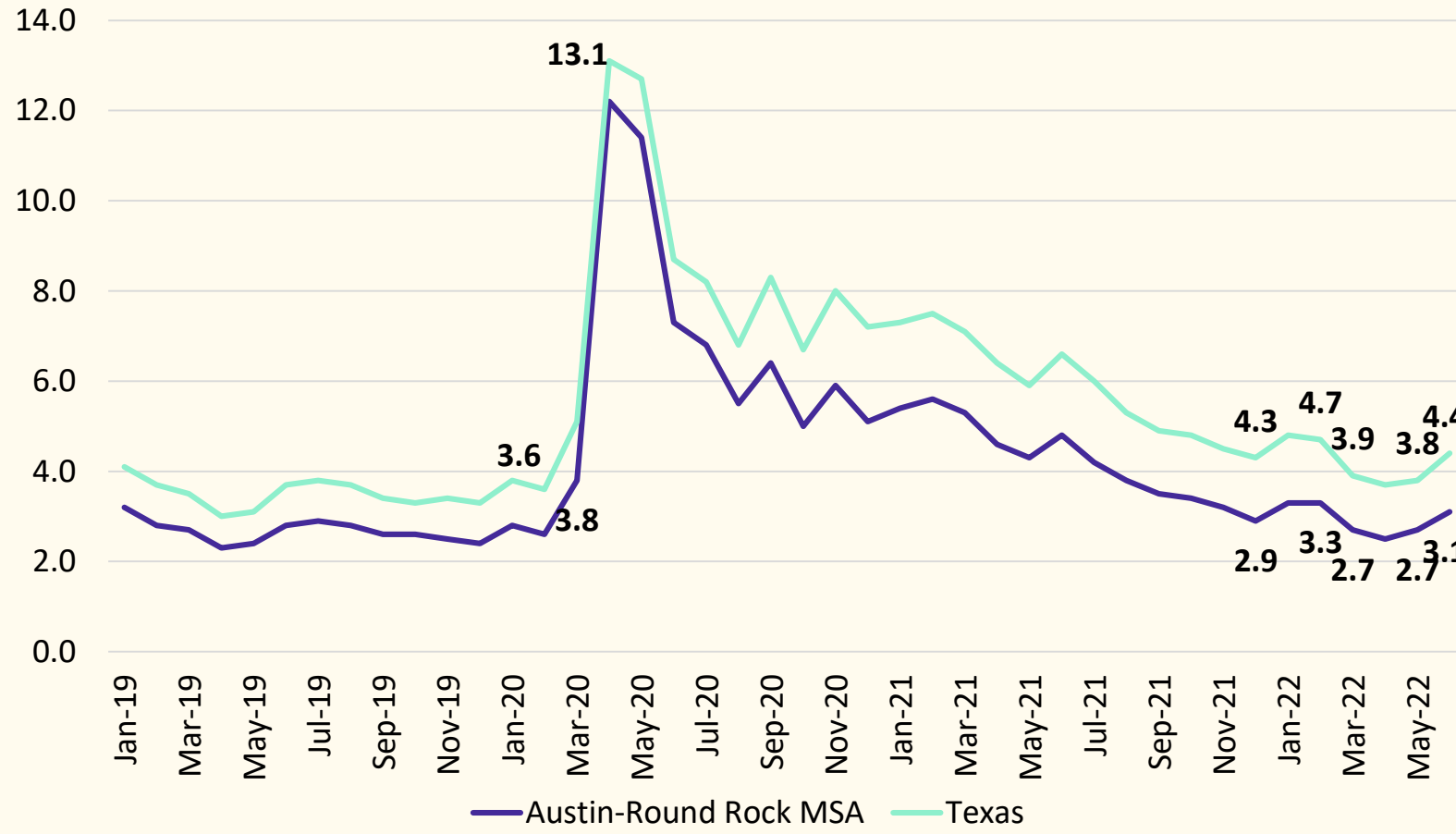
## Demographic Report



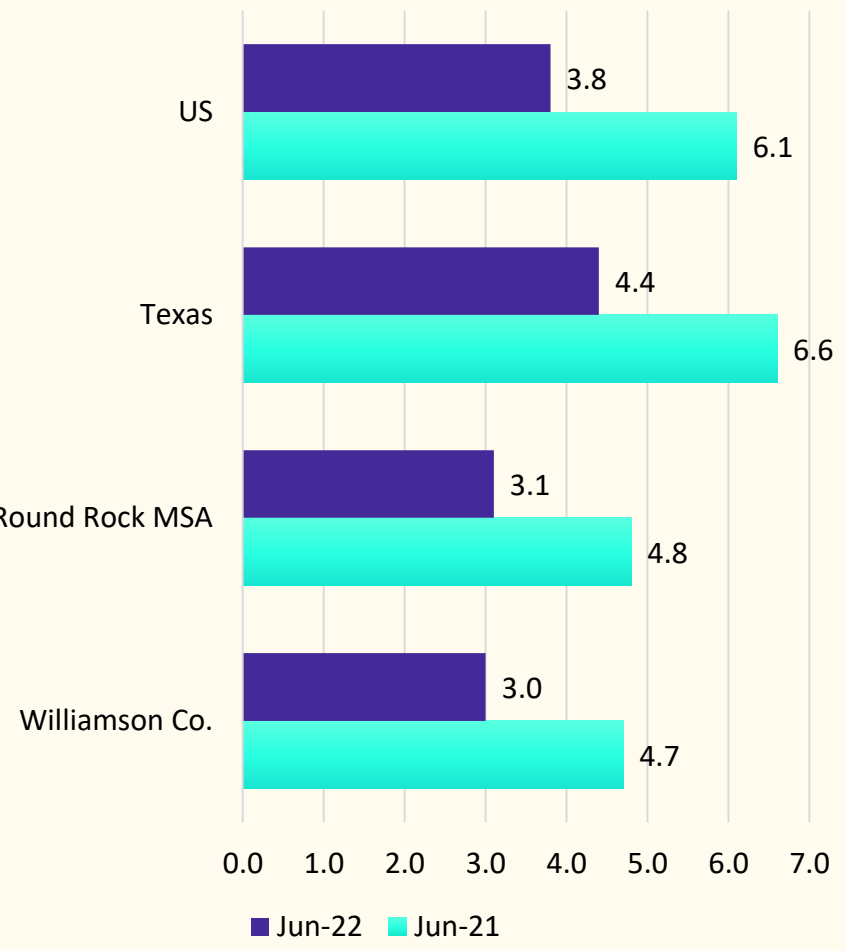


# Local Economic Conditions

### Unemployment Rates, Jan. 2019 - June 2022



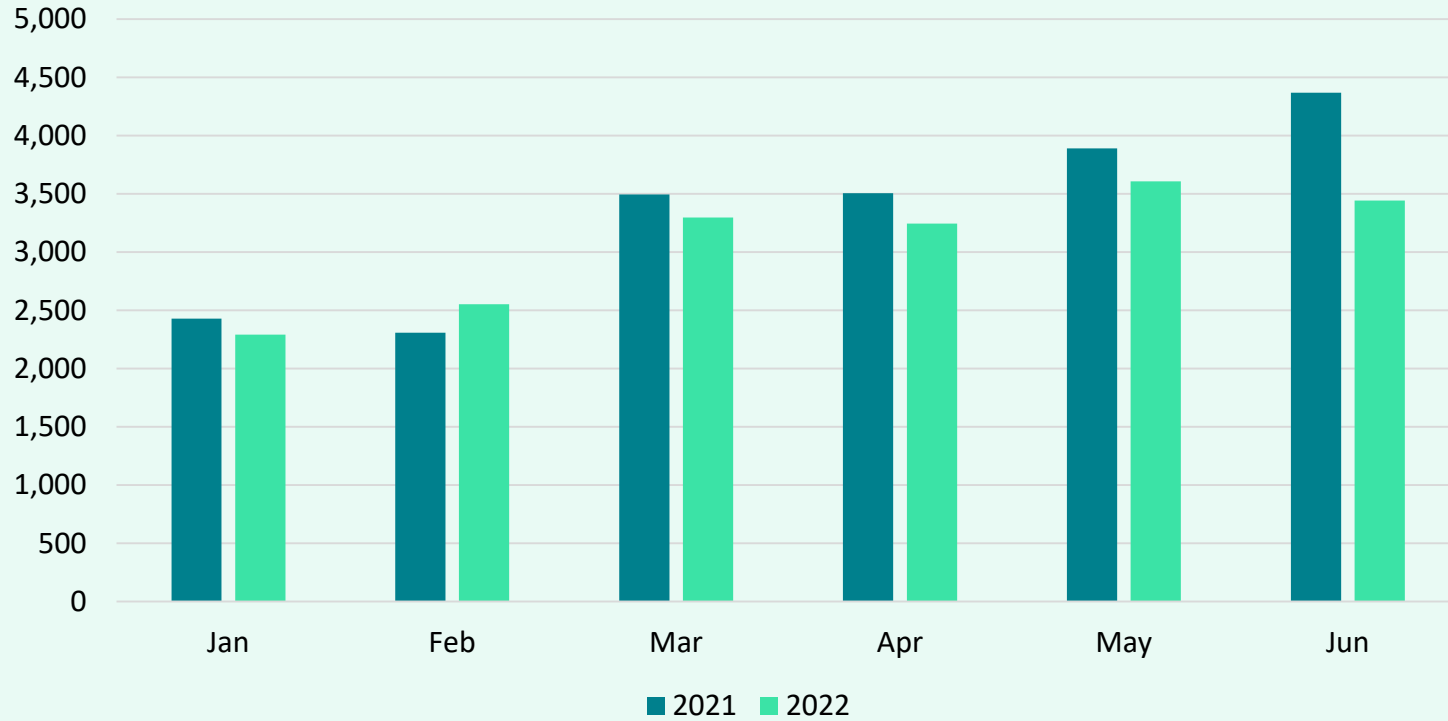
### Unemployment Rates, Year Over Year



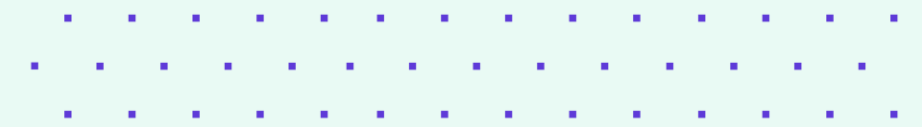


# Austin Housing Market Trends

### Austin MSA Monthly Sales, 2021-2022

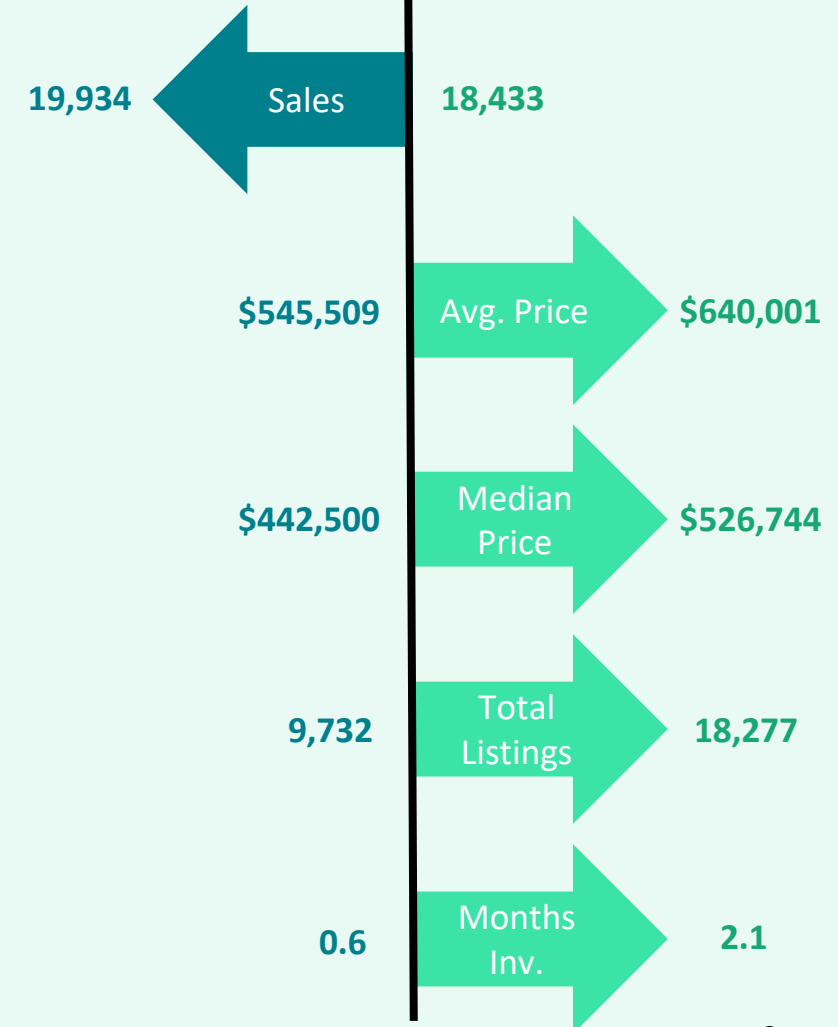


- Median home prices remains near record highs across the state
- Home inventory is increasing as sales begin to slow down throughout the state
- In the month of May, total monthly home sales are down slightly from the historically high 2021 levels in Austin (-7.3%), DFW (-1.5%), Houston (-1.7%) and San Antonio (-1.0%)
- Historically low interest rates and pent up demand have resulted in a fast recovery for the housing market, but these interest rates are on the rise



### YOY Housing Trends

Jan.-June 2020 | Jan.-June 2021





# Austin Housing Market Trends



	2Q22	% YOY
Annual Starts	26,980	9.6%
Quarter Starts	7,349	12.5%
Annual Closings	19,979	-9.2%
Quarter Closings	5,206	2.5%
Housing Inventory	21,074	48.5%
VDL Inventory	27,150	1.4%



