



Georgetown Independent School District

Quarterly Report 4Q20



TEMPLETON
DEMOGRAPHICS

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Austin New Home Ranking Report

ISD Ranked by Annual Closings – 4Q20

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Leander ISD	2,708	2,781	1,429	3,180	10,946
2	Georgetown ISD* **	2,387	2,106	1,254	3,196	23,731
3	Hays CISD	2,190	1,831	1,156	2,788	39,918
4	Pflugerville ISD	1,924	1,803	1,007	1,589	8,384
5	Liberty Hill ISD	1,740	1,792	833	2,592	11,505
6	Austin ISD	1,154	1,745	1,330	1,283	11,630
7	Manor ISD	1,502	1,559	651	1,210	15,016
8	Hutto ISD	1,344	1,396	507	1,612	8,009
9	Del Valle ISD	1,494	1,211	759	1,530	32,461
10	Round Rock ISD	879	1,191	435	678	5,883
11	Dripping Springs ISD	982	907	514	1,277	6,444
12	Lake Travis ISD	622	715	478	1,801	4,206
13	Jarrell ISD	781	707	355	884	12,475
14	San Marcos CISD	496	437	267	1,019	6,604
15	Bastrop ISD	551	365	329	2,466	17,732
16	Elgin ISD	263	165	134	382	9,131
17	Lago Vista ISD	167	136	108	563	4,116
18	Taylor ISD	156	126	105	282	765
19	Lockhart ISD	58	38	34	71	15,980
20	Eanes ISD	15	34	8	58	114

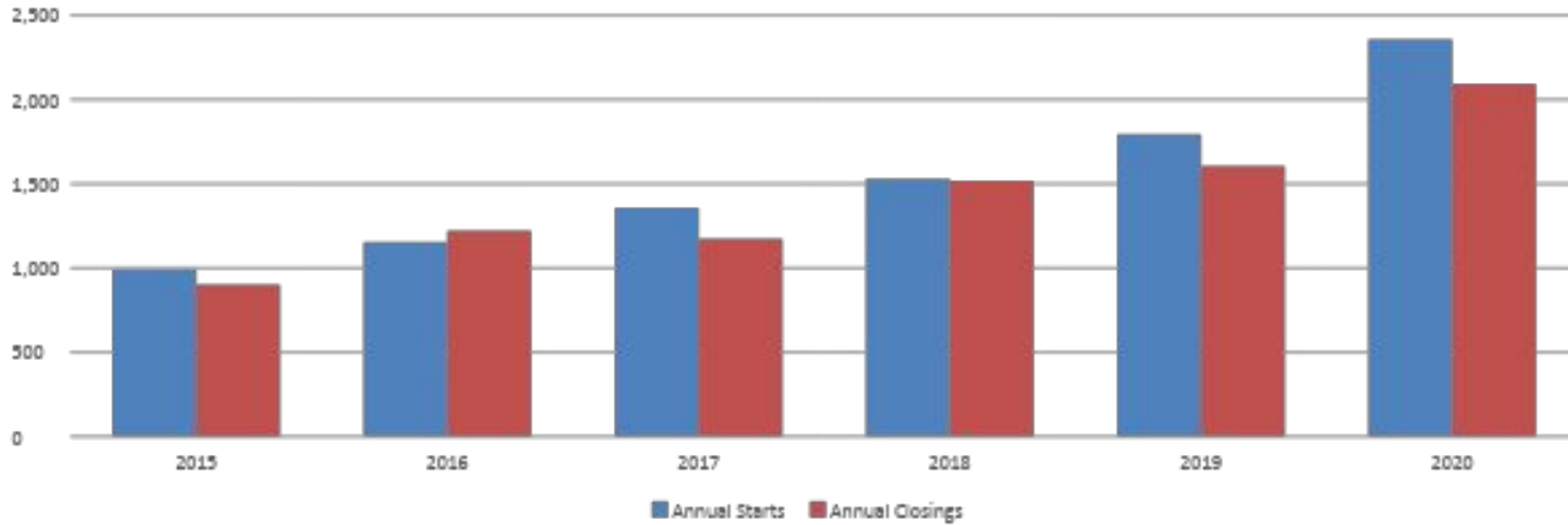
* Based on additional Templeton Demographics housing research

**Includes Age-Restricted subdivisions





Georgetown ISD New Housing Activity



Starts	2015	2016	2017	2018	2019	2020
1Q	202	327	280	385	412	482
2Q	218	227	349	448	413	529
3Q	308	314	399	433	483	659
4Q	264	286	329	264	484	689
Total	992	1,154	1,357	1,530	1,792	2,359


