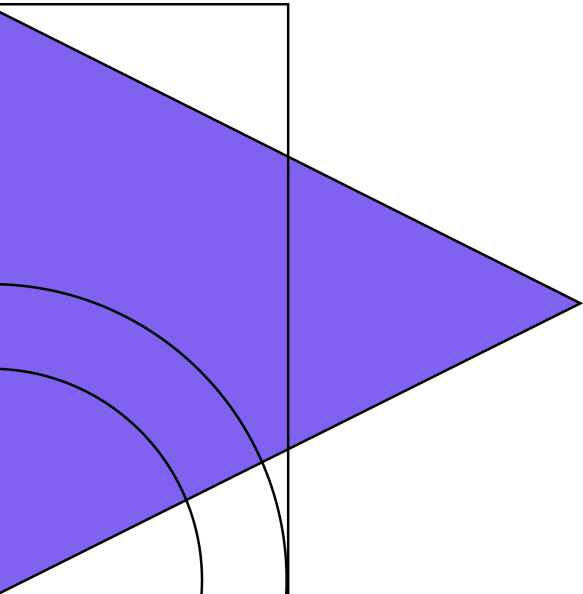
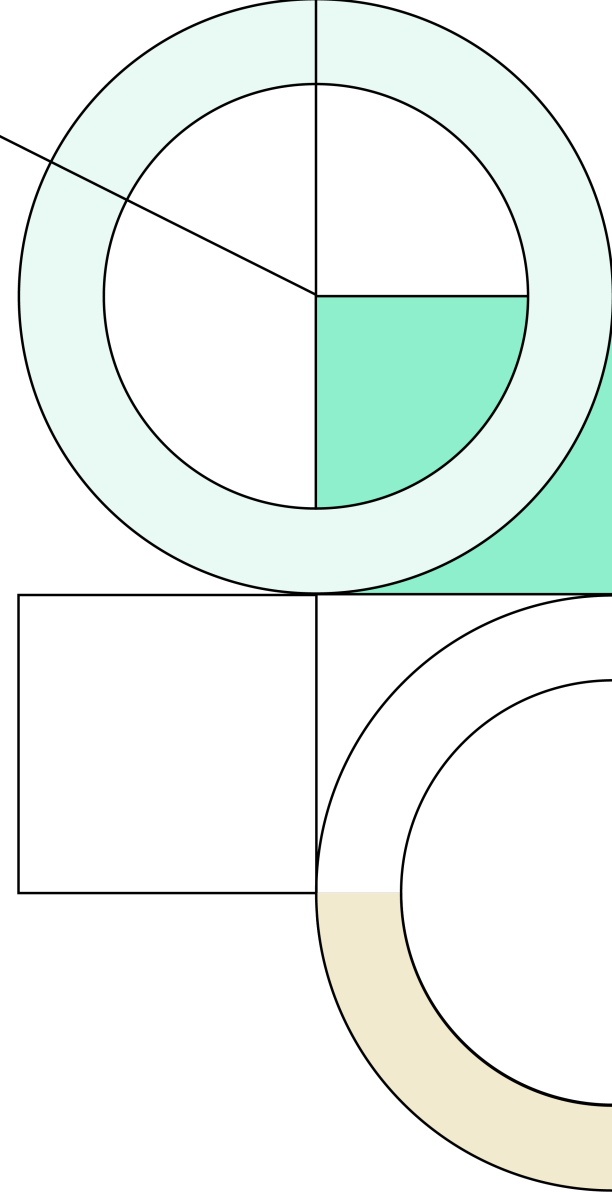