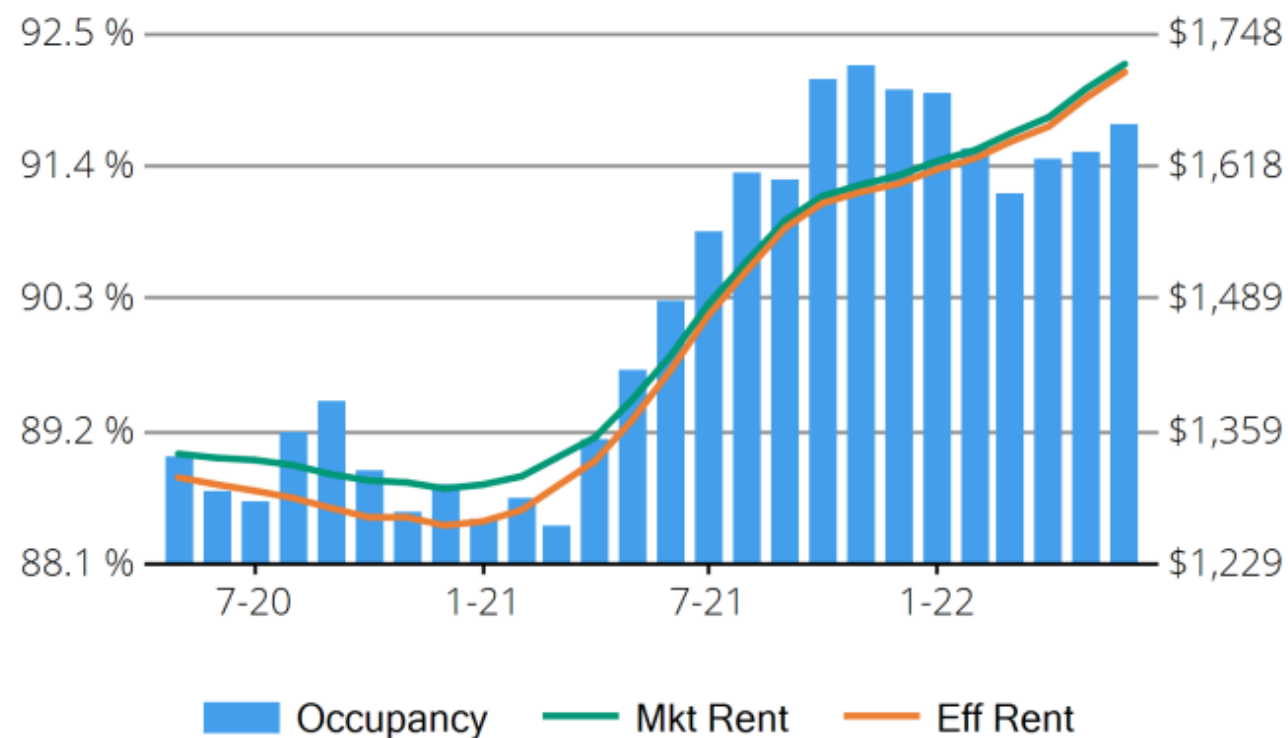
# Housing Market Trends: Multi-family Market



## *Stabilized and Lease-up Properties*

Conventional Properties	Jun 2022	Annual Change
Occupancy	91.8	+1.3%
Unit Change	10,137	
Units Absorbed (Annual)	12,038	
Average Size (SF)	863	+0.3%
Asking Rent	\$1,718	+19.4%
Asking Rent per SF	\$1.99	+19.1%
Effective Rent	\$1,710	+20.1%
Effective Rent per SF	\$1.98	+19.8%
% Offering Concessions	7%	-63.3%
Avg. Concession Package	4.9%	-8.3%

### Austin, TX





# Austin New Home Ranking Report

## ISD Ranked by Annual Closings – 2Q22

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Futures
1	LEANDER ISD	2,816	2,460	1,958	2,416	6,648
<b>2</b>	<b>GEORGETOWN ISD*</b>	<b>3,271</b>	<b>2,368</b>	<b>2,510</b>	<b>3,550</b>	<b>18,711</b>
3	HAYS CISD	3,532	2,328	2,708	3,884	42,402
4	LIBERTY HILL ISD	2,400	1,977	1,819	2,315	10,169
5	HUTTO ISD	1,873	1,530	1,143	1,120	10,149
6	PFLUGERVILLE ISD	1,152	1,371	899	1,014	8,855
7	JARRELL ISD	1,431	1,144	765	1,335	12,300
8	AUSTIN ISD	2,212	1,008	2,576	1,257	10,275
9	DEL VALLE ISD	1,095	919	890	1,233	23,499
10	DRIPPING SPRINGS ISD	1,050	859	854	765	7,849
11	MANOR ISD	1,457	787	1,225	1,476	14,345
12	BASTROP ISD	1,042	775	635	2,649	16,606
13	LAKE TRAVIS ISD	705	656	726	792	4,061
14	SAN MARCOS CISD	1,062	517	846	847	5,579
15	ROUND ROCK ISD	822	479	760	838	5,229
16	ELGIN ISD	485	354	311	561	8,981
17	TAYLOR ISD	246	223	140	200	1,035
18	LAGO VISTA ISD	296	197	254	369	3,984
19	LOCKHART ISD	67	57	59	250	19,051
20	WIMBERLEY ISD	14	19	12	56	0

