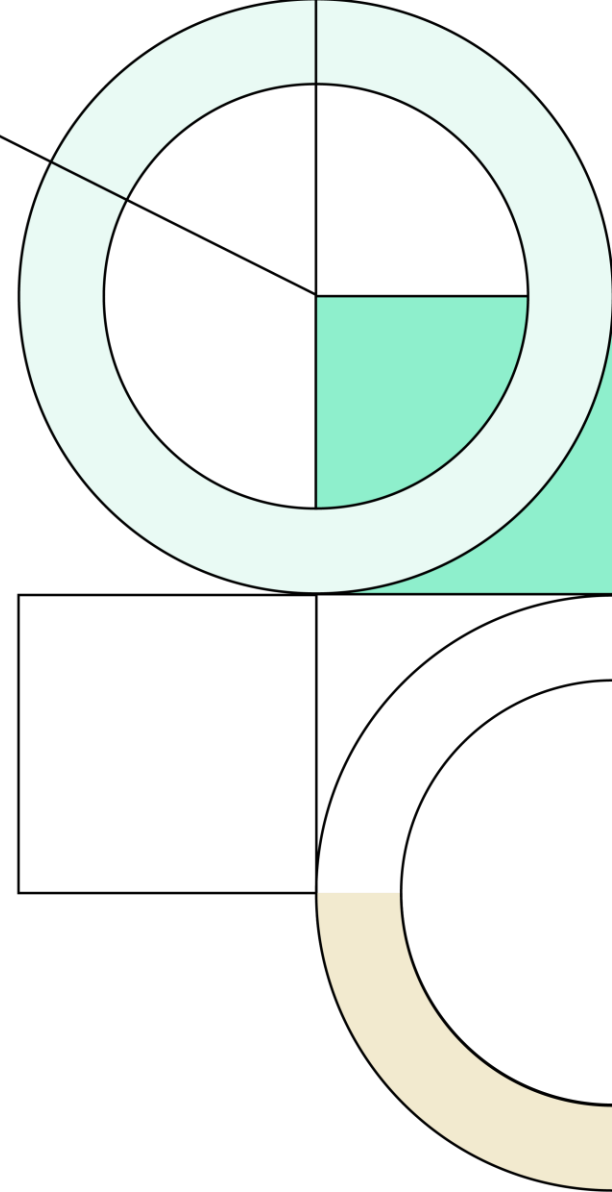




Georgetown Independent School District

4Q23

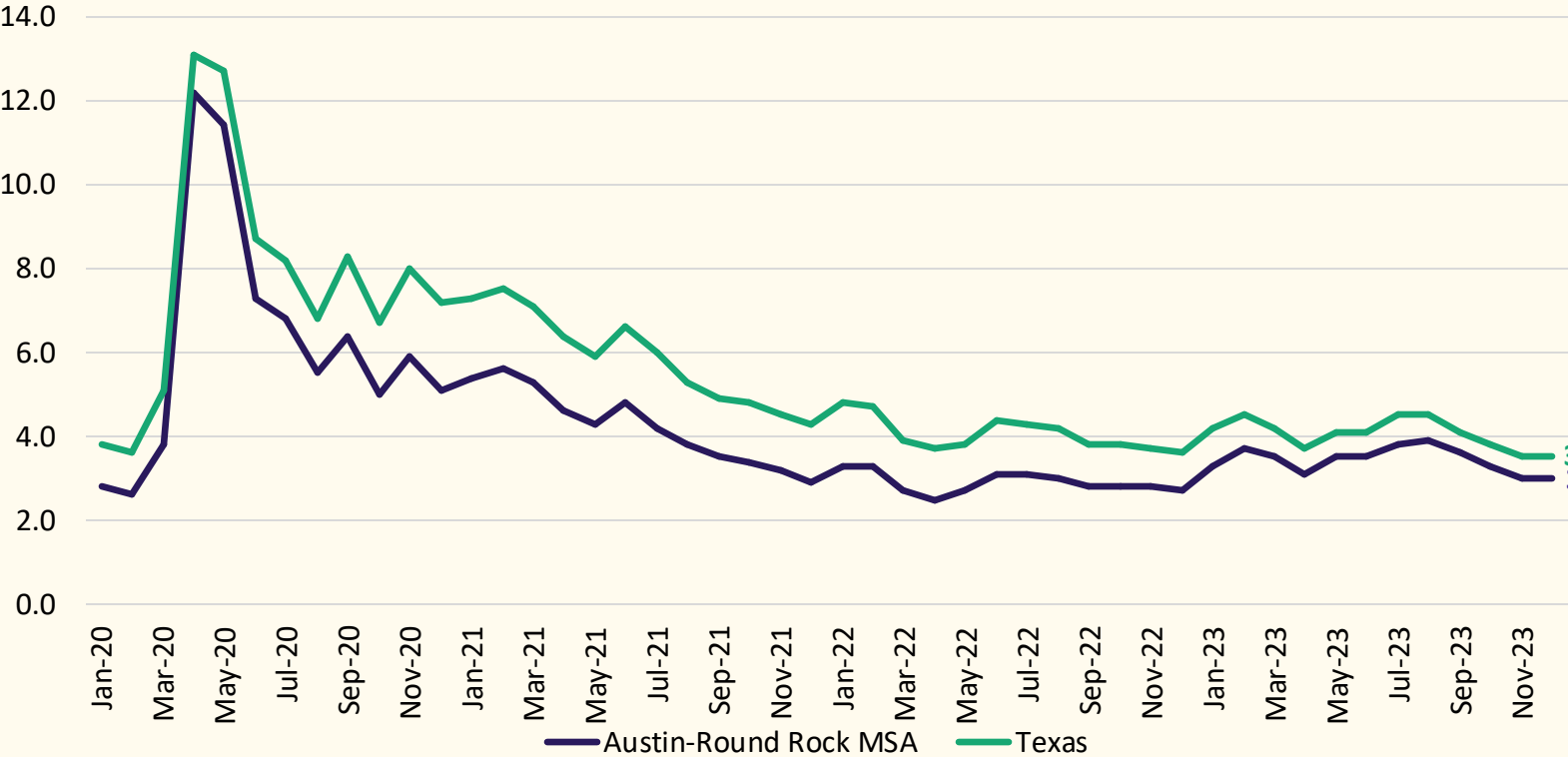
Demographic Report



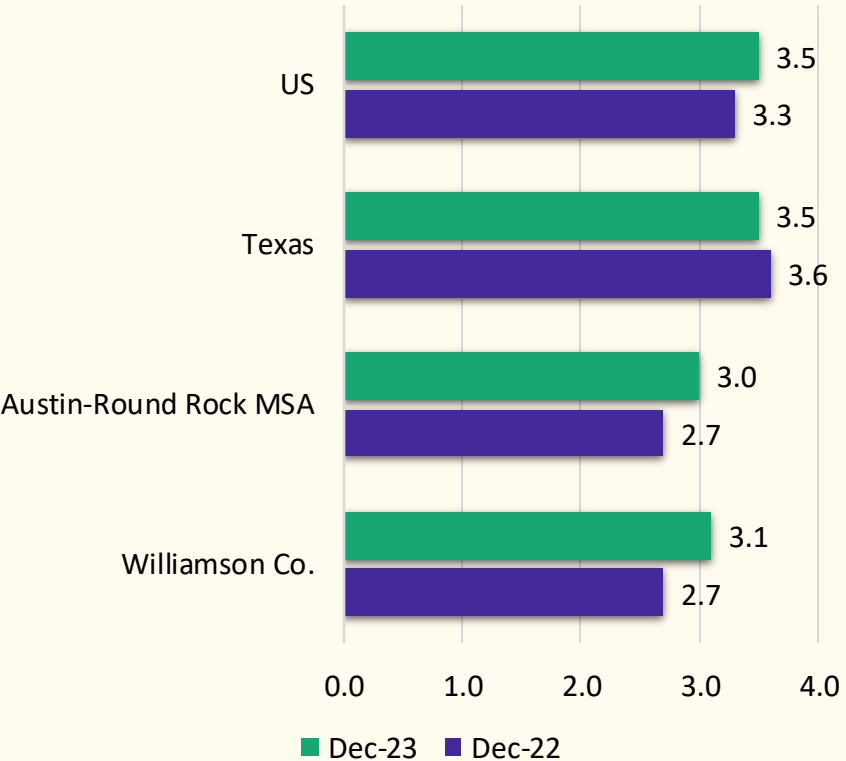


Local Economic Conditions

Unemployment Rates, Jan 2020 - Dec 2023



Unemployment Rate, Year-Over-Year





Housing Activity by MSA

Top Markets by Housing Starts (4Q2023)

Rank	Market	Annualized Starts	YOY Change	YOY %
1	Dallas-Fort Worth-Arlington, TX	42,513	-2,109	-5%
2	Houston-Pasadena-The Woodlands, TX	35,637	-2,059	-5%
3	Atlanta-Sandy Springs-Roswell, GA	17,869	-2,209	-11%
4	Phoenix-Mesa-Chandler, AZ	17,580	-6,058	-26%
5	Orlando-Kissimmee-Sanford, FL	15,994	591	4%
6	Austin-Round Rock-San Marcos, TX	15,527	-5,975	-28%
7	San Antonio-New Braunfels, TX	14,800	-4,090	-22%
8	Tampa-St. Petersburg-Clearwater, FL	11,858	-1,553	-12%
9	Charlotte-Concord-Gastonia, NC-SC	11,716	-947	-7%
10	Riverside-San Bernardino-Ontario, CA	11,453	-245	-2%
