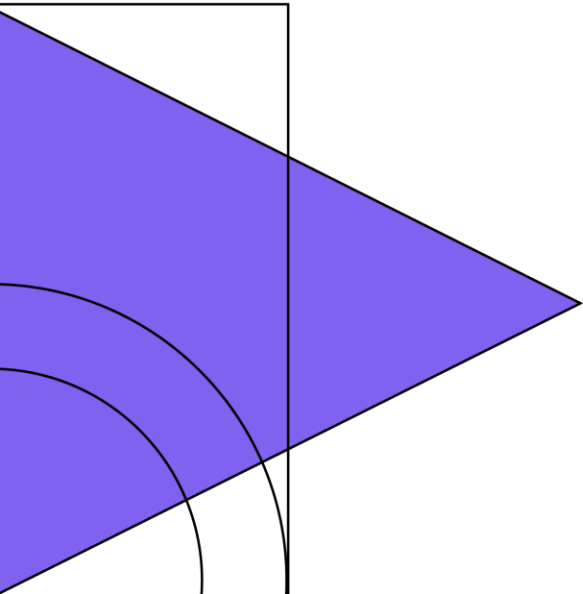
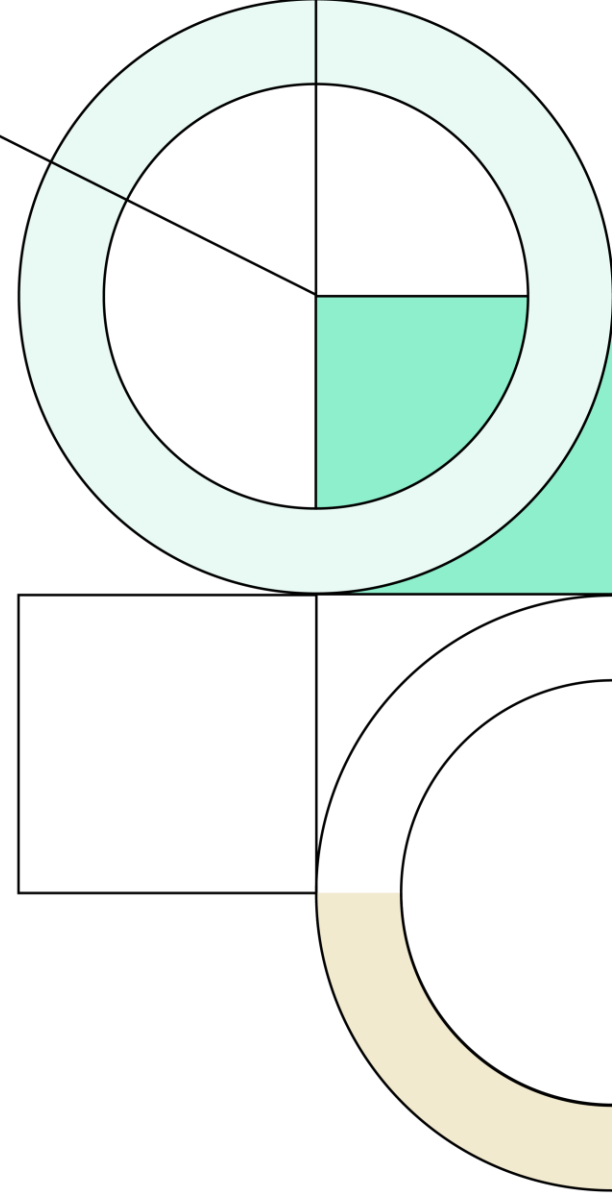




Georgetown Independent School District

2Q25

Demographic Report



Housing Activity by MSA

Top 25 Housing Starts Markets (2Q2025)

