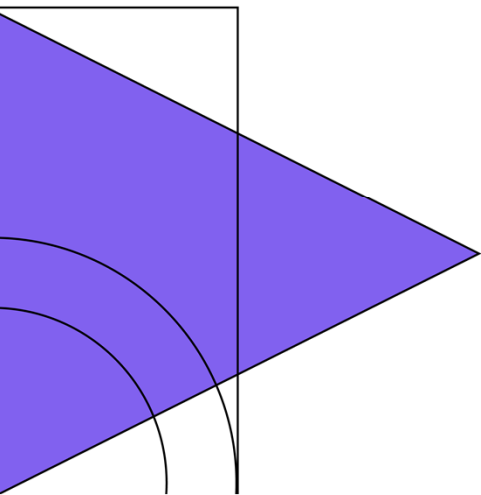
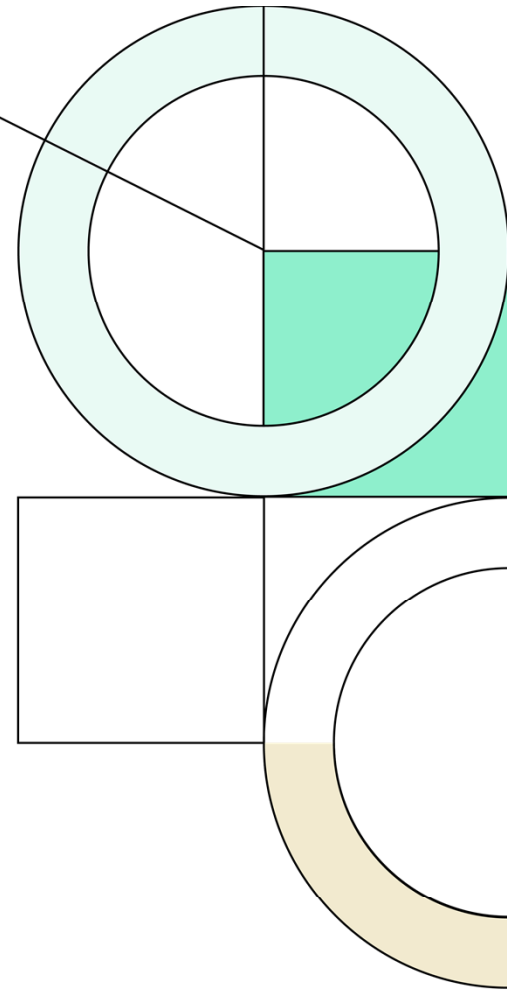




Judson  
Independent  
School  
District

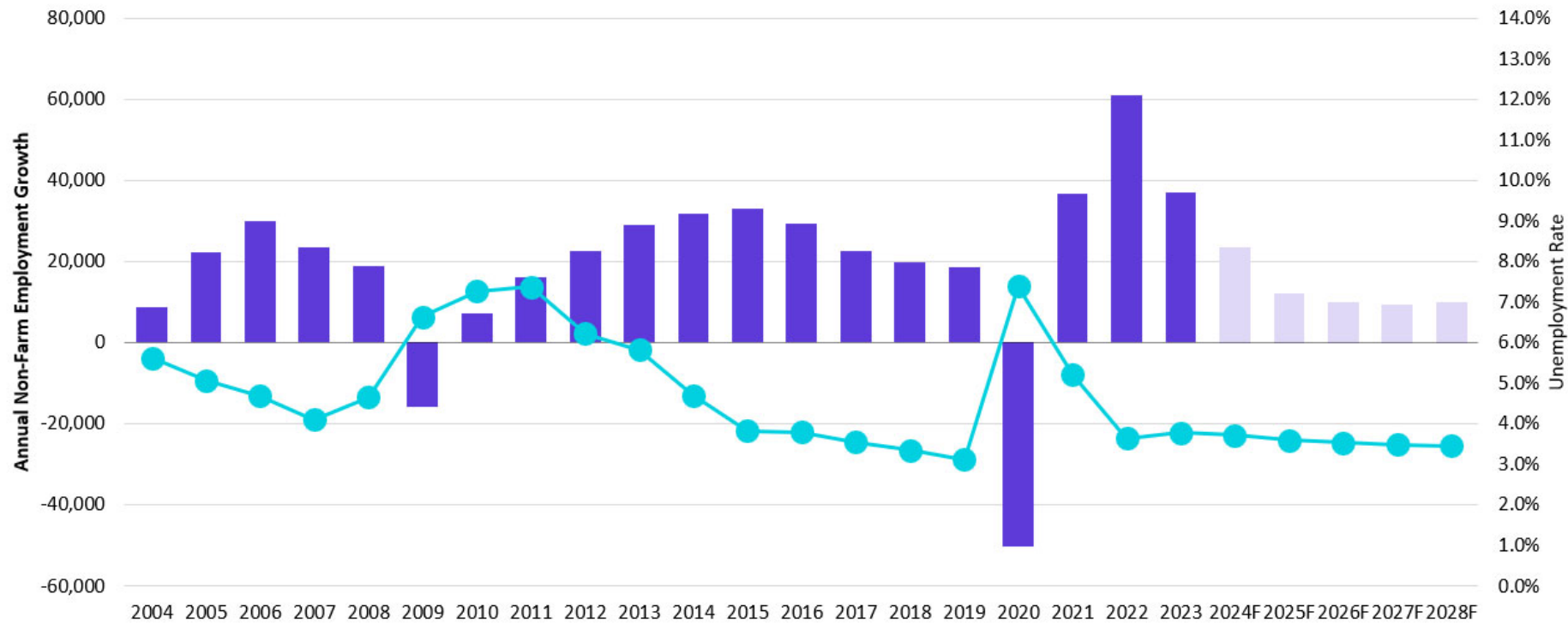
2Q24

# Demographic Report





# San Antonio MSA Employment Growth



Source: Moody's Analytics, U.S. Bureau of Labor Statistics (BLS)  
San Antonio-New Braunfels, TX Metropolitan Statistical Area - Moody's Analytics Five-Year Forecast