**Pflugerville
Independent
School District**

2Q21

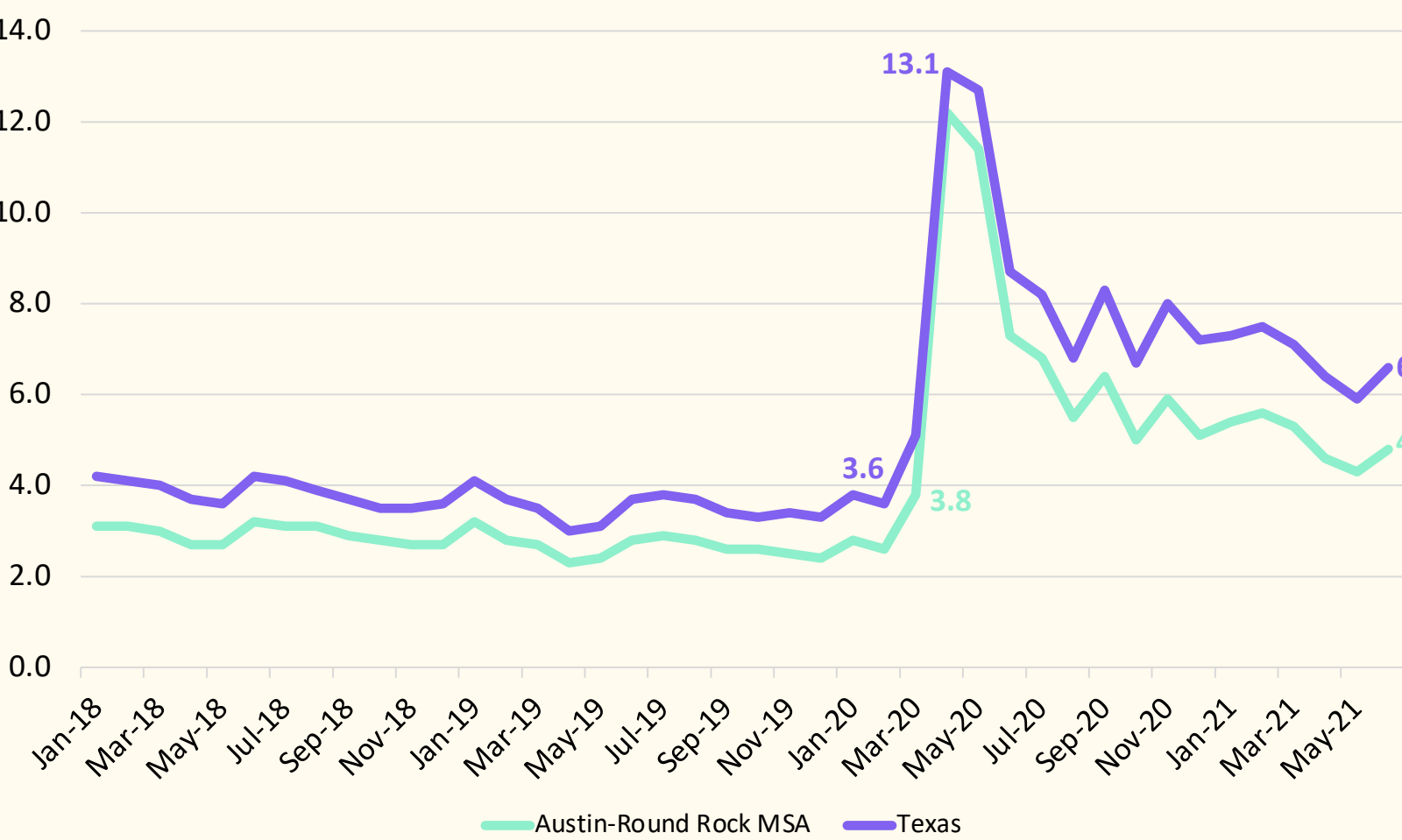
Demographic Report



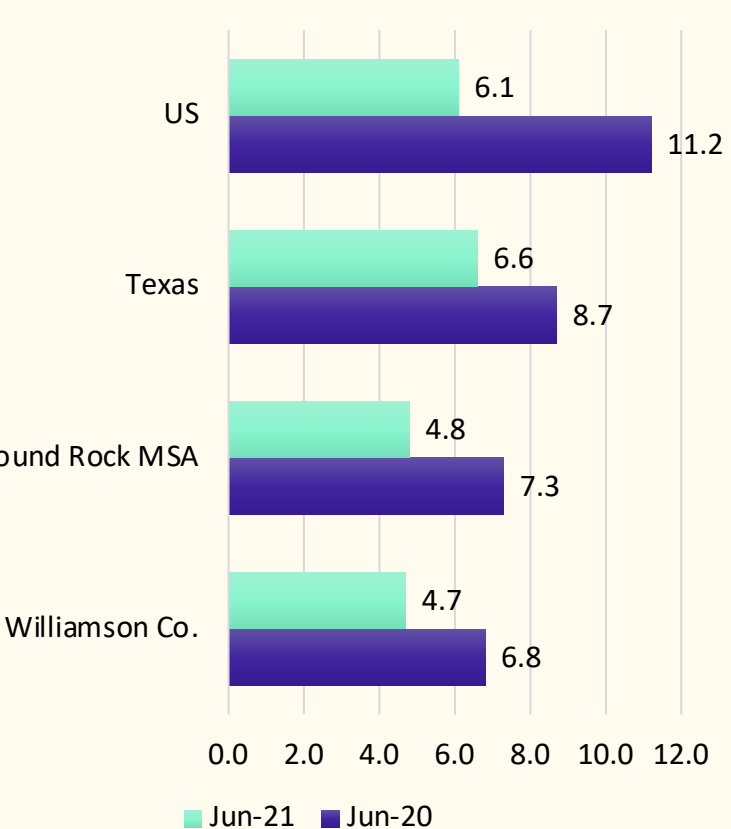


Local Economic Conditions

Unemployment Rates, Jan 2018 - June 2021



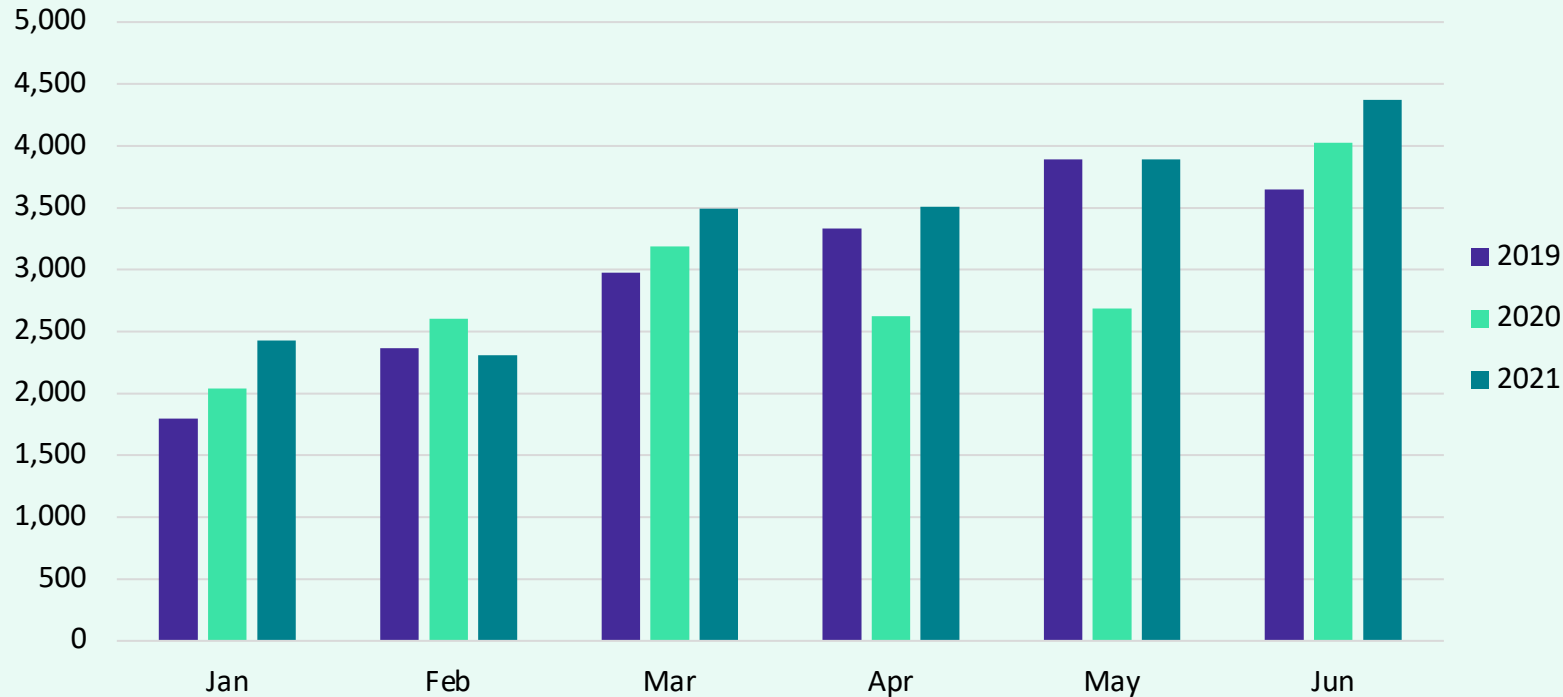
Unemployment Rates, Year Over Year





Housing Market Trends

Austin MSA Monthly Sales, 2019-2021



- Median home prices remains near record highs across the state
- Home inventory remained extremely tight as sales continue to outperform 2019 and 2020 rates
- Home sales through June in the Austin MSA are up 16% from the same period in 2020
- Historically low interest rates and pent up demand, coupled with high rates of net in-migration to the Austin area have resulted in continued record levels of activity in the housing market

