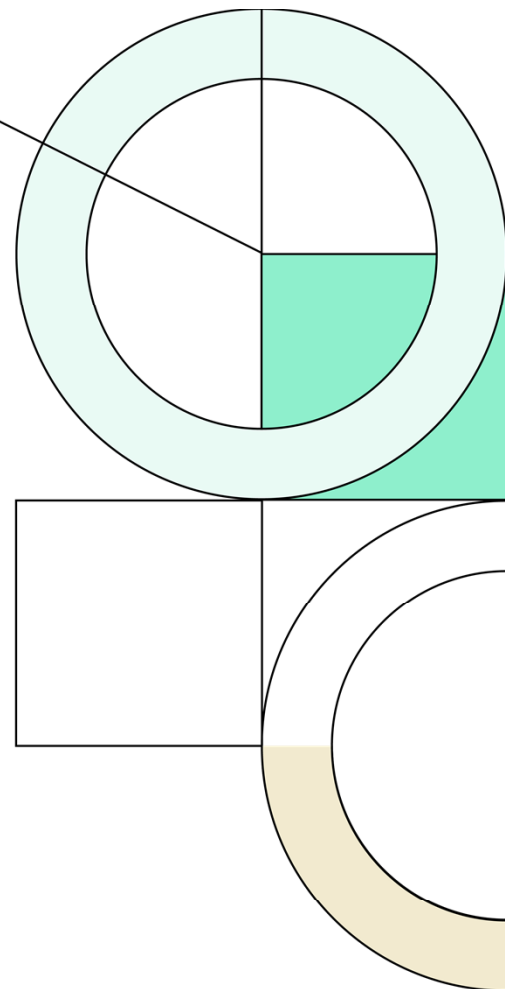


Jarrell
Independent
School
District

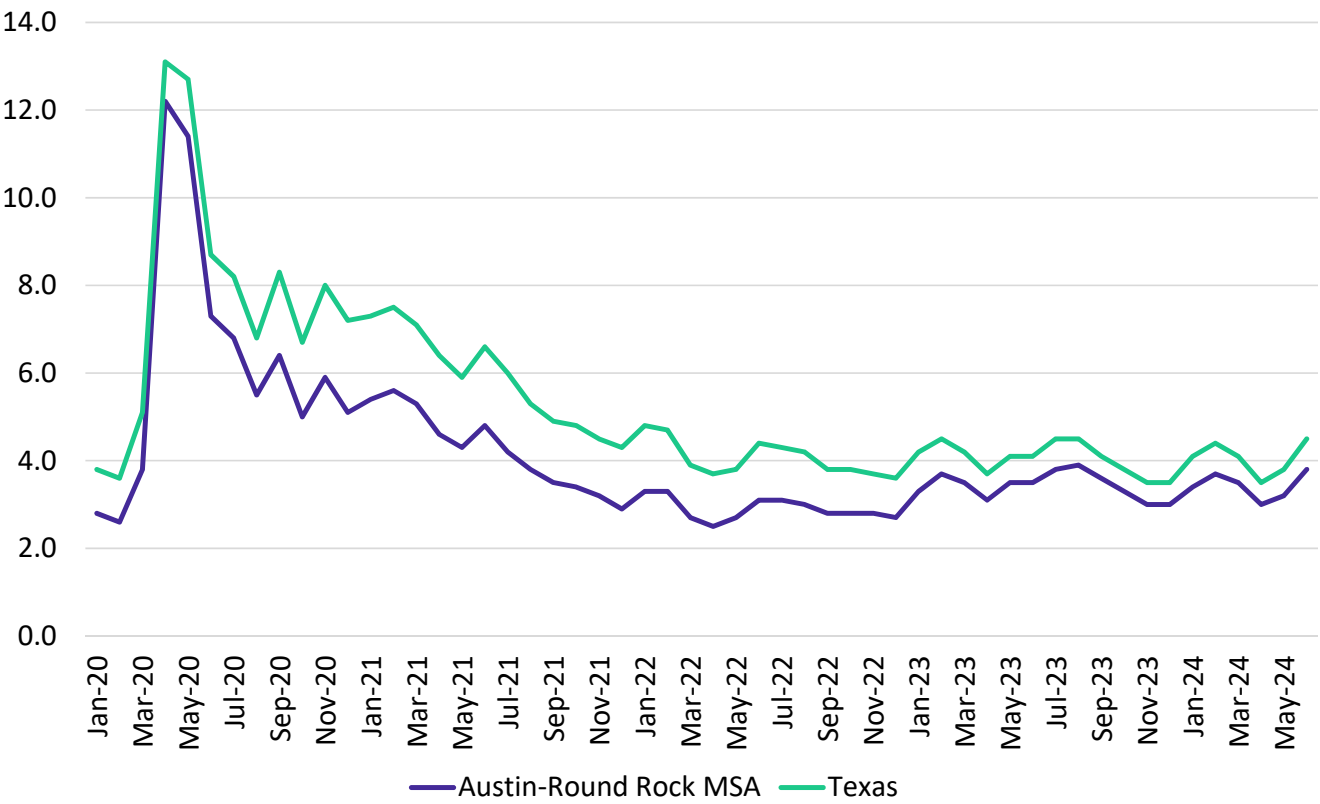
2Q24

Demographic Report

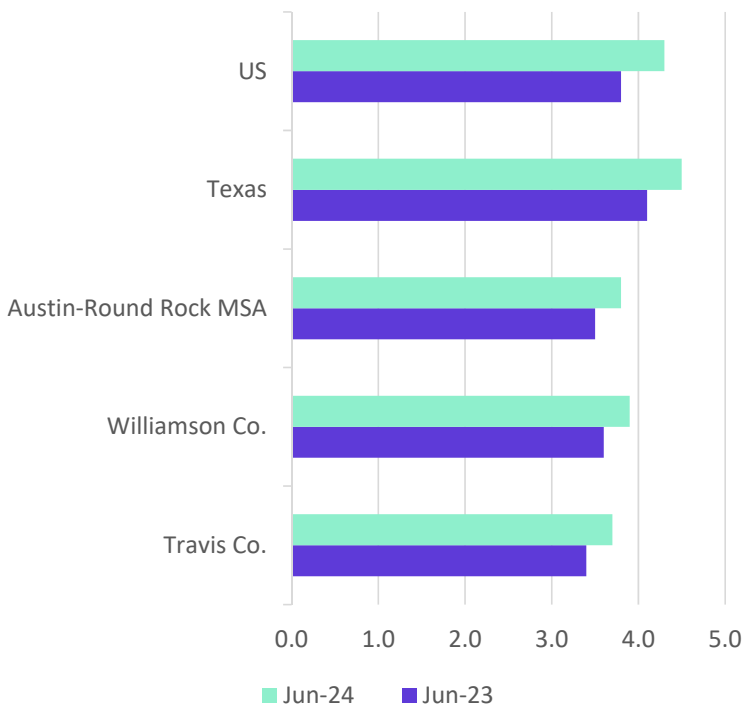


Local Economic Conditions