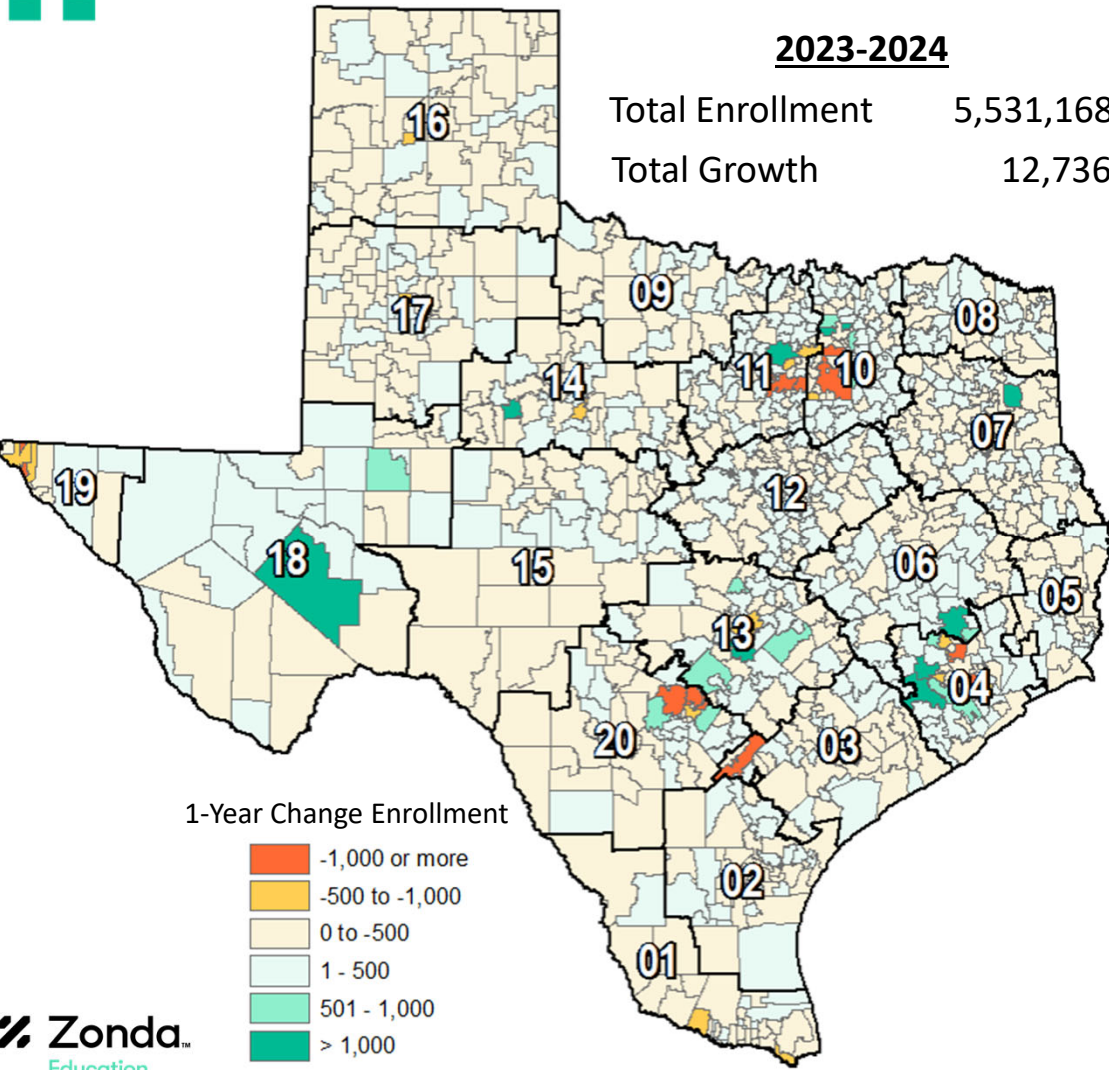
Category	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024F	2025F	2026F	2027F	2028F
Non-Farm Employment	954,342	987,300	1,016,558	1,039,067	1,059,033	1,077,492	1,027,075	1,063,783	1,124,892	1,161,892	1,185,282	1,197,417	1,207,281	1,216,665	1,226,577
Prior Year Change	31,767	32,958	29,258	22,508	19,967	18,458	(50,417)	36,708	61,108	37,000	23,390	12,135	9,864	9,384	9,912
Annual % Change	3.4%	3.5%	3.0%	2.2%	1.9%	1.7%	-4.7%	3.6%	5.7%	3.3%	2.0%	1.0%	0.8%	0.8%	0.8%
Unemployment Rate	4.7%	3.8%	3.8%	3.6%	3.4%	3.1%	7.4%	5.2%	3.6%	3.8%	3.7%	3.6%	3.5%	3.5%	3.5%



