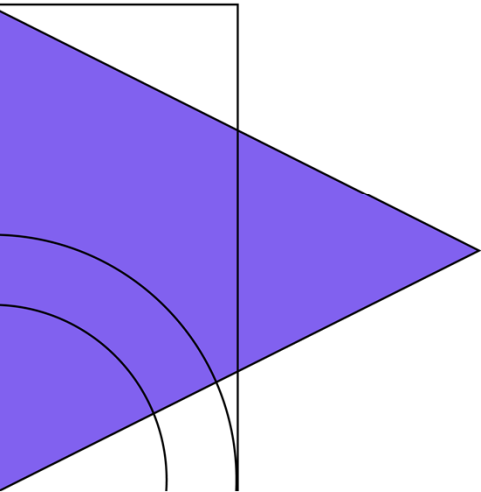
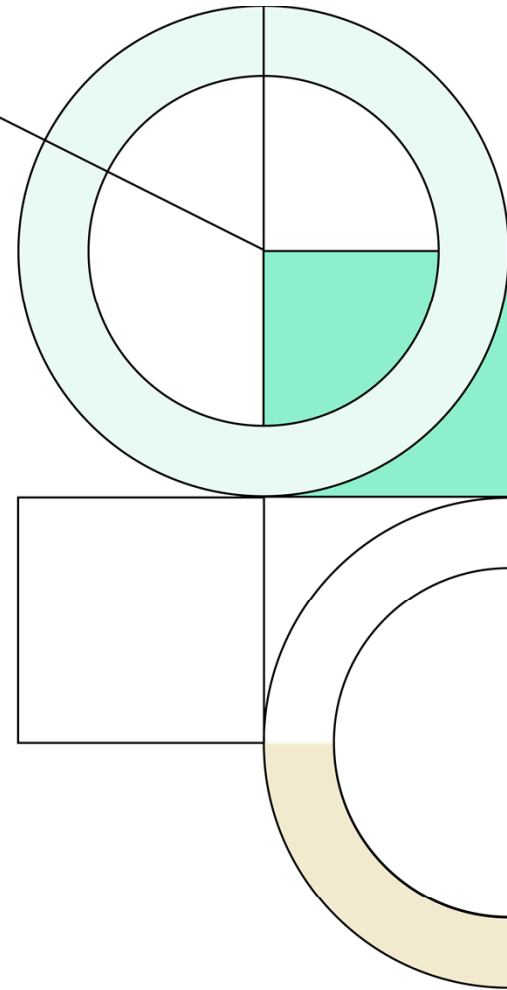




Georgetown Independent School District

4Q21

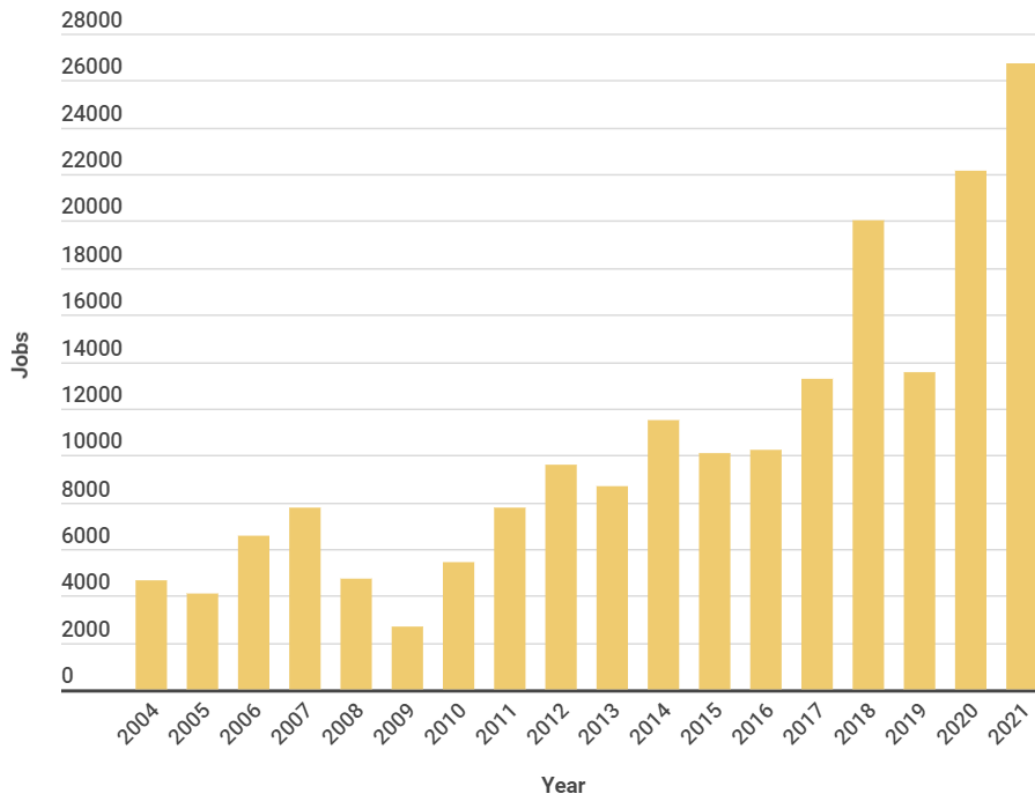
Demographic Report





Local Economic Update- Austin MSA

Jobs announced in Austin metro from company relocations, expansions



Source: Opportunity Austin
Chart by Kathryn Hardison



Local Economic Update- Austin MSA

Samsung

Samsung Electronics Co. Ltd. has officially pledged to invest at least \$17 billion into a chipmaking plant in Taylor. The company promises to create at least 2,000 direct jobs, at least 6,500 construction jobs and a 6-million-square-foot factory on roughly 1,200 acres between Taylor and Hutto. The factory will produce the South Korea-based company's most advanced computer chips yet.



Tesla

Tesla Inc. also relocated its headquarters to the Austin area, where its \$1.1 billion electric vehicle manufacturing facility has developed at breakneck speed. Musk's hiring goals also continue to swell from the originally promised 5,000 positions. He recently said that the Austin-area factory will grow to a \$10 billion-plus investment "over time" that will create at least 20,000 direct jobs and 100,000 indirect jobs.



Local Economic Update- Austin MSA

BGE Inc.

BGE Inc. is expanding its presence in Round Rock with a lease for an additional 9,871 square feet, the Round Rock Chamber announced in January. The expansion will add 50 new jobs at an average wage of \$80,000.



