



# Georgetown Independent School District

## Quarterly Report 2Q20



TEMPLETON  
DEMOGRAPHICS

hanleywood | metrostudy

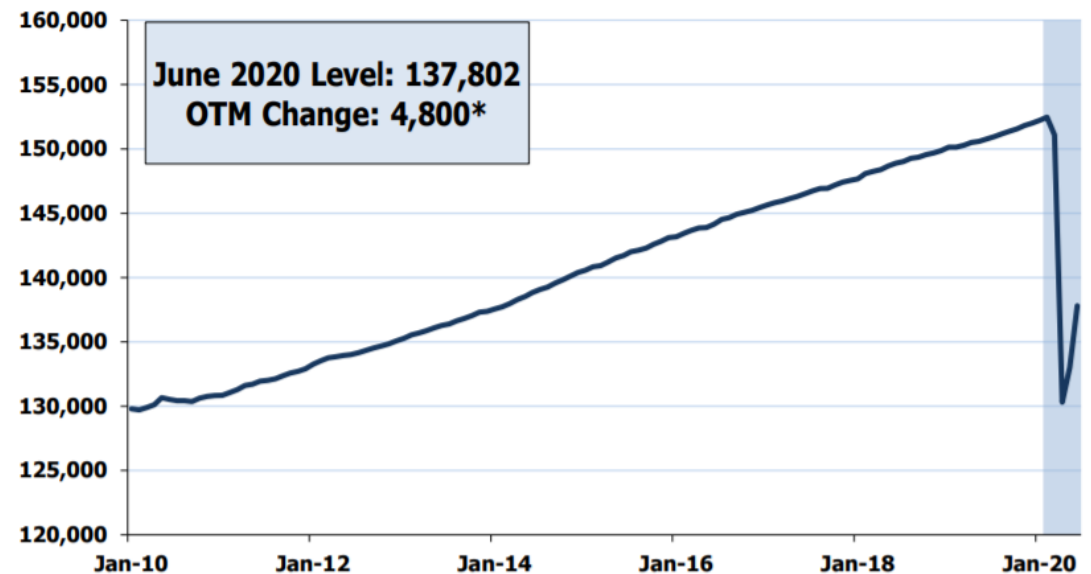


# Impacts of COVID-19 ...

- Total employment began to rise in May after states began reopening procedures, adding 2.7 million jobs in May and 4.8 million jobs in June
- But, 36% of states representing 50% of national GDP have either reversed or paused reopening as cases rose in July
- Leisure and hospitality and retail trade accounted for the largest share of the employment increase, after accounting for the largest declines
- Employment is roughly 14.7 million jobs below pre-pandemic level, only 1/3<sup>rd</sup> of the job losses have returned
- US Unemployment Rate: 13.3%

## Employment in total nonfarm January 2010–June 2020

Seasonally adjusted, in thousands



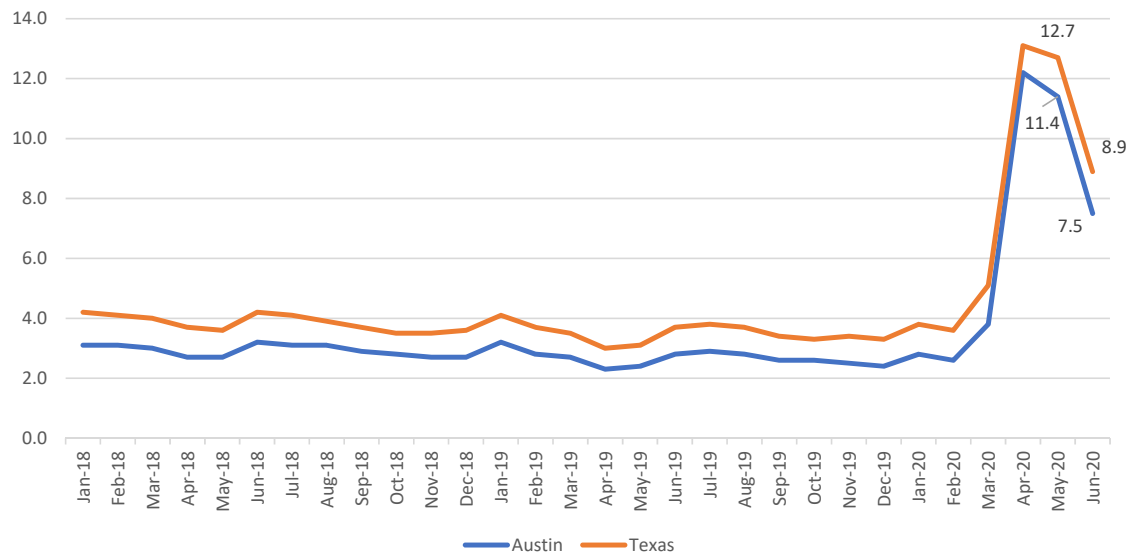
Bureau of Labor Statistics, Current Employment Statistics survey, July 02, 2020.  
Shaded area represents recession as denoted by the National Bureau of Economic Research.  
Most recent 2 months of data are preliminary.  
\* denotes significance.



