



Hutto Independent School District

Fall 2025 Enrollment
and Housing Report

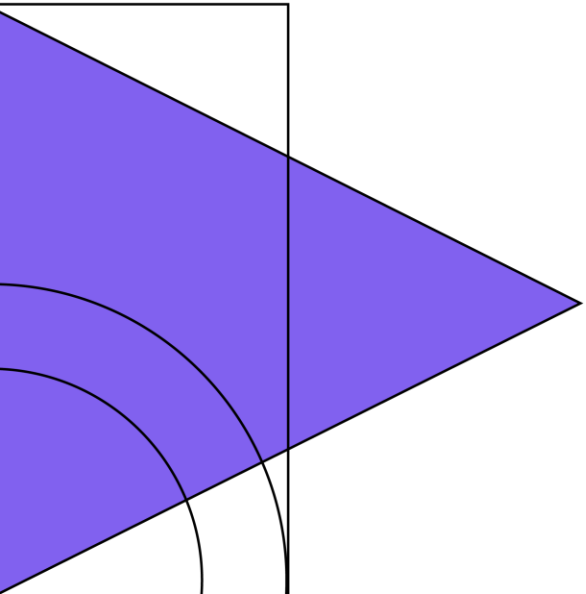
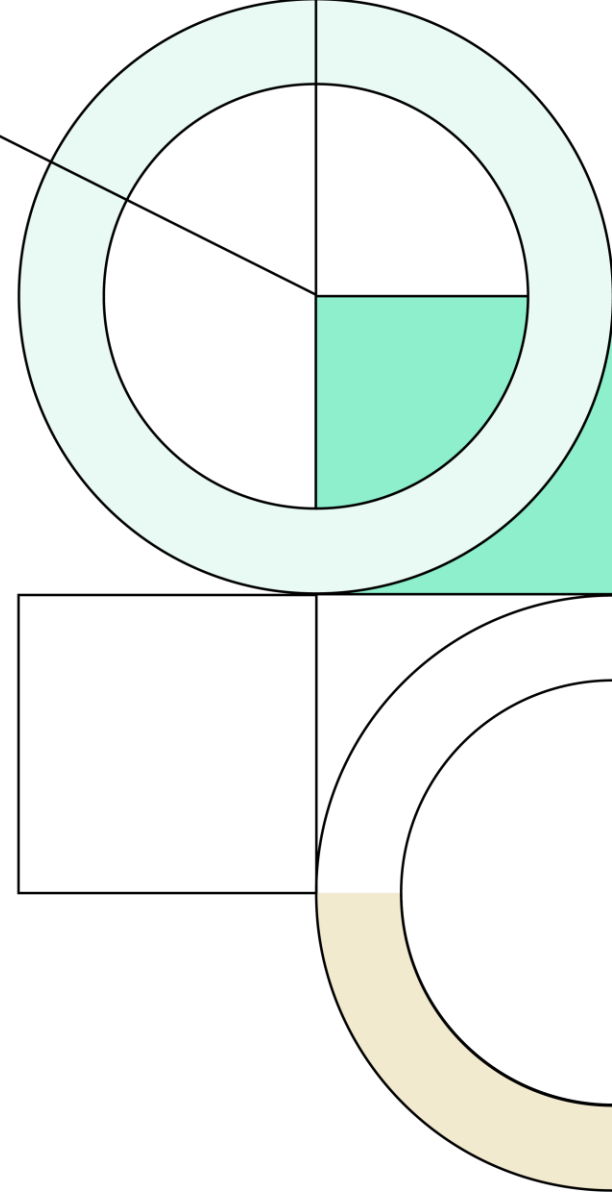


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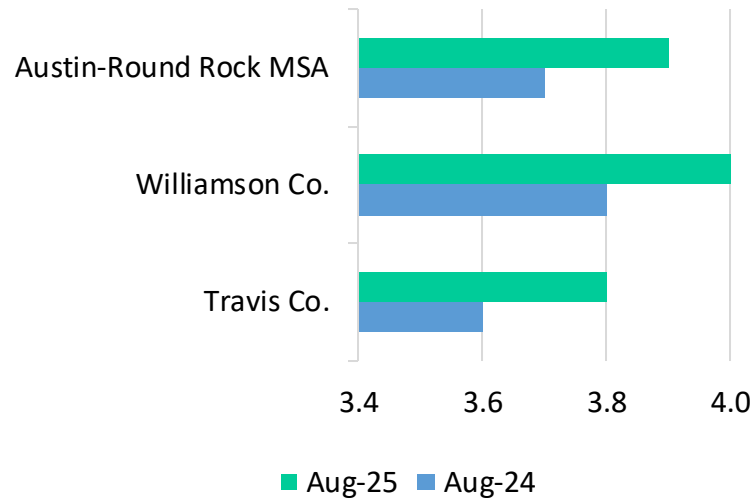
Economic Conditions

Local Economic Data

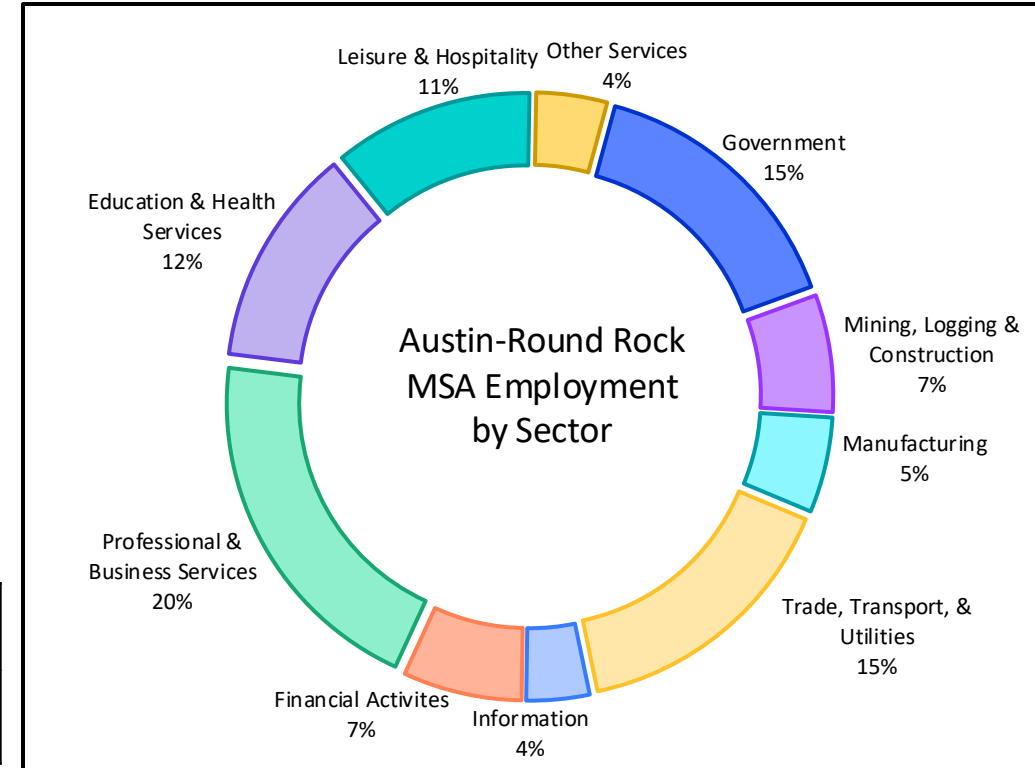


- Unemployment levels in the region have increased by about 0.2% from last year numbers
- Approximately 7,400 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Professional & Business Services sectors, as well as Trade, Transport & Utilities and Government
- Sector with the greatest increases in job numbers over the past year was in the Government sector
- The largest decline this past year was in Information

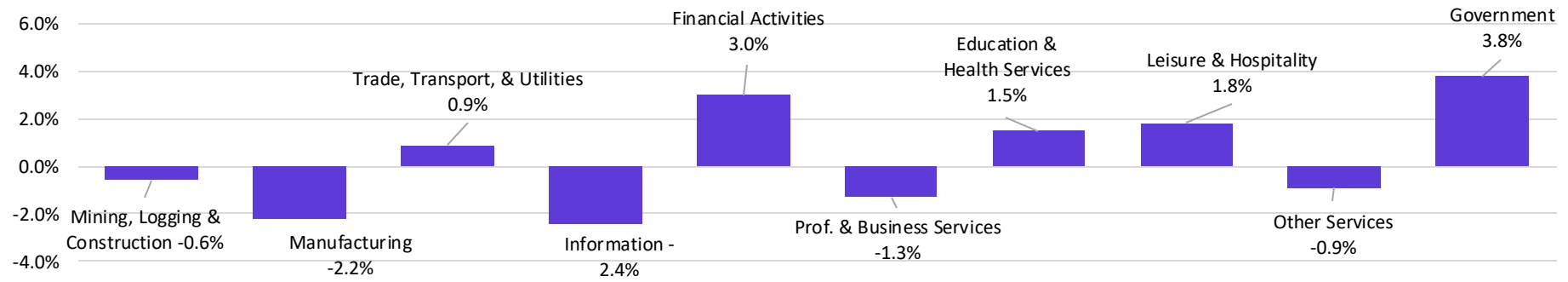
Unemployment Rate, Year-Over-Year



All Industry Sectors	Aug-2024	Aug-2025	YOY Change
(Austin-Round Rock MSA) Total Nonfarm Employment #s	1,361,000	1,368,400	0.7%