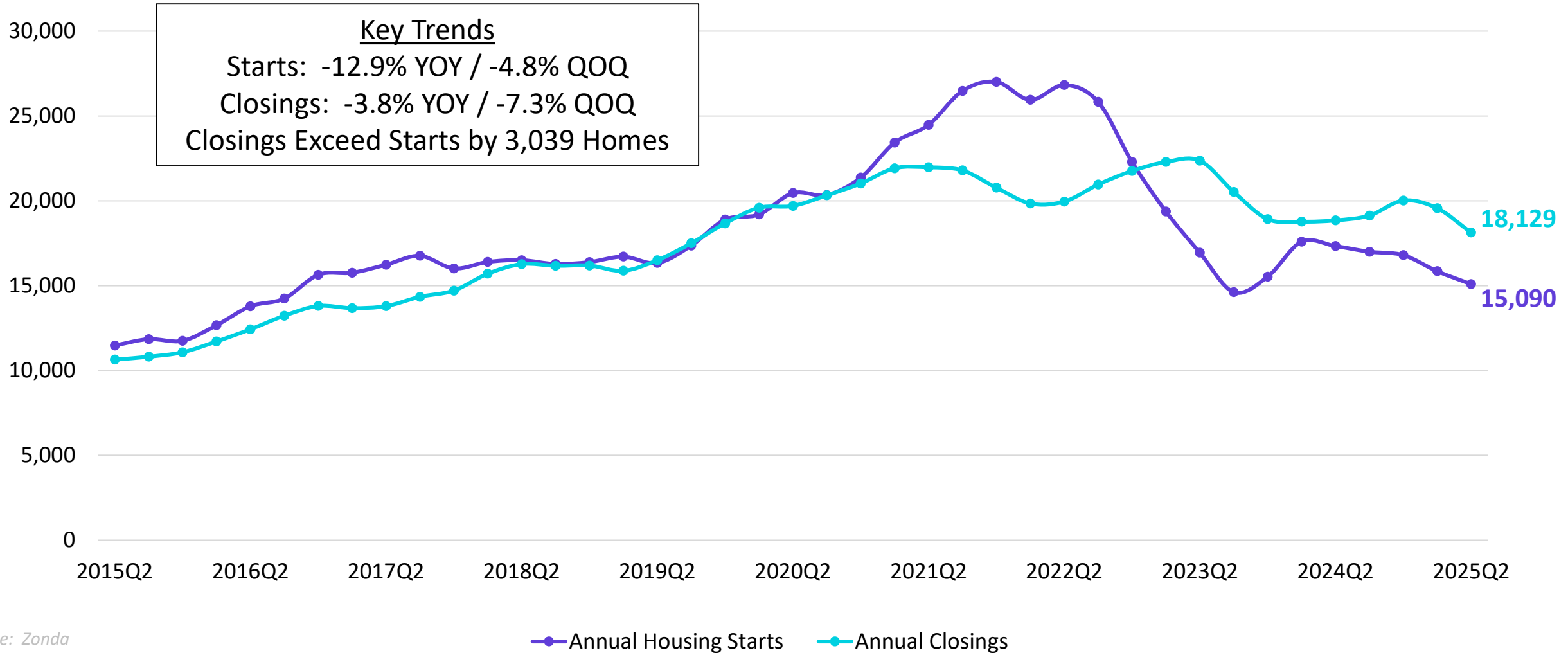
Rank	Market	2Q25 Starts (L12M)	YOY Change	2Q19 Starts (L12M)	Change from 2019
1	Dallas	45,229	0%	32,678	38%
2	Houston	38,544	-1%	29,355	31%
3	Phoenix	21,084	-2%	20,346	4%
4	San Antonio	18,294	4%	12,490	46%
5	Atlanta	17,389	-9%	23,046	-25%
6	Austin	15,090	-15%	16,294	-7%
7	Orlando	13,598	-11%	14,542	-6%
8	Charlotte	12,333	0%	11,507	7%
9	Washington, DC	11,329	5%	12,816	-12%
10	Raleigh	11,115	-4%	9,591	16%
11	Tampa	10,927	-17%	11,320	-3%
12	Las Vegas	10,921	-2%	9,656	13%
13	Miami	10,052	2%	8,038	25%
14	Riverside/San Bernardino	9,742	-23%	9,494	3%
15	Nashville	9,405	-1%	8,181	15%
16	Sarasota	8,261	-25%	6,043	37%
17	Jacksonville	8,202	-24%	8,486	-3%
18	Minneapolis	7,607	7%	7,462	2%
19	Indianapolis	7,571	1%	5,823	30%
20	Denver	7,179	-12%	10,108	-29%
21	Sacramento	7,056	-10%	5,547	27%
22	Boise	7,027	7%	6,001	17%
23	Chicago	6,841	-4%	6,255	9%
24	Lakeland	6,547	-25%	4,639	41%
25	Seattle	6,317	2%	8,165	-23%

Note: Data is through Q2 2025 and covers July of the previous year through June of the year for each period.