Ovivo



Global water treatment company Ovivo announced it plans to build a 110,000 square foot manufacturing plant in Hutto's Innovation Business Park. The facility will bring nearly 100 new jobs to Hutto.

Cellink

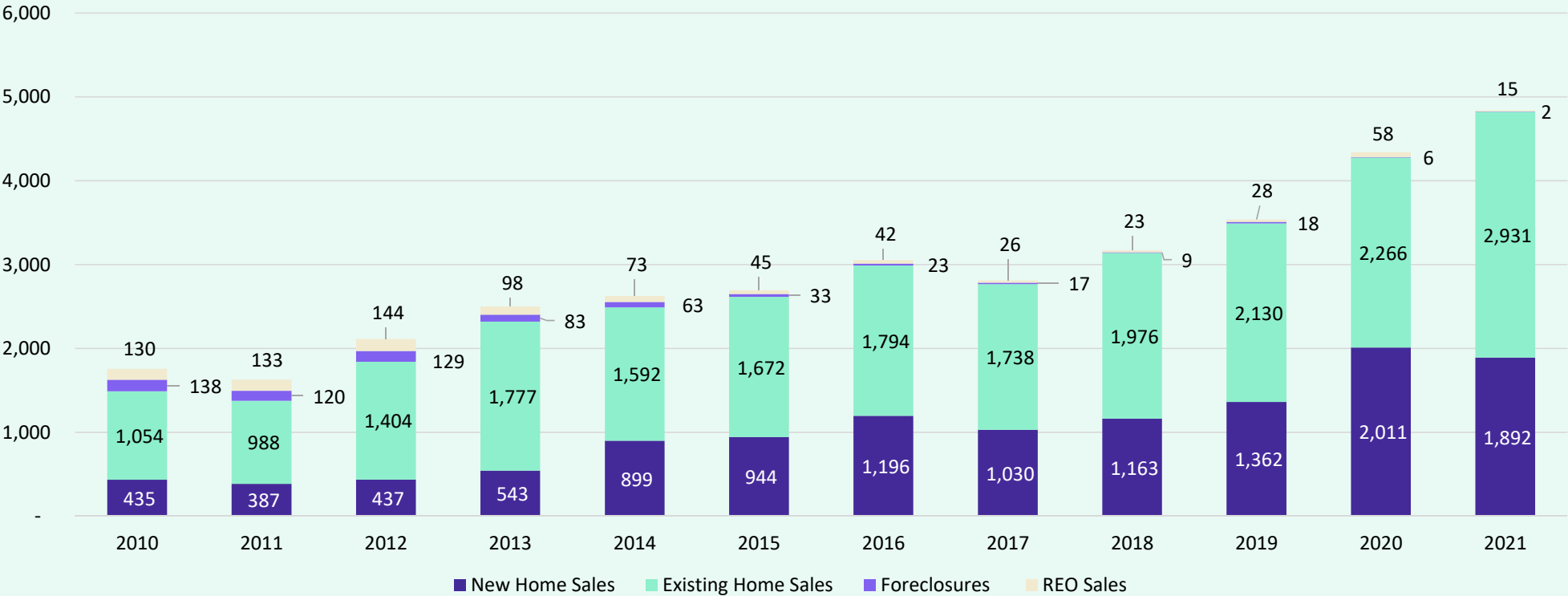


Cellink in Georgetown: Cellink, an automotive electronics technology company, has selected Georgetown for a new 300,000-square-foot manufacturing facility, set to open mid-2022.



Home Sales by Transaction Type, 2010 – 2021

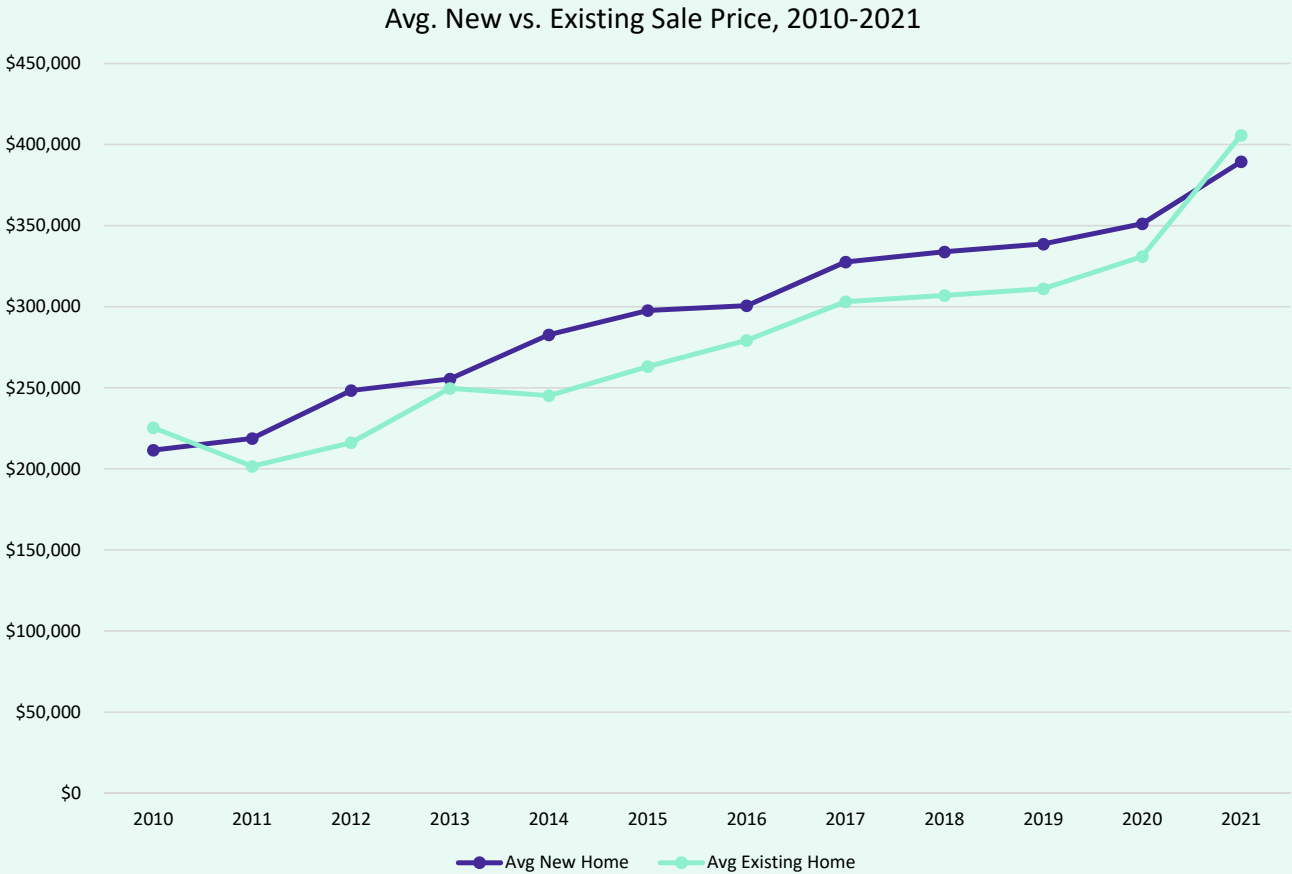
Annual District Home Sales by Type, 2010-2021