Regional Employment Change, Year-Over-Year

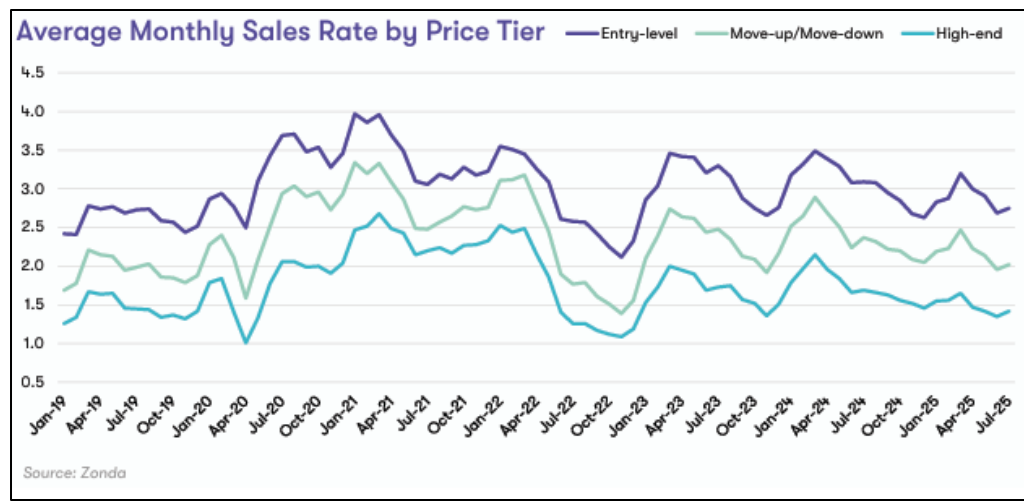
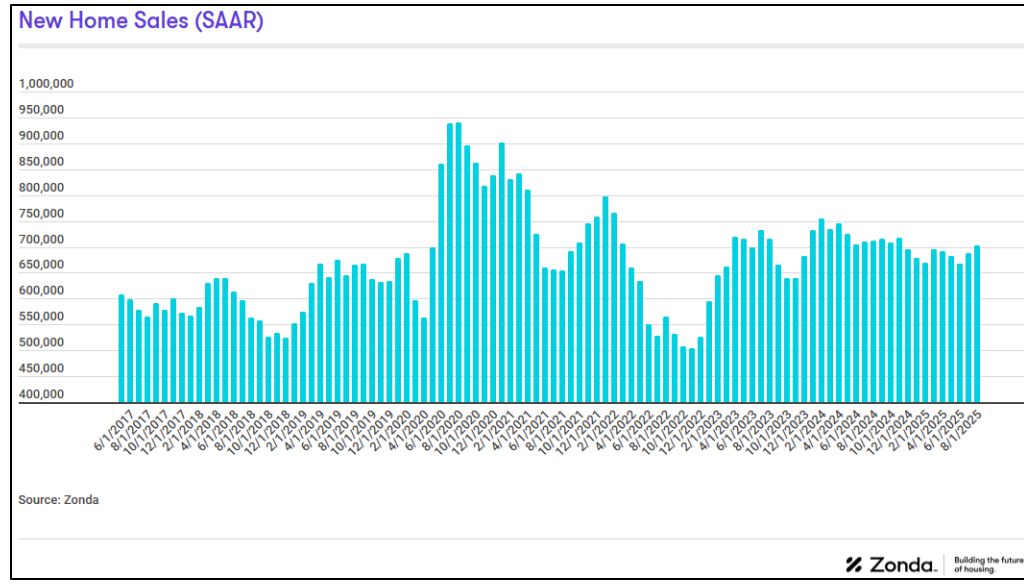


Source: US BLS; US BEA

Single-Family Housing

National Market Information & Area Sales Data



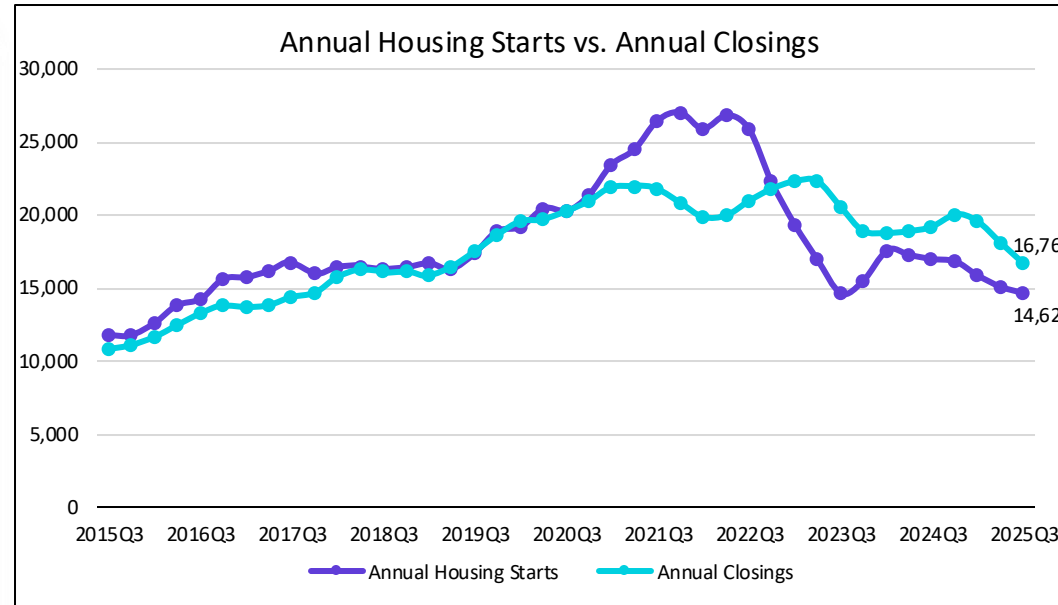


There were 703,000 new homes sold in August 2025 on a seasonally adjusted annualized rate. This is an increase of 2.1% from the July 2025 sales numbers and a drop of -1.2% from a year ago.

Among Zonda's top 50 major markets across the country, 32% were overperforming, 42% were average, and 26% were underperforming.

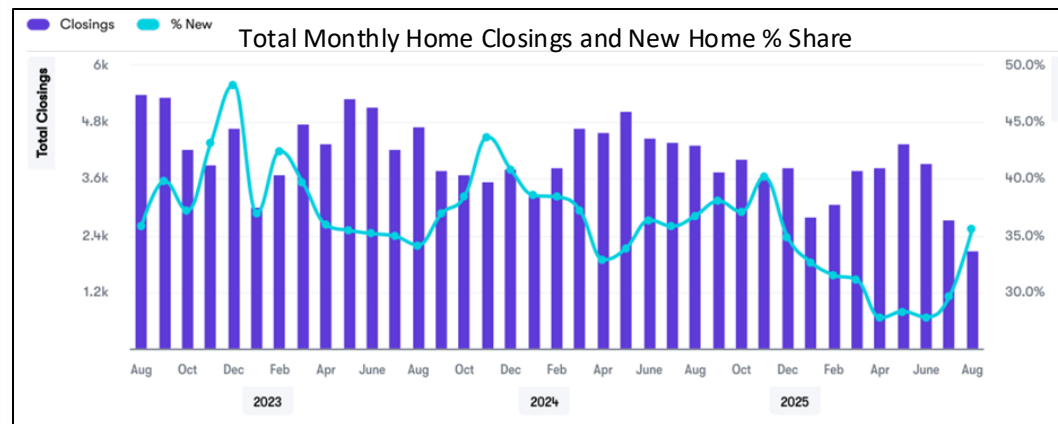
Recent Market Moderation (past four months). Home sales for new communities have trended directionally together across different price points; entry level homes continuously sell at a higher rate than upper-level homes.

Monitoring Several Variables Impacting the Market Potential shifts in monetary policy, fiscal policy, international relations, investor sentiment, and consumer behavior are all being evaluated as to what impacts we may see in the coming months.