\* Based on additional Templeton Demographics housing research

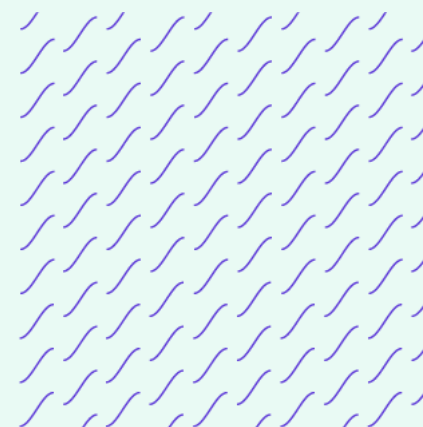
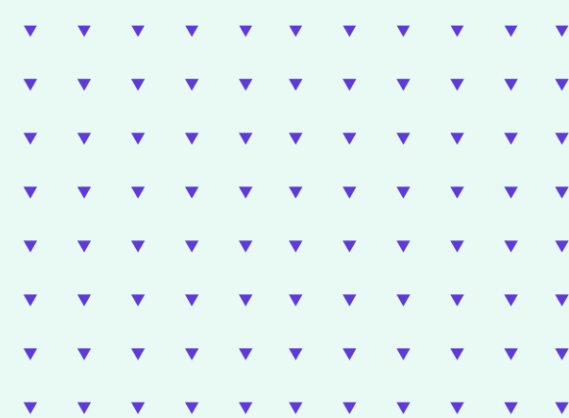
\*\*Includes Age-Restricted subdivisions



# 1 Year Change in District Housing

	2Q21	2Q22	Difference
Annual Starts	2,945	3,271	+326
Quarterly Starts	683	1,153	+470
Annual Closings	2,479	2,368	-111
Quarterly Closings	572	626	+54
Under Construction	1,366	2,154	+788
Inventory	1,570	2,510	+940
VDL	2,793	3,550	+757
Futures	21,615	18,711	-2,904

\*Includes Age-Restricted subdivisions






# District Housing Overview by Elementary Zone

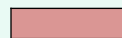


Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
CARVER	148	56	150	26	85	106	40	0
COOPER	109	44	31	20	112	135	137	260
FORD	303	120	159	40	225	257	713	2,907
FROST	0	0	0	0	0	0	10	1,158
MCCOY	47	7	19	5	42	46	18	389
MITCHELL	382	87	431	140	154	183	249	795
PURL	15	6	12	4	9	9	11	0
VILLAGE	6	0	10	2	2	3	12	688
WILLIAMS	563	228	261	82	393	439	262	2,557
WOLF RANCH	1,114	436	907	194	816	932	1,827	9,180
<b>Grand Total</b>	<b>2,687</b>	<b>984</b>	<b>1,980</b>	<b>513</b>	<b>1,838</b>	<b>2,110</b>	<b>3,279</b>	<b>17,934</b>

