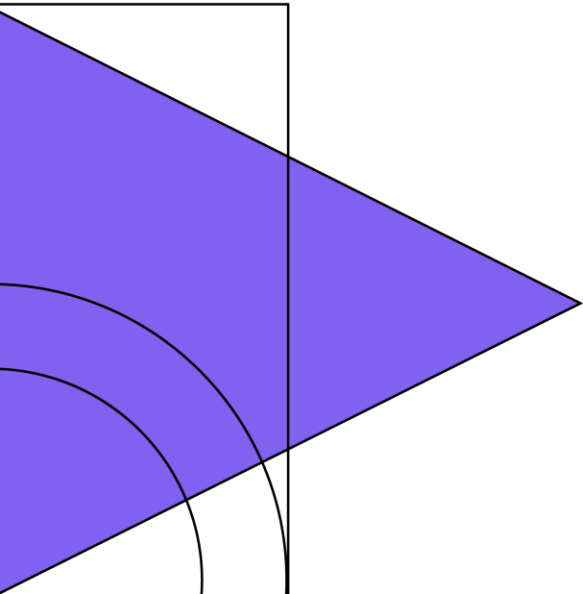
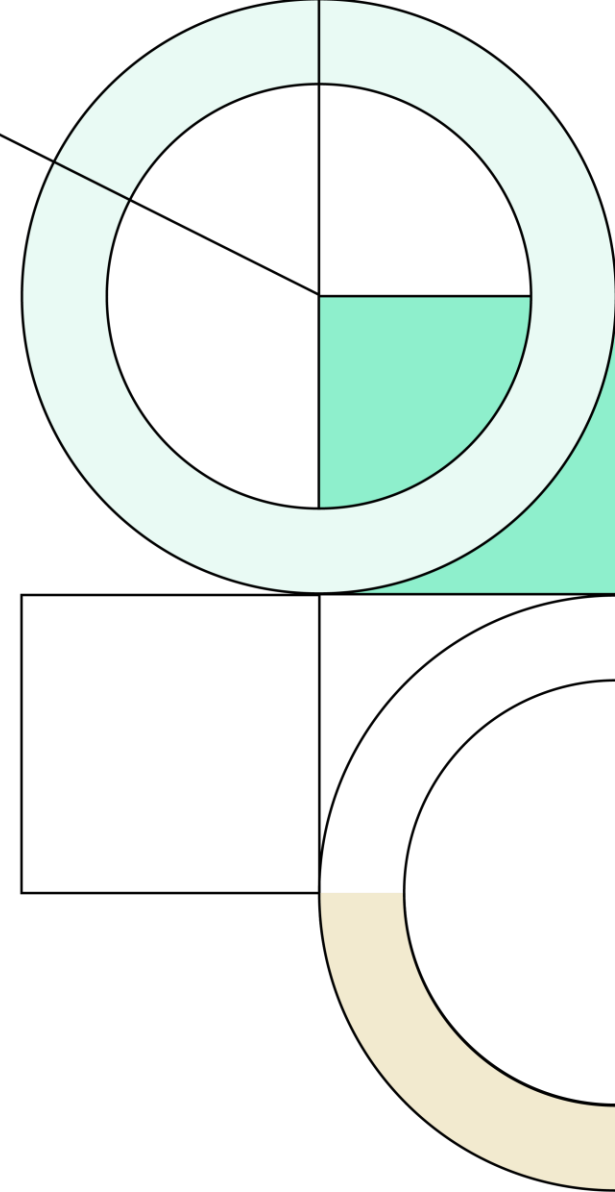