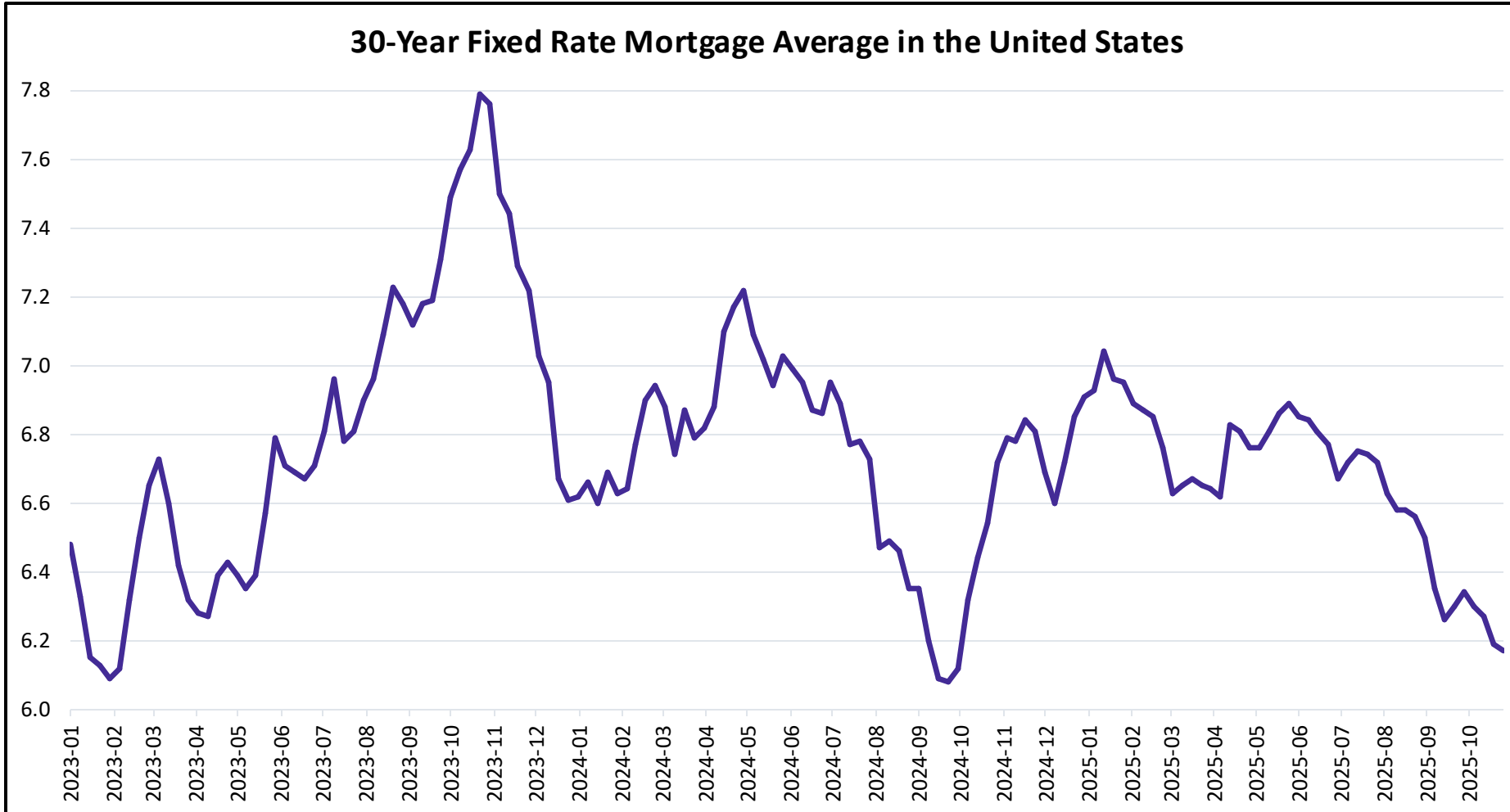
Austin maintains an average monthly sales rate of 1.9 net monthly sales per community among active projects.

Among Texas' four major markets, one market (San Antonio) is overperforming, two markets (Dallas and Houston) are average, and one market (Austin) is underperforming in terms of new home sales adjusted for supply and seasonality.



The Austin-Round Rock-San Marcos MSA experienced 13,744 new home closings in the last 12 months, a decrease of -25.4%.

Builder surveys report that affordability and consumer confidence are keeping consumers on the sidelines leading to tempering of new home activity.



Source: US FRED

The Federal Reserve Board cut its benchmark federal funds rate by 25 basis points on September 17 and October 29th, resulting in a reduction of the 30-year fixed rate mortgage average to 6.17% at the end of October, the lowest since October 2024.

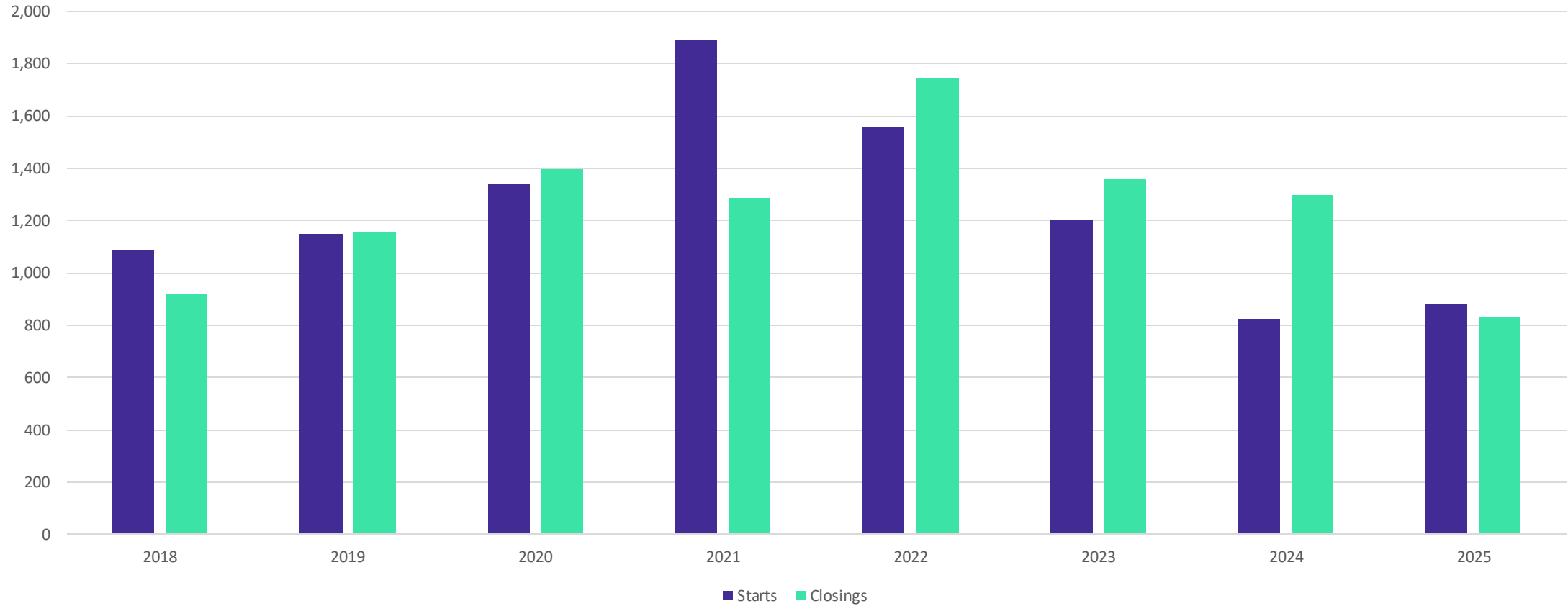
The move was driven by signs of a softening labor market and weakening job growth.

Mortgage rates remain elevated compared to pre-2022 levels, reflecting ongoing inflationary pressures and cautious monetary policy.



