Zonda Education

Jarrell Independent School District

4Q24

Demographic Report

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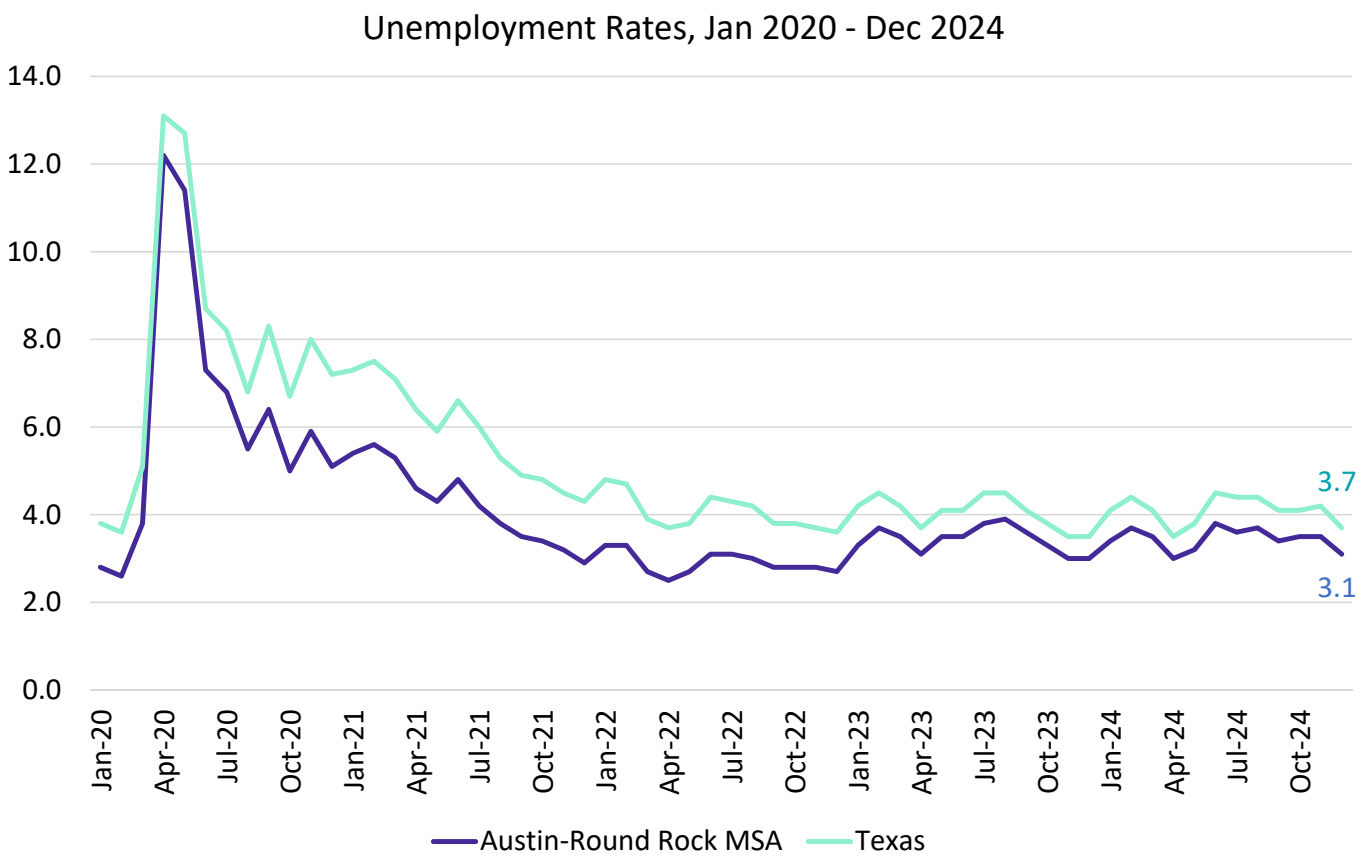
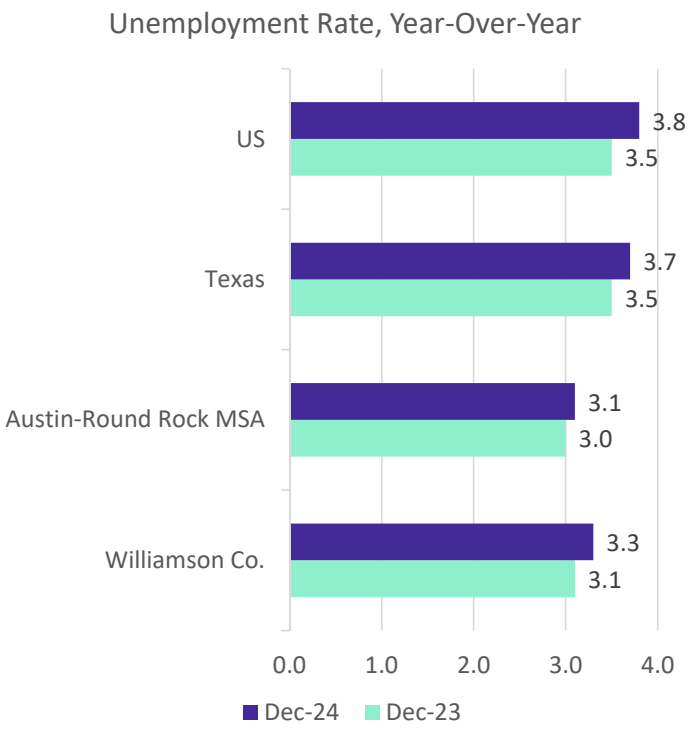
Education

Zonda's demographic division, formerly Templeton Demographics, was established in 2006 and has been assisting public schools with demographic services for over 18 years. From day one, our mission has been to continually improve and provide accurate and timely data combined with outstanding consulting services. The fusion of demographics with unparalleled housing data from Zonda has made us a leader in the market. The data provides an in-depth look at how the impact of housing and development influences decisions made now and in the future across the nation. The 12 dedicated employees in our division work diligently to provide the best possible data and enrollment projections to help you make informed decisions for your school system.