Unemployment Rates, Jan 2020 - Jun 2024



Unemployment Rate, Year-Over-Year





Austin New Home Closings

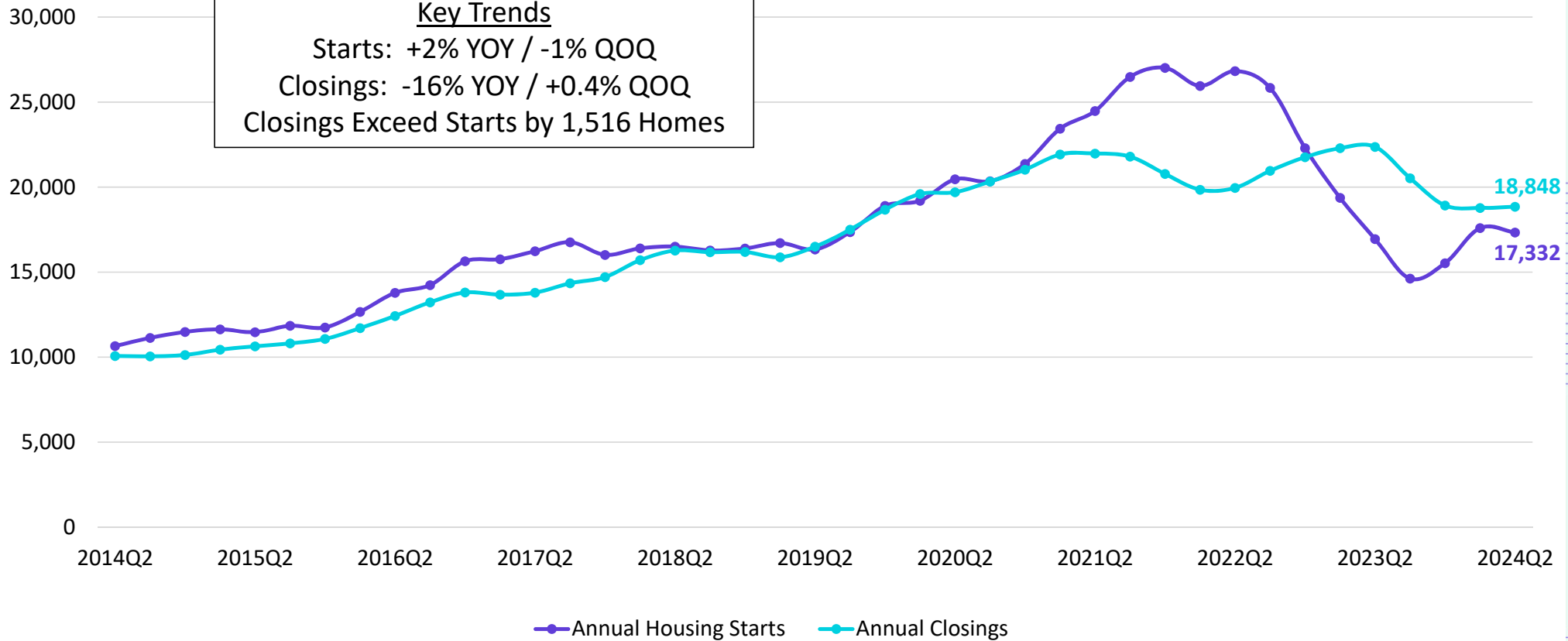
Annual Housing Starts vs. Annual Closings