\*Does NOT include age-restricted communities

 Highest activity in the category

 Second highest activity in the category

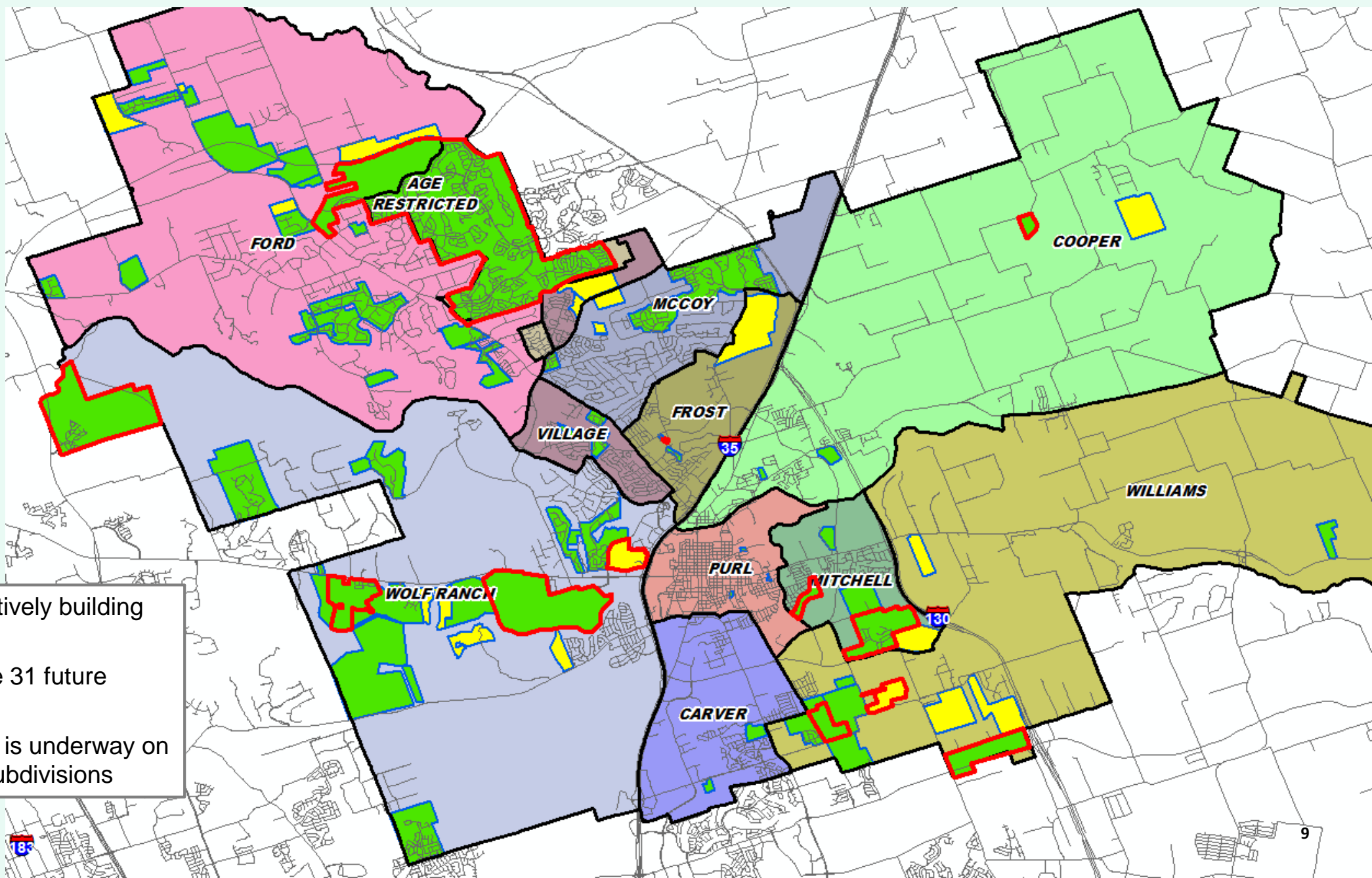
 Third highest activity in the category







# District Housing Overview



## Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

- The district has 67 actively building subdivisions
- Within GISD there are 31 future subdivisions
- Of these, groundwork is underway on 2,365 lots within 17 subdivisions



# Residential Activity

## Scofield Farms

- 100 total lots
- 68 future lots
- 32 VDL
- Groundwork underway on remaining lots
- PP: \$300K and up
- Cooper Elementary School