# Georgetown Independent School District

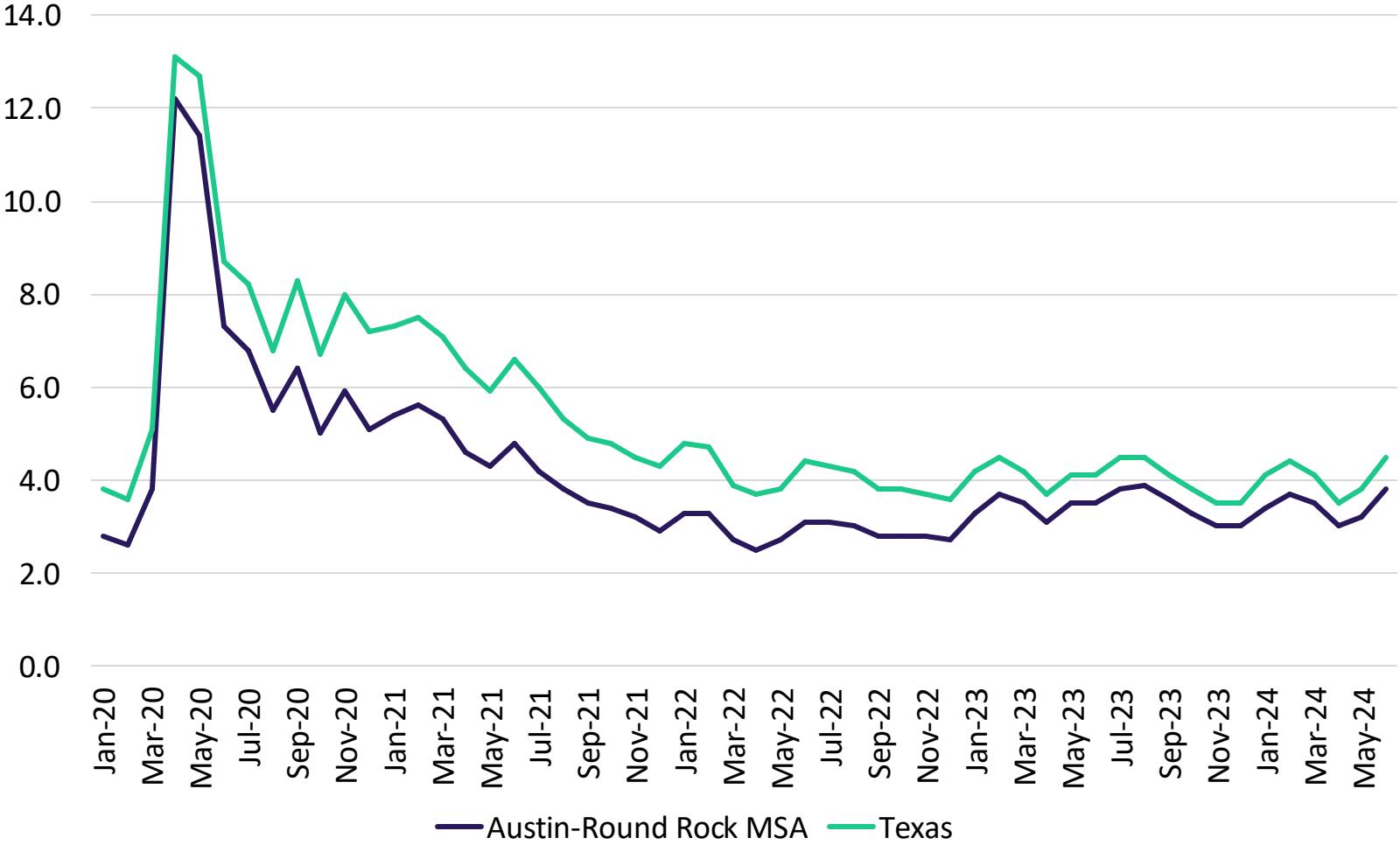
2Q24

## Demographic Report

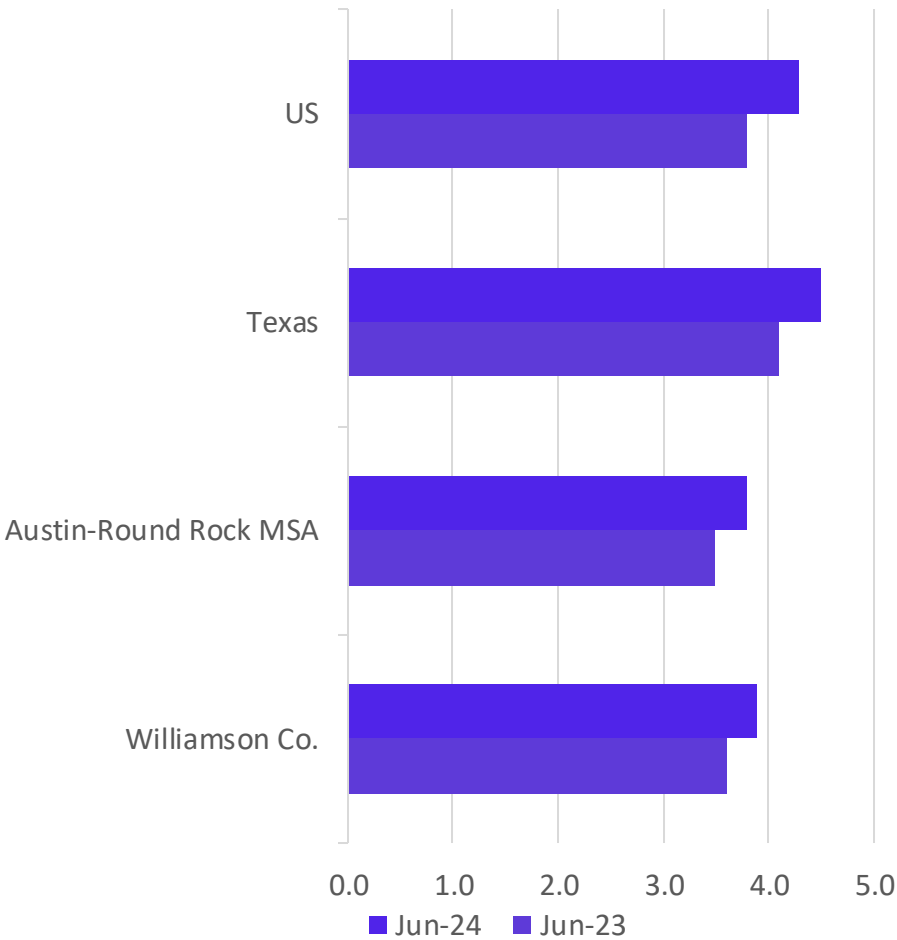