Key Trends

Starts: +2% YOY / -1% QOQ

Closings: -16% YOY / +0.4% QOQ

Closings Exceed Starts by 1,516 Homes



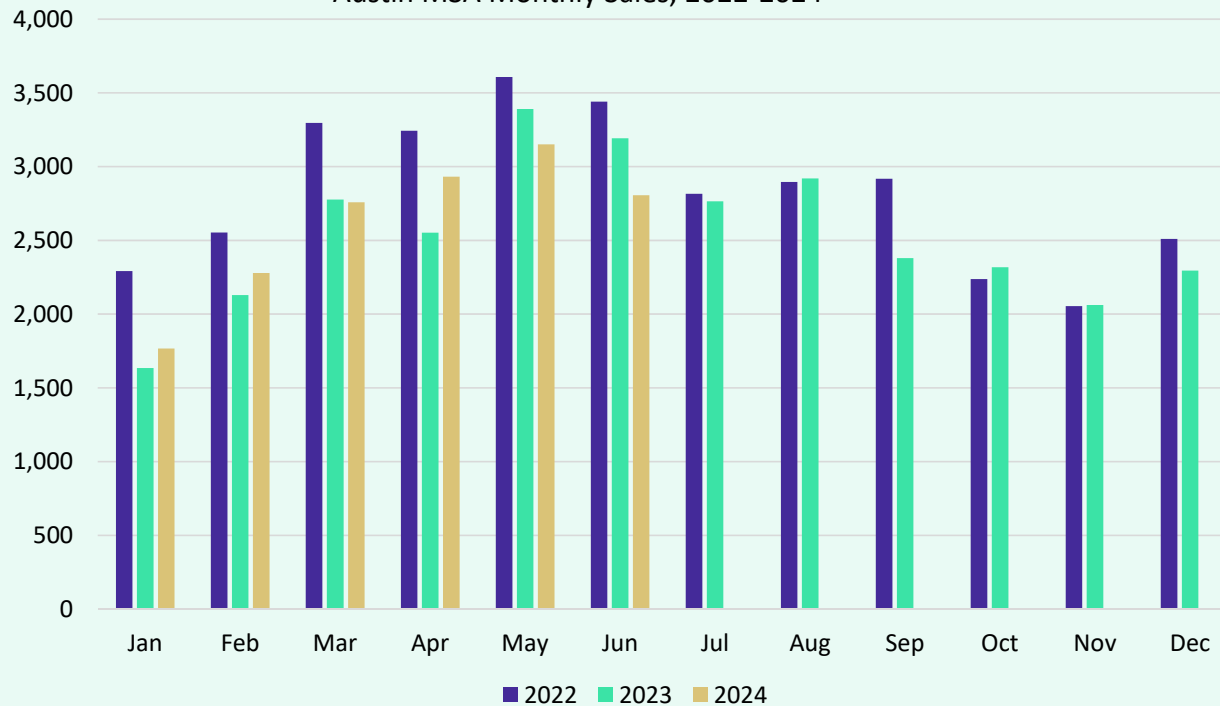
Source: Zonda
© 2022 Zonda

Zonda
Education



Austin Housing Market Trends

Austin MSA Monthly Sales, 2022-2024

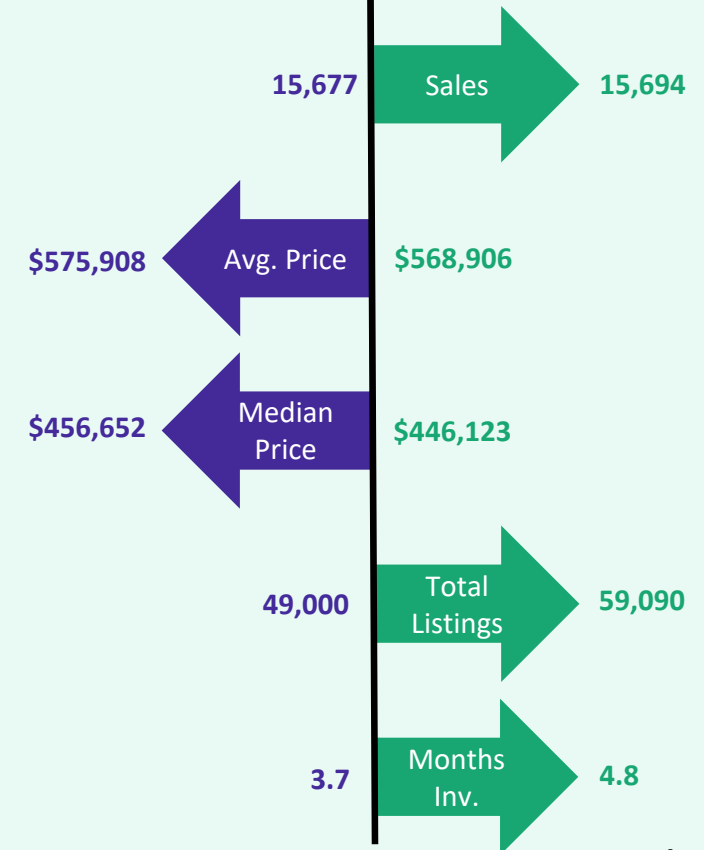


- Median and average home prices have softened in the first half of 2024 as the number of listings increased over the same period in 2023
- The softening in prices has led to higher buyer confidence and the sales pace has increased
- Inventory is still rising as the average price of homes in the Austin area remains above \$560,000

