



Hutto Independent School District

Fall 2026 Demographic Report

Zonda Education, September 2026



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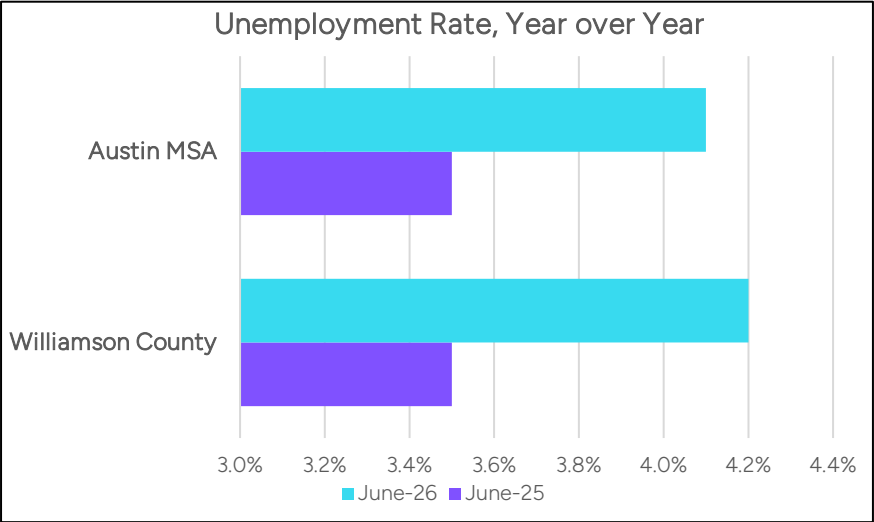
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Economic Conditions

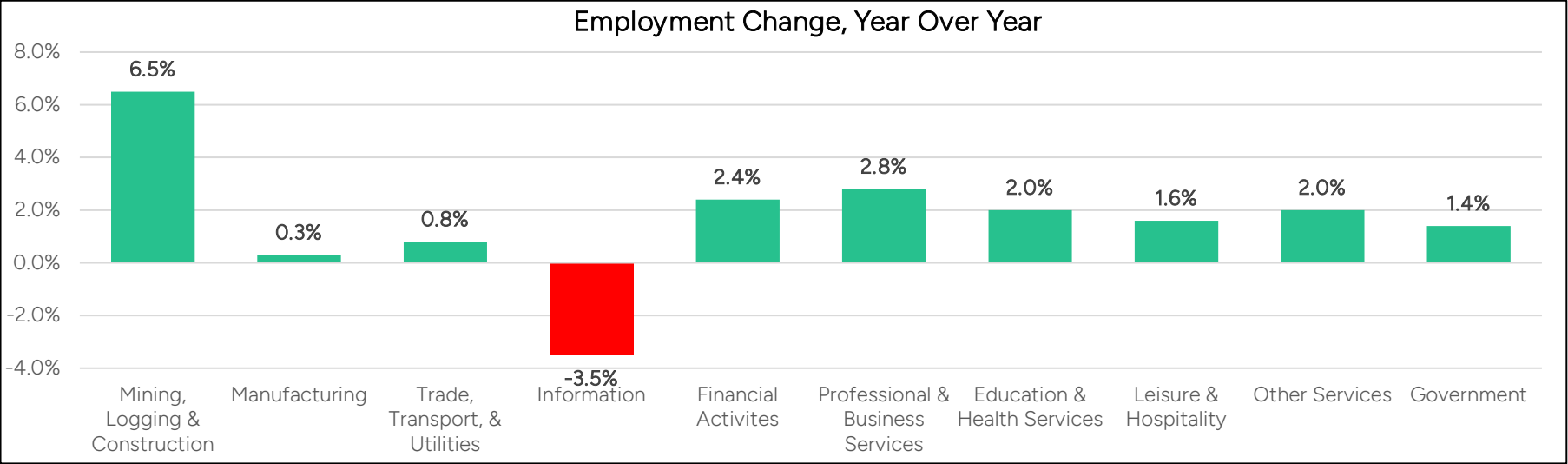
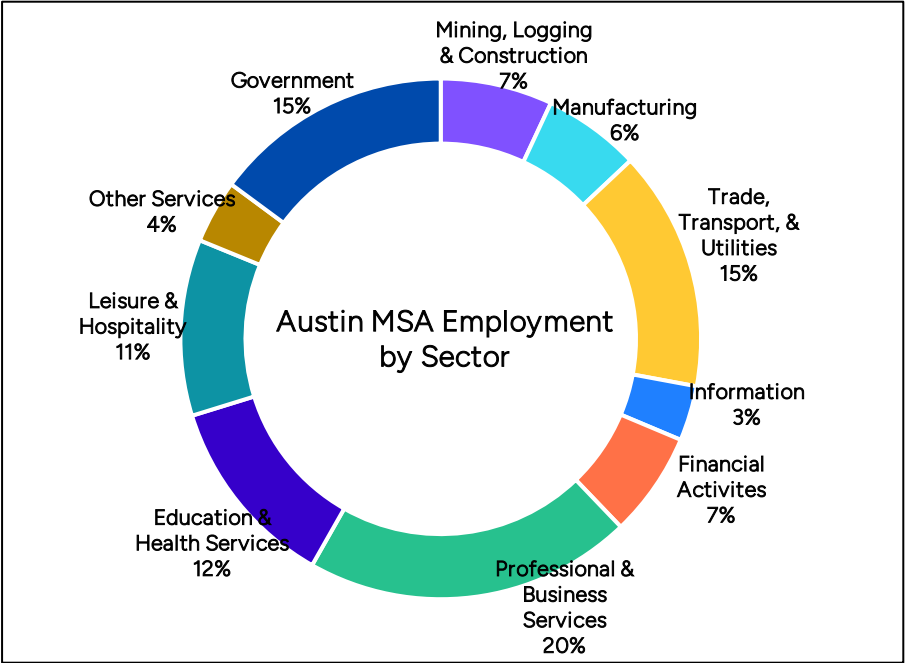
Local Economic Data



- Unemployment levels in the region have increased 0.6% to 0.7% from last year numbers
- 26,500 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to the Professional & Business Services sector, as well as Trade, Transportation, & Utilities and Government sectors
- The sector with the greatest rate of increase in employment the past year was in the Mining, Logging & Construction sector
- The largest rate of decline this past year was in Information



All Industry Sectors	Jun-25	Jun-26	YOY Change
(Austin MSA) Total Nonfarm Employment #s	1,405,500	1,432,000	1.89%



Source: US BLS; US BEA

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Single-Family Housing

National Market Information & Area Sales Data



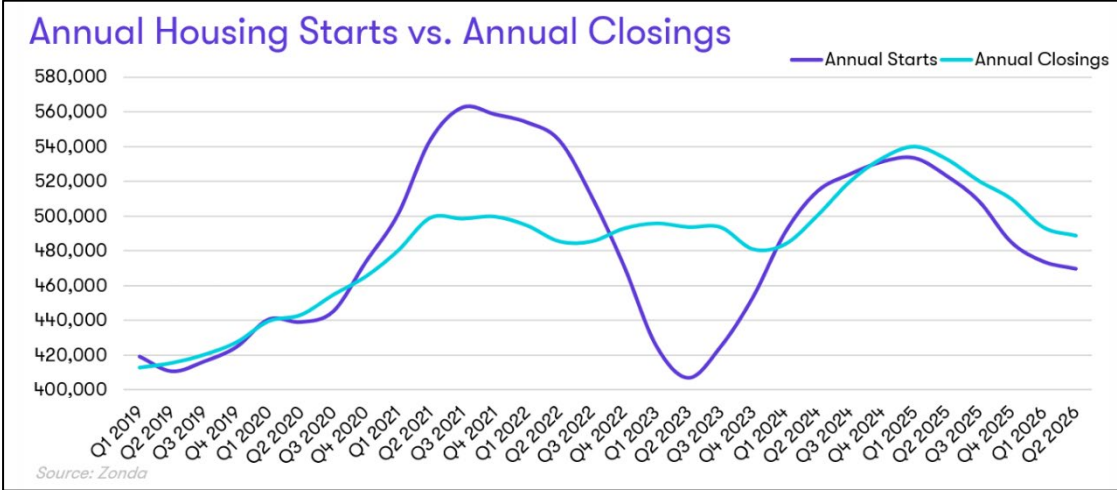
30-Year Fixed Rate Mortgage Average in the United States



Source: US FRED

The Federal Reserve Board cut rates three times last year from September to December resulting in a reduction of the 30-year fixed rate mortgage average that bottomed out in March 2026 at 6.0%, the lowest since October 2024. The move was driven by signs of a softening labor market and weakening job growth.

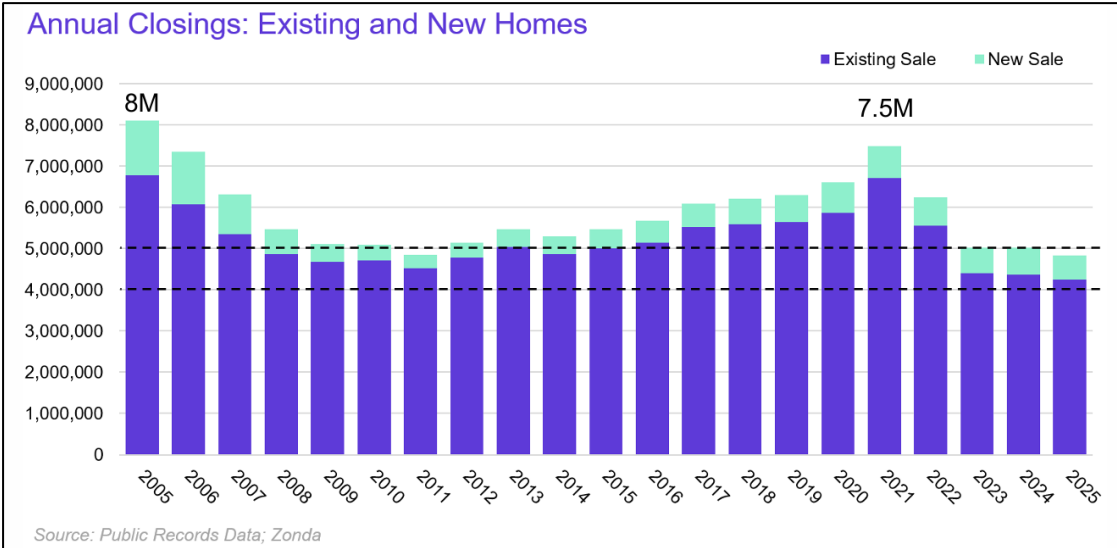
Since then, increased economic turbulence has driven rates back up to levels not seen since 2025. Due to inflation, on September 16, the Federal Reserve increased its benchmark rate by 0.25%, its first rate increase since July 2023.