11	Raleigh-Cary, NC	10,344	-408	-4%
12	Washington-Arlington-Alexandria, DC-VA-MD-WV	10,048	-1,493	-13%
13	Jacksonville, FL	9,957	-1,254	-11%
14	Las Vegas-Henderson-North Las Vegas, NV	9,821	-1,549	-14%
15	Nashville-Davidson--Murfreesboro--Franklin, TN	9,218	-123	-1%
16	North Port-Bradenton-Sarasota, FL	9,065	-694	-7%
17	Miami-Fort Lauderdale-West Palm Beach, FL	8,634	-343	-4%
18	Denver-Aurora-Centennial, CO	7,604	-1,729	-19%
19	Lakeland-Winter Haven, FL	7,339	-51	-1%
20	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	7,207	674	10%
21	Seattle-Tacoma-Bellevue, WA	6,739	1,027	18%
22	Minneapolis-St. Paul-Bloomington, MN-WI	6,703	-1,034	-13%
23	Chicago-Naperville-Elgin, IL-IN	6,425	-266	-4%
24	Sacramento-Roseville-Folsom, CA	6,229	-914	-13%
25	Indianapolis-Carmel-Greenwood, IN	6,195	-626	-9%

Source: Zonda



Austin New Home Starts & Closings

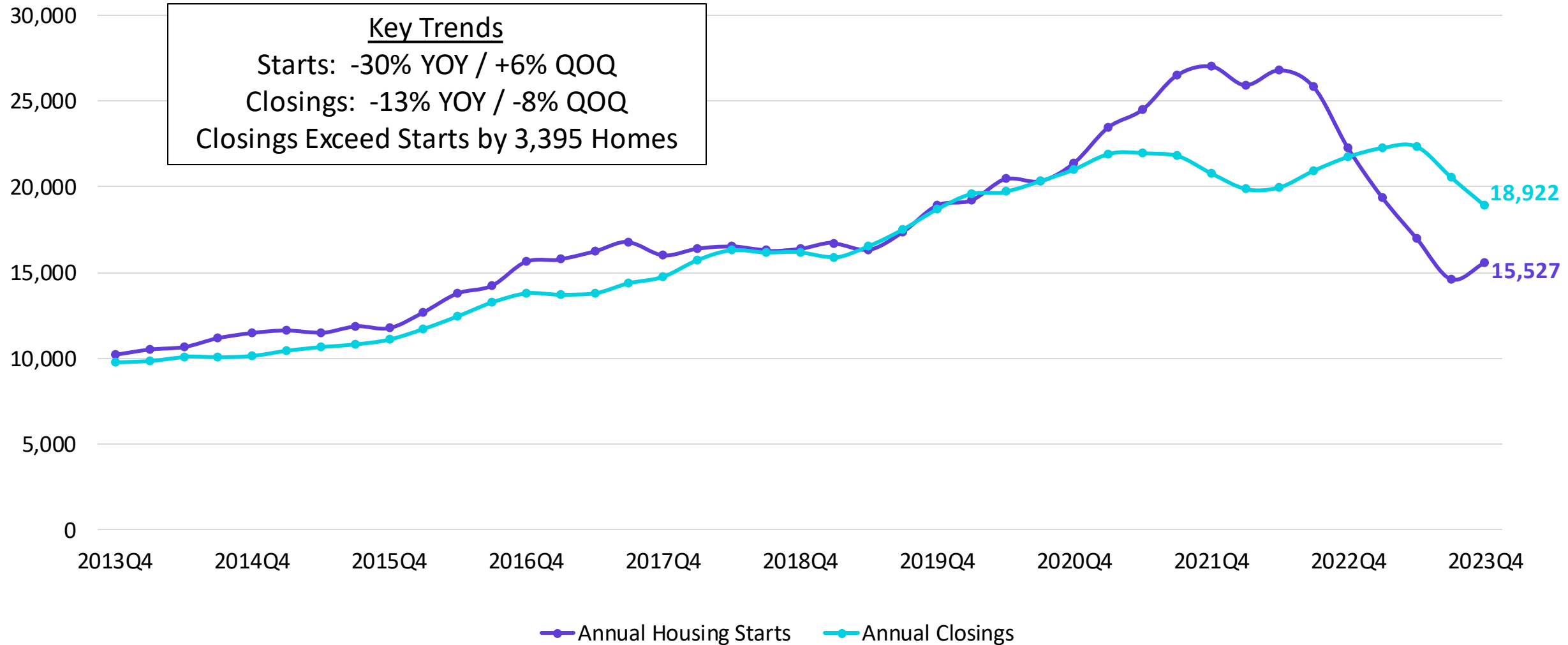
Annual Housing Starts vs. Annual Closings