# Local Economic Conditions

Unemployment Rates, Jan 2020 - Jun 2024



Unemployment Rate, Year-Over-Year

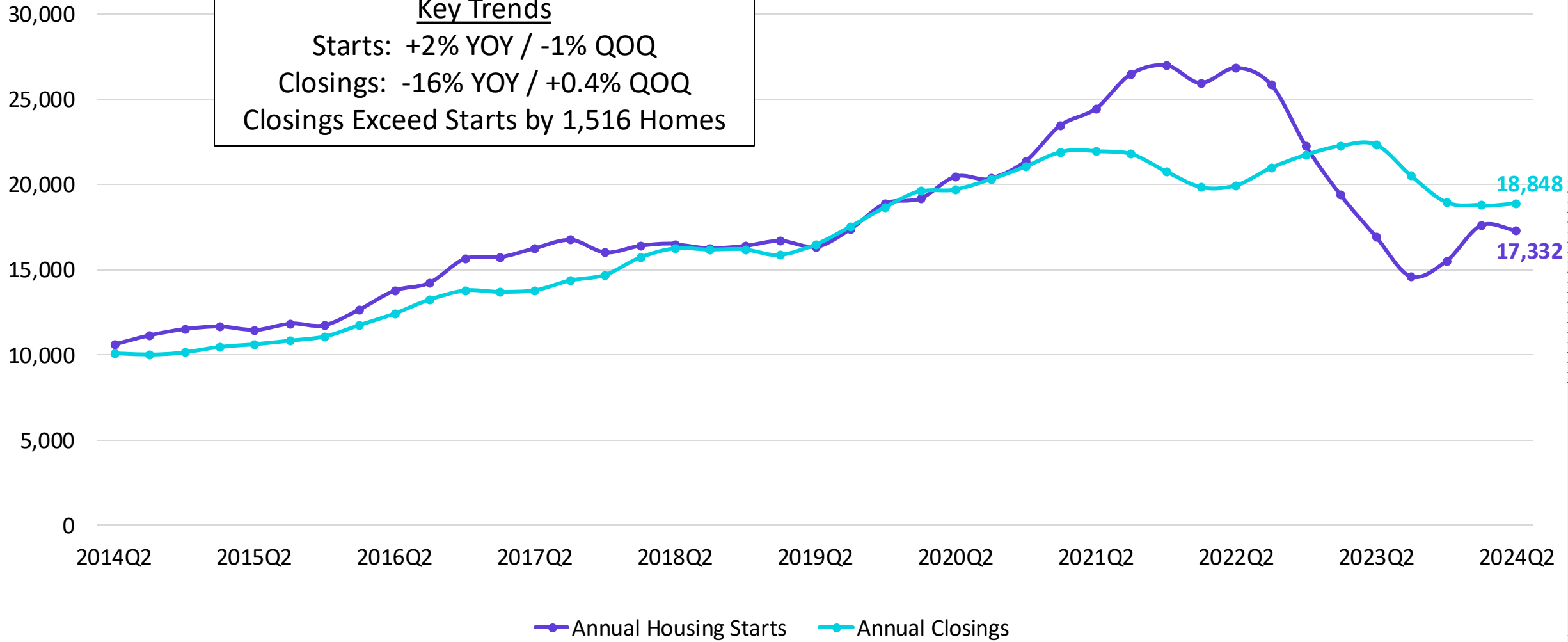




# Austin New Home Closings

### Annual Housing Starts