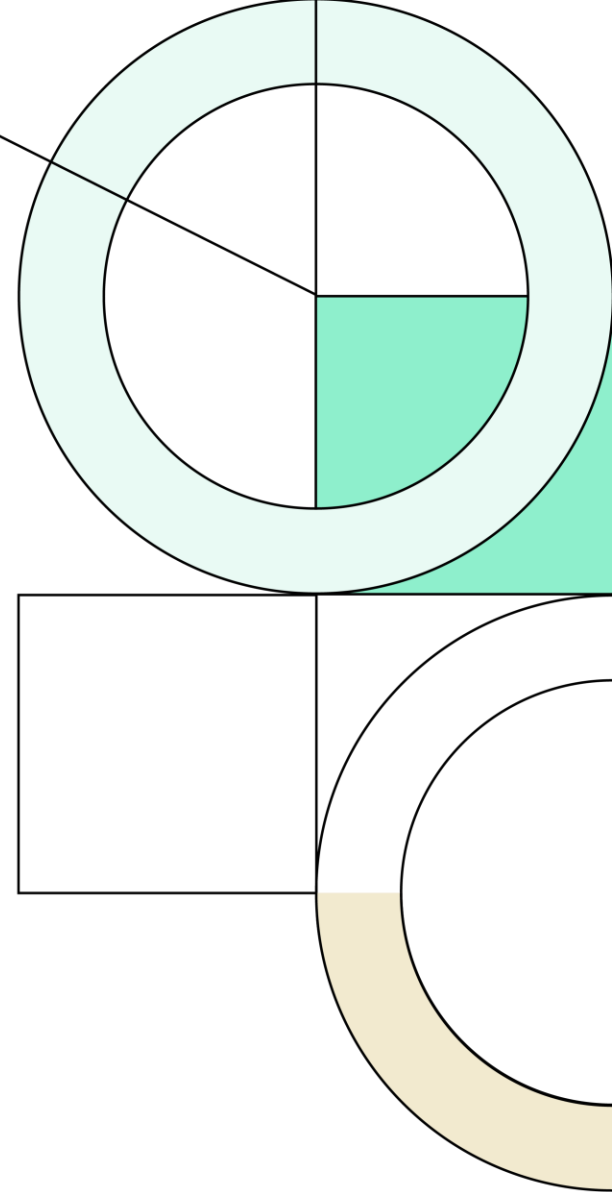




**Lago Vista  
Independent  
School  
District**

2021-2022

Demographic Report





# Annual Enrollment Change

Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2017/18	9	21	80	91	96	110	116	131	123	107	144	136	104	99	108	1,475		
2018/19	4	23	87	77	98	99	116	129	134	131	127	164	144	110	87	1,530	55	3.7%
2019/20	12	20	92	99	90	102	114	123	138	140	137	131	160	132	98	1,588	58	3.8%
2020/21	17	12	84	93	102	103	109	117	126	153	149	160	131	149	120	1,625	37	2.3%
2021/22	11	23	117	111	115	104	121	132	133	149	167	190	149	141	145	1,808	183	11.3%

\*Yellow Box = largest grade per year  
Green Box = second largest grade per year

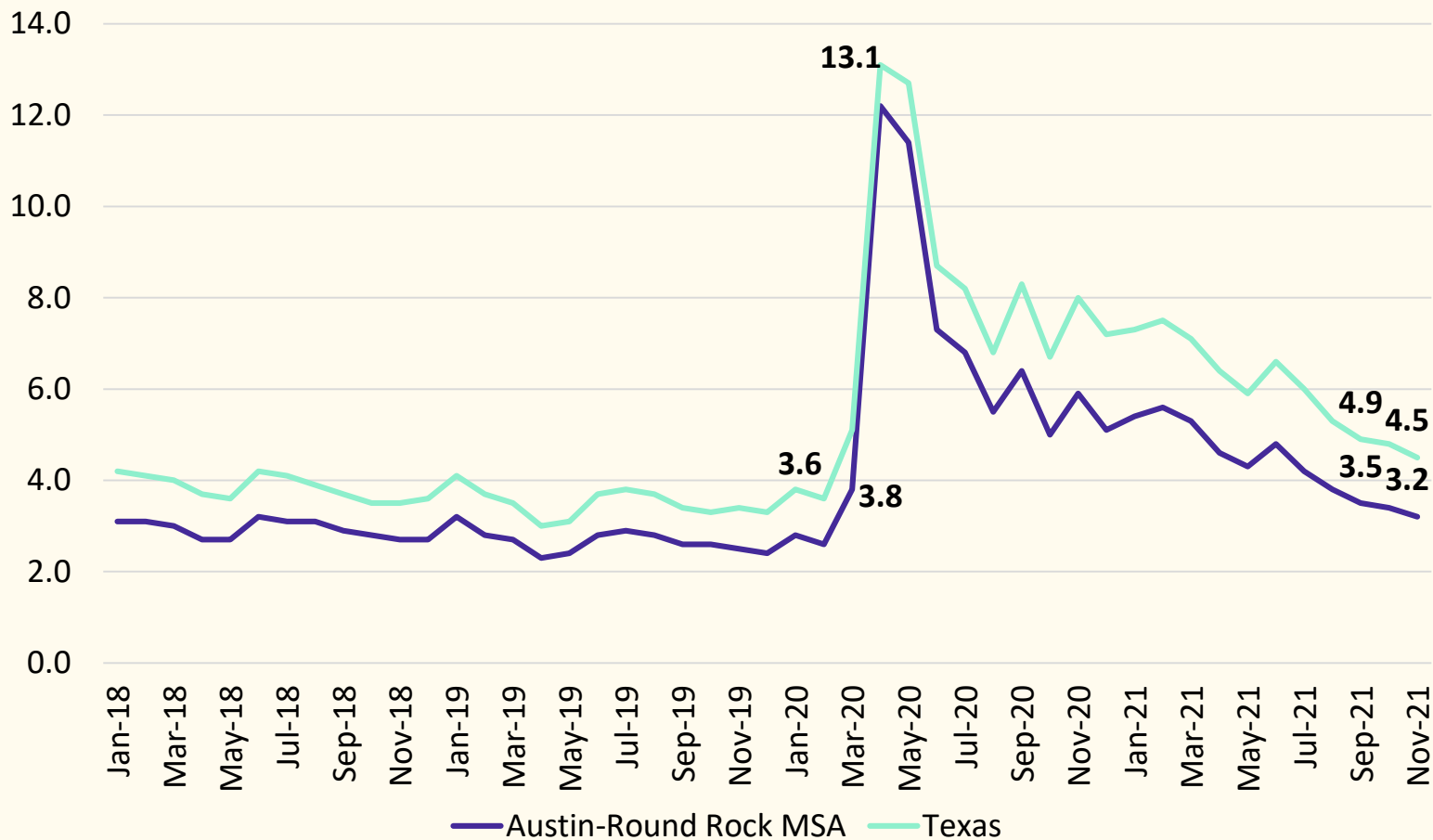
	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	INTER	MID	HIGH
3 Yr. avg	1.688	1.129	1.121	1.157	1.145	1.068	1.132	1.099	1.077	1.112	1.067	1.158	0.969	0.975	0.924	1.123	1.115	1.085	1.007
2018/19	0.444	1.095	1.088	0.963	1.077	1.031	1.055	1.112	1.023	1.065	1.187	1.139	1.059	1.058	0.879	1.040	1.083	1.092	1.034
2019/20	3.000	0.870	1.057	1.138	1.169	1.041	1.152	1.060	1.070	1.045	1.046	1.031	0.976	0.917	0.891	1.101	1.106	1.053	0.954
2020/21	1.417	0.600	0.913	1.011	1.030	1.144	1.069	1.026	1.024	1.109	1.064	1.168	1.000	0.931	0.909	1.025	1.047	1.066	1.002
2021/22	0.647	1.917	1.393	1.321	1.237	1.020	1.175	1.211	1.137	1.183	1.092	1.275	0.931	1.076	0.973	1.243	1.193	1.137	1.064

- Lago Vista ISD added 183 students this fall for a growth rate of more than 11%
- The district had historically high cohorts in PK, 1<sup>st</sup>, 2<sup>nd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>, and 12<sup>th</sup> grade levels

