Zonda Education

Georgetown Independent School District

3Q23

Demographic Report

Local Economic Conditions

Austin New Home Starts & Closings

Source: Zonda

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Housing Market Trends: Multi-family Market- Sept 2023

*Stabilized and Lease-up Properties**

Conventional Properties	Sep 2023	Annual Change
Occupancy	86.4	-5.3%
Unit Change	16,493	
Units Absorbed (Annual)	2,571	
Average Size (SF)	869	+0.5%
Asking Rent	$1,670	-3.9%
Asking Rent per SF	$1.92	-4.4%
Effective Rent	$1,636	-5.2%
Effective Rent per SF	$1.88	-5.6%
% Offering Concessions	30%	+151.5%
Avg. Concession Package	6.3%	+28.0%

Austin New Home Ranking Report

ISD Ranked by Annual Closings – 3Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	GEORGETOWN ISD	1,646	2,590	1,289	3,557	16,233
2	HAYS CISD	2,076	2,369	2,259	5,653	39,201
3	LIBERTY HILL ISD	1,323	2,086	1,095	3,494	8,706
4	LEANDER ISD	1,300	2,070	1,077	2,524	5,045
5	HUTTO ISD	1,238	1,547	796	1,348	9,698
6	AUSTIN ISD	1,247	1,296	3,093	1,141	9,558
7	MANOR ISD	746	1,226	606	1,528	15,203
8	JARRELL ISD	709	1,048	496	2,321	8,639
9	DEL VALLE ISD	551	911	535	2,197	24,690
10	SAN MARCOS CISD	485	868	449	1,117	7,234
11	PFLUGERVILLE ISD	526	772	355	721	5,922
12	ROUND ROCK ISD	394	770	392	1,310	1,696
13	DRIPPING SPRINGS ISD	494	741	466	1,234	7,237
14	BASTROP ISD	521	652	496	2,535	15,674
15	LAKE TRAVIS ISD	311	546	419	982	3,950
16	ELGIN ISD	447	482	388	601	10,551
17	LAGO VISTA ISD	60	212	85	354	3,083
18	TAYLOR ISD	95	152	57	215	1,359
19	LOCKHART ISD	406	108	350	846	19,853
20	EANES ISD	12	28	50	53	71

* Based on additional housing research by Zonda Education

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	441
4Q	329	264	484	690	687	291	
Total	1,357	1,530	1,792	2,361	2,960	2,682	1,351

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	513
4Q	276	390	453	612	577	706	
Total	1,173	1,516	1,606	2,093	2,390	2,563	1,882

District Housing Overview

- The district has 52 actively building subdivisions
- Within GISD there are 28 future subdivisions
- Of these, groundwork is underway on over 900 lots within 4 subdivisions

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vaccant Dev. Lots	Futures
CARVER	7	0	71	10	0	24	28	47
COOPER	64	20	164	23	21	27	47	664
FORD	337	98	609	110	173	276	1,146	1,635
FROST	0	0	0	0	0	0	10	1,158
MCCOY	5	0	30	5	5	12	13	457
MITCHELL	96	30	208	28	43	69	200	951
PURL	2	0	13	2	0	2	4	0
VILLAGE	0	0	3	0	0	2	6	546
WILLIAMS	250	60	474	117	82	123	293	2,480
WOLF RANCH	885	233	1,018	218	542	754	1,810	8,295
Grand Total	**1,646**	**441**	**2,590**	**513**	**866**	**1,289**	**3,557**	**16,233**

Highest activity in the category

Second highest activity in the category

Third highest activity in the category

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Multi-Family Housing Overview

- There are currently 3,112 units under construction in the district
- Within Georgetown ISD there are roughly 2,505 future multi-family units in the planning stages

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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
2019/20	44	261	787	829	801	809	839	807	957	949	949	1,013	997	927	935	11,904		
2020/21	44	261	787	829	801	809	839	807	874	940	952	1,005	976	1,002	940	11,866	-38	-0.3%
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	64	395	876	928	970	1,006	1,003	955	960	1,004	977	1,092	1,110	1,062	1,036	13,438	274	2.1%
2024/25	64	400	964	974	1,006	1,035	1,082	1,083	998	993	1,040	1,077	1,072	1,108	1,047	13,943	505	3.8%
2025/26	64	400	1,040	1,067	1,046	1,073	1,108	1,163	1,137	1,021	1,026	1,168	1,049	1,069	1,103	14,534	591	4.2%
2026/27	64	400	1,093	1,133	1,131	1,100	1,140	1,175	1,211	1,165	1,053	1,154	1,137	1,046	1,064	15,066	532	3.7%
2027/28	64	400	1,127	1,188	1,200	1,190	1,158	1,208	1,233	1,241	1,203	1,184	1,123	1,132	1,041	15,692	626	4.2%
2028/29	64	400	1,160	1,219	1,248	1,258	1,254	1,220	1,257	1,263	1,279	1,351	1,153	1,119	1,127	16,372	680	4.3%
2029/30	64	400	1,193	1,250	1,276	1,305	1,316	1,315	1,281	1,289	1,303	1,435	1,313	1,148	1,114	17,002	630	3.8%
2030/31	64	400	1,242	1,289	1,305	1,331	1,358	1,380	1,384	1,312	1,329	1,462	1,394	1,304	1,143	17,697	695	4.1%
2031/32	64	400	1,293	1,337	1,350	1,354	1,381	1,420	1,449	1,419	1,353	1,489	1,420	1,384	1,299	18,412	715	4.0%
2032/33	64	400	1,333	1,389	1,391	1,402	1,407	1,445	1,491	1,484	1,464	1,515	1,448	1,409	1,379	19,021	609	3.3%
2033/34	64	400	1,377	1,432	1,447	1,444	1,457	1,471	1,516	1,528	1,530	1,639	1,475	1,435	1,404	19,619	598	3.1%