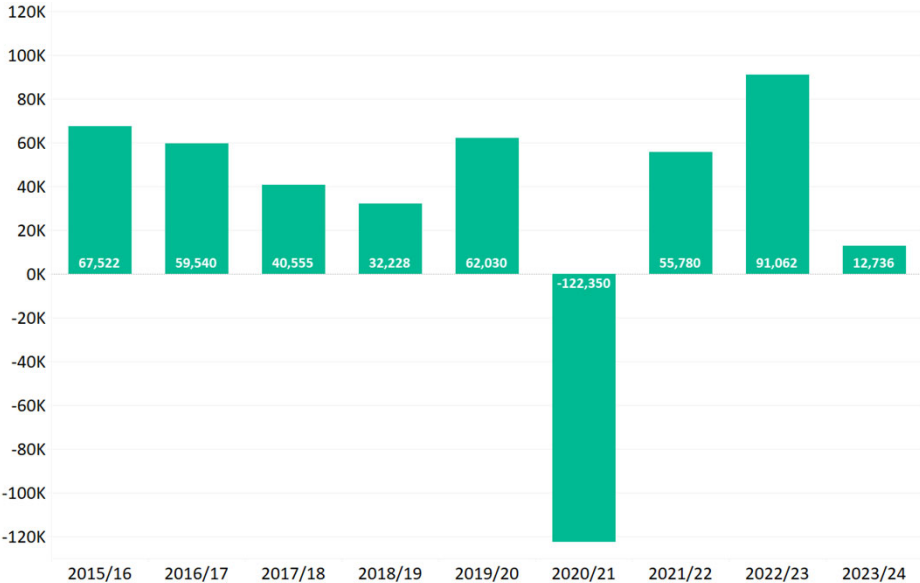
# State Enrollment Trends

**2023-2024**

Total Enrollment      5,531,168  
Total Growth              12,736



**Texas ISD Enrollment Change**

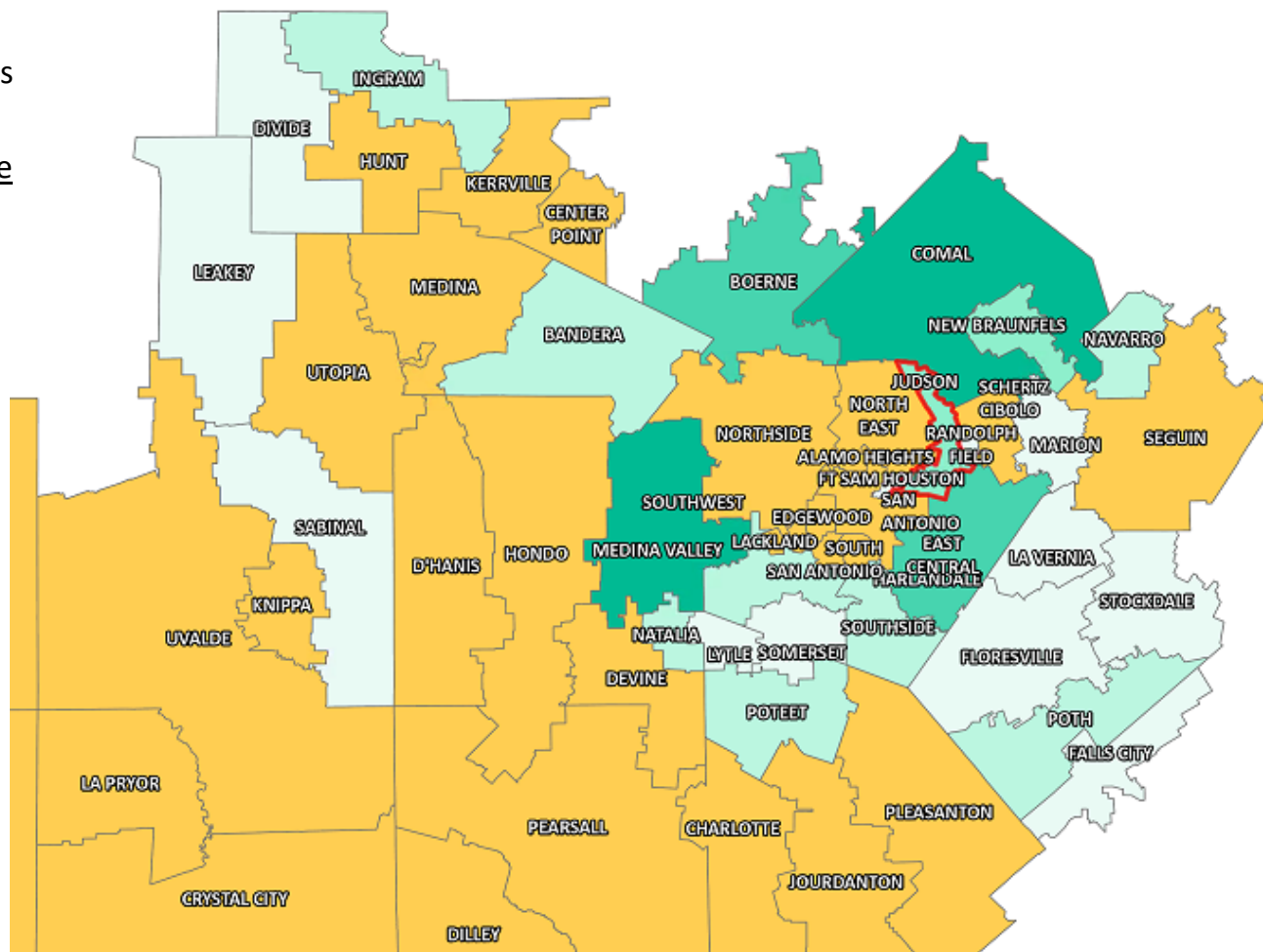
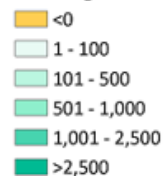




## Region 20 Enrollment Trends

- Judson ISD enrollment increased by 978 students between 2018/19 and 2023/24 (4.3%).
- Region 20 has seen a 5-year enrollment decrease of 11,586 students (-2.5% growth).
- Student enrollment declined by 4,285 students from 2022/23, in Region 20 (-0.9% growth).

