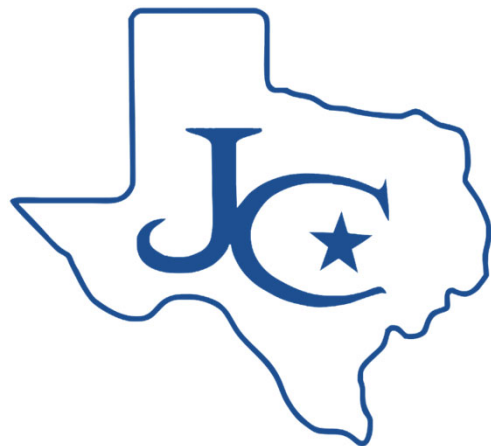
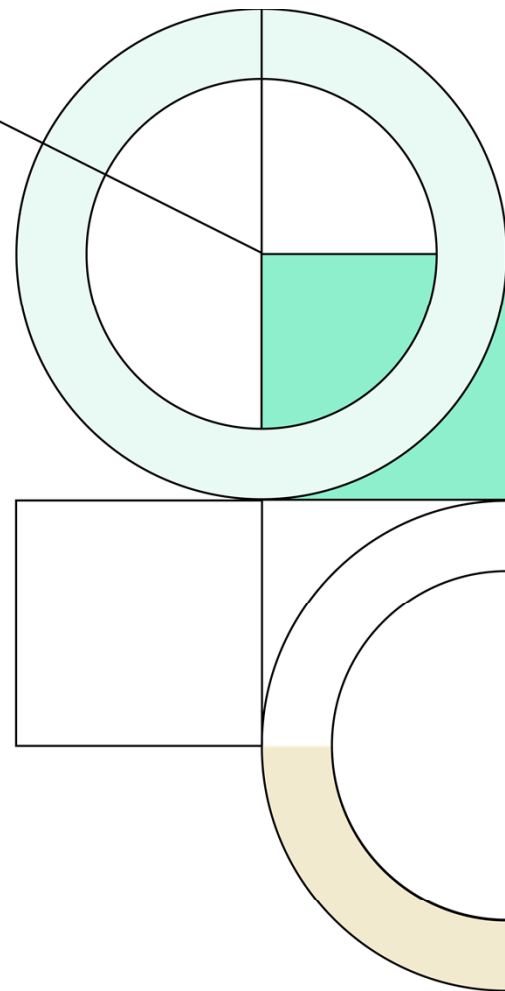




Jarrell
Independent
School
District

4Q23

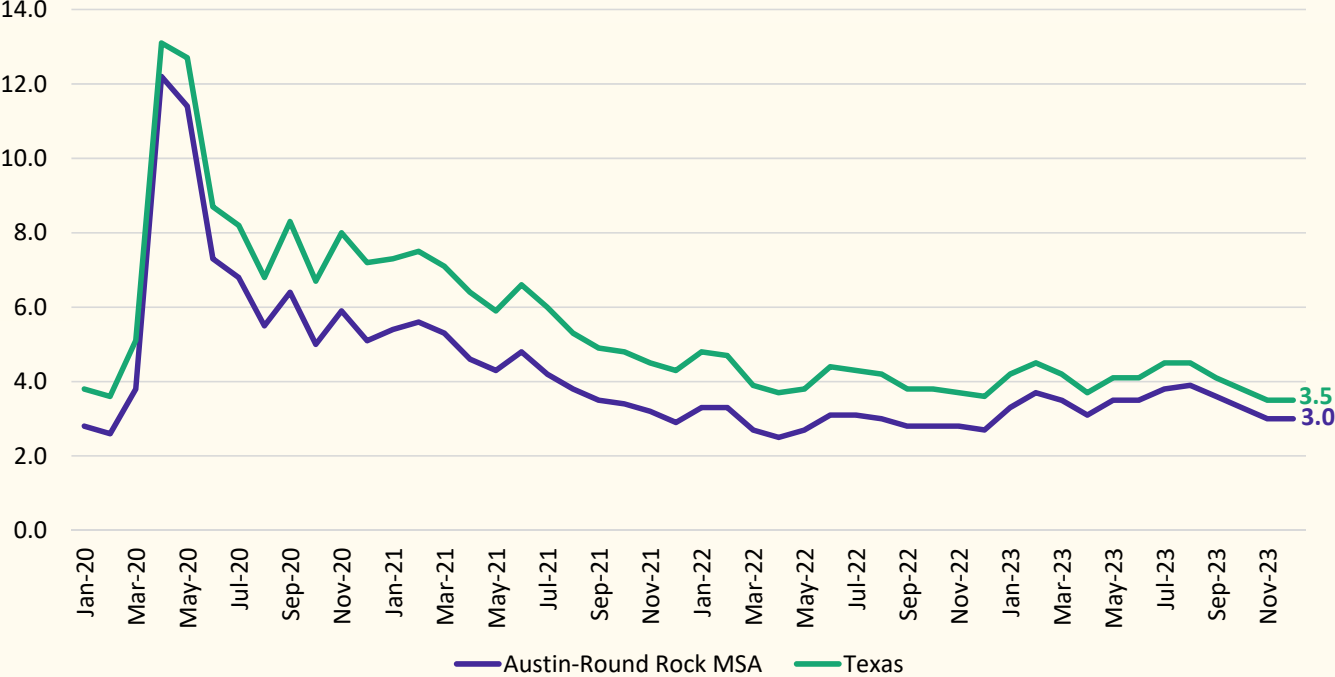
Demographic Report



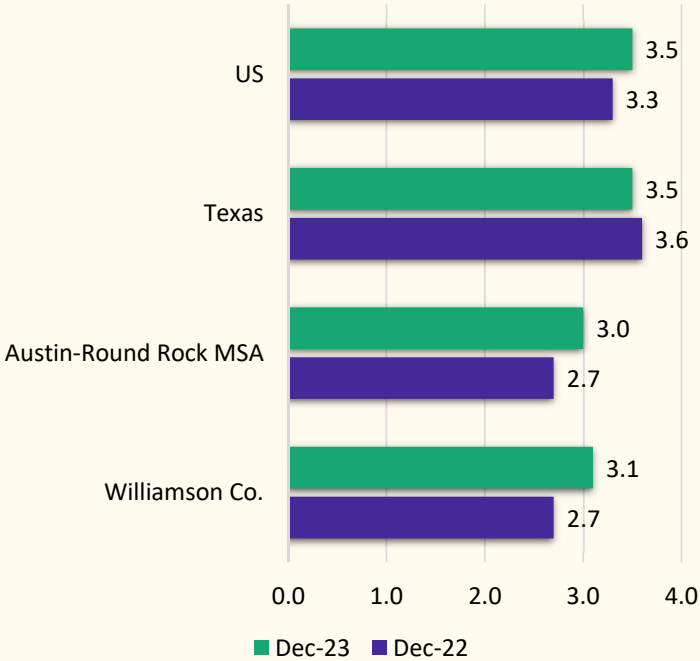


Local Economic Conditions

Unemployment Rates, Jan 2020 - Dec 2023



Unemployment Rate, Year-Over-Year



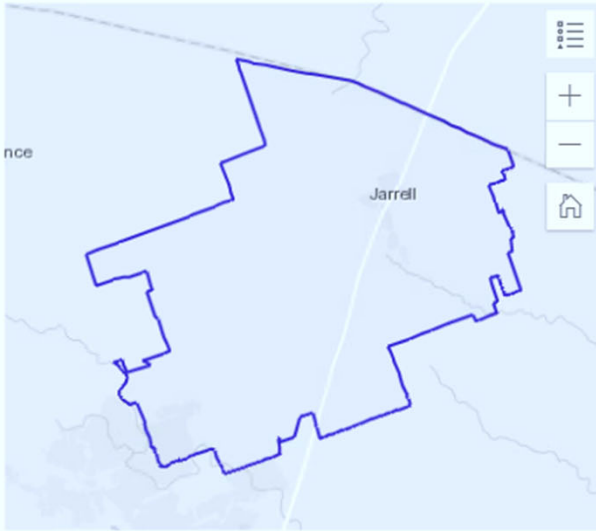


Housing Activity by MSA

Top Markets by Housing Starts (4Q2023)