We are the #1 demographer in the state of Texas and now work with clients in Arkansas, Colorado, Georgia, Missouri, Oklahoma, North Carolina and South Carolina.

Local Economic Conditions





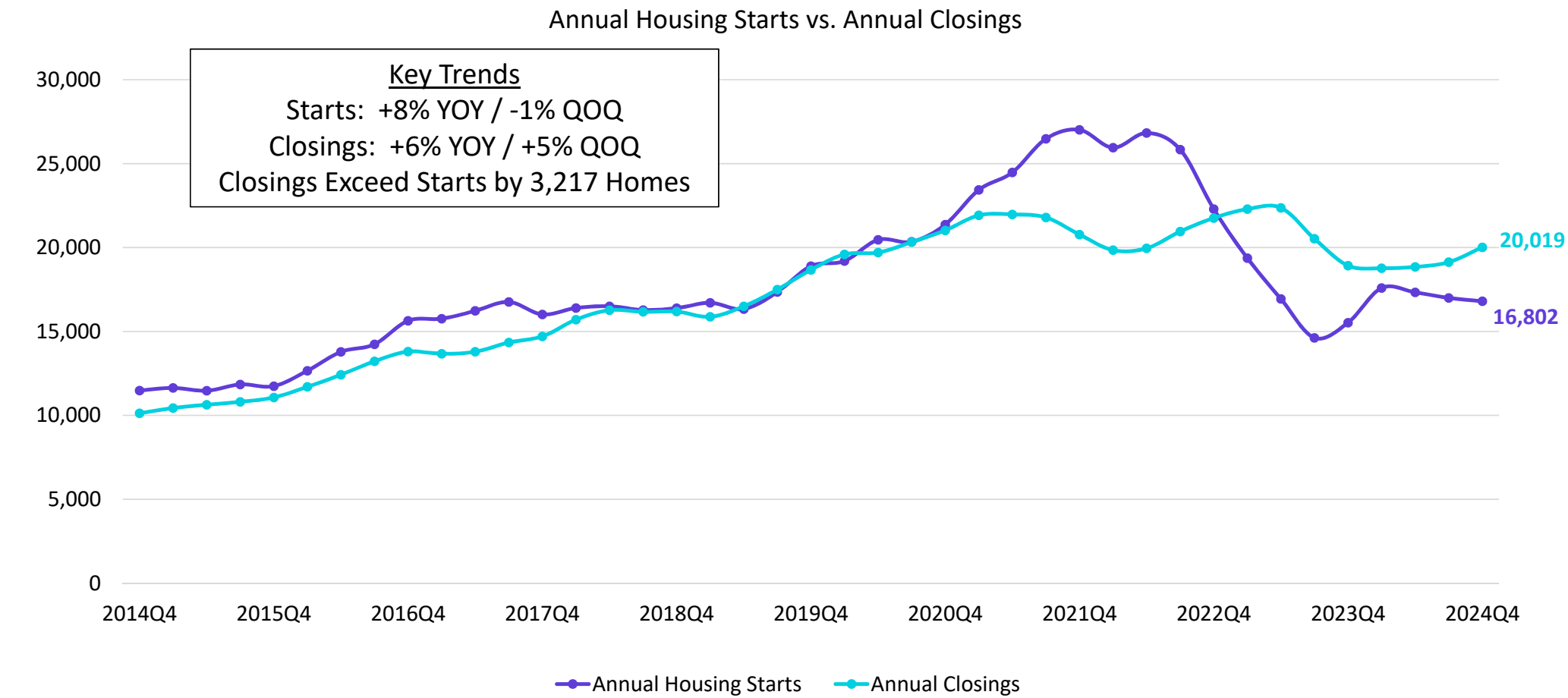
Housing Activity by MSA

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



Source: Zonda

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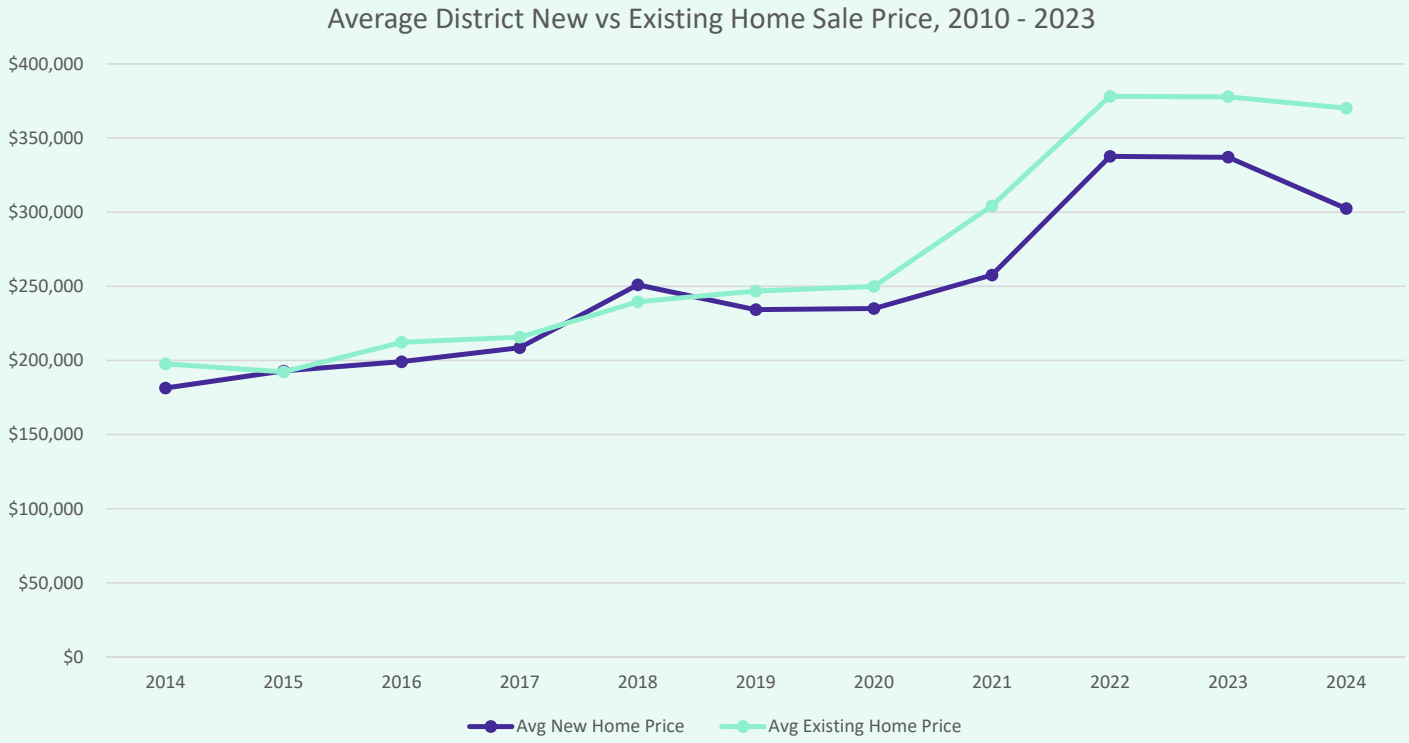
Jarrell ISD Housing Market Analysis

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



	Avg New Home	Avg Existing Home
2014	$181,398	$197,676
2015	$192,883	$192,272
2016	$199,152	$212,268
2017	$208,578	$215,709
2018	$251,055	$239,558
