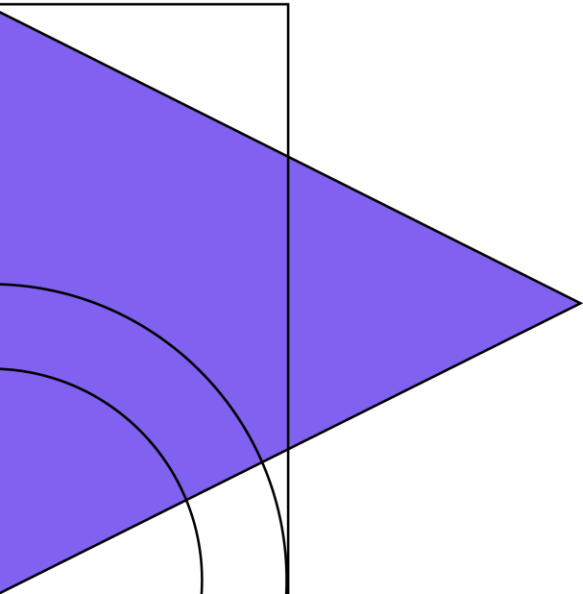
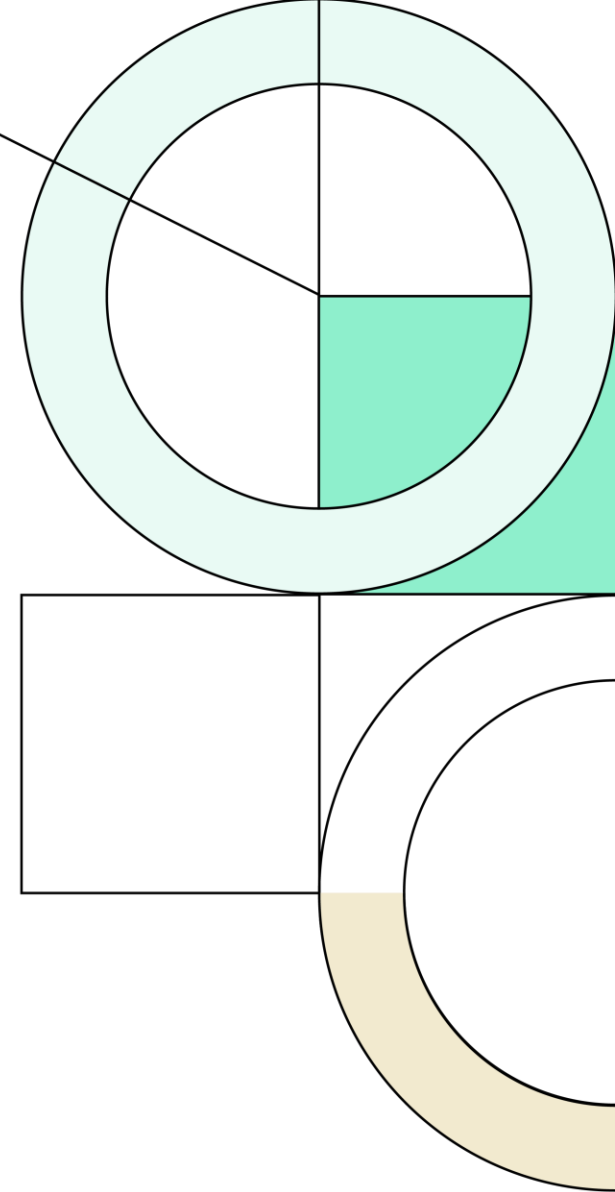