Rank	Market	Annualized Starts	YOY Change	YOY %
1	Dallas-Fort Worth-Arlington, TX	42,513	-2,109	-5%
2	Houston-Pasadena-The Woodlands, TX	35,637	-2,059	-5%
3	Atlanta-Sandy Springs-Roswell, GA	17,869	-2,209	-11%
4	Phoenix-Mesa-Chandler, AZ	17,580	-6,058	-26%
5	Orlando-Kissimmee-Sanford, FL	15,994	591	4%
6	Austin-Round Rock-San Marcos, TX	15,527	-5,975	-28%
7	San Antonio-New Braunfels, TX	14,800	-4,090	-22%
8	Tampa-St. Petersburg-Clearwater, FL	11,858	-1,553	-12%
9	Charlotte-Concord-Gastonia, NC-SC	11,716	-947	-7%
10	Riverside-San Bernardino-Ontario, CA	11,453	-245	-2%
11	Raleigh-Cary, NC	10,344	-408	-4%
12	Washington-Arlington-Alexandria, DC-VA-MD-WV	10,048	-1,493	-13%
13	Jacksonville, FL	9,957	-1,254	-11%
14	Las Vegas-Henderson-North Las Vegas, NV	9,821	-1,549	-14%
15	Nashville-Davidson--Murfreesboro--Franklin, TN	9,218	-123	-1%
16	North Port-Bradenton-Sarasota, FL	9,065	-694	-7%
17	Miami-Fort Lauderdale-West Palm Beach, FL	8,634	-343	-4%
18	Denver-Aurora-Centennial, CO	7,604	-1,729	-19%
19	Lakeland-Winter Haven, FL	7,339	-51	-1%
20	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	7,207	674	10%
21	Seattle-Tacoma-Bellevue, WA	6,739	1,027	18%
22	Minneapolis-St. Paul-Bloomington, MN-WI	6,703	-1,034	-13%
23	Chicago-Naperville-Elgin, IL-IN	6,425	-266	-4%
24	Sacramento-Roseville-Folsom, CA	6,229	-914	-13%
25	Indianapolis-Carmel-Greenwood, IN	6,195	-626	-9%

Source: Zonda



POPULATION TRENDS AND KEY INDICATORS

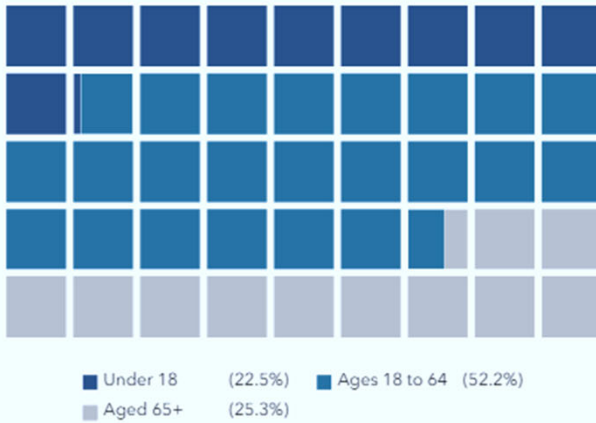
JARRELL ISD
Area: 81.59 square miles

24,184	9,381	2.58	41.8	\$76,954	\$317,070	96	84	74
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