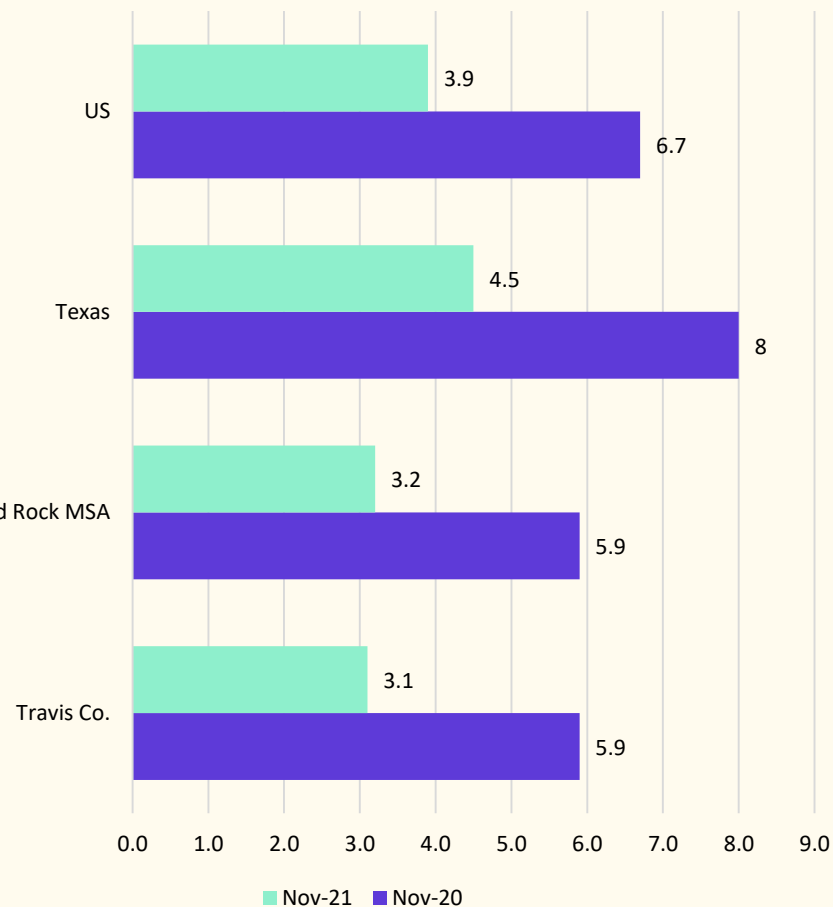


# Local Economic Conditions

### Unemployment Rates, Jan. 2018 - Nov. 2021



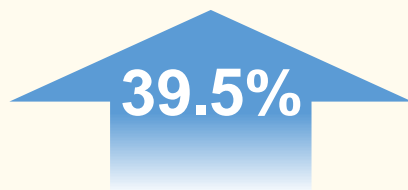
### Unemployment Rates, Year Over Year





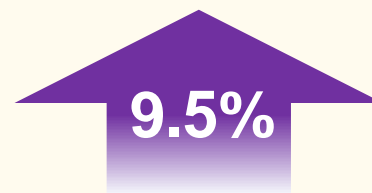
# Local Economic Conditions

2021 Total District  
Population Estimate  
**12,172**



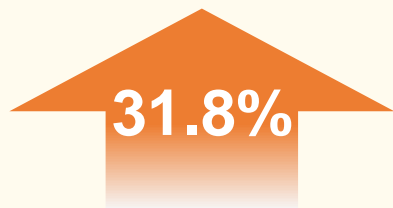
**8,723**  
2010 Census  
District Population

Total District Population  
Below Age 19  
**2,034**



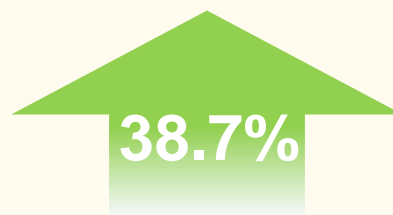
2010 Census District  
Population Below Age 19  
**1,857**

2021 Total District  
Median Household Income  
**\$89,034**

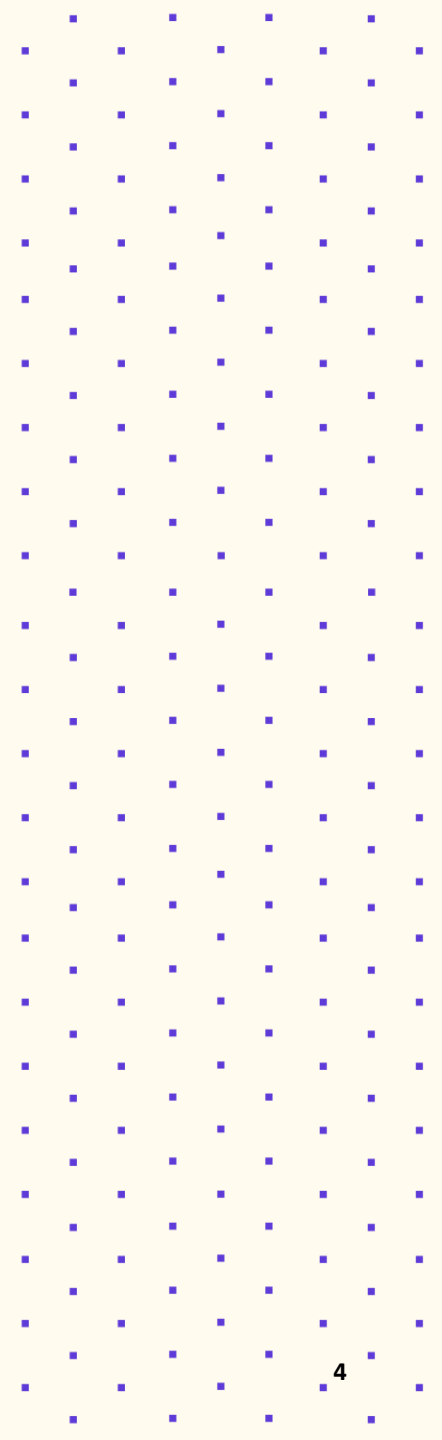


2010 Census Total District  
Median Household Income  
**\$67,571**

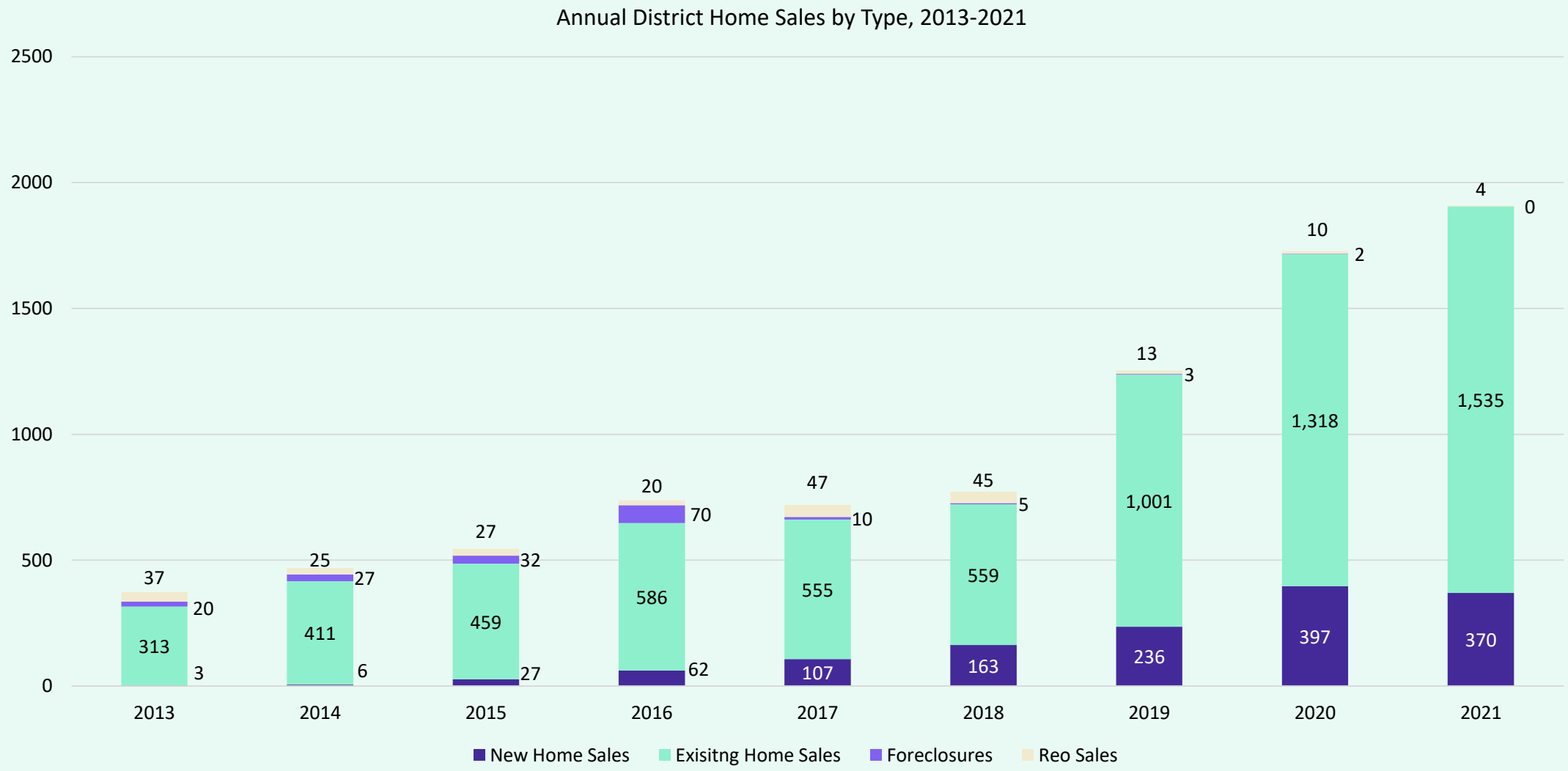
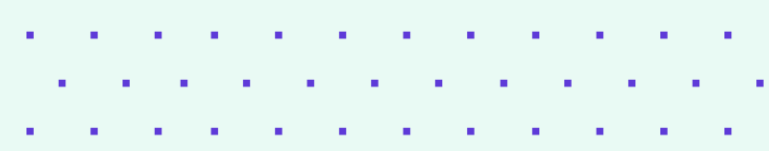
2021 District Households  
**5,157**



2010 District Households  
**3,718**



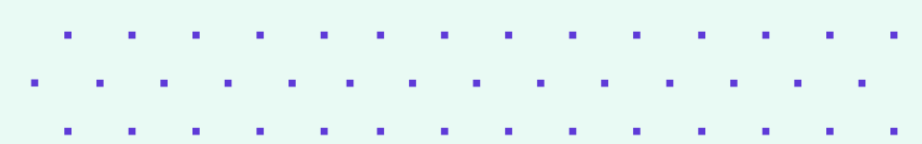
# Annual District Home Sales by Transaction Type, 2013 - 2021