5-Year Change Enrollment

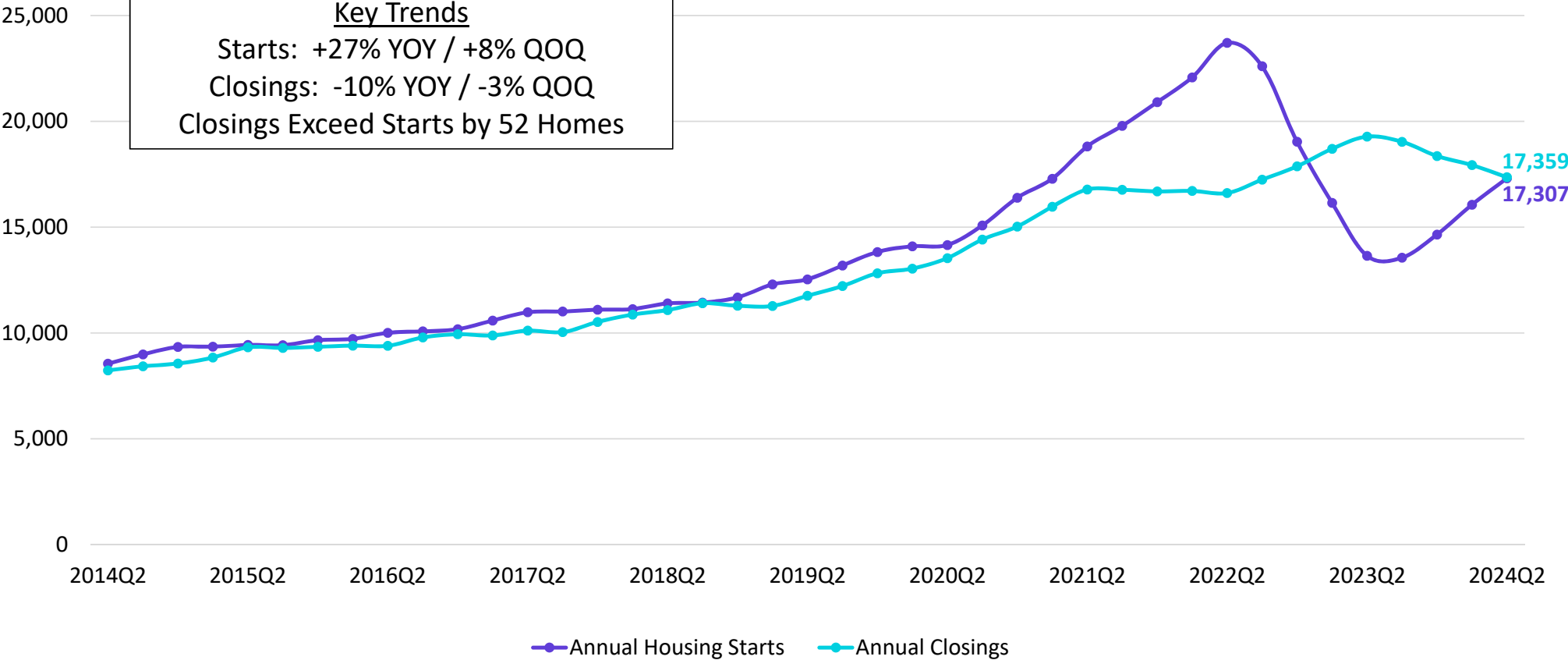




# San Antonio New Home Closings

Annual Housing Starts vs. Annual Closings

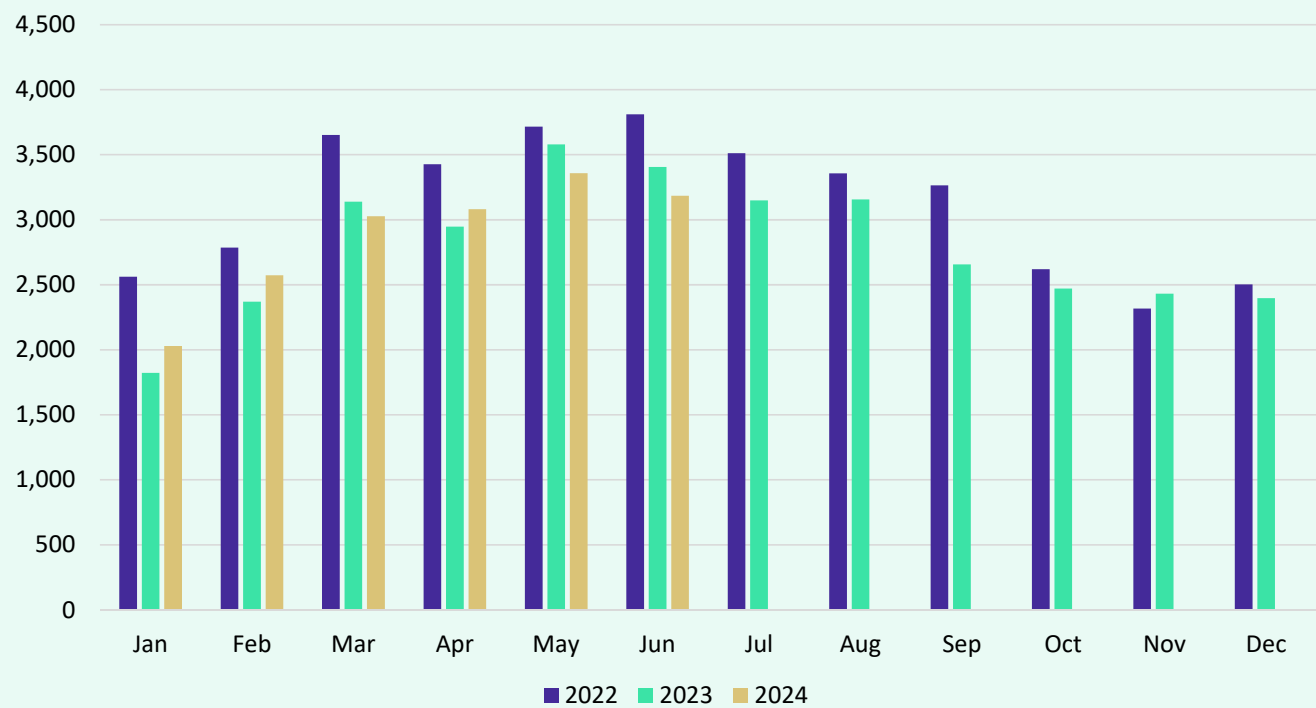
**Key Trends**  
Starts: +27% YOY / +8% QOQ  
Closings: -10% YOY / -3% QOQ  
Closings Exceed Starts by 52 Homes





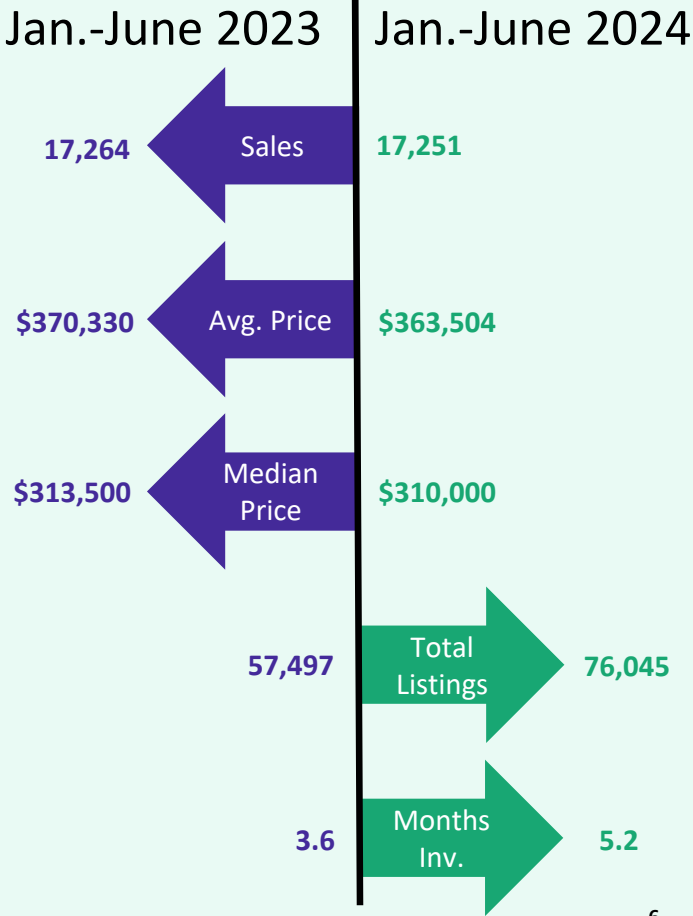
# San Antonio Housing Market Trends

San Antonio MSA Monthly Sales, 2022-2024



- Median and average home prices softened in the first half of 2024 as the number of listings increased over the same period in 2023
- Sales remained relatively flat in the first half of 2024 compared to the same period in 2023
- Inventory continued to climb in the first half of 2024 as sales remained steady