- In 2021, there were approx. 4,840 total home sales in Georgetown ISD
- The number of new home sales has increased dramatically over the last 10 years



Average New vs. Existing Home Sale Price, 2010 – 2021



	Avg New Home Price	Avg Existing Home Price
2010	\$211,502	\$225,372
2011	\$218,741	\$201,611
2012	\$248,328	\$216,144
2013	\$255,480	\$249,634
2014	\$282,716	\$245,153
2015	\$297,666	\$263,120
2016	\$300,661	\$279,271
2017	\$327,560	\$303,117
2018	\$333,844	\$306,934
2019	\$338,682	\$311,111
2020	\$351,183	\$330,932
2021	\$389,418	\$405,772

- Since 2010, the average new home price in Georgetown ISD has increased by \$177,916, or 84%
- The average existing home price within the district has increased by 80%, or roughly \$180,400 since 2010



Austin New Home Ranking Report

ISD Ranked by Annual Closings – 4Q21

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Leander ISD	3,054	2,500	1,973	2,753	7,650
2	Georgetown ISD*	3,066	2,422	1,910	4,038	19,918
3	Hays CISD	3,296	2,153	2,275	2,929	41,319
4	Liberty Hill ISD	2,575	2,058	1,347	1,829	10,595
5	Pflugerville ISD	1,737	1,518	1,211	811	9,654
6	Austin ISD	1,625	1,371	1,654	1,522	10,427
7	Del Valle ISD	1,213	1,351	622	1,092	23,204
8	Hutto ISD	1,948	1,316	1,138	1,281	8,920
9	Manor ISD	1,296	1,139	807	1,274	14,878
10	Jarrell ISD	1,336	1,029	664	1,008	12,383
11	Dripping Springs ISD	1,130	886	760	969	6,984
12	Lake Travis ISD	968	646	787	917	4,106
13	Bastrop ISD	931	625	641	2,672	16,294
14	Round Rock ISD	778	558	666	910	5,533
15	San Marcos CISD	878	430	717	840	6,025
16	Elgin ISD	377	413	98	381	8,778
17	Taylor ISD	228	205	121	333	877
18	Lago Vista ISD	260	179	186	506	4,025
19	Lockhart ISD	52	60	26	80	16,345
20	Wimberley ISD	24	10	19	59	0