YOY Housing Trends

Jan.-June 2020

Jan.-June 2021

17,165

Sales

19,991

\$402,147

Avg. Price

\$545,509

\$325,944

Median Price

\$442,500

33,237

Total Listings

9,732

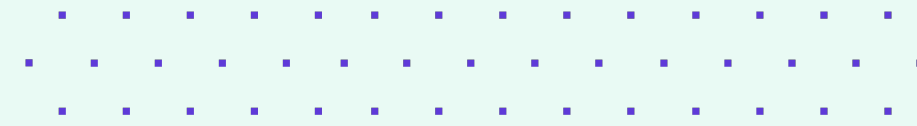
1.7

Months Inv.

0.6



Housing Market Trends



	2Q21	% YOY
Annual Starts	24,606	20.0%
Quarter Starts	6,530	22.5%
Annual Closings	21,994	11.5%
Quarter Closings	5,077	0.9%
Housing Inventory	14,194	23.2%
VDL Inventory	26,765	-5.3%



Austin MSA New Home Ranking Report

ISD Ranked by Annual Closings – 2Q21

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Leander ISD	2,987	2,845	1,613	2,855	8,140
2	Georgetown ISD	2,911	2,425	1,555	2,786	18,445
3	Hays CISD	2,805	2,072	1,561	3,270	41,191
4	Liberty Hill ISD	2,450	1,870	1,403	2,053	11,277
5	Pflugerville ISD*	1,817	1,714	1,086	1,284	8,257
6	Austin ISD	1,265	1,620	1,356	1,508	11,141
7	Del Valle ISD	1,494	1,540	722	1,117	23,830
8	Hutto ISD	1,547	1,394	801	1,911	7,479
9	Manor ISD	1,246	1,342	553	1,239	15,428
10	Dripping Springs ISD	1,131	997	672	651	6,392
11	Round Rock ISD	622	922	409	1,121	5,482
12	Jarrell ISD	1,143	894	502	770	12,756
13	Lake Travis ISD	833	690	692	1,238	4,199
14	Bastrop ISD	683	495	362	2,712	17,062
15	San Marcos CISD	496	450	302	999	6,309
16	Elgin ISD	433	321	182	186	9,073
17	Lago Vista ISD	225	157	157	487	4,081
18	Taylor ISD	210	148	117	174	1,153
19	Lockhart ISD	85	46	49	7	16,203
20	Eanes ISD	23	14	22	92	54

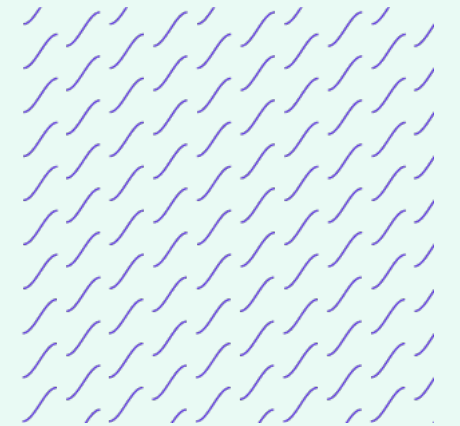
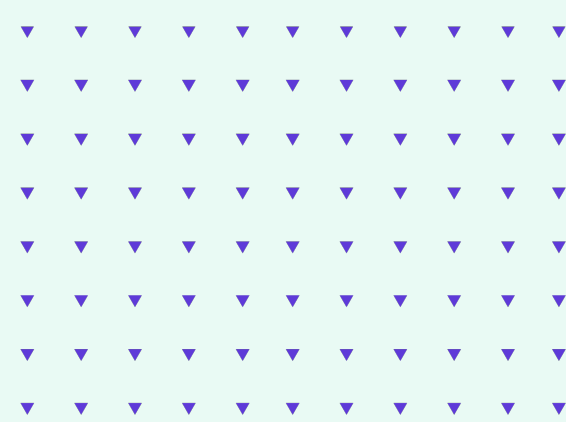
* Based on additional Templeton Demographics housing research