New Home Closings

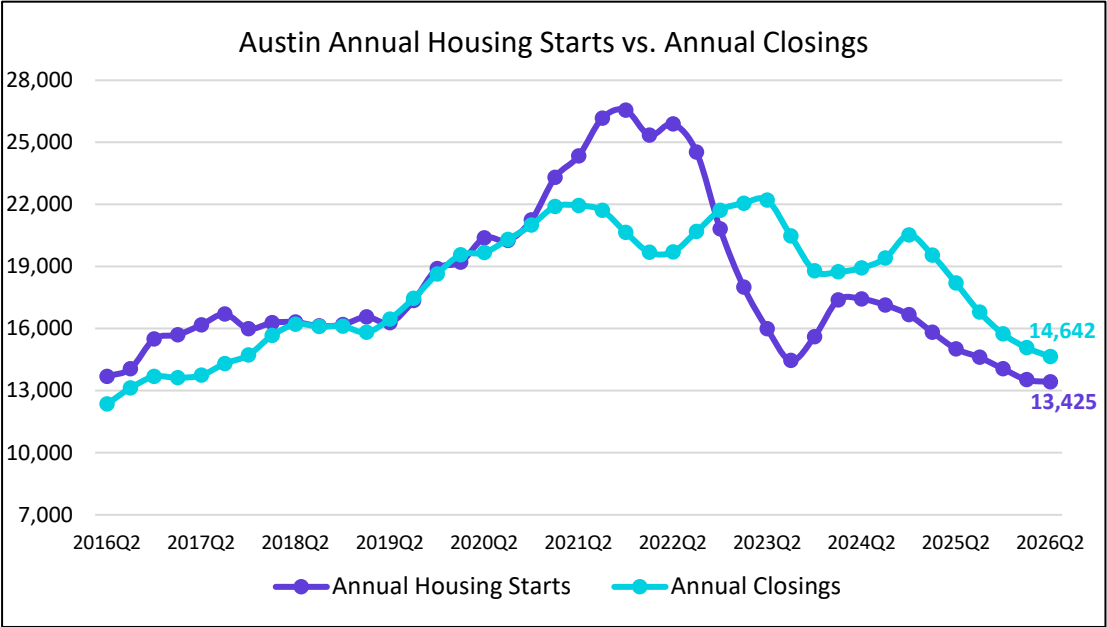
Closings have continued to decline in 2026 with a -8% YOY decline through Q2. Starts also declined at a greater pace with a -10% YOY decline.

Among Zonda’s 55 largest U.S. housing markets, 51% were performing below their historical average for new home sales, 36% were in line with historical norms, and just 13% were exceeding historical performance.



Total Closings

Total sales were at their lowest level in over 20 years in 2025. Existing home sales have dropped to approximately four million homes. Higher interest rates combined with higher home prices have reduced sales.



The Austin-Round Rock-San Marcos MSA experienced 14,642 new home closings in the last 12 months, a decrease of -19.5%.

While new home closings have been continuously dropping, starts have declined at a slower rate and numbered 13,425 the past year.

New closings' monthly share of total closings declined -17.7% the past year. Existing home closings were up slightly with a 0.8% change.

Austin maintains an average monthly new home sales rate of 2.0 monthly sales per community among active projects.



Hutto ISD - New Home Activity



Starts	2019	2020	2021	2022	2023	2024	2025	2026
1Q	209	267	381	418	197	229	266	190
2Q	233	416	506	434	336	148	330	324
3Q	480	365	556	485	412	121	158	
4Q	282	295	451	221	259	310	177	
Total	1,154	1,343	1,894	1,558	1,204	808	931	514

Closings	2019	2020	2021	2022	2023	2024	2025	2026
1Q	218	308	340	431	474	540	181	201
2Q	348	287	253	430	310	384	376	295
3Q	271	399	351	521	394	159	243	
4Q	319	402	342	364	183	221	206	
Total	1,156	1,396	1,286	1,746	1,361	1,304	1,006	496

Hutto ISD - New Home Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future
COTTONWOOD CREEK	0	0	1	0	0	0	0	0
HUTTO	30	27	0	0	29	30	383	861
JOHNSON	0	0	0	0	0	0	0	0
KERLEY	11	6	12	2	6	8	128	521
LEE MARTINEZ	425	187	462	169	179	275	882	4,157
NORMAN	25	0	58	9	0	0	0	0
RAY	257	79	302	86	70	83	650	7,558
VETERANS HILL	101	25	110	29	29	39	139	655
Grand Total	849	324	945	295	313	435	2,182	13,752

 Highest activity in the category

 Second highest activity in the category

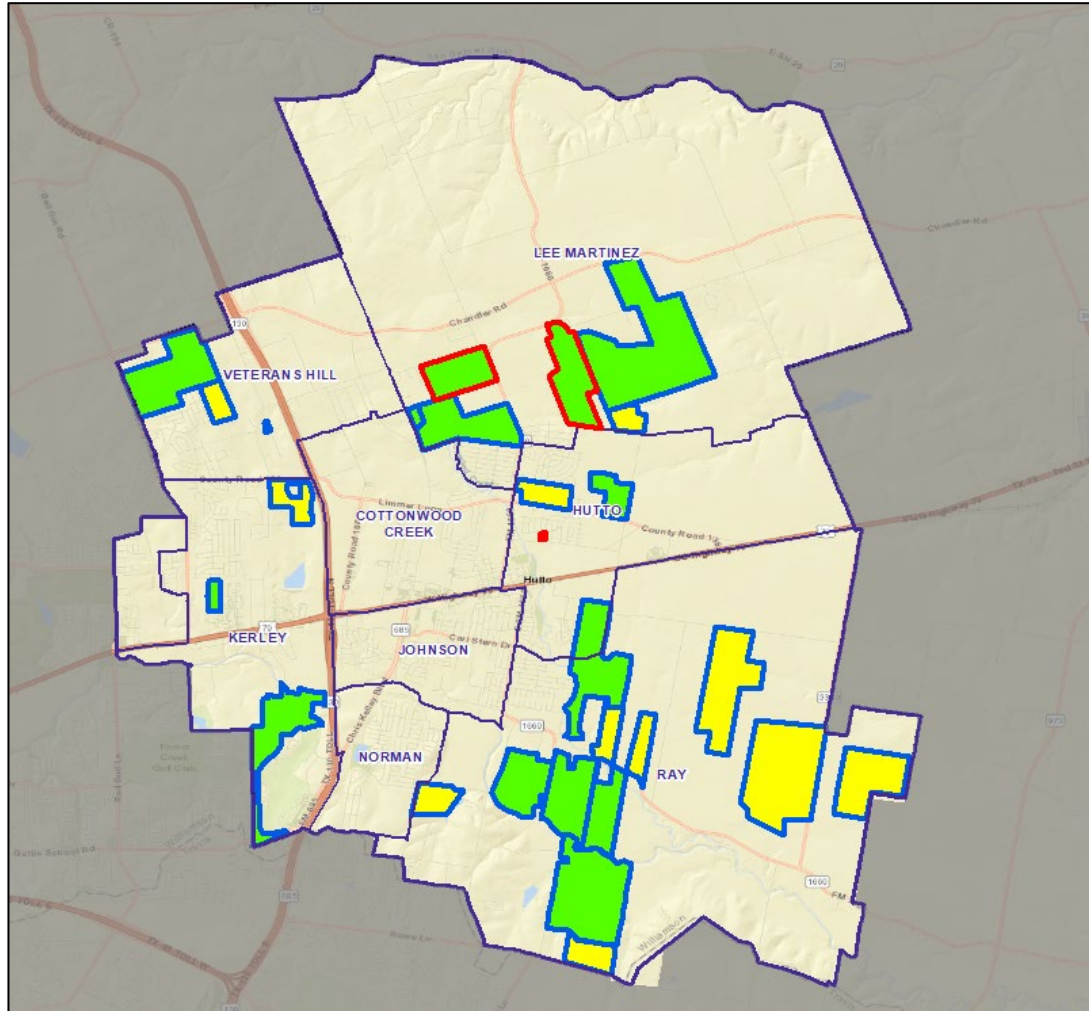
 Third highest activity in the category

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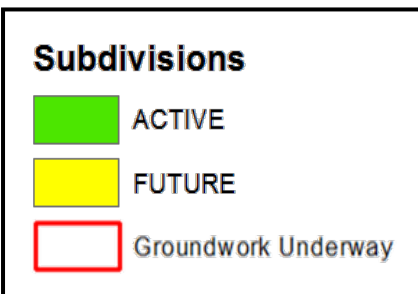
Single-Family Housing Construction

District Housing Activity

Hutto ISD - Housing Overview

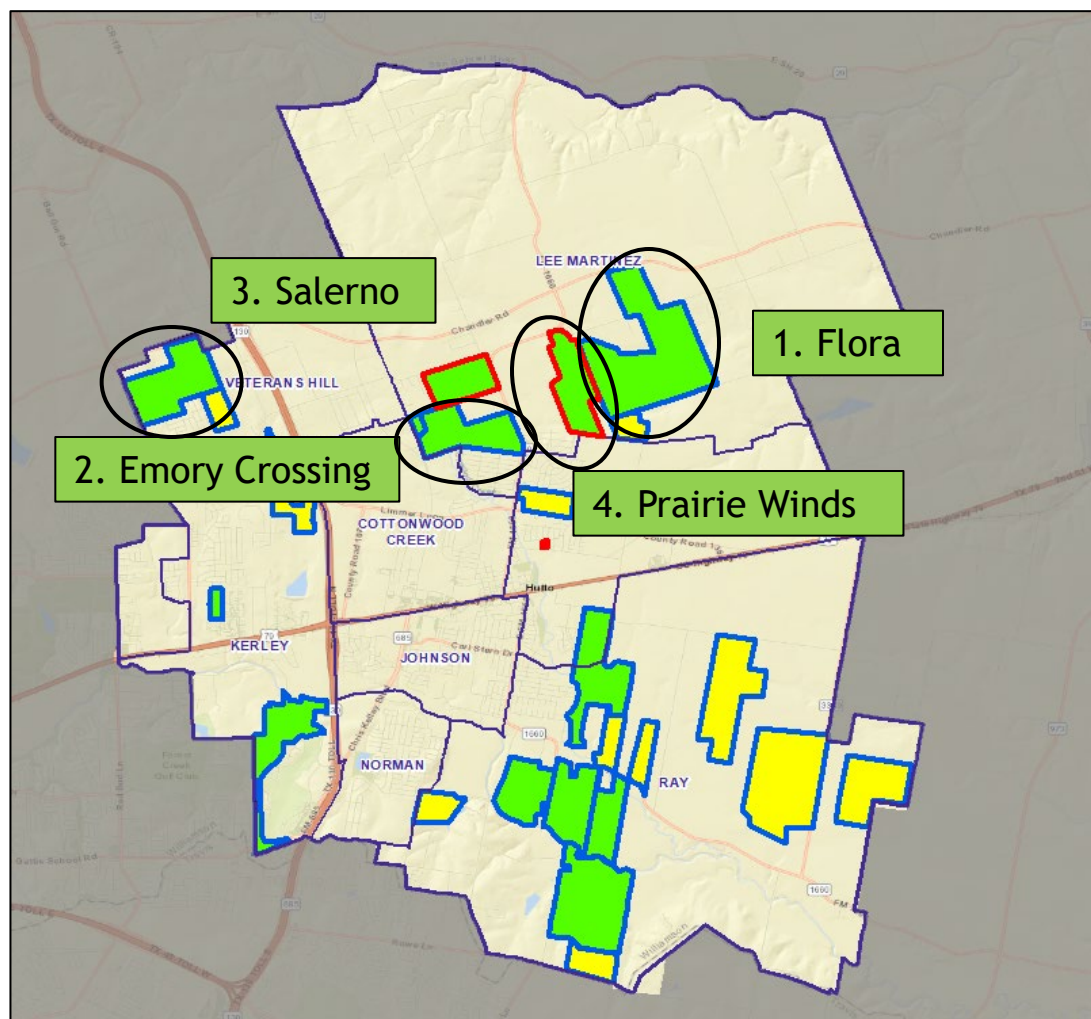


- The district has 14 actively building subdivisions with 313 lots under construction
- Within HISD there are 15 future subdivisions in various stages of planning with 8,074 lots
- Of these, groundwork is underway on more than 468 lots within three subdivisions
- 295 lots were delivered in the 2nd quarter