* Based on additional Zonda Education housing research

**Includes Age-Restricted subdivisions



District New Home Starts and Closings

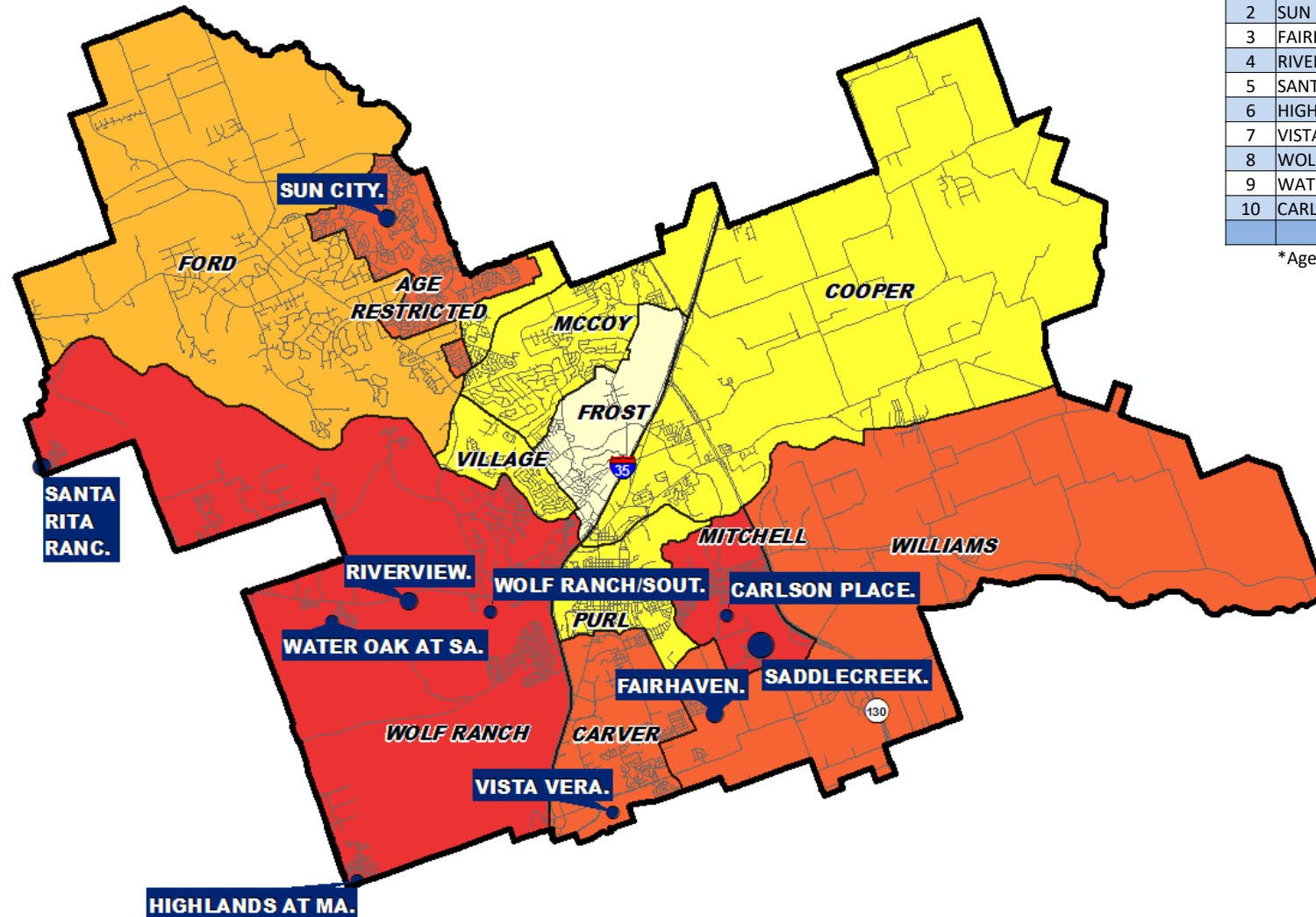


Starts	2015	2016	2017	2018	2019	2020	2021
1Q	202	327	280	385	412	482	889
2Q	218	227	349	448	413	529	665
3Q	308	314	399	433	483	660	722
4Q	264	286	329	264	484	690	687
Total	992	1,154	1,357	1,530	1,792	2,361	3,066

Closings	2015	2016	2017	2018	2019	2020	2021
1Q	211	269	285	323	344	465	666
2Q	239	348	265	409	391	436	600
3Q	207	333	347	394	418	580	579
4Q	245	272	276	390	453	612	577
Total	902	1,222	1,173	1,516	1,606	2,093	2,422



Annual Closing Distribution



Top 10 Subdivisions -4Q21 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	SADDLECREEK	271	41	280	324
2	SUN CITY*	250	61	332	852
3	FAIRHAVEN	230	57	1	0
4	RIVERVIEW	193	43	114	270
5	SANTA RITA RANCH	179	61	547	101
6	HIGHLANDS AT MAYFIELD RANCH	150	45	10	0
7	VISTA VERA	108	3	60	0
8	WOLF RANCH SOUTH FORK	95	25	392	1,183
9	WATER OAK AT SAN GABRIEL	94	26	6	87
10	CARLSON PLACE	90	36	109	73
Totals		1,660	398	1,851	2,890

*Age-Restricted Community

Annual Closings by Sub

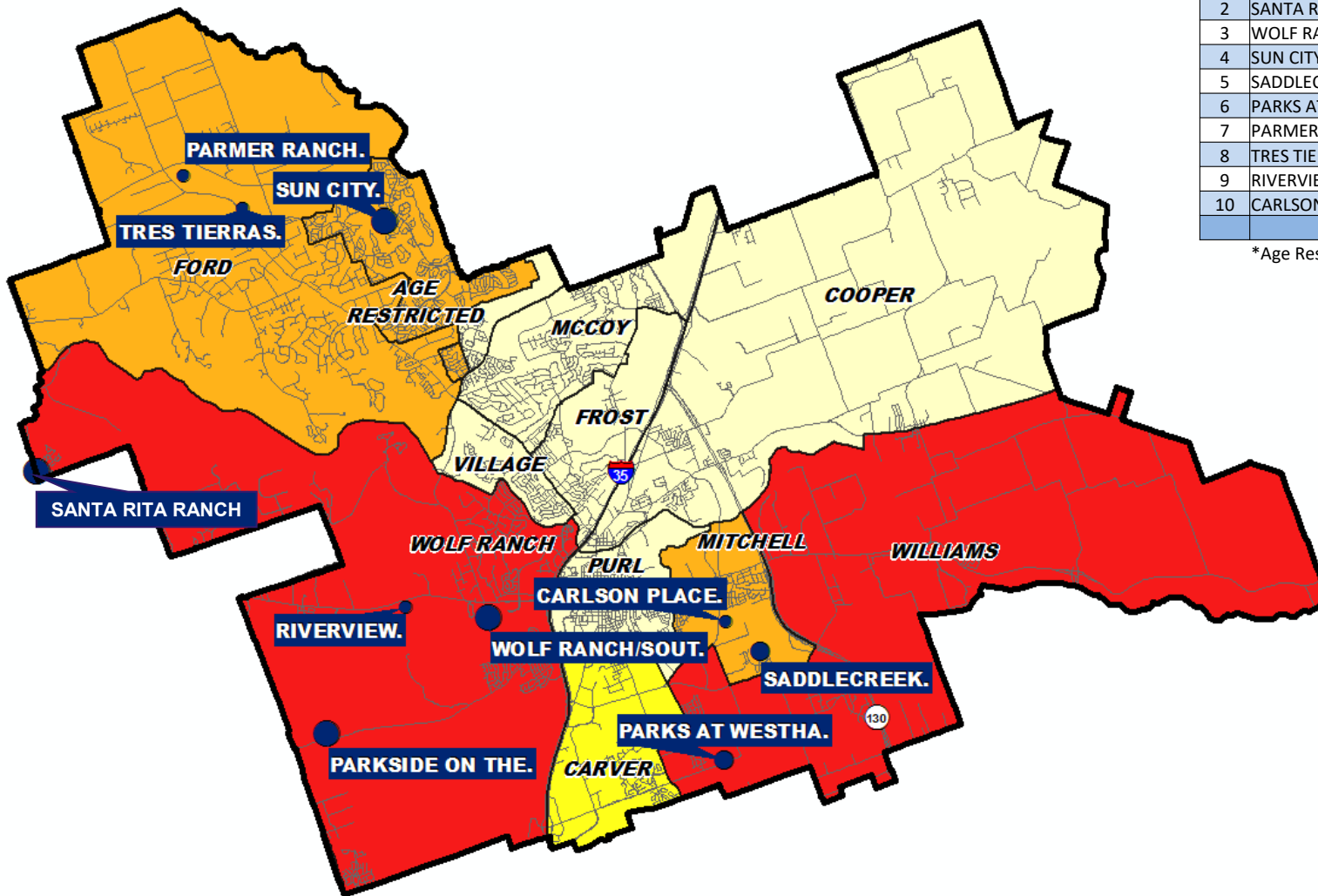
- < 150
- 150 - 250
- > 250

Annual Closings by Elem

- 0
- 1 - 100
- 101 - 200
- 201 - 300
- > 300



VDL Distribution



Top 10 Subdivisions -4Q21 (Ranked by remaining VDL)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	PARKSIDE ON THE RIVER	0	0	690	1,831
2	SANTA RITA RANCH	179	61	547	101
3	WOLF RANCH SOUTH FORK	95	25	392	1,183
4	SUN CITY*	250	61	332	852
5	SADDLECREEK	271	41	280	324
6	PARKS AT WESTHAVEN	0	0	272	0
7	PARMER RANCH	0	0	142	851
8	TRES TIERRAS	0	0	121	0
9	RIVERVIEW	193	43	114	270
10	CARLSON PLACE	90	36	109	73
TOTALS		1,078	267	2,999	5,485