vs. Annual Closings

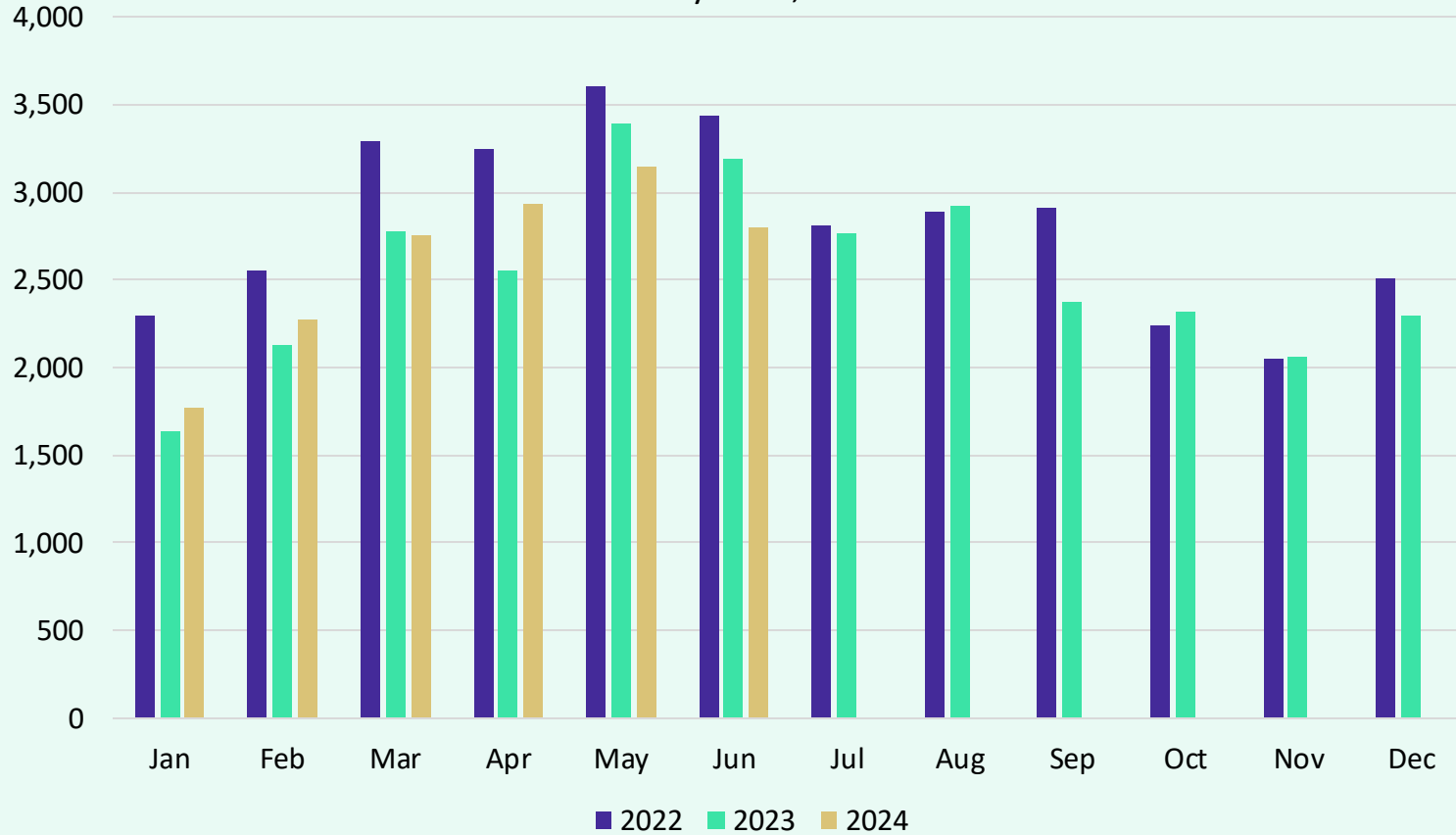
**Key Trends**  
 Starts: +2% YOY / -1% QOQ  
 Closings: -16% YOY / +0.4% QOQ  
 Closings Exceed Starts by 1,516 Homes