The following pages highlight major and new developments

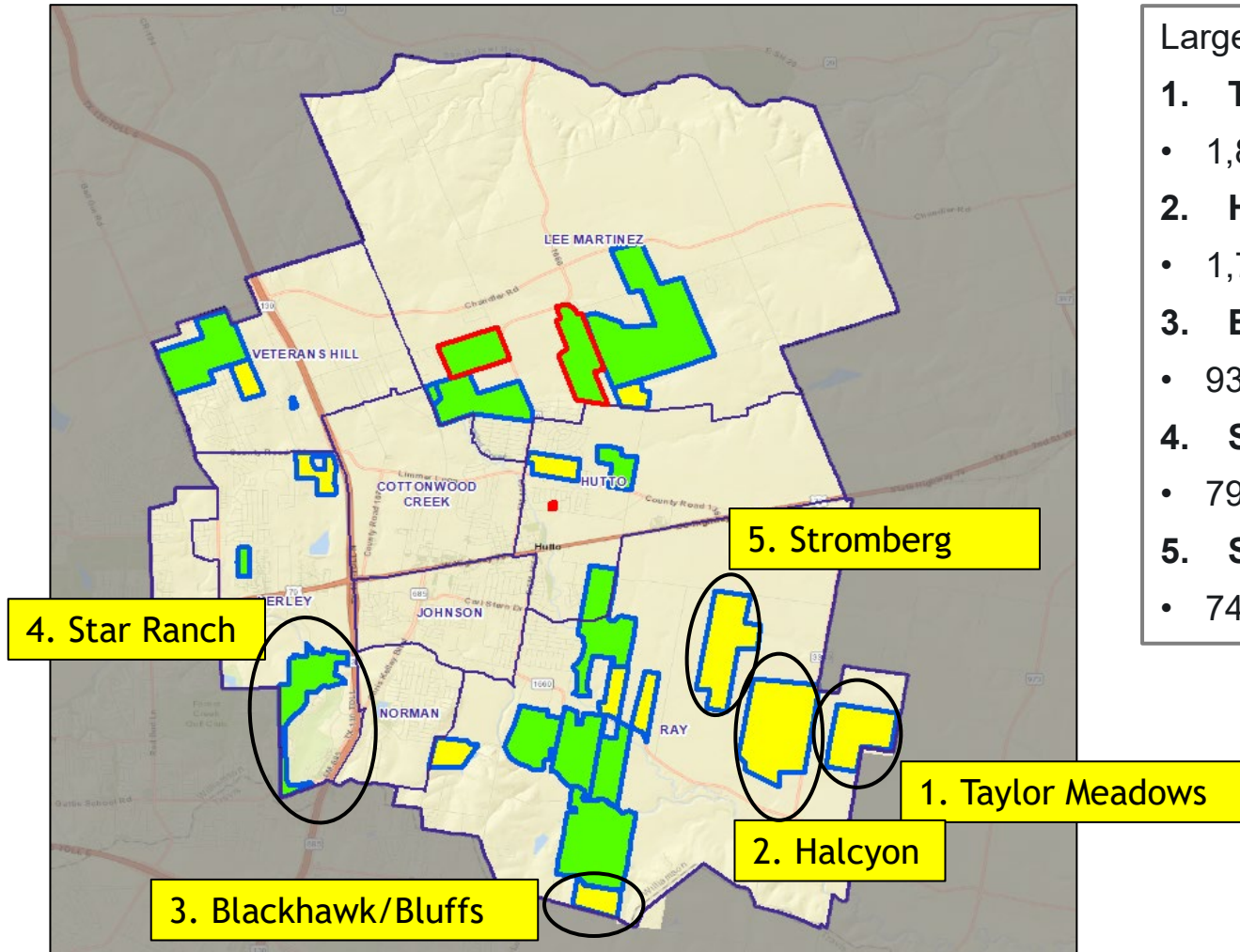
Hutto ISD – Active Housing Overview



Largest Active subdivisions

- 1. Flora** - Lee Martinez ES zone
 - 2,803 total lots
 - 515 lots ready for building
 - 234 occupied (8% completed)
- 2. Emory Crossing** – Lee Martinez ES zone
 - 1,230 total lots
 - 157 lots ready for building
 - 502 occupied (41% completed)
- 3. Salerno** – Veterans Hill ES zone
 - 1,184 total lots
 - 139 lots ready for building
 - 1,006 occupied (85% completed)
- 4. Prairie Winds** – Lee Martinez ES zone
 - 1,093 total lots
 - 74 lots ready for building
 - 112 occupied (10% completed)

Hutto ISD - Future Housing Overview



Largest Future subdivisions

1. **Taylor Meadows** – Ray ES zone
 - 1,864 total lots
2. **Halcyon** – Ray ES zone
 - 1,792 total lots
3. **Blackhawk/Bluffs** – Ray ES zone
 - 931 total lots
4. **Star Ranch** – Kerley ES zone
 - 792 total lots
5. **Stromberg** – Ray ES zone
 - 742 total lots

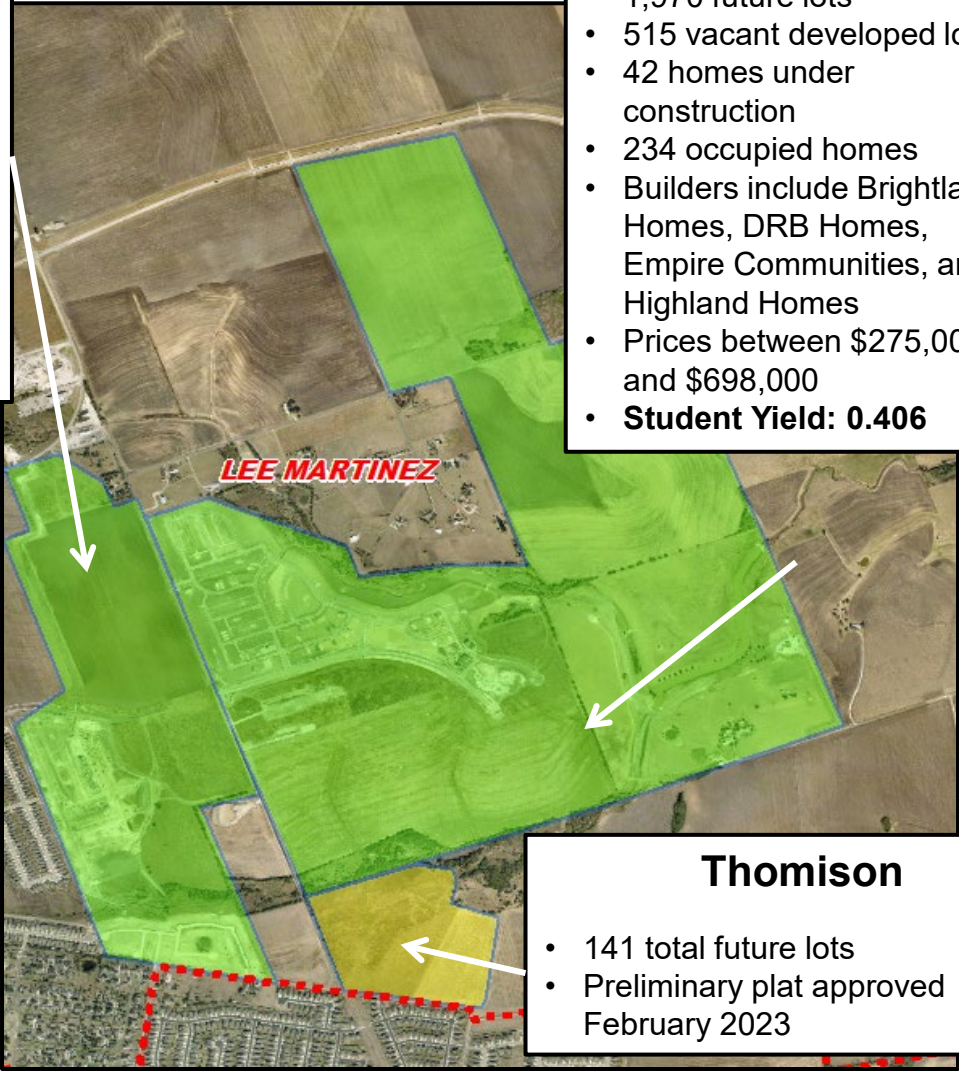


May 2026



Prairie Winds

- 1,093 total lots
- 813 future lots
- 74 vacant developed lots
- 61 homes under construction
- 112 occupied homes
- Prices between \$315,000 and \$514,000
- Builders: Meritage Homes, Trophy Signature Homes
- **Student Yield: 0.464**