Source: Zonda

Austin New Home Starts & Closings

Annual Housing Starts vs. Annual Closings



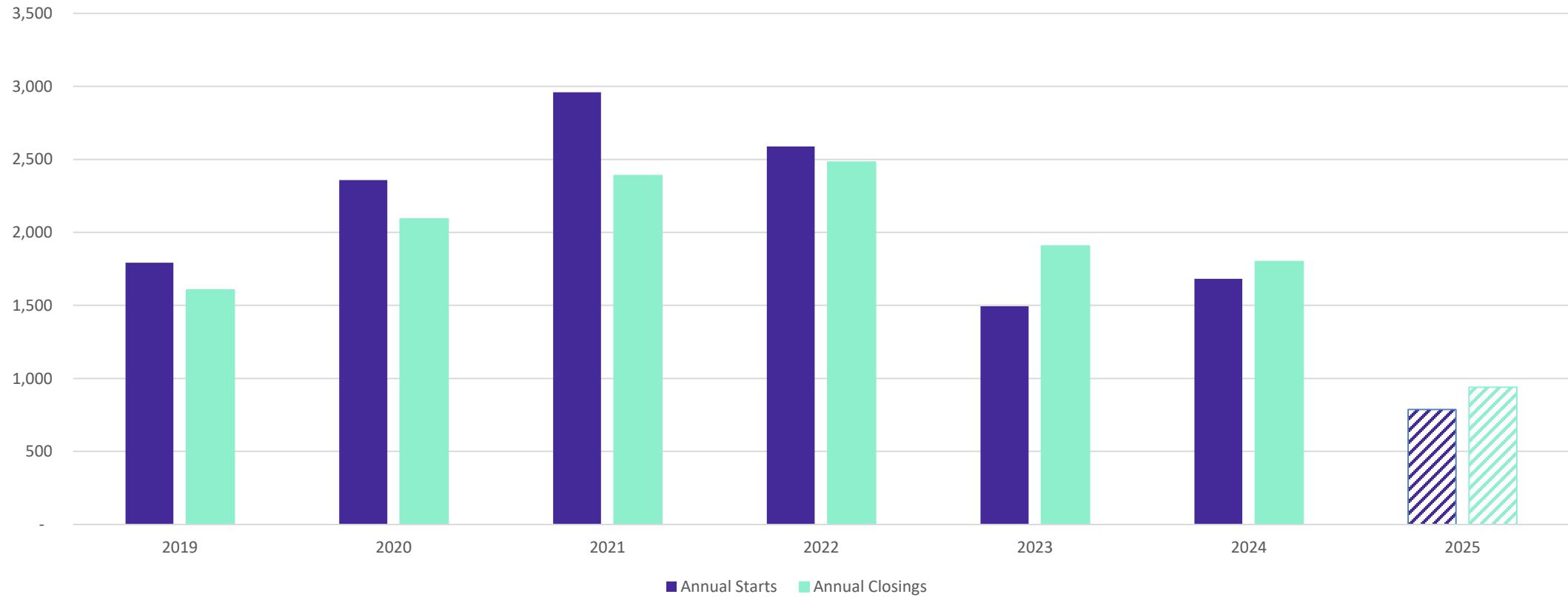
Austin New Home Ranking Report

ISD Ranked by Annual Closings – 2Q25

Rank	District	Annual Starts	Annual Closings	Inventory	VDL	Future
1	HAYS CISD	2,495	3,683	1,366	5,938	38,135
2	GEORGETOWN ISD	1,569	1,849	974	3,564	24,919*
3	LIBERTY HILL ISD	1,399	1,714	752	2,892	7,503
4	LEANDER ISD	1,078	1,275	656	1,566	4,922
5	JARRELL ISD	1,098	1,157	544	2,639	14,258
6	AUSTIN ISD	440	1,048	1,643	1,207	11,010
7	DEL VALLE ISD	1,003	964	723	2,431	27,744
8	HUTTO ISD	1,148	937	619	1,596	16,244
9	MANOR ISD	696	839	387	1,431	19,392
10	BASTROP ISD	477	710	407	3,640	21,187
11	PFLUGERVILLE ISD	738	708	461	1,427	9,519
12	ROUND ROCK ISD	480	605	320	842	2,322
13	SAN MARCOS CISD	467	538	330	1,383	8,468
14	DRIPPING SPRINGS ISD	463	507	241	953	6,651
15	LOCKHART ISD	323	506	127	750	17,959
16	ELGIN ISD	432	489	268	1,146	13,464
17	LAKE TRAVIS ISD	313	417	195	851	3,682
18	TAYLOR ISD	141	130	70	463	2,932
19	FLORENCE ISD	197	118	153	518	2,029
20	LAGO VISTA ISD	91	68	92	742	4,961