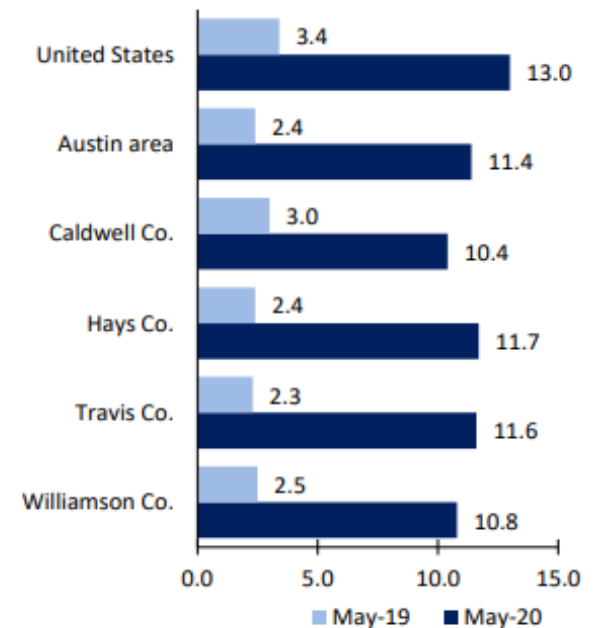


# Austin MSA Economic Conditions

Unemployment Rate, Jan 2018 - June 2020



Unemployment rates



Source: U.S. BLS, Local Area Unemployment Statistics.

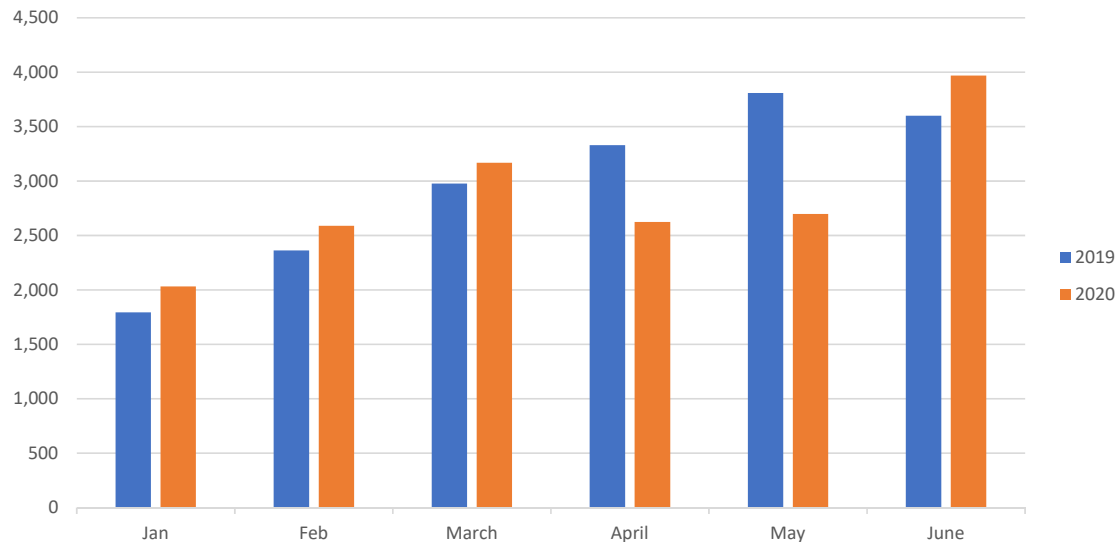
- Texas and Austin's unemployment rates peaked in May and began dropping in June
- Largest employment sector declines were in Leisure and hospitality and education and health services
- States that are pausing or reversing reopening plans as cases rise in July represent 50% of the US GDP, proving the economy is not yet in the clear as some rebounds occurred in June