*Age Restricted Community

VDL by Sub

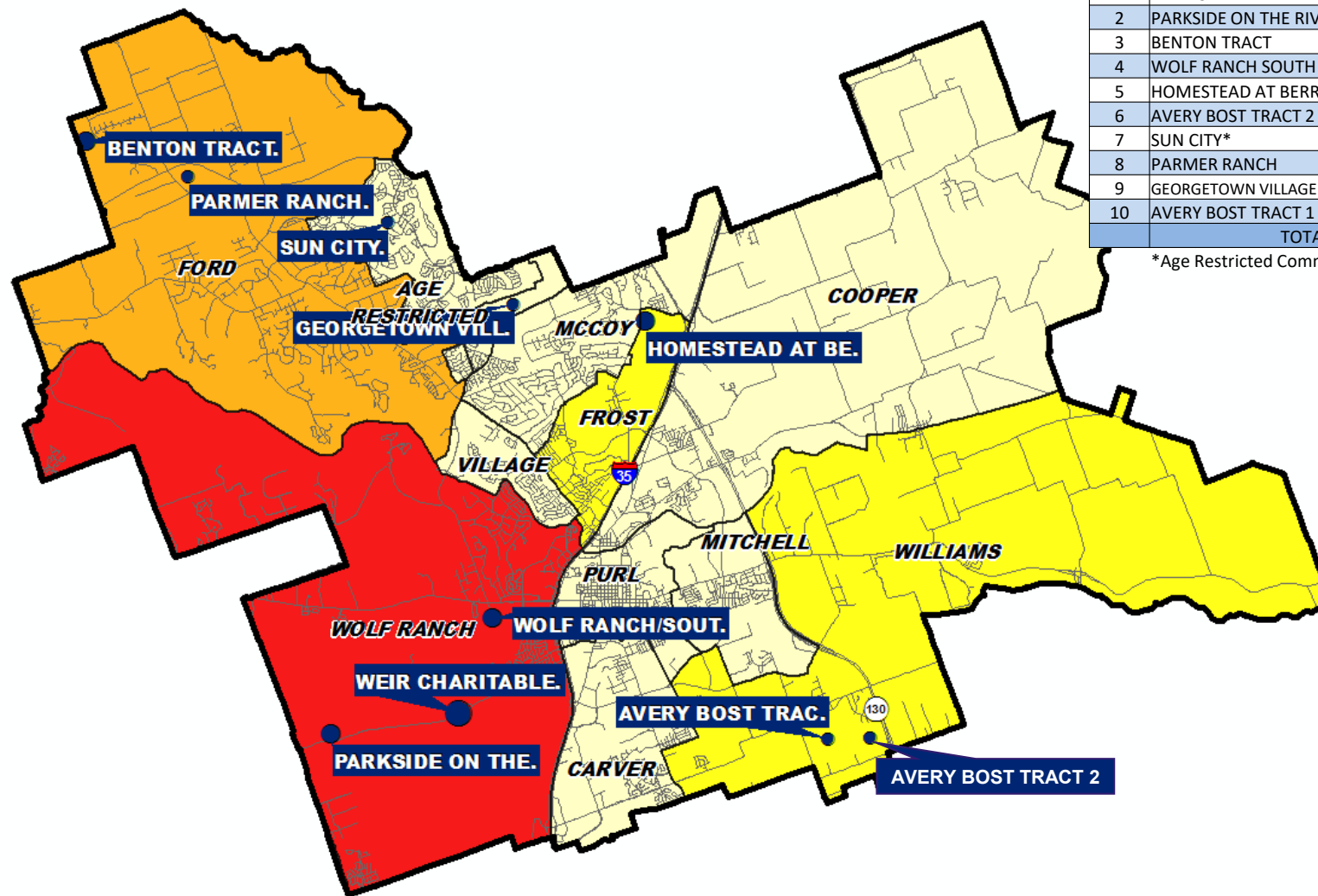
- < 200
- 200 - 300
- > 300

VDL by Elem

- < 100
- 101 - 300
- 301 - 500
- > 500



Futures Distribution



Top 10 Subdivisions -4Q21 (Ranked by Future Inventory)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	WEIR CHARITABLE TRUST	0	0	0	4,040
2	PARKSIDE ON THE RIVER	0	0	690	1,831
3	BENTON TRACT	0	0	0	1,340
4	WOLF RANCH SOUTH FORK	95	25	392	1,183
5	HOMESTEAD AT BERRY CREEK	0	0	0	1,095
6	AVERY BOST TRACT 2	0	0	0	854
7	SUN CITY*	250	61	332	852
8	PARMER RANCH	0	0	142	851
9	GEORGETOWN VILLAGE FUTURES (VILLAGE)	0	0	0	551
10	AVERY BOST TRACT 1	0	0	0	550
TOTALS		345	86	1,556	13,147