2019	$234,325	$246,839
2020	$235,052	$249,976
2021	$257,634	$304,319
2022	$337,684	$378,214
2023	$337,109	$377,905
2024	$302,520	$370,234

- The average new home sale price in Jarrell ISD has risen 67% between 2014 and 2024, an increase of over $121,000
- The average existing home sale price in JISD has risen 87% in the last 10 years, an increase of over $172,600

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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	1,417	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*

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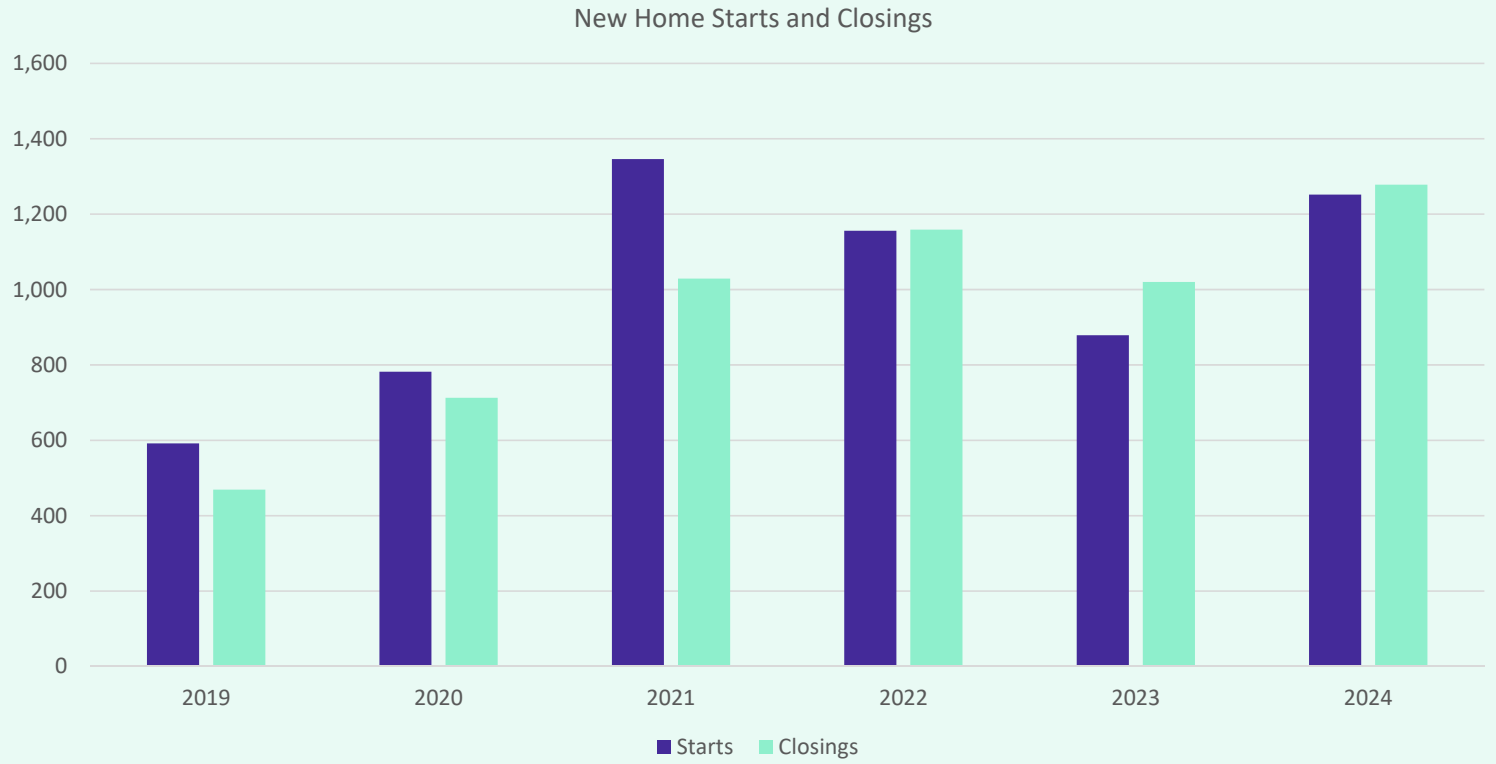
District New Home Starts and Closings