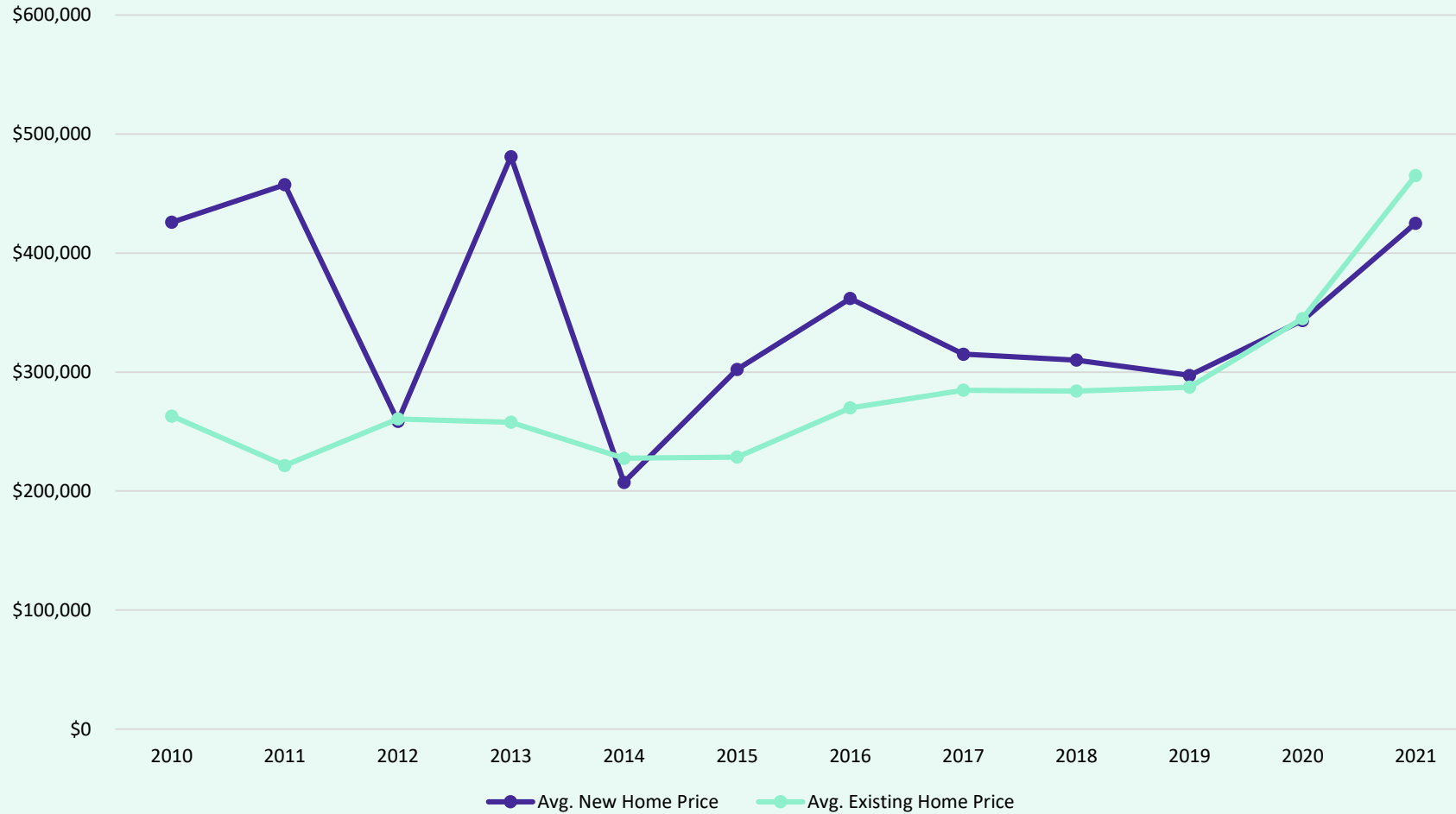
- In 2021, there were 1,909 home sales in Lago Vista ISD
- The number of annual New Home sales have increased significantly since 2017
- Since 2013, the number of Foreclosures and REO Sales have decreased by 93%



# New vs. Existing Avg. Home Price, 2010 - 2021



Avg. New vs. Existing Home Price, 2010-2021

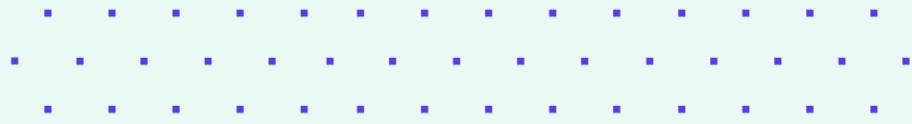


	Avg. New Home Price	Avg. Existing Home Price
2010	\$425,848	\$263,075
2011	\$457,469	\$221,526
2012	\$258,633	\$260,613
2013	\$481,034	\$257,851
2014	\$207,339	\$227,473
2015	\$302,328	\$228,520
2016	\$361,772	\$269,904
2017	\$315,001	\$284,794
2018	\$310,000	\$284,048
2019	\$297,194	\$287,304
2020	\$343,408	\$344,976
2021	\$425,128	\$465,264

- Since 2010, the Avg. Existing price has increased by \$202,189, or 76.9%



# Housing Market Trends



	3Q21	% YOY
Annual Starts	26,746	31.2%
Quarter Starts	7,524	41.2%
Annual Closings	21,852	7.4%
Quarter Closings	5,544	-2.6%
Housing Inventory	16,151	43.8%
VDL Inventory	26,185	-7.3%



# Austin New Home Ranking Report

ISD Ranked by Annual Closings – 3Q21



Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Leander ISD	3,172	2,682	1,784	3,033	7,521
2	Georgetown ISD	2,964	2,423	1,699	2,895	17,869
3	Liberty Hill ISD	2,626	2,092	1,322	1,926	10,792
4	Hays CISD	3,095	1,988	2,013	2,990	42,231
5	Pflugerville ISD	2,011	1,662	1,256	1,003	8,427
6	Austin ISD	1,382	1,517	1,496	1,217	11,160
7	Hutto ISD	1,738	1,346	1,006	1,373	7,410
8	Del Valle ISD	1,452	1,341	717	980	23,481
9	Manor ISD	1,243	1,333	532	1,385	15,353
10	Jarrell ISD	1,191	1,078	440	1,251	11,968
11	Dripping Springs ISD	1,199	965	720	1,060	7,441
12	Round Rock ISD	743	738	591	1,092	5,227
13	Lake Travis ISD	1,004	710	795	1,056	4,102
14	Bastrop ISD	1,124	684	634	2,388	16,867
15	Elgin ISD	432	436	158	381	8,769
16	San Marcos CISD	692	431	540	1,150	6,048
<b>17</b>	<b>Lago Vista ISD*</b>	<b>257</b>	<b>169</b>	<b>170</b>	<b>564</b>	<b>5,365</b>
18	Taylor ISD	261	160	169	94	1,153
19	Lockhart ISD	75	54	42	1	16,396
20	Eanes ISD	22	12	20	91	49

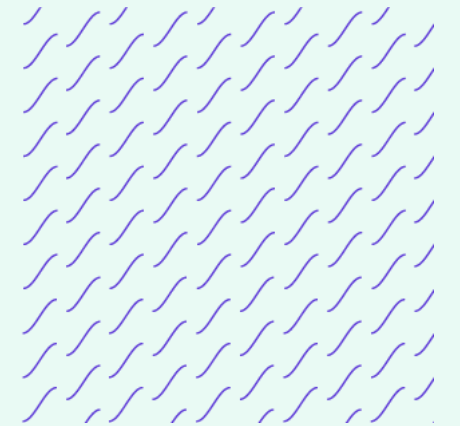
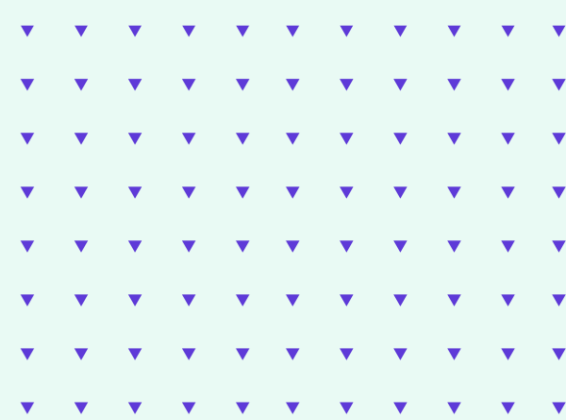






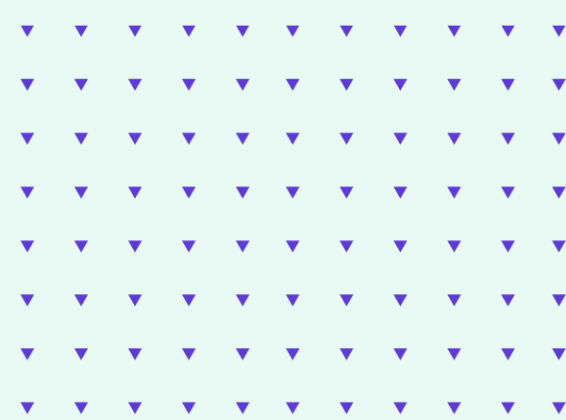
# 1 Year Change in District Housing

	3Q20	3Q21	Difference
Annual Starts	135	257	+122
Quarterly Starts	36	68	+32
Annual Closings	119	169	+50
Quarterly Closings	43	55	+12
Under Construction	60	149	+89
Inventory	82	170	+88
VDL	625	564	-61
Futures	4,111	5,365	+1,254