YOY Housing Trends

Jan.-June 2023

Jan.-June 2024



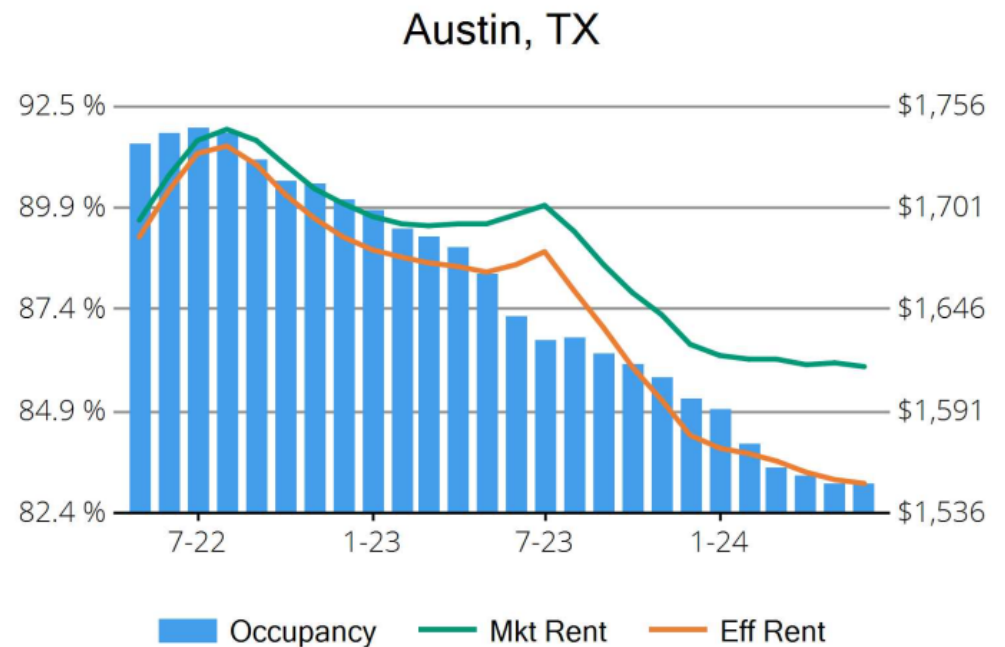


Housing Market Trends: Multi-family Market- June 2024



Stabilized and Lease-up Properties

Conventional Properties	Jun 2024	Annual Change
Occupancy	83.1	-4.9%
Unit Change	20,292	
Units Absorbed (Annual)	6,041	
Average Size (SF)	873	+0.7%
Asking Rent	\$1,615	-4.7%
Asking Rent per SF	\$1.85	-5.4%
Effective Rent	\$1,552	-6.9%
Effective Rent per SF	\$1.78	-7.6%
% Offering Concessions	43%	+83.1%
Avg. Concession Package	8.3%	+36.6%





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 2Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	HAYS CISD	3,428	3,396	2,375	4,471	41,882
2	GEORGETOWN ISD	1,882	1,905	1,347	2,969	23,154
3	LEANDER ISD	1,678	1,884	998	2,217	5,055
4	LIBERTY HILL ISD	1,690	1,649	1,024	3,052	8,242
5	HUTTO ISD	1,098	1,471	440	955	13,480
6	MANOR ISD	745	1,156	535	1,258	14,916
7	JARRELL ISD	1,189	1,020	594	2,339	8,967
8	AUSTIN ISD	756	861	2,360	997	11,063
9	BASTROP ISD	507	781	419	2,960	20,099
10	PFLUGERVILLE ISD	730	738	435	826	11,151
11	KILLEEN ISD	916	727	600	2,267	5,302
12	DEL VALLE ISD	749	712	665	2,015	27,672
13	DRIPPING SPRINGS ISD	423	632	287	1,028	7,161
14	ELGIN ISD	634	600	410	1,033	12,555
15	BELTON ISD	681	562	405	2,095	1,873
16	ROUND ROCK ISD	648	557	447	1,095	2,363
17	LAKE TRAVIS ISD	315	514	293	1,110	3,723
18	SAN MARCOS CISD	446	511	397	847	7,989
19	LOCKHART ISD	515	501	318	623	20,347
20	TEMPLE ISD	412	295	238	1,132	2,737