Key Trends

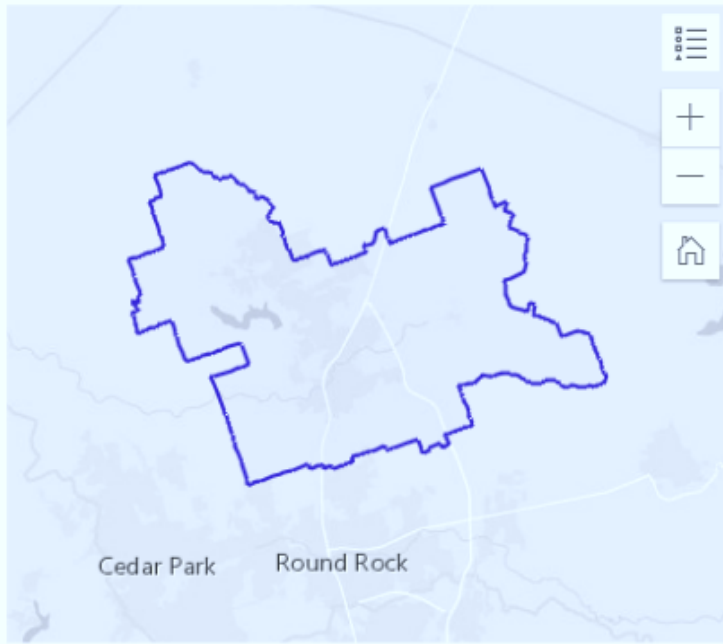
Starts: -30% YOY / +6% QOQ

Closings: -13% YOY / -8% QOQ

Closings Exceed Starts by 3,395 Homes



Source: Zonda



POPULATION TRENDS AND KEY INDICATORS

GEORGETOWN ISD
Area: 181.33 square miles

114,832	45,333	2.49	42.2	\$96,211	\$436,513	144	79	69
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$16,735

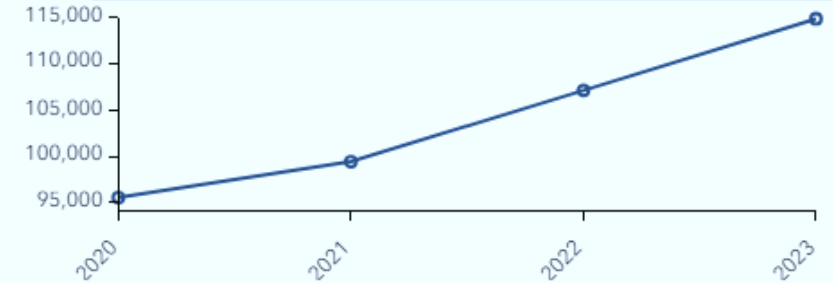
Avg Spent on Mortgage & Basics



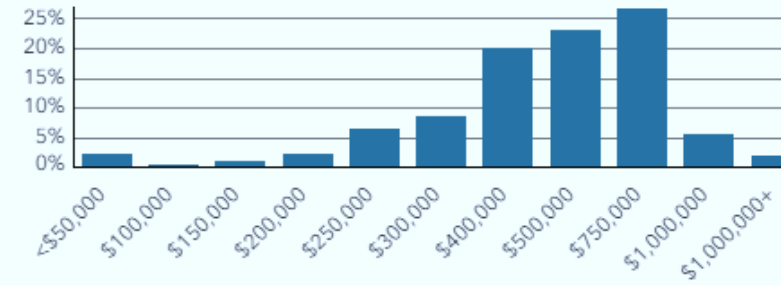
27.3%

Percent of Income for Mortgage

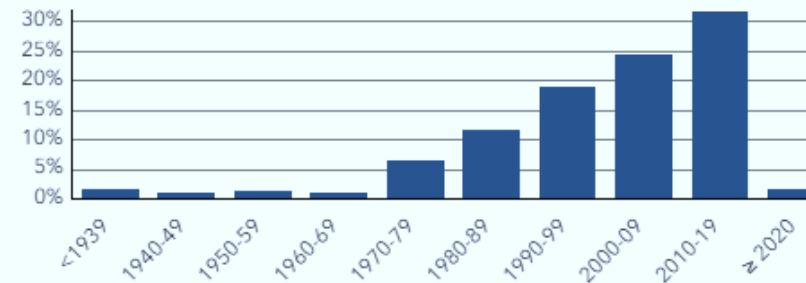
Historical Trends: Population



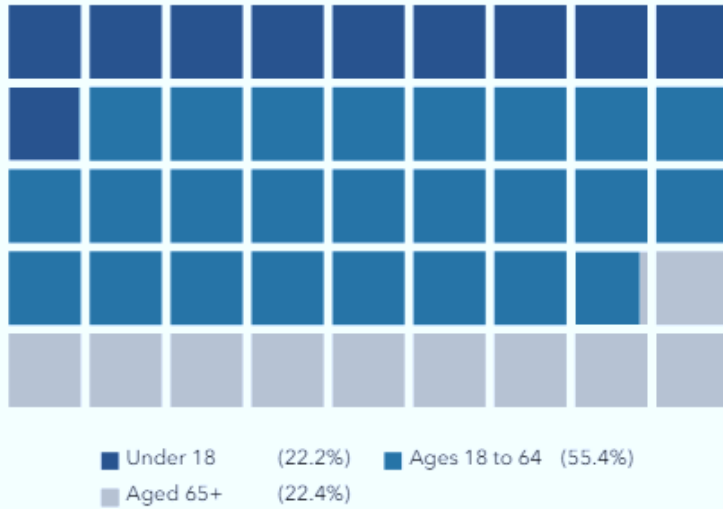
Home Value



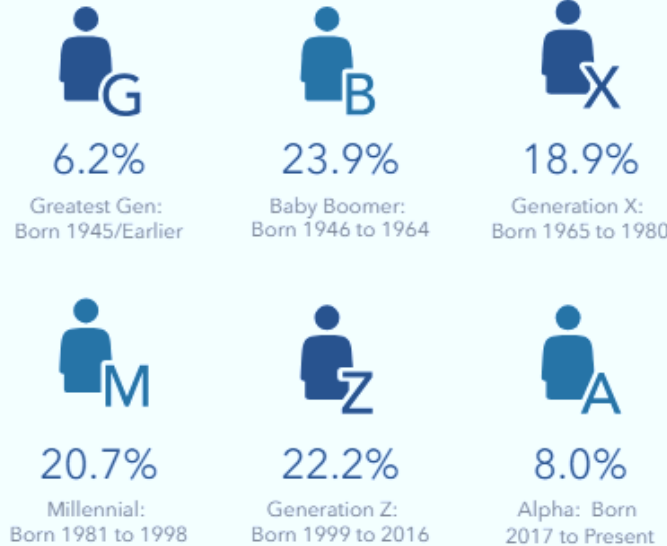
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri

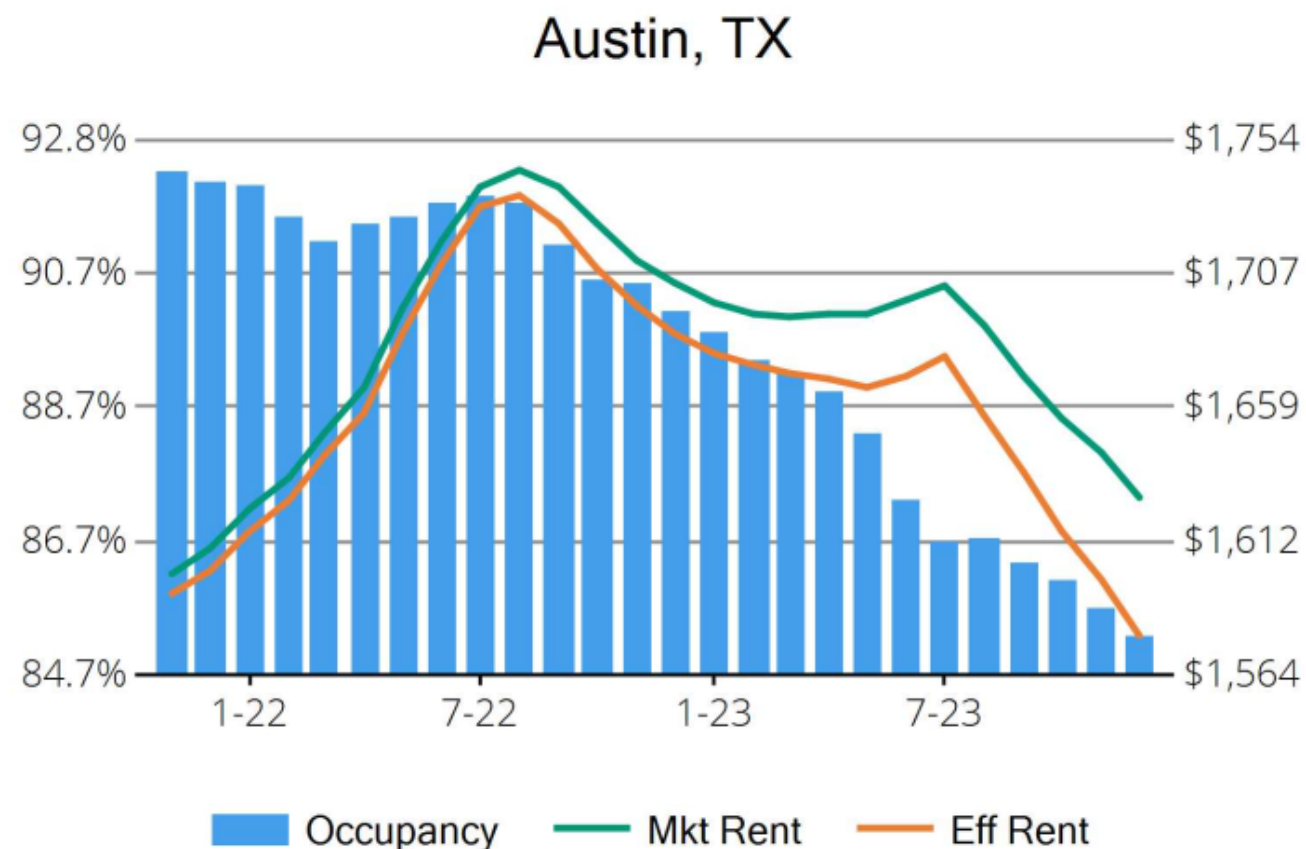




Housing Market Trends: Multi-family Market- December 2023

Stabilized and Lease-up Properties

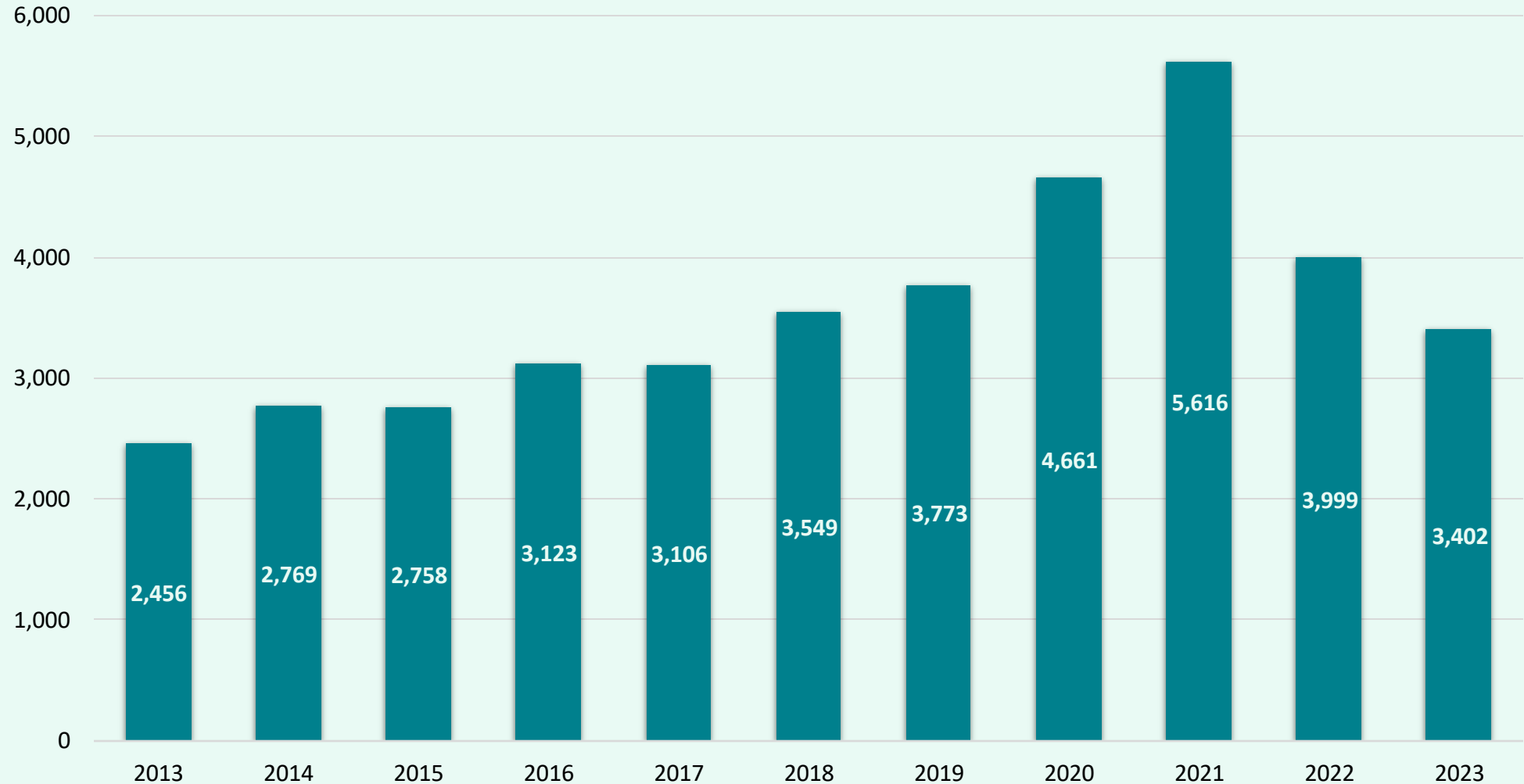
Conventional Properties	Dec 2023	Annual Change
Occupancy	85.2	-5.4%
Unit Change	18,365	
Units Absorbed (Annual)	3,966	
Average Size (SF)	872	+0.7%
Asking Rent	\$1,627	-4.3%
Asking Rent per SF	\$1.87	-5.0%
Effective Rent	\$1,578	-6.3%
Effective Rent per SF	\$1.81	-6.9%
% Offering Concessions	37%	+139.0%
Avg. Concession Package	7.7%	+38.2%