**Jarrell
Independent
School
District**

4Q22

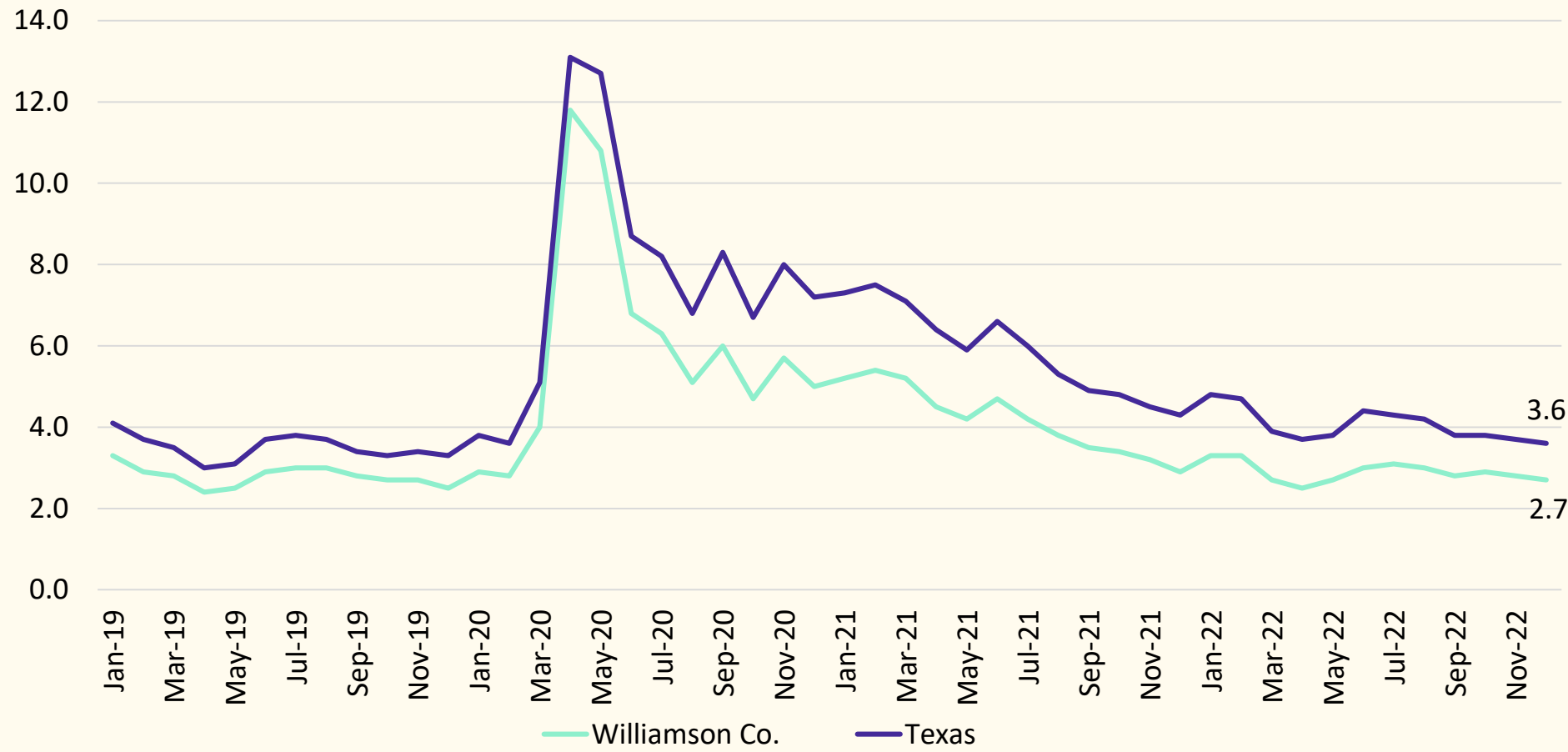
Demographic Report



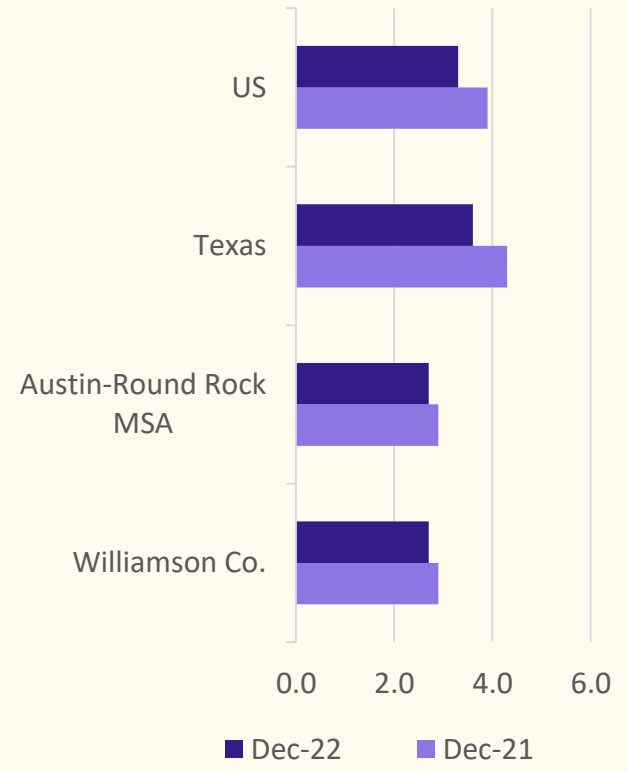


Local Economic Conditions

Unemployment Rates, Jan. 2019 - Dec. 2022