* Based on additional Zonda Demographics housing research

District New Home Starts and Closings



Starts	2019	2020	2021	2022	2023	2024	2025
1Q	412	482	886	696	229	321	366
2Q	413	529	665	1,122	512	580	422
3Q	483	660	722	480	348	420	
4Q	484	690	687	291	405	361	
Total	1,792	2,361	2,960	2,589	1,494	1,582	788

Closings	2019	2020	2021	2022	2023	2024	2025
1Q	344	465	663	545	588	428	478
2Q	391	436	571	599	580	461	462
3Q	418	580	579	631	422	382	
4Q	453	612	577	706	317	527	
Total	1,606	2,093	2,390	2,481	1,907	1,798	940

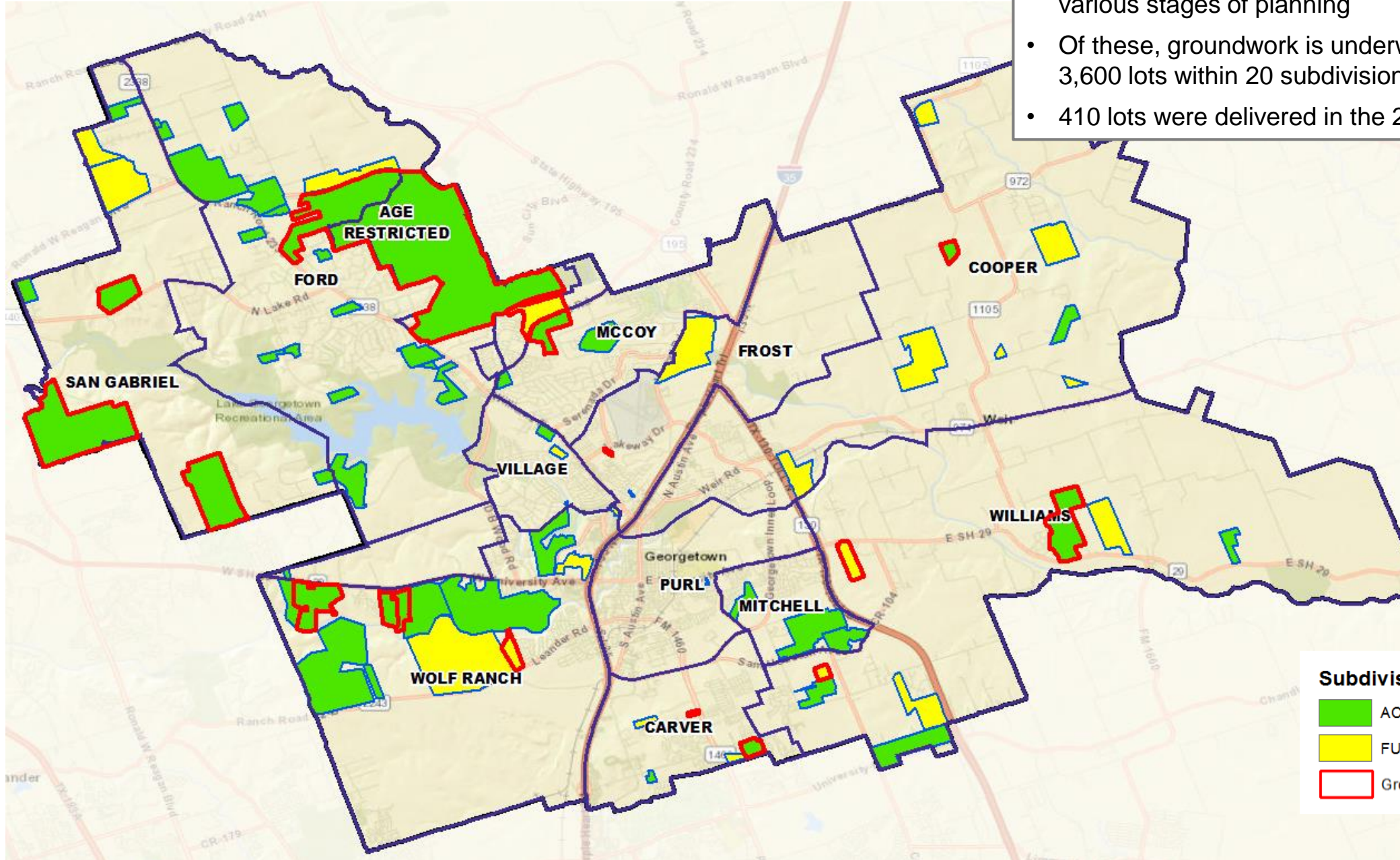
District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CARVER	46	13	43	30	12	33	105	557
COOPER	9	1	6	0	6	7	23	3,075
FORD	231	67	253	89	82	163	625	1,305
FROST	0	0	0	0	0	0	10	1,158
MCCOY	77	12	86	27	8	23	150	684
MITCHELL	128	40	121	18	60	75	322	231
PURL	0	0	2	1	0	0	4	0
SAN GABRIEL	164	46	198	51	50	108	167	6,358
VILLAGE	1	0	0	0	1	1	5	259
WILLIAMS	130	32	165	29	29	68	777	4,951
WOLF RANCH	783	211	975	217	253	496	1,376	6,341
Grand Total	1,569	422	1,849	462	501	974	3,564	24,919

