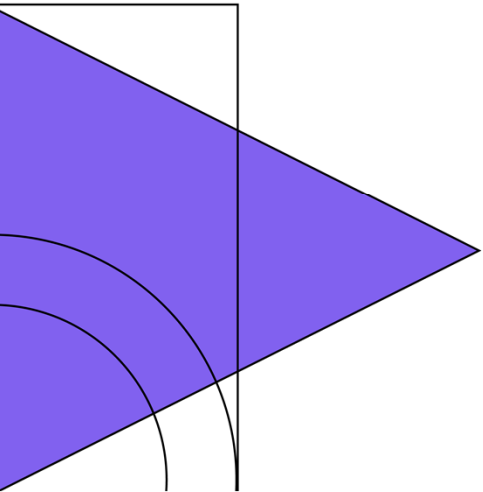
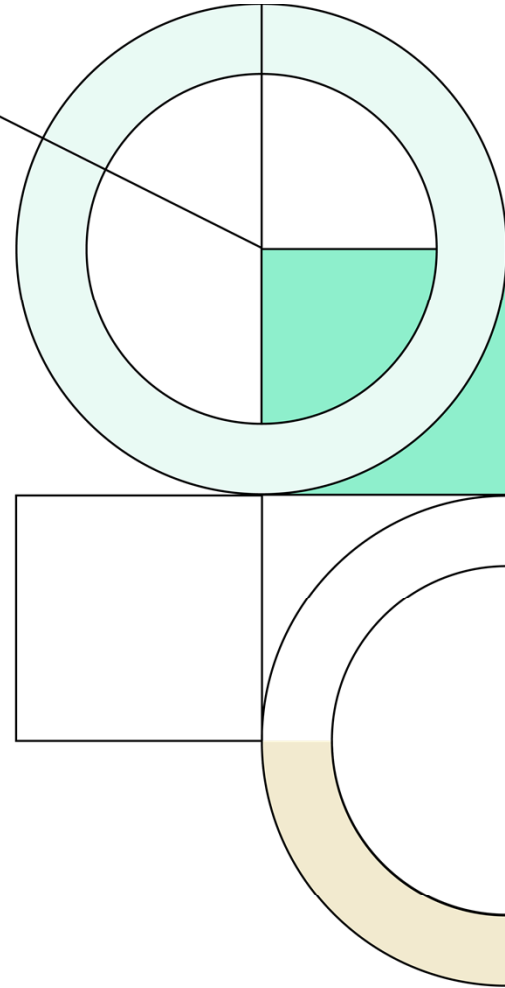