Unemployment Rate, Year-Over-Year

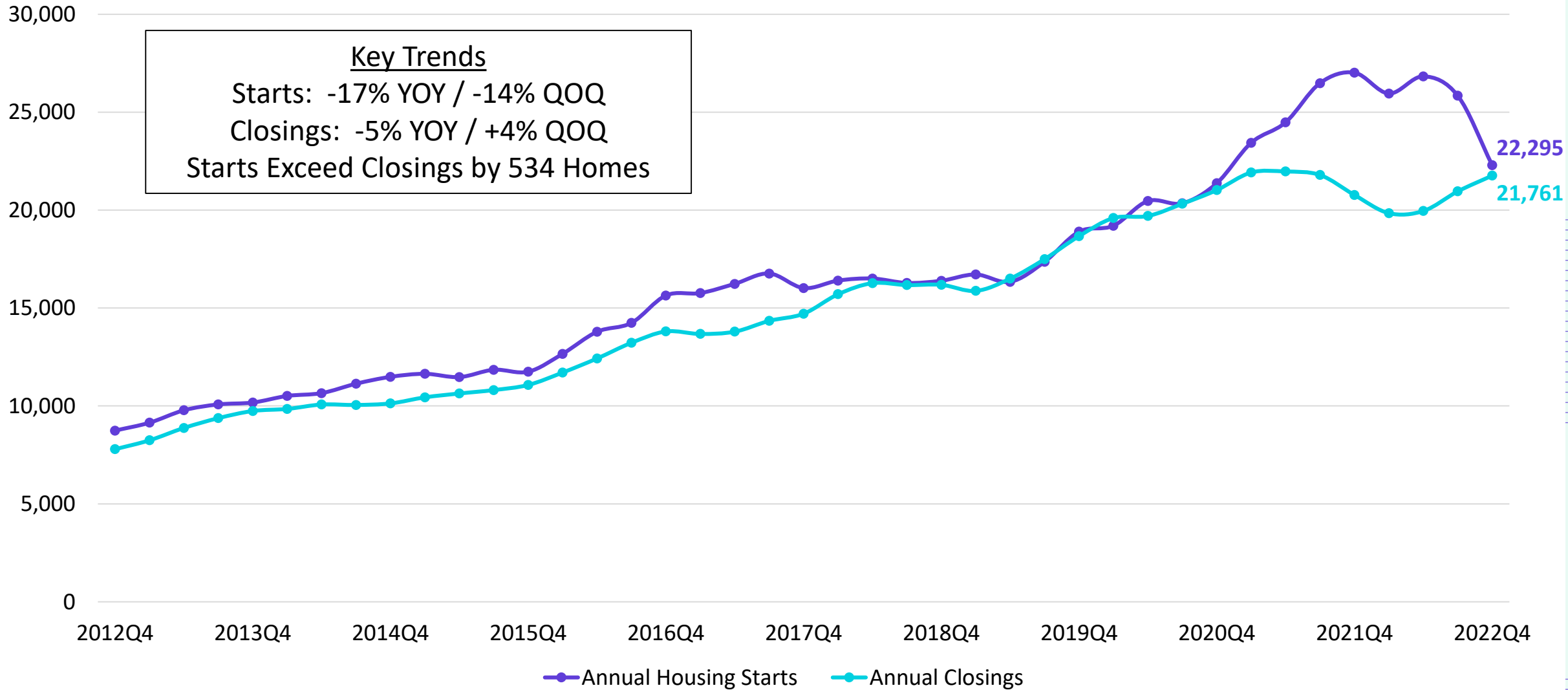




Austin New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

Key Trends
 Starts: -17% YOY / -14% QOQ
 Closings: -5% YOY / +4% QOQ
 Starts Exceed Closings by 534 Homes