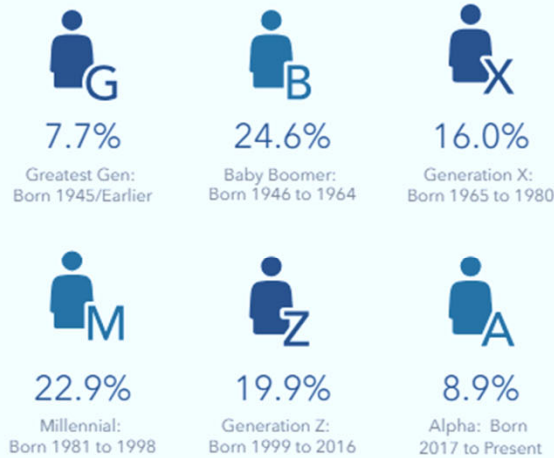
MORTGAGE INDICATORS



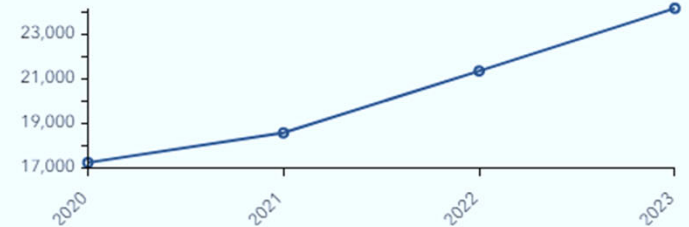
POPULATION BY AGE



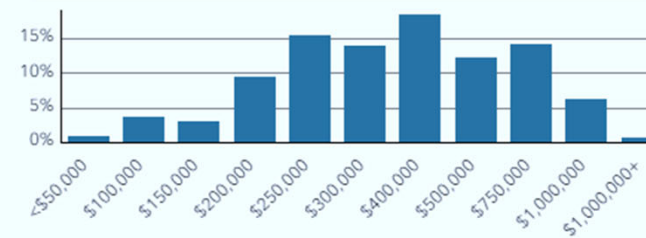
POPULATION BY GENERATION



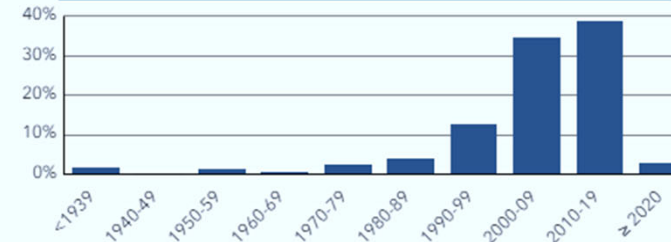
Historical Trends: Population



Home Value



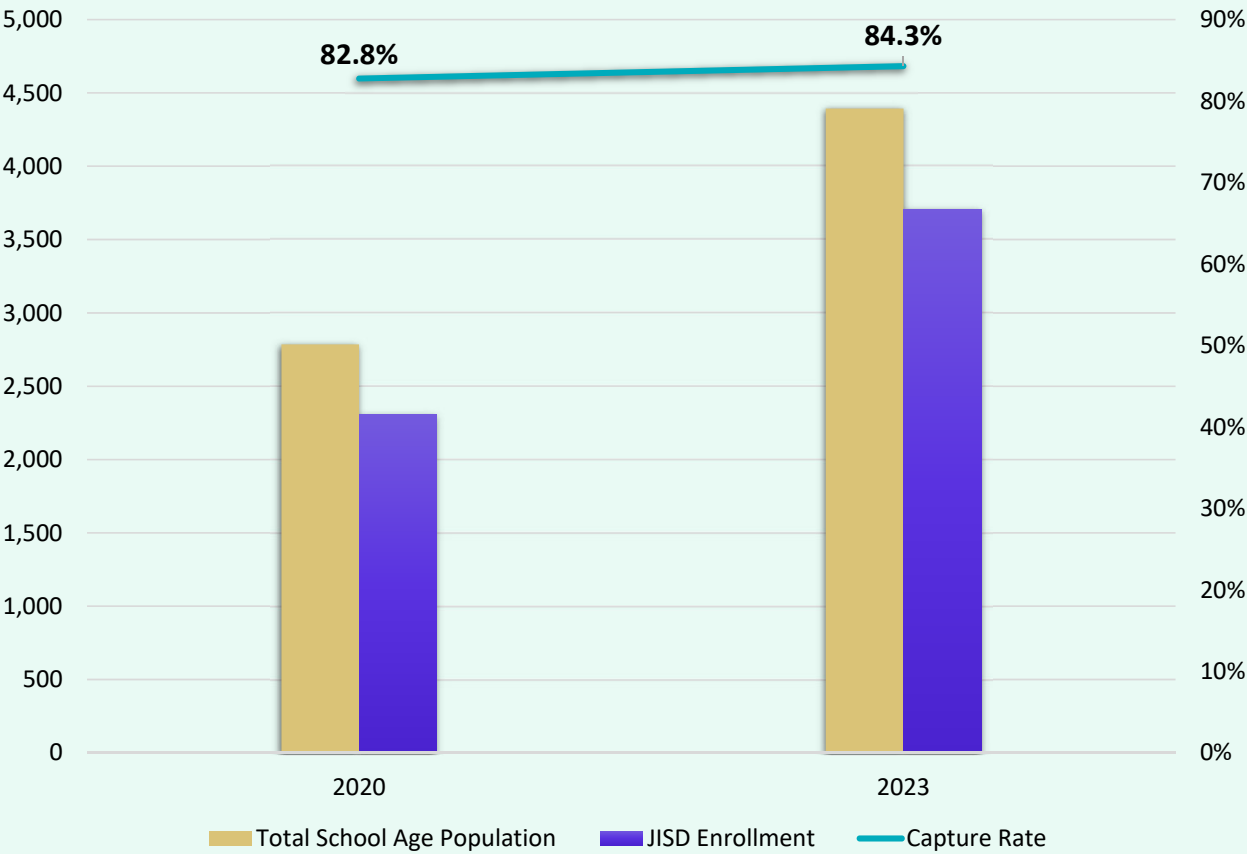
Housing: Year Built



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021).
© 2024 Esri



Jarrell ISD Student Capture Rate



	Ages 5-9	Ages 10-14	Ages 15-19	Total School Age Population	JISD Enrollment	Capture Rate
2020	1,056	958	771	2,785	2,305	82.8%
2023	1,580	1,559	1,254	4,393	3,703	84.3%



Austin New Home Starts & Closings

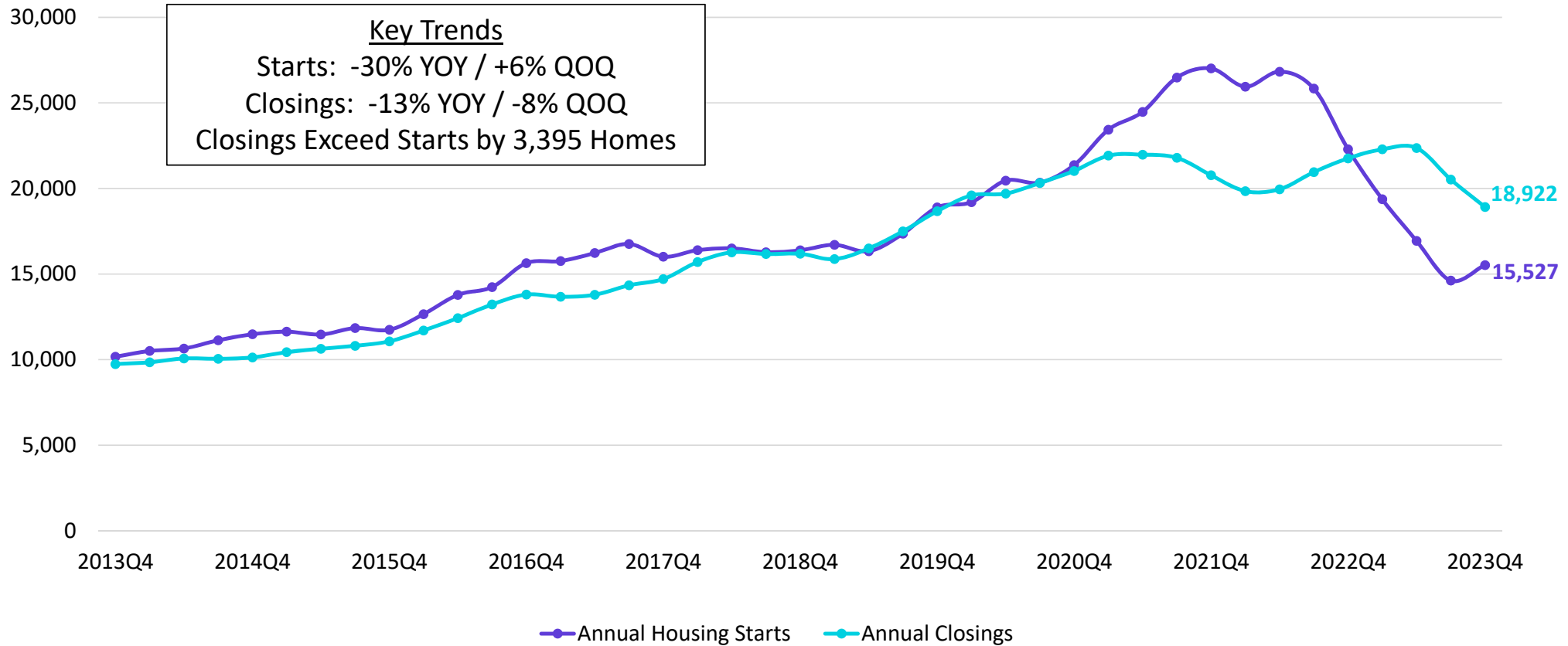
Annual Housing Starts vs. Annual Closings