**Includes Age-Restricted subdivisions



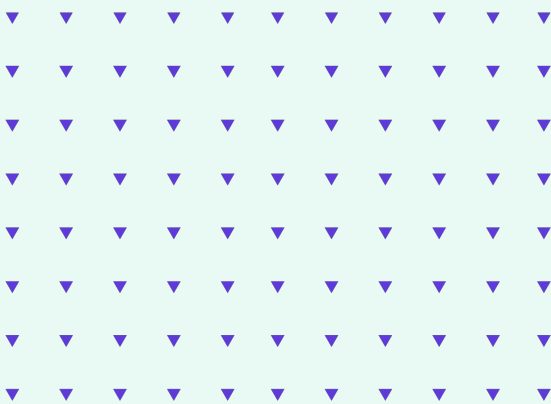
1 Year Change in District Housing

	2Q20	2Q21	Difference
Annual Starts	1,938	1,817	-121
Quarterly Starts	478	326	-152
Annual Closings	2,000	1,714	-286
Quarterly Closings	462	312	-150
Inventory	882	1,086	+204
VDL	1,726	1,284	-442
Futures	9,269	8,257	-1012





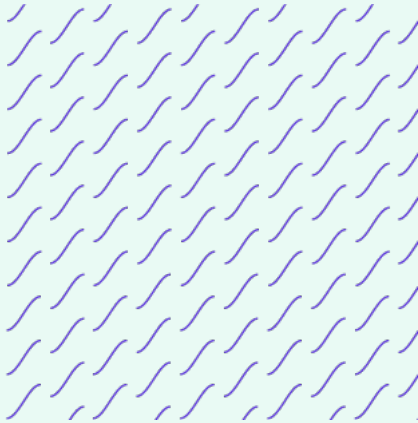
District Housing Overview by Elementary Zone



ELEMENTARY	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BARRON	97	45	81	10	59	64	104	76
BROOKHOLLOW	118	18	88	21	56	72	20	18
CALDWELL	77	15	76	12	20	32	20	0
CARPENTER	212	20	194	64	125	149	206	3,354
COPPERFIELD	0	0	0	0	0	0	0	0
DEARING	2	0	7	0	2	2	80	36
DELCO	0	0	0	0	0	0	0	0
DESSAU	420	68	256	44	175	243	112	1,225
ELEM 23	298	26	303	48	75	123	375	469
HIGHLAND PARK	0	0	0	0	0	0	0	0
MOTT	204	40	128	33	63	110	127	1,066
MURCHISON	0	0	0	0	0	0	0	0
NORTHWEST	0	0	0	0	0	0	0	0
PARMER LANE	0	0	0	0	0	0	0	0
PFLUGERVILLE	0	0	0	0	0	0	26	1,583
RIOJAS	8	0	35	0	0	0	0	0
RIVER OAKS	21	0	1	1	13	20	4	0
ROWE LANE	303	82	311	73	159	226	206	105
SPRING HILL	57	12	55	6	30	45	4	287
TIMMERMAN	0	0	0	0	0	0	0	38
WIELAND	0	0	0	0	0	0	0	0
WINDERMERE	0	0	0	0	0	0	0	0
GRAND TOTAL	1,817	326	1,714	312	777	1,086	1,284	8,257