# Covid and the Housing Market: What Impact?

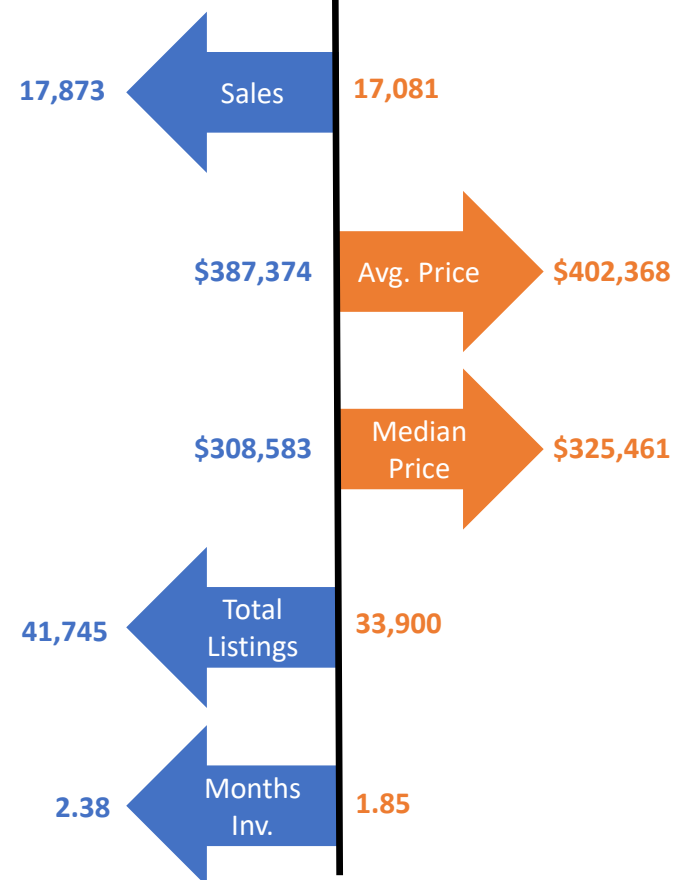
Austin Monthly Sales, 2019-2020



- Median home prices remains near record highs across the state
- Home inventory remained extremely tight as sales dropped in April, but by May, new home inventory was roughly flat or even up year over year in every major Texas market
- In the month of June, total monthly home sales rebounded and surpassed 2019 levels in Austin (+9.3%), DFW (+16%), Houston (+15.7%) and San Antonio (+14%)
- Historically low interest rates and pent up demand have resulted in a fast recovery for the housing market