Key Trends

Starts: -30% YOY / +6% QOQ

Closings: -13% YOY / -8% QOQ

Closings Exceed Starts by 3,395 Homes



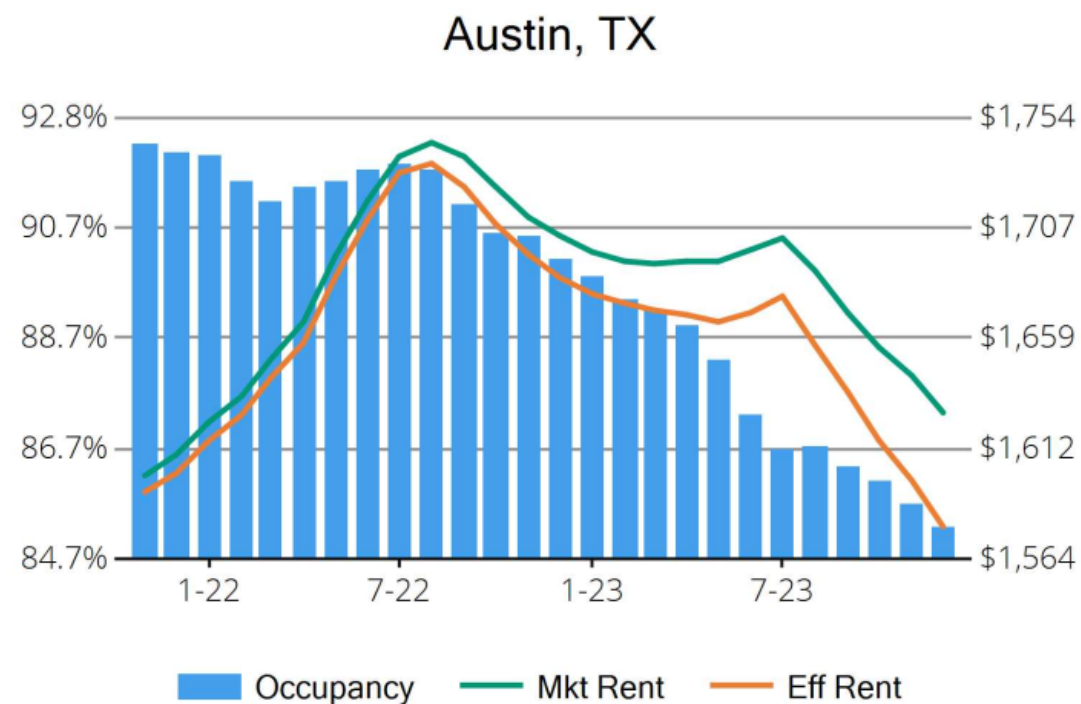
Source: Zonda



Housing Market Trends: Multi-family Market- December 2023

Stabilized and Lease-up Properties

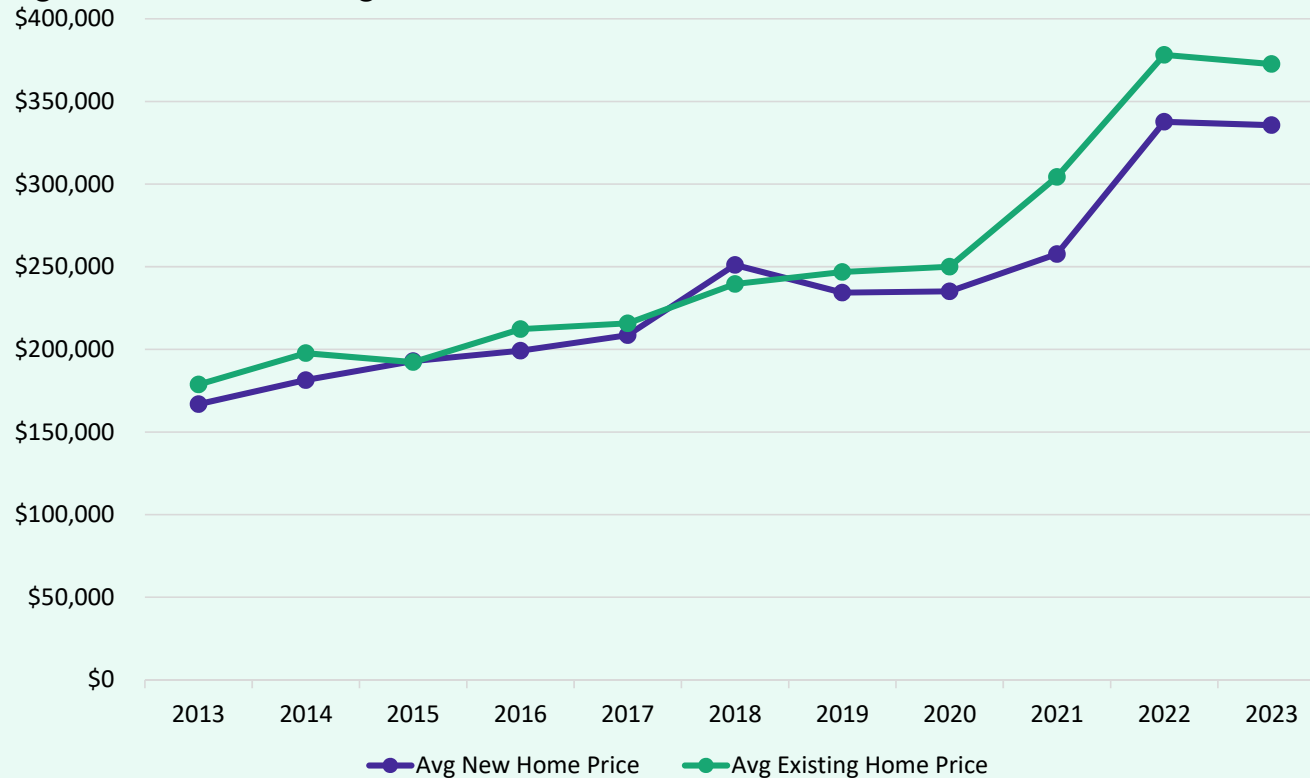
Conventional Properties	Dec 2023	Annual Change
Occupancy	85.2	-5.4%
Unit Change	18,365	
Units Absorbed (Annual)	3,966	
Average Size (SF)	872	+0.7%
Asking Rent	\$1,627	-4.3%
Asking Rent per SF	\$1.87	-5.0%
Effective Rent	\$1,578	-6.3%
Effective Rent per SF	\$1.81	-6.9%
% Offering Concessions	37%	+139.0%
Avg. Concession Package	7.7%	+38.2%





Jarrell ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2013 - 2021



- The average new home sale price in Jarrell ISD has more than doubled since 2013, rising nearly \$169,000
- The average existing home sale price in JISD has risen 108% in the last 10 years, an increase of nearly \$194,000

	Avg New Home Price	Avg Existing Home Price
2013	\$166,792	\$178,718
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	\$335,671	\$372,639



Austin New Home Ranking Report

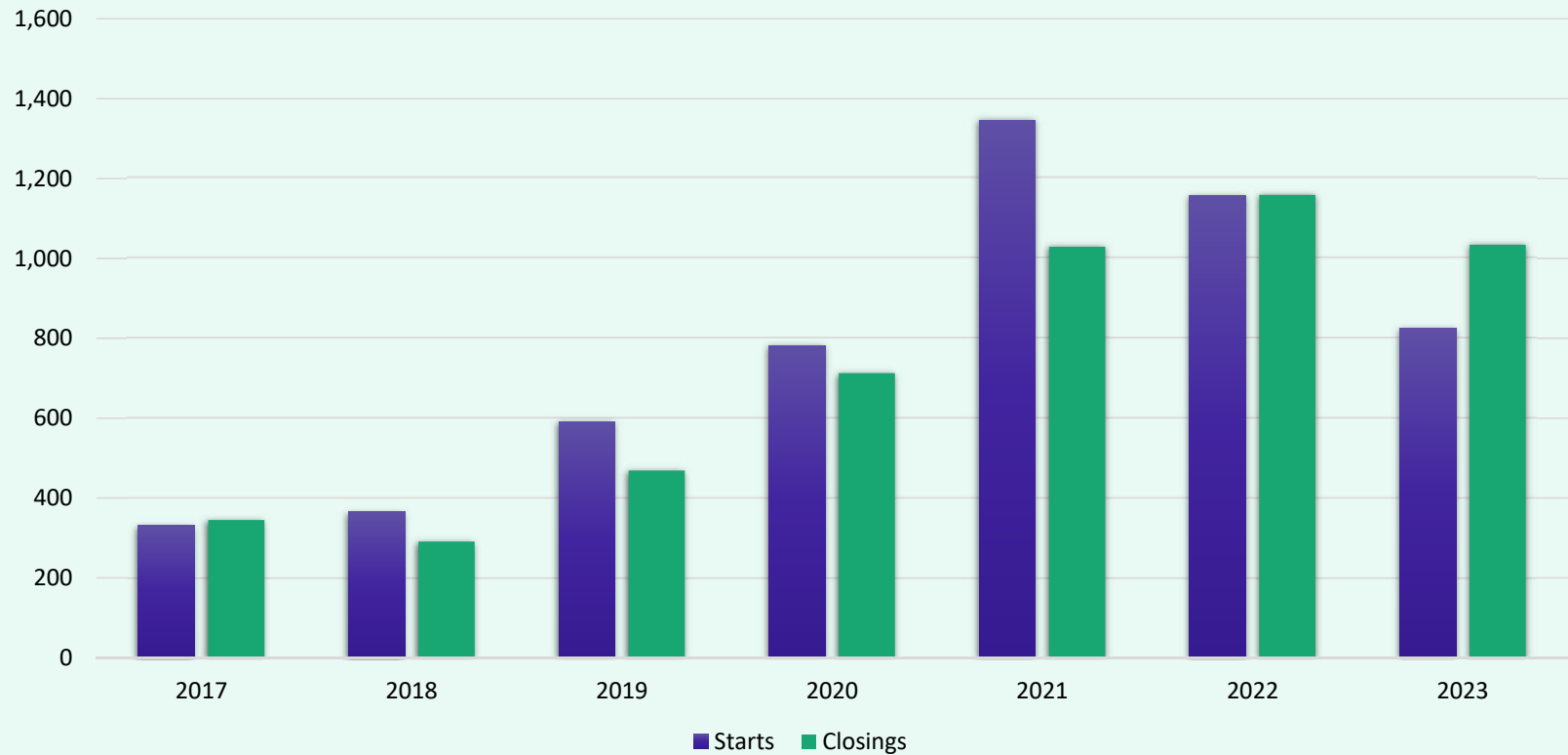
ISD Ranked by Annual Closings – 4Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	HAYS CISD	2,799	2,525	2,341	5,186	39,103
2	GEORGETOWN ISD	1,658	2,262	1,274	3,091	16,758
3	LEANDER ISD	1,415	1,873	1,003	2,223	5,164
4	LIBERTY HILL ISD	1,328	1,826	1,104	3,582	9,112
5	HUTTO ISD	1,244	1,390	873	1,189	10,207
6	MANOR ISD	788	1,183	612	1,375	14,597
7	JARRELL ISD	824	1,034	472	2,740	8,266*
8	AUSTIN ISD	963	940	2,642	1,239	9,941
9	DEL VALLE ISD	600	846	544	2,070	24,689
10	SAN MARCOS CISD	470	750	433	1,069	7,989
11	PFLUGERVILLE ISD	492	696	338	702	5,825
12	DRIPPING SPRINGS ISD	522	656	383	970	7,277
13	BASTROP ISD	451	641	449	2,464	16,721
14	ROUND ROCK ISD	454	619	434	1,209	1,779
15	ELGIN ISD	499	567	329	599	10,476
16	LAKE TRAVIS ISD	293	478	351	1,044	3,992
17	LOCKHART ISD	574	282	366	887	19,637
18	LAGO VISTA ISD	57	181	74	394	3,026
19	TAYLOR ISD	56	92	77	190	1,462
20	EANES ISD	9	37	42	50	71