*Age Restricted Community



District Housing Overview by Elementary Zone

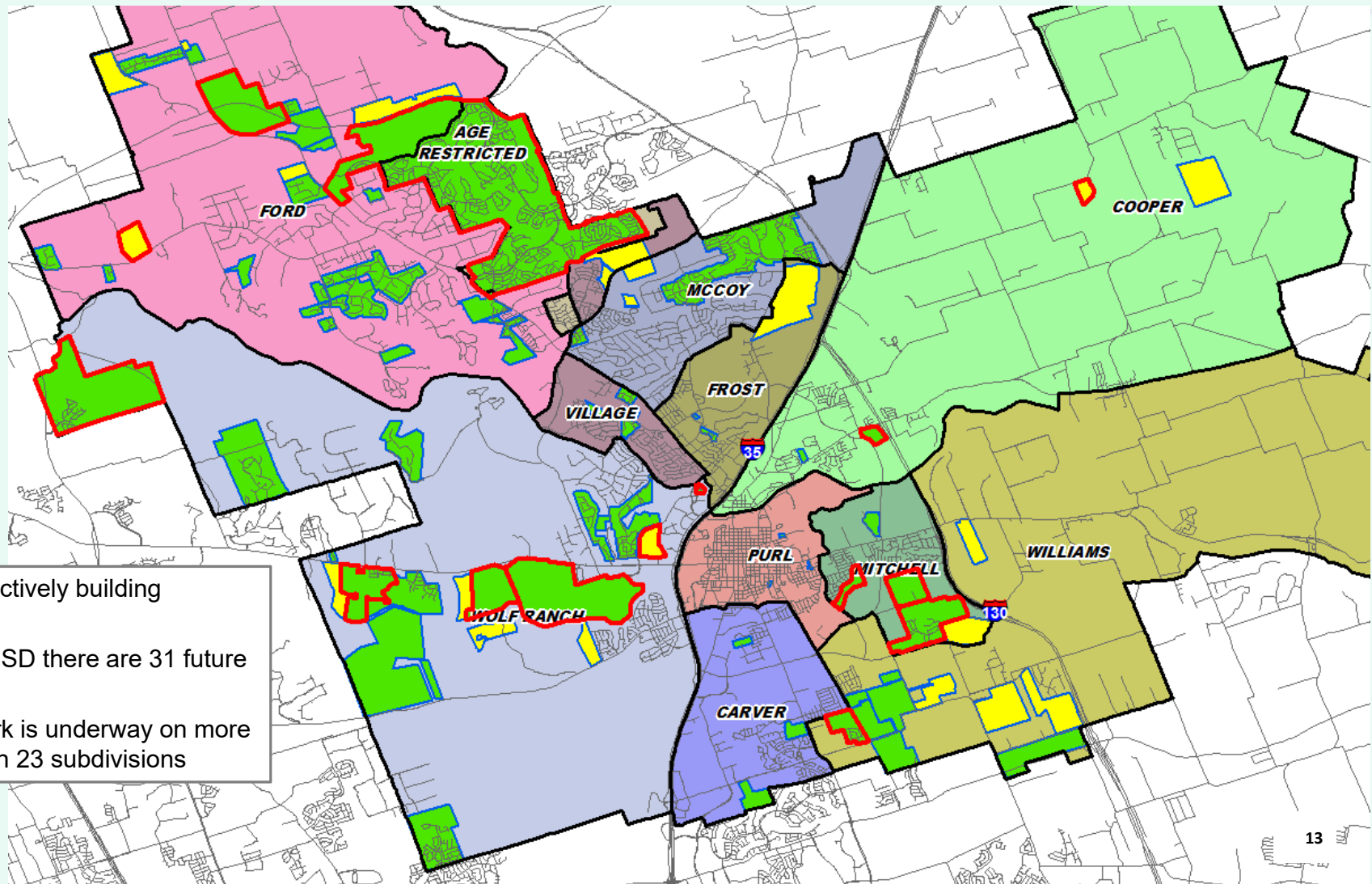
Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CARVER	195	13	265	32	63	80	119	120
COOPER	89	22	8	4	74	83	81	366
FORD	196	36	132	32	114	129	419	3,387
FROST	6	0	0	0	6	6	54	1,124
MCCOY	45	14	16	3	38	39	37	389
MITCHELL	492	127	464	92	243	281	404	793
PURL	10	2	9	0	10	10	19	0
VILLAGE	10	2	16	3	3	4	14	688
WILLIAMS	354	150	258	60	185	211	579	2,568
WOLF RANCH	1,144	196	935	263	548	711	1,959	9,631
Grand Total	2,541	562	2,103	489	1,284	1,554	3,685	19,066