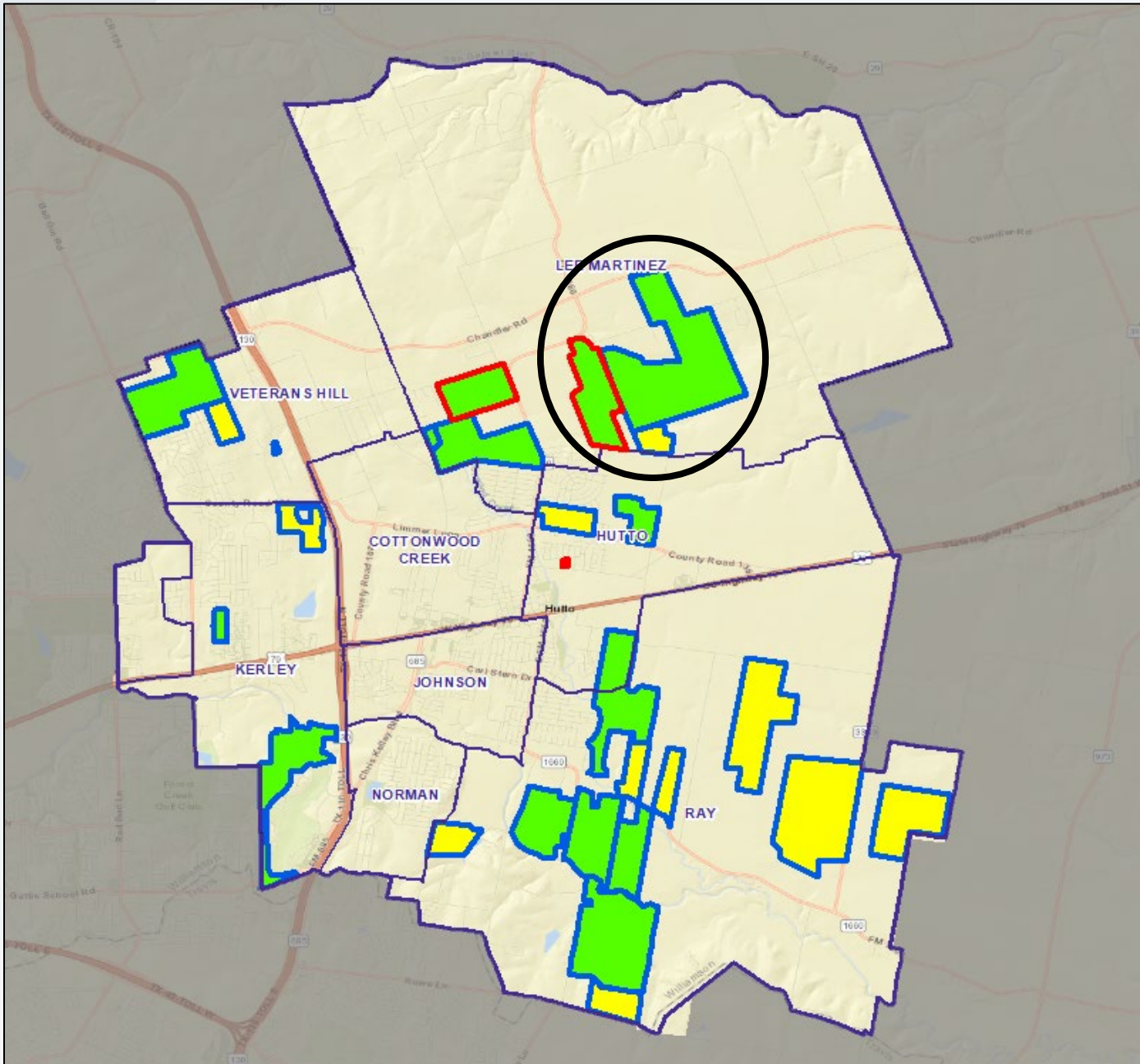


Flora

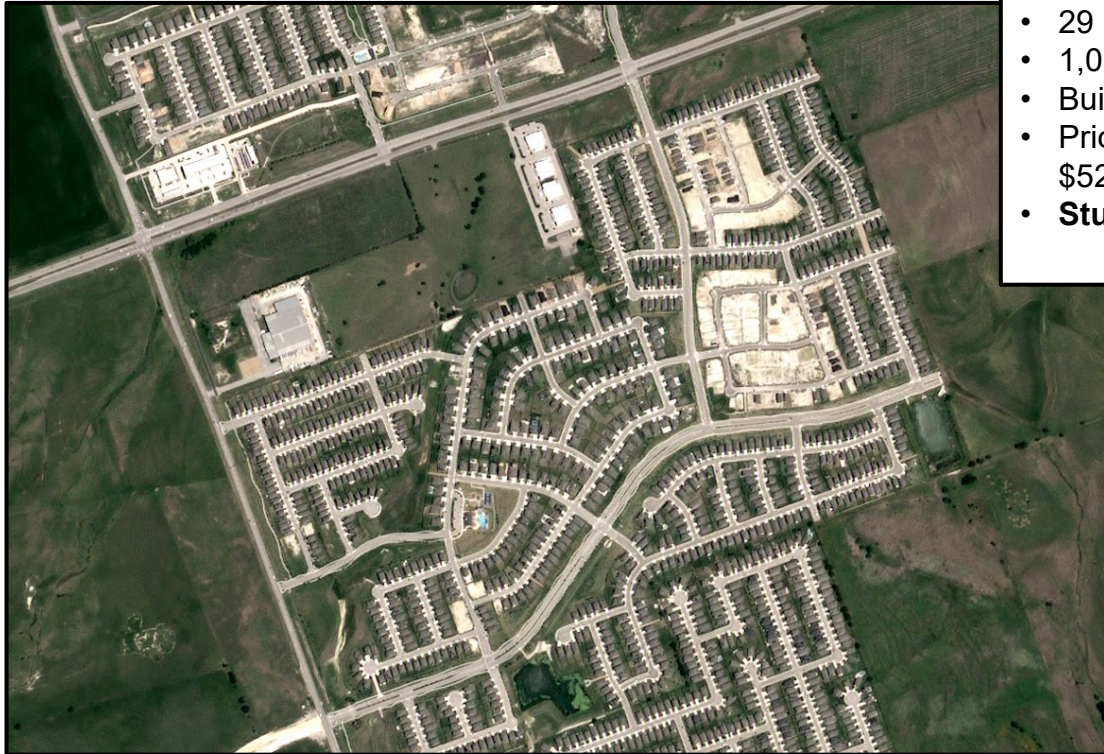
- 2,803 total lots
- 1,970 future lots
- 515 vacant developed lots
- 42 homes under construction
- 234 occupied homes
- Builders include Brightland Homes, DRB Homes, Empire Communities, and Highland Homes
- Prices between \$275,000 and \$698,000
- **Student Yield: 0.406**

Thomison

- 141 total future lots
- Preliminary plat approved February 2023

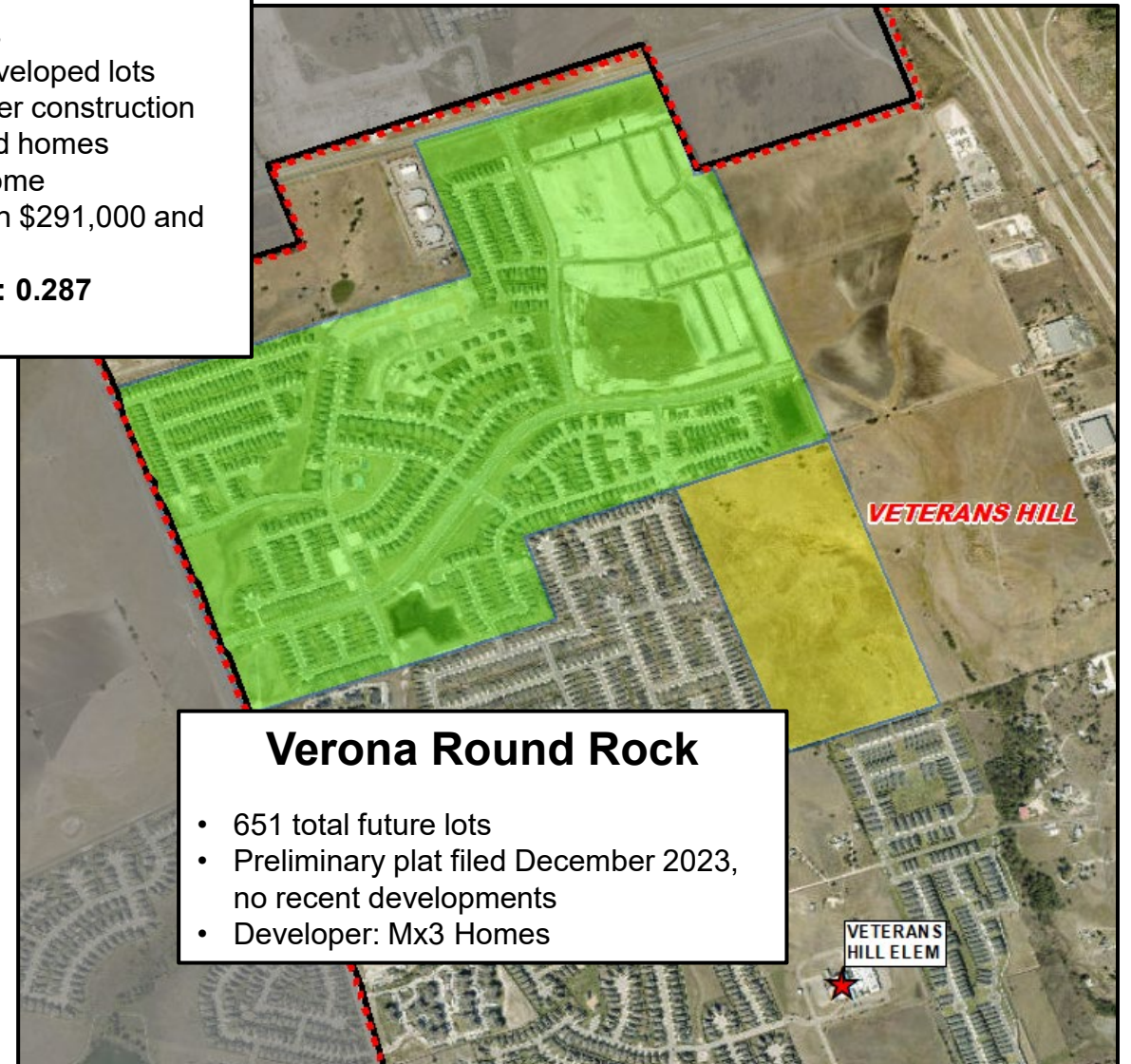


May 2026



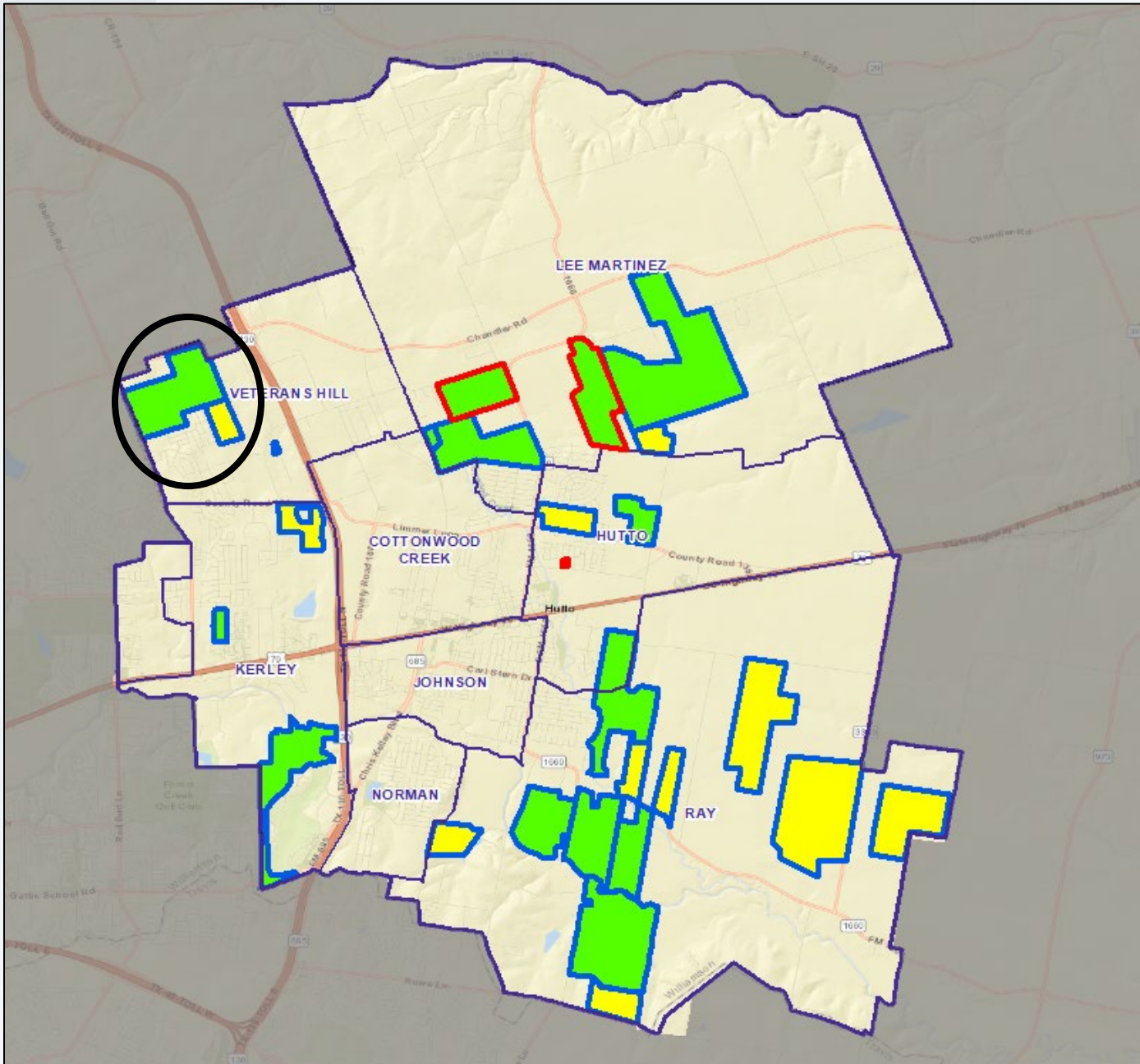
Salerno

- 1,184 total lots
- 139 vacant developed lots
- 29 homes under construction
- 1,006 occupied homes
- Builder: KB Home
- Prices between \$291,000 and \$525,000
- **Student Yield: 0.287**