Closings	2015	2016	2017	2018	2019	2020
1Q	211	269	285	323	344	465
2Q	239	348	265	409	391	436
3Q	207	333	347	394	418	580
4Q	245	272	276	390	453	611
Total	902	1,222	1,173	1,516	1,606	2,092

- GISD started 2,359 homes in 2020, 567 more than the number of starts in 2019
- Georgetown saw record numbers of starts and closings in 2020



New Housing Activity by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CARVER	269	93	226	110	150	266	50
COOPER	2	2	0	2	2	87	449
FORD	119	36	125	50	62	338	3,406
FROST	0	0	1	0	0	60	1,095
MCCOY	14	2	19	6	11	82	389
MITCHELL	450	161	358	206	246	440	899
PURL	1	0	1	0	2	31	8
VILLAGE	9	3	11	3	10	25	688
WILLIAMS	417	33	460	71	134	286	3,432
WOLF RANCH	832	290	646	388	520	1,269	12,049
GRAND TOTAL	2,113	620	1,847	836	1,137	2,884	22,465

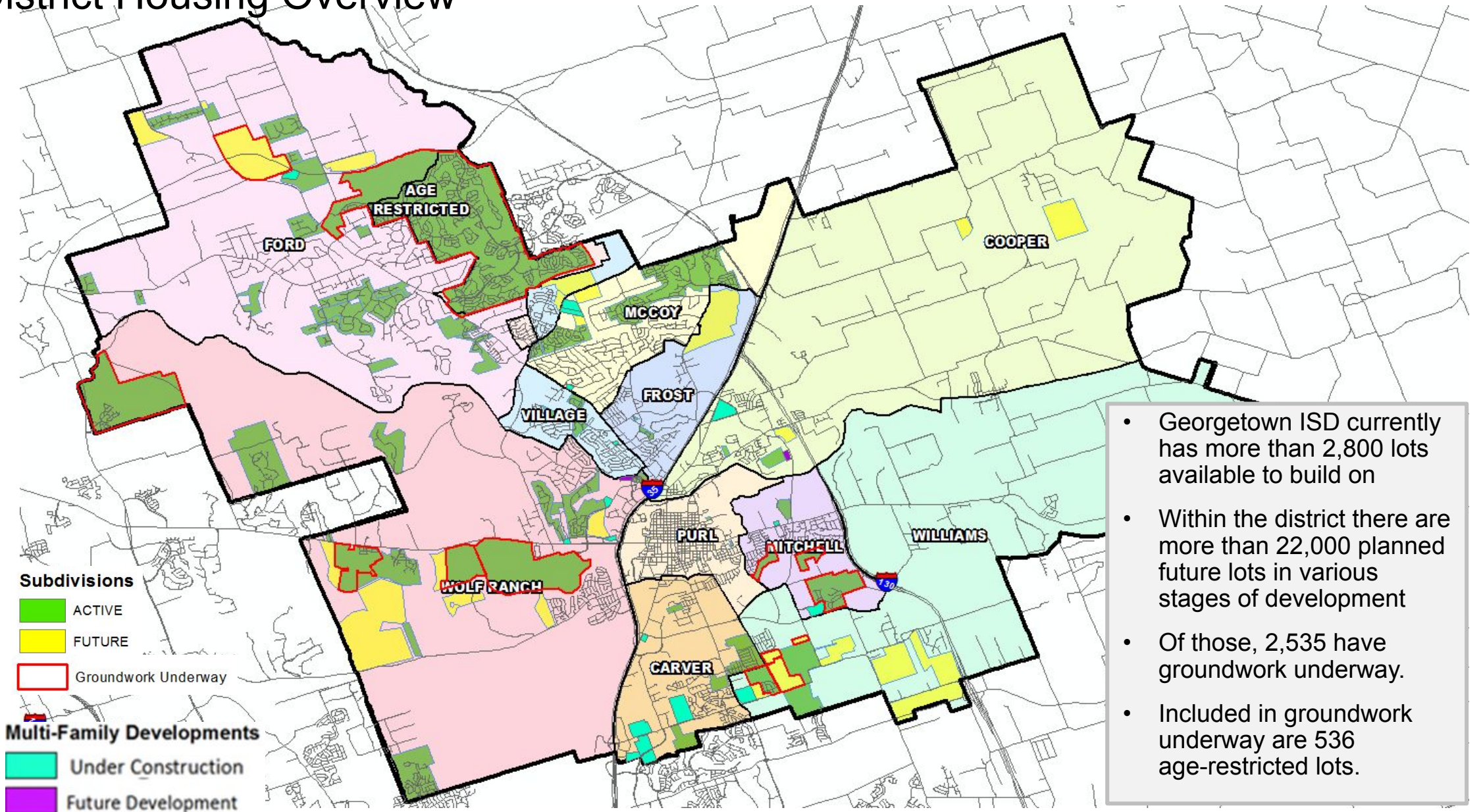
 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category



District Housing Overview



- Georgetown ISD currently has more than 2,800 lots available to build on
- Within the district there are more than 22,000 planned future lots in various stages of development
- Of those, 2,535 have groundwork underway.
- Included in groundwork underway are 536 age-restricted lots.