# Residential Activity

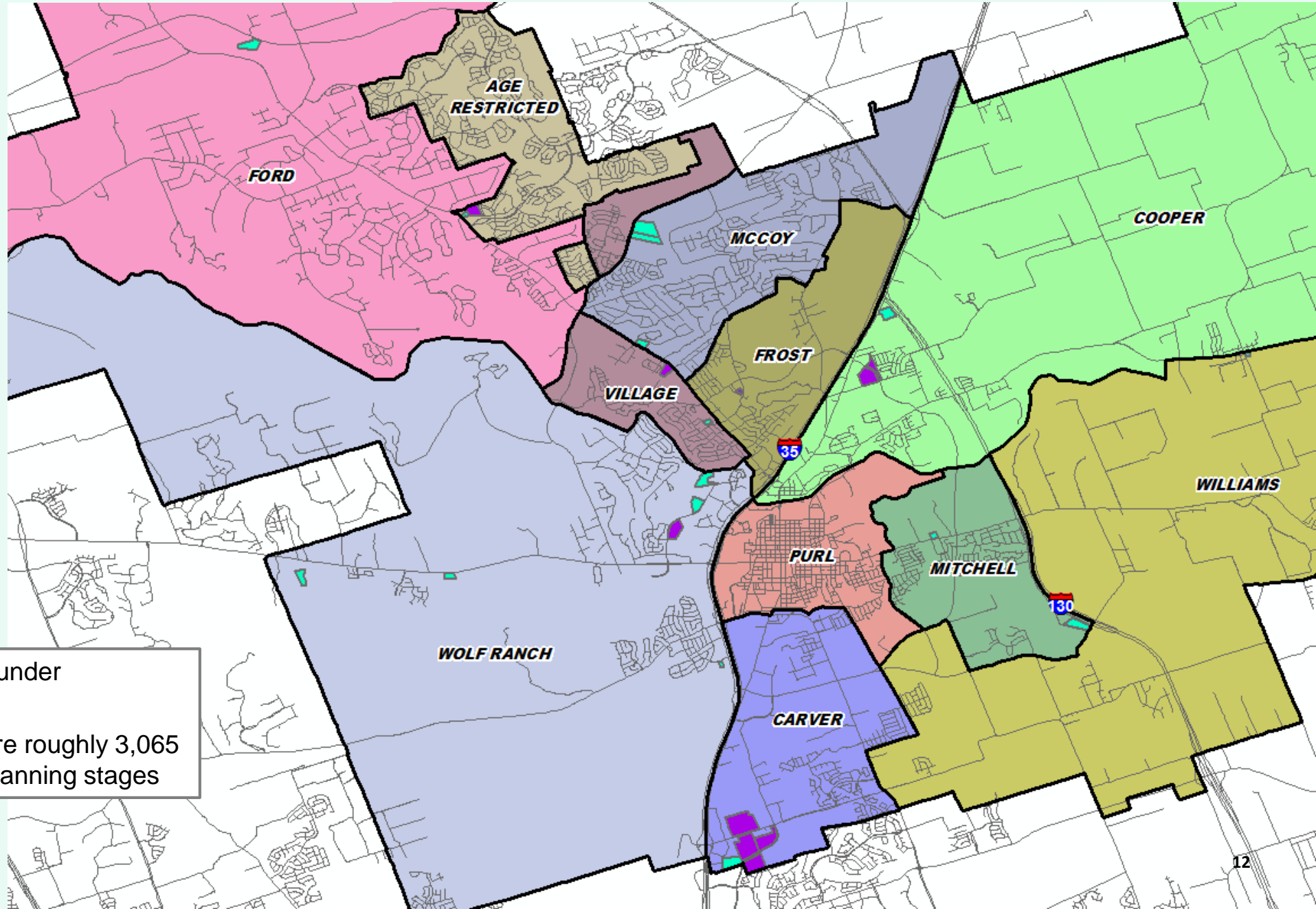
## The Canyons at HCH Ranch

- 187 total lots
- 133 future lots
- 52 VDL and 2 homes under construction
- Grand Endeavor Homes
- Ford Elementary School







# Multi-Family Housing Overview



**Multi-Family Developments**

-  Future Development
-  Under Construction

- There are currently 2,900 units under construction in the district
- Within Georgetown ISD there are roughly 3,065 future multi-family units in the planning stages



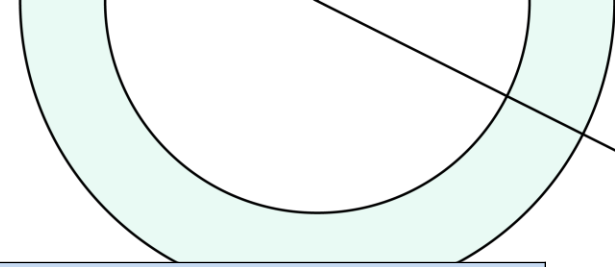
# Ten Year Forecast by Grade Level

Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2018/19	56	336	825	840	814	862	825	875	892	902	913	1,012	997	925	931	12,005		
2019/20	44	261	787	829	801	809	839	807	957	949	949	1,010	984	1,003	945	11,974	-31	-0.3%
2020/21	49	321	822	894	883	871	873	918	874	940	952	1,112	1,008	983	1,042	12,542	568	4.7%
2021/22	49	339	977	1,000	1,038	978	955	967	881	949	992	1,179	1,125	1,034	1,002	13,465	923	7.4%
2022/23	49	339	1,048	1,116	1,126	1,054	1,023	1,048	1,039	969	1,033	1,161	1,182	1,133	1,054	14,374	909	6.8%
2023/24	49	339	1,048	1,116	1,126	1,054	1,023	1,048	1,072	1,115	1,030	1,161	1,182	1,133	1,054	14,550	176	1.2%
2024/25	49	339	1,097	1,240	1,215	1,125	1,091	1,132	1,132	1,149	1,189	1,201	1,166	1,190	1,153	15,468	918	6.3%
2025/26	49	339	1,156	1,388	1,310	1,214	1,159	1,216	1,221	1,204	1,221	1,293	1,184	1,175	1,210	16,339	871	5.6%
2026/27	49	339	1,202	1,535	1,423	1,309	1,237	1,309	1,303	1,296	1,266	1,357	1,276	1,193	1,195	17,289	950	5.8%
2027/28	49	339	1,222	1,688	1,542	1,406	1,314	1,404	1,389	1,382	1,370	1,407	1,340	1,285	1,213	18,350	1,061	6.1%
2028/29	49	339	1,265	1,875	1,677	1,515	1,402	1,505	1,488	1,478	1,457	1,490	1,388	1,349	1,305	19,582	1,232	6.7%
2029/30	49	339	1,309	2,081	1,811	1,630	1,491	1,610	1,593	1,581	1,563	1,582	1,470	1,395	1,369	20,873	1,291	6.6%
2030/31	49	339	1,359	2,316	1,961	1,761	1,582	1,718	1,704	1,691	1,671	1,697	1,561	1,477	1,415	22,301	1,428	6.8%
2031/32	49	339	1,405	2,590	2,134	1,902	1,688	1,844	1,816	1,807	1,787	1,812	1,675	1,567	1,496	23,911	1,610	7.2%
2032/33	49	339	1,453	2,908	2,330	2,059	1,807	1,982	1,948	1,925	1,910	1,937	1,789	1,679	1,586	25,701	1,790	7.5%