Verona Round Rock

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





May 2026

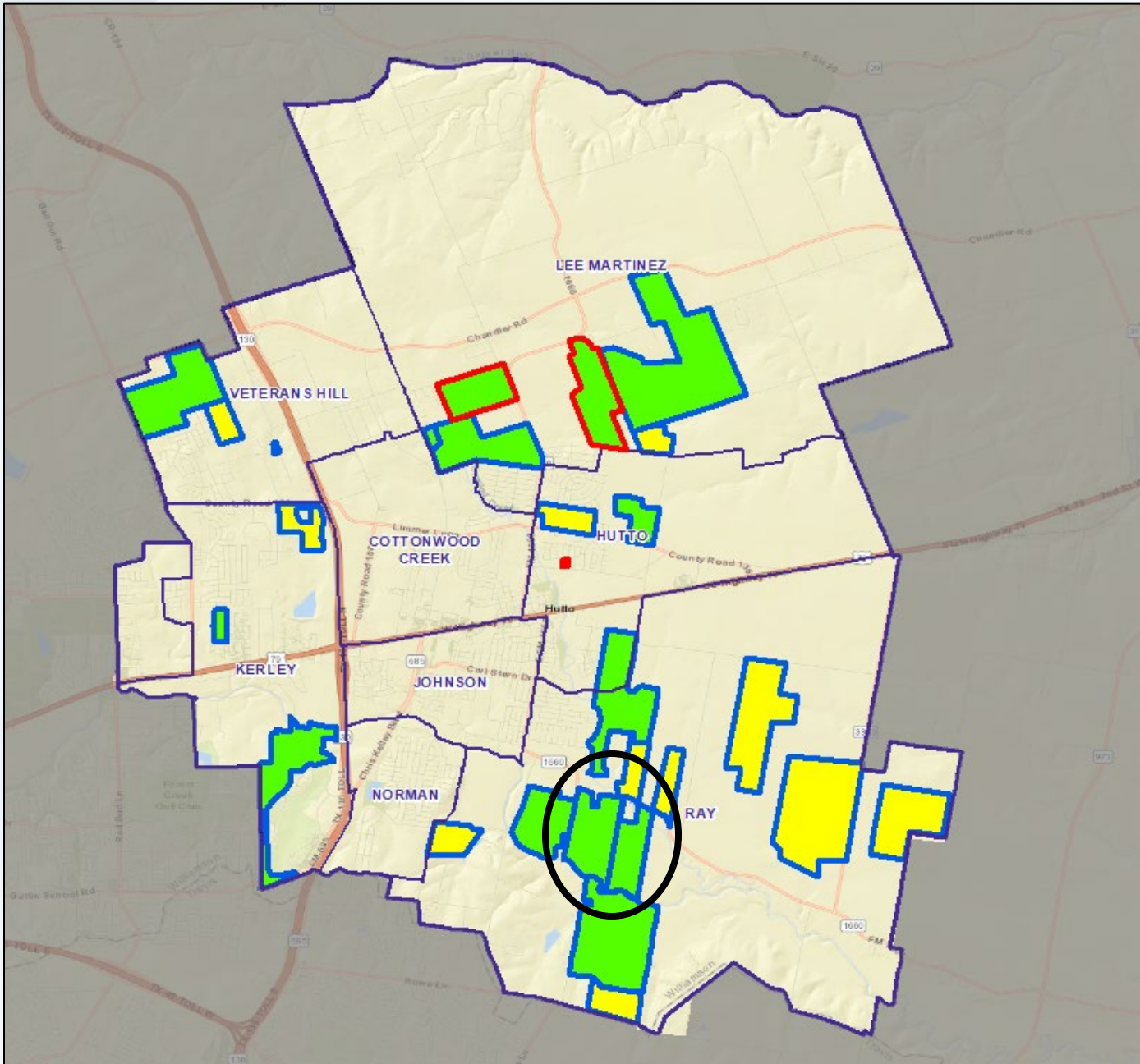


Rolling Glen

- 580 total lots
- 127 future lots
- 220 vacant developed lots
- 18 homes under construction
- 210 occupied homes
- Builder: Ashton Woods Homes
- Prices between \$310,000 and \$442,000
- **Student Yield: 0.390**

Heritage Mills

- 1,012 total lots
- 882 future lots
- 106 vacant developed lots
- 23 homes under construction
- No occupied homes
- Builder: Brohn Homes
- Prices between \$250,000 and \$338,000





May 2026



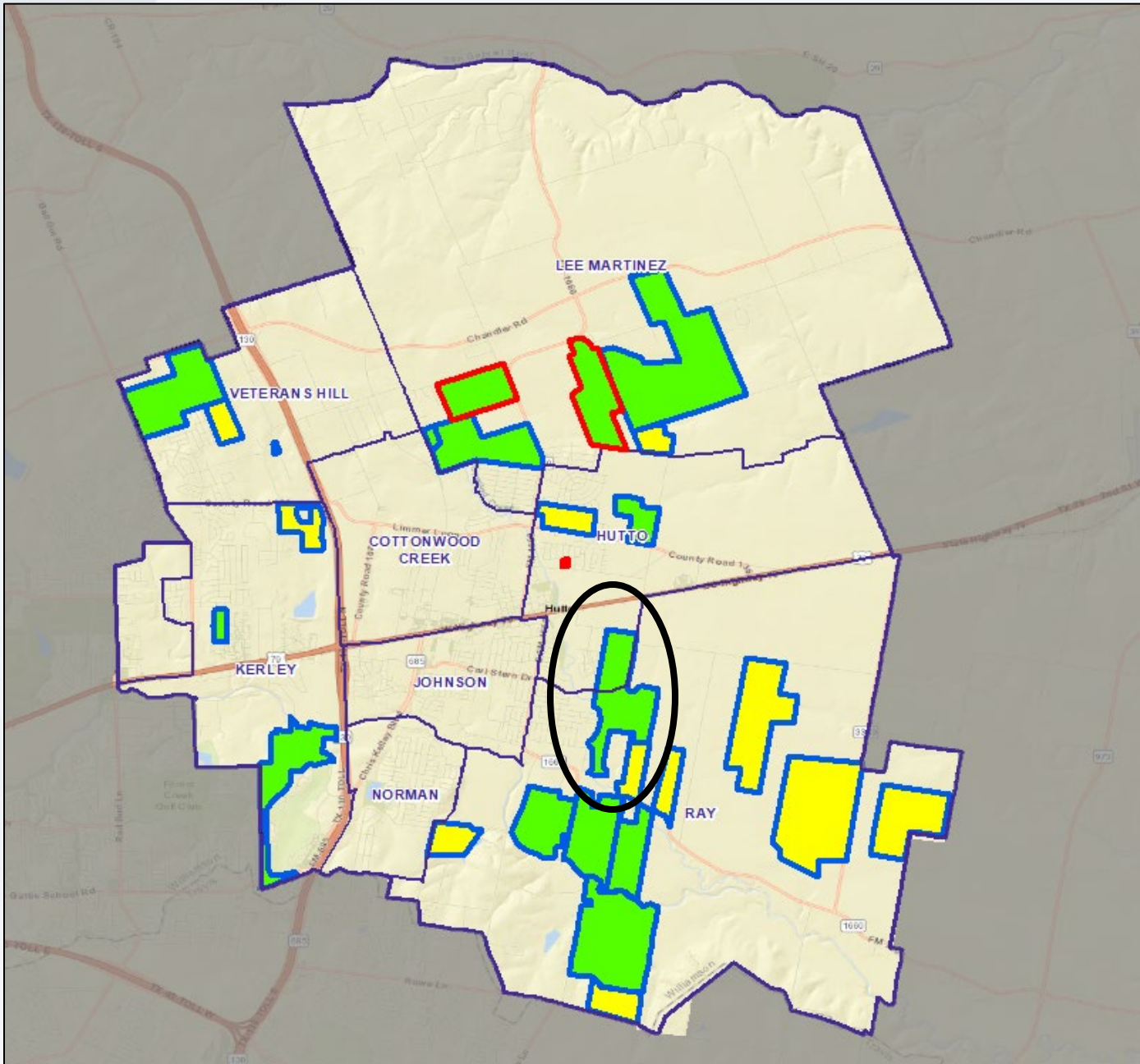
Cotton Brook (Hutto)

- 540 total lots
- 540 occupied homes
- Builder: Lennar Homes
- **Student Yield: 0.456**



Cotton Brook (Ray)

- 439 total lots
- 224 vacant developed lots
- 27 homes under construction
- 185 occupied homes
- Builder: Lennar Homes
- Prices between \$280,000 and \$473,000
- **Student Yield: 0.486**



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Multifamily Housing Construction

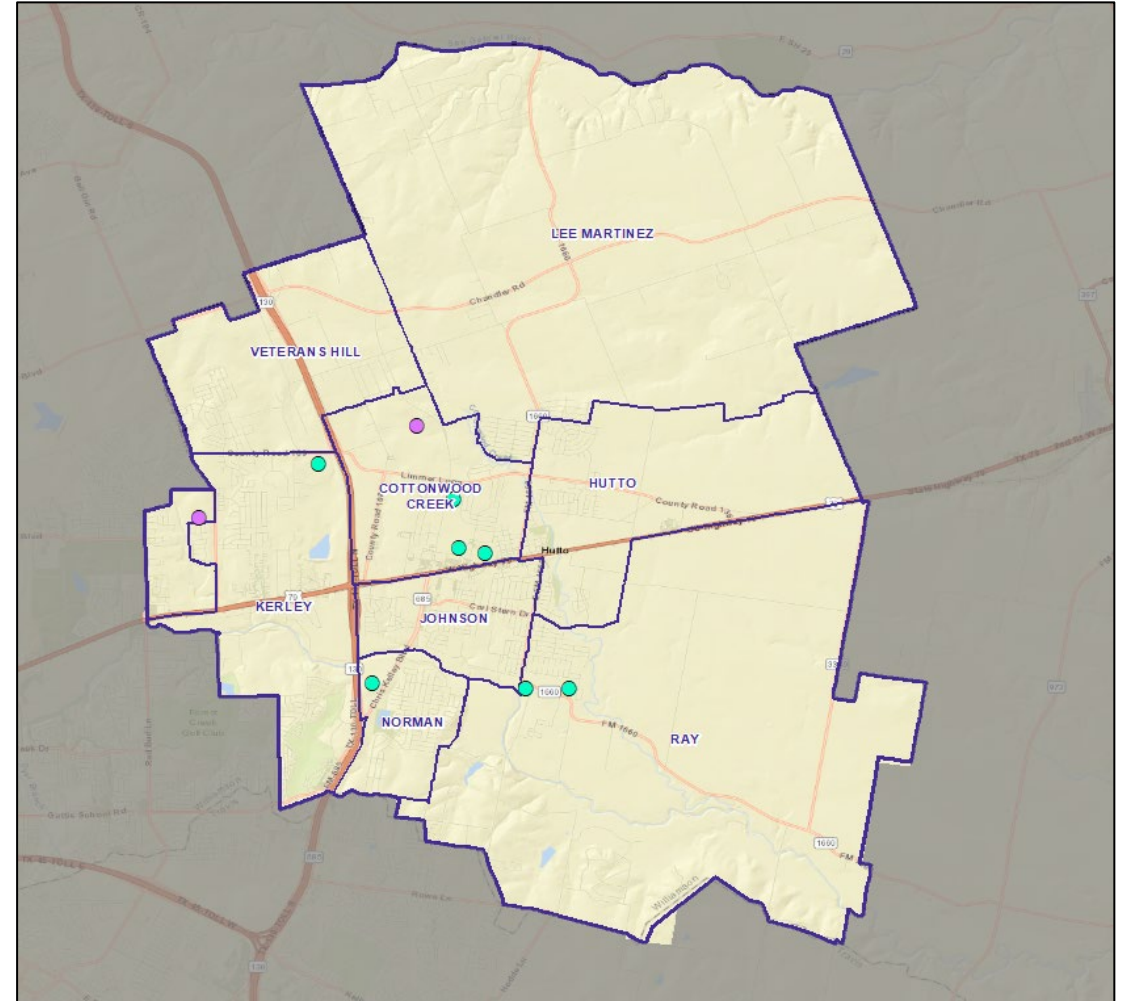
District Housing Activity & Student Yield Analysis