Hutto ISD New Home Activity

Single-Family Housing



Starts	2018	2019	2020	2021	2022	2023	2024	2025
1Q	247	209	267	381	418	197	229	267
2Q	250	233	416	506	434	336	148	340
3Q	282	430	365	556	485	412	135	271
4Q	313	282	295	451	221	259	313	
Total	1,092	1,154	1,343	1,894	1,558	1,204	825	878

Closings	2018	2019	2020	2021	2022	2023	2024	2025
1Q	225	218	308	340	431	474	540	175
2Q	254	348	287	253	430	310	384	371
3Q	192	271	399	351	521	394	159	287
4Q	250	319	402	342	364	183	218	
Total	921	1,156	1,396	1,286	1,746	1,361	1,301	833

Source: Zonda



Hutto ISD New Home Activity by Elementary Zone


Single-Family Housing



Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future
COTTONWOOD CREEK	0	0	7	0	0	1	0	0
HUTTO	146	45	84	37	239	65	706	1,036
JOHNSON	0	0	0	0	0	0	0	0
KERLEY	12	4	27	2	10	11	135	521
LEE MARTINEZ	517	111	390	109	234	248	837	4,629
NORMAN	75	10	85	20	22	23	15	0
RAY	234	59	136	38	120	125	456	7,739
VETERANS HILL	275	42	322	81	58	103	199	655
Grand Total	1,259	271	1,051	287	683	576	2,348	14,580

 Highest activity in the category

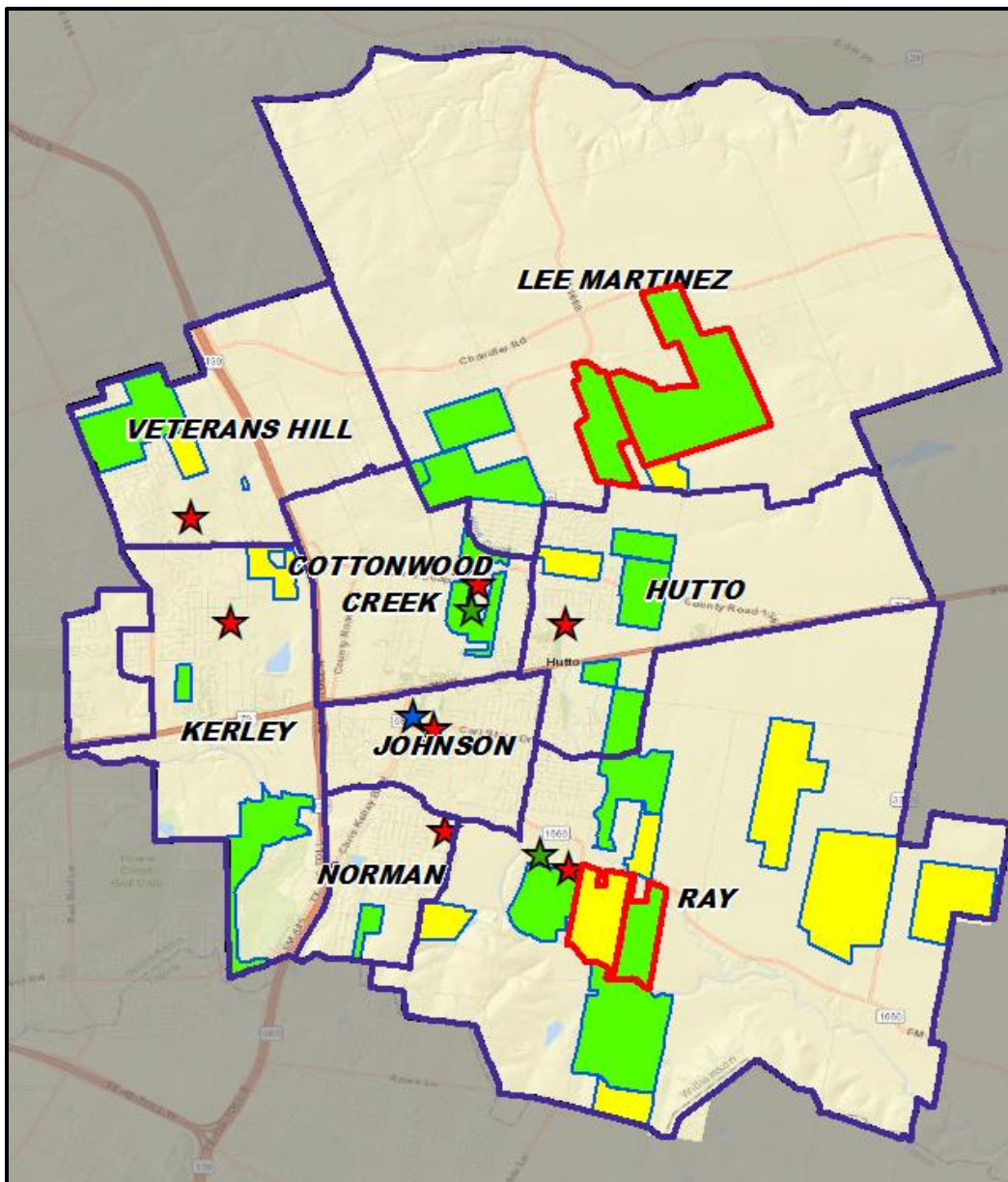
 Second highest activity in the category

 Third highest activity in the category

Single-Family Housing Construction

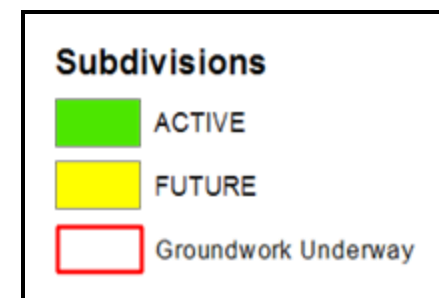
District Housing Activity Information





District Future Housing Overview

- The district has 17 active subdivisions with approximately 68 homes under construction and 2,300 lots ready to be built on
- Within HISD there are currently 21 potential future subdivisions totaling appx. 14,850 single family lots
- Groundwork is underway on more than 1,100 lots within four subdivisions



The following pages highlight major and new developments

November 2025

Prairie Winds

- 1,093 total lots
- 813 future lots
- 203 vacant developed lots
- 72 homes under construction
- 1 occupied home
- Prices between \$330,000 and \$540,000
- Builders: Meritage Homes, Trophy Signature Homes
- Groundwork underway on 192 lots