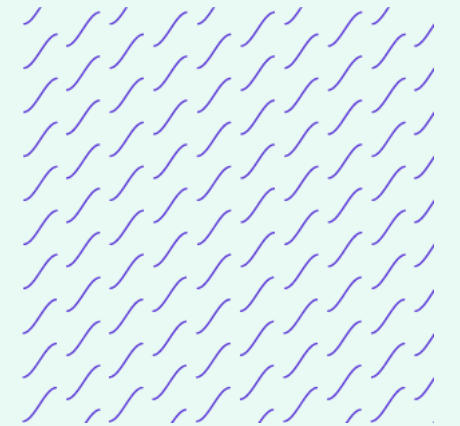




# District Housing Overview



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
LAGO VISTA	257	68	169	55	149	170	564	5,365
<b>GRAND TOTAL*</b>	<b>257</b>	<b>68</b>	<b>169</b>	<b>55</b>	<b>149</b>	<b>170</b>	<b>564</b>	<b>5,365</b>










# District Housing Overview

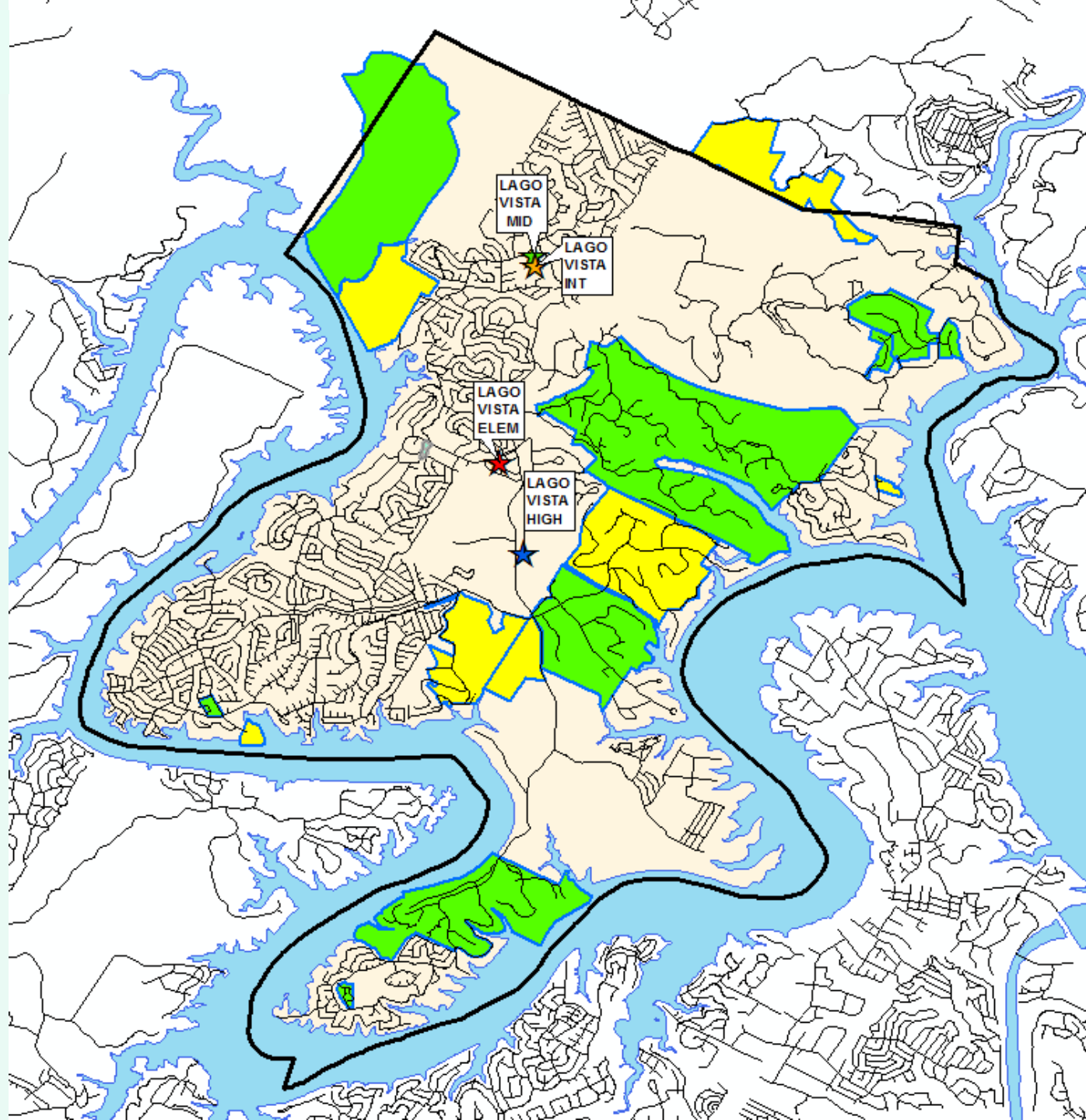
- The district has 11 actively building subdivisions
- Within LVISD there are 10 future subdivisions
- Within Lago Vista ISD there are 168 future multi-family units in the planning stages

## Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway

## Multi-Family Developments

-  Future Development
-  Under Construction







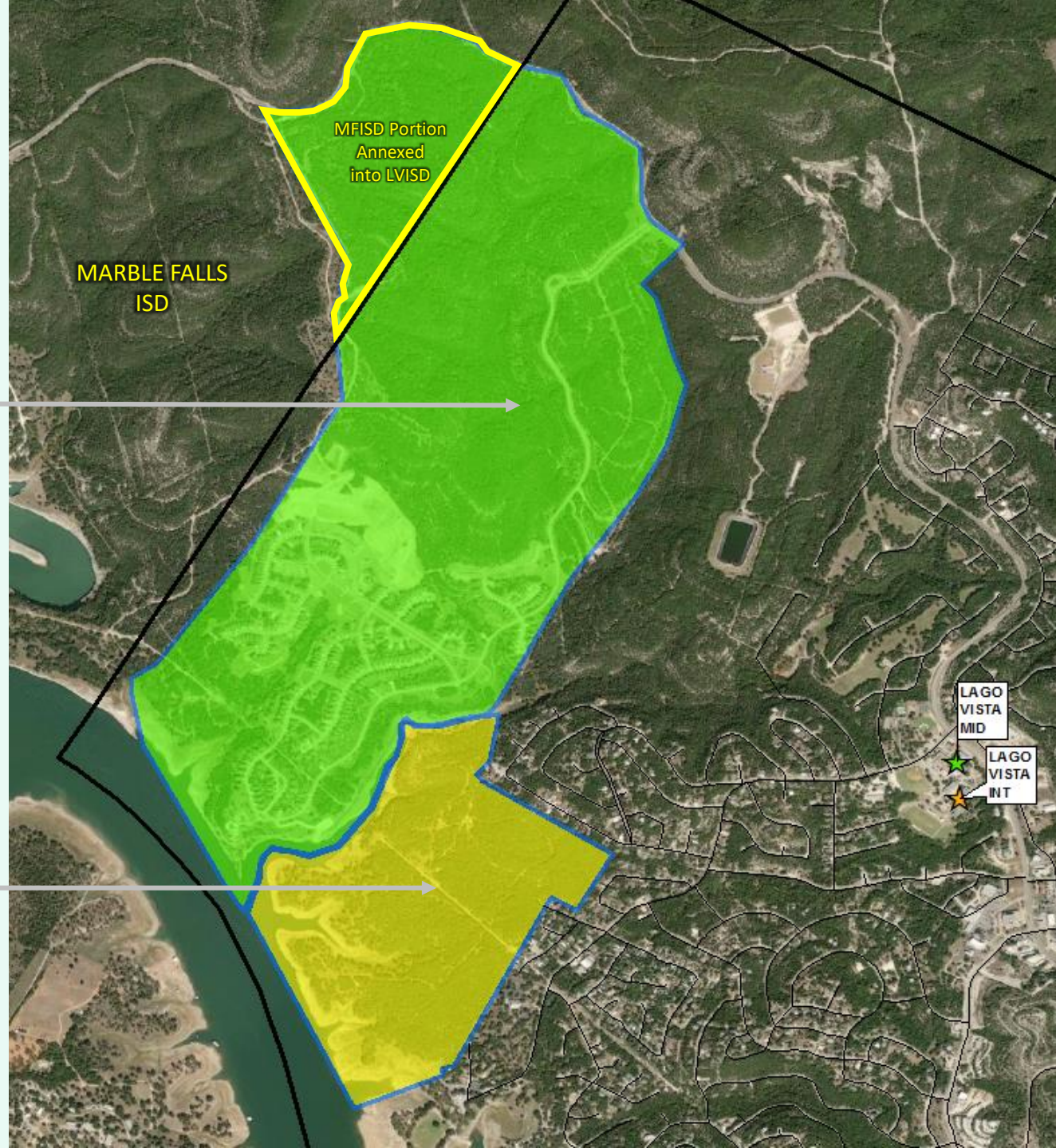
# Residential Activity

## Lakeside at Tessera on Lake Travis

- 2,060 total lots within LVISD
- 1,484 future lots
- 312 occupied homes
- 199 VDL and 56 homes under construction
- Started 112 homes and closed 91 homes in the last 12 months
- PP: \$240K-\$780K
- Approx. 120 acres of open space and 75-100 acres of commercial development
- Marble Falls portion has been annexed into LVISD
- Occupied student yield: 0.378