- 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 27 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 3,600 lots within 20 subdivisions
- 410 lots were delivered in the 2nd quarter

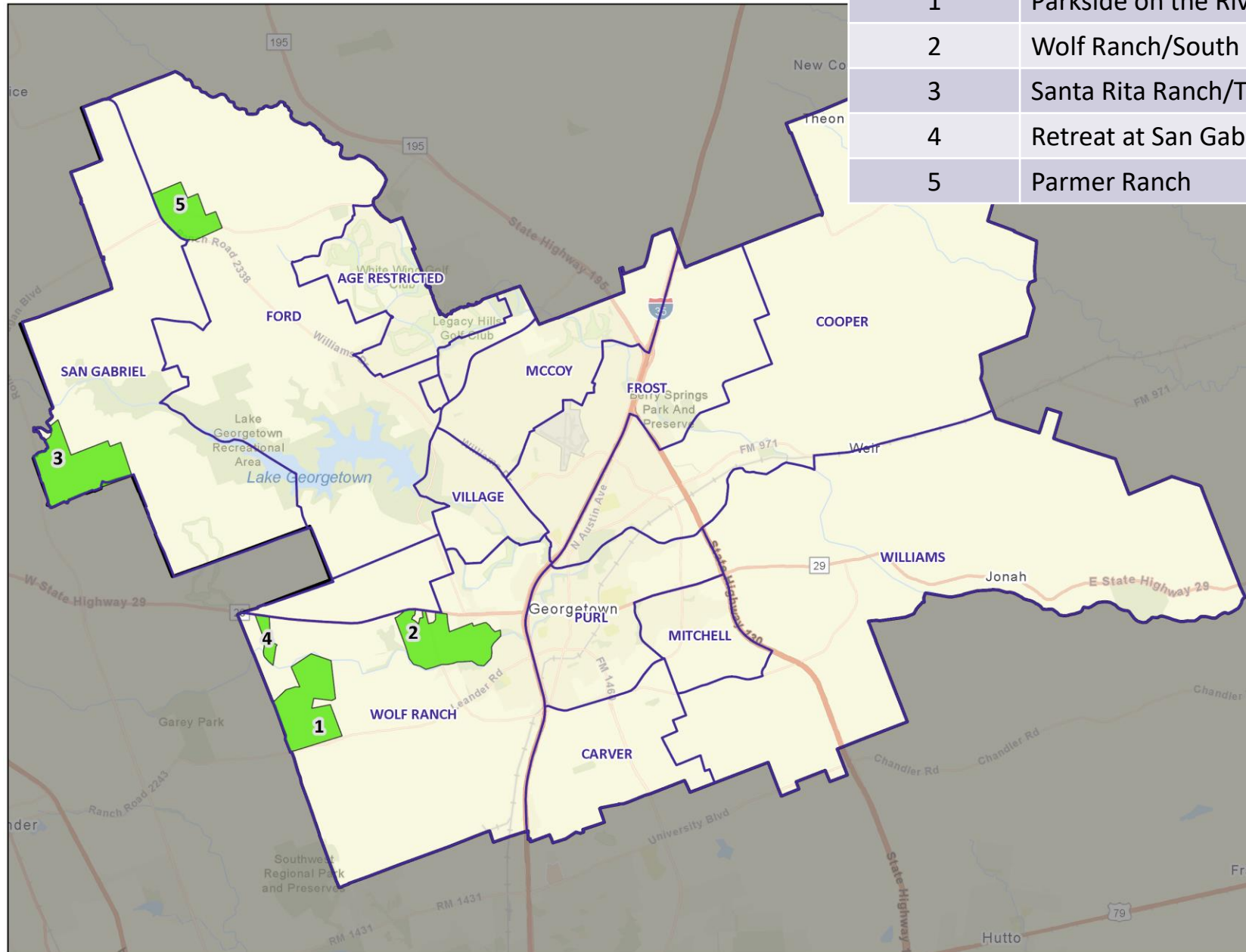


Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

