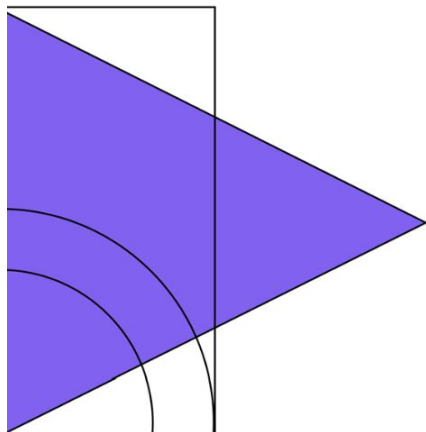
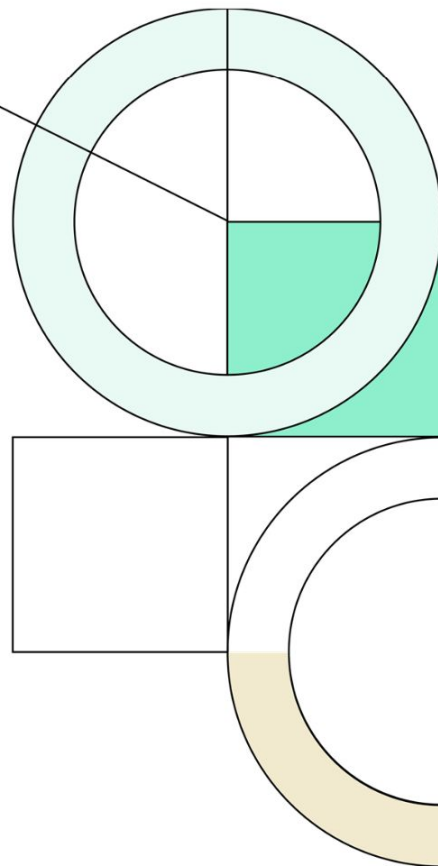