## Mahogany Lake Resort

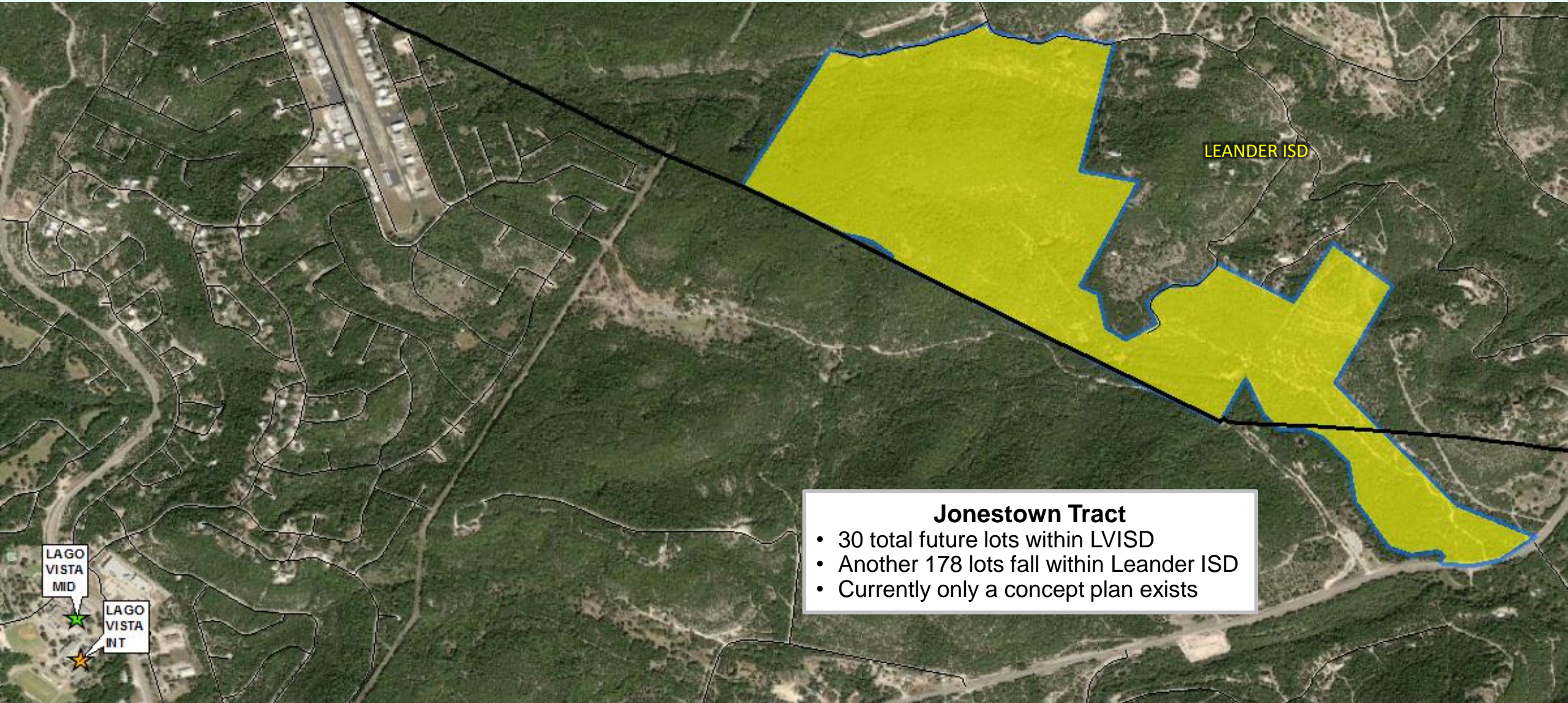
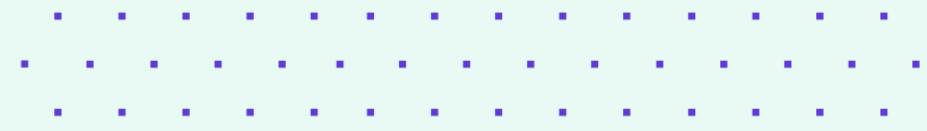
- 726 total future lots
- AKA Turnback Ranch
- Concept PUD includes: hotel, SF residences, condos, marina, restaurants, and light commercial use
- Developer: Winston Capital
- Stalled since 2008







# Residential Activity







# Residential Activity



**Ranchland Hills Estates**

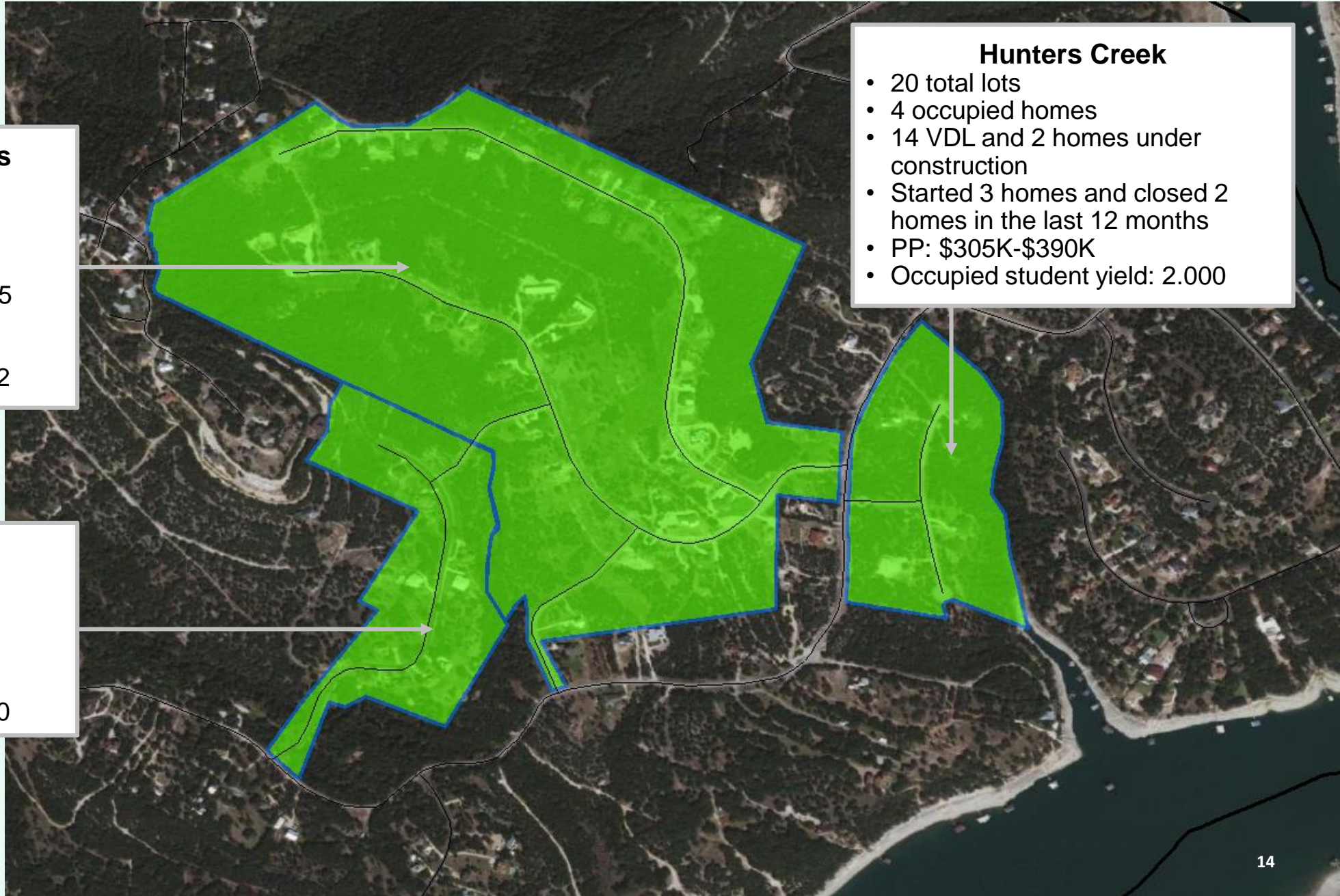
- 85 total lots
- 33 occupied homes
- 46 VDL and 6 homes under construction
- Started 7 homes and closed 5 homes in the last 12 months
- PP: \$375K-\$520K
- Occupied student yield: 0.212

**Kellywood Estates**

- 23 total lots
- 10 occupied homes
- 12 VDL and 1 home under construction
- PP: \$370K-\$525K
- Occupied student yield: 0.200

**Hunters Creek**

- 20 total lots
- 4 occupied homes
- 14 VDL and 2 homes under construction
- Started 3 homes and closed 2 homes in the last 12 months
- PP: \$305K-\$390K
- Occupied student yield: 2.000







# Residential Activity

## The Hollows

- 581 total lots
- 160 additional futures on the northside of the subdivision
- PP range: \$300K-\$1M
- Occupied student yield: 0.346

## The Bluffs

- 103 total lots
- 32 future lots
- 39 occupied homes
- 30 VDL and 2 homes under construction