# Austin Housing Market Trends

Austin MSA Monthly Sales, 2022-2024

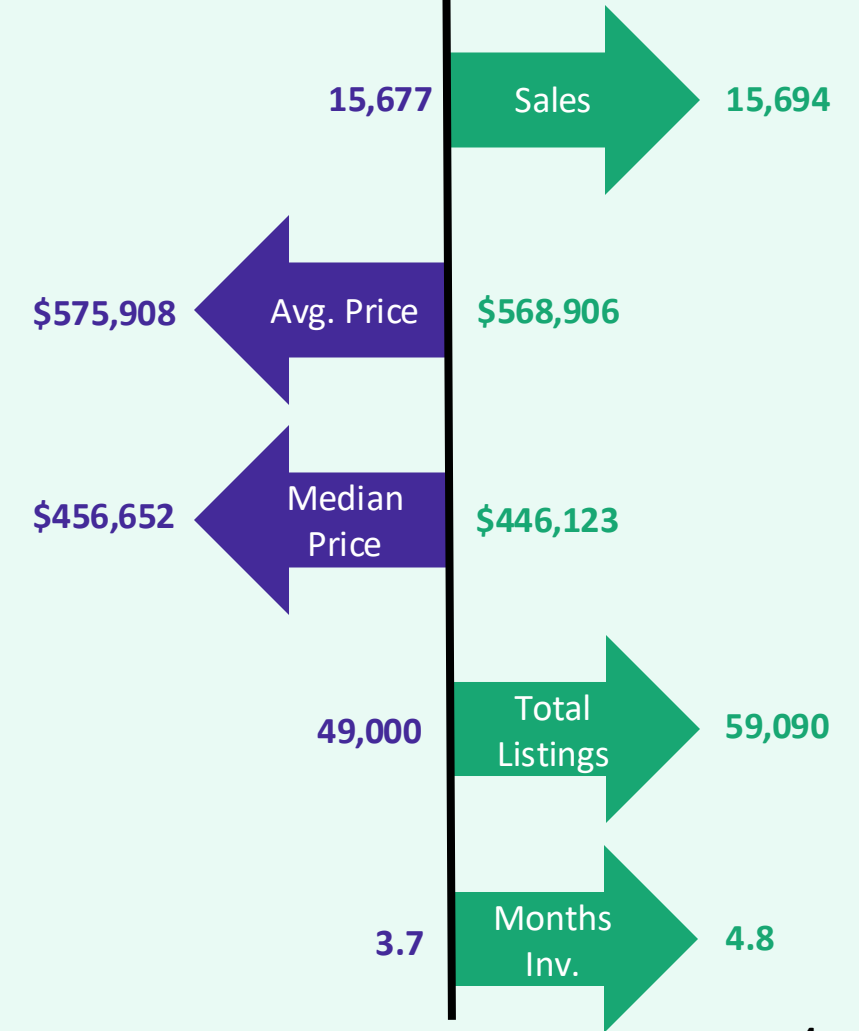


- Median and average home prices have softened in the first half of 2024 as the number of listings increased over the same period in 2023
- The softening in prices has led to higher buyer confidence and the sales pace has increased
- Inventory is still rising as the average price of homes in the Austin area remains above \$560,000



YOY Housing Trends

Jan.-June 2023 | Jan.-June 2024



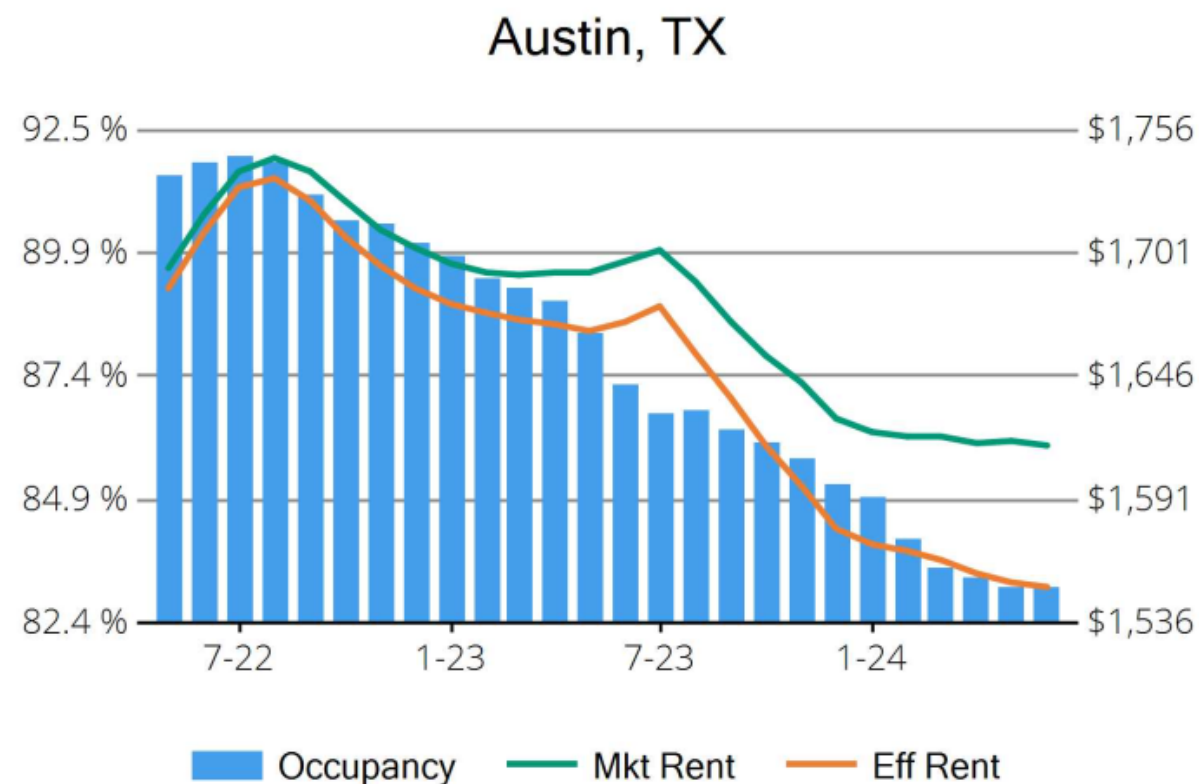


# Housing Market Trends: Multi-family Market- June 2024



## Stabilized and Lease-up Properties

Conventional Properties	Jun 2024	Annual Change
Occupancy	83.1	-4.9%
Unit Change	20,292	
Units Absorbed (Annual)	6,041	
Average Size (SF)	873	+0.7%
Asking Rent	\$1,615	-4.7%
Asking Rent per SF	\$1.85	-5.4%
Effective Rent	\$1,552	-6.9%
Effective Rent per SF	\$1.78	-7.6%
% Offering Concessions	43%	+83.1%
Avg. Concession Package	8.3%	+36.6%