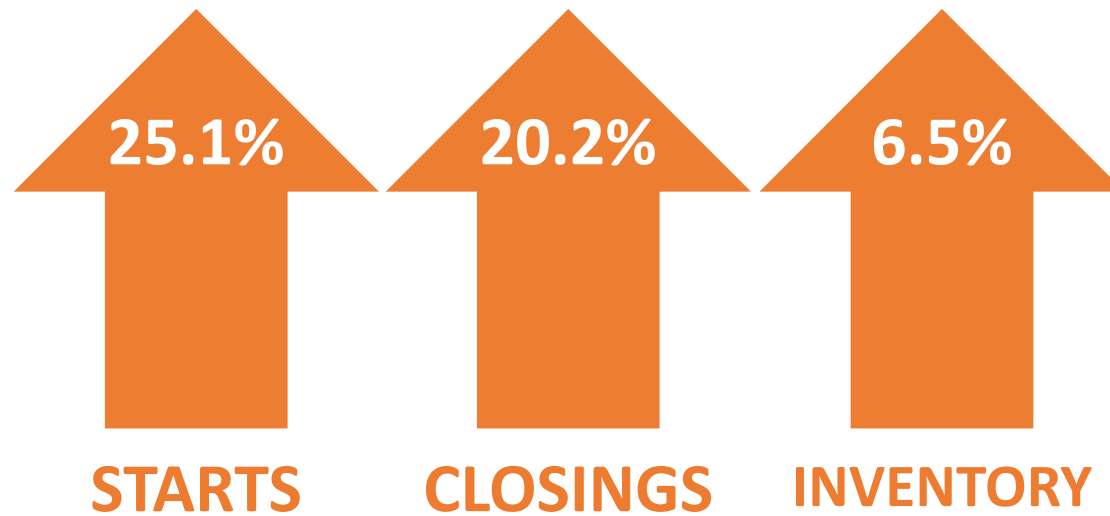
## YOY Housing Trends

Jan.-June 2019 | Jan.-June 2020





## Covid and the New Home Market



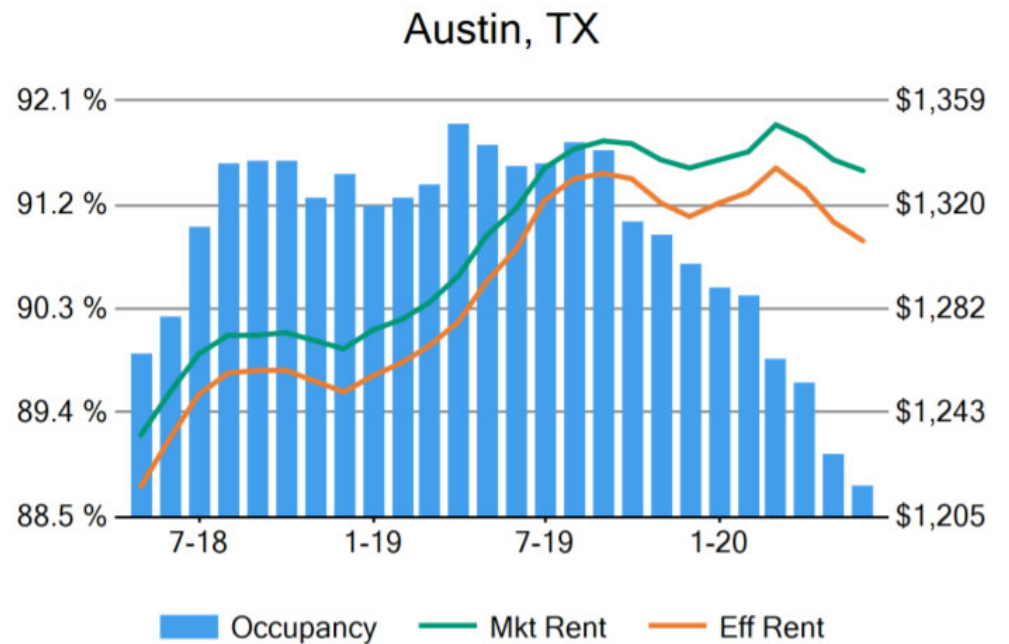
	2Q20	% YOY
<b>Annual Starts</b>	<b>20,505</b>	<b>25.1%</b>
<b>Quarter Starts</b>	<b>5,329</b>	<b>29.4%</b>
<b>Annual Closings</b>	<b>19,710</b>	<b>20.2%</b>
<b>Quarter Closings</b>	<b>5,033</b>	<b>2.6%</b>
<b>Housing Inventory</b>	<b>11,521</b>	<b>6.5%</b>
<b>VDL Inventory</b>	<b>28,282</b>	<b>9.4%</b>





# Covid and Housing: Multi-Family Market

Austin Multi-Family Market	June-20	% YOY
Occupancy	88.7	-3.0%
Unit Change	11,646	
Units Absorbed (Annual)	4,835	
Average Size	862	0.2%
Asking Rent	\$1,333	0.9%
Asking Rent per SqFt	\$1.55	0.8%
Effective Rent	\$1,307	0.1%
Effective Rent per SqFt	\$1.52	-0.1%
% Offering Concessions	27%	44.8%
Avg Concession Package	6.10%	15.4%