*Adjusted based on additional research by Templeton Demographics staff

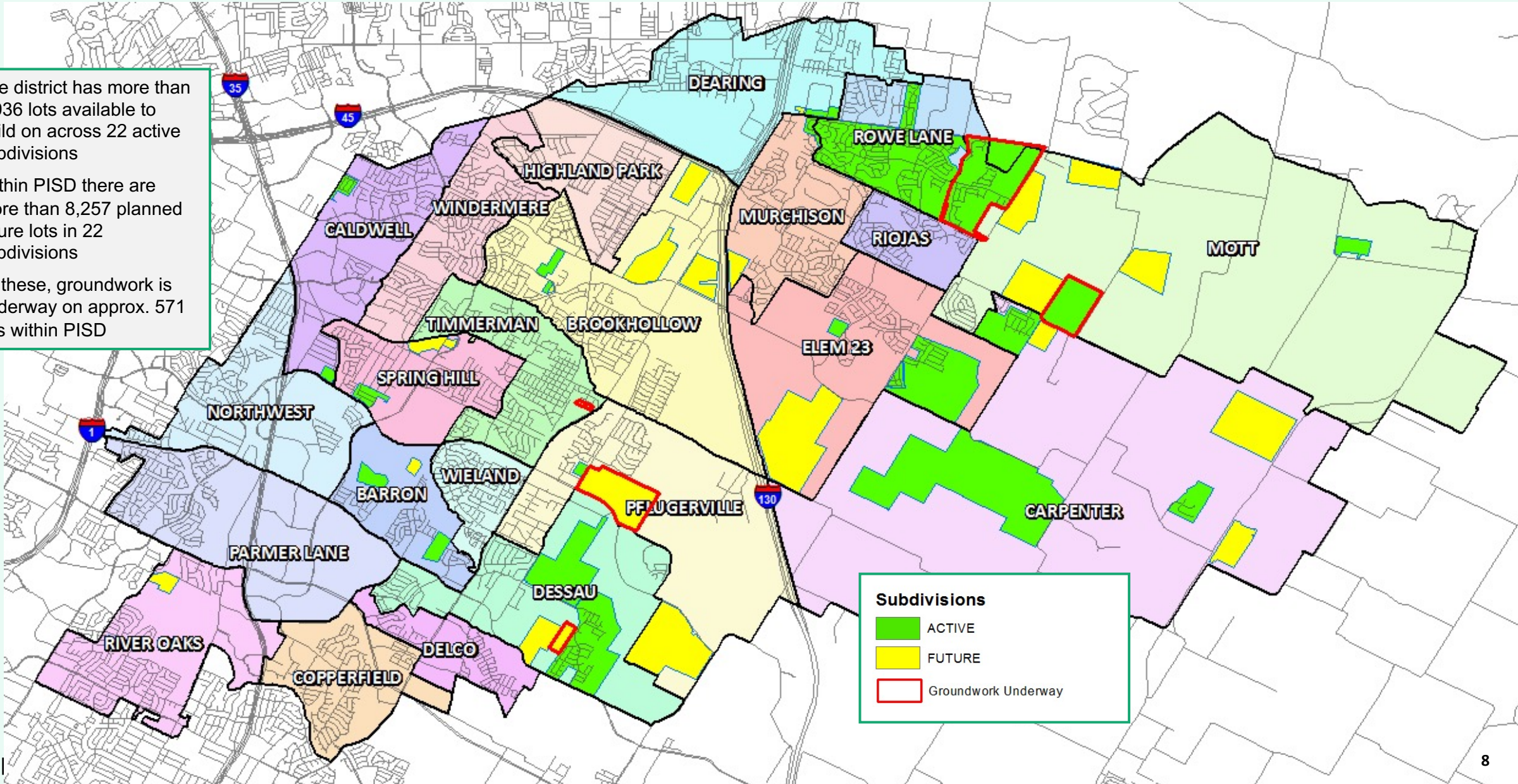
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category





District Single Family Housing Overview

- The district has more than 1,936 lots available to build on across 22 active subdivisions
- Within PISD there are more than 8,257 planned future lots in 22 subdivisions
- Of these, groundwork is underway on approx. 571 lots within PISD