# Georgetown Independent School District

4Q22

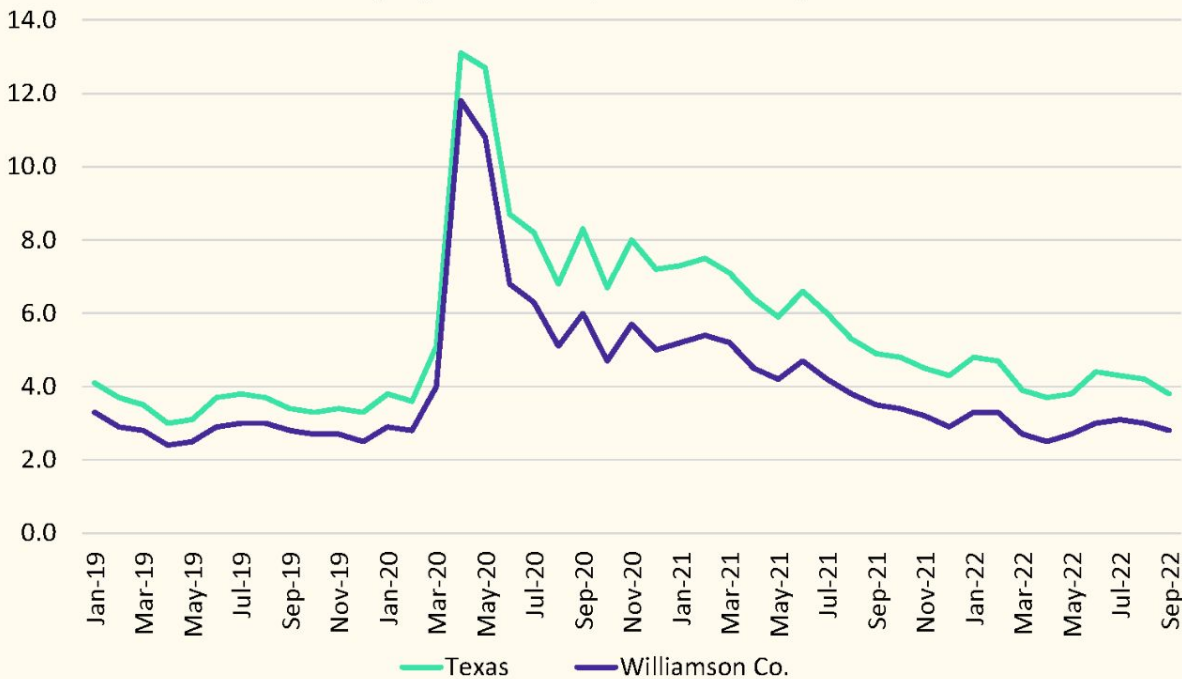
## Demographic Report



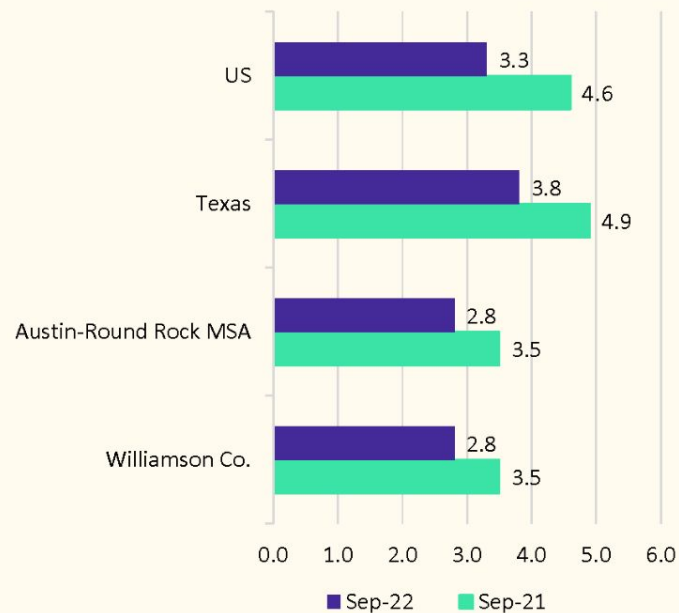


# Local Economic Conditions

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



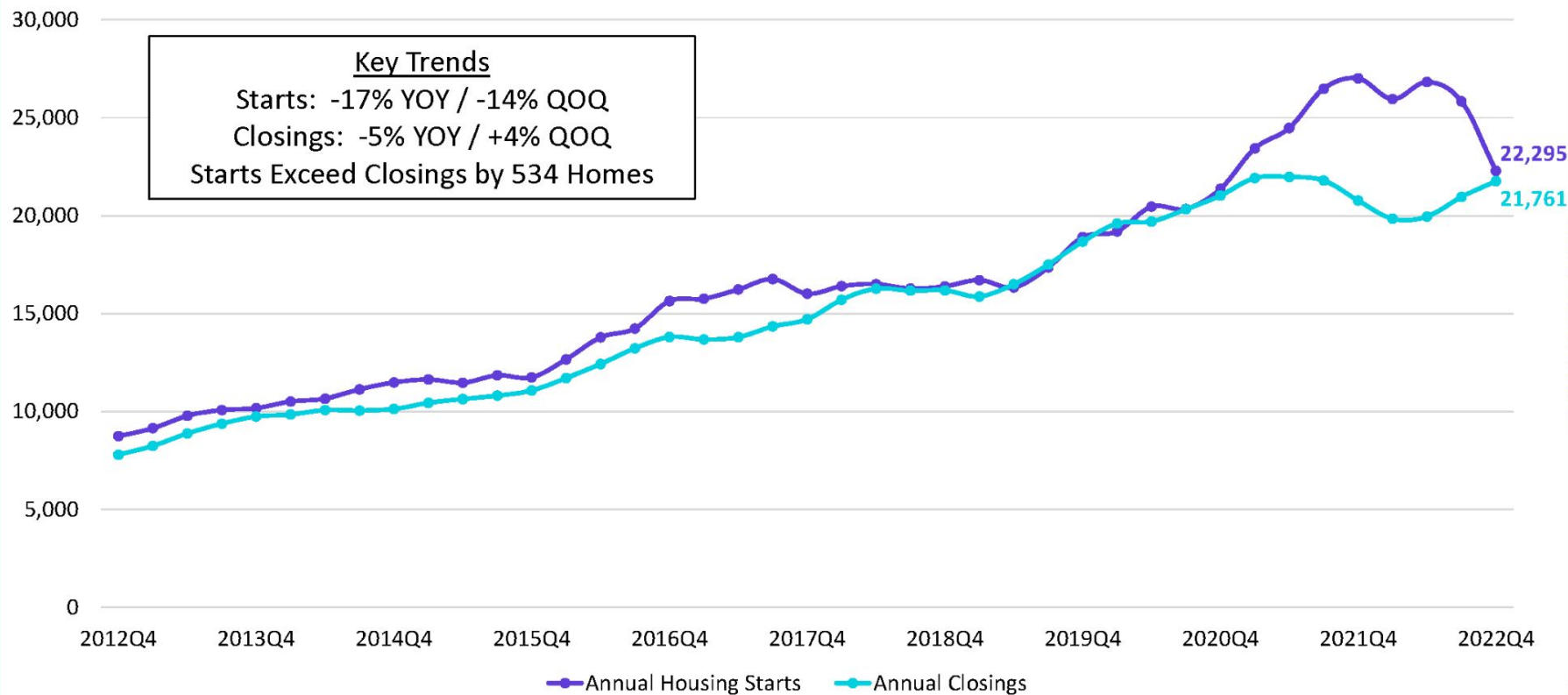
## Unemployment Rate, Year-Over-Year





# Austin New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

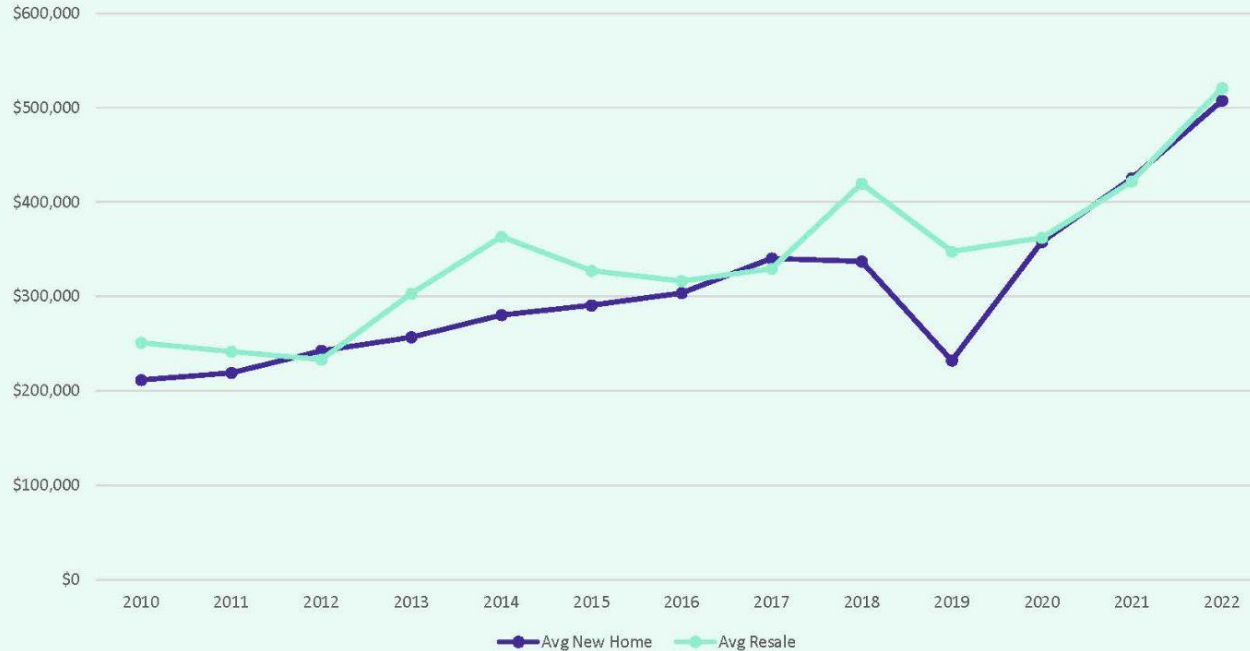


Source: Zonda



# Georgetown ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2010 - 2022



- Since 2010, the average new home price in GISD has increased roughly 140%, a rise of roughly \$295,883
- The average existing home price within the district has increased by 108%, or nearly \$269,894 since 2010

|      | Avg New Home | Avg Resale |
|------|--------------|------------|
| 2010 | \$211,576    | \$250,970  |
| 2011 | \$219,132    | \$241,685  |
| 2012 | \$242,474    | \$233,339  |
| 2013 | \$256,943    | \$303,114  |
| 2014 | \$280,358    | \$363,370  |
| 2015 | \$290,690    | \$327,298  |
| 2016 | \$303,612    | \$316,389  |
| 2017 | \$340,370    | \$329,318  |
| 2018 | \$337,222    | \$419,674  |
| 2019 | \$232,219    | \$347,737  |
| 2020 | \$357,901    | \$362,211  |
| 2021 | \$425,300    | \$422,040  |
| 2022 | \$507,459    | \$520,864  |