* Based on additional Zonda Education housing research



District New Home Starts and Closings



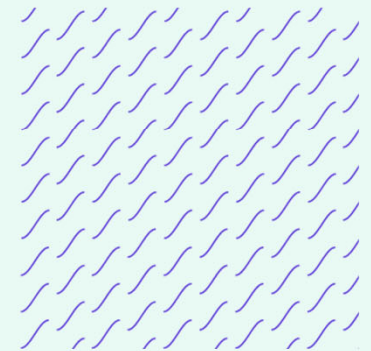
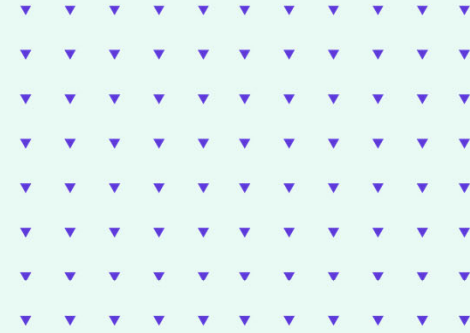
Starts	2017	2018	2019	2020	2021	2022	2023
1Q	44	51	55	155	313	327	102
2Q	111	121	129	135	339	413	218
3Q	103	112	248	241	288	324	335
4Q	73	81	160	251	406	92	169
Total	331	365	592	782	1,346	1,156	824

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	85	72	85	129	244	230	319
2Q	53	32	97	195	263	409	251
3Q	109	99	107	166	342	267	229
4Q	98	88	180	223	180	253	235
Total	345	291	469	713	1,029	1,159	1,034



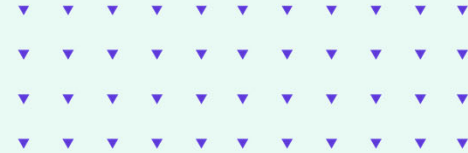
1 Year Change in District Housing

	4Q22	4Q23	Difference
Annual Starts	1,156	824	-332
Quarterly Starts	92	169	+77
Annual Closings	1,159	1,034	-125
Quarterly Closings	253	235	-18
Under Construction	351	167	-184
Inventory	674	472	-202
VDL	1,979	2,740	+761
Futures	8,838	8,266	-572





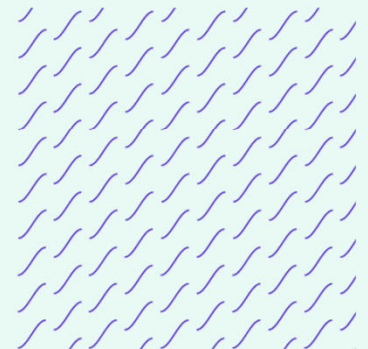
District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Futrure
DOUBLE CREEK	389	89	436	91	81	226	1,538	7,670
IGO	389	80	561	117	83	236	1,018	430
JARRELL	46	0	37	27	3	10	184	166
Grand Totals	824	169	1,034	235	167	472	2,740	8,266

 Highest activity in the category

 Second highest activity in the category





District Housing Overview

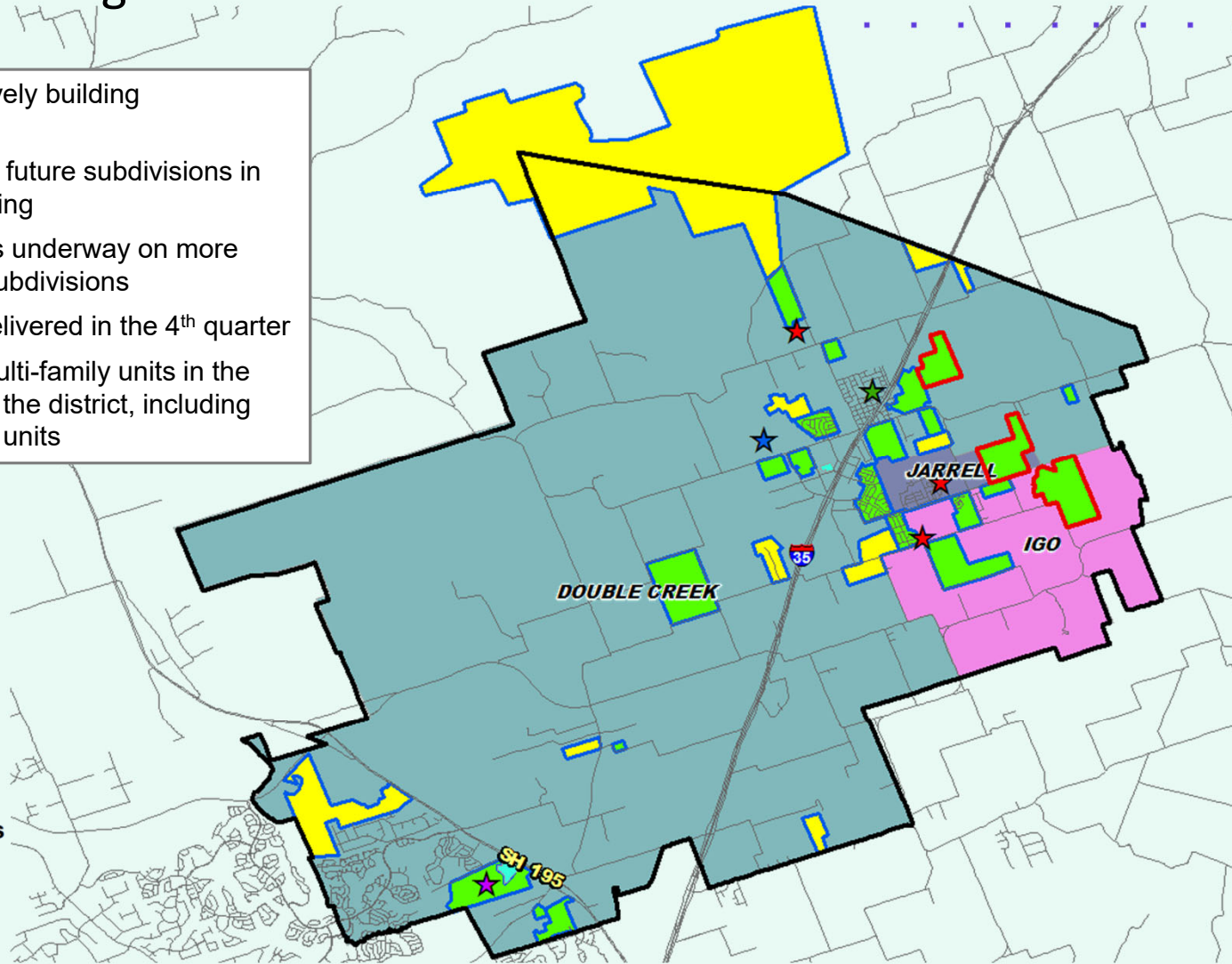
- The district has 20 actively building subdivisions
- Within JISD there are 9 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 700 lots within 3 subdivisions
- Nearly 600 lots were delivered in the 4th quarter
- There are 304 future multi-family units in the planning stages across the district, including 224 single family rental units