Georgetown Independent School District

4Q24

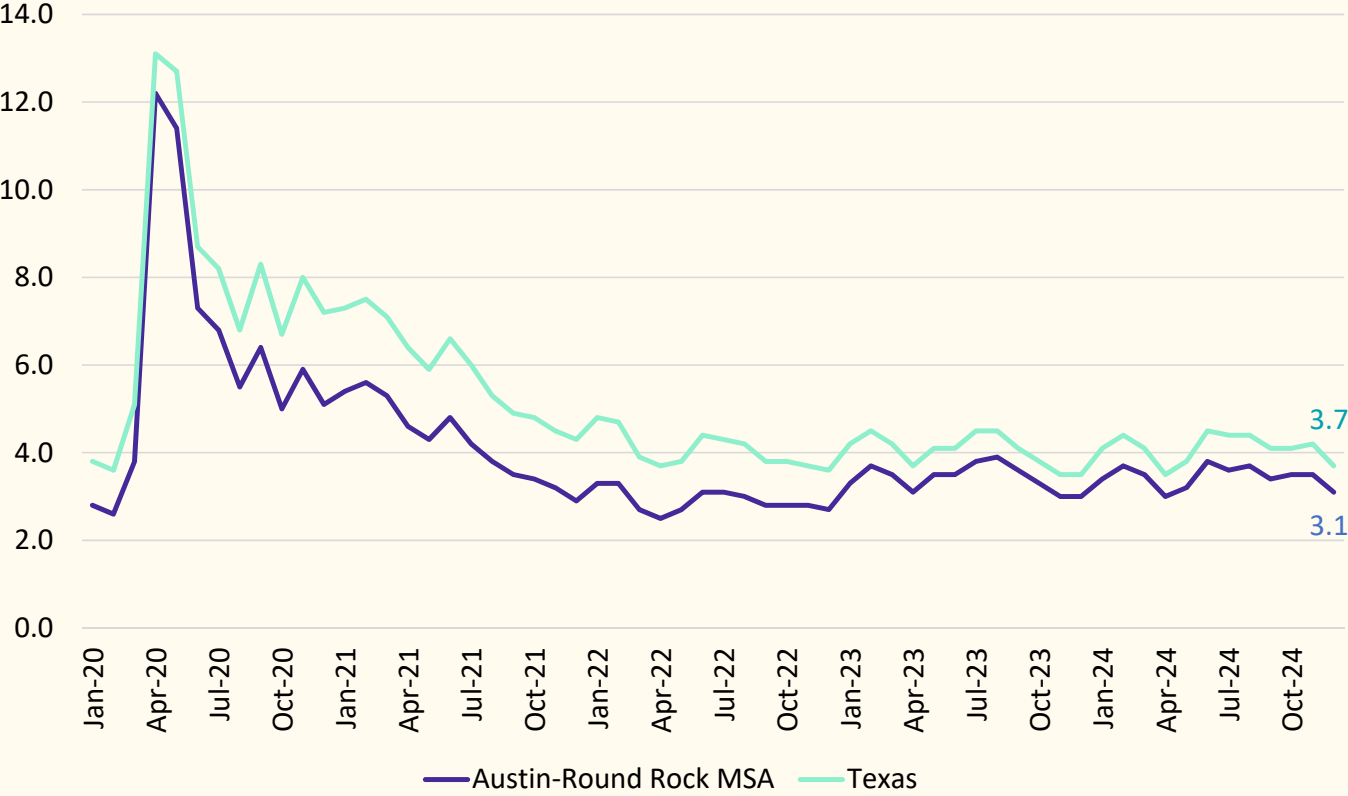
Demographic Report



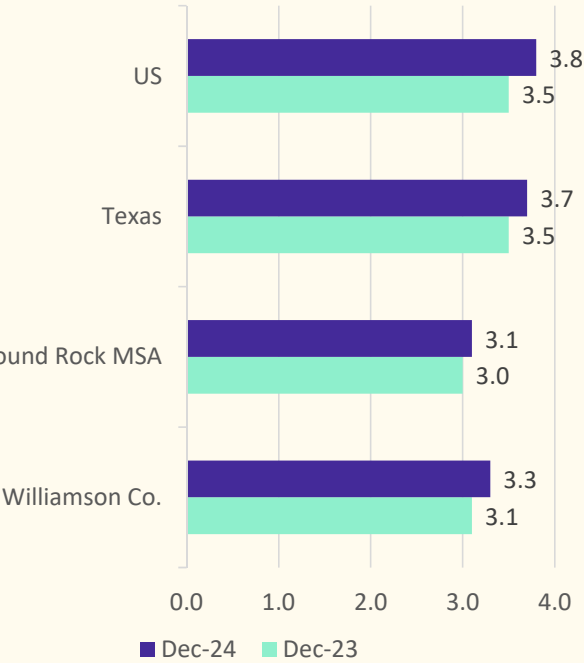


Local Economic Conditions

Unemployment Rates, Jan 2020 - Dec 2024



Unemployment Rate, Year-Over-Year





Housing Activity by MSA

Top 25 Housing Starts Markets (4Q2024)

Rank	Market	4Q24 Annualized Starts	4Q24 YOY Change	4Q19 Annualized Starts	Change from 2019
1	Dallas	47,421	13%	34,816	36%
2	Houston	39,036	10%	30,646	27%
3	Phoenix	22,800	32%	21,598	6%
4	San Antonio	18,232	25%	13,816	32%
5	Atlanta	18,206	2%	23,113	-21%
6	Austin	16,293	2%	18,952	-14%
7	Orlando	13,524	-15%	14,624	-8%
8	Tampa	12,131	1%	12,296	-1%
9	Charlotte	11,991	2%	12,136	-1%
10	Raleigh	11,848	15%	10,033	18%
11	Las Vegas	11,499	18%	9,852	17%
12	Riverside/San Bernardino	11,025	-4%	9,780	13%
13	Washington, DC	10,963	8%	12,608	-13%
14	Jacksonville	10,341	5%	8,833	17%
15	Sarasota	10,010	12%	6,071	65%
16	Nashville	9,348	2%	8,955	4%
17	Miami	9,087	4%	8,058	13%
18	Portland	8,789	85%	5,273	67%
19	Seattle	8,270	32%	8,579	-4%
20	Denver	8,199	8%	9,925	-17%
21	Lakeland	7,846	7%	5,084	54%
22	Boise	7,456	42%	6,468	15%
23	Minneapolis	7,436	12%	7,852	-5%
24	Indianapolis	7,196	15%	6,019	20%
25	Chicago	7,020	9%	6,110	15%

Source: Zonda



Austin New Home Starts & Closings

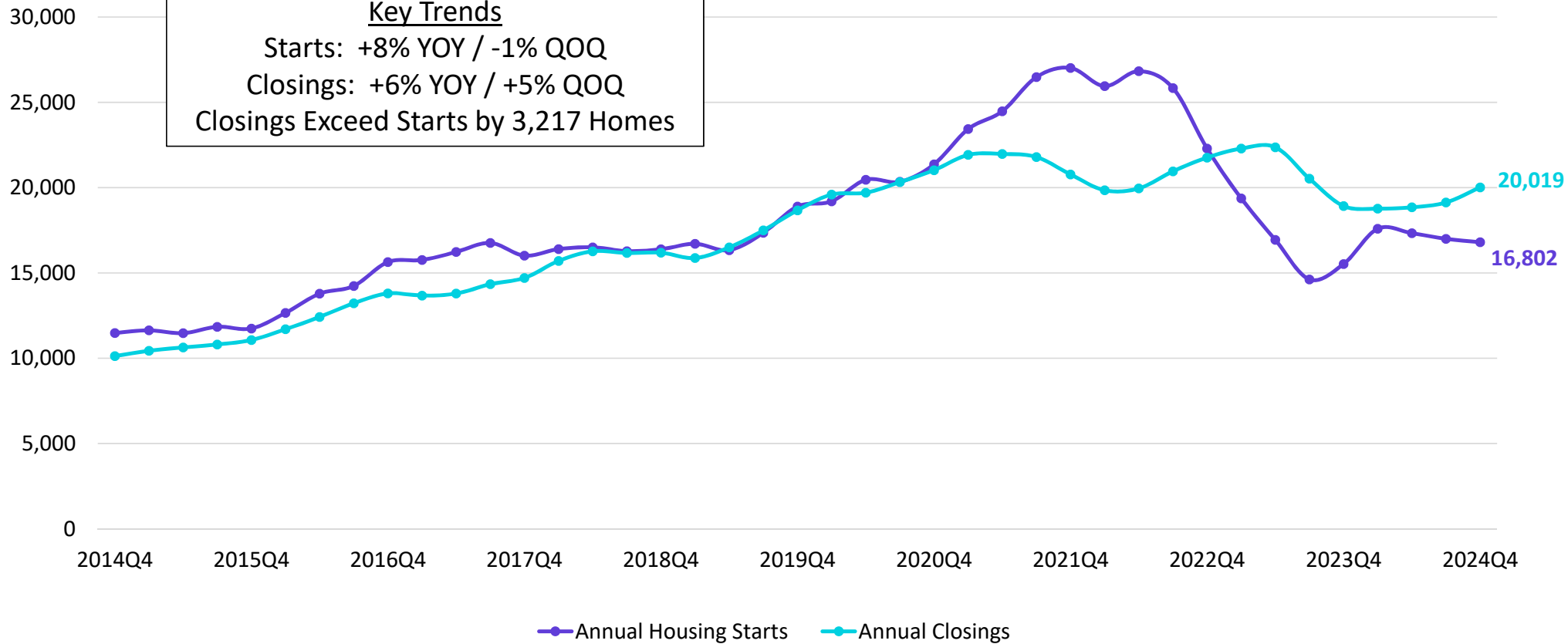
Annual Housing Starts vs. Annual Closings