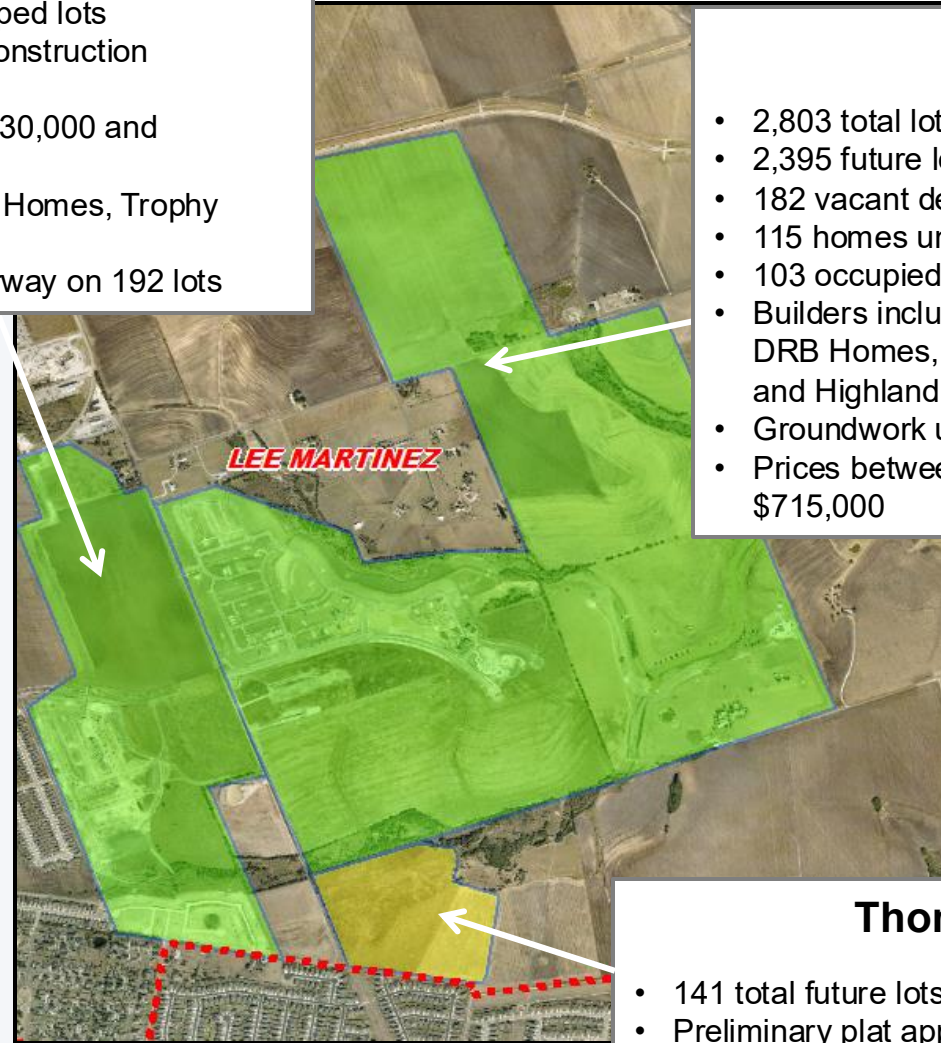
Flora

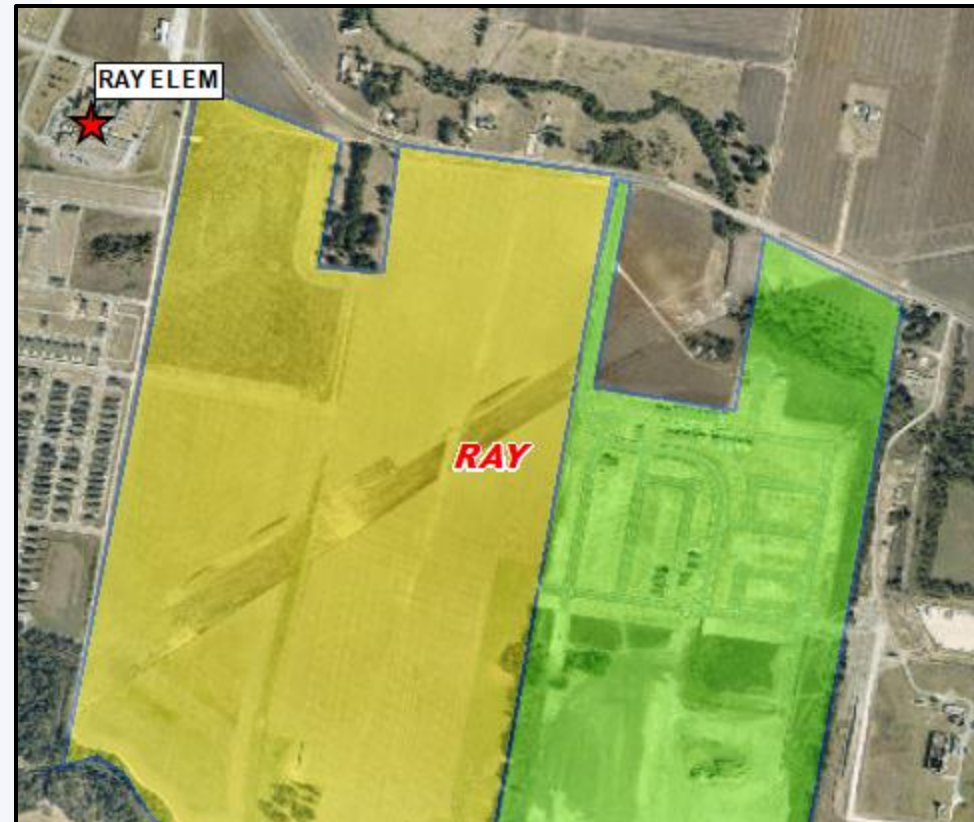
- 2,803 total lots
- 2,395 future lots
- 182 vacant developed lots
- 115 homes under construction
- 103 occupied homes
- Builders include Brightland Homes, DRB Homes, Empire Communities, and Highland Homes
- Groundwork underway on 591 lots
- Prices between \$300,000 and \$715,000

Thomison

- 141 total future lots
- Preliminary plat approved February 2023

LEE MARTINEZ



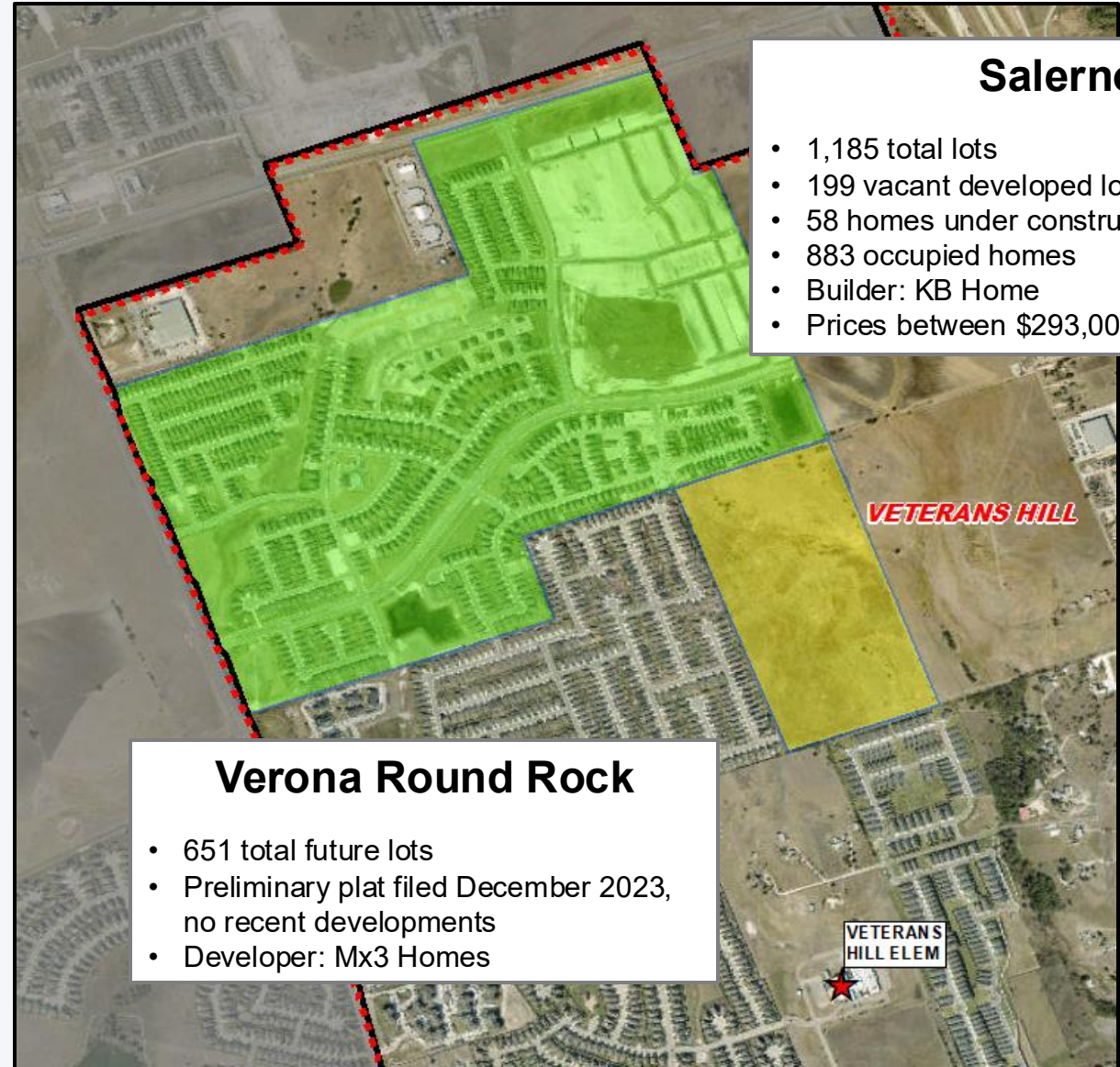
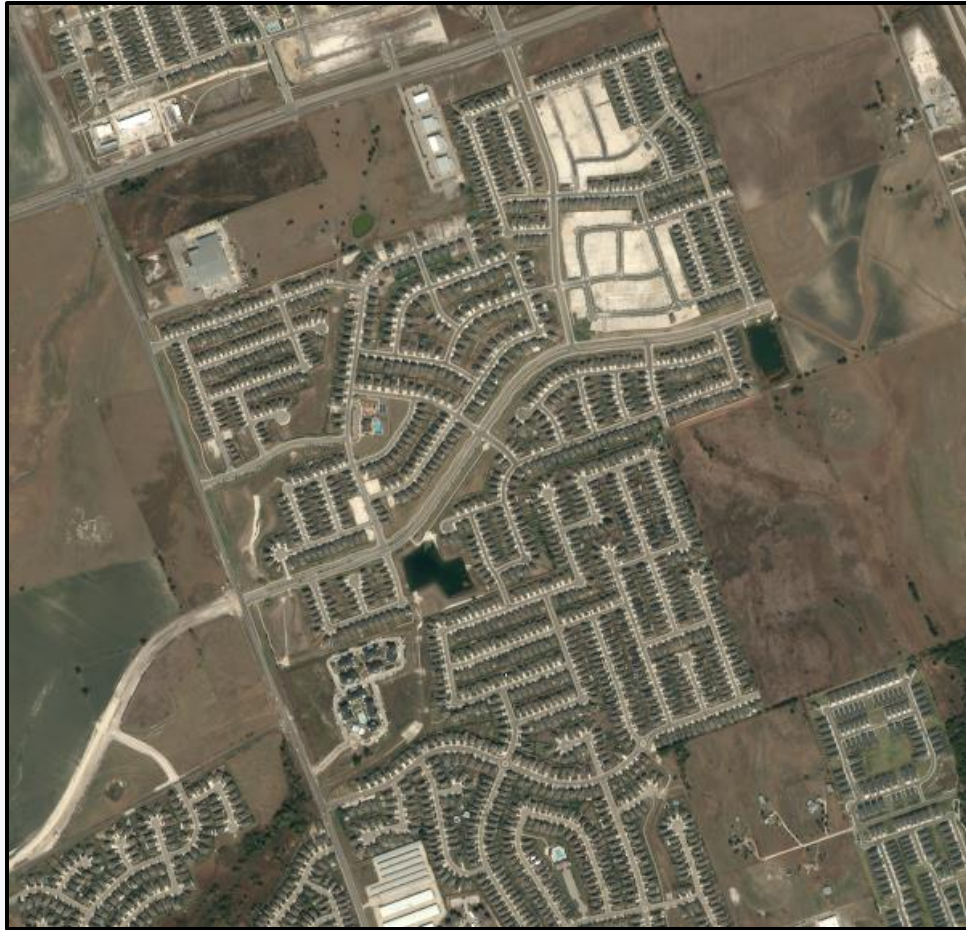