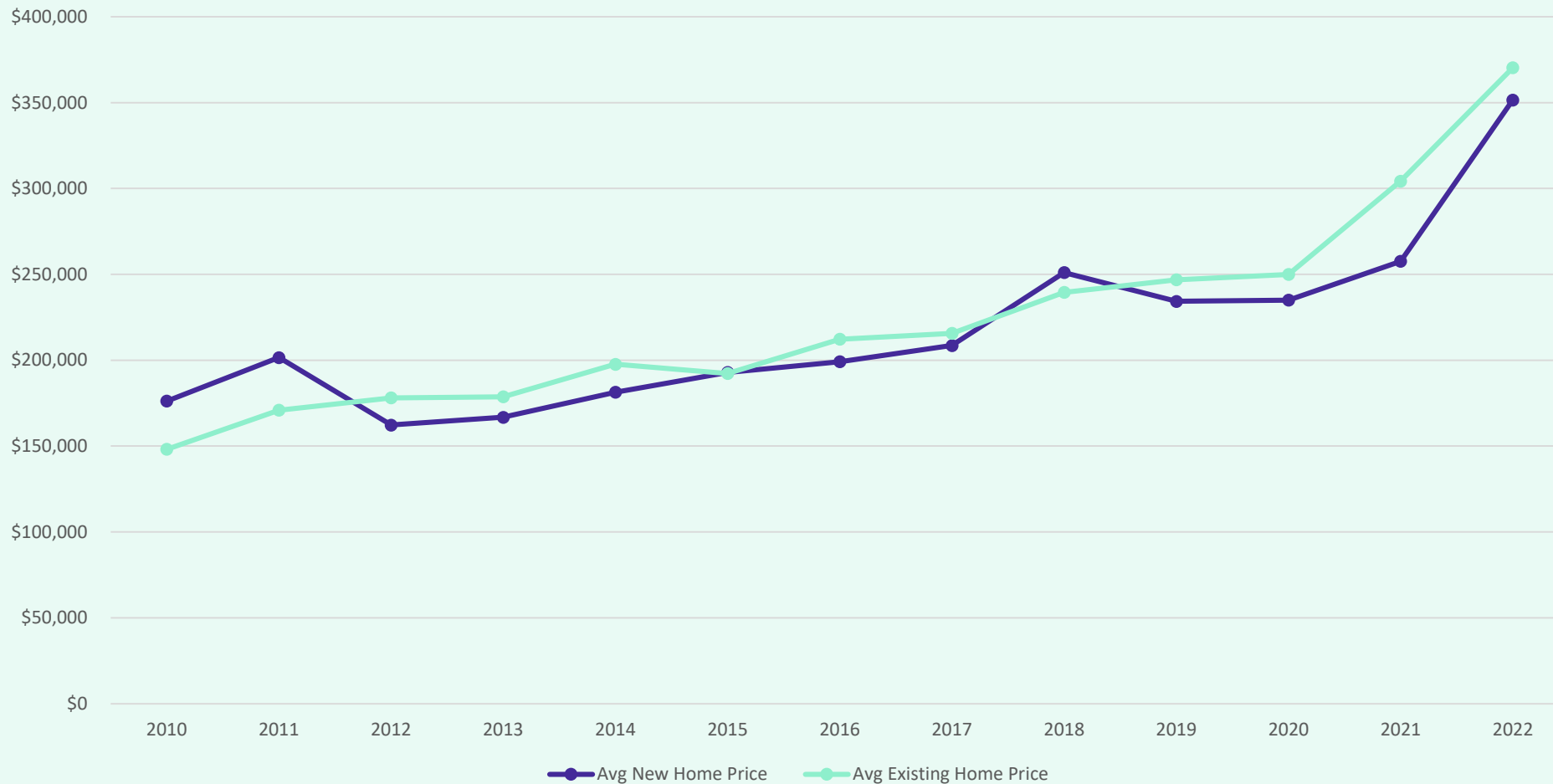


Source: Zonda

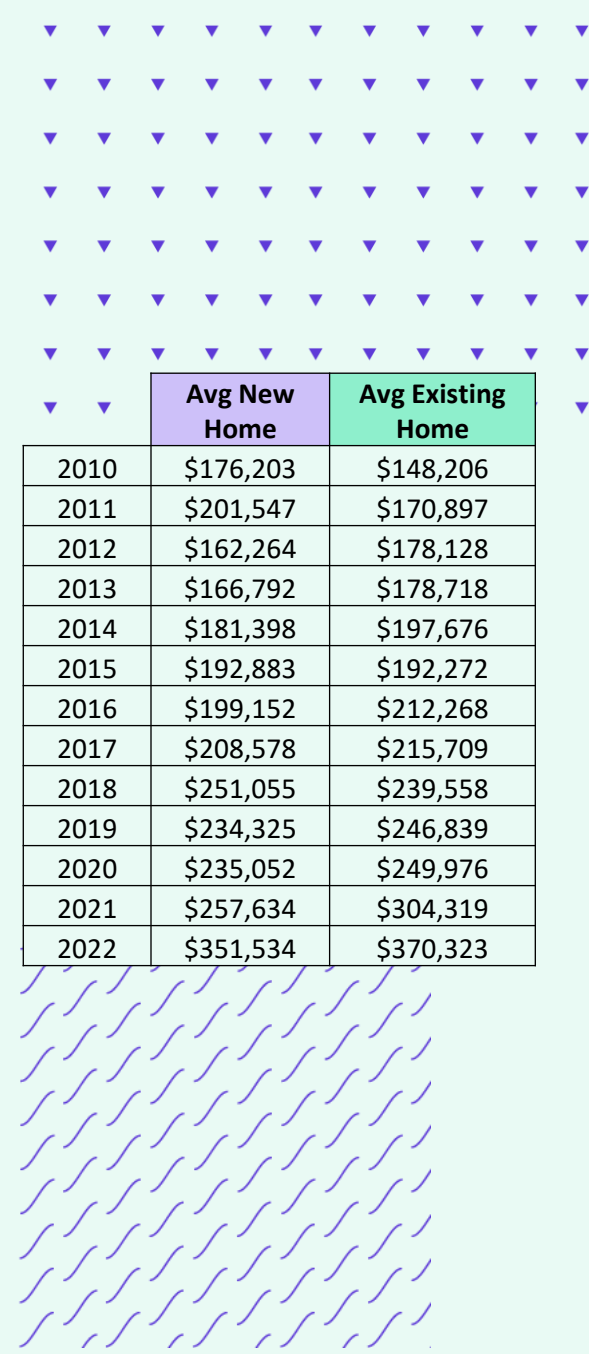


Jarrell ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2010 - 2022



- Since 2010, the average new home price in JISD has increased nearly 100%, a rise of roughly \$175,300
- The average existing home price within the district has increased by 150%, or roughly \$222,100 since 2010



	Avg New Home	Avg Existing Home
2010	\$176,203	\$148,206
2011	\$201,547	\$170,897
2012	\$162,264	\$178,128
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	\$351,534	\$370,323