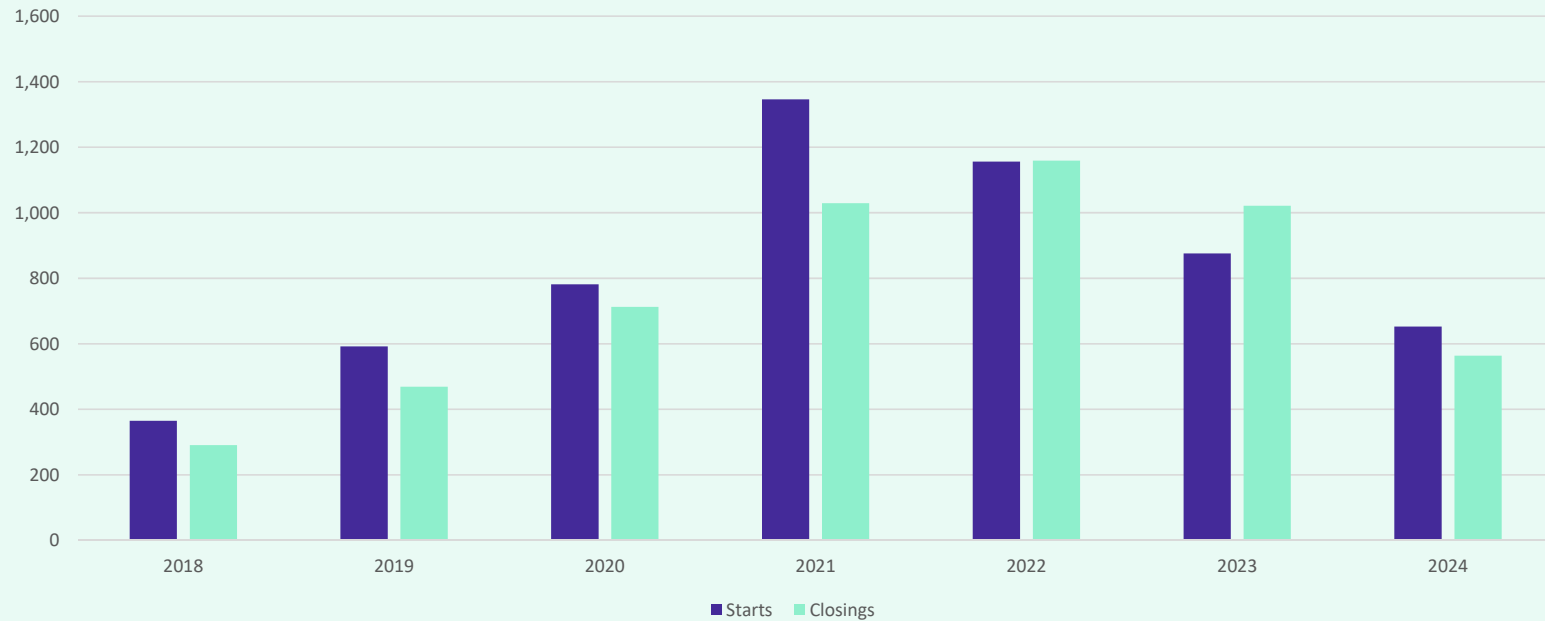
* Based on additional research by Zonda Education

** Totals **DO NOT** include age-restricted communities



District New Home Activity

New Home Starts and Closings



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	51	55	155	313	327	102	279
2Q	121	129	135	339	413	239	374
3Q	112	248	241	288	324	350	
4Q	81	160	251	406	92	185	
Total	365	592	782	1,346	1,156	876	653

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	72	85	129	244	230	319	240
2Q	32	97	195	263	409	246	324
3Q	99	107	166	342	267	225	
4Q	88	180	223	180	253	231	
Total	291	469	713	1,029	1,159	1,021	564



District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Future
DOUBLE CREEK	648	232	516	165	218	334	1,229	8,404
IGO	451	119	439	141	88	215	990	251
JARRELL	90	23	65	18	26	45	120	312
Grand Totals	1,189	374	1,020	324	332	594	2,339	8,967