Top 5 Performing Subdivisions

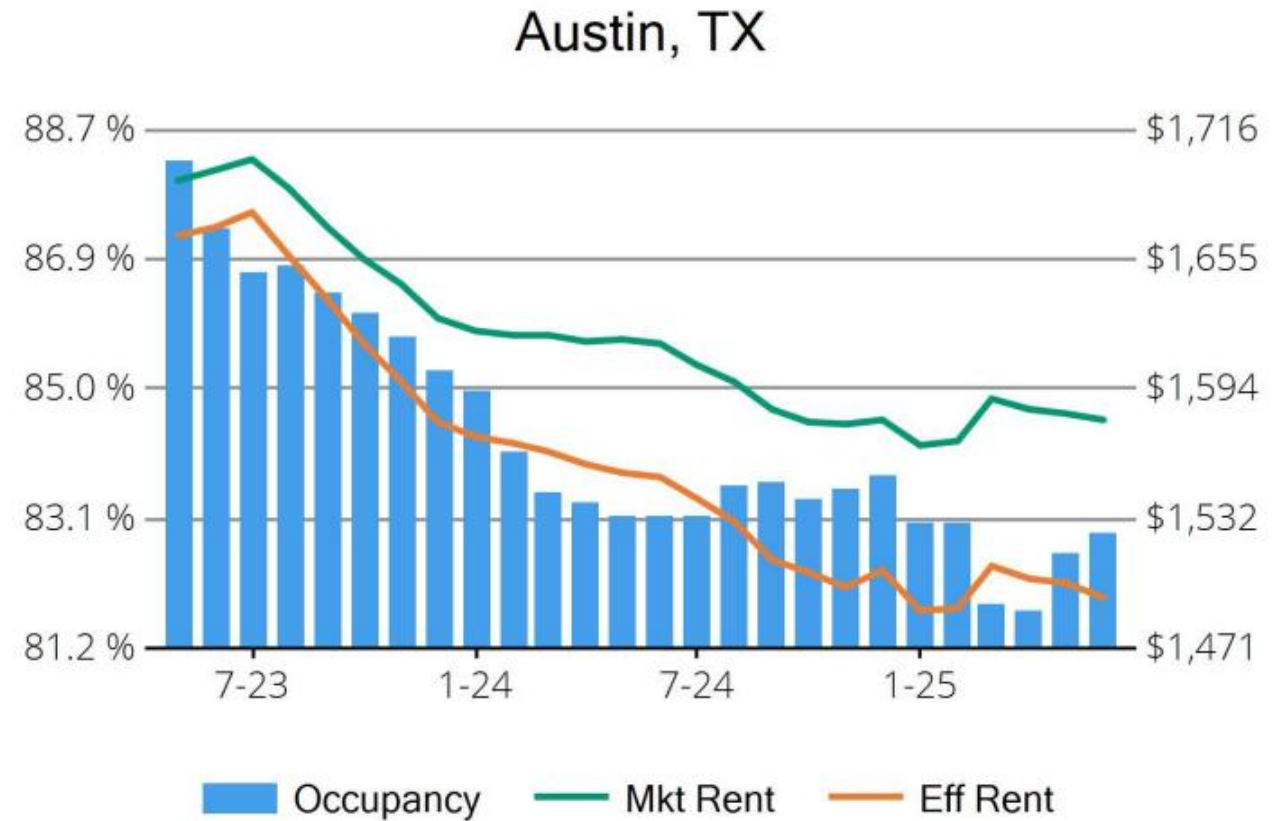
Map No.	Subdivision	Annual Closings
1	Parkside on the River	330
2	Wolf Ranch/South Fork	264
3	Santa Rita Ranch/Tierra Rosa	156
4	Retreat at San Gabriel	131
5	Parmer Ranch	123