# Austin New Home Ranking Report

## ISD Ranked by Annual Closings – 2Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	HAYS CISD	3,428	3,396	2,375	4,471	41,882
2	LEANDER ISD	1,678	1,884	998	2,217	5,055
3	GEORGETOWN ISD	1,678	1,706	1,233	2,754	19,444
4	LIBERTY HILL ISD	1,690	1,649	1,024	3,052	8,242
5	HUTTO ISD	1,098	1,471	440	955	13,480
6	MANOR ISD	745	1,156	535	1,258	14,916
7	JARRELL ISD	1,189	1,020	594	2,339	9,517
8	AUSTIN ISD	756	861	2,360	997	11,063
9	BASTROP ISD	507	781	419	2,960	20,099
10	PFLUGERVILLE ISD	730	738	435	826	11,151
11	KILLEEN ISD	916	727	600	2,267	5,302
12	DEL VALLE ISD	749	712	665	2,015	27,672
13	DRIPPING SPRINGS ISD	423	632	287	1,028	7,161
14	ELGIN ISD	634	600	410	1,033	12,555
15	BELTON ISD	681	562	405	2,095	1,873
16	ROUND ROCK ISD	648	557	447	1,095	2,363
17	LAKE TRAVIS ISD	315	514	293	1,110	3,723
18	SAN MARCOS CISD	446	511	397	847	7,989
19	LOCKHART ISD	515	501	318	623	20,347
20	TEMPLE ISD	412	295	238	1,132	2,737

\* Based on additional research by Zonda Education

\*\* Totals **DO NOT** include age-restricted communities



# District New Home Activity



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	385	412	482	886	696	229	354
2Q	448	413	529	665	1,122	475	589
3Q	433	483	660	722	480	337	
4Q	264	484	690	687	291	398	
<b>Total</b>	<b>1,530</b>	<b>1,792</b>	<b>2,361</b>	<b>2,960</b>	<b>2,589</b>	<b>1,439</b>	<b>943</b>


Closings	2018	2019	2020	2021	2022	2023	2024
1Q	323	344	465	663	545	588	444
2Q	409	391	436	571	599	580	448
3Q	394	418	580	579	631	450	
4Q	390	453	612	577	706	364	
<b>Total</b>	<b>1,516</b>	<b>1,606</b>	<b>2,093</b>	<b>2,390</b>	<b>2,481</b>	<b>1,982</b>	<b>892</b>





# District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CARVER	30	17	61	7	19	30	74	319
COOPER	36	1	62	19	1	4	31	2,930
FORD	234	82	224	65	99	182	655	987
FROST	0	0	0	0	0	0	10	1,158
MCCOY	0	0	13	4	3	4	13	237
MITCHELL	93	22	99	29	21	61	137	951
PURL	0	0	2	0	0	2	4	0
SAN GABRIEL	185	62	229	60	94	145	327	1,756
VILLAGE	13	13	2	0	13	13	235	421
WILLIAMS	170	71	208	35	77	104	272	2,980
WOLF RANCH	917	321	806	229	402	688	996	7,705
<b>Grand Total</b>	<b>1,678</b>	<b>589</b>	<b>1,706</b>	<b>448</b>	<b>729</b>	<b>1,233</b>	<b>2,754</b>	<b>19,444</b>

\*Does NOT include age-restricted communities

 Highest activity in the category

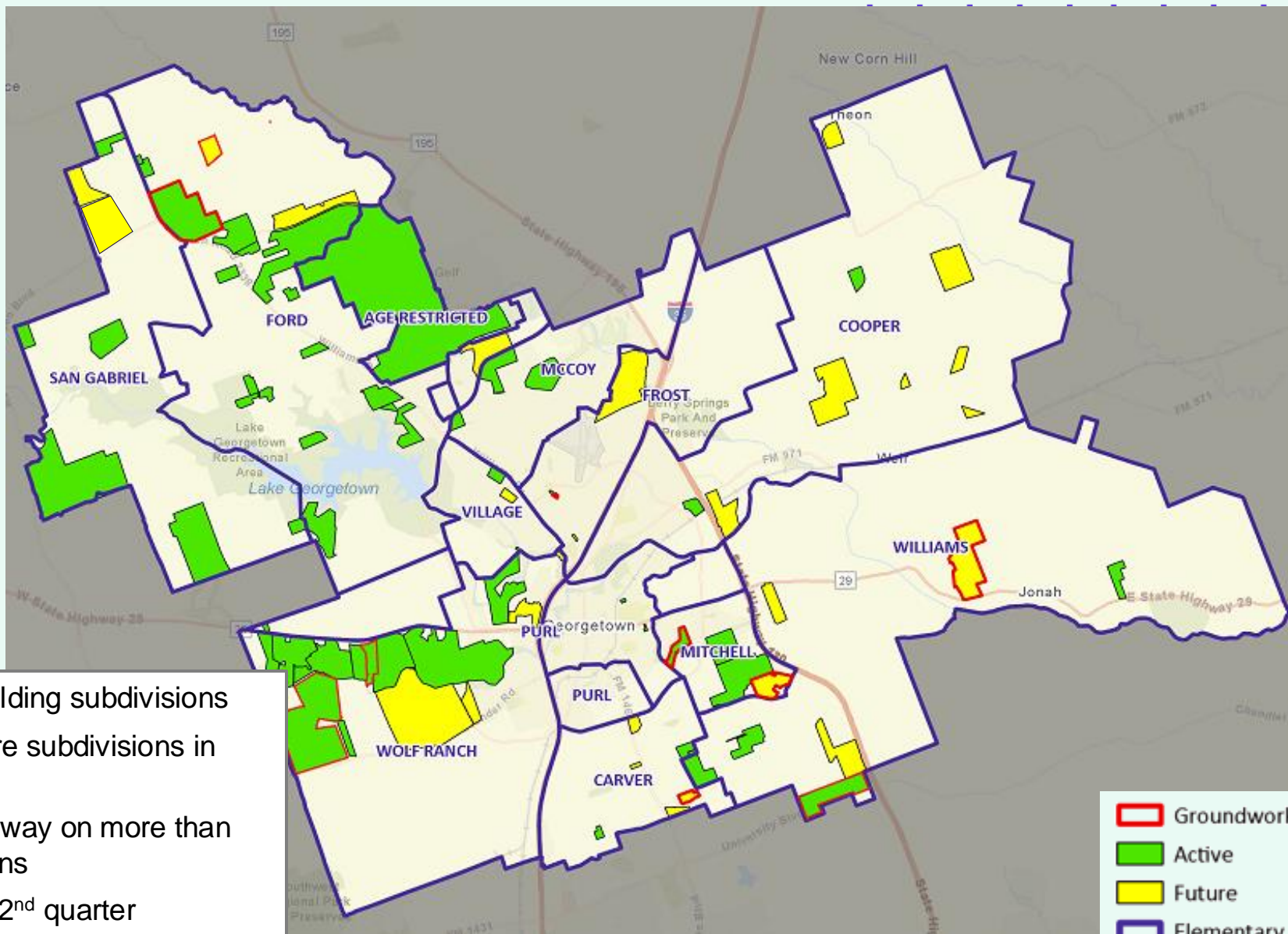
 Second highest activity in the category