YOY Housing Trends

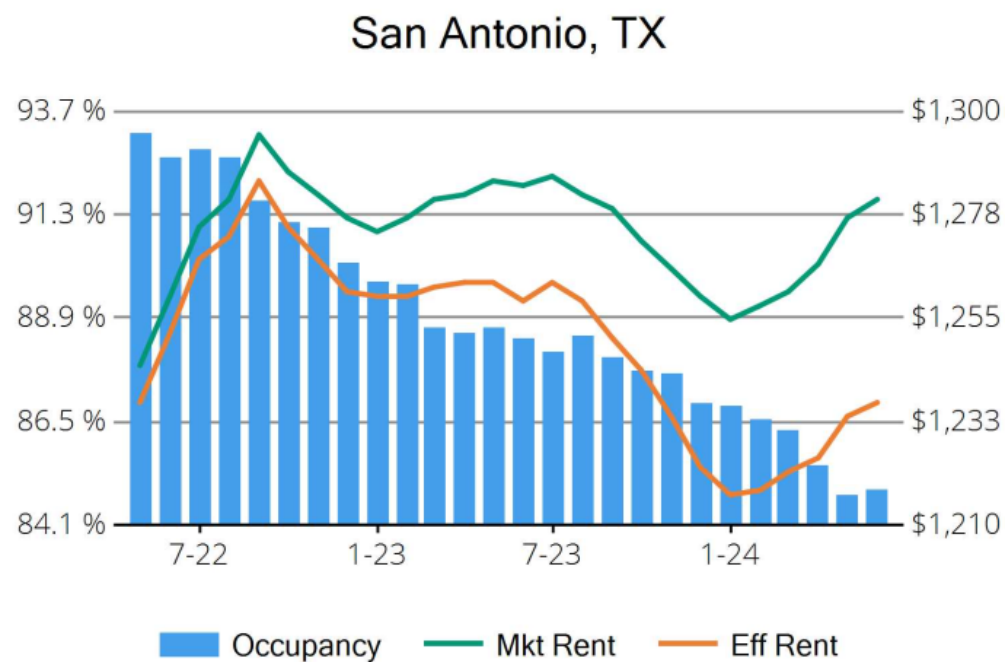




## Housing Market Trends: Multi-family Market- June 2024

### Stabilized and Lease-up Properties

Conventional Properties	Jun 2024	Annual Change
Occupancy	84.9	-4.2%
Unit Change	10,836	
Units Absorbed (Annual)	1,815	
Average Size (SF)	863	+0.8%
Asking Rent	\$1,281	-0.3%
Asking Rent per SF	\$1.48	-1.3%
Effective Rent	\$1,237	-1.8%
Effective Rent per SF	\$1.43	-2.7%
% Offering Concessions	43%	+45.2%
Avg. Concession Package	6.8%	+25.0%





# San Antonio New Home Ranking Report

ISD Ranked by Annual Closings – 2Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD (BEXAR)	3,543	3,452	2,332	6,596	21,879
2	COMAL ISD	2,582	2,779	2,061	4,415	22,781
3	MEDINA VALLEY ISD	2,216	2,173	1,457	4,784	27,630
4	EAST CENTRAL ISD	2,026	2,044	1,234	4,771	24,868
5	SOUTHWEST ISD	1,243	1,099	814	2,480	7,184
6	<b>JUDSON ISD</b>	<b>862</b>	<b>980</b>	<b>517</b>	<b>587</b>	<b>968</b>
7	SCHERTZ CIBOLO ISD	803	834	477	1,735	6,436
8	NAVARRO ISD	858	812	511	1,337	6,124
9	BOERNE ISD	692	667	567	1,144	10,016
10	SOUTHSIDE ISD	681	614	335	1,012	12,669
11	NEW BRAUNFELS ISD	627	598	389	1,026	6,268
12	NORTH EAST ISD	338	391	230	805	5,383
13	SEGUIN ISD	372	336	269	661	5,323
14	SOUTH SAN ANTONIO ISD	211	214	173	232	630
15	FLORESVILLE ISD	134	145	61	230	0
16	MARION ISD	202	124	99	295	4,352
17	SAN ANTONIO ISD	64	122	141	352	688
18	LYTLE ISD	73	72	51	363	1,046
19	PLEASANTON ISD	56	58	24	45	50
20	ALAMO HEIGHTS ISD	10	42	24	18	19

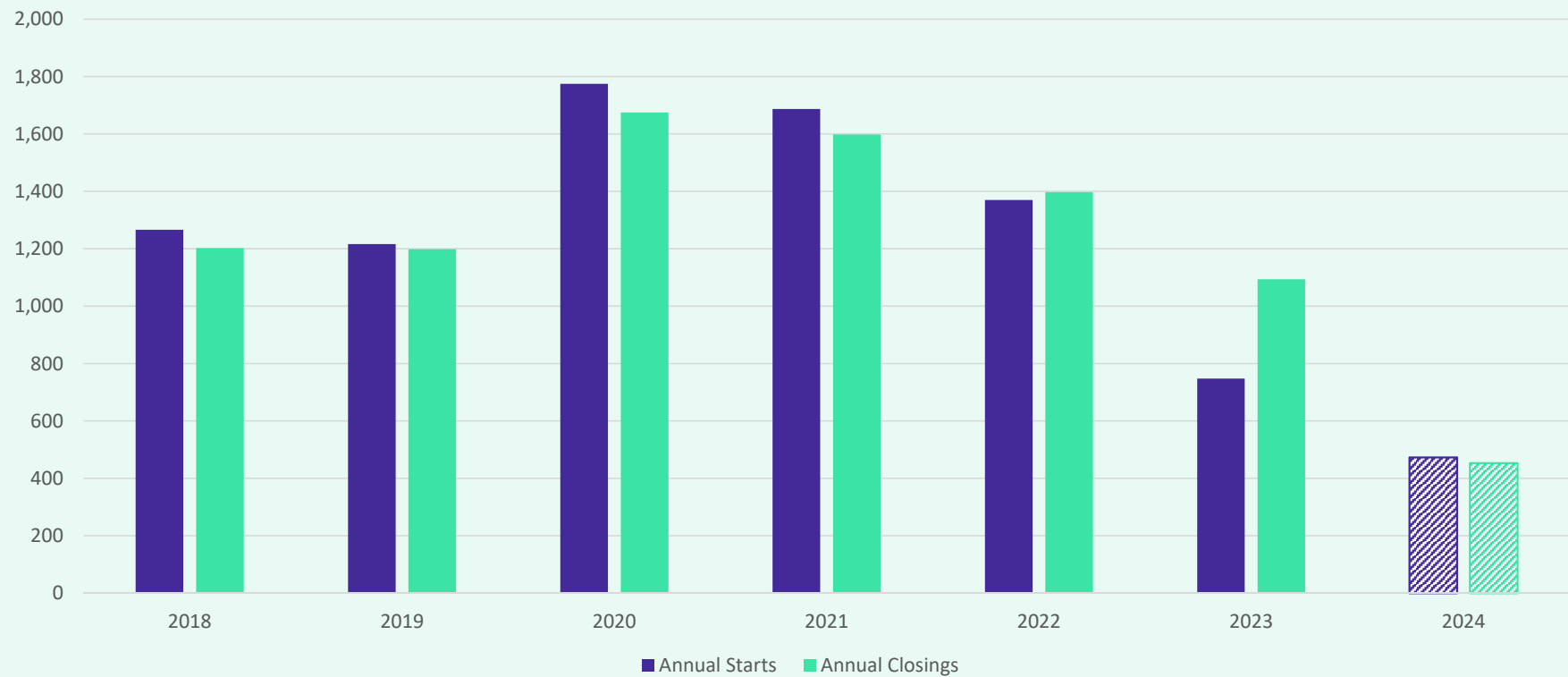
\* Based on additional research by Zonda Education

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





# District New Home Starts and Closings

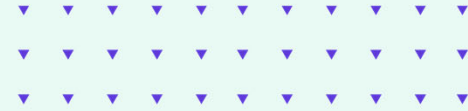


Starts	2018	2019	2020	2021	2022	2023	2024
1Q	235	320	388	343	477	158	213
2Q	396	333	473	423	435	211	260
3Q	320	242	468	467	305	259	
4Q	315	321	446	454	153	120	
Total	1,266	1,216	1,775	1,687	1,370	748	473