# Austin New Home Ranking Report

## ISD Ranked by Annual Closings – 2Q20

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Leander ISD	2,609	2,608	1,463	3,521	11,755
2	Austin ISD	2,025	2,385	1,627	1,319	10,952
3	Pflugerville ISD	1,906	1,990	881	1,729	9,575
4	Georgetown ISD	2,013	1,793	1,152	3,624	18,585
5	Manor ISD	1,647	1,631	649	1,164	15,767
6	Hays CISD	1,618	1,584	840	2,211	32,992
7	Liberty Hill ISD	1,552	1,455	818	3,042	11,303
8	Round Rock ISD	1,217	1,218	707	615	5,997
9	Hutto ISD	1,396	1,185	648	1,250	8,457
10	Del Valle ISD	1,243	914	772	1,901	30,769
11	Dripping Springs ISD	857	694	543	1,439	6,590
12	Lake Travis ISD	677	656	555	1,690	4,518
13	Jarrell ISD	693	605	253	737	12,499
14	San Marcos CISD	405	387	255	849	7,212
15	Bastrop ISD	219	185	177	1,672	18,701
16	Taylor ISD	133	111	55	163	986
17	Lago Vista ISD	113	93	86	613	4,262
18	Elgin ISD	119	86	70	499	8,685
19	Eanes ISD	19	62	14	67	168
20	Lockhart ISD	34	58	10	92	3,840

\* Based on additional Templeton Demographics housing research

\*\*Includes Age-Restricted subdivisions





## Historical Change in New Home Ranking

ISD	2Q17	2Q18	2Q19	2Q20
Leander ISD	1st	1st	1st	1st
Austin ISD	2nd	2nd	3rd	2nd
Pflugerville ISD	4th	3rd	2nd	3rd
Georgetown ISD	6th	6th	5th	4th
Manor ISD	10th	7th	7th	5th
Hays CISD	3rd	5th	4th	6th
Liberty Hill ISD	11th	11th	9th	7th
Round Rock ISD	5th	4th	6th	8th
Hutto ISD	7th	8th	8th	9th
Del Valle ISD	8th	9th	10th	10th
Dripping Springs ISD	12th	12th	12th	11th
Lake Travis ISD	9th	10th	11th	12th
Jarrell ISD	13th	14th	13th	13th
San Marcos CISD	14th	15th	14th	14th
Bastrop ISD	15th	13th	15th	15th
Taylor ISD	17th	16th	19th	16th
Lago Vista ISD	19th	18th	18th	17th
Elgin ISD	18th	19th	17th	18th
Eanes ISD	20th	17th	16th	19th
Lockhart ISD	16th	23rd	20th	20th







## 1 Year Change in District Housing

	2Q19	2Q20	Difference
Annual Starts	1,357	2,013	656
Quarterly Starts	384	551	167
Annual Closings	1,272	1,793	521
Quarterly Closings	337	436	99
Inventory	827	1,152	325
VDL	2,409	3,624	1,215
Futures	14,506	18,585	4,079

\*\*Includes Age-Restricted subdivisions







# District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CARVER	248	62	248	40	73	113	390	80
COOPER	0	0	0	0	34	34	55	710
FORD	100	26	101	18	49	74	257	3,353
FROST	0	0	2	0	0	0	60	1,095
MCCOY	22	6	20	4	9	17	89	389
MITCHELL	325	83	321	81	87	154	612	1,025
PURL	2	0	0	0	0	2	16	16
VILLAGE	24	5	21	5	9	19	82	688
WILLIAMS	402	121	291	100	154	233	393	1,594
WOLF RANCH	613	169	551	139	258	391	1,347	8,280
<b>GRAND TOTAL</b>	<b>1,736</b>	<b>472</b>	<b>1,555</b>	<b>387</b>	<b>673</b>	<b>1,037</b>	<b>3,301</b>	<b>17,230</b>