Heritage Mills

- 1,012 total future lots
- Final plat for first phase approved September 2025
- Groundwork underway on 130 lots in phase one, anticipate delivery of lots in next quarter
- Builder: Brohn Homes

Rolling Glen

- 580 total lots
- 286 future lots
- 143 vacant developed lots
- 46 homes under construction
- 100 occupied homes
- Groundwork underway on 159 lots
- Builder: Ashton Woods Homes
- Prices between \$311,000 and \$467,000

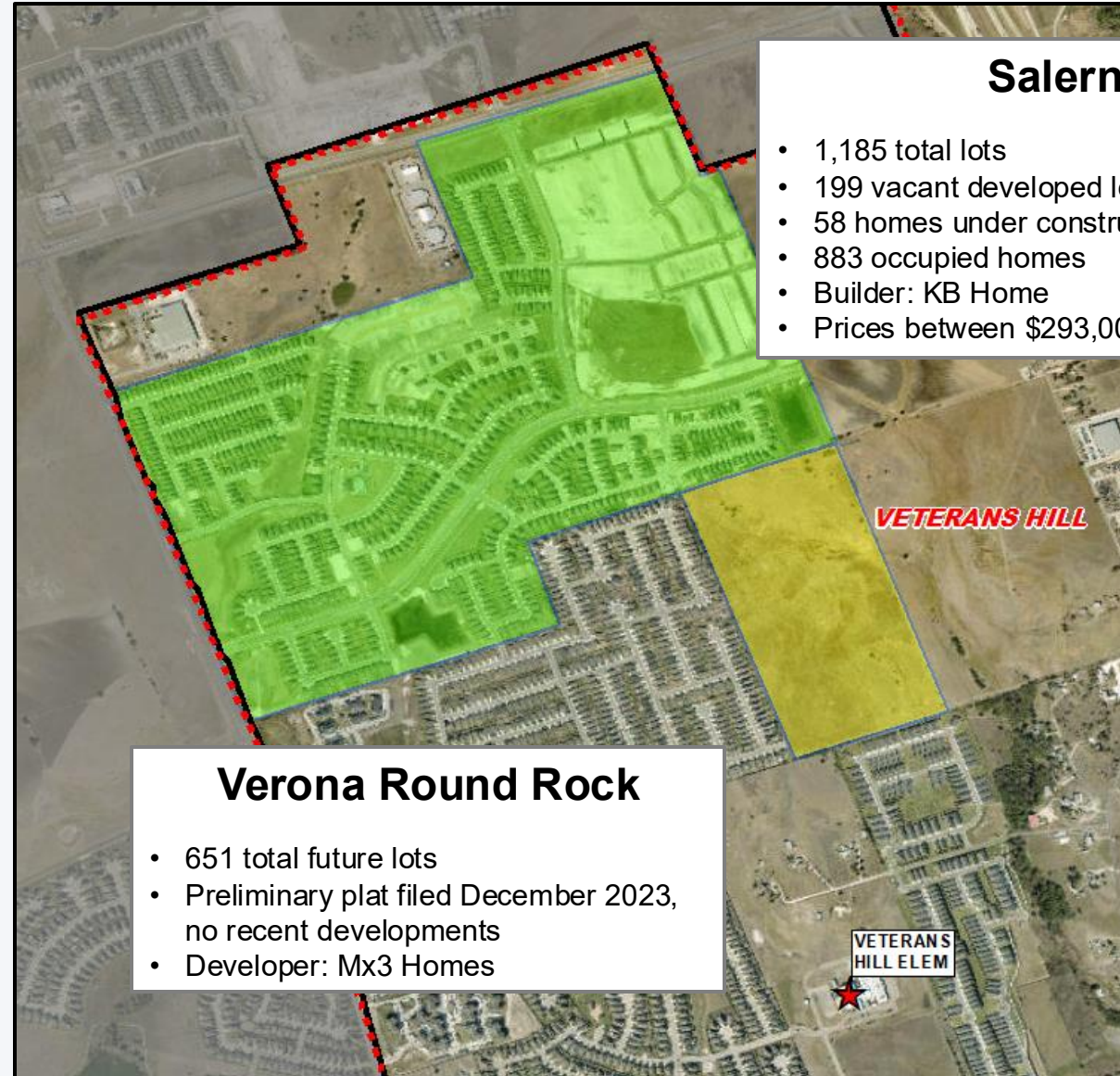


Salerno

- 1,185 total lots
- 199 vacant developed lots
- 58 homes under construction
- 883 occupied homes
- Builder: KB Home
- Prices between \$293,000 and \$602,000

Verona Round Rock

- 651 total future lots
- Preliminary plat filed December 2023, no recent developments
- Developer: Mx3 Homes



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VETERANS HILL

VETERANS HILL ELEM

District Single-Family Activity

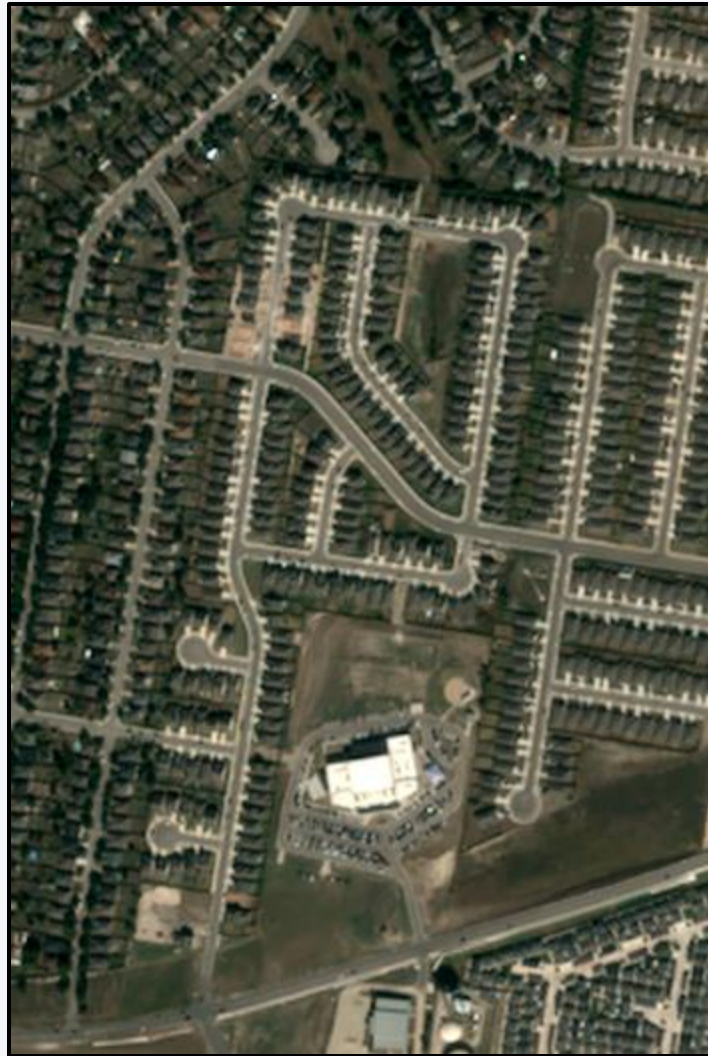
Single-Family Housing Construction
November 2025

Firefly Pointe

- 1,029 total lots
- 675 future lots
- 211 vacant developed lots
- 9 homes under construction
- 133 occupied homes
- Builder: Lennar
- Prices between \$261,000 and \$499,000
- Building between 120 and 140 homes per year



November 2025



Covered Bridge

- 230 total lots
- 15 vacant developed lots
- 22 homes under construction
- 192 occupied homes
- Builder: Ashton Woods homes
- Prices between \$377,000 and \$467,000
- Building between 80 and 120 homes per year