Housing Market Trends: Multifamily Market- June 2025

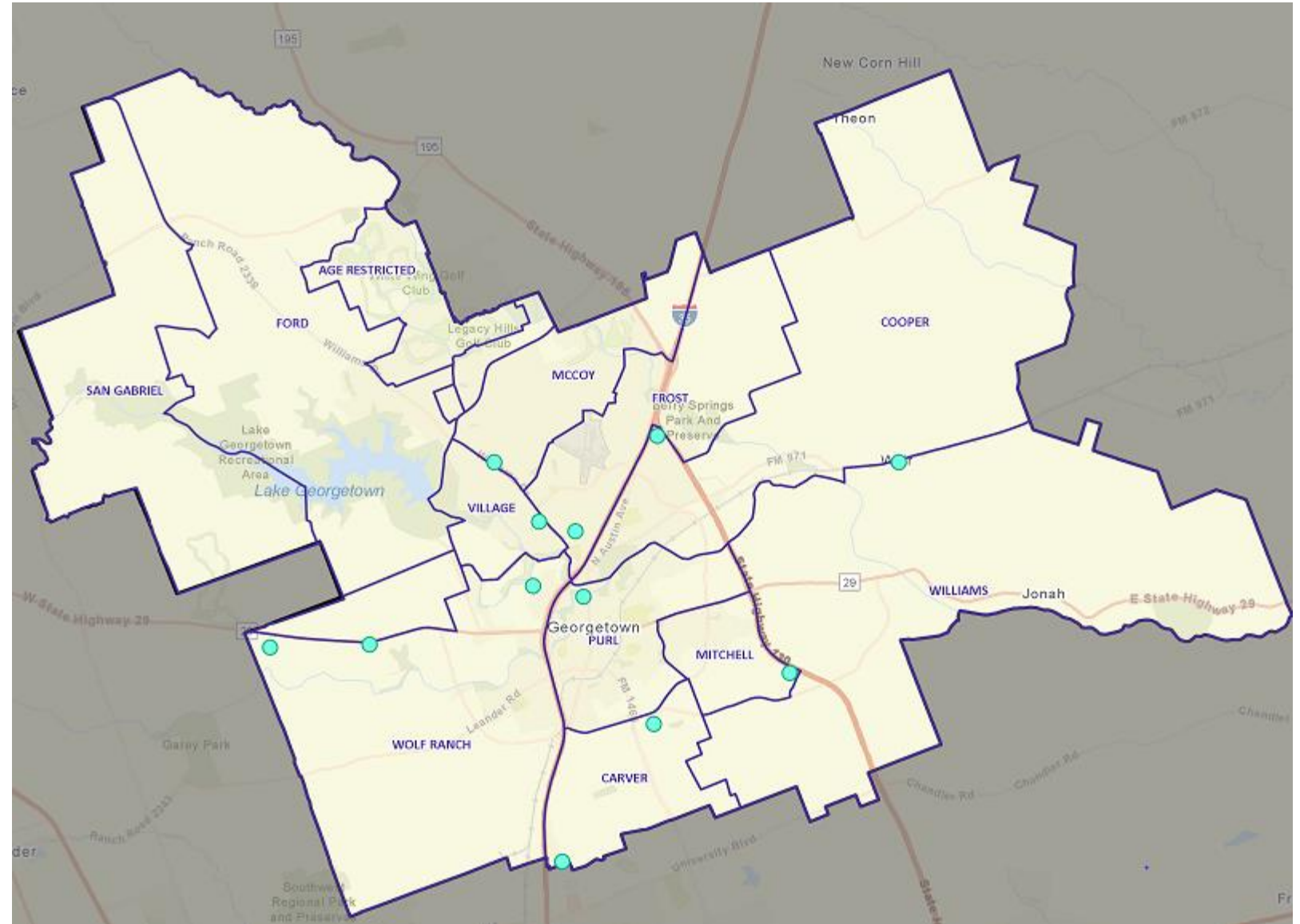
Stabilized and Lease-up Properties

Conventional Properties	Jun 2025	Annual Change
Occupancy	82.9	-0.6%
Unit Change	20,207	
Units Absorbed (Annual)	15,439	
Average Size (SF)	879	+0.6%
Asking Rent	\$1,579	-2.1%
Asking Rent per SF	\$1.80	-2.6%
Effective Rent	\$1,495	-3.7%
Effective Rent per SF	\$1.70	-4.1%
% Offering Concessions	53%	+24.3%
Avg. Concession Package	9.7%	+17.3%