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	269	253	236	300	307	235	209
2Q	296	351	397	497	243	320	244
3Q	319	321	621	426	449	337	
4Q	318	273	421	375	398	202	
Total	1,202	1,198	1,675	1,598	1,397	1,094	453



## District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CANDLEWOOD	0	0	15	1	0	2	0	0
CONVERSE	22	4	28	12	4	32	180	0
COPPERFIELD	176	43	182	56	60	92	76	0
CRESTVIEW	0	0	1	0	0	0	0	25
ELOLF	110	29	138	26	25	40	93	0
ESCONDIDO	78	9	92	27	8	25	10	115
HARTMAN	2	0	5	0	0	1	3	0
MASTERS	17	6	61	6	6	8	34	65
MILLER'S POINT	0	0	0	0	0	0	0	120
OLYMPIA	22	5	23	9	7	17	75	109
PASCHALL	21	0	39	6	0	8	0	0
ROLLING MEADOWS	11	0	19	5	0	11	38	0
SALINAS	0	0	0	0	0	0	0	0
SPRING MEADOWS	52	16	59	14	21	29	4	0
WOODLAKE	0	0	0	0	0	0	0	98
WORTHAM OAKS	351	148	318	82	141	252	74	436
<b>Grand Total</b>	<b>862</b>	<b>260</b>	<b>980</b>	<b>244</b>	<b>272</b>	<b>517</b>	<b>587</b>	<b>968</b>

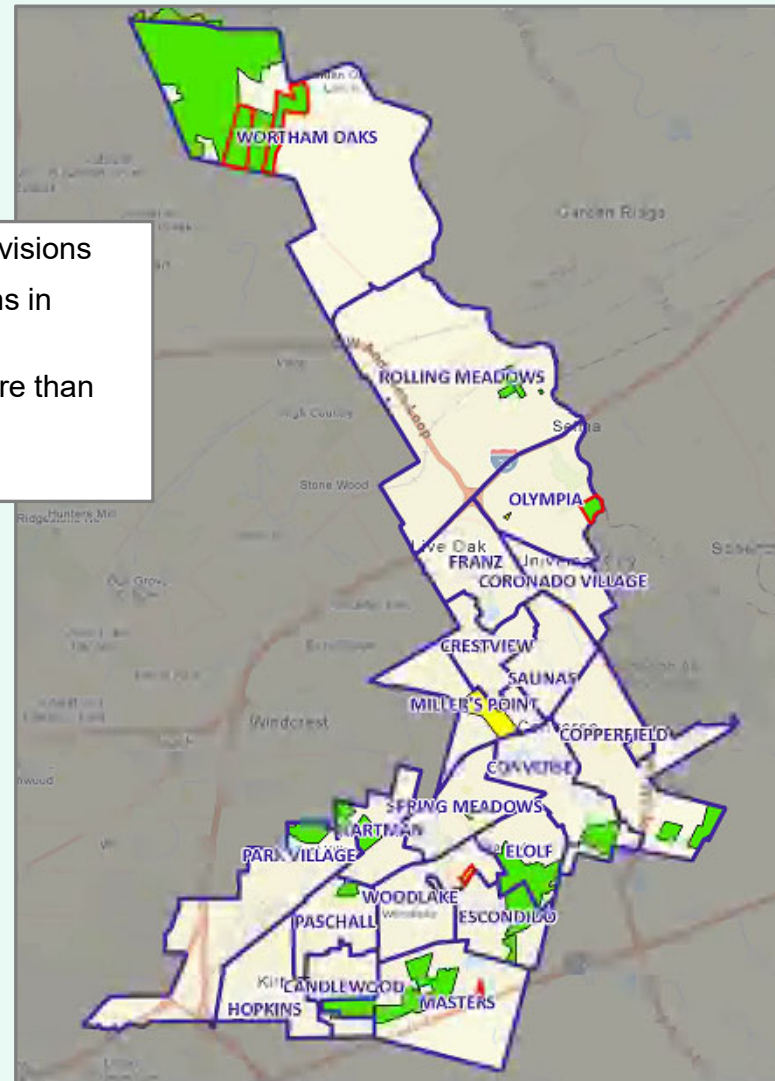
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category





## District Housing Overview

- The district has 19 actively building subdivisions
- Within JISD there are 5 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 440 lots within 5 subdivisions
- 152 lots were delivered in the 2<sup>nd</sup> quarter



- Groundwork Underway
- Active
- Future
- Elementary Attendance Zones



## Residential Activity

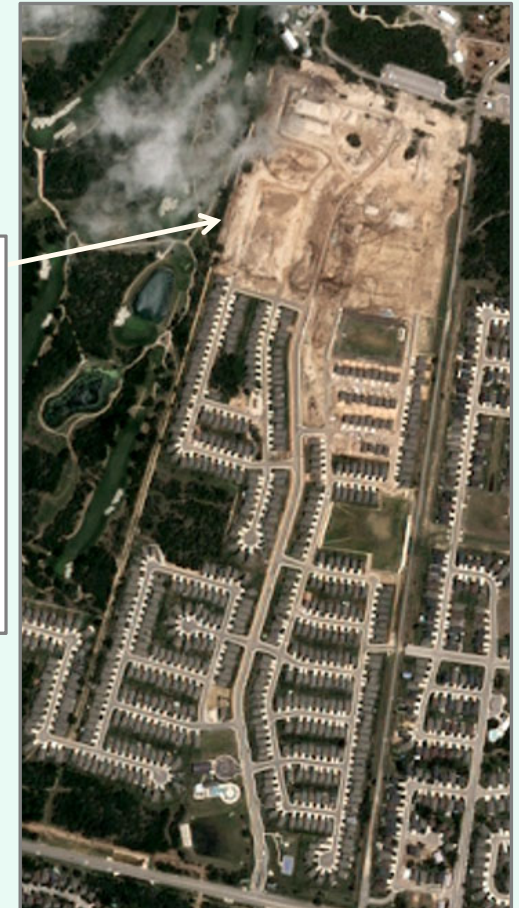
### Cibolo Canyons

- 1,506 total lots
- 206 future lots
- 12 vacant developed lots
- 26 homes under construction
- 1,234 homes occupied
- Started 17 homes in 1Q24; started 70 homes in last 12 months
- Closed 23 homes in 2Q24; closed 168 homes in last 12 months
- \$500K+

### Langdon

- 802 total lots
- 220 future lots
- 38 vacant developed lots
- 85 homes under construction
- 390 homes occupied
- Started 101 homes in 2Q24, started 230 homes in last 12 months
- Groundwork underway on remaining lots
- DR Horton
- \$323K+