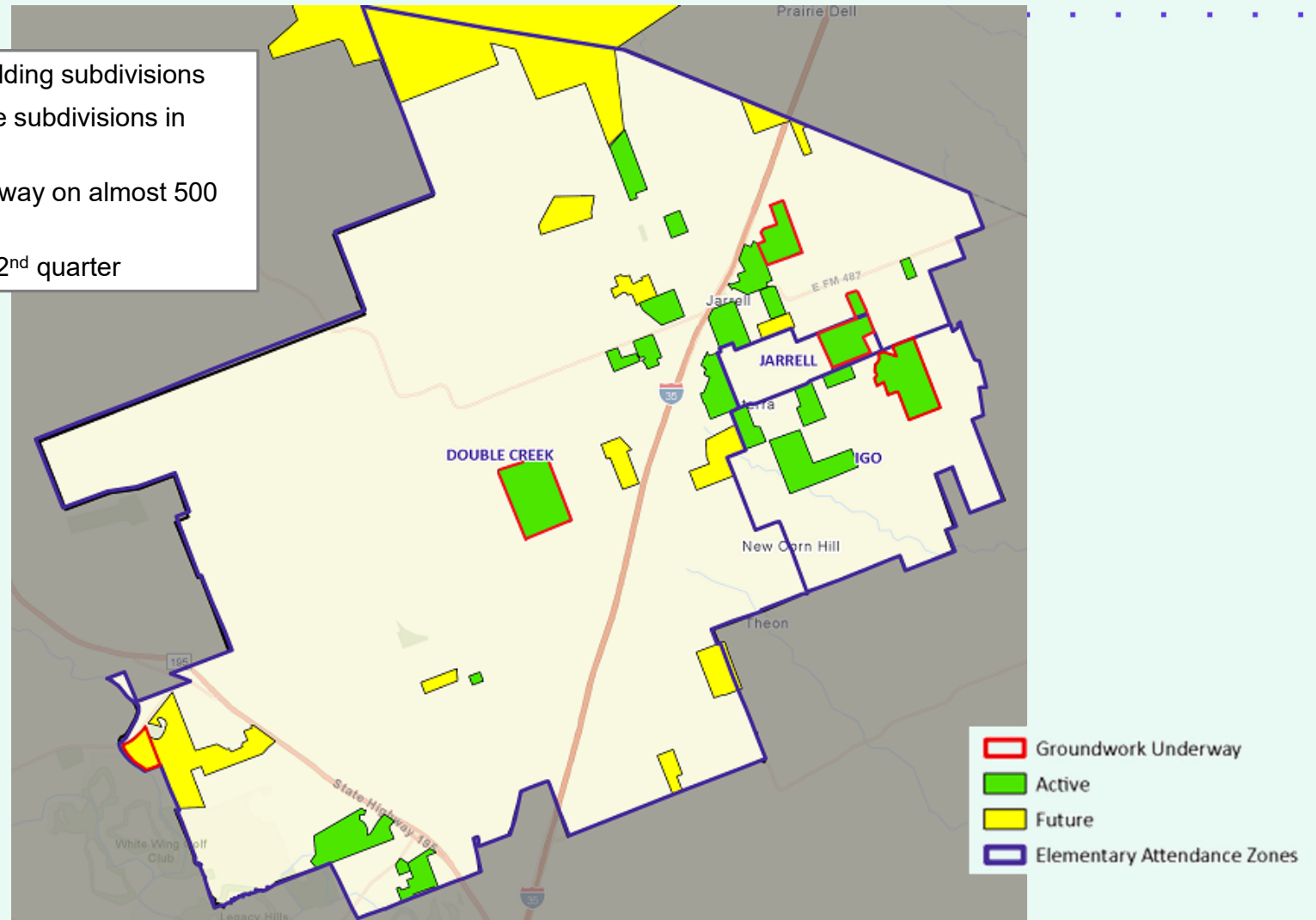
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category

*Does NOT include age-restricted communities



District Housing Overview

- The district has 21 actively building subdivisions
- Within JISD there are 14 future subdivisions in various stages of planning
- Of these, groundwork is underway on almost 500 lots within 5 subdivisions
- 179 lots were delivered in the 2nd quarter





Residential Activity

Muirfield Village

- 98 total future lots



Rancho del Cielo

- 909 total lots
- 383 future lots
- 176 vacant developed lots
- 93 homes under construction
- 242 occupied homes
- Groundwork underway on future phases

July 2024



Residential Activity

Villages at Swertner Ranch

- 968 total lots
- 459 future lots
- 120 vacant developed lots
- 26 homes under construction
- 344 occupied homes
- Builder: DR Horton
- Groundwork underway on final lots

Sonterra – Cool Water

- 1,403 total lots
- 231 future lots
- 695 vacant developed lots
- 33 homes under construction
- 388 occupied homes
- Developer: Sonterra
- Groundwork underway on final lots

Sonterra – Rio Lobo

- 237 total lots
- 15 vacant developed lots
- 1 homes under construction
- 216 occupied homes

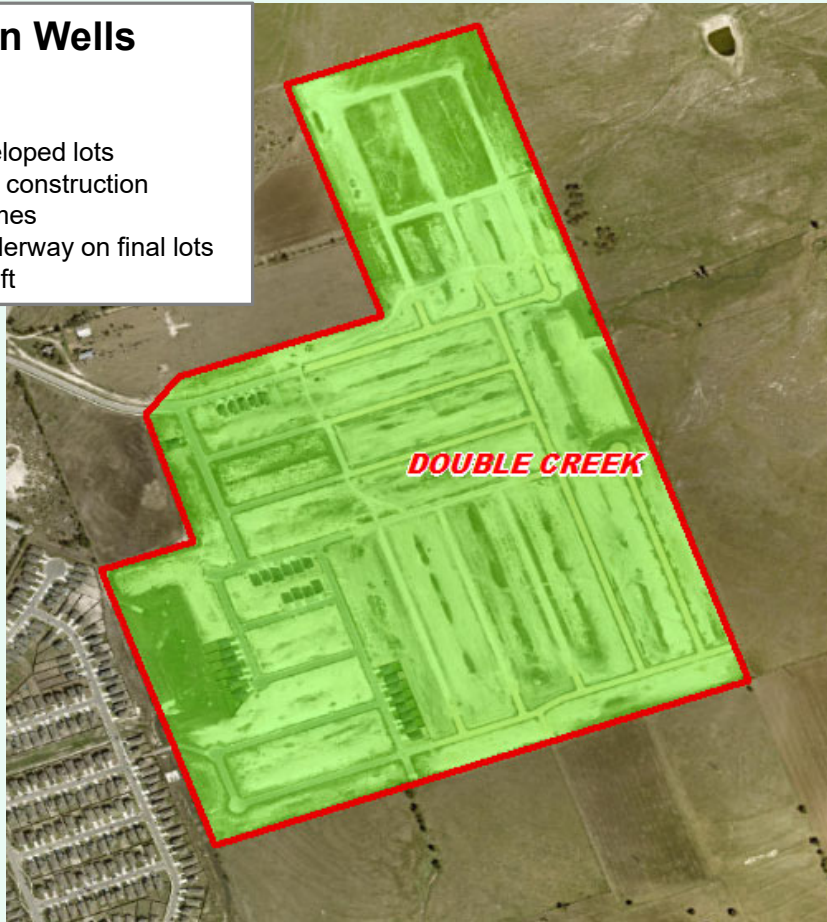
July 2024



Residential Activity

Eastern Wells

- 748 total lots
- 136 future lots
- 492 vacant developed lots
- 49 homes under construction
- 46 occupied homes
- Groundwork underway on final lots
- Builder: Stylecraft