District Multifamily Overview

- There are more than 2,600 future multifamily units in various stages of planning across the district, of which 85 are age-restricted
- 1,400 units have been completed so far in 2025



Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION

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

Campus	Capacity	Fall	ENROLLMENT HISTORY									
		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%

- Green = 90% of capacity
- Yellow = greater than capacity

Ten Year Forecast by Secondary Campus

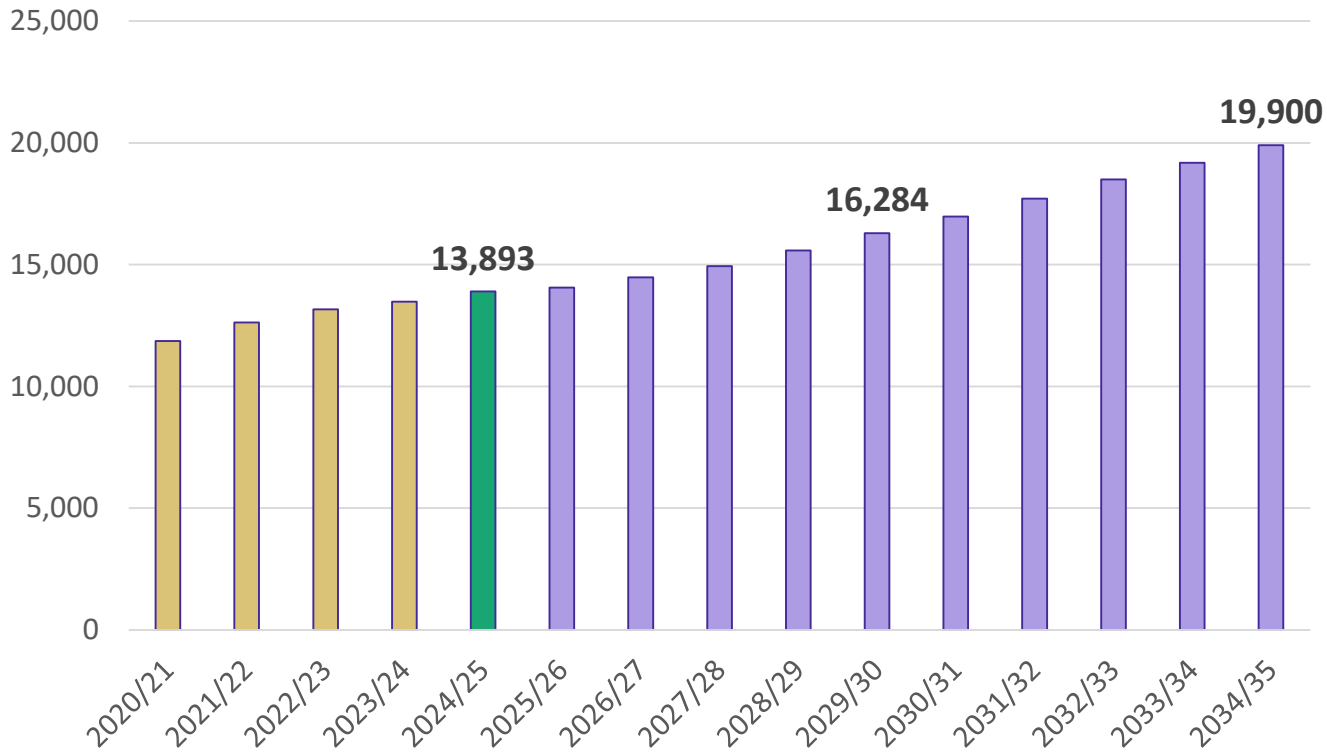
Campus	Capacity	Fall	ENROLLMENT HISTORY									
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Benold Middle School	974	722	750	789	847	945	953	963	928	1,019	1,096	1,216
Forbes Middle School	974	798	853	877	888	881	879	853	857	879	938	1,033
Tippit Middle School	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	2,150	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	2,200	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	4,600	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%

- Green = 90% of capacity
- Yellow = greater than capacity



Key Takeaways

Enrollment Projections



- New home starts within GISD are roughly similar to the same time last year
- The district has 51 actively building subdivisions with nearly 3,000 lots available to build on
- GISD has 27 future subdivisions with over 23,000 lots in the planning stages
- Groundwork is underway on more than 3,600 lots within 20 subdivisions
- Georgetown ISD is forecasted to enroll nearly 16,300 students by 2029/30 and about 19,900 by 2034/35