* Does NOT include Age-Restricted subdivisions

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



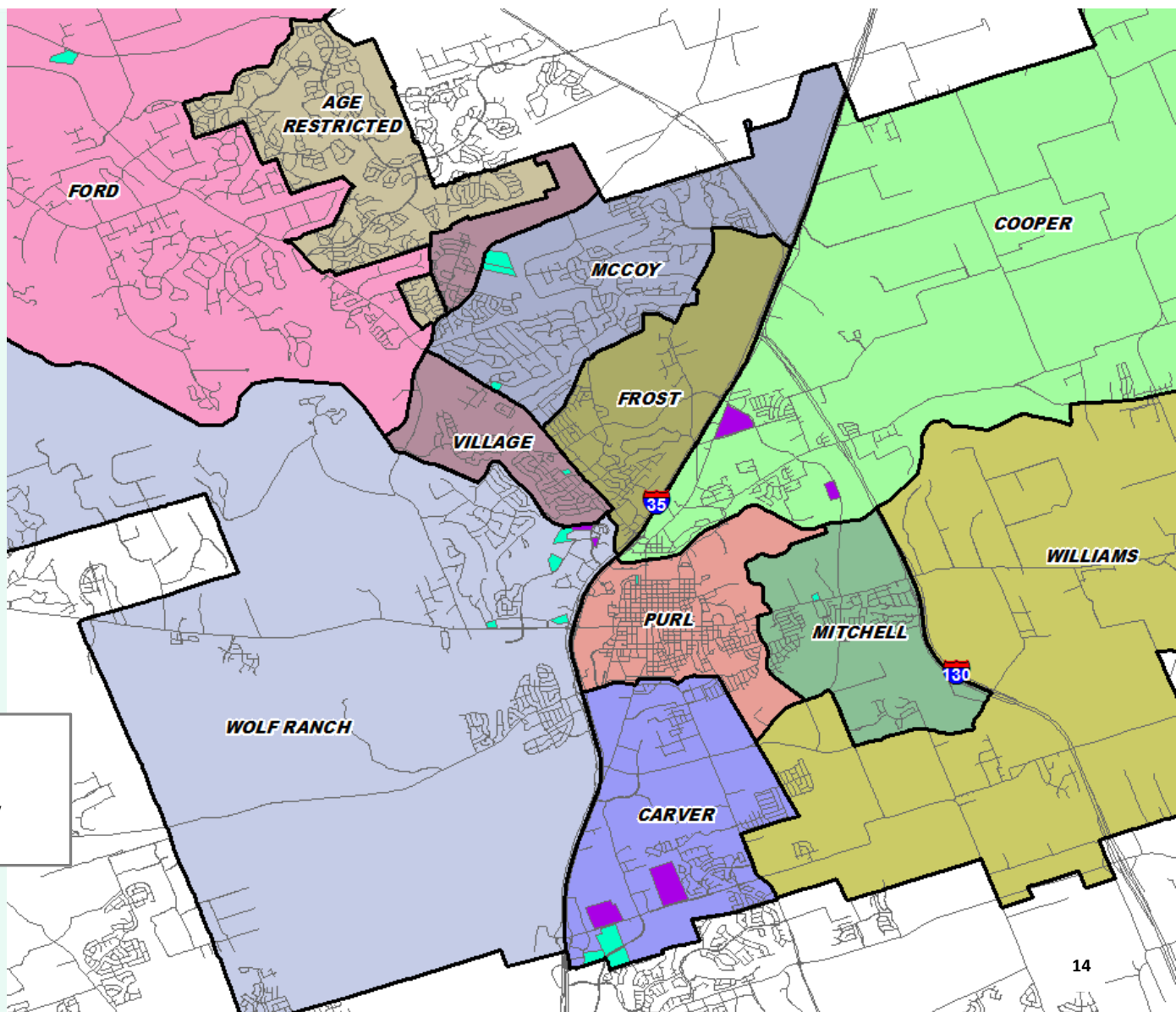
District Housing Overview





District Multi-Family Housing Overview

- There are approx. 1,500 multi-family units under construction in the district
- There are approx. 3,000 future multi-family units in the planning stages





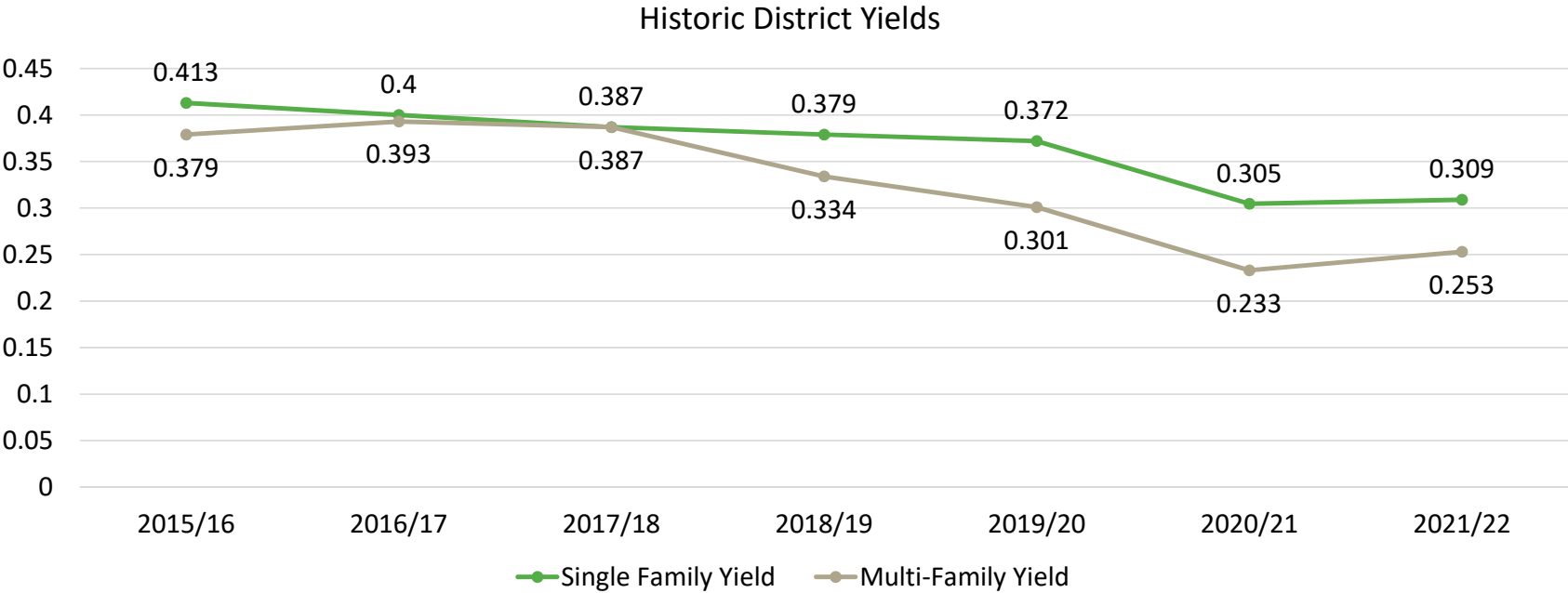
District Yields



Single Family Yield
0.309



Multi-Family Yield
0.253





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
2017/18	54	339	731	790	784	785	894	872	882	870	928	909	950	882	867	11,537		
2018/19	61	329	775	769	837	779	827	902	892	902	913	1,006	937	940	890	11,759	222	1.9%
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	56	324	829	899	889	872	876	918	880	957	991	1,123	1,012	980	1,049	12,655	789	6.6%
2022/23	56	342	964	987	1,021	984	956	970	1,039	968	1,040	1,180	1,128	1,029	1,002	13,666	1,011	8.0%
2023/24	56	342	1,035	1,075	1,074	1,102	1,057	1,034	1,075	1,115	1,028	1,172	1,186	1,132	1,051	14,534	868	6.4%
2024/25	56	342	1,084	1,149	1,160	1,146	1,181	1,142	1,116	1,153	1,188	1,202	1,181	1,190	1,154	15,444	910	6.3%
2025/26	56	342	1,144	1,211	1,236	1,251	1,223	1,275	1,230	1,184	1,224	1,295	1,189	1,186	1,212	16,258	814	5.3%
2026/27	56	342	1,190	1,260	1,309	1,331	1,340	1,321	1,362	1,303	1,243	1,363	1,282	1,194	1,208	17,104	846	5.2%
2027/28	56	342	1,210	1,302	1,357	1,403	1,419	1,447	1,395	1,442	1,377	1,384	1,350	1,287	1,216	17,987	883	5.2%
2028/29	56	342	1,253	1,333	1,404	1,455	1,500	1,527	1,525	1,481	1,519	1,497	1,370	1,355	1,309	18,926	939	5.2%
2029/30	56	342	1,297	1,377	1,425	1,504	1,551	1,612	1,608	1,615	1,563	1,649	1,483	1,374	1,377	19,833	907	4.8%
2030/31	56	342	1,348	1,426	1,474	1,527	1,596	1,659	1,698	1,703	1,706	1,696	1,634	1,487	1,396	20,748	915	4.6%
2031/32	56	342	1,395	1,487	1,530	1,579	1,626	1,716	1,744	1,798	1,798	1,849	1,680	1,637	1,509	21,746	998	4.8%