Hutto ISD - Multifamily Housing Overview

- There are 688 multi-family units currently under construction
- There are approximately 1,600 future rental units (non-senior) in various stages of planning across the district

Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION

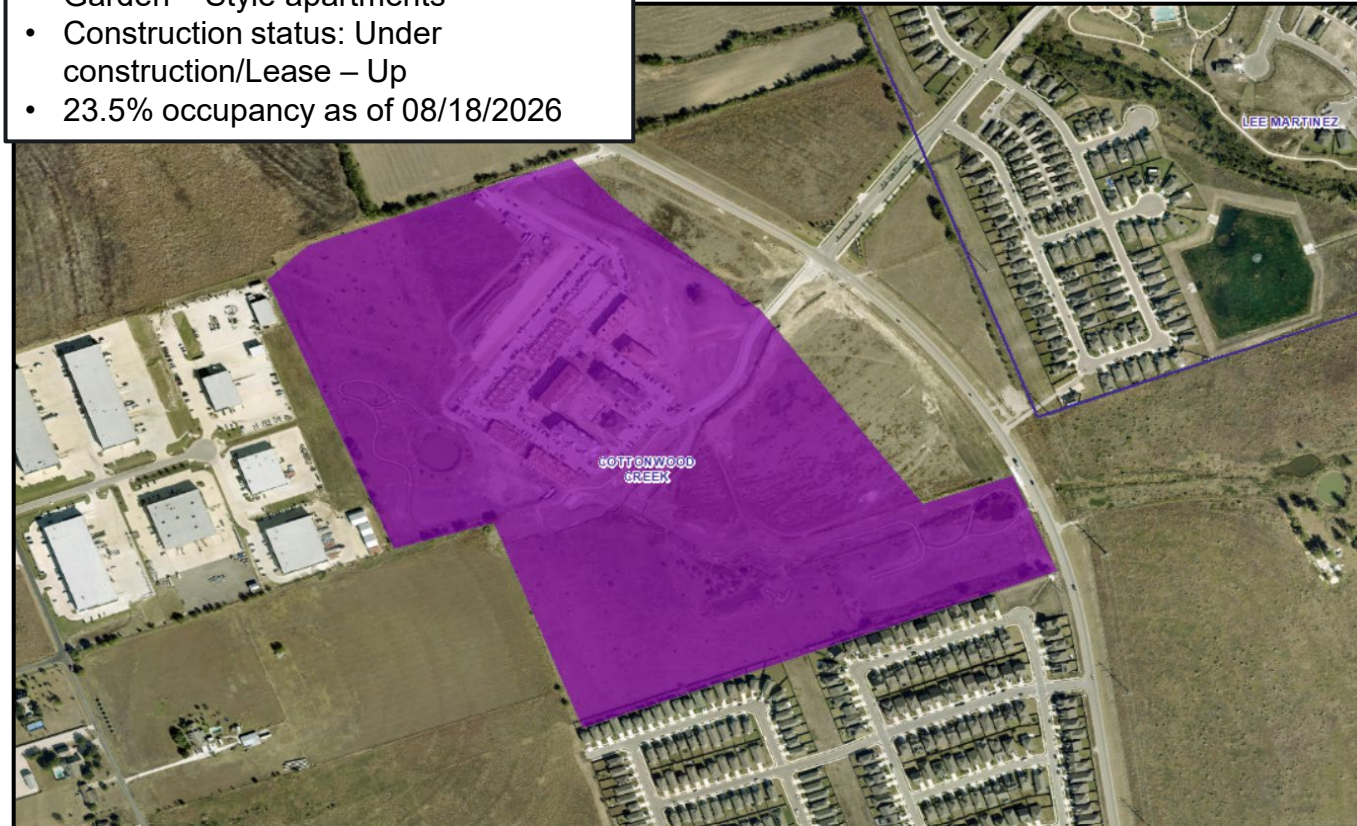


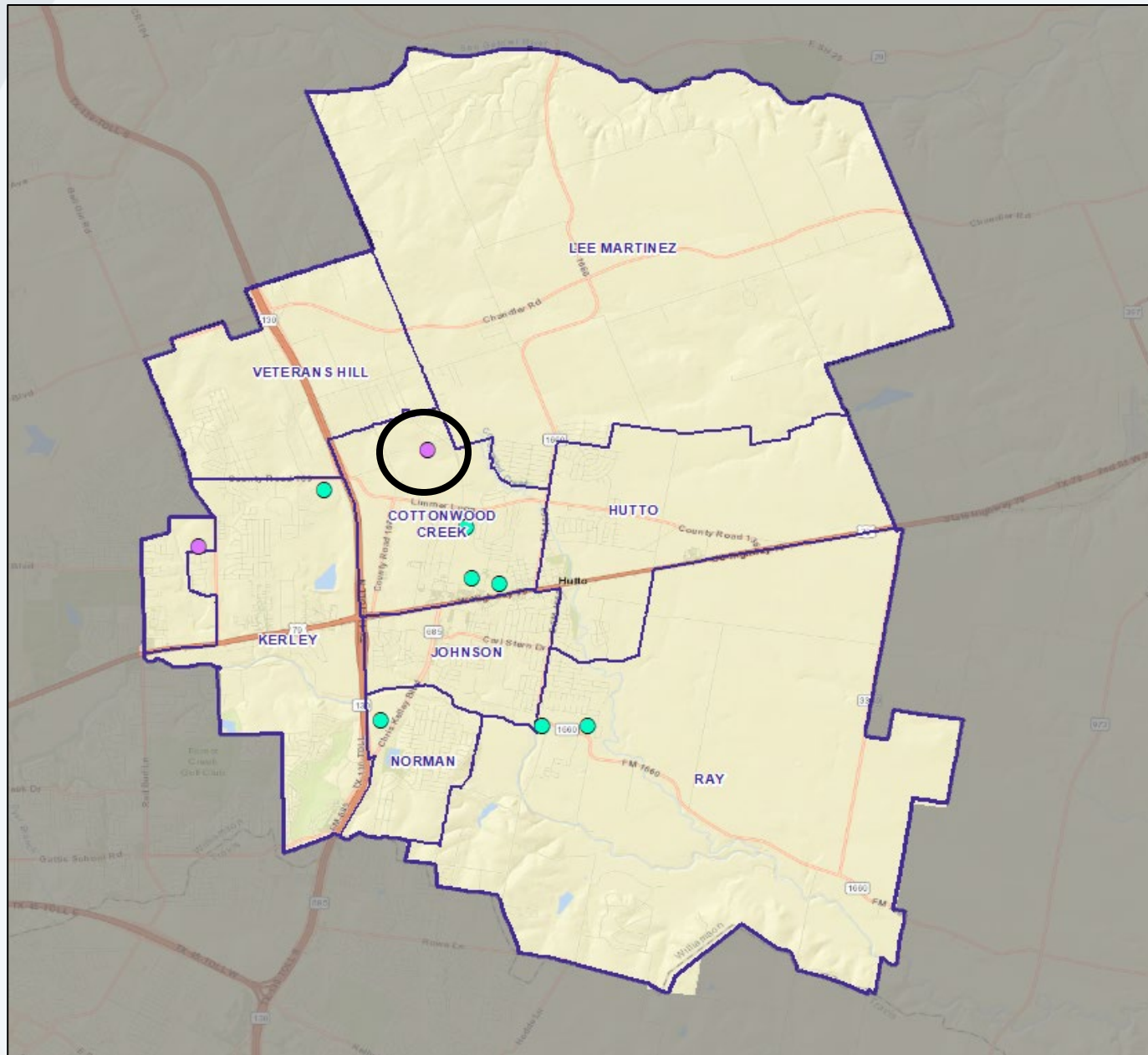
May 2026



Postmaster Flats

- 336 total units
- No low income/affordable units 100% market rate
- Garden – Style apartments
- Construction status: Under construction/Lease – Up
- 23.5% occupancy as of 08/18/2026