Georgetown ISD Housing Market Analysis

District Annual Home Sales, 2013 – 2023

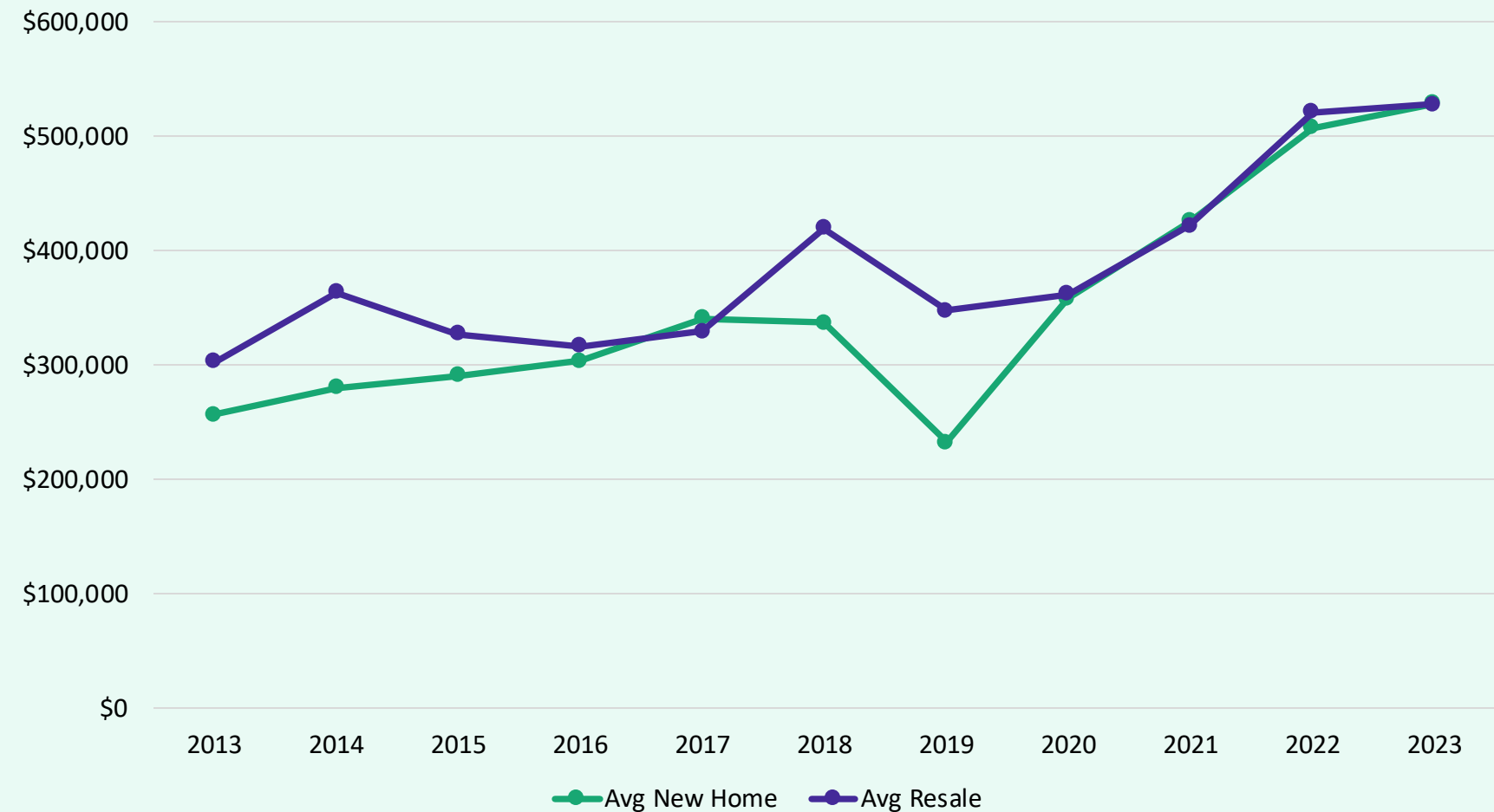


- Total home sales within Georgetown ISD decreased in 2023 due to higher interest rates and affordability challenges
- New home sales in GISD accounted for 49% of the total district home sales in 2023, an increase of 5% from 2022



Georgetown ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2013 - 2021



- The average new home sale price in Georgetown ISD has more than doubled between 2013 and 2023, an increase of nearly \$271,700
- The average existing home sale price in GISD has risen 74% in the last 10 years, an increase of nearly \$224,700

	Avg New Home	Avg Existing Home
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
2023	\$528,630	\$527,806



Austin New Home Ranking Report

ISD Ranked by Annual Closings – 4Q23

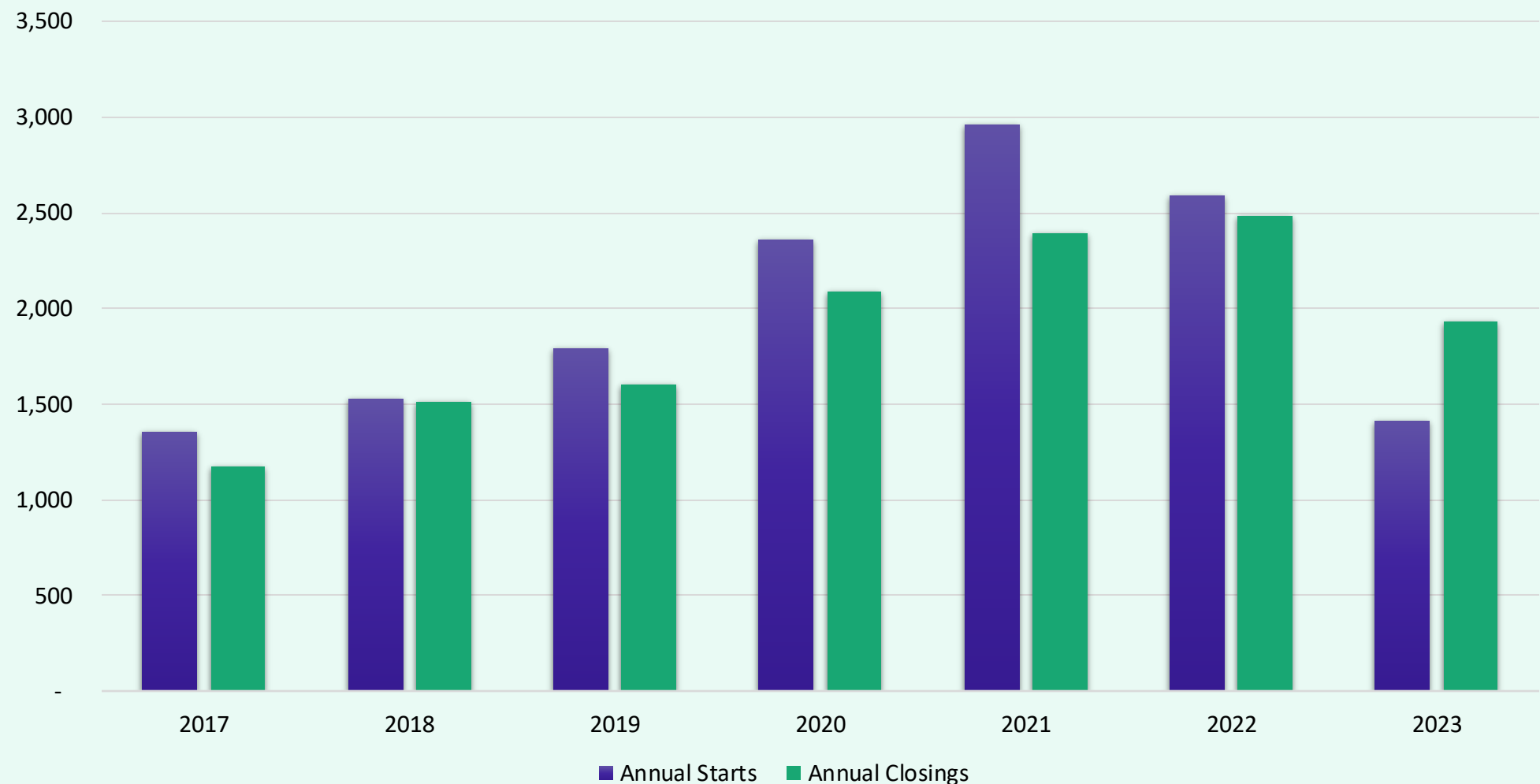
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	HAYS CISD	2,799	2,525	2,341	5,186	39,103
2	GEORGETOWN ISD**	1,417	1,929	1,139	2,693	17,907*
3	LEANDER ISD	1,415	1,873	1,003	2,223	5,164
4	LIBERTY HILL ISD	1,328	1,826	1,104	3,582	9,112
5	HUTTO ISD	1,244	1,390	873	1,189	10,207
6	MANOR ISD	788	1,183	612	1,375	14,597
7	JARRELL ISD	821	1,029	466	2,708	8,046
8	AUSTIN ISD	963	940	2,642	1,239	9,941
9	DEL VALLE ISD	600	846	544	2,070	24,689
10	SAN MARCOS CISD	470	750	433	1,069	7,989
11	PFLUGERVILLE ISD	492	696	338	702	5,825
12	DRIPPING SPRINGS ISD	522	656	383	970	7,277
13	BASTROP ISD	451	641	449	2,464	16,721
14	ROUND ROCK ISD	454	619	434	1,209	1,779
15	ELGIN ISD	499	567	329	599	10,476
16	LAKE TRAVIS ISD	293	478	351	1,044	3,992
17	LOCKHART ISD	574	282	366	887	19,637
18	LAGO VISTA ISD	57	181	74	394	3,026
19	TAYLOR ISD	56	92	77	190	1,462
20	EANES ISD	9	37	42	50	71