Key Trends

Starts: +8% YOY / -1% QOQ

Closings: +6% YOY / +5% QOQ

Closings Exceed Starts by 3,217 Homes

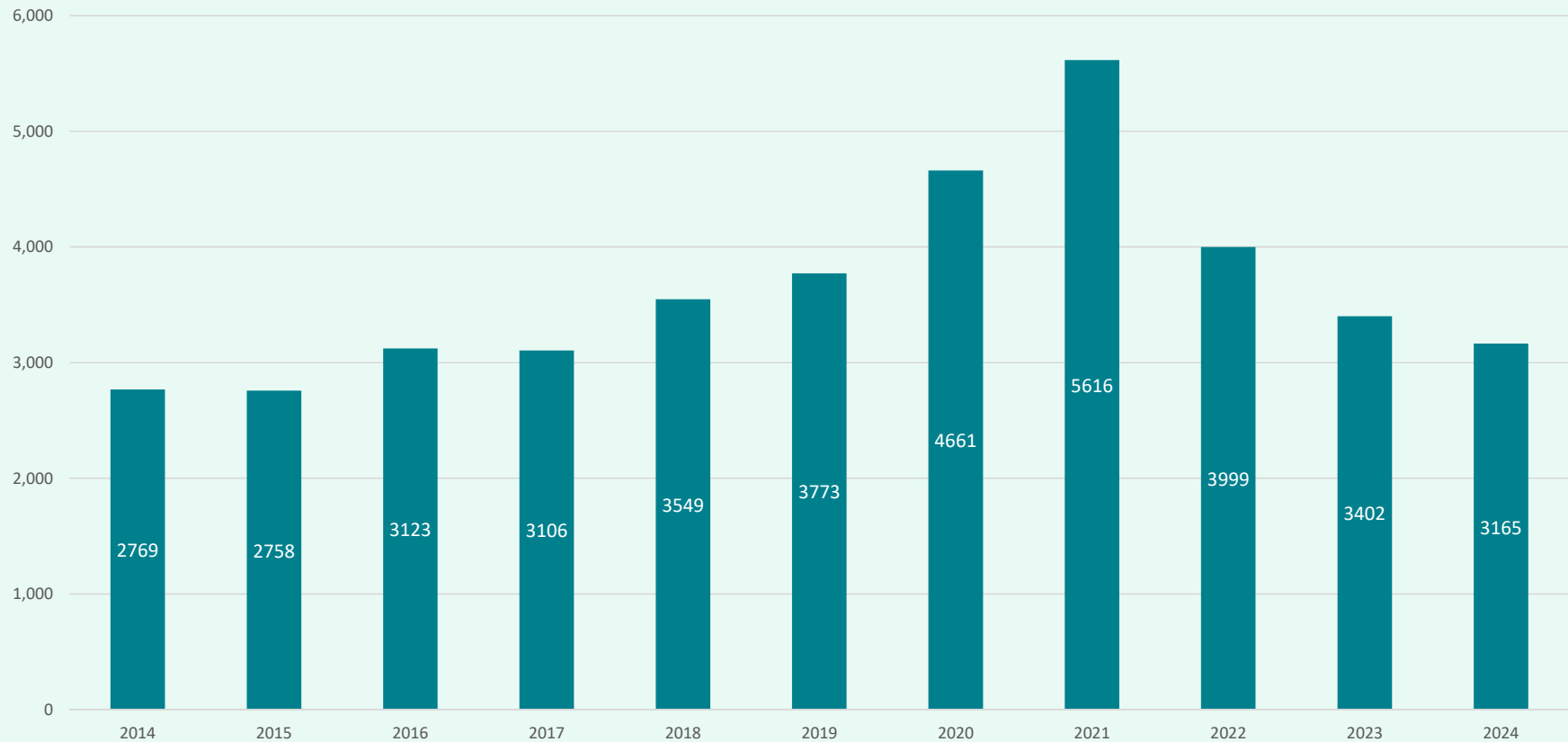


Source: Zonda

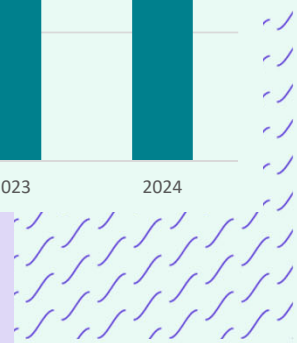


Georgetown ISD Housing Market Analysis

District Annual Home Sales by Type, 2014 – 2024



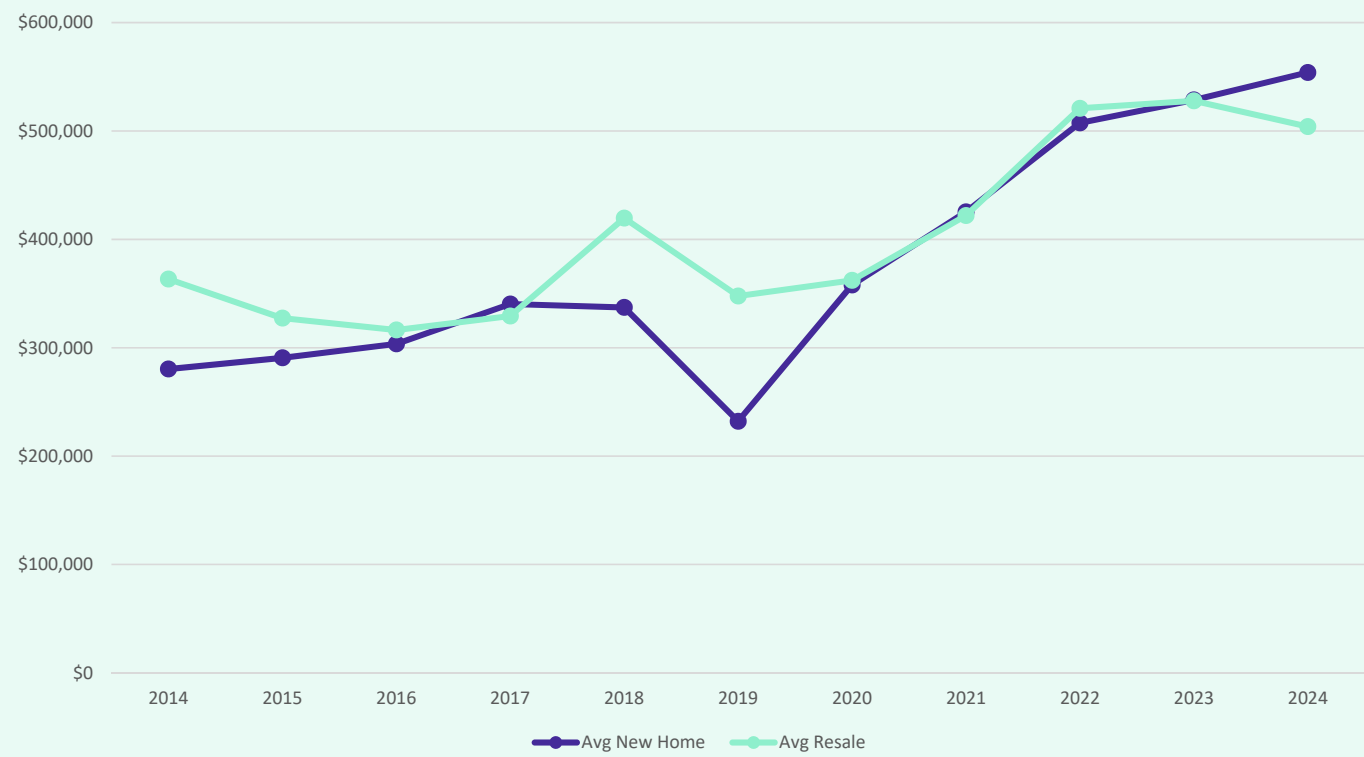
- Total home sales within Georgetown ISD have fallen by almost half due to rising inflation costs and interest rate increases
- New home sales in GISD accounted for 46% of the total district home sales in 2024, a decrease from 49% in 2023





Georgetown ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2014 - 2024



- The average new home sale price in Georgetown ISD has almost doubled between 2014 and 2024, an increase of nearly \$274,000
- The average existing home sale price in GISD has risen 38% in the last 10 years, an increase of nearly \$141,800

	Avg New Home	Avg Existing Home
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
2024	\$554,014	\$504,121