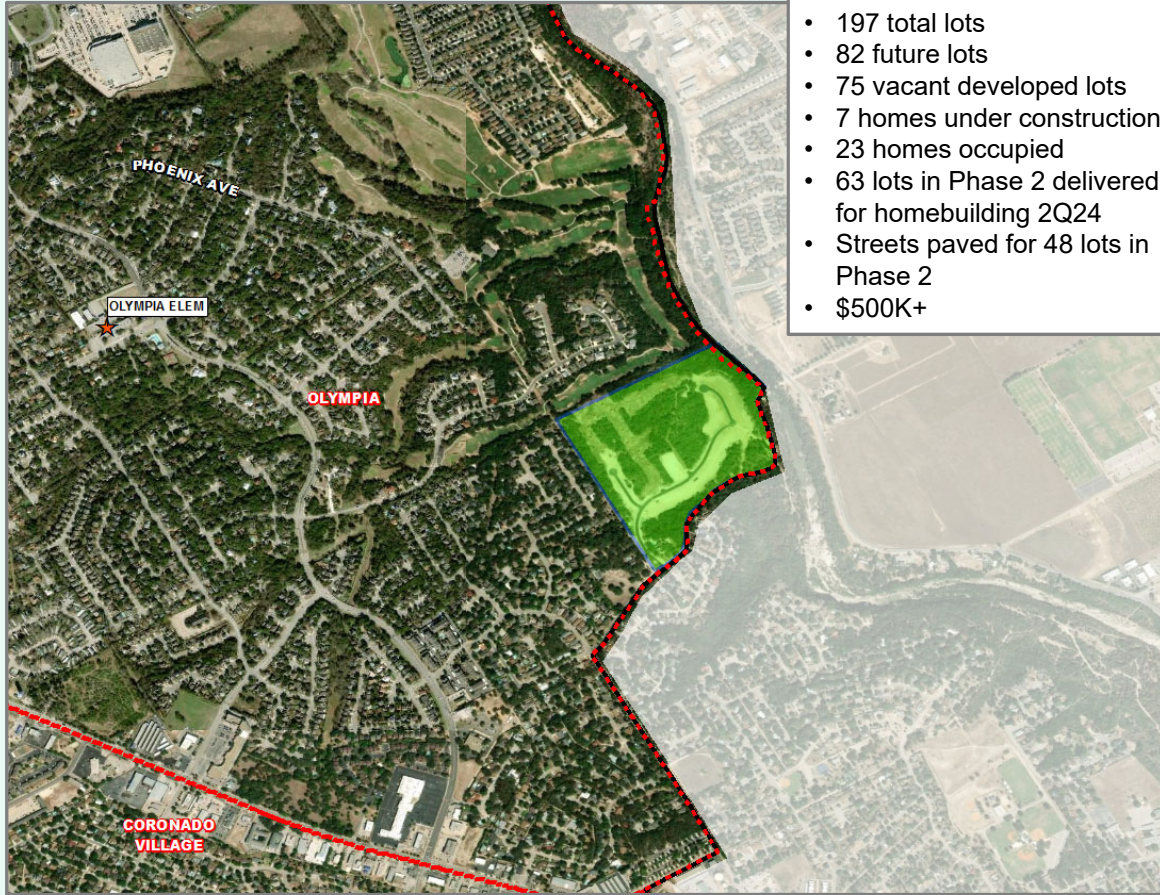
July 2024







## Residential Activity



### Cibolo Crossing

- 197 total lots
- 82 future lots
- 75 vacant developed lots
- 7 homes under construction
- 23 homes occupied
- 63 lots in Phase 2 delivered for homebuilding 2Q24
- Streets paved for 48 lots in Phase 2
- \$500K+

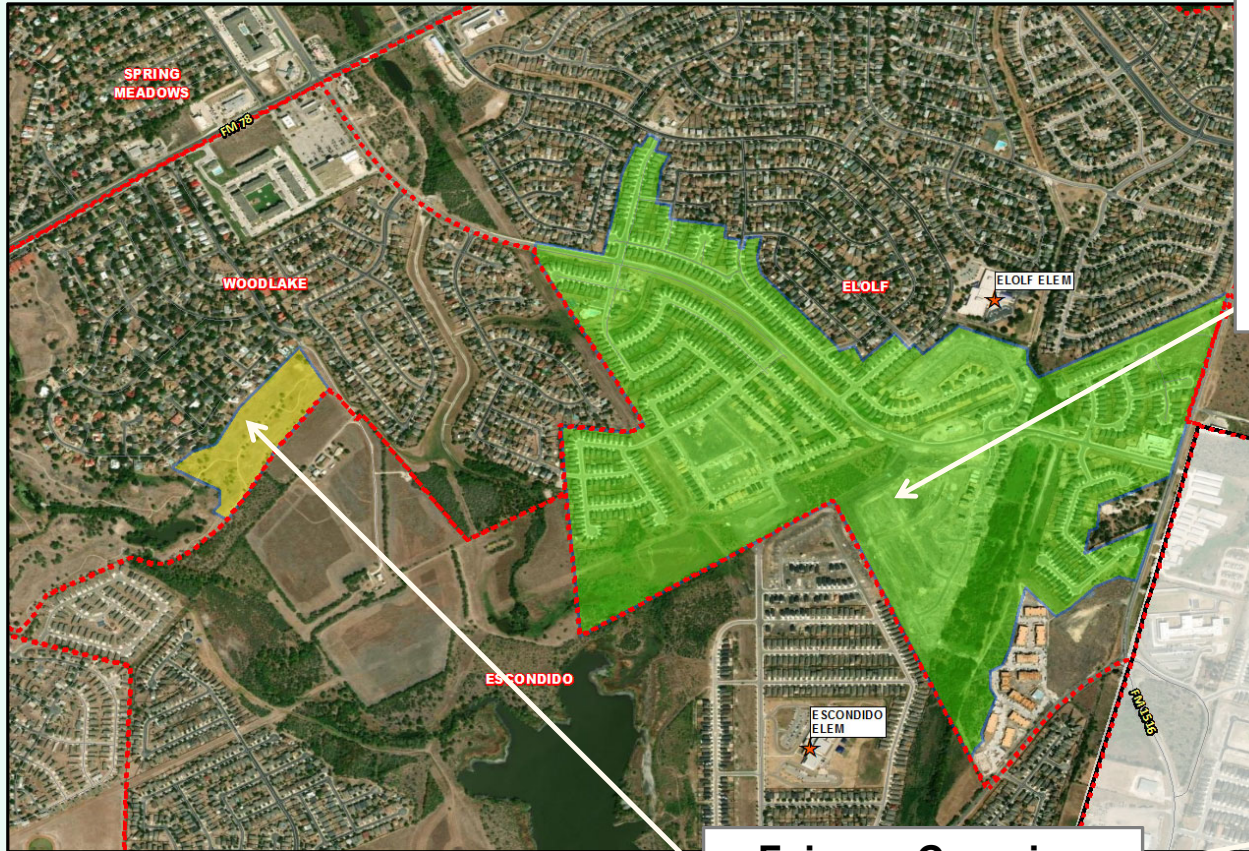
*July 2024*







## Residential Activity



### Liberte Ventura

- 1,033 total lots
- 93 vacant developed lots
- 25 homes under construction
- 900 homes occupied
- Started 29 homes in 1Q24, started 110 homes in last 12 months
- Closed 26 homes in 1Q24, closed 138 homes in last 12 months
- 88 lots in Phase 10 delivered for homebuilding 2Q24
- \$160K - \$250K