* Based on additional Zonda Education housing research

** Totals **DO NOT** include Age-Restricted communities



District New Home Starts and Closings



Starts	2017	2018	2019	2020	2021	2022	2023
1Q	280	385	412	482	886	696	229
2Q	349	448	413	529	665	1,122	484
3Q	399	433	483	660	722	480	344
4Q	329	264	484	690	687	291	360
Total	1,357	1,530	1,792	2,361	2,960	2,589	1,417

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	285	323	344	465	663	545	588
2Q	265	409	391	436	571	599	581
3Q	347	394	418	580	579	631	443
4Q	276	390	453	612	577	706	317
Total	1,173	1,516	1,606	2,093	2,390	2,481	1,929



District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CARVER	14	7	114	11	7	29	22	424
COOPER	48	11	127	8	17	30	36	1,010
FORD	155	43	272	45	74	170	719	1,064
FROST	0	0	0	0	0	0	10	1,158
MCCOY	0	0	25	4	1	8	13	457
MITCHELL	87	15	178	20	26	64	185	951
PURL	1	0	9	0	0	2	4	0
SAN GABRIEL	181	36	337	66	76	142	251	1,756
VILLAGE	0	0	1	0	0	2	6	546
WILLIAMS	210	70	311	40	102	115	251	2,967
WOLF RANCH	721	178	555	123	354	577	1,196	7,574
Grand Total	1,417	360	1,929	317	657	1,139	2,693	17,907

* Table **DOES NOT** include
Age-Restricted communities

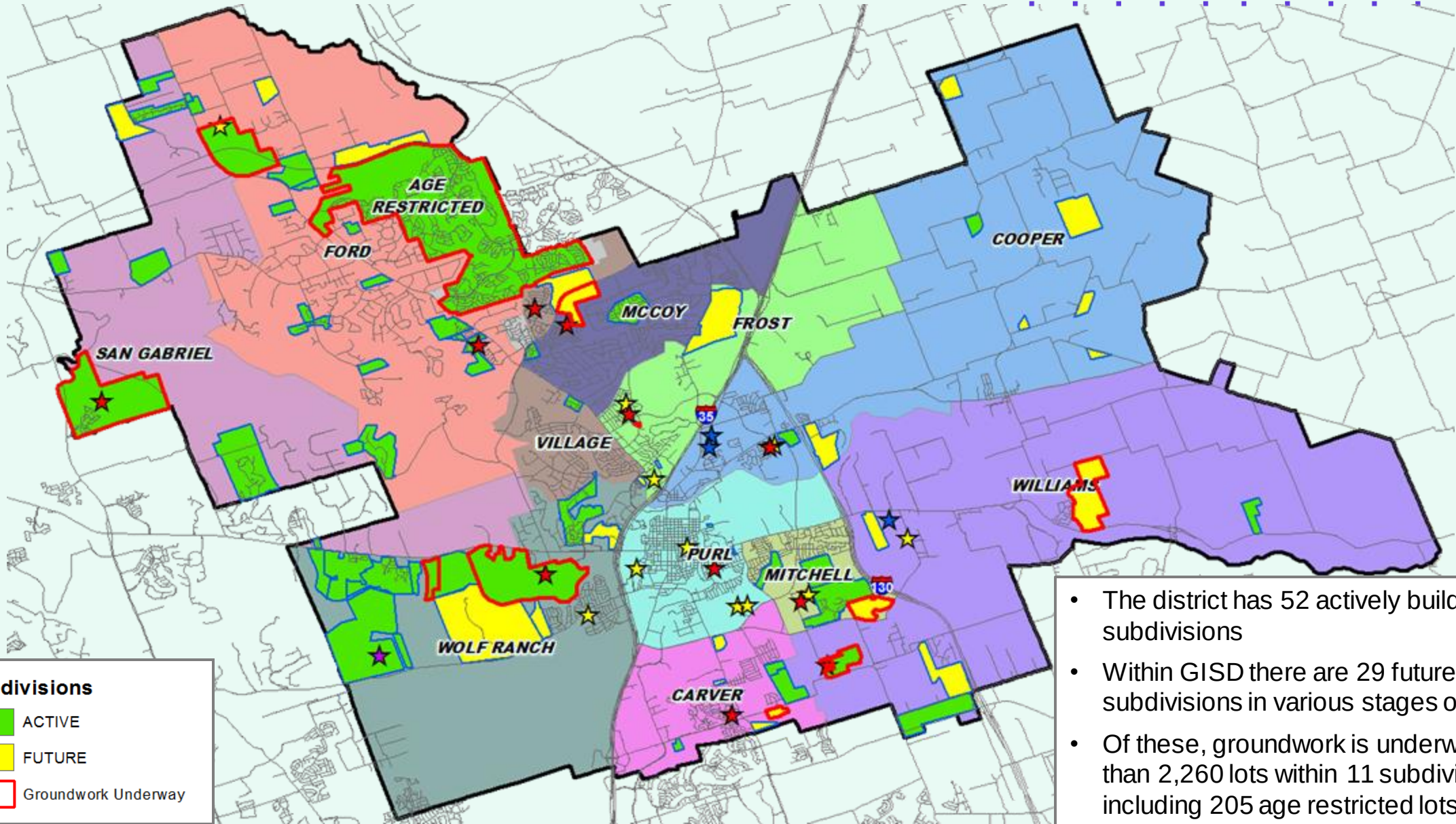
 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category