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

Ten Year Forecast by Elementary Campus

		Fall	ENROLLMENT HISTORY									
Campus	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Carver Elementary	890	667	685	696	707	715	747	754	758	761	766	775
Cooper Elementary	693	664	676	682	690	702	735	755	764	768	770	774
Ford Elementary	836	568	622	652	684	738	792	827	857	886	923	961
Frost Elementary	552	305	323	334	343	345	356	373	385	396	408	419
Mccoy Elementary	808	501	503	515	527	542	546	554	559	568	577	588
Mitchell Elementary	792	716	763	774	788	843	866	885	909	921	931	940
Purl Elementary	869	598	596	595	580	573	577	575	573	569	567	562
Village Elementary	633	445	449	462	476	473	459	480	493	503	509	513
Williams Elementary	850	812	934	1,047	1,111	1,122	1,171	1,232	1,290	1,363	1,444	1,535
Wolf Ranch Elementary	850	921	1,057	1,204	1,330	1,482	1,574	1,684	1,781	1,864	1,936	2,025
Elementary #11			#11									
ELEMENTARY SCHOOL TOTALS	7,773	6,197	6,608	6,961	7,236	7,535	7,823	8,119	8,369	8,599	8,831	9,092
Elementary Absolute Change		566	411	353	275	299	288	296	250	230	232	261
Elementary Percent Change		10.05%	6.63%	5.34%	3.95%	4.13%	3.82%	3.78%	3.08%	2.75%	2.70%	2.96%

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

Ten Year Forecast by Secondary Campus

		Fall	ENROLLMENT HISTORY									
Campus	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Benold Middle School	974	671	656	697	745	816	850	838	836	848	897	930
Forbes Middle School	974	654	669	674	688	690	664	642	646	681	713	722
Tippit Middle School	808	637	710	755	852	922	1,014	1,090	1,195	1,278	1,347	1,391
Wagner Middle School	950	978	995	1,057	1,143	1,248	1,270	1,302	1,347	1,413	1,481	1,530
MIDDLE SCHOOL TOTALS	3,706	2,940	3,030	3,183	3,428	3,676	3,798	3,872	4,024	4,220	4,438	4,573
Middle School Absolute Change		127	90	153	245	248	122	74	152	196	218	135
Middle School Percent Change		4.51%	3.06%	5.05%	7.70%	7.23%	3.32%	1.95%	3.93%	4.87%	5.17%	3.04%
East View High School	2,000	2,176	2,207	2,305	2,372	2,431	2,633	2,812	3,026	3,267	3,440	3,624
Georgetown High School	2,250	2,024	1,997	1,984	1,929	1,949	2,017	2,098	2,177	2,225	2,211	2,229
Richarte High School	250	72	72	72	72	72	72	72	72	72	72	72
HIGH SCHOOL TOTALS	4,500	4,272	4,276	4,361	4,373	4,452	4,722	4,982	5,275	5,564	5,723	5,925
High School Absolute Change		140	4	85	12	79	270	260	293	289	159	202
High School Percent Change		3.39%	0.09%	1.99%	0.28%	1.81%	6.06%	5.51%	5.88%	5.48%	2.86%	3.53%
Georgetown Alternative Program	80	29	29	29	29	29	29	29	29	29	29	29
ALTERNATIVE CAMPUS TOTALS		29	29	29	29	29	29	29	29	29	29	29
DISTRICT TOTALS		**13,438**	**13,943**	**14,534**	**15,066**	**15,692**	**16,372**	**17,002**	**17,697**	**18,412**	**19,021**	**19,619**
District Absolute Change		274	505	591	532	626	680	630	695	715	609	598
District Percent Change		2.17%	3.76%	4.24%	3.66%	4.16%	4.33%	3.85%	4.09%	4.04%	3.31%	3.14%

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

Key Takeaways

- Georgetown ISD added more than 274 students this fall
- New housing inventory lagging leading to a delay in enrollment growth this year
- Groundwork is underway on roughly 900 lots across the district
- The district is forecasted to add 1,800 to 22,200 new homes annually for the next 2-3 years
- Elementary #11 and re-zoning will provide elementary enrollment relieve
- The district is forecasted to enroll more than 16,300 students by 2028/29, and more than 19,600 students in 2033/34