\*Does **NOT** include Age-Restricted subdivisions

 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category





## 1 Year Change in Housing by Elementary Zone

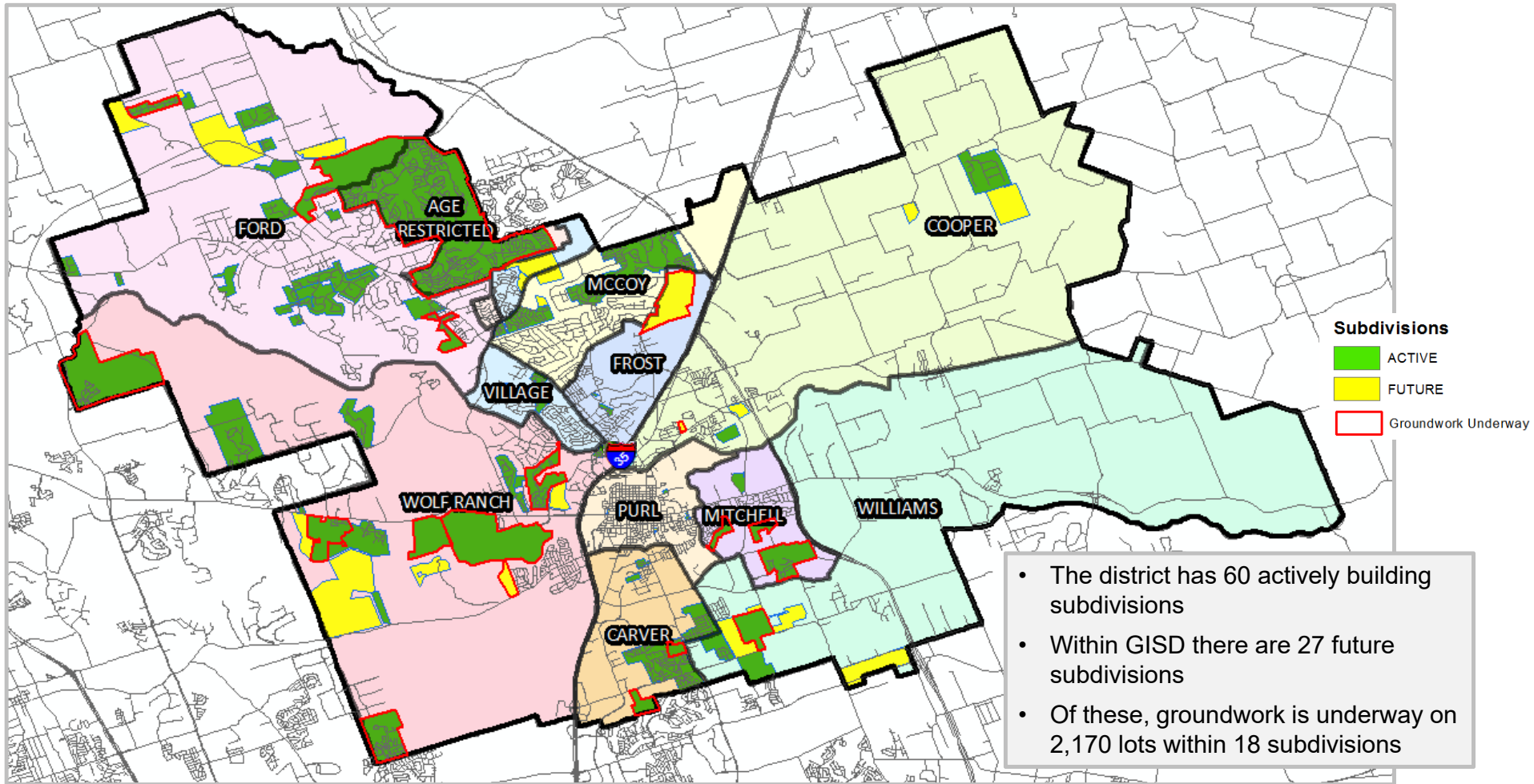
Elementary Zone	Annual Change Home Starts	Annual Change Home Closings	Annual Change VDL	Annual Change Futures
CARVER	-167	-286	-159	-1,242
COOPER	-41	0	4	572
FORD	14	14	37	1,377
FROST	0	-1	0	0
MCCOY	14	-1	80	-6
MITCHELL	-118	36	-64	-543
PICKETT*	-340	-317	-720	-7,308
PURL	2	0	-2	0
VILLAGE	0	-4	-24	0
WILLIAMS**	402	291	393	1,594
WOLF RANCH**	613	551	1,347	8,280
<b>TOTAL</b>	379	283	892	2,724

\*School was not open 2Q20

\*\*School was not open 2Q19



# District Housing Overview





# Multi-Family Housing Overview