Austin New Home Ranking Report

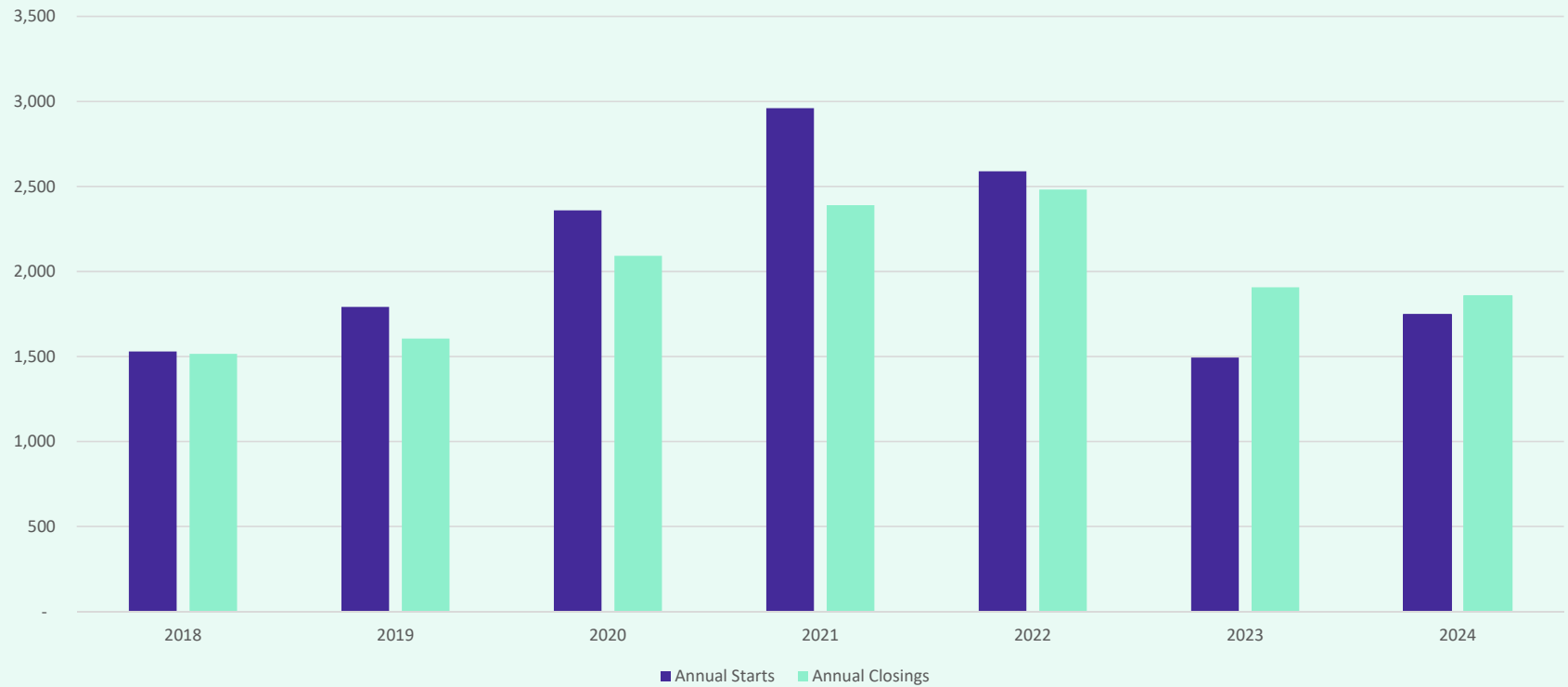
ISD Ranked by Annual Closings – 4Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	HAYS CISD	3,196	4,100	1,576	6,382	38,509
2	LIBERTY HILL ISD	1,775	1,962	842	3,139	8,174
3	GEORGETOWN ISD	1,746	1,856	1,100	2,994	23,705
4	LEANDER ISD	1,373	1,654	779	1,908	4,828
5	HUTTO ISD	1,031	1,350	554	1,488	14,250
6	AUSTIN ISD	519	1,318	1,757	1,151	10,772
7	JARRELL ISD	1,243	1,278	477	2,692	10,261
8	MANOR ISD	717	963	480	1,428	15,917
9	DEL VALLE ISD	930	851	622	1,820	25,596
10	PFLUGERVILLE ISD	759	840	291	1,325	10,326
11	ROUND ROCK ISD	648	739	347	987	2,370
12	BASTROP ISD	399	676	336	3,202	21,551
13	LOCKHART ISD	485	624	221	811	23,812
14	ELGIN ISD	658	599	390	726	14,332
15	DRIPPING SPRINGS ISD	414	534	296	1,022	7,227
16	SAN MARCOS CISD	407	525	312	1,316	8,685
17	LAKE TRAVIS ISD	342	481	254	937	3,757
18	MARBLE FALLS ISD	179	266	70	1,023	8,024
19	LAGO VISTA ISD	102	77	101	703	5,033
20	BURNET CISD	118	71	94	943	1,120