Starts	2019	2020	2021	2022	2023	2024
1Q	55	155	313	327	102	292
2Q	129	135	339	413	239	388
3Q	248	241	288	324	350	366
4Q	160	251	406	92	188	197
Total	592	782	1,346	1,156	879	1,243

Closings	2019	2020	2021	2022	2023	2024
1Q	85	129	244	230	319	240
2Q	97	195	263	409	246	325
3Q	107	166	342	267	225	318
4Q	180	223	180	253	230	395
Total	469	713	1,029	1,159	1,020	1,278

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District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Future
DOUBLE CREEK	797	119	751	249	123	276	1,623	7,487
IGO	399	73	463	126	75	177	798	2,724
JARRELL	47	5	64	20	5	24	271	0
Grand Totals	**1,243**	**197**	**1,278**	**395**	**203**	**477**	**2,692**	**10,211**

Highest activity in the category

Second highest activity in the category

Third highest activity in the category

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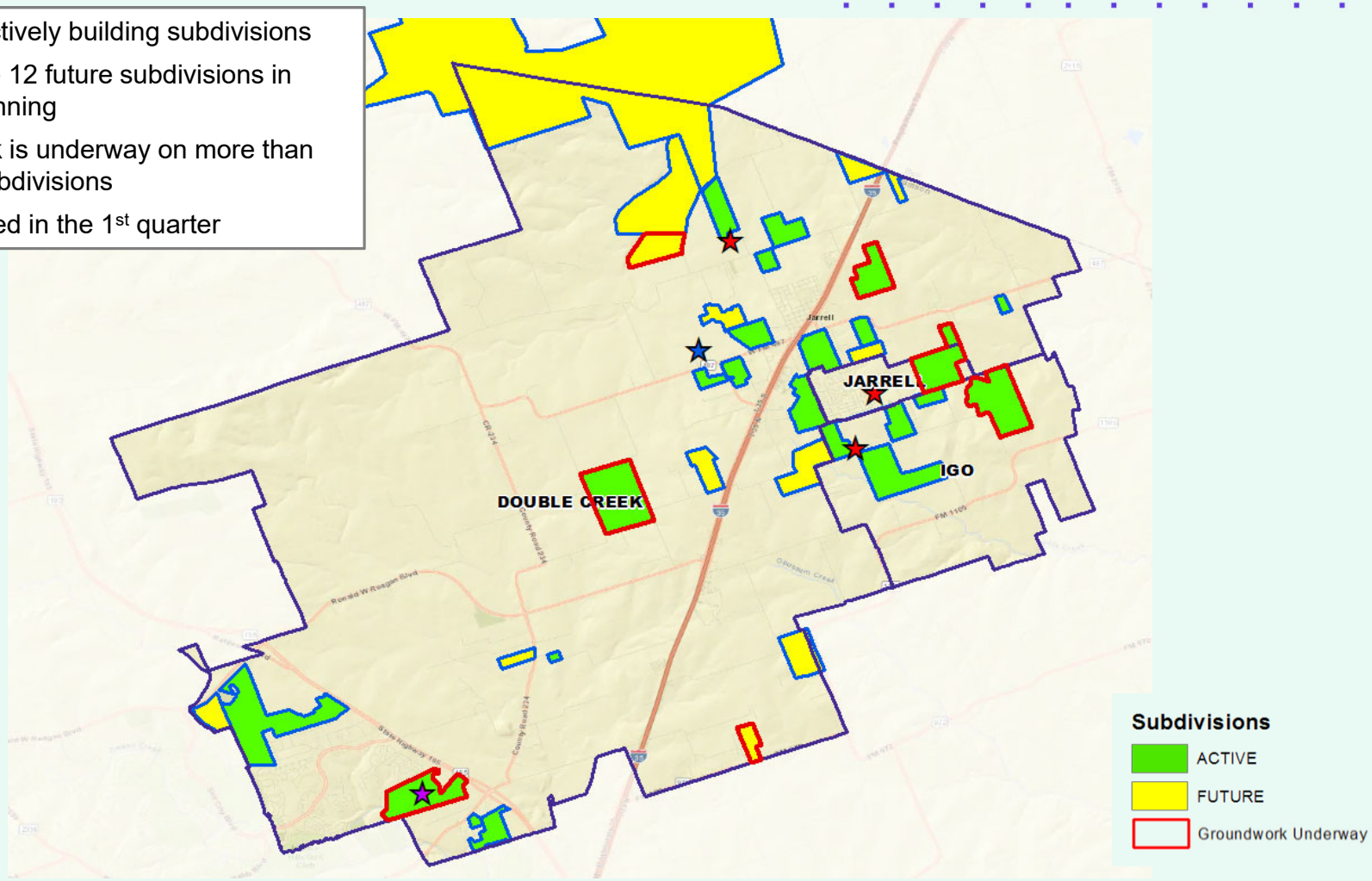
District Housing Overview