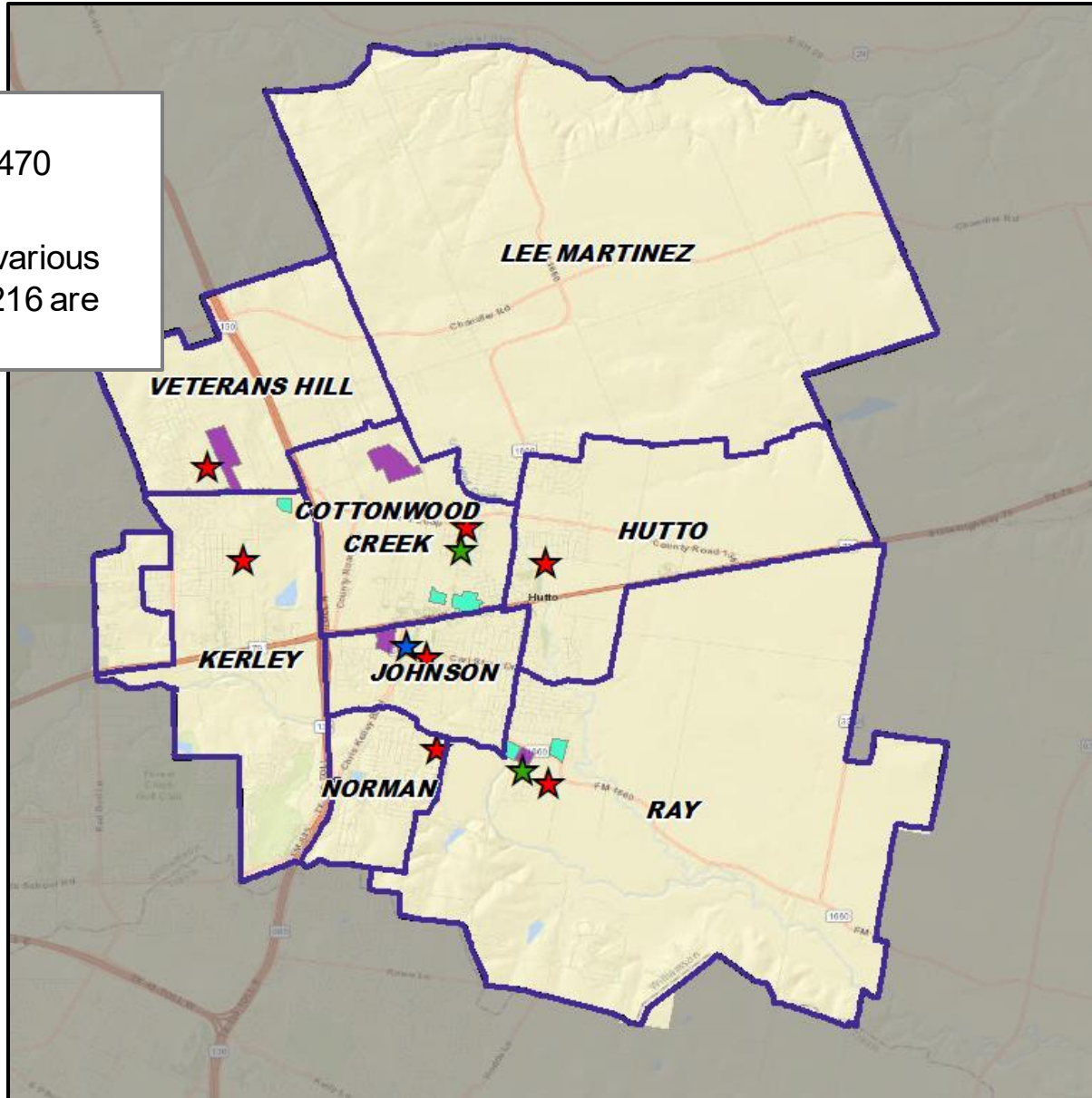


Multifamily Housing



Student Yield Analysis



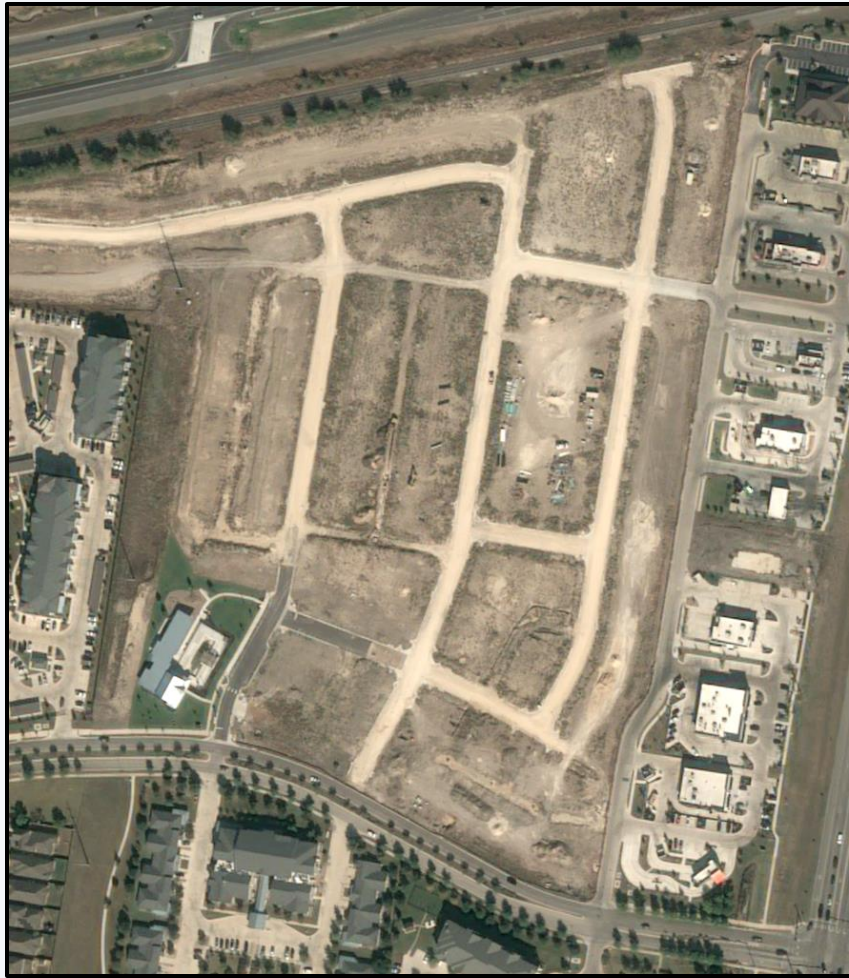
- There are roughly 2,500 multifamily units under construction across the district, including about 470 single family rental units
- There are nearly 980 future multifamily units in various stages of planning across the district, of which 216 are age-restricted



Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION

November 2025



Huggins Crossing

- 600 total units
- Groundwork begun on construction this quarter
- Anticipate first renters late 2026