* Based on additional Zonda Education housing research



District New Home Starts and Closings



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	385	412	482	886	696	229	321
2Q	448	413	529	665	1,122	512	580
3Q	433	483	660	722	480	348	455
4Q	264	484	690	687	291	405	390
Total	1,530	1,792	2,361	2,960	2,589	1,494	1,746

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	323	344	465	663	545	588	428
2Q	409	391	436	571	599	580	461
3Q	394	418	580	579	631	422	410
4Q	390	453	612	577	706	317	557
Total	1,516	1,606	2,093	2,390	2,481	1,907	1,856



District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CARVER	47	22	32	8	26	44	50	634
COOPER	7	0	37	4	0	0	29	3,076
FORD	233	45	238	58	71	176	615	898
FROST	0	0	0	0	0	0	10	1,158
MCCOY	73	24	30	26	15	51	182	658
MITCHELL	113	22	122	42	28	56	347	275
PURL	0	0	1	0	0	1	4	0
SAN GABRIEL	193	49	179	35	89	158	235	5,917
VILLAGE	0	0	2	0	0	0	6	259
WILLIAMS	190	41	167	52	47	92	281	3,752
WOLF RANCH	890	187	1,048	332	238	522	1,235	7,078
Grand Total	1,746	390	1,856	557	514	1,100	2,994	23,705

 Highest activity in the category

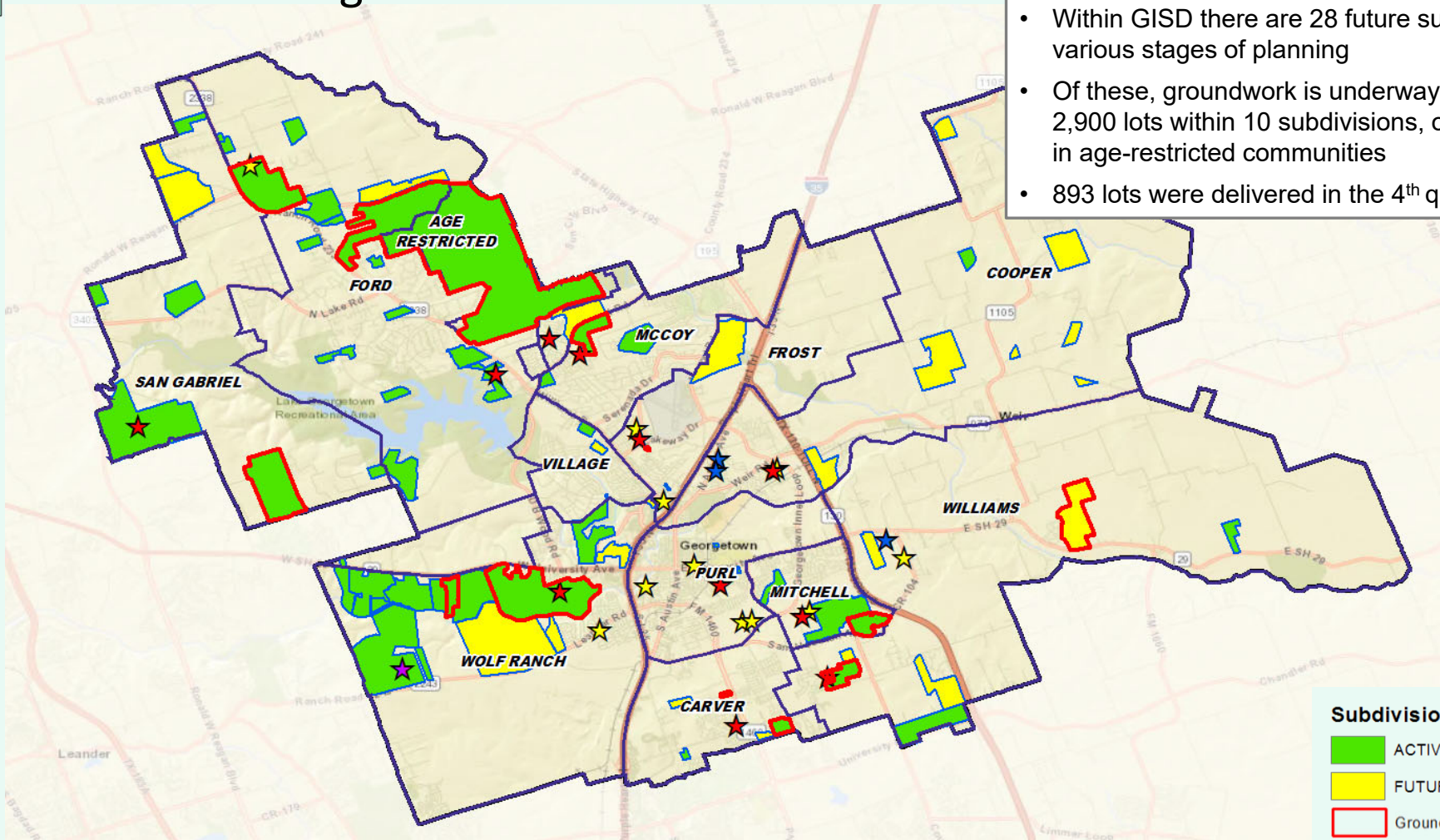
 Second highest activity in the category