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

Multi-Family Developments

- FUTURE

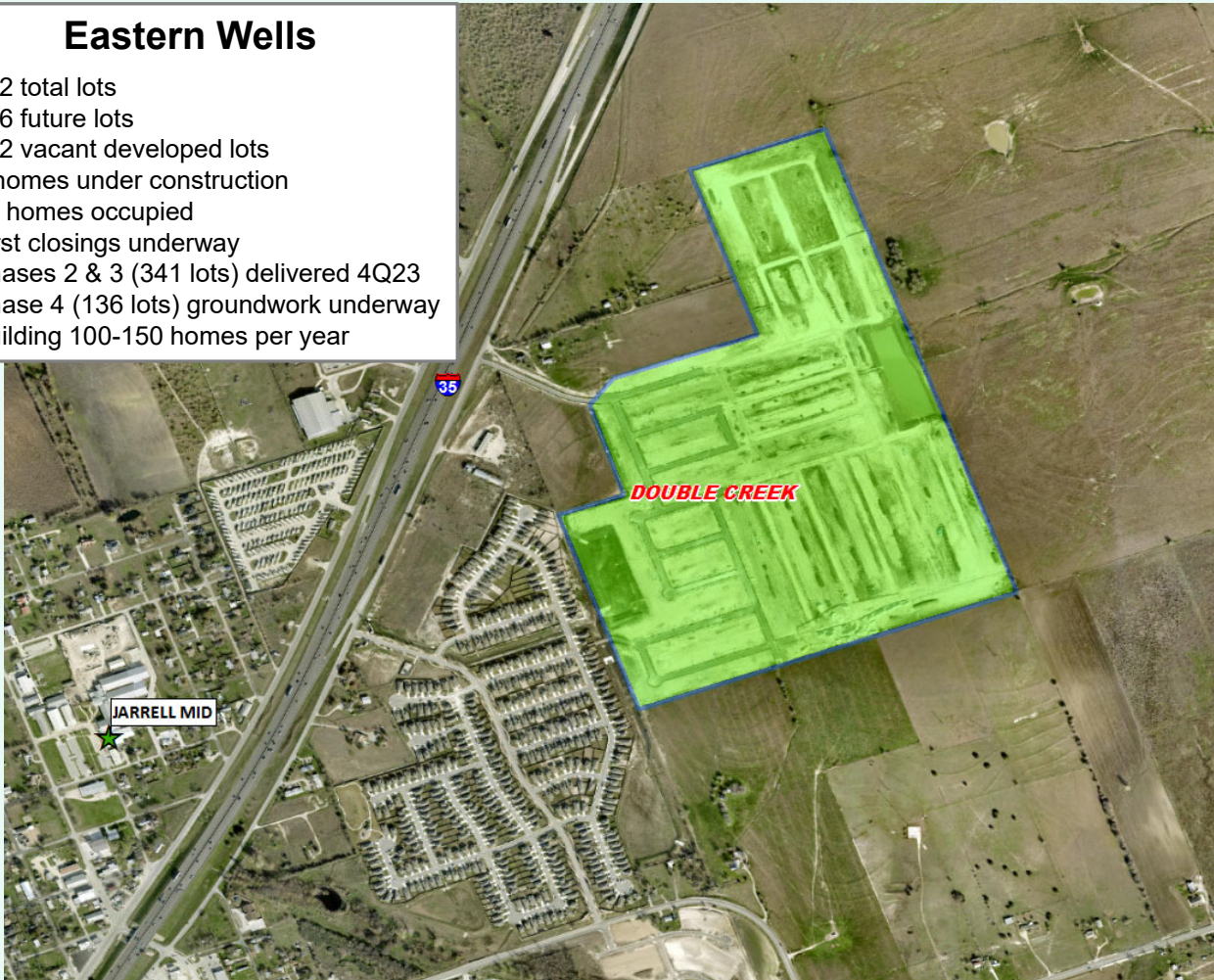




Residential Activity

Eastern Wells

- 712 total lots
- 136 future lots
- 542 vacant developed lots
- 5 homes under construction
- 10 homes occupied
- First closings underway
- Phases 2 & 3 (341 lots) delivered 4Q23
- Phase 4 (136 lots) groundwork underway
- Building 100-150 homes per year