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



# Ten Year Forecast by Elementary Campus



Campus	Capacity	2021/22	Fall	ENROLLMENT HISTORY									
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2031/33
Annie Purl Elementary	869	613	654	670	672	676	675	678	680	683	689	693	697
Carver Elementary	890	737	796	833	879	946	976	989	1,018	1,037	1,063	1,089	1,115
Frost Elementary	552	363	394	418	444	478	513	549	590	635	684	735	789
Mitchell Elementary	792	668	765	838	928	1,000	1,116	1,198	1,306	1,395	1,492	1,608	1,734
Ford Elementary	836	535	593	657	700	758	817	870	936	1,005	1,077	1,156	1,241
Cooper Elementary	693	588	629	650	674	695	723	742	762	787	817	843	871
Mccoy Elementary	808	481	492	515	541	557	574	590	609	628	646	666	687
Village Elementary	633	458	476	492	507	517	531	546	560	579	598	617	637
Williams Elementary	850	533	636	729	795	863	911	973	1,029	1,086	1,129	1,167	1,206
Wolf Ranch Elementary	850	655	868	1,001	1,148	1,341	1,567	1,829	2,137	2,485	2,890	3,377	3,950
<b>ELEMENTARY SCHOOL TOTALS</b>	<b>7,773</b>	<b>5,631</b>	<b>6,303</b>	<b>6,803</b>	<b>7,288</b>	<b>7,831</b>	<b>8,403</b>	<b>8,964</b>	<b>9,627</b>	<b>10,320</b>	<b>11,085</b>	<b>11,951</b>	<b>12,927</b>
Elementary Absolute Change		454	672	500	485	543	572	561	663	693	765	866	976
Elementary Percent Change		8.77%	11.93%	7.93%	7.13%	7.45%	7.30%	6.68%	7.40%	7.20%	7.41%	7.81%	8.17%

Yellow box = over 105% capacity  
Green box = within 5% capacity



# Ten Year Forecast by Secondary Campus

Campus	Capacity	2021/22	Fall	ENROLLMENT HISTORY									
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2031/33
Forbes Middle School	974	653	645	615	621	642	676	717	749	791	826	861	899
Benold Middle School	974	723	725	779	833	901	966	1,028	1,100	1,176	1,254	1,336	1,426
Tippit Middle School	808	579	695	719	790	832	873	935	1,011	1,105	1,229	1,369	1,530
Wagner Middle School	950	858	967	1,095	1,217	1,262	1,341	1,452	1,554	1,656	1,748	1,835	1,919
<b>MIDDLE SCHOOL TOTALS</b>	<b>3,706</b>	<b>2,813</b>	<b>3,032</b>	<b>3,208</b>	<b>3,461</b>	<b>3,637</b>	<b>3,856</b>	<b>4,132</b>	<b>4,414</b>	<b>4,728</b>	<b>5,057</b>	<b>5,401</b>	<b>5,774</b>
Middle School Absolute Change		47	219	176	253	176	219	276	282	314	329	344	373
Middle School Percent Change		1.70%	7.79%	5.80%	7.89%	5.09%	6.02%	7.16%	6.82%	7.11%	6.96%	6.80%	6.91%
East View High School	2,000	2,043	2,161	2,319	2,465	2,671	2,858	3,013	3,194	3,341	3,516	3,760	4,044
Georgetown High School	2,250	1,984	2,041	2,073	2,107	2,053	2,025	2,094	2,200	2,337	2,496	2,652	2,809
Richarte High School	250	105	105	105	105	105	105	105	105	105	105	105	105
<b>HIGH SCHOOL TOTALS</b>	<b>4,500</b>	<b>4,132</b>	<b>4,307</b>	<b>4,497</b>	<b>4,677</b>	<b>4,829</b>	<b>4,988</b>	<b>5,212</b>	<b>5,499</b>	<b>5,783</b>	<b>6,117</b>	<b>6,517</b>	<b>6,958</b>
High School Absolute Change		222	175	190	180	152	159	224	287	284	334	400	441
High School Percent Change		5.68%	4.24%	4.41%	4.00%	3.25%	3.29%	4.49%	5.51%	5.16%	5.78%	6.54%	6.77%
Georgetown Alternative Program	80	31	31	31	31	31	31	31	31	31	31	31	31
Williamson County Detention Ctr.		6	6	6	6	6	6	6	6	6	6	6	6
Williamson County JJAEP		5	5	5	5	5	5	5	5	5	5	5	5
<b>ALTERNATIVE CAMPUS TOTALS</b>		<b>42</b>	<b>42</b>	<b>42</b>	<b>42</b>	<b>42</b>	<b>42</b>	<b>42</b>	<b>42</b>	<b>42</b>	<b>42</b>	<b>42</b>	<b>42</b>
<b>DISTRICT TOTALS</b>		<b>12,618</b>	<b>13,684</b>	<b>14,550</b>	<b>15,468</b>	<b>16,339</b>	<b>17,289</b>	<b>18,350</b>	<b>19,582</b>	<b>20,873</b>	<b>22,301</b>	<b>23,911</b>	<b>25,701</b>
District Absolute Change		752	1,066	866	918	871	950	1,061	1,232	1,291	1,428	1,610	1,790
District Percent Change		6.34%	8.45%	6.33%	6.31%	5.63%	5.81%	6.14%	6.71%	6.59%	6.84%	7.22%	7.49%

Yellow box = over 105% capacity  
Green box = within 5% capacity



# The Year Ahead