## The Canyons

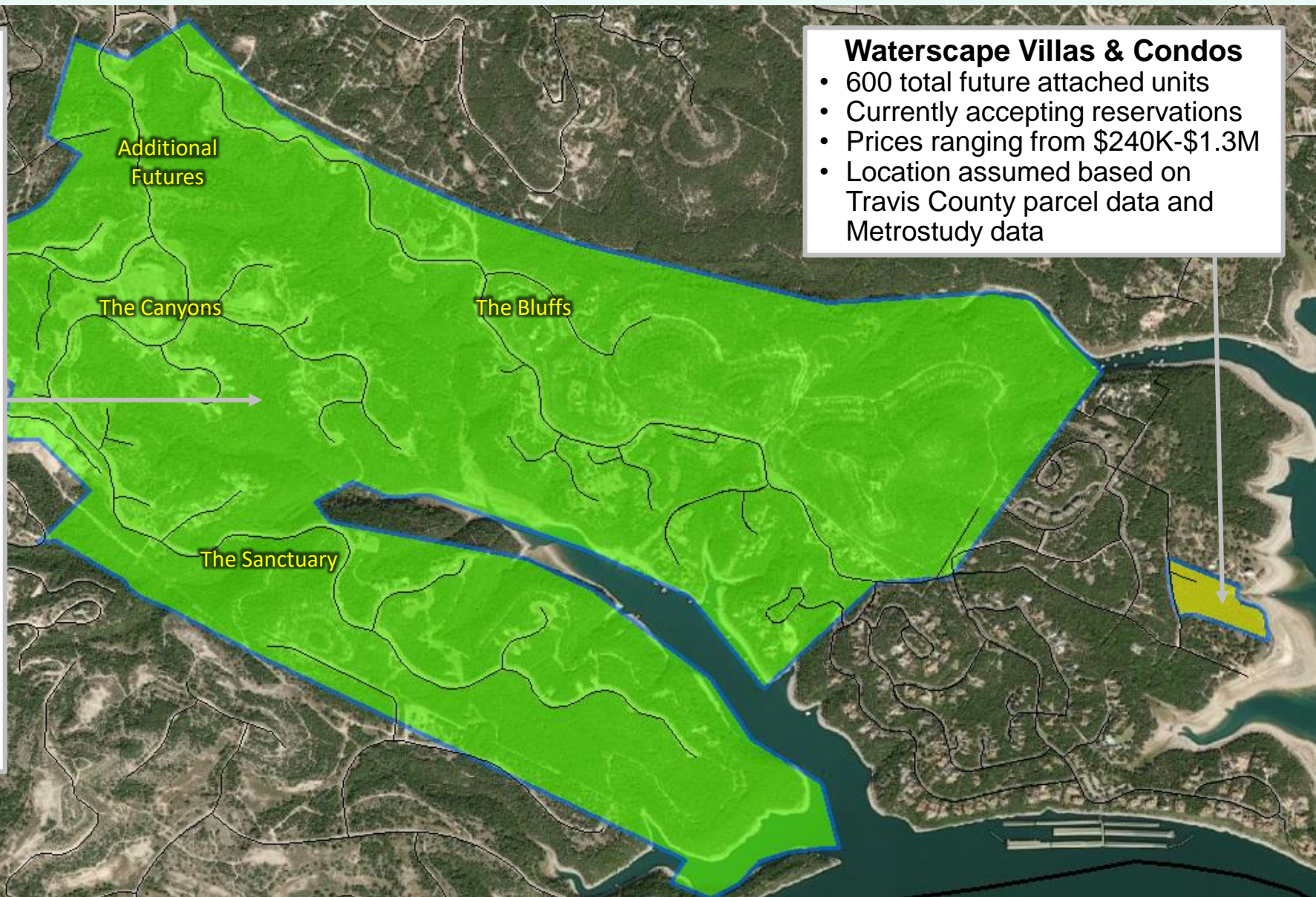
- 189 total lots
- 47 occupied homes
- 116 VDL and 22 homes under construction
- Started 42 homes and closed 26 homes in the last 12 months

## The Sanctuary

- 129 total lots
- 47 occupied homes
- 38 VDL and 36 homes under construction
- Started 65 homes and closed 31 homes in the last 12 months

## Waterscape Villas & Condos

- 600 total future attached units
- Currently accepting reservations
- Prices ranging from \$240K-\$1.3M
- Location assumed based on Travis County parcel data and Metrostudy data







# Residential Activity



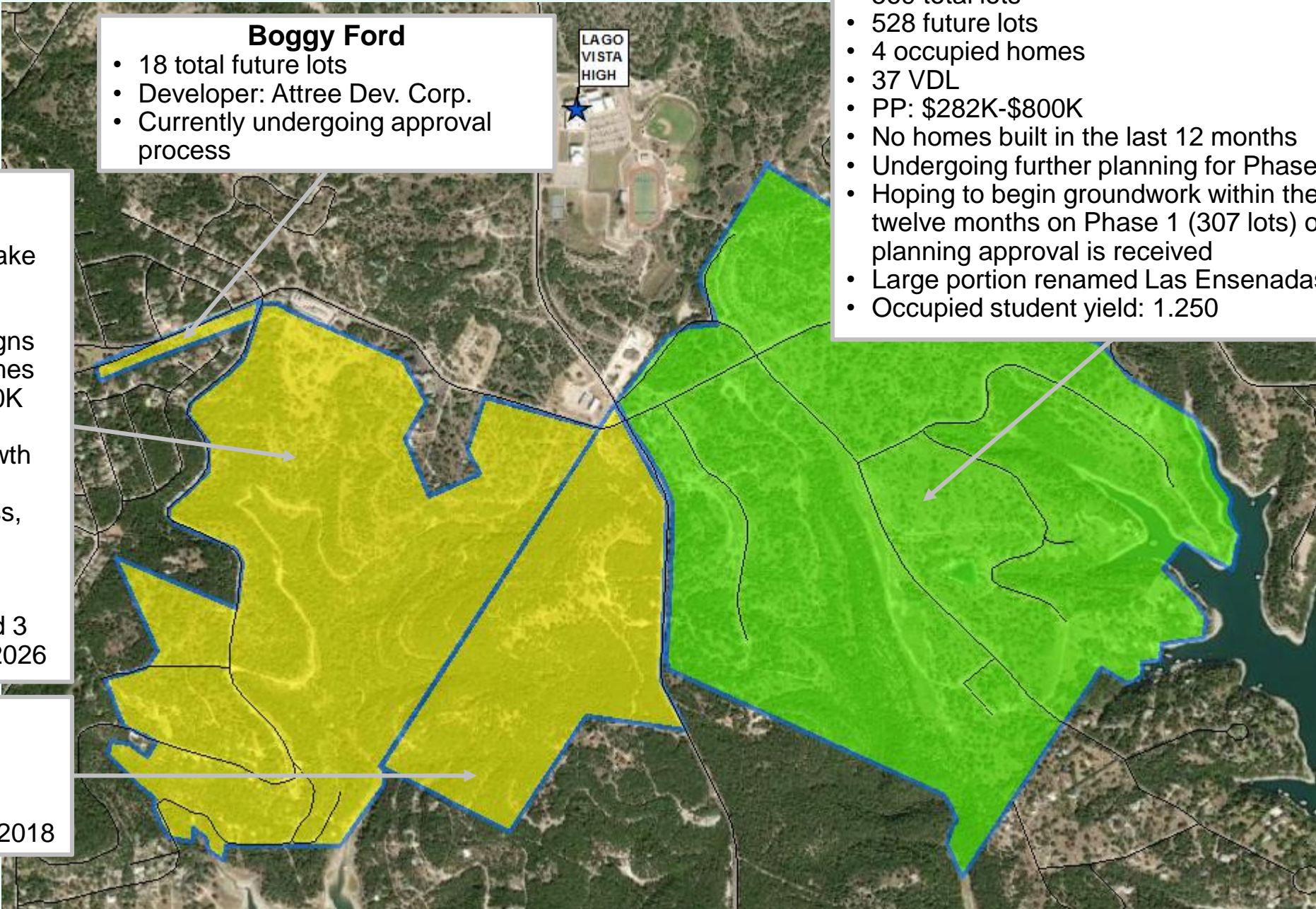
## Shoreline Ranch

- 1,100 total future lots
- Master planned community to include some multi-family currently undergoing approval process
- Anticipate Phase 1 (~350 lots) starting within the next 12 months and reaching completion by 2026
- Expecting build out of all phases by 2033
- Location previously a private golf course





# Residential Activity



## Boggy Ford

- 18 total future lots
- Developer: Attree Dev. Corp.
- Currently undergoing approval process

LAGO VISTA HIGH

## Firefly Cove

- 300 total future lots
- Future luxury community in Lake Travis Enclave area
- Developer: Sunrise Company
- Single-story, ranch-style designs and transitional two-story homes
- Prices to range between \$200K and \$350K
- Room for potential future growth
- Currently undergoing further planning and approval process, some road and utility improvements needed before home building can begin
- Anticipating Phases 1, 1A and 3 (~120 lots) to be built out by 2026

## Groseclose Tract

- 200 total future lots
- Mixed-use commercial and residential
- Preliminary plan proposed in 2018

## Montechino

- 569 total lots
- 528 future lots
- 4 occupied homes
- 37 VDL
- PP: \$282K-\$800K
- No homes built in the last 12 months
- Undergoing further planning for Phases 1-3
- Hoping to begin groundwork within the next twelve months on Phase 1 (307 lots) once planning approval is received
- Large portion renamed Las Ensenadas
- Occupied student yield: 1.250





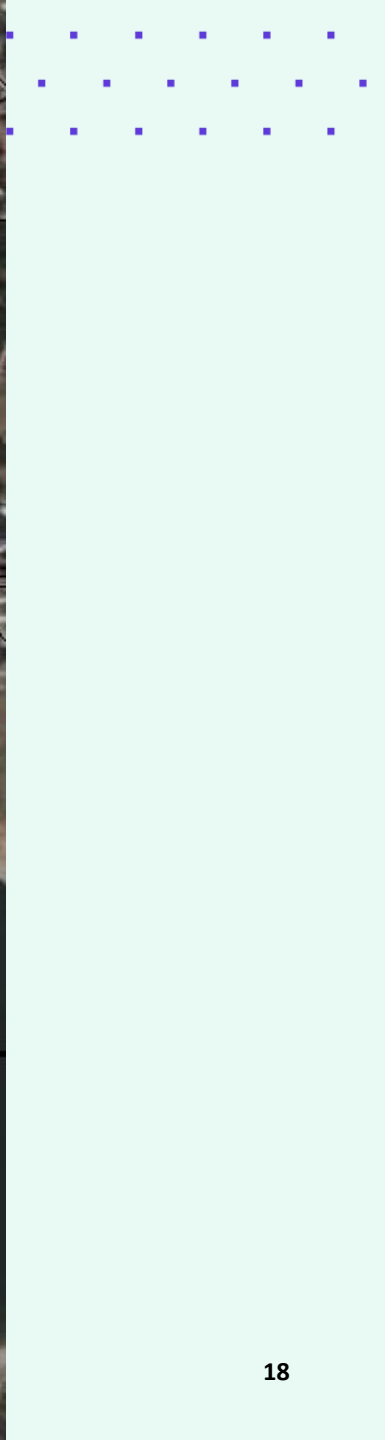
# Residential Activity

## Vista Villas Townhomes

- 62 total townhomes
- 44 future units
- 18 occupied units
- PP: \$235K-\$250K
- No timeline for remaining townhomes
- No students currently in residence