 Third highest activity in the category



District Housing Overview

- The district has 51 actively building subdivisions
- Within GISD there are 28 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 2,900 lots within 10 subdivisions, of which 179 are in age-restricted communities
- 893 lots were delivered in the 4th quarter

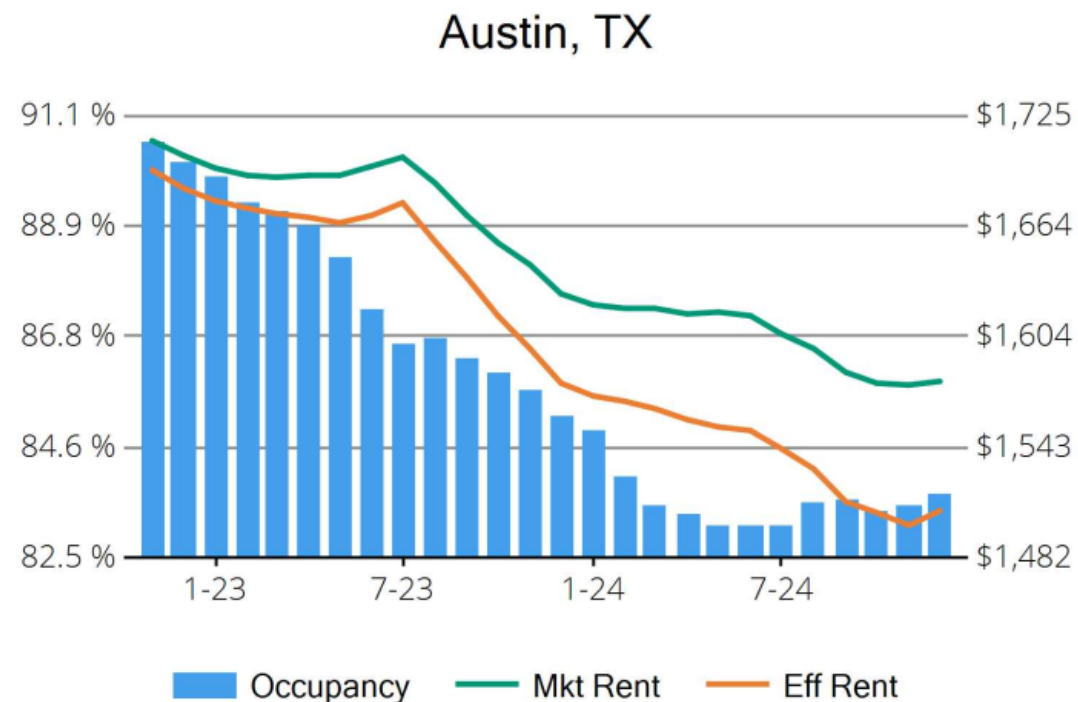




Housing Market Trends: Multi-family Market- December 2024

Stabilized and Lease-up Properties

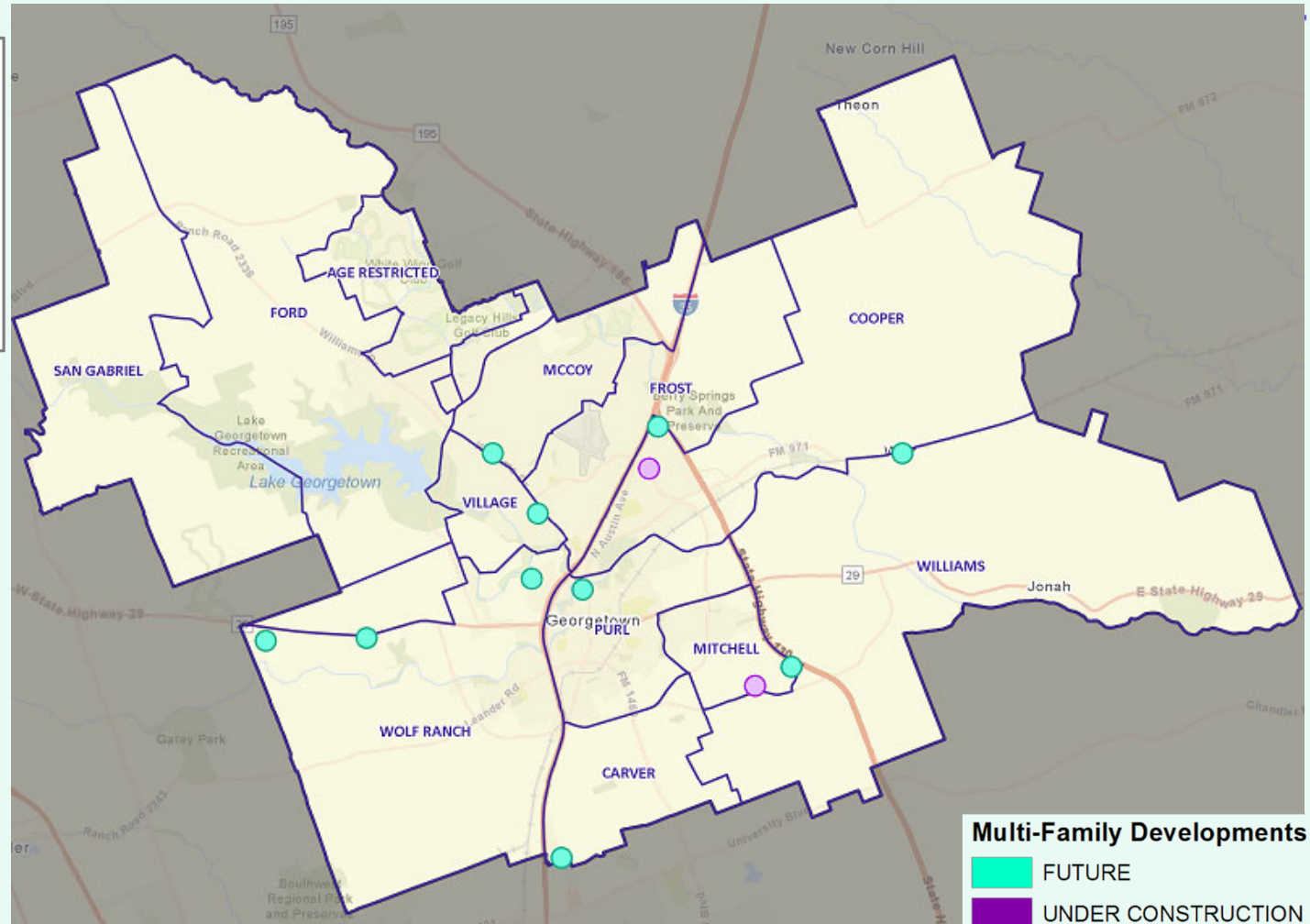
Conventional Properties	Dec 2024	Annual Change
Occupancy	83.7	-1.9%
Unit Change	19,193	
Units Absorbed (Annual)	11,785	
Average Size (SF)	875	+0.5%
Asking Rent	\$1,579	-2.8%
Asking Rent per SF	\$1.80	-3.3%
Effective Rent	\$1,508	-4.4%
Effective Rent per SF	\$1.72	-4.9%
% Offering Concessions	46%	+28.7%
Avg. Concession Package	9.1%	+19.8%