Ten Year Forecast by Elementary Campus

Campus	HISTORY		Fall	ENROLLMENT HISTORY									
	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Annie Purl Elementary	869	724	596	690	701	720	729	731	720	708	701	697	693
Carver Elementary	890	939	681	777	830	888	938	967	991	988	1,004	1,011	1,024
Frost Elementary	552	371	304	366	388	408	429	459	466	474	485	502	514
Mitchell Elementary	792	772	623	747	810	853	925	962	1,035	1,051	1,096	1,116	1,129
Ford Elementary	836	560	511	549	586	623	654	686	717	733	757	781	809
Cooper Elementary	693	591	550	608	641	660	671	680	693	701	706	713	722
Mccoy Elementary	808	577	528	559	567	577	585	609	613	612	613	618	622
Village Elementary	633	527	473	503	513	511	518	533	535	529	525	526	527
Williams Elementary	850	0	387	451	489	530	575	629	654	685	693	708	725
Wolf Ranch Elementary	850	367	483	595	718	848	982	1,108	1,207	1,315	1,424	1,548	1,666
ELEMENTARY SCHOOL TOTALS	7,773	5,428	5,136	5,845	6,243	6,618	7,006	7,364	7,631	7,796	8,004	8,220	8,431
Elementary Absolute Change		145	-292	709	398	375	388	358	267	165	208	216	211
Elementary Percent Change		2.74%	-5.38%	13.80%	6.81%	6.01%	5.86%	5.11%	3.63%	2.16%	2.67%	2.70%	2.57%