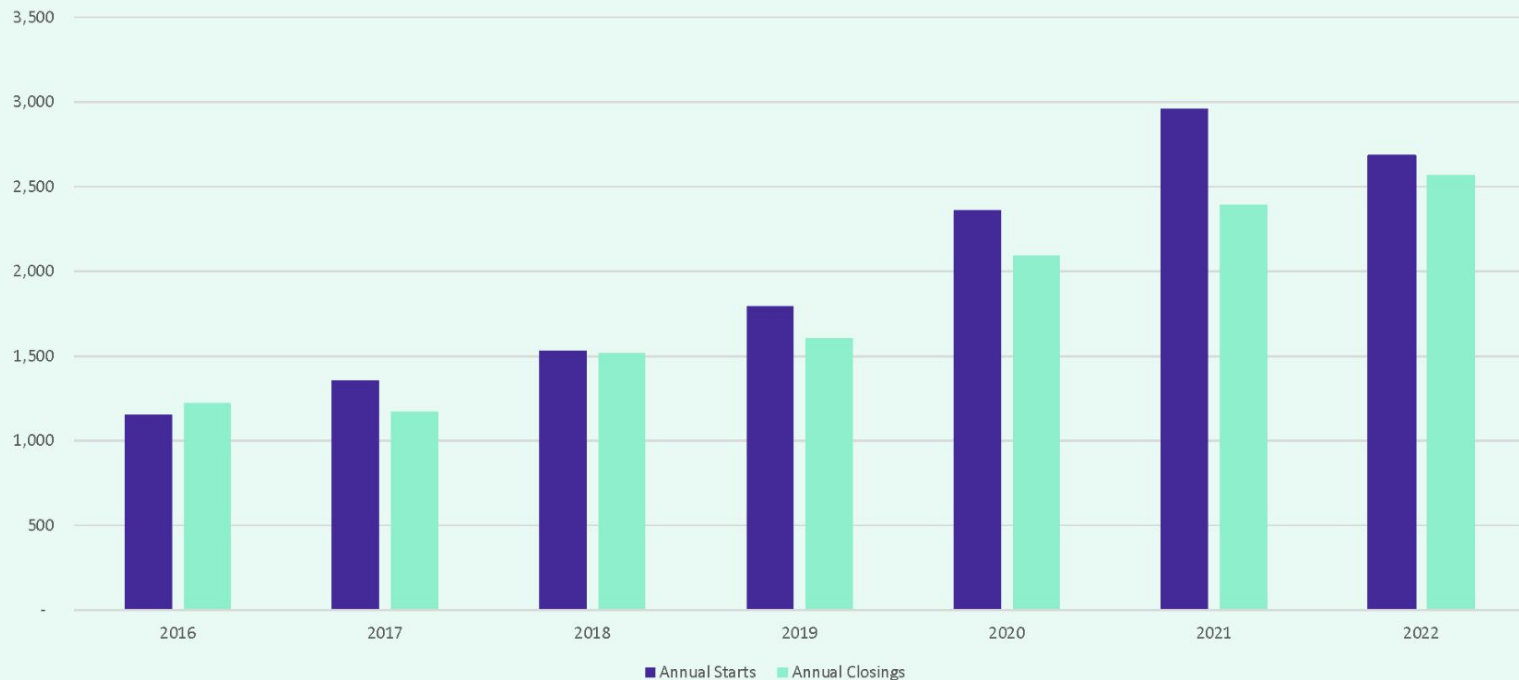
# Austin New Home Ranking Report

ISD Ranked by Annual Closings – 4Q22

| Rank | District Name        | Annual Starts | Annual Closings | Finished Vacant | Inventory | VDL   | Future |
|------|----------------------|---------------|-----------------|-----------------|-----------|-------|--------|
| 1    | HAYS CISD            | 2,873         | 2,834           | 256             | 2,304     | 5,480 | 41,567 |
| 2    | LEANDER ISD          | 2,038         | 2,502           | 409             | 1,483     | 2,444 | 5,962  |
| 3    | GEORGETOWN ISD       | 2,589         | 2,481           | 552             | 1,829     | 3,902 | 15,893 |
| 4    | LIBERTY HILL ISD     | 2,058         | 1,734           | 336             | 1,667     | 2,572 | 9,123  |
| 5    | HUTTO ISD            | 1,559         | 1,707           | 393             | 990       | 1,411 | 11,014 |
| 6    | AUSTIN ISD           | 2,270         | 1,383           | 233             | 3,035     | 1,245 | 9,552  |
| 7    | PFLUGERVILLE ISD     | 754           | 1,359           | 48              | 576       | 911   | 9,473  |
| 8    | JARRELL ISD          | 1,172         | 1,162           | 302             | 674       | 1,979 | 8,638  |
| 9    | MANOR ISD            | 1,368         | 1,059           | 276             | 1,087     | 1,660 | 16,044 |
| 10   | DRIPPING SPRINGS ISD | 687           | 932             | 65              | 513       | 959   | 7,591  |
| 11   | DEL VALLE ISD        | 969           | 825             | 41              | 772       | 1,521 | 22,182 |
| 12   | BASTROP ISD          | 790           | 819             | 69              | 636       | 2,561 | 16,296 |
| 13   | SAN MARCOS CISD      | 801           | 771             | 77              | 740       | 954   | 6,272  |