District Multifamily Overview

- There are approximately 540 multifamily units under construction
- There are nearly 2,500 future multifamily units in various stages of planning across the district, of which 750 are age-restricted units
- About 2,000 units were completed in the last six months





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
2020/21	44	261	787	829	801	809	839	807	874	940	952	1,005	976	1,002	940	11,866		
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	69	398	888	929	973	1,010	1,004	960	953	1,004	981	1,090	1,117	1,062	1,034	13,472	308	2.3%
2024/25	75	378	937	948	970	1,051	1,059	1,042	1,034	1,008	1,053	1,074	1,115	1,098	1,051	13,893	421	3.1%
2025/26	75	378	859	957	971	1,051	1,066	1,109	1,038	1,075	1,077	1,146	1,049	1,115	1,094	14,060	167	1.2%
2026/27	75	378	1,009	931	1,005	1,024	1,108	1,120	1,126	1,083	1,121	1,213	1,130	1,045	1,111	14,479	419	3.0%
2027/28	75	378	1,066	1,101	992	1,070	1,089	1,174	1,135	1,175	1,132	1,196	1,197	1,122	1,036	14,938	459	3.2%
2028/29	75	378	1,187	1,148	1,164	1,055	1,135	1,149	1,182	1,189	1,224	1,210	1,175	1,191	1,115	15,577	639	4.3%
2029/30	75	378	1,255	1,286	1,223	1,237	1,123	1,205	1,159	1,234	1,240	1,325	1,192	1,167	1,185	16,284	707	4.5%
2030/31	75	378	1,326	1,361	1,359	1,297	1,308	1,187	1,211	1,212	1,284	1,331	1,304	1,183	1,160	16,976	692	4.2%
2031/32	75	378	1,384	1,422	1,423	1,425	1,360	1,369	1,193	1,266	1,263	1,380	1,309	1,292	1,176	17,715	739	4.4%
2032/33	75	378	1,438	1,481	1,487	1,485	1,489	1,419	1,378	1,247	1,317	1,358	1,357	1,298	1,285	18,492	777	4.4%
2033/34	75	378	1,502	1,528	1,535	1,540	1,541	1,540	1,427	1,441	1,298	1,410	1,337	1,344	1,291	19,187	695	3.8%
2034/35	75	378	1,547	1,574	1,578	1,585	1,592	1,586	1,550	1,492	1,500	1,393	1,389	1,324	1,337	19,900	713	3.7%

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



Ten Year Forecast by Elementary Campus

		Fall	ENROLLMENT HISTORY									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Carver Elementary	890	729	650	606	620	647	678	698	709	710	711	708
Cooper Elementary	693	632	640	642	673	725	762	828	900	963	1,025	1,068
Ford Elementary	836	511	541	569	620	647	720	779	843	889	940	982
Frost Elementary	552	282	284	277	268	267	266	283	302	314	331	348
Mccoy Elementary	808	488	474	468	463	468	478	486	498	507	517	523
Mitchell Elementary	792	686	632	641	661	690	715	737	766	779	792	793
Purl Elementary	869	700	619	567	543	533	525	539	553	558	563	565
Village Elementary	633	482	474	474	466	452	484	509	536	553	567	570
Williams Elementary	850	739	758	816	857	907	1,001	1,099	1,214	1,333	1,431	1,528
Wolf Ranch Elementary	850	884	994	1,131	1,275	1,410	1,558	1,686	1,809	1,888	1,946	1,960
San Gabriel Elementary	850	327	400	459	499	545	595	647	706	758	816	870
ELEMENTARY SCHOOL TOTALS	8,623	6,460	6,466	6,650	6,945	7,291	7,782	8,291	8,836	9,252	9,639	9,915
Elementary Absolute Change		235	6	184	295	346	491	509	545	416	387	276
Elementary Percent Change		3.78%	0.09%	2.85%	4.44%	4.98%	6.73%	6.54%	6.57%	4.71%	4.18%	2.86%