*June 2024*

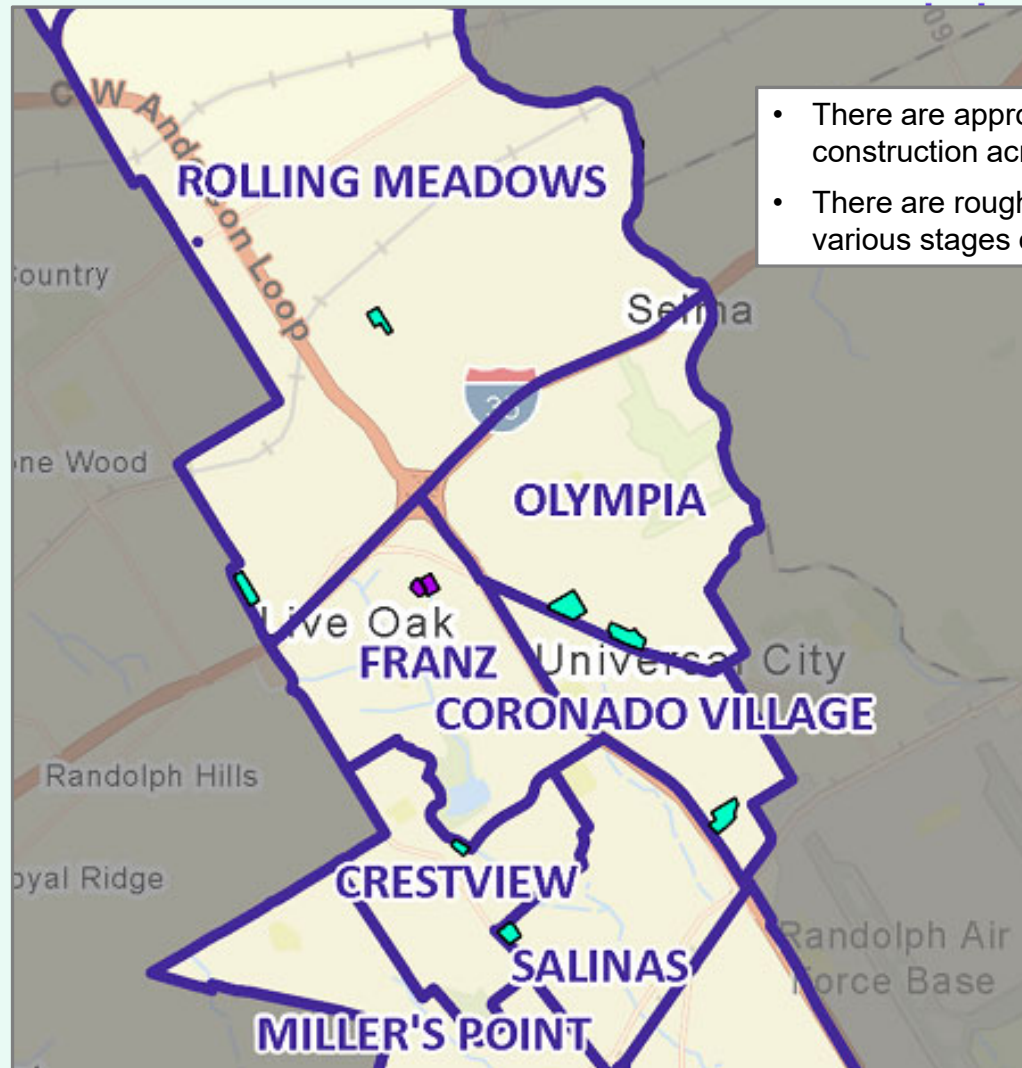


### Fairway Crossing

- 98 total future lots
- Final plat approved Spring 2024
- Groundwork underway on all lots



## District Multifamily Overview



- There are approx. 80 multifamily units under construction across the district
- There are roughly 1,170 future multifamily units in various stages of planning across the district

Multifamily Development

Future

Under Construction

Elementary Attendance Zones





# TEA Transfer Report

Transfers In From:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
East Central ISD	3	25	43	76	326	283	+280
North East ISD	33	70	116	288	607	424	+391
Northside ISD	3	3	13	26	36	27	+24
San Antonio ISD	3	14	31	79	131	107	+104
Schertz-Cibolo-U City ISD	30	57	52	106	229	152	+122
<b>Total Transfers In*</b>	<b>99</b>	<b>210</b>	<b>288</b>	<b>633</b>	<b>1,444</b>	<b>1,073</b>	<b>+974</b>

Transfers Out To:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Basis Texas	35	42	82	121	154	189	+154
Brooks Academy of Science and Engineering	46	43	49	58	0	0	-46
Comal ISD	21	22	32	55	63	47	+26
East Central ISD	29	22	21	21	31	38	+9
Ft Sam Houston ISD	142	157	158	176	177	186	+44
George Gervin Academy	224	162	133	120	104	140	-84
Harmony Science Academy	172	172	134	129	145	141	-31
IDEA Public Schools	1,216	1,299	1,687	1,885	2,074	1,777	+561
Jubilee Academic Center	99	111	92	76	68	52	-47
KIPP San Antonio	55	49	56	35	30	30	-25
North East ISD	95	126	157	264	231	234	+139
Randolph Field ISD	333	337	361	347	335	351	+18
San Antonio ISD	216	278	217	187	354	414	+198
Schertz-Cibolo-U- City ISD	111	109	93	92	93	83	-28
School of Excellence in Education	106	59	54	0	0	0	-106
School of Science and Technology	253	314	383	389	468	557	+304
Southwest Preparatory School	55	53	39	35	30	27	-28
Texas College Preparatory Académie	165	179	192	157	190	201	+36
<b>Total Transfers Out*</b>	<b>3,839</b>	<b>4,048</b>	<b>4,837</b>	<b>5,249</b>	<b>5,941</b>	<b>6,084</b>	<b>+2,245</b>

\* Totals include additional districts due to TEA rounding rules





## Key Takeaways:

- Based on the current trends, Judson ISD could experience more than 900 new home starts & closings
- The district has roughly 517 homes currently in inventory with more than 580 additional lots available to build on
- Groundwork is underway on more than 370 lots within 3 subdivisions
- Statewide enrollment trends are trending toward slower growth
- This year will be a critical year for Texas public schools as the state legislature will likely pass a “Voucher” education bill expanding school choice
- School districts across Texas will need to develop new facility planning models requiring greater flexibility as enrollment patterns will likely change
- Planning will need to center around efficiency, safety and improving the academic learning spaces
- Older buildings that have lower enrollments will need to be studied to determine if better learning spaces can be created to optimize cost per student while creating the new and improved learning environments



# The Year Ahead- 2024/25