| 14   | LAKE TRAVIS ISD      | 418           | 622             | 42              | 566       | 1,245 | 4,102  |
| 15   | ROUND ROCK ISD       | 599           | 589             | 214             | 653       | 727   | 5,404  |
| 16   | ELGIN ISD            | 672           | 375             | 132             | 395       | 248   | 9,321  |
| 17   | TAYLOR ISD           | 231           | 235             | 19              | 117       | 260   | 1,067  |
| 18   | LAGO VISTA ISD       | 222           | 209             | 57              | 196       | 336   | 3,897  |
| 19   | LOCKHART ISD         | 117           | 69              | 0               | 74        | 536   | 20,901 |
| 20   | SMITHVILLE ISD       | 7             | 45              | 0               | 6         | 49    | 471    |



# District New Home Starts and Closings



| Starts | 2016  | 2017  | 2018  | 2019  | 2020  | 2021  | 2022  |
|--------|-------|-------|-------|-------|-------|-------|-------|
| 1Q     | 327   | 280   | 385   | 412   | 482   | 886   | 727   |
| 2Q     | 227   | 349   | 448   | 413   | 529   | 665   | 1,153 |
| 3Q     | 314   | 399   | 433   | 483   | 660   | 722   | 511   |
| 4Q     | 286   | 329   | 264   | 484   | 690   | 687   | 291   |
| Total  | 1,154 | 1,357 | 1,530 | 1,792 | 2,361 | 2,960 | 2,682 |

| Closings | 2016  | 2017  | 2018  | 2019  | 2020  | 2021  | 2022  |
|----------|-------|-------|-------|-------|-------|-------|-------|
| 1Q       | 269   | 285   | 323   | 344   | 465   | 663   | 573   |
| 2Q       | 348   | 265   | 409   | 391   | 436   | 571   | 626   |
| 3Q       | 333   | 347   | 394   | 418   | 580   | 579   | 658   |
| 4Q       | 272   | 276   | 390   | 453   | 612   | 577   | 706   |
| Total    | 1,222 | 1,173 | 1,516 | 1,606 | 2,093 | 2,390 | 2,563 |