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

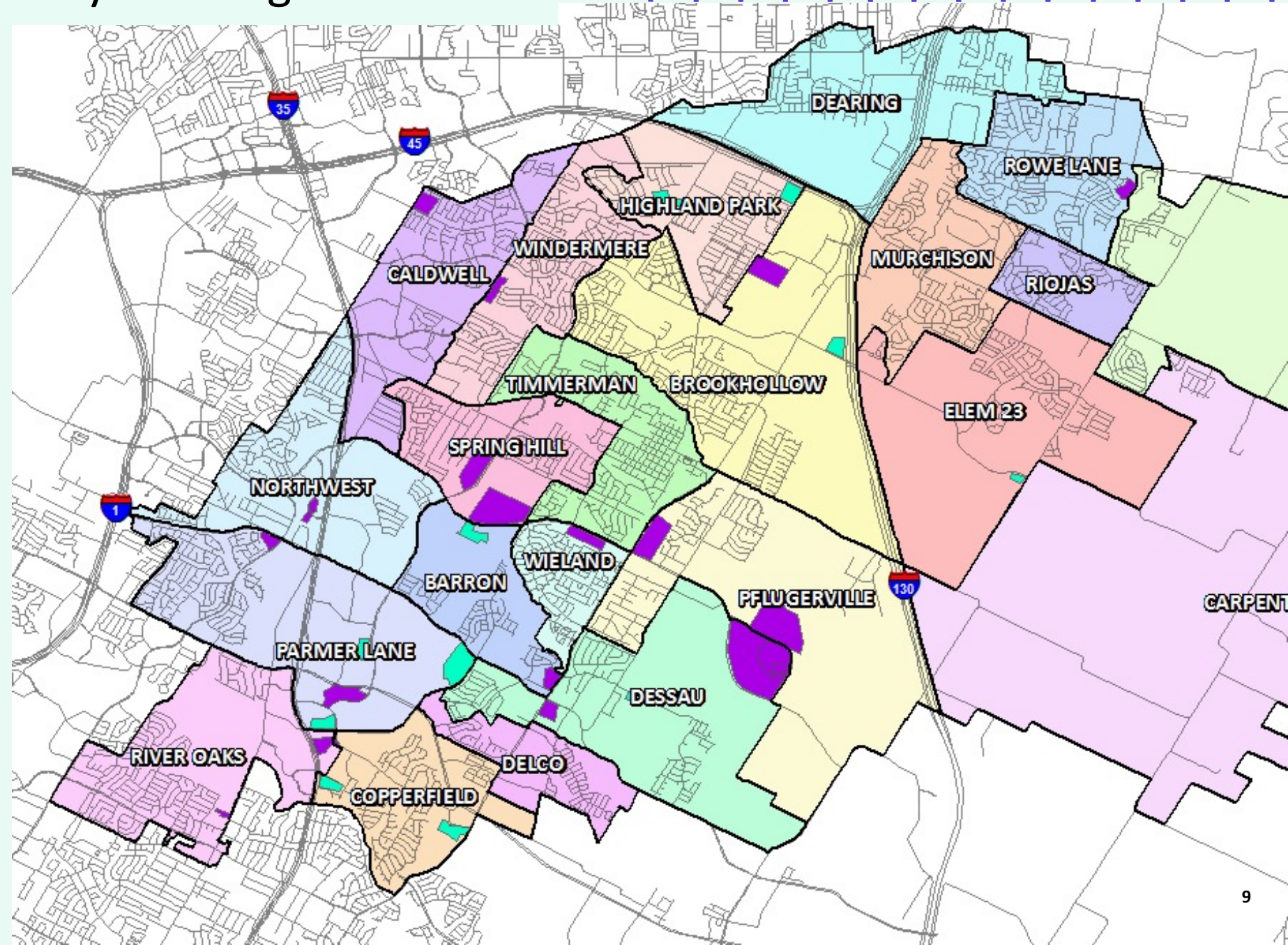


District Multi-family Housing Overview

- There are currently 6,120 Multi-family units under construction in the district
- Within Pflugerville ISD there are roughly 4,200 future multi-family units in the planning stages