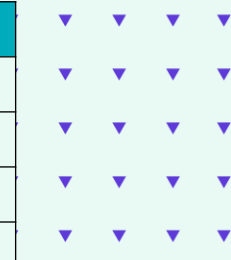


Austin New Home Ranking Report

ISD Ranked by Annual Closings – 4Q22



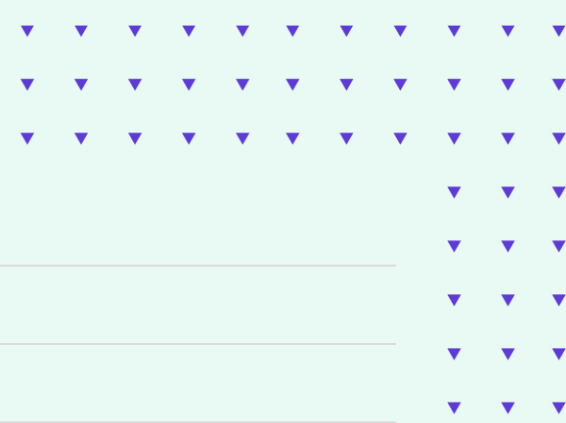
Rank	District Name	Annual Starts	Annual Closings	Finished Vacant	Inventory	VDL	Future
1	HAYS CISD	2,873	2,834	256	2,304	5,480	41,567
2	LEANDER ISD	2,038	2,502	409	1,483	2,444	5,962
3	GEORGETOWN ISD	2,589	2,481	552	1,829	3,902	15,893
4	LIBERTY HILL ISD	2,058	1,734	336	1,667	2,572	9,123
5	HUTTO ISD	1,559	1,707	393	990	1,411	11,014
6	AUSTIN ISD	2,270	1,383	233	3,035	1,245	9,552
7	PFLUGERVILLE ISD	754	1,359	48	576	911	9,473
8	JARRELL ISD	1,156	1,159	302	674	1,979	8,638
9	MANOR ISD	1,368	1,059	276	1,087	1,660	16,044
10	DRIPPING SPRINGS ISD	687	932	65	513	959	7,591
11	DEL VALLE ISD	969	825	41	772	1,521	22,182
12	BASTROP ISD	790	819	69	636	2,561	16,296
13	SAN MARCOS CISD	801	771	77	740	954	6,272
14	LAKE TRAVIS ISD	418	622	42	566	1,245	4,102
15	ROUND ROCK ISD	599	589	214	653	727	5,404
16	ELGIN ISD	672	375	132	395	248	9,321
17	TAYLOR ISD	231	235	19	117	260	1,067
18	LAGO VISTA ISD	222	209	57	196	336	3,897
19	LOCKHART ISD	117	69	0	74	536	20,901
20	SMITHVILLE ISD	7	45	0	6	49	471



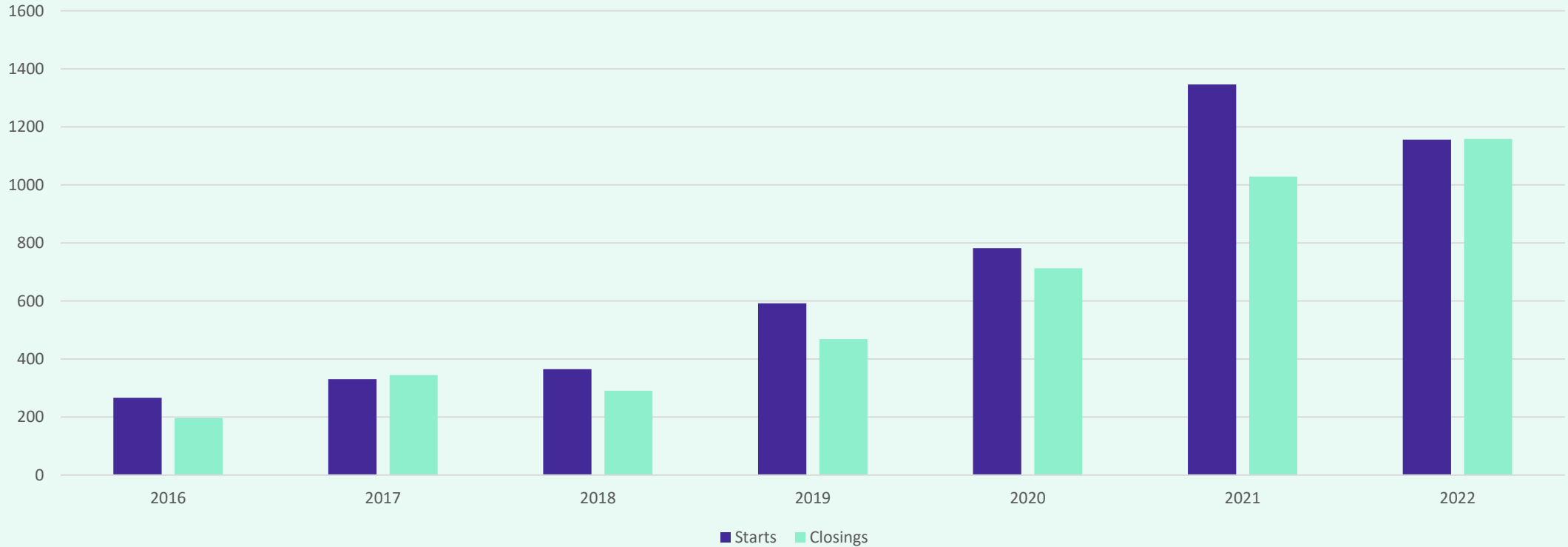
* Based on additional Zonda Education housing research



District New Home Starts and Closings by Quarter



New Home Starts and Closings



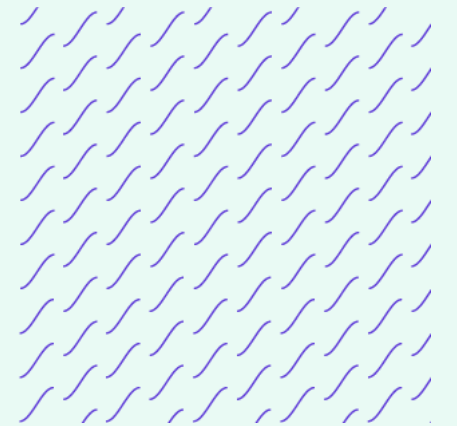
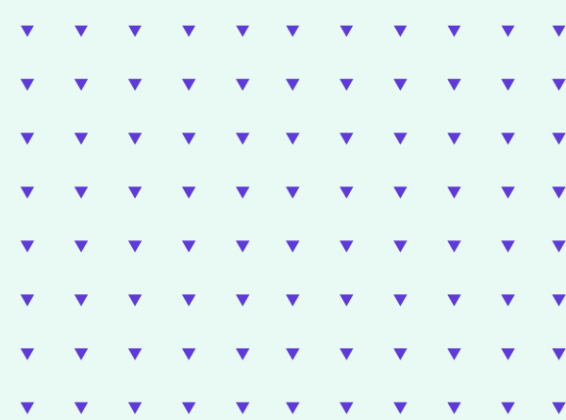
Starts	2016	2017	2018	2019	2020	2021	2022
1Q	36	44	51	55	155	313	327
2Q	62	111	121	129	135	339	413
3Q	82	103	112	248	241	288	324
4Q	86	73	81	160	251	406	92
Total	266	331	365	592	782	1,346	1,156