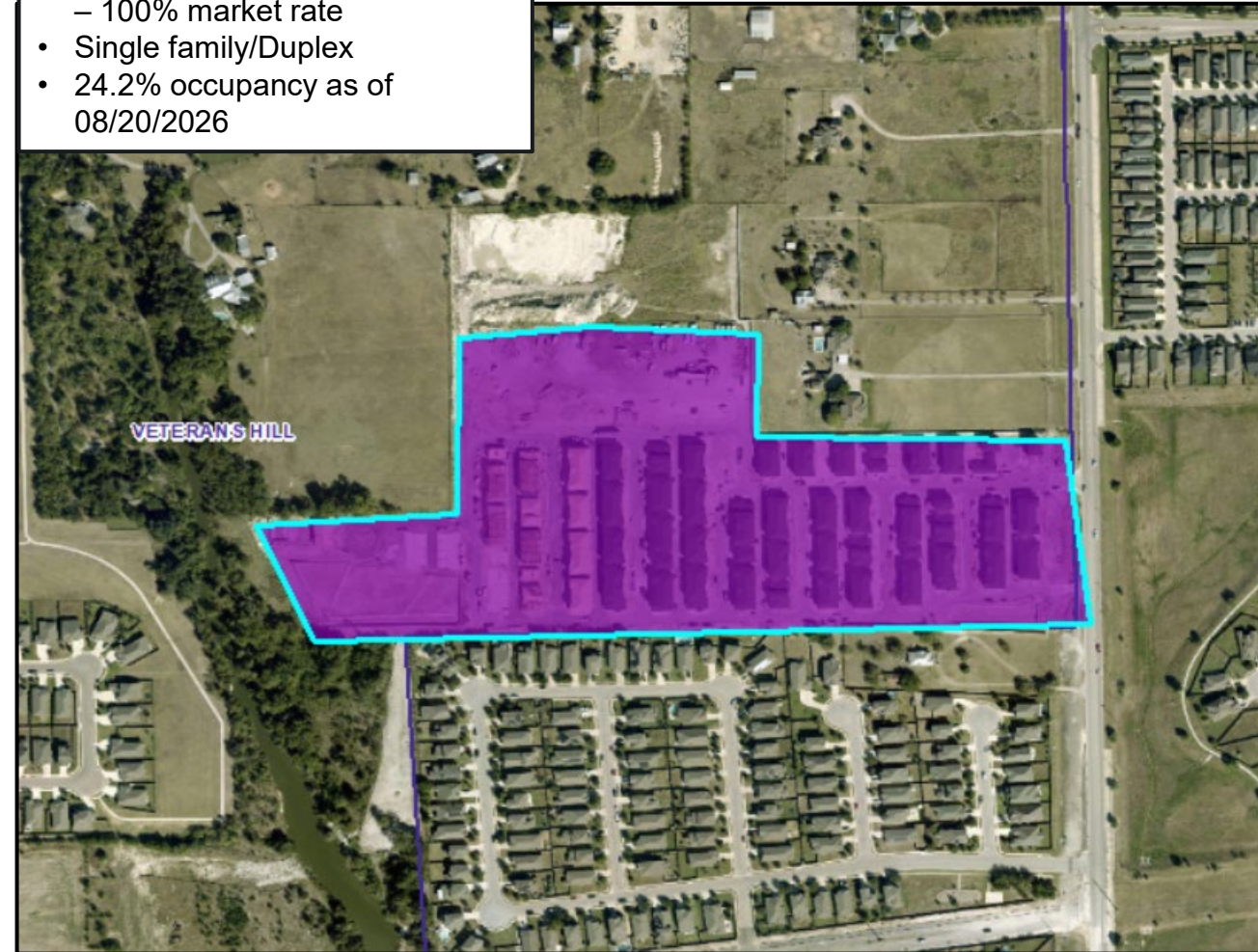


May 2026

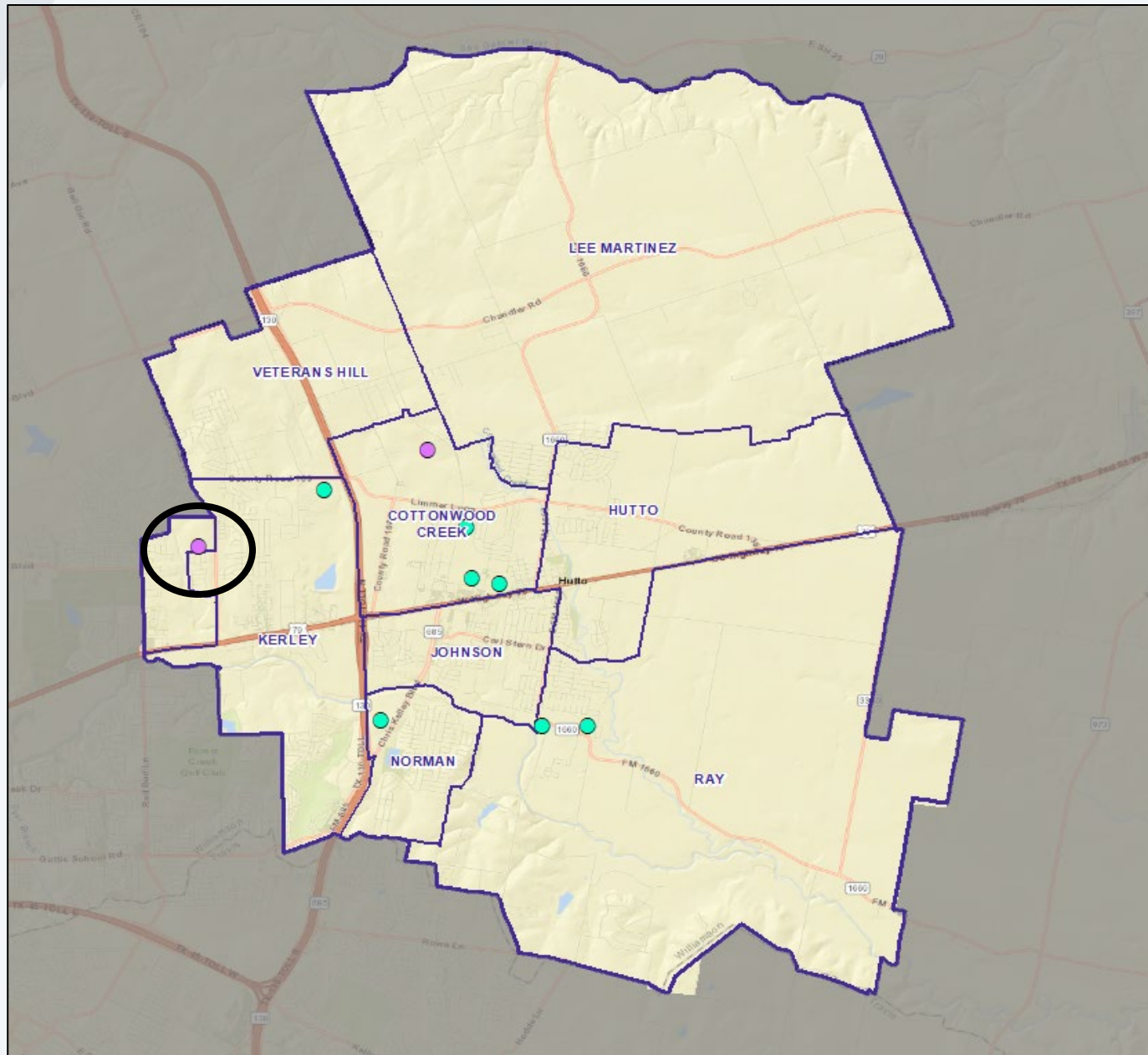


Oasis at Round Rock

- 352 total units
- No low-income/affordable units
– 100% market rate
- Single family/Duplex
- 24.2% occupancy as of 08/20/2026



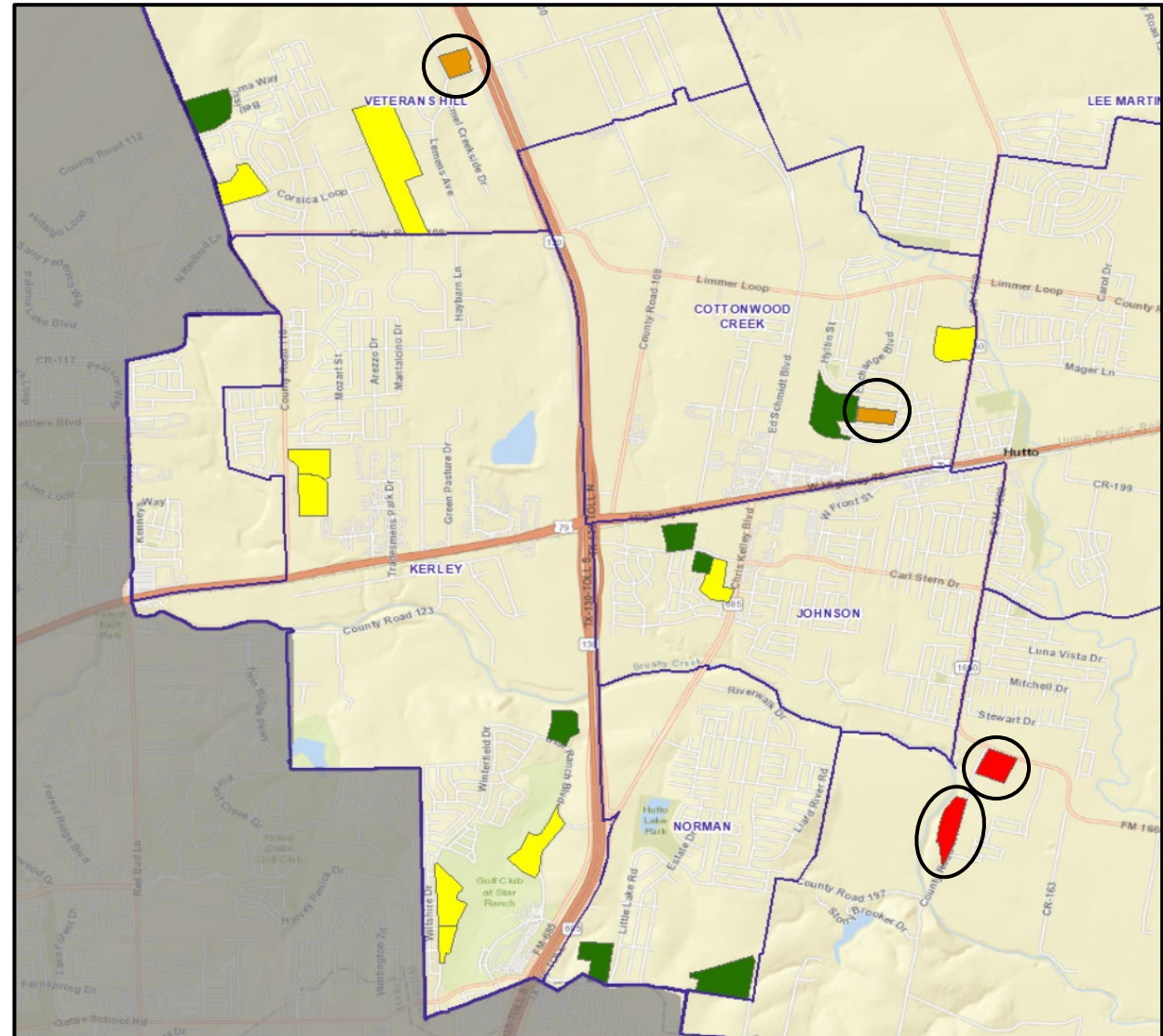
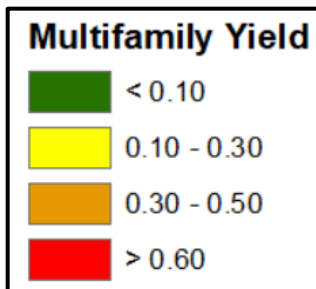
VETERANS HILL



- There are eight students residing in 913 total non-age restricted multifamily units.
- The overall district multifamily yield is 0.169

MF units with highest student yield

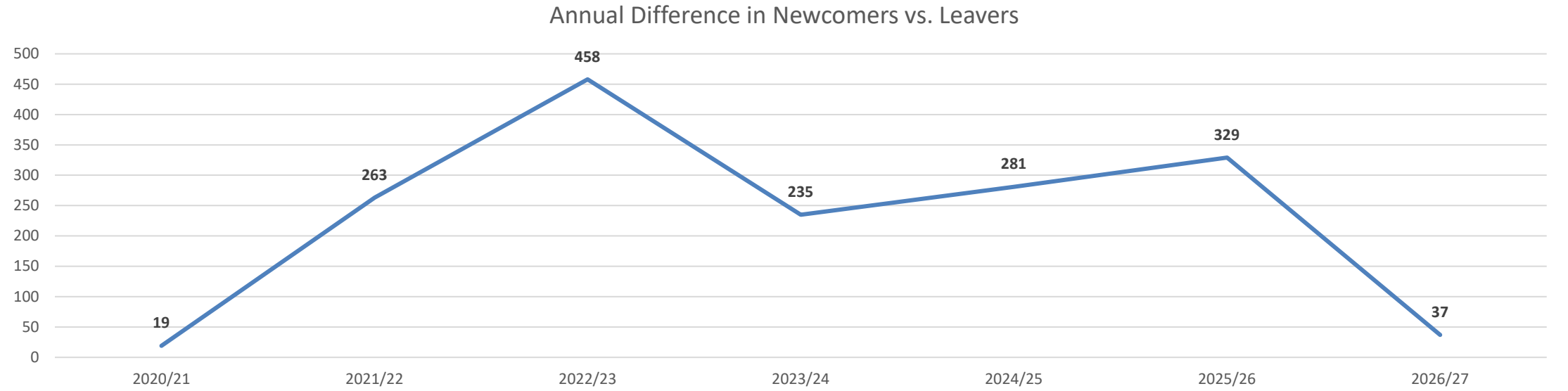
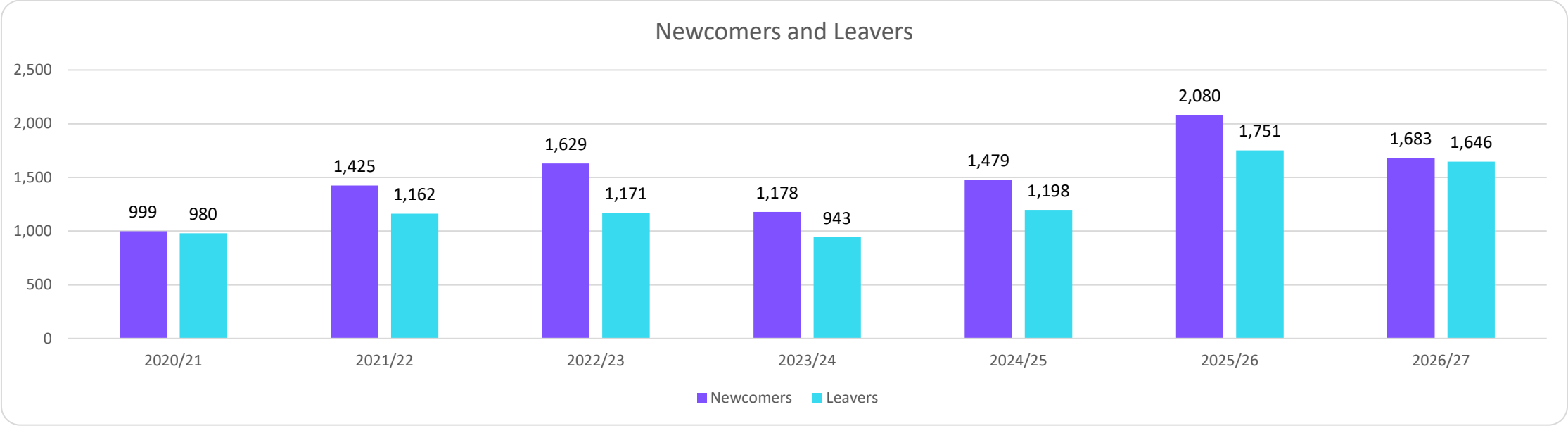
- Carver Ridge 1 MF units - 0.617 SY
- Narrows APT - 0.547 SY
- The Preserve at Mustang Creek APT – 0.401 SY
- Resia Hutto APT - 0.314 SY