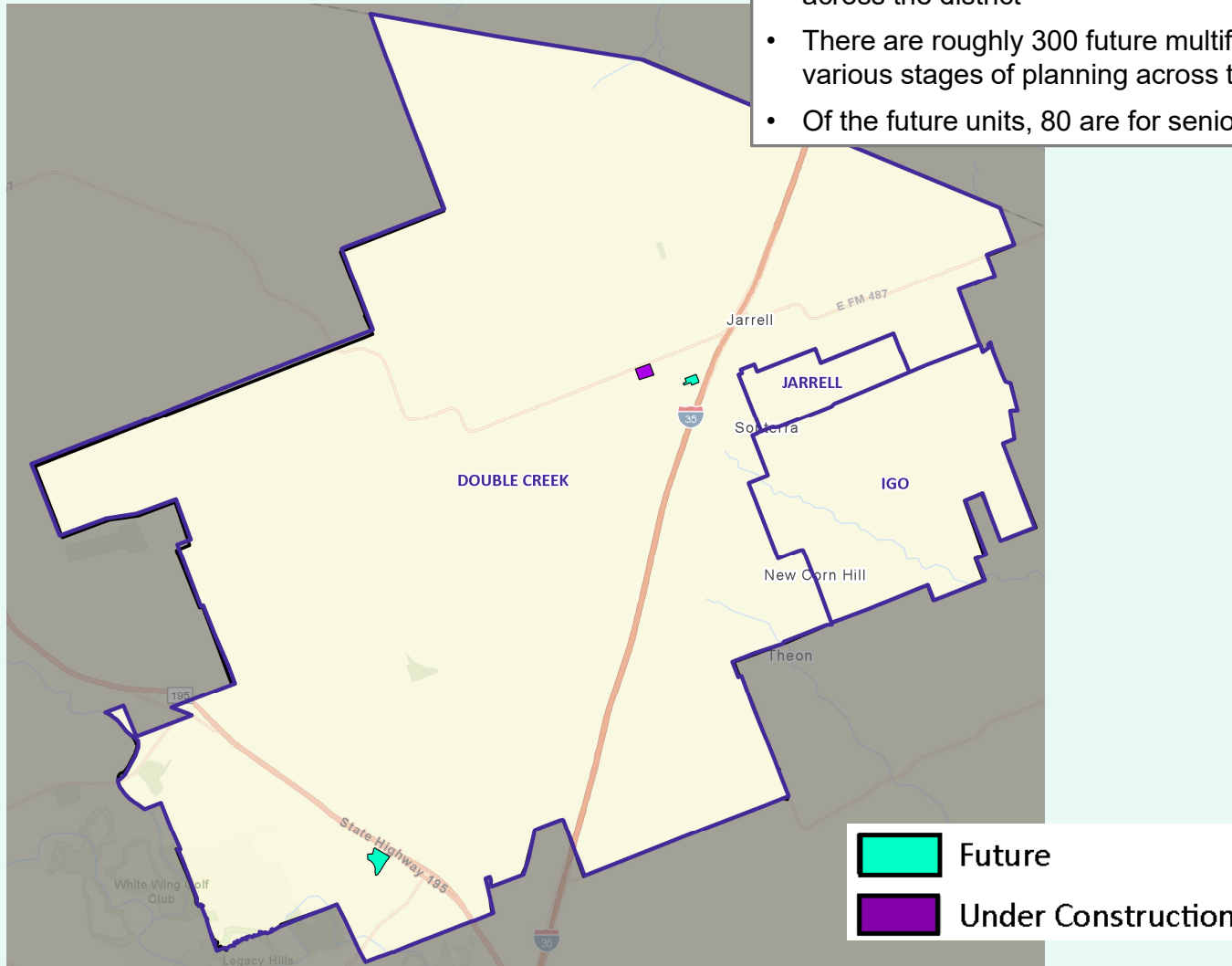
July 2024



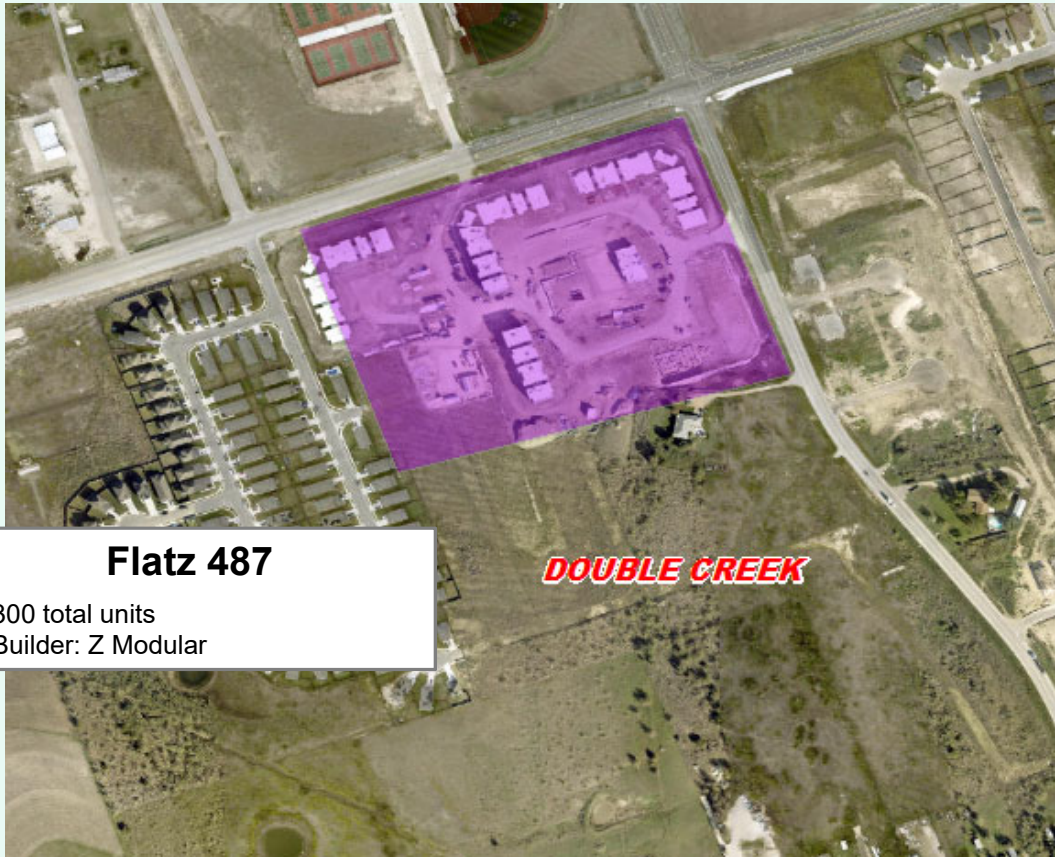


District Multifamily Overview

- There are 300 multifamily units under construction across the district
- There are roughly 300 future multifamily units in various stages of planning across the district
- Of the future units, 80 are for senior-living



Multifamily Activity



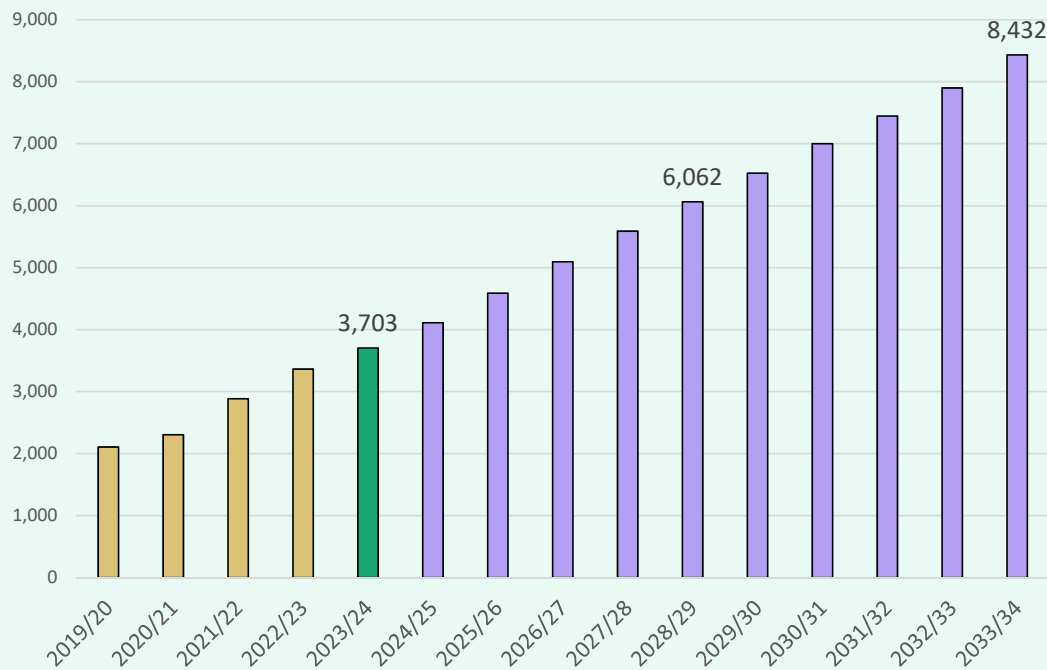
July 2024





Key Takeaways

Enrollment Forecast
Projections from spring 2024



- Jarrell ISD enrollment has grown more than 1,400 students in the last 5 years, and grew about 350 students from last year
- New home starts and closings to date in 2024 in JISD are on up compared with the same period in 2023
- The district has roughly 600 homes currently in inventory with more than 2,300 additional lots available to build on
- Groundwork is underway on more than 500 lots within 5 subdivisions
- Jarrell ISD is forecasted to enroll roughly 6,000 students by 2028/29 and over 8,400 students by 2033/34



The Year Ahead- 2024/25