Closings	2016	2017	2018	2019	2020	2021	2022
1Q	45	85	72	85	129	244	230
2Q	45	53	32	97	195	263	409
3Q	62	109	99	107	166	342	267
4Q	45	98	88	180	223	180	253
Total	197	345	291	469	713	1,029	1,159



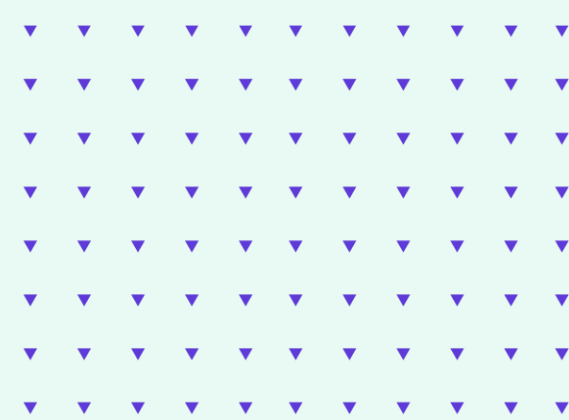
1 Year Change in District Housing

	4Q21	4Q22	Difference
Annual Starts	1,271	1,156	-115
Quarterly Starts	406	92	-314
Annual Closings	936	1,159	+223
Quarterly Closings	162	253	+91
Under Construction	559	351	-208
Inventory	664	674	+10
VDL	1,008	1,979	-971
Futures	12,383	8,838	-3,545





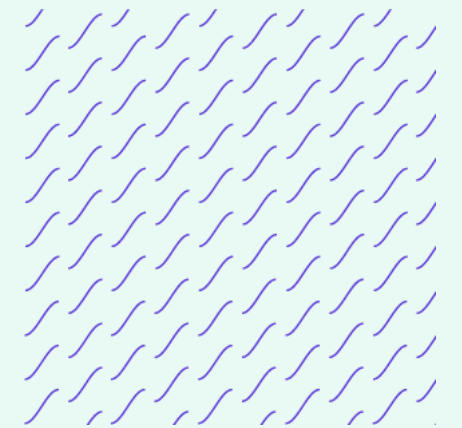


District Housing Overview by Elementary Zone



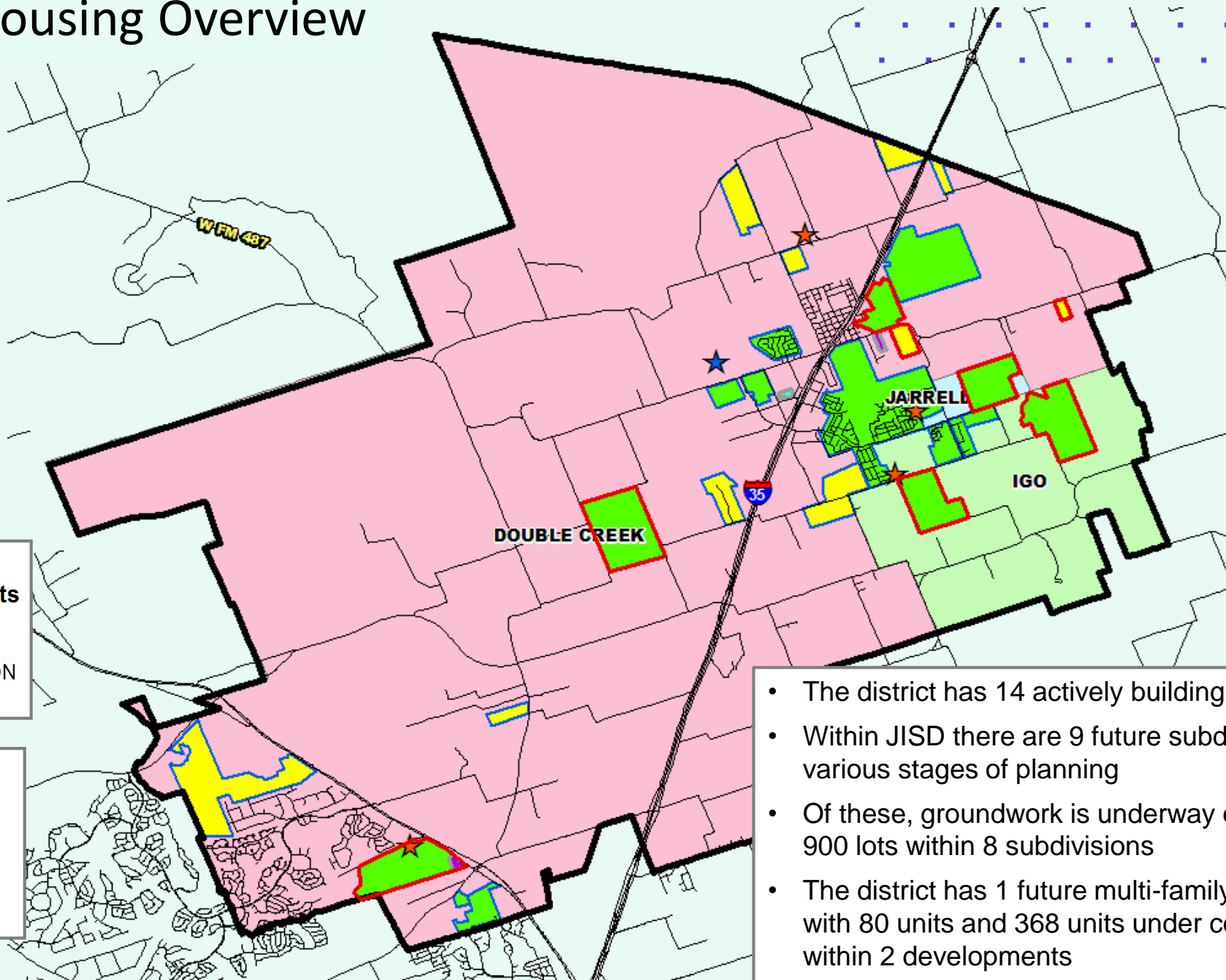
Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
IGO ELEM	743	20	650	201	220	398	1,139	647
JARRELL	15	0	155	3	1	1	135	408
DOUBLE CREEK	414	72	357	49	130	275	705	7,783
Grand Total	1,172	92	1,162	253	351	674	1,979	8,838