5

Enrollment – Data & Trends

Student Mobility & Birthrates



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Enrollment Forecast

10-Year Forecast & Campus Projections

GRADE LEVEL ENROLLMENT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2022/23	83	314	686	751	681	765	729	696	696	737	744	872	676	613	644	9,687	728	8.13%
2023/24	73	300	729	746	781	720	797	742	740	729	755	826	853	692	563	10,046	359	3.71%
2024/25	71	335	718	779	808	811	787	836	799	794	782	850	826	783	667	10,646	600	5.97%
2025/26	65	308	763	742	811	839	860	841	882	831	851	847	929	739	774	11,082	436	4.10%
2026/27	48	318	734	789	779	810	851	880	858	901	836	903	894	841	720	11,162	80	0.72%

- Current enrollment is 11,161 students
- 80 students up from last year.

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	MS	HS	TOTAL
3-year Avg	0.876	1.023	1.003	1.045	1.058	1.025	1.056	1.047	1.051	1.045	1.050	1.090	1.049	0.906	0.976	1.039	1.049	1.005	1.040
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	0.978	1.024	0.918	1.051	1.045	1.008	1.031
2024/25	0.973	1.117	0.985	1.069	1.083	1.038	1.093	1.049	1.077	1.073	1.073	1.126	1.000	0.918	0.964	1.053	1.074	1.002	1.036
2025/26	0.915	0.919	1.063	1.033	1.041	1.038	1.060	1.069	1.055	1.040	1.072	1.083	1.093	0.895	0.989	1.051	1.056	1.015	1.042
2026/27	0.738	1.032	0.962	1.034	1.050	0.999	1.014	1.023	1.020	1.022	1.006	1.061	1.055	0.905	0.974	1.014	1.016	0.999	1.041

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

- The largest class is the 9th grade class
- The 2nd largest class is the 7th grade class

GRADE LEVEL COHORT HISTORY

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- The highest cohorts occurred in 9th and 10th grades



GRADE LEVEL ENROLLMENT HISTORY

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2026/27	0.738	1.032	0.962	1.034	1.050	0.999	1.014	1.023	1.020	1.022	1.006	1.061	1.055	0.905	0.974	1.014	1.016	0.999	1.041

- All grades grew from last year to this year except Kinder to Kinder, 2nd to 3rd, 10th to 11th, and 11th to 12th.

Hutto ISD - Ten-Year Forecast by Grade Level

GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

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2026/27	48	318	734	789	779	810	851	880	858	901	836	903	894	841	720	11,162	80	0.72%
2027/28	48	305	741	760	822	786	827	875	890	868	914	881	953	829	817	11,316	154	1.38%
2028/29	48	310	754	781	784	841	807	856	903	910	885	955	930	865	803	11,432	116	1.02%
2029/30	48	310	779	801	827	823	873	834	877	925	933	922	1,008	847	833	11,640	208	1.82%
2030/31	48	310	805	822	844	866	859	901	852	898	951	974	973	921	819	11,843	203	1.74%
2031/32	48	310	834	859	864	875	897	885	924	873	924	994	1,028	886	889	12,090	247	2.08%
2032/33	48	310	860	884	899	896	905	913	906	947	899	967	1,049	936	855	12,274	184	1.52%
2033/34	49	310	880	902	921	928	925	924	934	928	974	943	1,020	956	903	12,497	223	1.81%
2034/35	49	310	892	919	933	950	955	944	946	957	955	1,013	995	929	922	12,669	172	1.38%
2035/36	49	310	895	909	930	947	961	958	965	970	984	1,000	1,069	907	896	12,750	81	0.64%
2036/37	49	310	898	912	921	944	959	965	979	989	999	1,026	1,055	973	875	12,854	104	0.82%

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

Hutto ISD - Ten-Year Forecast by Grade Level

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
2022/23	83	314	686	751	681	765	729	696	696	737	744	872	676	613	644	9,687	728	8.13%
2023/24	73	300	729	746	781	720	797	742	740	729	755	826	853	692	563	10,046	359	3.71%
2024/25	71	335	718	779	808	811	787	836	799	794	782	850	826	783	667	10,646	600	5.97%
2025/26	65	308	763	742	811	839	860	841	882	831	851	847	929	739	774	11,082	436	4.10%
2026/27	48	318	734	789	779	810	851	880	858	901	836	903	894	841	720	11,162	80	0.72%
2027/28	48	305	741	760	822	786	827	875	890	868	914	881	953	829	817	11,316	154	1.38%
2028/29	48	310	754	781	784	841	807	856	903	910	885	955	930	865	803	11,432	116	1.02%
2029/30	48	310	779	801	827	823	873	834	877	925	933	922	1,008	847	833	11,640	208	1.82%
2030/31	48	310	805	822	844	866	859	901	852	898	951	974	973	921	819	11,843	203	1.74%
2031/32	48	310	834	859	864	875	897	885	924	873	924	994	1,028	886	889	12,090	247	2.08%
2032/33	48	310	860	884	899	896	905	913	906	947	899	967	1,049	936	855	12,274	184	1.52%
2033/34	49	310	880	902	921	928	925	924	934	928	974	943	1,020	956	903	12,497	223	1.81%
2034/35	49	310	892	919	933	950	955	944	946	957	955	1,013	995	929	922	12,669	172	1.38%
2035/36	49	310	895	909	930	947	961	958	965	970	984	1,000	1,069	907	896	12,750	81	0.64%
2036/37	49	310	898	912	921	944	959	965	979	989	999	1,026	1,055	973	875	12,854	104	0.82%

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

CAMPUS LEVEL HISTORY AND PROJECTIONS

Campus	Capacity		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	2036/37
Cottonwood Creek Elem	800	603	555	506	474	440	426	394	409	423	437	446	453
Hutto Elementary	800	701	690	686	713	753	795	773	776	788	802	787	773
Howard Norman Elementary	800	714	649	619	599	571	563	536	529	529	531	530	521
Kerley Elementary	800	801	785	762	742	747	766	757	750	740	734	730	729
Lee Martinez Elementary	850	588	751	811	875	972	1,047	1,167	1,206	1,249	1,287	1,273	1,261
Nadine Johnson Elementary	700	554	531	519	505	483	465	451	461	473	486	491	496
Ray Elementary	800	610	597	610	643	714	794	895	982	1,036	1,072	1,098	1,119
Veterans Hill Elem	800	658	651	651	630	615	599	599	602	601	603	604	606
ELEMENTARY SCHOOL TOTALS	6,350	5,229	5,209	5,164	5,181	5,295	5,455	5,572	5,715	5,839	5,952	5,959	5,958
Elementary Absolute Change		84	-20	-45	17	114	160	117	143	124	113	7	-1
Elementary Percent Change		1.6%	-0.38%	-0.86%	0.33%	2.20%	3.02%	2.14%	2.57%	2.17%	1.94%	0.12%	-0.02%
Farley Middle School	1,200	747	745	749	701	699	702	725	764	809	842	885	919
Hutto Middle School	1,200	736	764	786	819	839	870	902	939	962	972	999	1,026
Almquist Middle School	1,200	1,074	1,067	1,118	1,159	1,178	1,110	1,075	1,030	1,046	1,025	1,016	1,003
MIDDLE SCHOOL TOTALS	3,600	2,557	2,576	2,653	2,679	2,716	2,682	2,702	2,733	2,817	2,839	2,900	2,948
Middle School Absolute Change		182	19	77	26	37	-34	20	31	84	22	61	48
Middle School Percent Change		7.7%	0.74%	2.99%	0.98%	1.38%	-1.25%	0.75%	1.15%	3.07%	0.78%	2.15%	1.66%
9Th Grade Center	1,000	776	782	801	874	835	890	905	877	855	927	908	936
Hutto High School	2,400	2,476	2,478	2,581	2,581	2,677	2,699	2,794	2,832	2,869	2,834	2,866	2,895
HIGH SCHOOL TOTALS	3,400	3,252	3,260	3,382	3,455	3,512	3,589	3,699	3,709	3,724	3,761	3,774	3,831
High School Absolute Change		130	8	122	73	57	77	110	10	15	37	13	57
High School Percent Change		4.2%	0.25%	3.75%	2.15%	1.66%	2.18%	3.06%	0.28%	0.39%	1.00%	0.35%	1.52%
Step Center	20	0	1	1	1	1	1	1	1	1	1	1	1
ALTERNATIVE SCHOOL TOTALS		44	117	117	117	117	117	117	117	117	117	117	117
DISTRICT TOTALS	13,350	11,082	11,162	11,316	11,432	11,640	11,843	12,090	12,274	12,497	12,669	12,750	12,854
District Absolute Change		436	80	154	116	208	203	247	184	223	172	81	104
District Percent Change		0	0.7%	1.4%	1.0%	1.8%	1.7%	2.1%	1.5%	1.8%	1.4%	0.6%	0.8%

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

Key Takeaways

District Information



Hutto ISD enrollment increased by **1,475 over the last four years**. The District has seen enrollment grow this new 2026-27 school year by **80 students**.

Housing Market Conditions



HISD is currently on pace to be equal to or trail 2025 totals in annual new home starts and trail in closings by the end of 2026. Recent increased interest rates may slow the last two quarters of 2026.

Housing Activity & Future Developments -



The district has 435 homes in active inventory, 2,182 lots available to build on, and 13,752 lots planned in the future, across 14 active and 15 future subdivisions

Enrollment Forecast -



HISD Enrollment is forecasted to reach nearly 12,100 students by the 2031/32 school year, and with continued housing growth enrollment is anticipated to surpass 12,850 students by the 2036/37 school year.