 Third highest activity in the category





# District Housing Overview

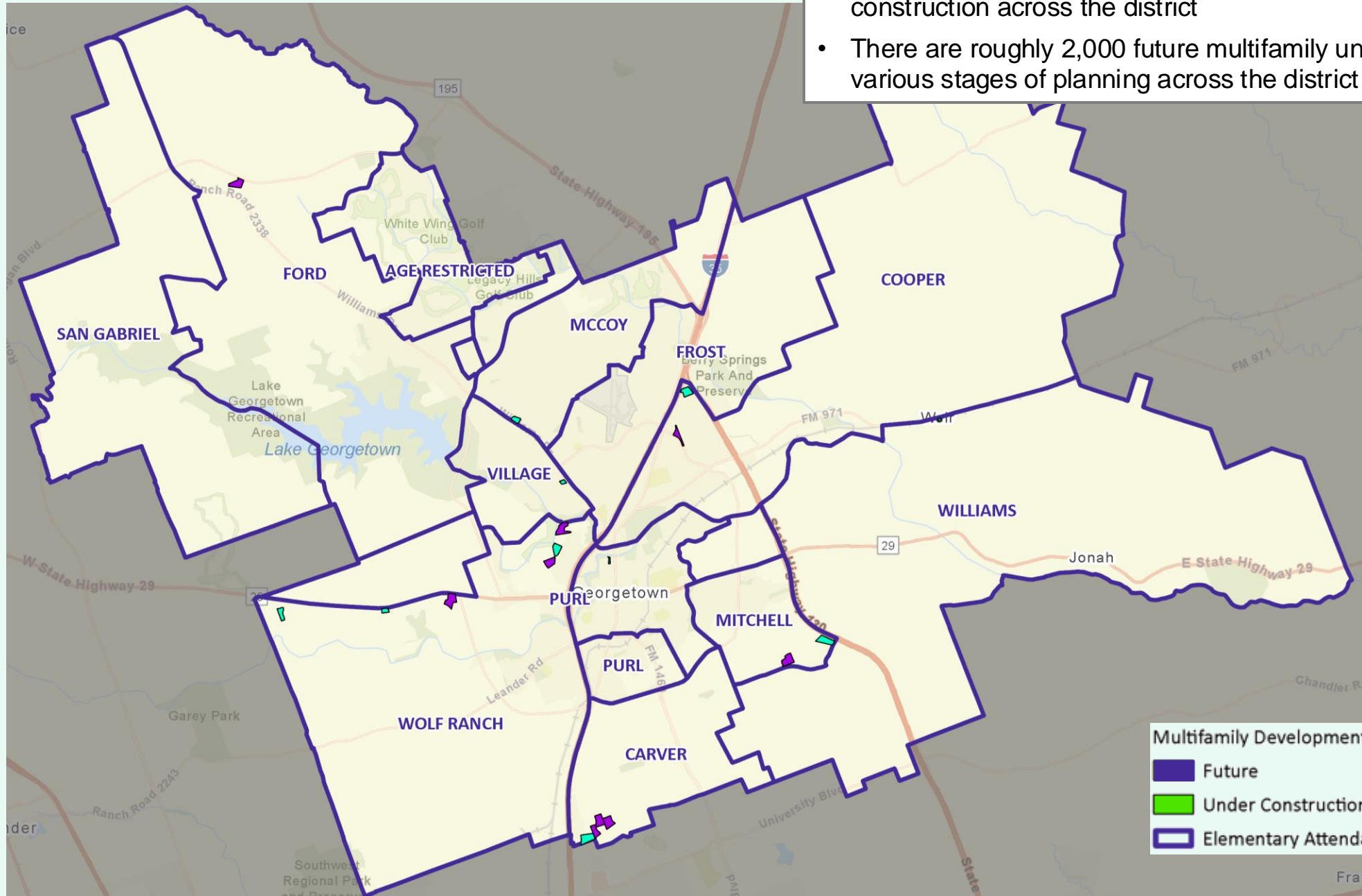


- The district has 51 actively building subdivisions
- Within GISD there are 35 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 2,500 lots within 15 subdivisions
- 825 lots were delivered in the 2<sup>nd</sup> quarter



# District Multifamily Overview

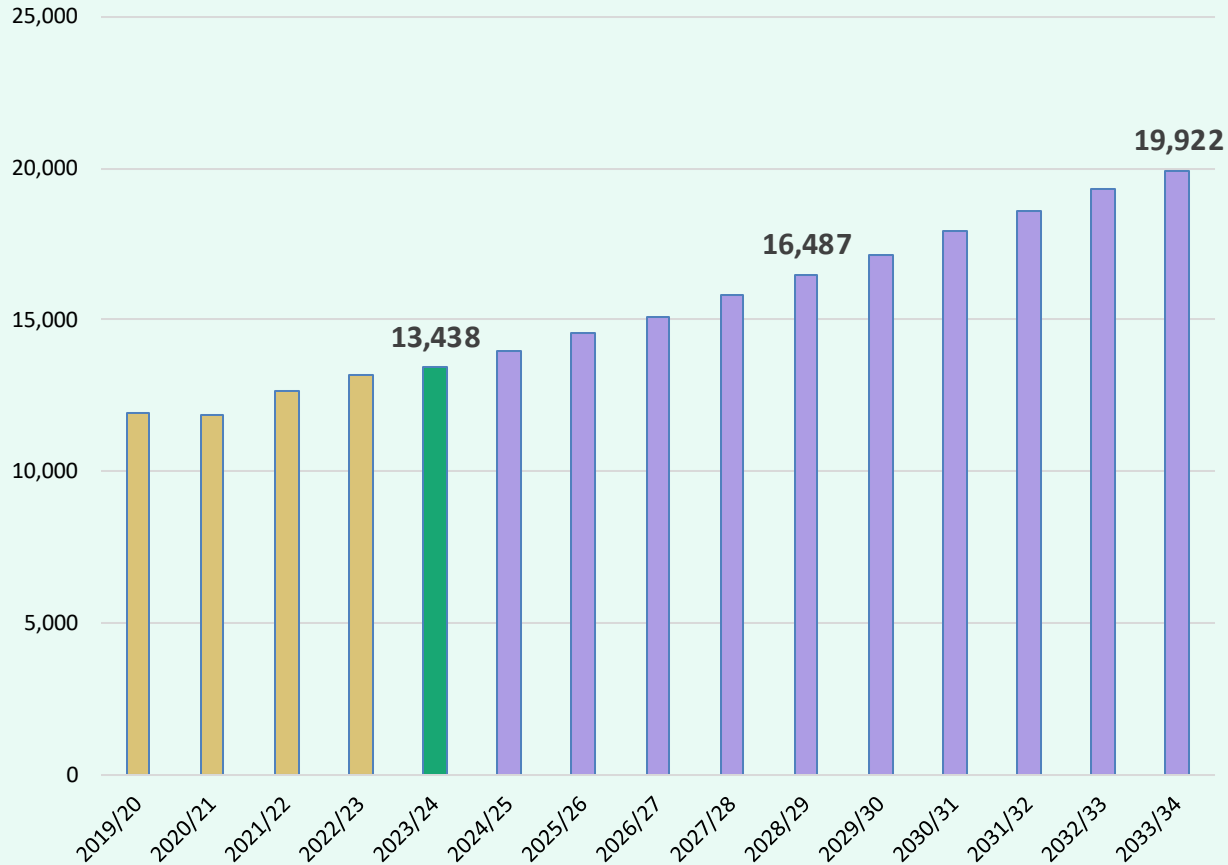
- There are more than 2,600 multifamily units under construction across the district
- There are roughly 2,000 future multifamily units in various stages of planning across the district





# Key Takeaways

Enrollment Projections  
From spring 2024



- Early September enrollment at 13,806 within 1% of the projections (13,943 October 2024)
- New home starts to date in 2024 in GISD are higher than at the same period in 2023
- The district has roughly 1,200 homes currently in inventory with about 2,800 additional lots available to build on
- Groundwork is underway on more than 2,500 lots within 15 subdivisions
- New enrollment projections will be ready in October



# The Year Ahead- 2024/25