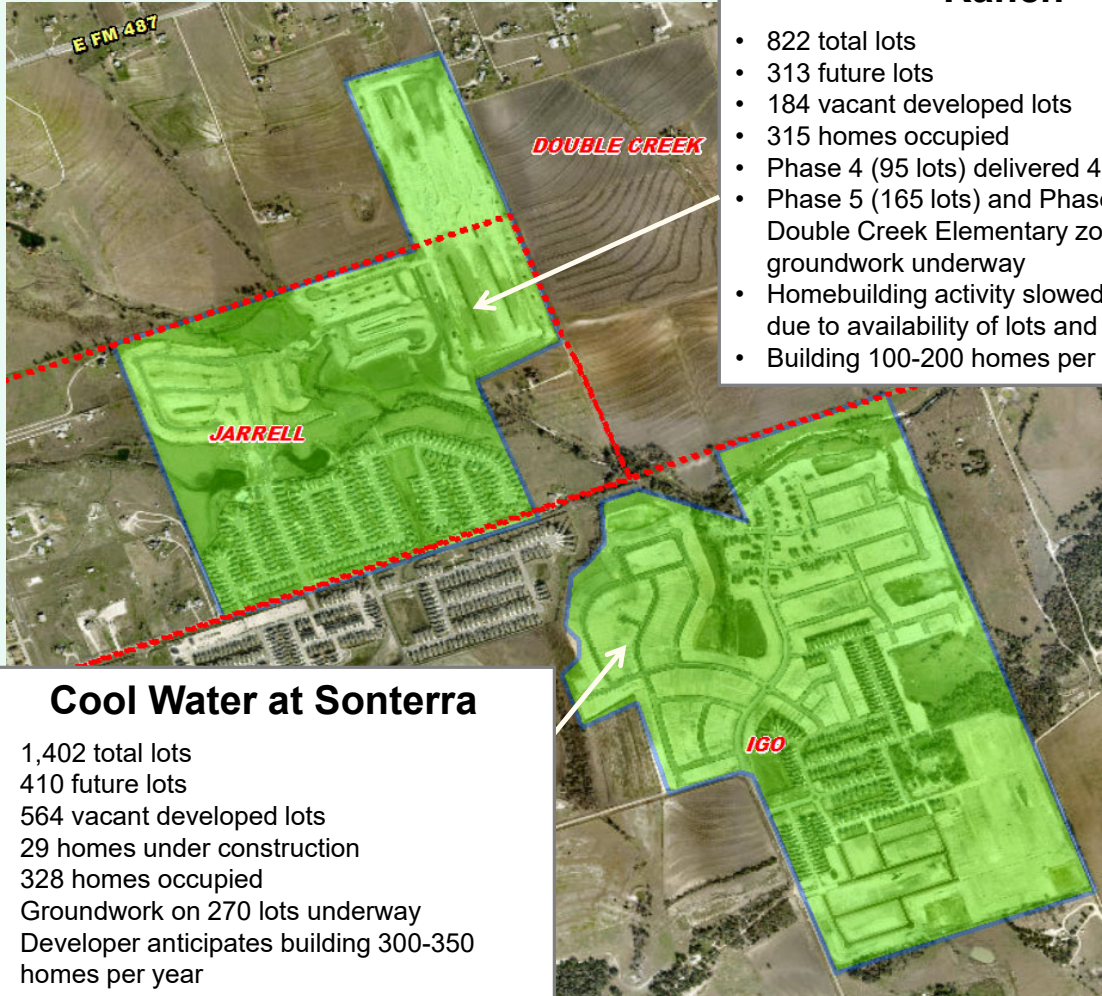


October 2023





Residential Activity



Villages at Schwertner Ranch

- 822 total lots
- 313 future lots
- 184 vacant developed lots
- 315 homes occupied
- Phase 4 (95 lots) delivered 4Q23
- Phase 5 (165 lots) and Phase 6 (147 lots in Double Creek Elementary zone) groundwork underway
- Homebuilding activity slowed in early 2023 due to availability of lots and is re-starting
- Building 100-200 homes per year

Cool Water at Sonterra

- 1,402 total lots
- 410 future lots
- 564 vacant developed lots
- 29 homes under construction
- 328 homes occupied
- Groundwork on 270 lots underway
- Developer anticipates building 300-350 homes per year

October 2023

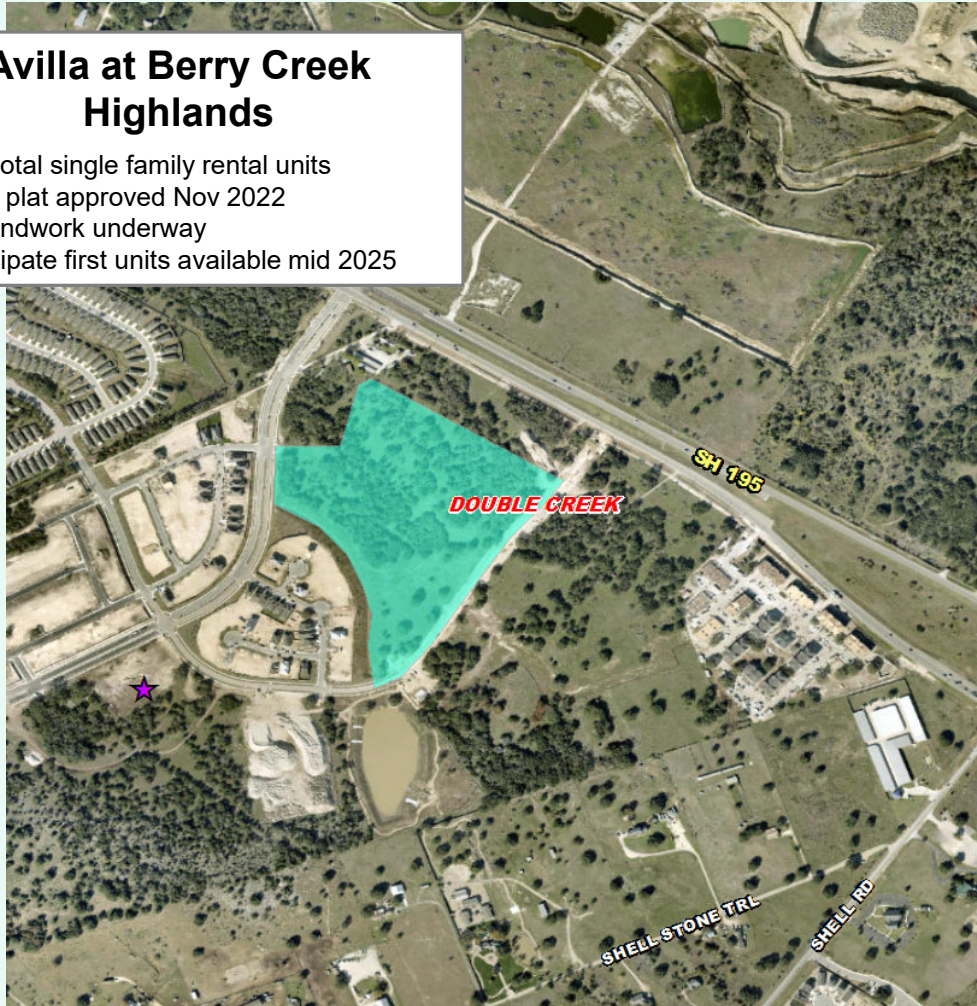




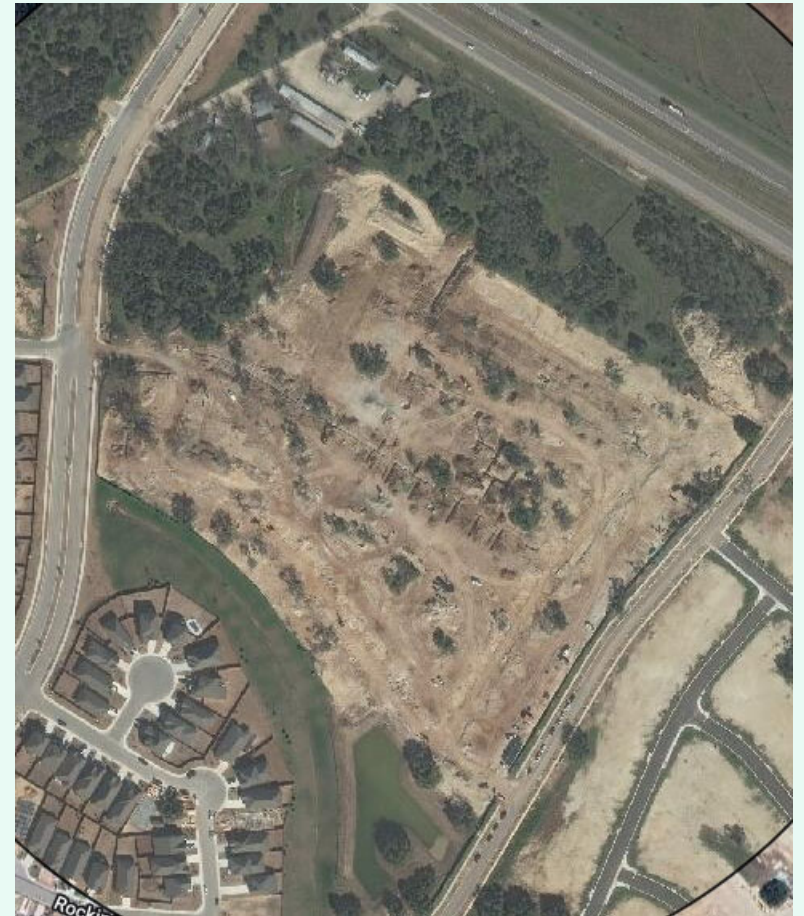
Residential Activity

Avilla at Berry Creek Highlands

- 224 total single family rental units
- Final plat approved Nov 2022
- Groundwork underway
- Anticipate first units available mid 2025