Multi-Family Developments

-  Future Development
-  Under Construction





Ten Year Forecast by Grade Level

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

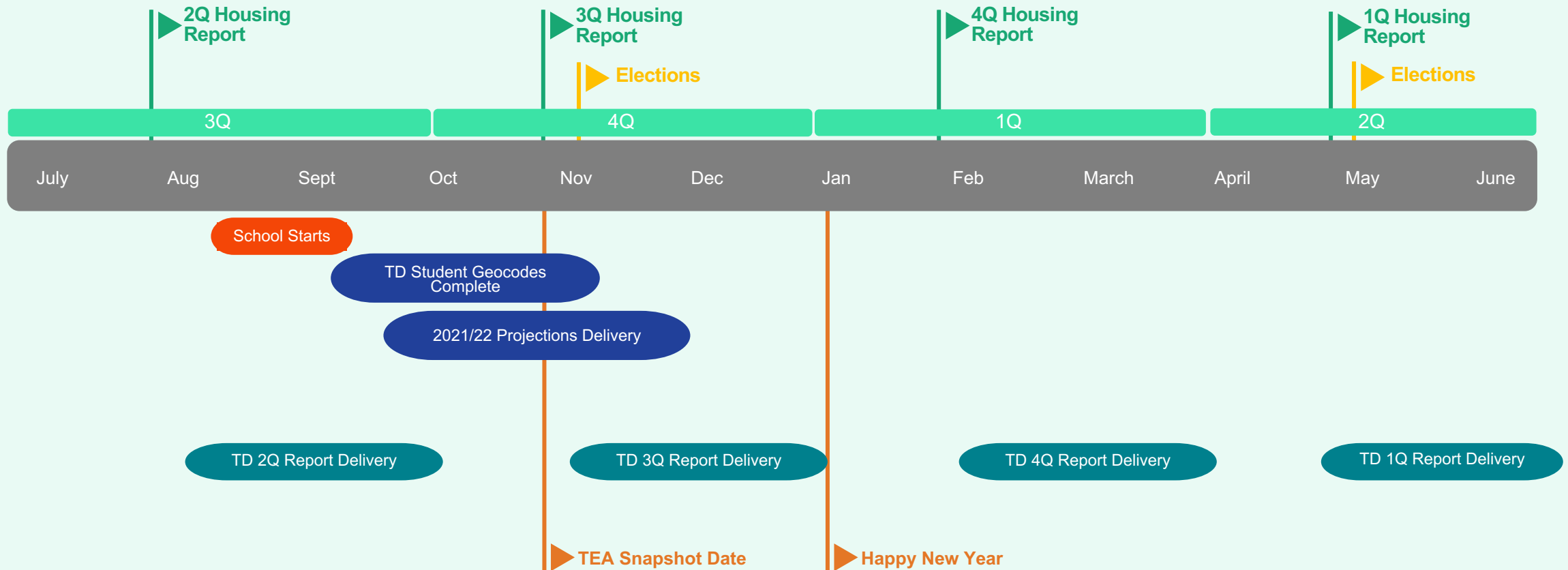
Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2016/17	176	776	1,722	1,788	1,778	1,775	1,899	1,893	1,824	1,871	1,841	2,035	1,942	1,586	1,696	24,602		
2017/18	208	856	1,688	1,795	1,868	1,872	1,875	1,976	1,936	1,895	1,918	1,951	1,979	1,889	1,608	25,314	712	2.89%
2018/19	213	893	1,763	1,694	1,746	1,919	1,934	1,951	1,914	1,976	1,907	2,016	1,948	1,858	1,757	25,489	175	0.69%
2019/20	306	960	1,869	1,821	1,749	1,891	2,052	2,014	1,940	1,993	2,036	2,054	2,012	1,935	1,810	26,442	953	3.74%
2020/21	255	707	1,715	1,809	1,725	1,728	1,838	1,968	1,871	1,897	1,977	2,085	2,057	1,948	1,944	25,524	-918	-3.47%
2021/22	325	947	1,914	1,968	1,917	1,839	1,863	1,947	2,032	1,919	1,982	2,170	2,020	2,000	1,920	26,763	1,239	4.85%
2022/23	327	1,020	2,115	2,061	2,053	2,003	1,926	1,938	2,024	2,081	1,974	2,109	2,150	1,956	1,947	27,682	920	3.44%
2023/24	327	1,109	2,112	2,189	2,113	2,113	2,083	1,993	2,012	2,083	2,120	2,122	2,107	2,110	1,916	28,509	827	2.99%
2024/25	327	1,124	2,051	2,221	2,258	2,186	2,196	2,154	2,068	2,078	2,135	2,225	2,140	2,047	2,072	29,282	773	2.71%
2025/26	327	1,134	2,099	2,122	2,281	2,323	2,258	2,257	2,263	2,108	2,119	2,357	2,209	2,079	1,998	29,933	652	2.23%
2026/27	327	1,139	2,147	2,190	2,178	2,355	2,404	2,326	2,353	2,304	2,159	2,385	2,291	2,111	1,984	30,653	720	2.41%
2027/28	327	1,150	2,202	2,229	2,253	2,252	2,441	2,481	2,420	2,411	2,365	2,435	2,288	2,168	2,009	31,432	779	2.54%
2028/29	327	1,157	2,251	2,283	2,281	2,324	2,328	2,510	2,605	2,485	2,456	2,599	2,330	2,151	2,035	32,123	691	2.20%
2029/30	327	1,167	2,297	2,351	2,344	2,359	2,416	2,407	2,588	2,630	2,516	2,671	2,541	2,215	2,036	32,866	743	2.31%
2030/31	327	1,173	2,343	2,383	2,416	2,422	2,449	2,498	2,504	2,648	2,669	2,609	2,693	2,470	2,144	33,749	883	2.69%

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
8/30/2021	214	889	1,762	1,775	1,813	1,710	1,742	1,799	1,877	1,799	1,902	2,018	2,075	2,006	2,001	25,382
	-111	-58	-152	-193	-104	-129	-121	-148	-155	-120	-80	-152	55	6	81	-1,381

- Largest variance from enrollment to projections is at the elementary grades
- Covid pandemic continues to be the largest factor impacting enrollment



The Year Ahead



- 2021/22 Enrollment projections complete early October
- Assist with facility planning November/December