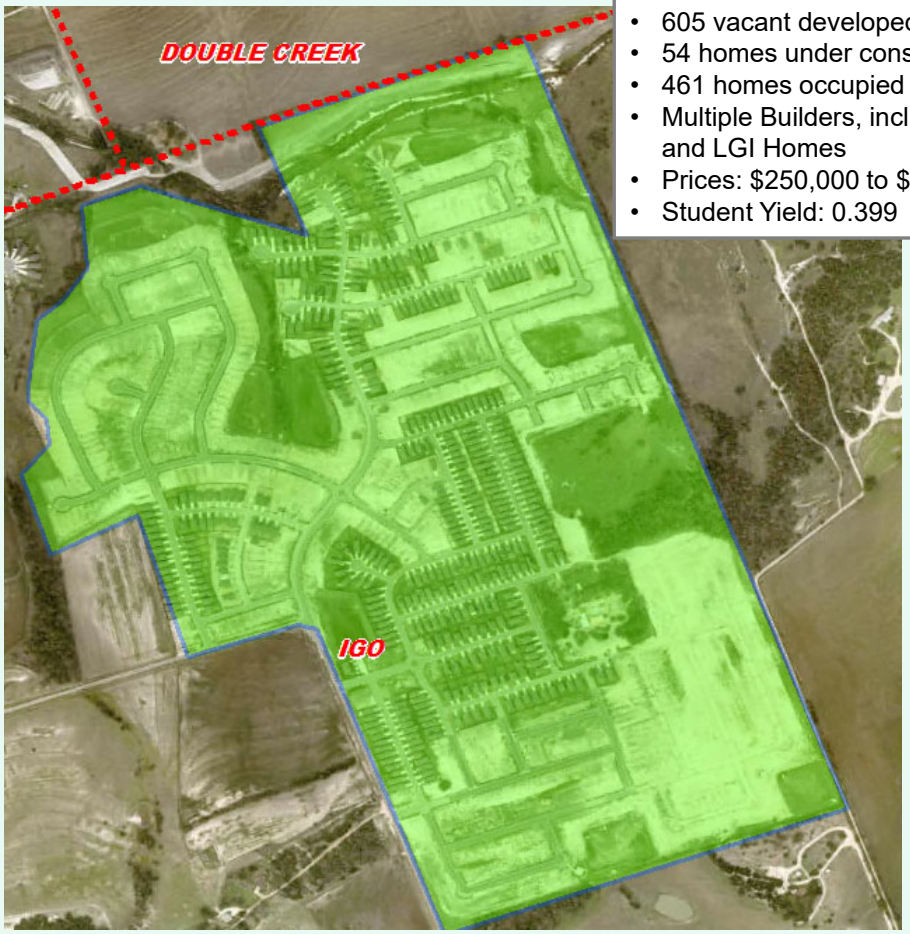
- The district has 21 actively building subdivisions
- Within JISD there are 12 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 1,300 lots within 7 subdivisions
- 669 lots were delivered in the 1st quarter



Residential Activity

Sonterra (Cool Water)

- 1,518 total lots
- 346 future lots
- 605 vacant developed lots
- 54 homes under construction
- 461 homes occupied
- Multiple Builders, including KB Homes, Lennar, and LGI Homes
- Prices: $250,000 to $350,00
- Student Yield: 0.399



February 2025

Residential Activity

Eastern Wells

- 748 total lots
- 136 future lots
- 391 vacant developed lots
- 50 homes under construction
- 123 occupied homes
- Builder: DR Horton

Cielo Gardens

- 221 total lots
- 7 homes in inventory
- 214 homes occupied
- Student yield: 0.126

Canyon Ranch

- 175 total vacant developed lots
- Builder: LGI Homes
- Construction anticipated to start in spring 2025

February 2025

Residential Activity

Golden Gates

- 68 total future lots
- Groundwork underway
- Plat filed March 2023
- Construction anticipated summer 2025