## Peninsula Condos

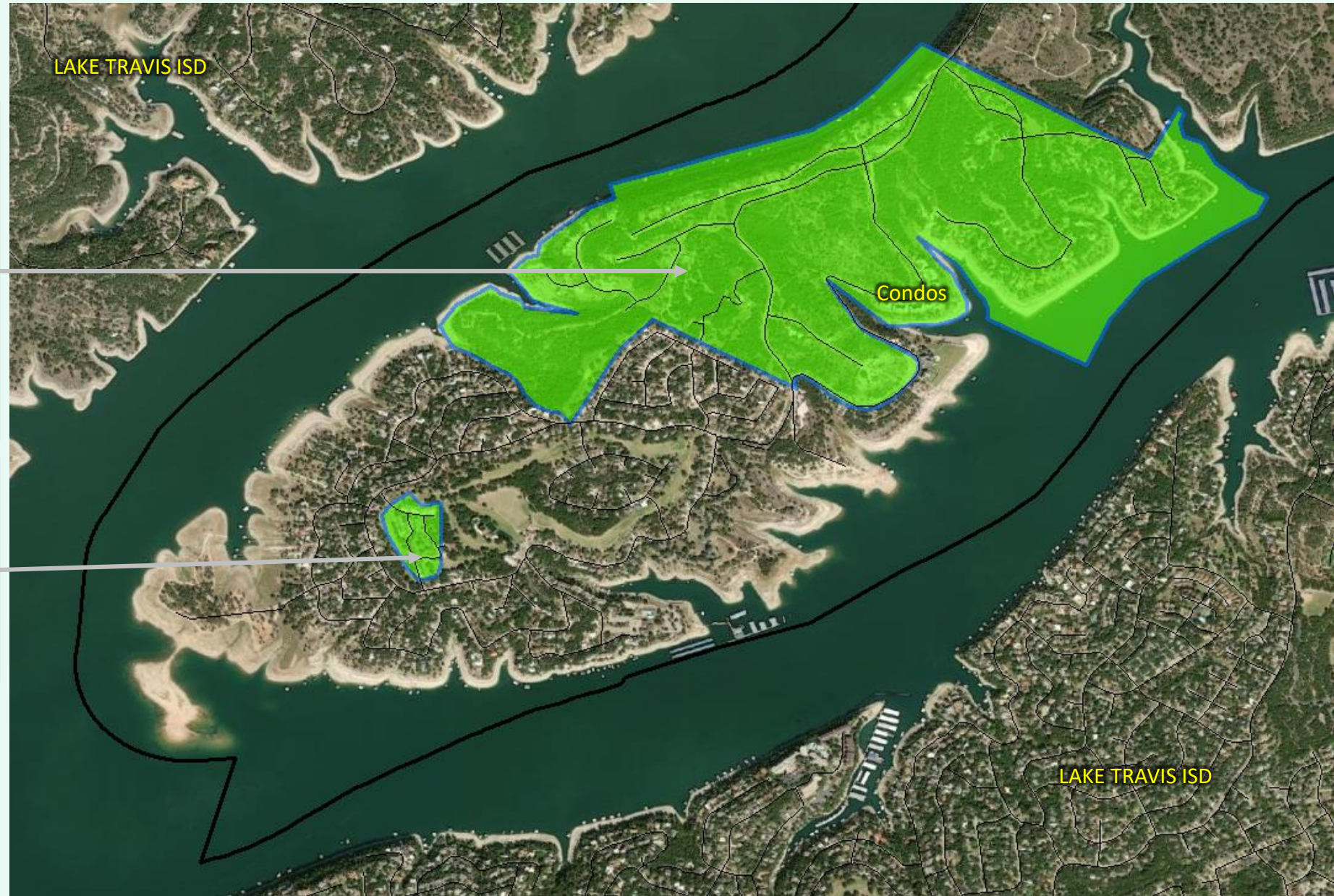
- 225 total future condos
- Currently undergoing planning and approval process







# Residential Activity



## Waterford Lake Travis

- 319 total SF lots and 71 condos
- 198 future lots
- 38 occupied SF homes and 71 condos occupied
- 72 VDL and 11 homes under construction
- Started 12 homes and closed 6 homes in the last 12 months
- PP: \$800K-\$1.5M
- Occupied student yield: 0.263

## Point Venture Townhomes

- 42 total townhomes
- 29 occupied units
- Remaining 13 units under construction/nearing completion
- PP: \$150K-\$250K
- Occupied student yield: 0.172





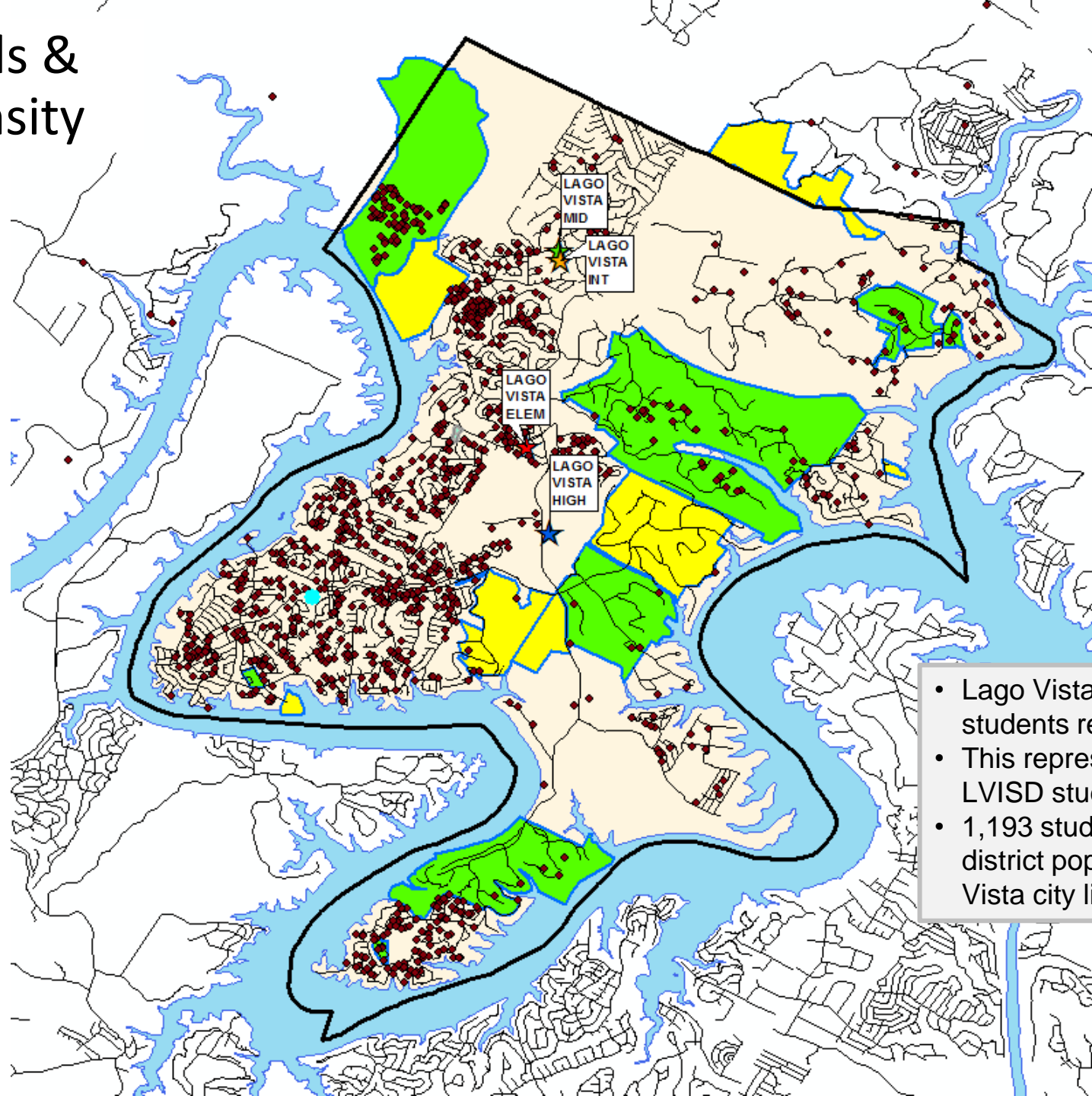
# District Yields & Student Density



Single Family Yield  
0.246



Multi-Family Yield  
0.319



- Lago Vista ISD currently has 54 students residing outside of district
- This represents roughly 3% of total LVISD students
- 1,193 students, or roughly 65% of the district population resides within Lago Vista city limits



# TEA Transfer Report

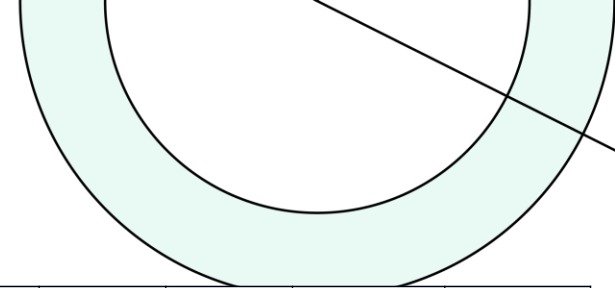
Transfers in From	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	5 Yr Change
Leander ISD	33	34	34	27	22	32	-1
Liberty Hill ISD	5	5	5	3	3	3	-2
Marble Falls ISD	15	17	10	13	11	19	+4
<b>Total Transfers</b>	<b>53</b>	<b>56</b>	<b>49</b>	<b>49</b>	<b>41</b>	<b>60</b>	<b>+7</b>