January 2024





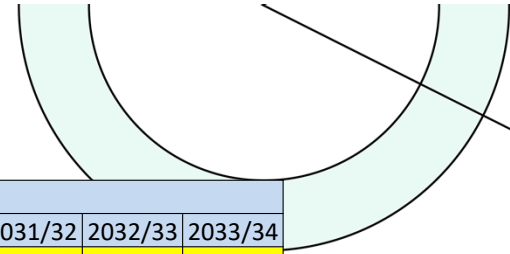
Ten Year Forecast by Grade Level

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	5	113	174	164	171	161	168	159	159	169	143	172	125	120	104	2,107		
2020/21	4	87	182	198	181	171	170	184	167	170	176	183	177	137	118	2,305	198	9.4%
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	19	160	301	286	297	279	292	279	288	270	281	273	235	243	200	3,703	339	10.1%
2024/25	19	164	321	330	305	316	301	312	321	332	310	331	279	234	237	4,112	409	11.0%
2025/26	19	168	342	352	353	327	337	323	374	386	398	366	338	277	228	4,588	476	11.6%
2026/27	19	174	364	378	377	378	350	360	371	431	444	469	374	336	270	5,095	507	11.1%
2027/28	19	180	391	400	403	402	403	371	414	428	496	524	459	371	328	5,589	494	9.7%
2028/29	19	184	415	430	426	430	429	427	427	477	492	570	518	455	363	6,062	473	8.5%
2029/30	19	184	447	456	460	455	459	455	470	479	548	566	568	514	445	6,525	463	7.6%
2030/31	19	200	479	492	488	492	487	487	523	527	551	630	559	563	503	7,000	475	7.3%
2031/32	19	200	517	527	526	522	526	517	536	587	590	650	624	554	551	7,446	446	6.4%
2032/33	19	200	558	570	564	563	559	558	569	591	646	696	645	619	542	7,899	453	6.1%
2033/34	19	201	602	615	611	605	602	593	614	626	649	761	689	639	606	8,432	533	6.7%

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



Ten Year Forecast by Campus

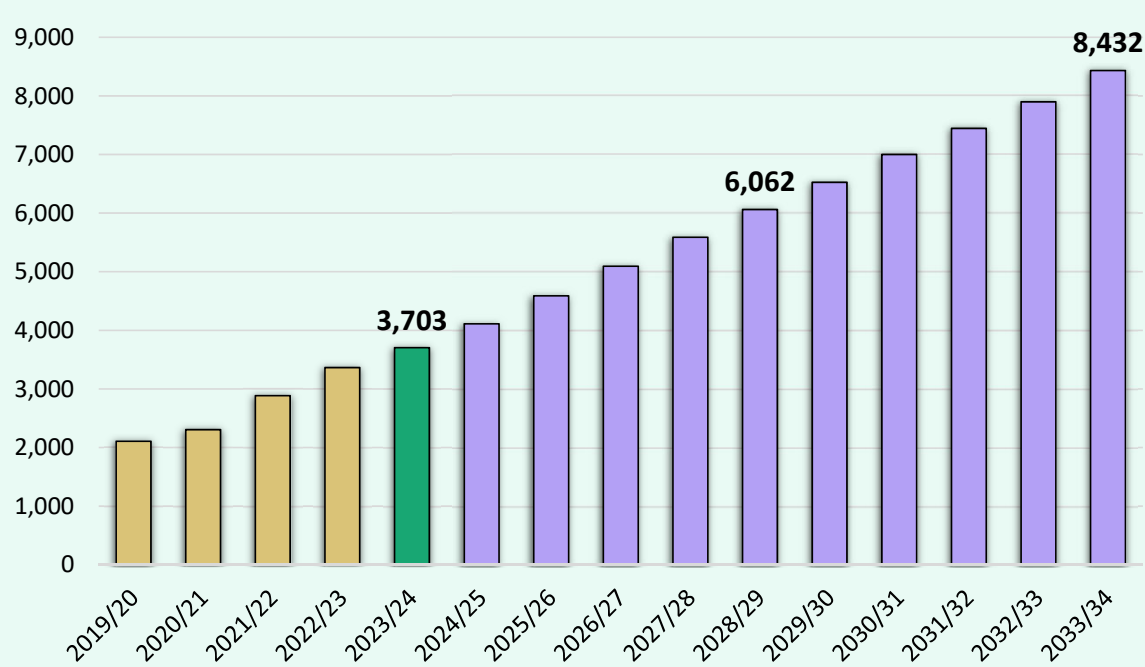


Campus	Capacity	2022/23	Fall	ENROLLMENT PROJECTIONS									
			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Igo Elementary	800	975	553	615	666	744	801	873	944	1,021	1,105	1,197	1,298
Jarrell Elementary	608	784	658	690	727	762	780	810	821	847	857	871	885
Double Creek Elementary	900		702	763	828	894	988	1,077	1,170	1,276	1,392	1,523	1,665
ELEMENTARY SCHOOL TOTAL	2,308	1,759	1,913	2,068	2,221	2,400	2,569	2,760	2,935	3,144	3,354	3,591	3,848
Elementary Absolute Change		243	154	155	153	179	169	191	175	209	210	237	257
Elementary Percent Change		16.03%	8.75%	8.10%	7.40%	8.06%	7.04%	7.43%	6.34%	7.12%	6.68%	7.07%	7.16%
Jarrell Middle School	764/1,004	741	837	961	1,156	1,244	1,336	1,394	1,495	1,599	1,711	1,804	1,889
MIDDLE SCHOOL TOTAL		741	837	961	1,156	1,244	1,336	1,394	1,495	1,599	1,711	1,804	1,889
Middle School Absolute Change		131	96	124	195	88	92	58	101	104	112	93	85
Middle School Percent Change		21.48%	12.96%	14.81%	20.29%	7.61%	7.40%	4.34%	7.25%	6.96%	7.00%	5.44%	4.71%
Jarrell High School	995/1,258	864	949	1,079	1,207	1,447	1,680	1,904	2,091	2,253	2,377	2,500	2,695
HIGH SCHOOL TOTAL		864	949	1,079	1,207	1,447	1,680	1,904	2,091	2,253	2,377	2,500	2,695
High School Absolute Change		105	85	130	128	240	233	224	187	162	124	123	195
High School Percent Change		13.83%	9.84%	13.70%	11.86%	19.88%	16.10%	13.33%	9.82%	7.75%	5.50%	5.17%	7.80%
DISTRICT TOTALS		3,364	3,703	4,112	4,588	5,095	5,589	6,062	6,525	7,000	7,446	7,899	8,436
District Absolute Change		479	339	409	476	507	494	473	463	475	446	453	537
District Percent Change		16.60%	10.08%	11.05%	11.58%	11.05%	9.70%	8.46%	7.64%	7.28%	6.37%	6.08%	6.80%



Key Takeaways

Enrollment Forecast



- The Austin area remains one of the 10 markets nationally for annual new home starts
- Annual starts within the district slowed in 2023 in response to higher interest rates and inflation costs
- JISD has over 2,700 lots currently available to build on, with nearly 500 homes currently in inventory
- Groundwork is underway on more than 700 lots within 3 subdivisions
- Jarrell ISD is forecasted to enroll nearly 6,000 students by 2028/29 and more than 8,400 by 2033/34