February 2025

Residential Activity

February 2025

Enclave at Jarrell

- 16 total vacant developed lots
- Builder: 1st Value Homes

February 2025

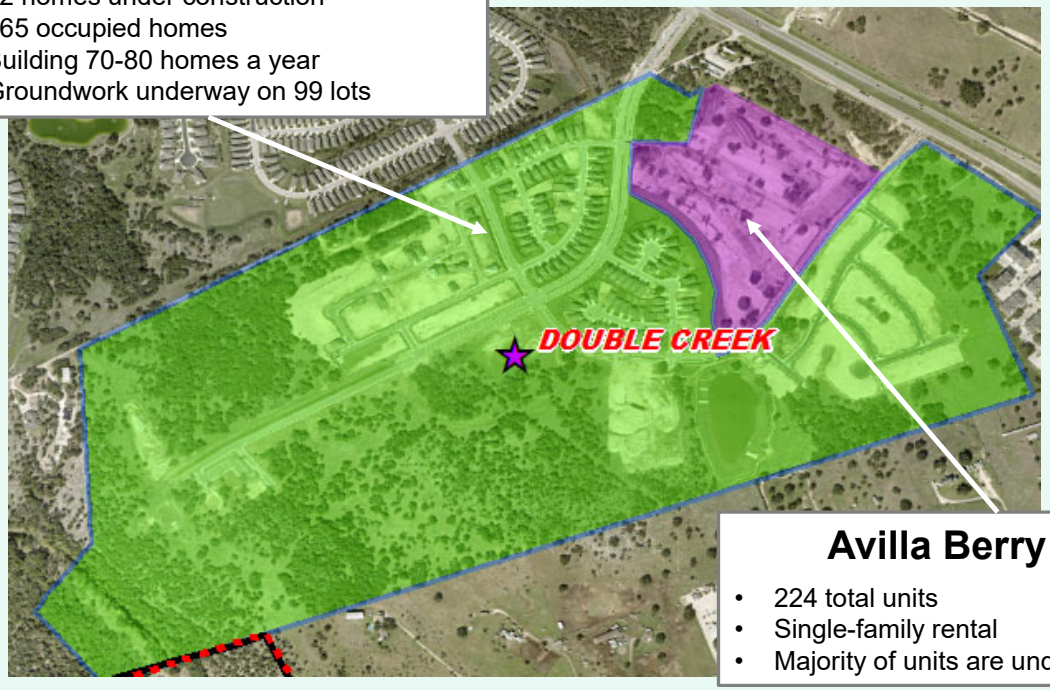
Villages at Schwertner Ranch

- 821 total lots
- 147 future lots
- 271 vacant developed lots
- 5 homes under construction
- 379 occupied homes
- Builder: DR Horton
- Groundwork underway on all future lots
- Sale prices between $275,000 and $330,000

Residential Activity

Berry Creek Highlands

- 648 total lots
- 353 future lots
- 95 vacant developed lots
- 22 homes under construction
- 165 occupied homes
- Building 70-80 homes a year
- Groundwork underway on 99 lots



Avilla Berry Creek

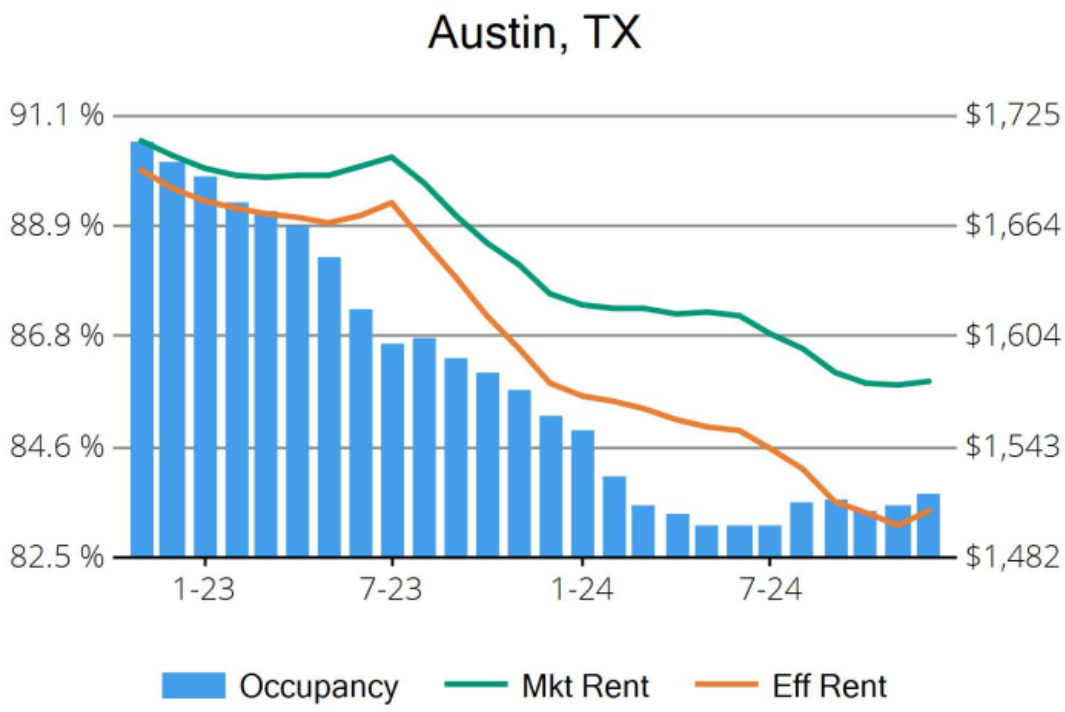
- 224 total units
- Single-family rental
- Majority of units are under construction