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



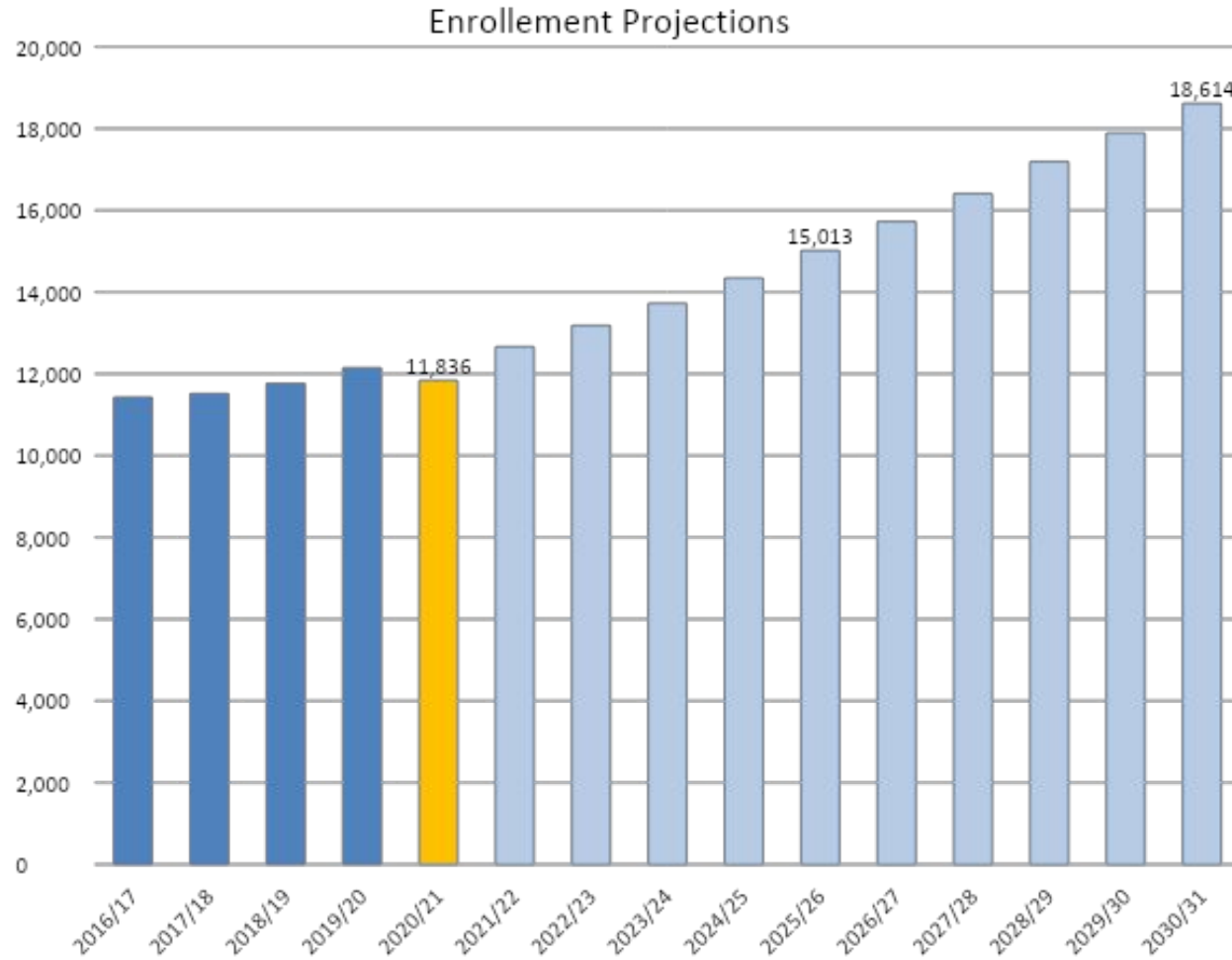
Ten Year Forecast by Secondary Campus

Campus	HISTORY		Fall	ENROLLMENT HISTORY									
	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Forbes Middle School	974	652	653	641	610	596	625	636	660	682	719	733	733
Benold Middle School	974	791	731	741	753	800	816	827	867	942	1,020	1,044	1,051
Tippit Middle School	808	551	563	552	604	599	653	729	883	1,037	1,138	1,183	1,239
Wagner Middle School	950	853	824	861	909	1,014	1,093	1,150	1,242	1,374	1,448	1,499	1,537
MIDDLE SCHOOL TOTALS	3,706	2,847	2,771	2,795	2,876	3,009	3,187	3,342	3,652	4,035	4,325	4,459	4,560
Middle School Absolute Change		147	-76	24	81	133	178	155	310	383	290	134	101
Middle School Percent Change		5.44%	-2.67%	0.87%	2.90%	4.62%	5.92%	4.86%	9.28%	10.49%	7.19%	3.10%	2.27%
East View High School	2,000	1,761	1,879	1,935	1,981	2,024	2,080	2,246	2,365	2,465	2,718	2,955	3,248
Georgetown High School	2,250	1,989	1,970	2,005	2,000	1,993	1,987	1,981	1,993	2,032	2,065	2,174	2,295
Richarte High School	250	88	67	67	67	67	67	67	67	67	67	67	67
HIGH SCHOOL TOTALS	4,500	3,838	3,916	4,007	4,048	4,084	4,134	4,294	4,425	4,564	4,850	5,196	5,610
High School Absolute Change		90	78	91	41	36	50	160	131	139	286	346	414
High School Percent Change		2.40%	2.03%	2.32%	1.02%	0.89%	1.22%	3.87%	3.05%	3.14%	6.27%	7.13%	7.97%
Georgetown Alternative Program	80	12	5	5	5	5	5	5	5	5	5	5	5
Williamson County Detention Ctr.		2	3	3	3	3	3	3	3	3	3	3	3
Williamson County JJAEP		19	5	5	5	5	5	5	5	5	5	5	5
ALTERNATIVE CAMPUS TOTALS		33	13	13	13	13	13	13	13	13	13	13	13
DISTRICT TOTALS		12,146	11,836	12,660	13,180	13,724	14,340	15,013	15,721	16,408	17,192	17,888	18,614
District Absolute Change		383	-310	824	520	544	616	673	708	687	784	696	726
District Percent Change		3.26%	-2.55%	6.96%	4.11%	4.13%	4.49%	4.69%	4.72%	4.37%	4.78%	4.05%	4.06%

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 Yellow box = over 105% capacity



Key Takeaways



- COVID-19 impact caused declines in elementary grades, especially PK and KG
- GISD had a record number of new home starts and closes in the 4th quarter of 2020
- Multi-family yields declined for the third straight year as new luxury complexes come online
- The district is expected to add 1,900 to 2,400 homes annually for the next 3-5 years
- 2025/26 Enrollment projection: 15,013
- 2030/31 Enrollment projection: 18,614