 Highest activity in the category
 2nd highest activity in the category





District Housing Overview



Multi-Family Developments

- FUTURE
- UNDER CONSTRUCTION

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

- The district has 14 actively building subdivisions
- Within JISD there are 9 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 900 lots within 8 subdivisions
- The district has 1 future multi-family development with 80 units and 368 units under construction within 2 developments



Residential Activity



Sonterra

- 6,950 total lots
- 2,360 future lots
- 15 vacant developed lots
- 3,364 homes occupied
- Split between Jarrell, Double Creek, and Igo Elementary, with 1,456 occupied homes within the Jarrell attendance zone, 1,097 occupied homes within Double Creek and 811 occupied homes within Igo
- 1 home has been started within the last 12 months, a decrease of 8 starts

Sonterra/Eastwood

- 1,211 total lots
- 626 vacant developed lots
- 117 homes under construction
- 344 homes occupied
- 433 homes have been started within the last 12 months, an increase of 192 starts



Jan 10, 2023



Residential Activity



Rancho de Cielo

- 908 total lots
- 187 vacant developed lots
- 34 homes under construction
- Groundwork underway in future sections



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
2018/19	13	89	142	153	154	138	144	146	141	129	142	136	126	122	121	1,896		
2019/20	5	113	174	164	171	161	168	159	159	169	143	172	125	120	104	2,107	211	11.1%
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	200	301	317	302	299	301	293	287	302	273	281	240	247	198	3,860	496	14.7%
2024/25	19	240	333	350	352	335	338	341	332	330	347	322	288	238	242	4,407	547	14.2%
2025/26	19	290	381	410	404	409	387	393	409	398	396	409	330	285	233	5,153	746	16.9%
2026/27	19	320	428	461	461	466	471	443	452	470	458	467	419	327	279	5,941	788	15.3%
2027/28	19	360	478	514	520	520	530	530	509	520	541	540	458	415	320	6,774	833	14.0%
2028/29	19	380	532	560	573	591	590	602	597	585	598	622	535	453	407	7,644	870	12.8%
2029/30	19	400	589	629	622	646	669	668	649	669	673	674	621	530	444	8,502	858	11.2%
2030/31	19	400	645	677	688	687	718	746	753	727	769	758	667	615	519	9,388	886	10.4%
2031/32	19	400	692	729	735	757	759	793	804	843	814	889	752	660	603	10,249	861	9.2%
2032/33	19	400	741	794	788	804	832	834	855	884	927	941	883	744	647	11,093	844	8.2%