District Housing Overview

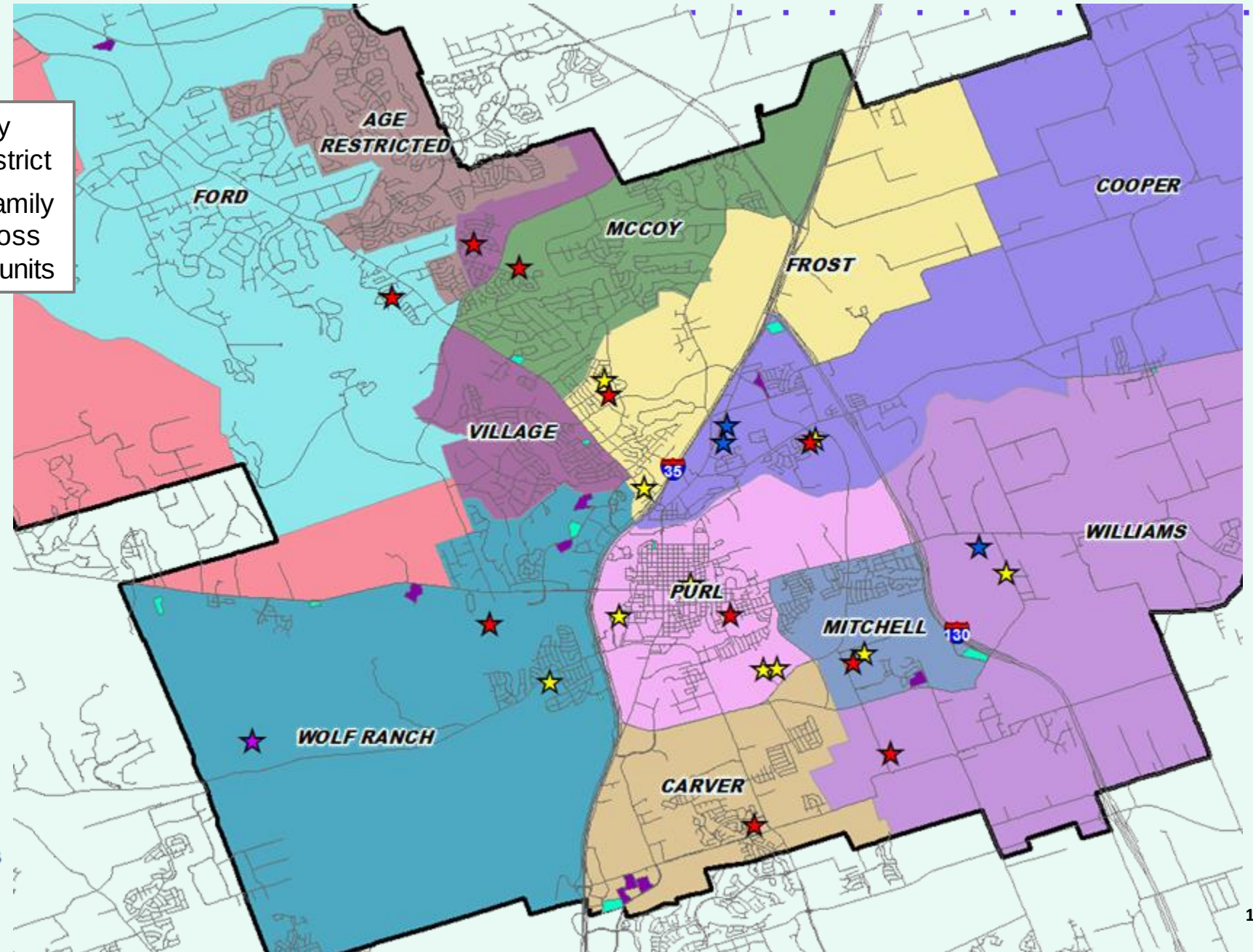


- The district has 52 actively building subdivisions
- Within GISD there are 29 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 2,260 lots within 11 subdivisions, including 205 age restricted lots



District Multi-Family Overview

- There are more than 2,600 multi-family units under construction across the district
- There are roughly 2,000 future multi-family units in various stages of planning across the district, including 750 senior living units





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	67	386	955	972	1,005	1,047	1,088	1,082	993	1,000	1,043	1,077	1,072	1,108	1,047	13,943	505	3.8%
2025/26	67	386	1,020	1,054	1,062	1,080	1,125	1,170	1,094	1,056	1,053	1,175	1,049	1,069	1,103	14,563	620	4.5%
2026/27	67	386	1,072	1,116	1,132	1,118	1,144	1,196	1,173	1,146	1,121	1,188	1,140	1,046	1,064	15,109	546	3.7%
2027/28	67	386	1,124	1,177	1,200	1,195	1,180	1,211	1,210	1,239	1,209	1,265	1,149	1,137	1,041	15,790	681	4.5%
2028/29	67	386	1,170	1,217	1,246	1,254	1,249	1,237	1,196	1,281	1,321	1,362	1,222	1,147	1,132	16,487	697	4.4%
2029/30	67	386	1,214	1,261	1,282	1,299	1,306	1,304	1,231	1,274	1,373	1,487	1,317	1,219	1,142	17,162	675	4.1%
2030/31	67	386	1,249	1,311	1,321	1,330	1,343	1,360	1,327	1,333	1,372	1,546	1,437	1,311	1,214	17,907	745	4.3%
2031/32	67	386	1,281	1,351	1,371	1,361	1,373	1,397	1,372	1,420	1,434	1,542	1,493	1,429	1,306	18,583	676	3.8%
2032/33	67	386	1,326	1,389	1,412	1,418	1,407	1,426	1,424	1,477	1,535	1,611	1,492	1,484	1,424	19,278	695	3.7%
2033/34	67	386	1,361	1,419	1,451	1,467	1,471	1,466	1,451	1,539	1,599	1,725	1,559	1,482	1,479	19,922	644	3.3%

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



Ten Year Forecast by Elementary Campus

		History	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	2033/34
Carver Elementary	890	728	667	785	806	825	835	861	865	861	864	861	862
Cooper Elementary	693	652	664	591	599	604	617	647	661	667	670	676	685
Ford Elementary	836	527	568	550	586	612	663	705	733	758	782	815	850
Frost Elementary	552	320	305	406	419	425	429	444	465	479	488	500	510
Mccoy Elementary	808	523	501	504	513	526	539	543	552	561	566	578	589
Mitchell Elementary	792	715	716	748	758	773	826	852	871	893	903	915	924
Purl Elementary	869	559	598	713	711	696	691	700	699	699	691	690	686
Village Elementary	633	457	445	471	487	499	498	482	504	518	529	534	536
Williams Elementary	850	658	812	732	836	893	903	952	1,016	1,076	1,154	1,242	1,334
Wolf Ranch Elementary	850	847	921	817	924	1,012	1,145	1,231	1,336	1,432	1,514	1,586	1,667
San Gabriel Elementary	850			286	325	366	394	409	417	423	426	434	445
ELEMENTARY SCHOOL TOTALS	8,623	5,986	6,197	6,603	6,964	7,231	7,540	7,826	8,119	8,367	8,587	8,831	9,088
Elementary Absolute Change		809	566	406	361	267	309	286	293	248	220	244	257
Elementary Percent Change		15.63%	10.05%	6.54%	5.47%	3.83%	4.27%	3.79%	3.74%	3.05%	2.63%	2.84%	2.91%