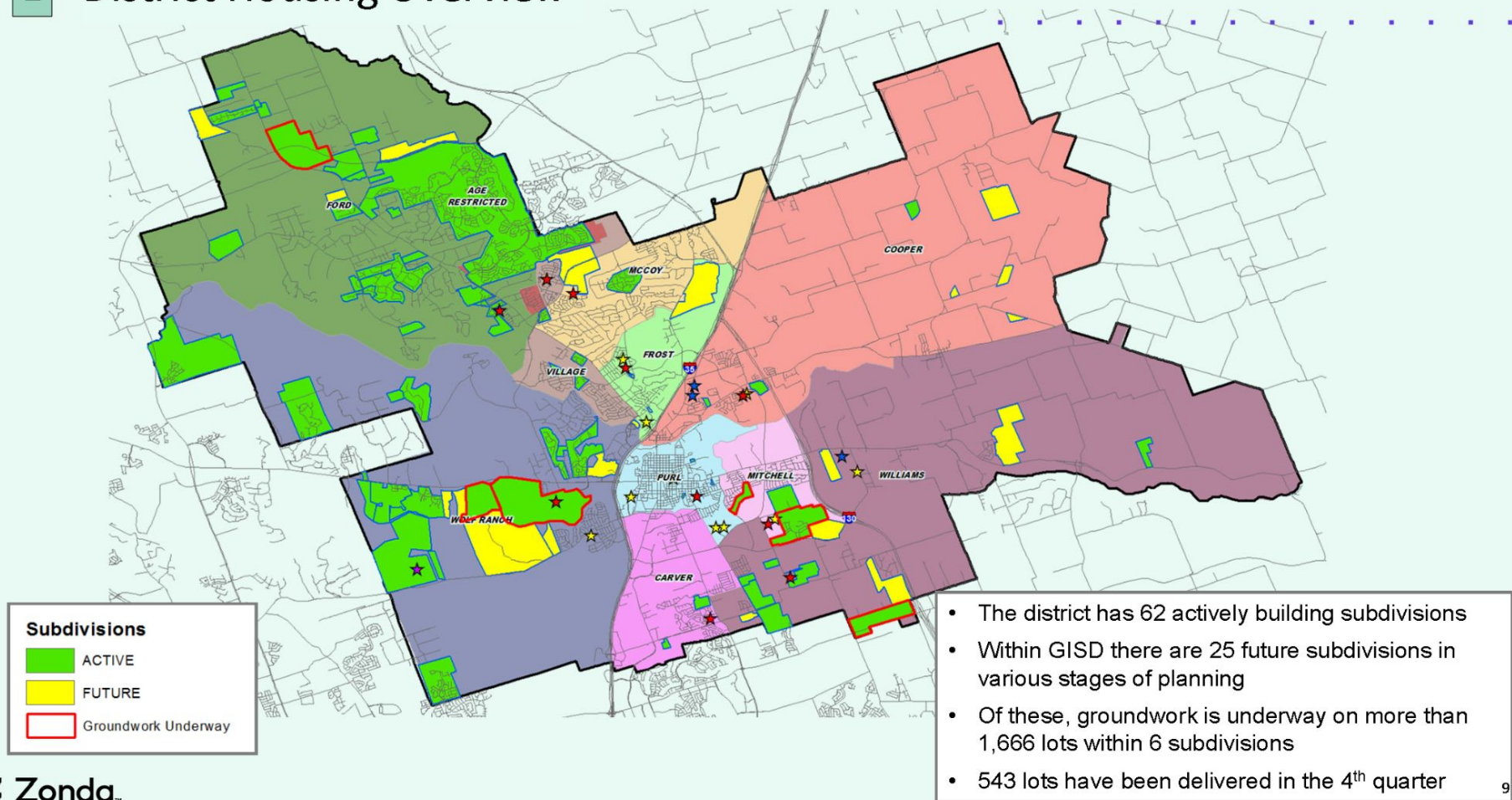
# District Housing Overview by Elementary Zone

| Elementary  | Annual Starts | Quarter Starts | Annual Closings | Quarter Closings | Under Construction | Inventory | Vacant Dev. Lots | Futures |
|-------------|---------------|----------------|-----------------|------------------|--------------------|-----------|------------------|---------|
| CARVER      | 89            | 3              | 101             | 23               | 51                 | 68        | 32               | 1       |
| COOPER      | 127           | 29             | 104             | 50               | 67                 | 106       | 82               | 277     |
| FORD        | 369           | 58             | 200             | 79               | 160                | 295       | 623              | 1458    |
| FROST       | 0             | 0              | 0               | 0                | 0                  | 0         | 10               | 1158    |
| MCCOY       | 24            | 5              | 30              | 9                | 27                 | 33        | 13               | 466     |
| MITCHELL    | 254           | 24             | 327             | 48               | 117                | 164       | 170              | 795     |
| PURL        | 13            | 1              | 13              | 4                | 8                  | 10        | 6                | 0       |
| VILLAGE     | 8             | 0              | 30              | 2                | 3                  | 3         | 11               | 546     |
| WILLIAMS    | 493           | 74             | 425             | 148              | 158                | 275       | 531              | 2440    |
| WOLF RANCH  | 927           | 79             | 935             | 270              | 483                | 700       | 2229             | 8577    |
| Grand Total | 2589          | 291            | 2481            | 706              | 1211               | 1829      | 3902             | 16415   |