November 2025



**Alta Ed Schmidt
Development**

- 1,392 total units
- Anticipate first leasing in summer 2026

Enrollment Forecast

10 Year Forecast & Campus Projections



GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

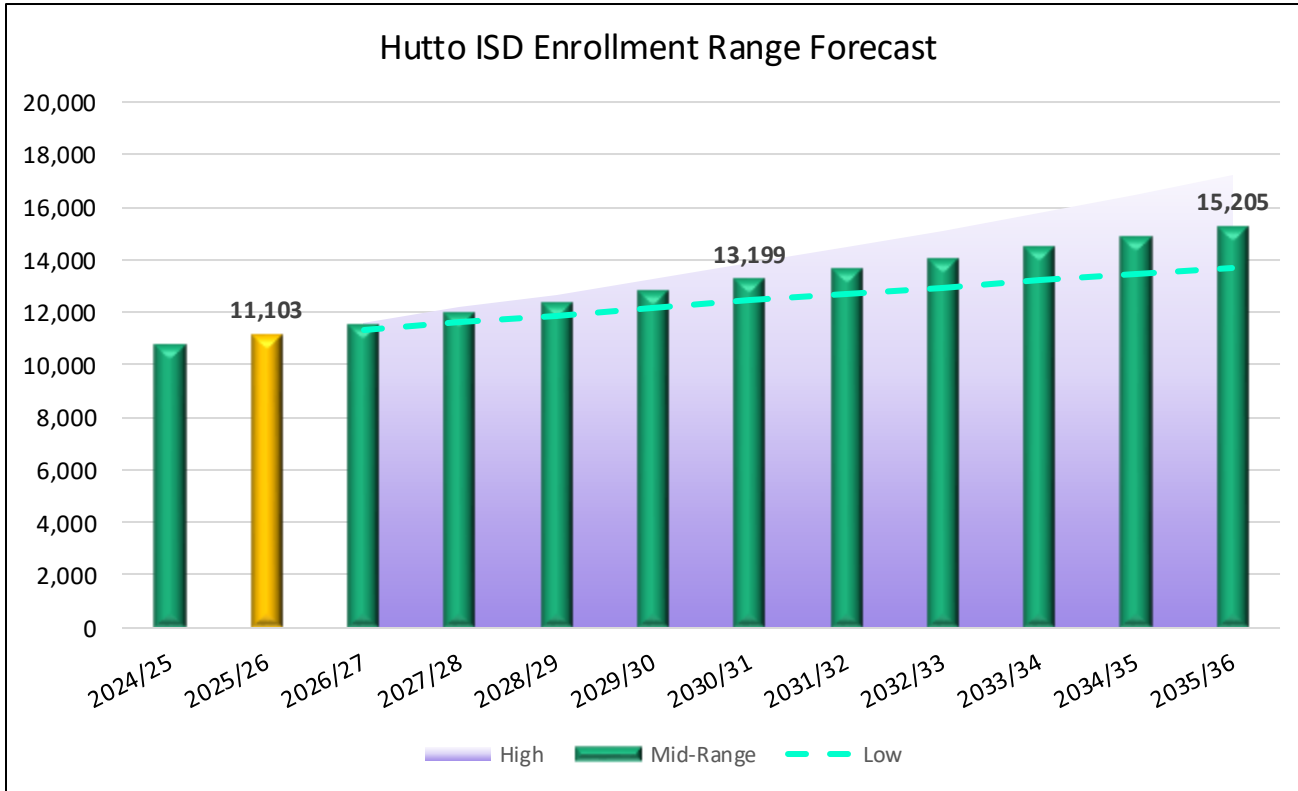
Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	93	258	682	628	698	633	621	663	698	682	757	751	627	634	535	8,960	539	6.40%
2022/23	83	314	686	751	681	765	729	696	696	737	744	872	676	614	644	9,688	728	8.13%
2023/24	73	300	729	746	781	720	797	742	740	729	755	826	854	691	563	10,046	358	3.70%
2024/25	71	335	718	779	808	811	787	836	799	795	788	853	832	794	683	10,689	643	6.40%
2025/26	66	315	764	747	812	834	861	838	885	828	845	845	930	752	781	11,103	414	3.87%

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

GRADE LEVEL COHORT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MID	HIGH
Prev 3 yr avg	0.927	1.004	1.037	1.065	1.055	1.043	1.066	1.044	1.066	1.053	1.056	1.104	1.026	0.952	0.963	1.052	1.058	1.011
2022/23	0.892	1.217	1.006	1.101	1.084	1.096	1.152	1.121	1.050	1.056	1.091	1.152	0.900	0.979	1.016	1.093	1.066	1.012
2023/24	0.880	0.955	1.063	1.087	1.040	1.057	1.042	1.018	1.063	1.047	1.024	1.110	0.979	1.022	0.917	1.051	1.045	1.007
2024/25	0.973	1.117	0.985	1.069	1.083	1.038	1.093	1.049	1.077	1.074	1.081	1.130	1.007	0.930	0.988	1.053	1.077	1.014
2025/26	0.930	0.940	1.064	1.040	1.042	1.032	1.062	1.065	1.059	1.036	1.063	1.072	1.090	0.904	0.984	1.051	1.053	1.013

- The highest cohort occurred in 10th grade
- Additional grades with higher cohorts include 4th, 5th, 8th, and 9th grades



School Year	Low Projections	Mid Projections	High Projections
2024/25		10,689	
2025/26		11,103	
2026/27	11,359	11,505	11,614
2027/28	11,653	11,962	12,175
2028/29	11,878	12,337	12,680
2029/30	12,173	12,793	13,283
2030/31	12,431	13,199	13,877
2031/32	12,678	13,595	14,492
2032/33	12,933	13,999	15,126
2033/34	13,226	14,441	15,814
2034/35	13,448	14,809	16,461
2035/36	13,701	15,205	17,190

Low Range Projections

- Slow down in Housing Starts & Closings
- Increases in Homeschooling & Private School Enrollment
- Lower Kindergarten & Early Elementary Grade Enrollment
- School of Choice options lower overall housing yields

Mid-Range Projections

- Economic Conditions remain stable
- Continued population growth & Housing Activity
- Minimal Impact from trends in Homeschooling & Private School Enrollment
- Maintaining current housing yields

High Range Projections

- Future Interest Rate Cuts & Favorable Mortgage Rates
- Surge in Housing Starts & Closings
- Programs and Marketing Efforts increase Enrollment

Ten Year Forecast by Campus Level

Enrollment Forecast

Campus	Fall	ENROLLMENT PROJECTIONS									
	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Cottonwood Creek Elem	607	630	649	681	695	724	732	780	830	863	893
Hutto Elementary	705	714	754	817	866	900	910	933	951	965	982
Howard Norman Elementary	715	734	745	748	747	768	745	730	729	732	729
Kerley Elementary	798	803	776	751	746	750	743	731	722	716	712
Lee Martinez Elementary	585	661	723	774	852	962	1,067	1,149	1,199	1,246	1,283
Nadine Johnson Elementary	551	548	540	549	558	569	568	576	589	604	613
Ray Elementary	619	634	632	668	710	743	801	864	932	1,003	1,075
Veterans Hill Elem	657	705	734	719	709	714	738	776	806	825	849
ELEMENTARY SCHOOL TOTALS	5,237	5,429	5,553	5,707	5,883	6,130	6,304	6,539	6,758	6,954	7,136
Elementary Absolute Change	92	192	124	154	176	247	174	235	219	196	182
Elementary Percent Change	1.79%	3.67%	2.28%	2.77%	3.08%	4.20%	2.84%	3.73%	3.35%	2.90%	2.62%
Farley Middle School	743	802	839	791	763	751	787	814	852	899	955
Hutto Middle School	739	744	805	872	953	1,005	1,061	1,123	1,202	1,271	1,346
Almquist Middle School	1,073	1,090	1,142	1,201	1,261	1,207	1,164	1,132	1,168	1,162	1,158
MIDDLE SCHOOL TOTALS	2,555	2,636	2,786	2,864	2,977	2,963	3,012	3,069	3,222	3,332	3,459
Middle School Absolute Change	180	81	150	78	113	-14	49	57	153	110	127
Middle School Percent Change	7.58%	3.17%	5.69%	2.80%	3.95%	-0.47%	1.65%	1.89%	4.99%	3.41%	3.81%
9Th Grade Center	773	875	882	958	956	1,045	1,057	1,073	1,029	1,111	1,135
Hutto High School	2,479	2,506	2,682	2,749	2,918	3,002	3,163	3,259	3,373	3,353	3,416
HIGH SCHOOL TOTALS	3,252	3,381	3,564	3,707	3,874	4,047	4,220	4,332	4,402	4,464	4,551
High School Absolute Change	130	129	183	143	167	173	173	112	70	62	87
High School Percent Change	4.16%	3.97%	5.41%	4.01%	4.50%	4.47%	4.27%	2.65%	1.62%	1.41%	1.95%
Step Center	0	0	0	0	0	0	0	0	0	0	0
Hutto Virtual Academy	59	59	59	59	59	59	59	59	59	59	59
ALTERNATIVE SCHOOL TOTALS	59	59	59	59	59	59	59	59	59	59	59
DISTRICT TOTALS	11,103	11,505	11,962	12,337	12,793	13,199	13,595	13,999	14,441	14,809	15,205
District Absolute Change	414	402	457	375	456	406	396	404	442	368	396
District Percent Change	3.9%	3.6%	4.0%	3.1%	3.7%	3.2%	3.0%	3.0%	3.2%	2.5%	2.7%

Green = w/in 5% of Capacity; Yellow = Over Capacity



District Information -



Hutto ISD enrollment increased by **2,682 over the last five years**. The District has seen enrollment grow this new 2025-26 school year by **414 students**.

Housing Market Conditions -



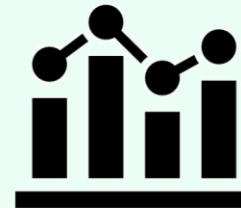
HISD has had more new home starts in 2025 than 2024, despite the market tempering so far this year, but has fallen behind in closings. Reduction in interest rates and the addition of new lots brought to market will fuel growth within the district.

Housing Activity & Future Developments -



The district currently has approximately **580 homes in active inventory**, roughly 2,300 lots available to build on, and roughly 14,600 planned in the future.

Enrollment Forecast -



HISD Enrollment is forecasted to reach nearly 13,200 students by the 2030/31 school year, and with additional housing growth enrollment is anticipated to surpass 15,000 students by the 2035/36 school year.