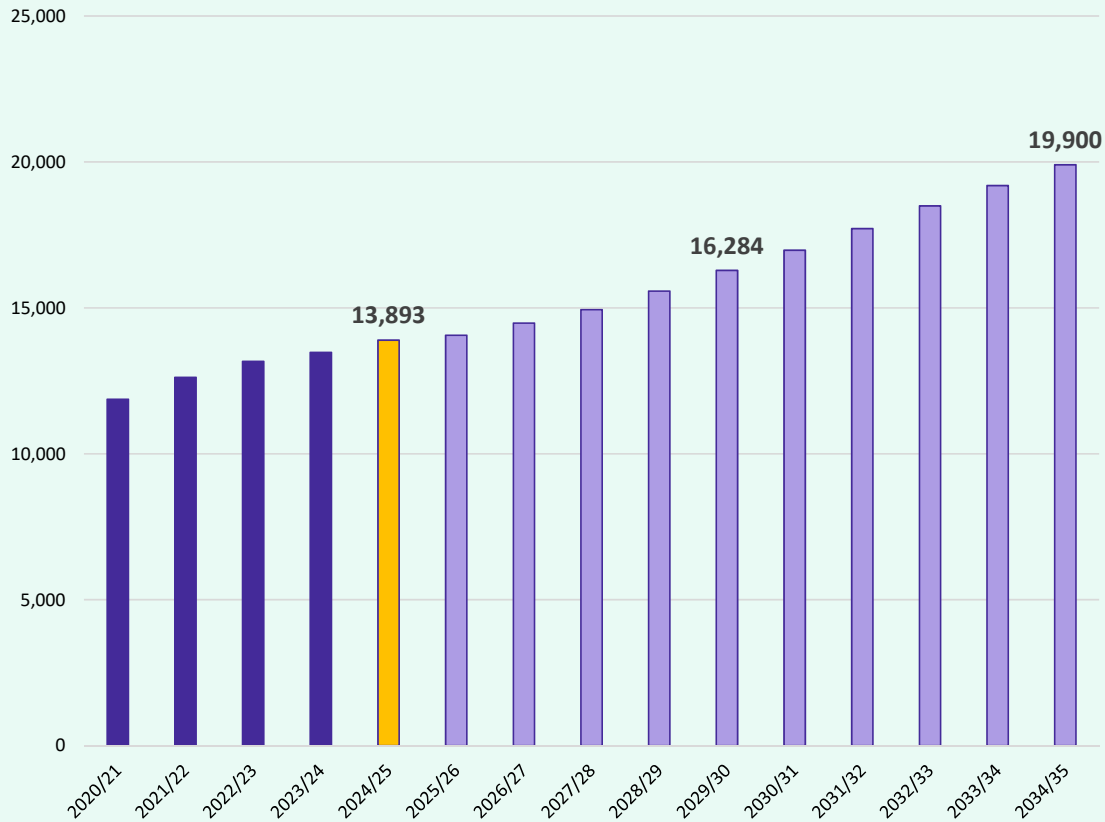
Ten Year Forecast by Secondary Campus

		Fall	ENROLLMENT HISTORY									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Benold Middle School	974	722	750	789	847	945	953	963	928	1,019	1,096	1,216
Forbes Middle School	974	798	853	877	888	881	879	853	857	879	938	1,033
Tippit Middle School	850	738	776	873	913	976	992	1,056	1,089	1,157	1,208	1,286
Wagner Middle School	950	827	801	781	784	783	799	825	838	877	914	997
MIDDLE SCHOOL TOTALS	3,748	3,085	3,180	3,320	3,432	3,585	3,623	3,697	3,712	3,932	4,156	4,532
Middle School Absolute Change		156	95	140	112	153	38	74	15	220	224	376
Middle School Percent Change		5.33%	3.08%	4.40%	3.37%	4.46%	1.06%	2.04%	0.41%	5.93%	5.70%	9.05%
East View High School	2,000	2,158	2,235	2,294	2,320	2,404	2,478	2,548	2,631	2,716	2,803	2,871
Georgetown High School	2,250	2,027	2,016	2,052	2,078	2,134	2,238	2,277	2,373	2,429	2,426	2,419
Richarte High School	250	84	84	84	84	84	84	84	84	84	84	84
HIGH SCHOOL TOTALS	4,500	4,269	4,335	4,430	4,482	4,622	4,800	4,909	5,088	5,229	5,313	5,374
High School Absolute Change		16	66	95	52	140	178	109	179	141	84	61
High School Percent Change		0.38%	1.55%	2.19%	1.17%	3.12%	3.85%	2.27%	3.65%	2.77%	1.61%	1.15%
Georgetown Alternative Program	80	67	67	67	67	67	67	67	67	67	67	67
STEP CORE		5	5	5	5	5	5	5	5	5	5	5
Williamson County Detention Ctr.		2	2	2	2	2	2	2	2	2	2	2
Williamson County JJAEP		5	5	5	5	5	5	5	5	5	5	5
ALTERNATIVE CAMPUS TOTALS		79	79	79	79	79	79	79	79	79	79	79
DISTRICT TOTALS		13,893	14,060	14,479	14,938	15,577	16,284	16,976	17,715	18,492	19,187	19,900
District Absolute Change		457	167	419	459	639	707	692	739	777	695	713
District Percent Change		3.40%	1.20%	2.98%	3.17%	4.28%	4.54%	4.25%	4.35%	4.39%	3.76%	3.72%



Key Takeaways

Enrollement Projections



- New homes starts and closes have increased in 2024 compared to 2023
- The district has 51 actively building subdivisions with nearly 3,000 lots available to build on
- GISD has 28 future subdivisions with over 19,000 lots in the planning stages
- Groundwork is underway on more than 2,900 lots within 10 subdivisions
- Charter school opening to impact enrollment fall 2025 (~350 students)
- Georgetown ISD is forecasted to enroll nearly 16,300 students by 2029/30 and more than 19,900 by 2034/35