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



# District Housing Overview





# District Multi-Family Overview

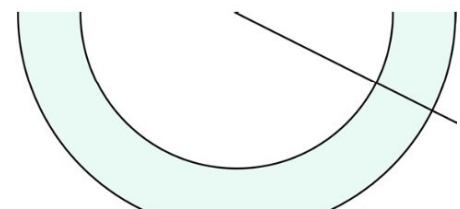
- There are nearly 3,436 multi-family units under construction
- There are roughly 2,500 future multi-family units in various stages of planning across the district

## Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION



# 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   |
| <b>ELEMENTARY SCHOOL TOTALS</b> | 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



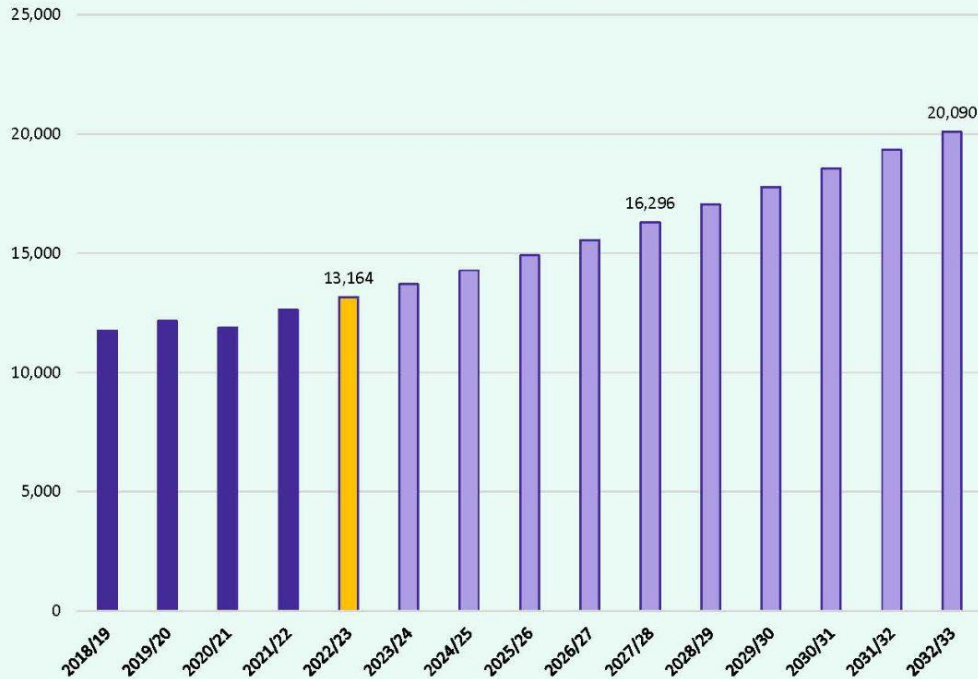
# Ten Year Forecast by Campus

|                                  |          | 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         |
| <b>MIDDLE SCHOOL TOTALS</b>      | 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           |
| <b>HIGH SCHOOL TOTALS</b>        | 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            |
| <b>ALTERNATIVE CAMPUS TOTALS</b> |          | 71            | 71                 | 71            | 71            | 71            | 71            | 71            | 71            | 71            | 71            | 71            |
| <b>DISTRICT TOTALS</b>           |          | <b>13,164</b> | <b>13,703</b>      | <b>14,281</b> | <b>14,910</b> | <b>15,555</b> | <b>16,296</b> | <b>17,058</b> | <b>17,773</b> | <b>18,551</b> | <b>19,336</b> | <b>20,090</b> |
| 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

## Key Takeaways

Enrollment Projections



- 2021 New home starts within GISD almost reached 3,000, but home closings have lagged behind due to supply issues lengthening build times
- The district has 62 actively building subdivisions
- Within GISD there are 25 future subdivisions with over 16,000 lots in various stages of planning
- Groundwork is underway on more than 1,666 lots within 6 subdivisions
- Georgetown ISD is forecasted to enroll nearly 16,300 students by 2026/27 and more than 20,000 by 2031/32