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



Ten Year Forecast by Elementary Campus

		Fall	ENROLLMENT HISTORY									
Campus	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Annie Purl Elementary	869	614	647	681	697	713	714	727	734	730	727	721
Carver Elementary	890	739	793	821	845	876	889	896	915	924	937	951
Frost Elementary	552	365	393	407	427	453	465	473	484	501	513	526
Mitchell Elementary	792	671	762	826	908	953	1,019	1,070	1,122	1,143	1,155	1,186
Ford Elementary	836	541	592	646	681	714	744	785	820	849	878	907
Cooper Elementary	693	593	628	657	668	683	709	717	722	729	740	744
Mccoy Elementary	808	483	491	489	494	507	517	533	543	550	552	558
Village Elementary	633	460	474	480	500	519	534	536	535	535	539	547
Williams Elementary	850	542	644	737	832	926	993	1,051	1,103	1,154	1,184	1,220
Wolf Ranch Elementary	850	655	856	1,031	1,208	1,394	1,565	1,748	1,892	2,049	2,203	2,371
ELEMENTARY SCHOOL TOTALS	7,773	5,663	6,280	6,775	7,260	7,738	8,149	8,536	8,870	9,164	9,428	9,731
Elementary Absolute Change		486	617	495	485	478	411	387	334	294	264	303
Elementary Percent Change		9.39%	10.90%	7.88%	7.16%	6.58%	5.31%	4.75%	3.91%	3.31%	2.88%	3.21%



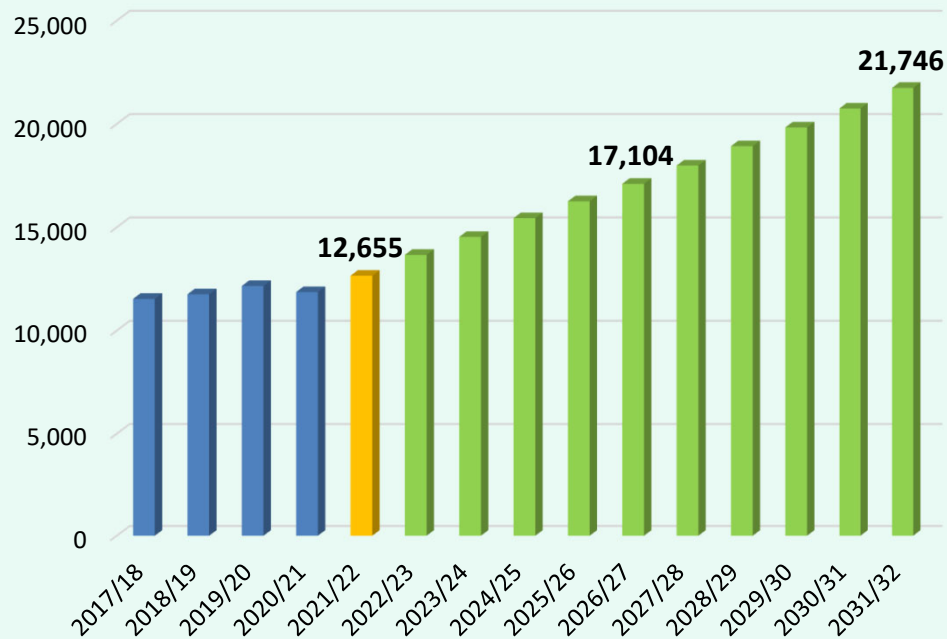
Ten Year Forecast by Secondary Campus

Campus	Capacity	Fall	ENROLLMENT HISTORY									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Forbes Middle School	974	659	650	616	633	633	638	636	654	680	698	713
Benold Middle School	974	726	731	783	805	839	878	938	1,003	1,047	1,094	1,125
Tippit Middle School	808	578	693	715	808	907	1,048	1,174	1,311	1,413	1,562	1,679
Wagner Middle School	950	857	965	1,096	1,203	1,251	1,336	1,458	1,549	1,638	1,745	1,815
MIDDLE SCHOOL TOTALS	3,706	2,820	3,039	3,210	3,449	3,630	3,900	4,206	4,517	4,778	5,099	5,332
Middle School Absolute Change		54	219	171	239	181	270	306	311	261	321	233
Middle School Percent Change		1.95%	7.77%	5.63%	7.45%	5.25%	7.44%	7.85%	7.39%	5.78%	6.72%	4.57%
East View High School	2,000	2,034	2,153	2,312	2,459	2,664	2,855	3,013	3,261	3,533	3,785	4,147
Georgetown High School	2,250	1,978	2,034	2,077	2,116	2,066	2,040	2,072	2,118	2,198	2,276	2,376
Richarte High School	250	107	107	107	107	107	107	107	107	107	107	107
HIGH SCHOOL TOTALS	4,500	4,119	4,294	4,496	4,682	4,837	5,002	5,192	5,486	5,838	6,168	6,630
High School Absolute Change		209	175	202	186	155	165	190	294	352	330	462
High School Percent Change		5.35%	4.25%	4.70%	4.14%	3.31%	3.41%	3.80%	5.66%	6.42%	5.65%	7.49%
Georgetown Alternative Program	80	43	43	43	43	43	43	43	43	43	43	43
Williamson County Detention Ctr.		6	6	6	6	6	6	6	6	6	6	6
Williamson County JJAEP		4	4	4	4	4	4	4	4	4	4	4
ALTERNATIVE CAMPUS TOTALS		53	53	53	53	53	53	53	53	53	53	53
DISTRICT TOTALS		12,655	13,666	14,534	15,444	16,258	17,104	17,987	18,926	19,833	20,748	21,746
District Absolute Change		789	1,011	868	910	814	846	883	939	907	915	998
District Percent Change		6.65%	7.99%	6.35%	6.26%	5.27%	5.20%	5.16%	5.22%	4.79%	4.61%	4.81%



Key Takeaways

Enrollment Projections



- New home starts top 3,000
- The district has 65 actively building subdivisions and 31 future subdivisions
- Groundwork is underway on more than 2,881 lots within 23 subdivisions
- There are approx. 1,500 multi-family units under construction in the district
- Fall 2022 enrollment growth could exceed 1,000 students
- Georgetown ISD can expect to enroll more than 17,100 students by 2026/27 and more than 21,700 by 2031/32