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



Ten Year Forecast by Secondary Campus

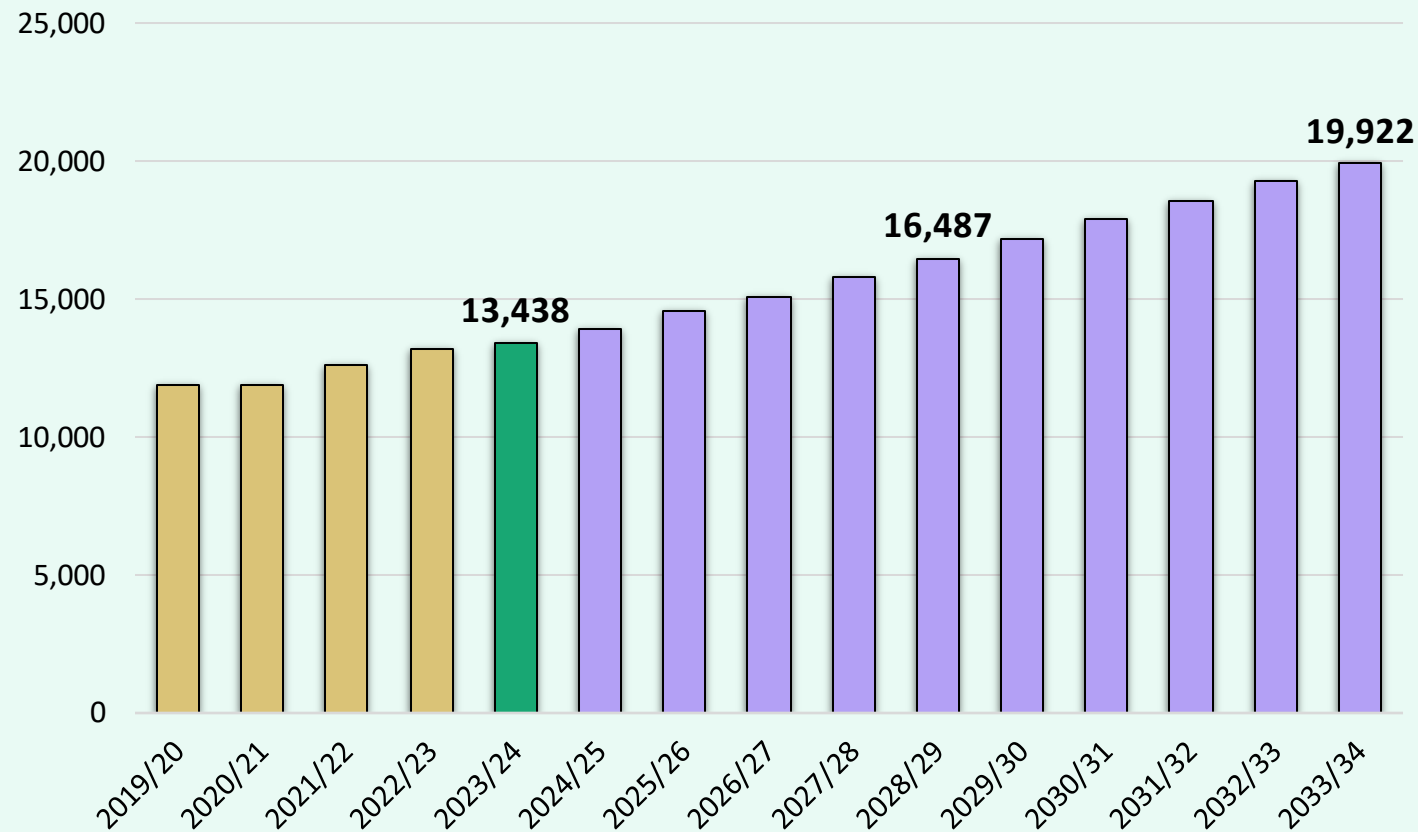
		History	Fall	ENROLLMENT HISTORY									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Benold Middle School	974	664	671	734	790	853	921	965	966	963	981	1,027	1,056
Forbes Middle School	974	671	654	773	780	796	796	778	753	766	808	847	865
Tippit Middle School	850	628	637	734	777	855	925	1,011	1,073	1,170	1,248	1,307	1,352
Wagner Middle School	950	936	978	794	855	935	1,015	1,043	1,085	1,132	1,188	1,254	1,315
MIDDLE SCHOOL TOTALS	3,748	2,899	2,940	3,035	3,202	3,439	3,657	3,797	3,877	4,031	4,225	4,435	4,588
Middle School Absolute Change		133	127	95	167	237	218	140	80	154	194	210	153
Middle School Percent Change		4.81%	4.51%	3.23%	5.50%	7.40%	6.34%	3.83%	2.11%	3.97%	4.81%	4.97%	3.45%
East View High School	2,000	2,079	2,176	2,207	2,245	2,230	2,217	2,324	2,482	2,711	2,939	3,128	3,305
Georgetown High School	2,250	2,016	2,024	1,997	2,051	2,108	2,275	2,439	2,583	2,697	2,731	2,783	2,840
Richarte High School	250	113	72	72	72	72	72	72	72	72	72	72	72
HIGH SCHOOL TOTALS	4,500	4,208	4,272	4,276	4,368	4,410	4,564	4,835	5,137	5,480	5,742	5,983	6,217
High School Absolute Change		298	140	4	92	42	154	271	302	343	262	241	234
High School Percent Change		7.62%	3.39%	0.09%	2.15%	0.96%	3.49%	5.94%	6.25%	6.68%	4.78%	4.20%	3.91%
Georgetown Alternative Program	80	38	29	29	29	29	29	29	29	29	29	29	29
ALTERNATIVE CAMPUS TOTALS		71	29	29	29	29	29	29	29	29	29	29	29
DISTRICT TOTALS		13,164	13,438	13,943	14,563	15,109	15,790	16,487	17,162	17,907	18,583	19,278	19,922
District Absolute Change		1,298	274	505	620	546	681	697	675	745	676	695	644
District Percent Change		10.94%	2.17%	3.75%	4.45%	3.75%	4.51%	4.41%	4.09%	4.34%	3.78%	3.74%	3.34%

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



Key Takeaways

Enrollment Forecast



- The Austin MSA remains one of the top markets in the nation for new home activity
- New home starts and closings slowed in 2023 in response to higher interest rates and affordability challenges
- GISD has over 1,100 lots currently in inventory, with nearly 2,700 lots currently available to build on
- Groundwork is underway on more than 2,260 lots within 11 subdivisions across the district
- Georgetown ISD is forecasted to enroll nearly 16,500 students by 2028/29 and nearly 20,000 students by 2033/34