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



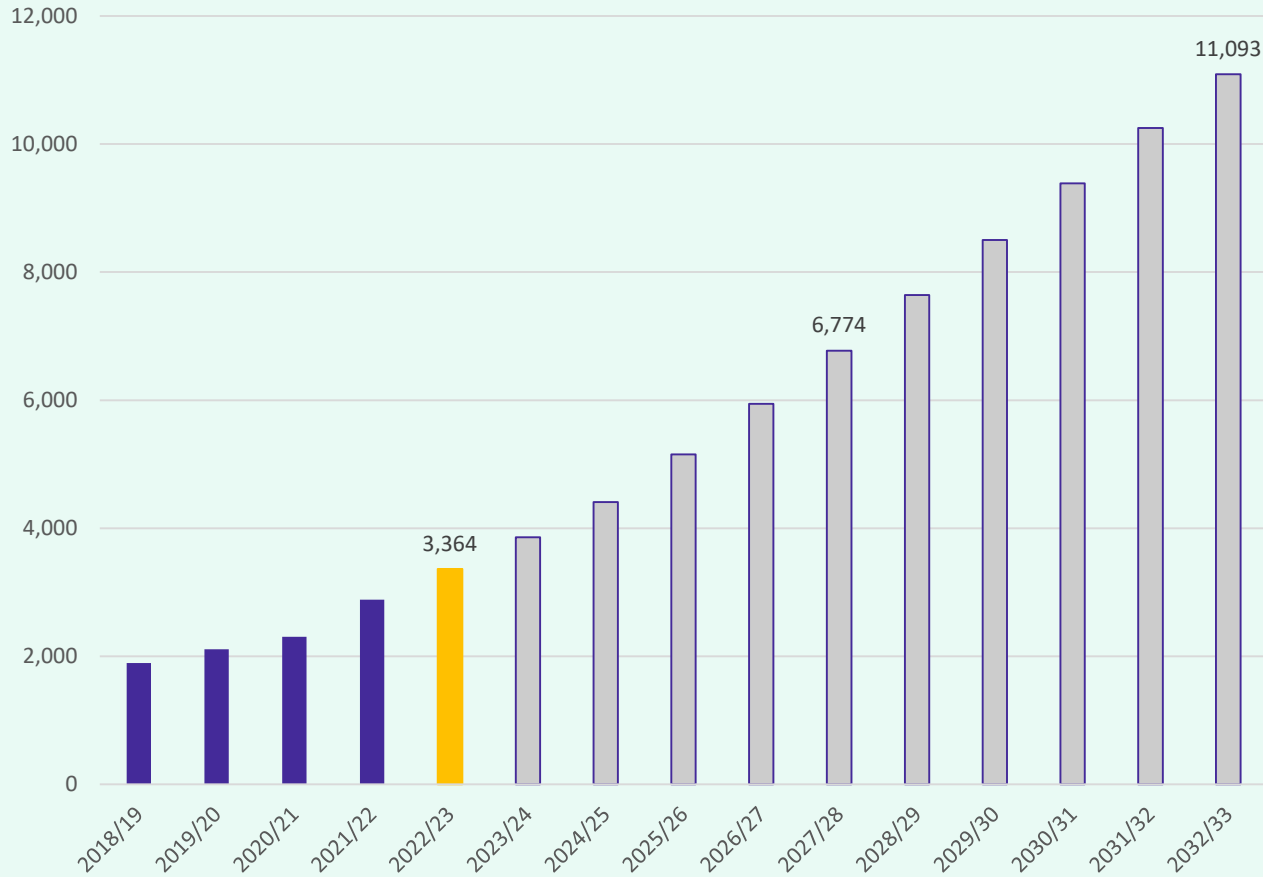
Ten Year Forecast by Campus

Campus	Capacity	2021/22	Fall	ENROLLMENT PROJECTIONS									
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Igo Elementary	800	845	975	645	779	955	1,091	1,253	1,387	1,509	1,588	1,649	1,709
Jarrell Elementary	608	671	784	652	676	740	790	834	857	870	871	871	874
Double Creek Elementary	900			735	853	998	1,188	1,384	1,603	1,863	2,121	2,364	2,629
ELEMENTARY SCHOOL TOTAL	2,308	1,516	1,759	2,032	2,308	2,693	3,069	3,471	3,847	4,242	4,580	4,884	5,212
Elementary Absolute Change		339	243	273	276	385	376	402	376	395	338	304	328
Elementary Percent Change		28.80%	16.03%	15.52%	13.58%	16.68%	13.96%	13.10%	10.83%	10.27%	7.97%	6.64%	6.72%
Jarrell Middle School	764/1,004	610	741	862	1,009	1,203	1,380	1,570	1,780	1,991	2,249	2,461	2,666
MIDDLE SCHOOL TOTAL		610	741	862	1,009	1,203	1,380	1,570	1,780	1,991	2,249	2,461	2,666
Middle School Absolute Change		97	131	121	147	194	177	190	210	211	258	212	205
Middle School Percent Change		18.91%	21.48%	16.33%	17.05%	19.23%	14.71%	13.77%	13.38%	11.85%	12.96%	9.43%	8.33%
Jarrell High School	995/1,258	759	864	966	1,090	1,257	1,492	1,733	2,017	2,269	2,559	2,904	3,215
HIGH SCHOOL TOTAL		759	864	966	1,090	1,257	1,492	1,733	2,017	2,269	2,559	2,904	3,215
High School Absolute Change		144	105	102	124	167	235	241	284	252	290	345	311
High School Percent Change		23.41%	13.83%	11.81%	12.84%	15.32%	18.70%	16.15%	16.39%	12.49%	12.78%	13.48%	10.71%
DISTRICT TOTALS		2,885	3,364	3,860	4,407	5,153	5,941	6,774	7,644	8,502	9,388	10,249	11,093
District Absolute Change		580	479	496	547	746	788	833	870	858	886	861	844
District Percent Change		25.16%	16.60%	14.74%	14.17%	16.93%	15.29%	14.02%	12.84%	11.22%	10.42%	9.17%	8.23%



Key Takeaways

Enrollment Forecast



- In 2022, new home starts within JISD eclipsed dropped for the first time, but closings have continued to grow, catching up with the starts
- The district has 14 actively building subdivisions with over 2,400 lots available to build on
- JISD has 8 future subdivisions with over 6,100 lots in the planning stages
- Groundwork is underway on more than 900 lots within 8 subdivisions
- Jarrell ISD is forecasted to enroll nearly 6,800 students by 2026/27 and more than 11,000 by 2031/32