February 2025

Housing Market Trends: Multi-family Market- December 2024

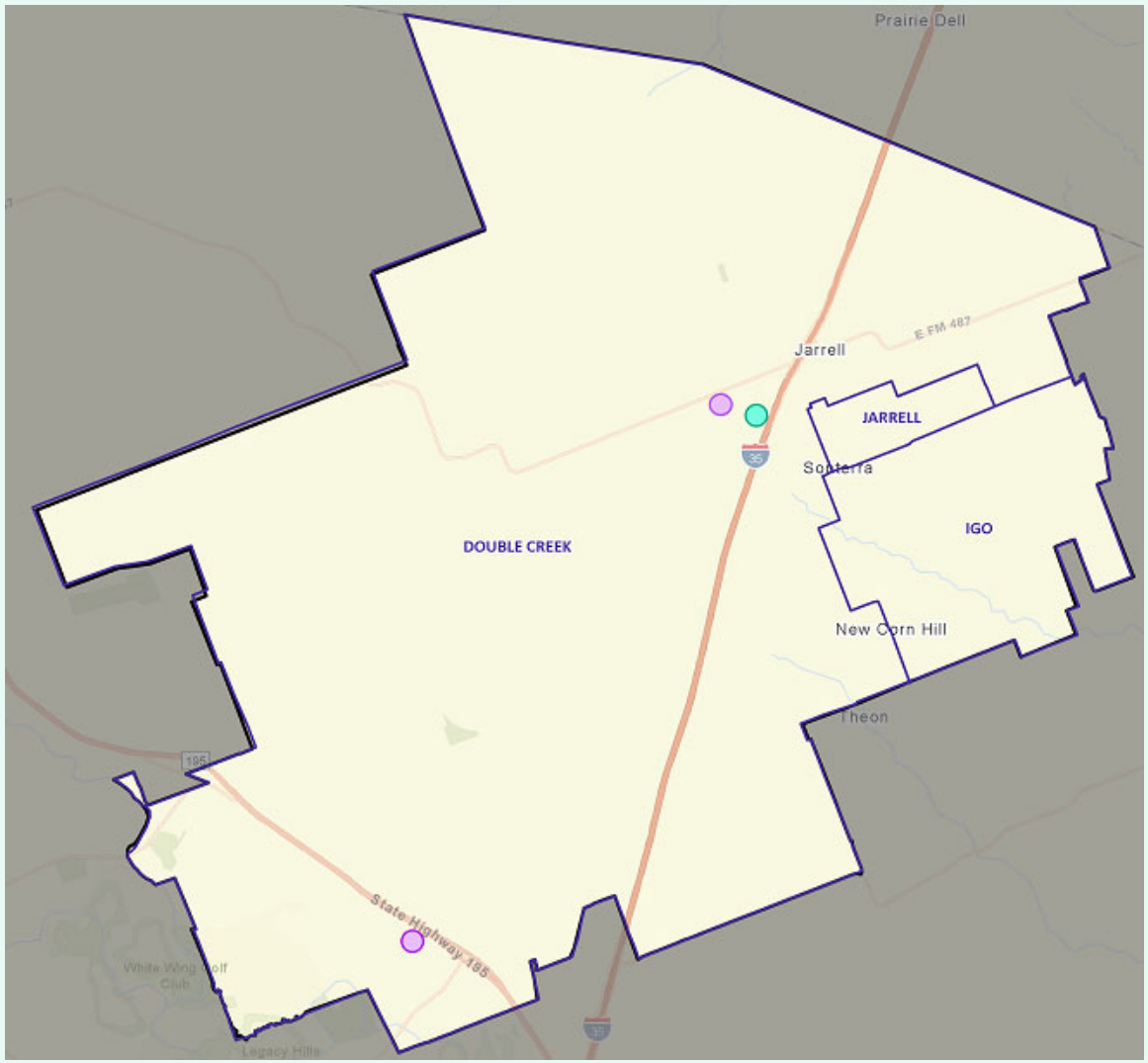
Stabilized and Lease-up Properties

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 524 multifamily units under construction across the district, of which 224 are single-family rentals
- There are roughly 80 future multifamily units in planning across the district, all of which are for senior-living



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	4	87	182	198	181	171	170	184	167	170	176	183	177	137	118	2,305		
2021/22	6	151	224	241	244	222	219	209	208	209	193	221	192	205	141	2,885	580	25.2%
2022/23	18	173	263	271	267	264	255	248	263	240	238	229	236	202	197	3,364	479	16.6%
2023/24	25	159	301	282	297	280	292	279	287	271	281	276	235	244	204	3,713	349	10.4%
2024/25	37	189	301	330	328	319	320	315	313	306	282	317	294	269	223	4,143	430	11.6%
2025/26	37	219	340	349	375	370	361	363	359	341	329	320	334	315	259	4,671	528	12.7%
2026/27	37	236	374	383	387	413	406	398	413	374	366	375	335	340	303	5,140	469	10.0%
2027/28	37	254	405	413	417	421	448	441	449	437	396	415	396	341	322	5,592	452	8.8%
2028/29	37	270	432	435	441	446	450	477	498	477	469	450	437	395	327	6,041	449	8.0%
2029/30	37	277	458	462	461	467	471	475	540	528	514	533	450	414	378	6,465	424	7.0%
2030/31	37	310	485	488	490	488	495	498	534	570	563	584	533	422	395	6,892	427	6.6%
2031/32	37	324	514	517	517	517	515	521	559	567	611	639	584	512	404	7,338	446	6.5%
2032/33	37	345	536	540	543	542	542	540	587	595	610	694	639	554	489	7,793	455	6.2%
2033/34	37	351	546	563	572	560	559	559	610	625	640	693	694	607	529	8,145	352	4.5%
2034/35	37	355	562	573	591	600	578	577	632	648	671	727	693	662	580	8,486	341	4.2%