Transfers Out To	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	5 Yr Change
Leander ISD	7	7	7	10	12	10	+3
Premier High Schools	4	5	5	3	3	3	-1
Round Rock ISD	5	6	5	3	3	3	-2
Texas College Prep Academy	8	9	9	3	3	3	-5
<b>Total Transfers</b>	<b>28</b>	<b>28</b>	<b>17</b>	<b>28</b>	<b>30</b>	<b>31</b>	<b>+3</b>

*\*Totals include additional districts per TEA rounding rules*



# Ten Year Forecast by Grade Level

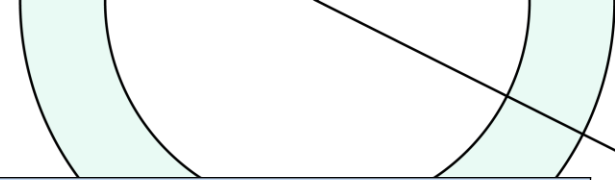


Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2017/18	9	21	80	91	96	110	116	131	123	107	144	136	104	99	108	1,475		
2018/19	4	23	87	77	98	99	116	129	134	131	127	164	144	110	87	1,530	55	3.7%
2019/20	12	20	92	99	90	102	114	123	138	140	137	131	160	132	98	1,588	58	3.8%
2020/21	17	12	84	93	102	103	109	117	126	153	149	160	131	149	120	1,625	37	2.3%
2021/22	11	23	117	111	115	104	121	132	133	149	167	190	149	141	145	1,808	183	11.3%
2022/23	11	23	123	140	122	127	114	133	145	146	164	209	184	148	138	1,927	119	6.6%
2023/24	11	23	135	149	154	134	140	127	146	160	161	192	202	184	145	2,063	136	7.1%
2024/25	11	23	151	151	164	169	147	154	141	165	176	190	183	204	180	2,209	146	7.1%
2025/26	11	23	165	174	161	175	186	162	170	156	181	211	183	183	200	2,341	132	6.0%
2026/27	11	23	175	182	185	170	186	198	173	181	166	214	203	184	179	2,430	89	3.8%
2027/28	11	23	188	191	194	197	181	198	211	184	193	196	206	204	180	2,557	127	5.2%
2028/29	11	23	197	207	203	206	210	193	211	225	196	222	189	206	200	2,699	142	5.6%
2029/30	11	23	209	214	220	215	219	224	206	225	240	225	213	190	202	2,836	137	5.1%
2030/31	11	23	220	227	228	234	229	233	239	219	240	269	216	214	186	2,988	152	5.4%
2031/32	11	23	233	240	242	242	249	244	248	255	233	269	259	201	210	3,159	171	5.7%

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



# Ten Year Forecast by Campus



CAMPUS	2022/23 CAPACITY	ENROLLMENT PROJECTIONS											
		2020/21	FALL 2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
LAGO VISTA ELEMENTARY SCHOOL	810	411	481	793	873	970	1,057	1,130	1,183	1,250	1,335	1,405	1,484
<b>ELEMENTARY TOTALS</b>		411	481	793	873	970	1,057	1,130	1,183	1,250	1,335	1,405	1,484
Elementary Absolute Change		-4	70	312	80	97	87	73	53	67	85	70	79
Elementary Percent Change		-0.96%	17.03%	64.86%	10.09%	11.11%	8.97%	6.91%	4.69%	5.66%	6.80%	5.24%	5.62%
LAGO VISTA INTERMEDIATE SCHOOL		226	253										
<b>INTERMEDIATE TOTALS</b>		226	253										
Intermediate Absolute Change		-11	27										
Intermediate Percent Change		-4.64%	11.95%										
LAGO VISTA MIDDLE SCHOOL	700	428	449	455	467	482	507	520	588	632	671	698	736
<b>MIDDLE SCHOOL TOTALS</b>		428	449	455	467	482	507	520	588	632	671	698	736
Middle School Absolute Change		13	21	6	12	15	25	13	68	44	39	27	38
Middle School Percent Change		3.13%	4.91%	1.34%	2.64%	3.21%	5.19%	2.56%	13.08%	7.48%	6.17%	4.02%	5.44%
LAGO VISTA HIGH SCHOOL	800	560	625	679	723	757	777	780	786	817	830	885	939
<b>HIGH SCHOOL TOTALS</b>		560	625	679	723	757	777	780	786	817	830	885	939
High School Absolute Change		39	65	54	44	34	20	3	6	31	13	55	54
High School Percent Change		7.49%	11.61%	8.64%	6.48%	4.70%	2.64%	0.39%	0.77%	3.94%	1.59%	6.63%	6.10%
<b>DISTRICT TOTALS</b>		1,625	1,808	1,927	2,063	2,209	2,341	2,430	2,557	2,699	2,836	2,988	3,159
District Absolute Change		37	183	119	136	146	132	89	127	142	137	152	171
District Percent Change		2.33%	11.26%	6.58%	7.06%	7.08%	5.98%	3.80%	5.23%	5.55%	5.08%	5.36%	5.72%

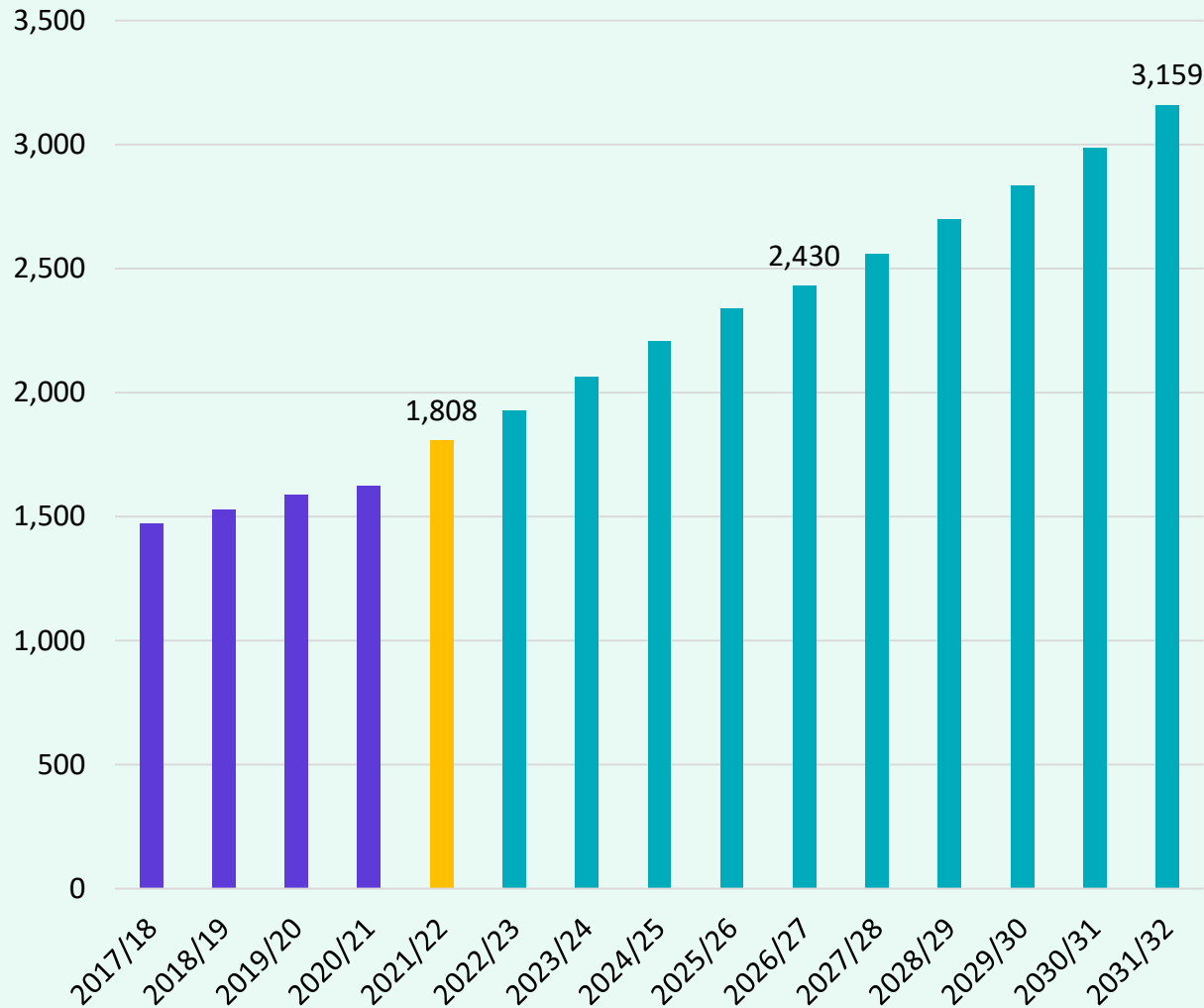
Lago Vista Elementary and Intermediate to combine beginning 2022/23

Yellow box = over 105% capacity  
Green box = within 5% capacity



# Key Takeaways

Enrollment Forecast



- Lago Vista ISD added 183 students this fall for a growth rate of more than 11%
- The district had historically high cohorts in PK, 1st, 2nd, 4th, 5th, 6th, 7th, 9th, 11th, and 12th grade levels
- In 2021, there were 1,909 home sales in Lago Vista ISD
- The number of annual New Home sales have increased significantly since 2017
- The district has 11 actively building subdivisions and 10 future subdivisions
- Within Lago Vista ISD there are 168 future multi-family units in the planning stages
- The district can expect to enroll more than 2,400 students in 2026/27, and more than 3,100 students in 2031/32