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

Ten Year Forecast by Campus

	Fall	ENROLLMENT PROJECTIONS									
Campus	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Igo Elementary	643	726	757	769	785	783	802	826	851	862	872
Jarrell Elementary	715	762	805	827	837	824	833	828	826	827	828
Double Creek Elementary	781	926	1,072	1,240	1,366	1,501	1,656	1,808	1,948	2,058	2,173
ELEMENTARY SCHOOL TOTAL	2,139	2,414	2,634	2,836	2,988	3,108	3,291	3,462	3,625	3,747	3,873
Elementary Absolute Change	224	275	220	202	152	120	183	171	163	122	126
Elementary Percent Change	11.70%	12.86%	9.11%	7.67%	5.36%	4.02%	5.89%	5.20%	4.71%	3.37%	3.36%
Jarrell Middle School	901	538	589	631	699	764	805	845	876	923	966
Jarrell Ranch Middle School	0	491	564	651	745	818	862	892	916	952	985
MIDDLE SCHOOL TOTAL	901	1,029	1,153	1,282	1,444	1,582	1,667	1,737	1,792	1,875	1,951
Middle School Absolute Change	64	-363	51	42	68	65	41	40	31	47	43
Middle School Percent Change	7.65%	-40.29%	4.96%	3.64%	5.30%	4.50%	2.59%	2.40%	1.78%	2.62%	2.29%
Jarrell High School	1,101	1,226	1,351	1,472	1,607	1,773	1,932	2,137	2,374	2,521	2,660
HIGH SCHOOL TOTAL	1,101	1,226	1,351	1,472	1,607	1,773	1,932	2,137	2,374	2,521	2,660
High School Absolute Change	144	125	125	121	135	166	159	205	237	147	139
High School Percent Change	15.05%	11.35%	10.20%	8.96%	9.17%	10.33%	8.97%	10.61%	11.09%	6.19%	5.51%
Lott Detention Center	2	2	2	2	2	2	2	2	2	2	2
ALTERNATIVE SCHOOL TOTAL	2	2	2	2	2	2	2	2	2	2	2
DISTRICT TOTALS	**4,143**	**4,671**	**5,140**	**5,592**	**6,041**	**6,465**	**6,892**	**7,338**	**7,793**	**8,145**	**8,486**
District Absolute Change	430	528	469	452	449	424	427	446	455	352	341
NEW HOME CLOSINGS											
STUDENT YIELD											
District Percent Change	11.58%	12.74%	10.04%	8.79%	8.03%	7.02%	6.60%	6.47%	6.20%	4.52%	4.19%

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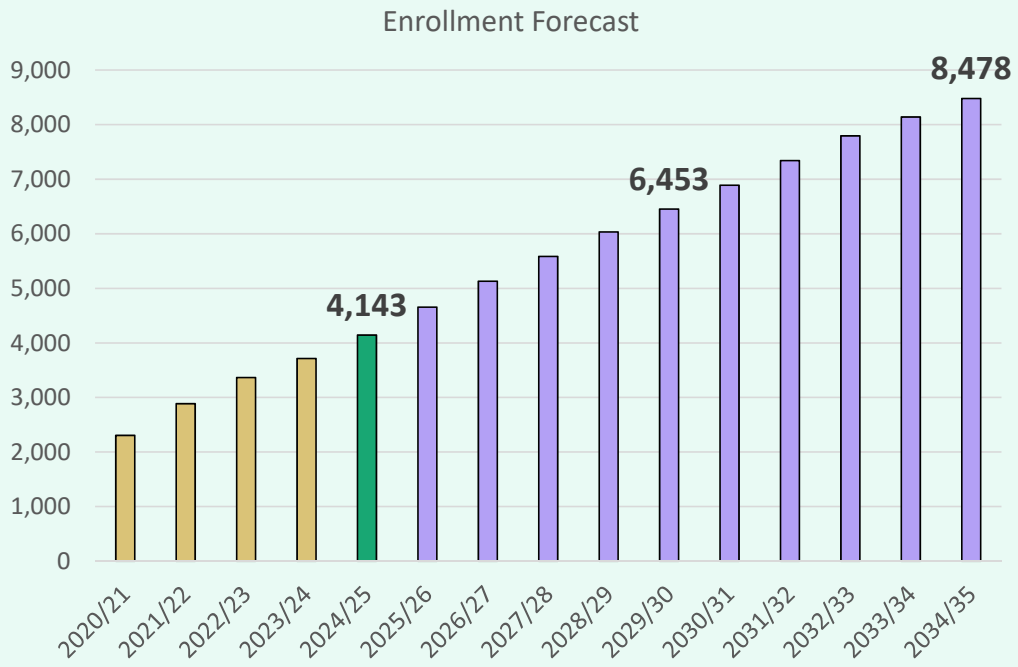
Key Takeaways



- New home starts and closes have increased in the past year despite increased interest rates and supplies for construction
- The district has 21 actively building subdivisions with nearly 2,700 lots available to build on
- JISD has 12 future subdivisions with over 10,200 lots in the planning stages
- Groundwork is underway on more than 1,300 lots within 7 subdivisions
- Jarrell ISD is forecasted to enroll over 6,400 students by 2029/30 and more than 8,400 by 2034/35