

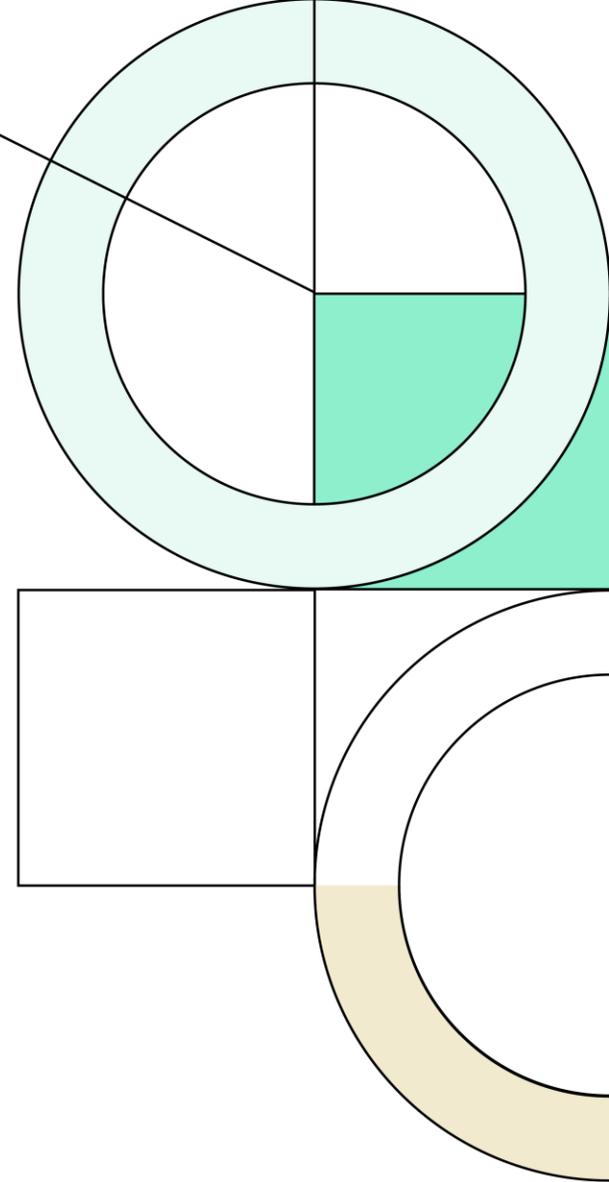


# Smithville Independent School District

Demographic Study

Spring 2026

*February 2026*

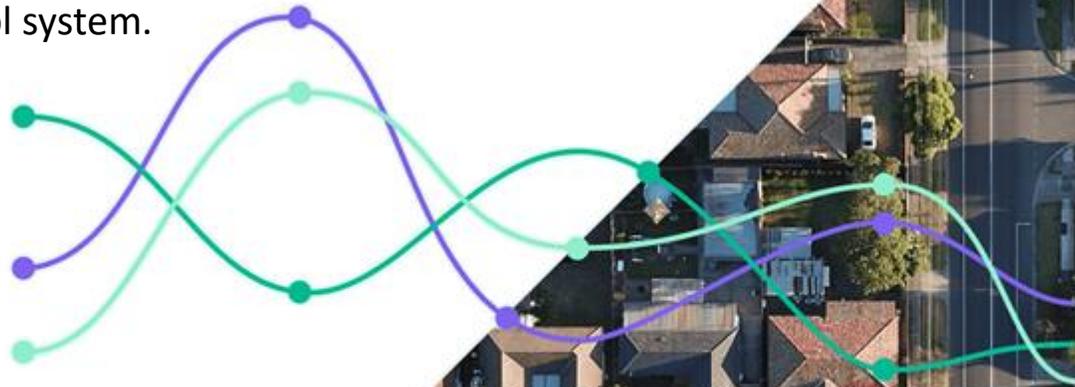


# Zonda™

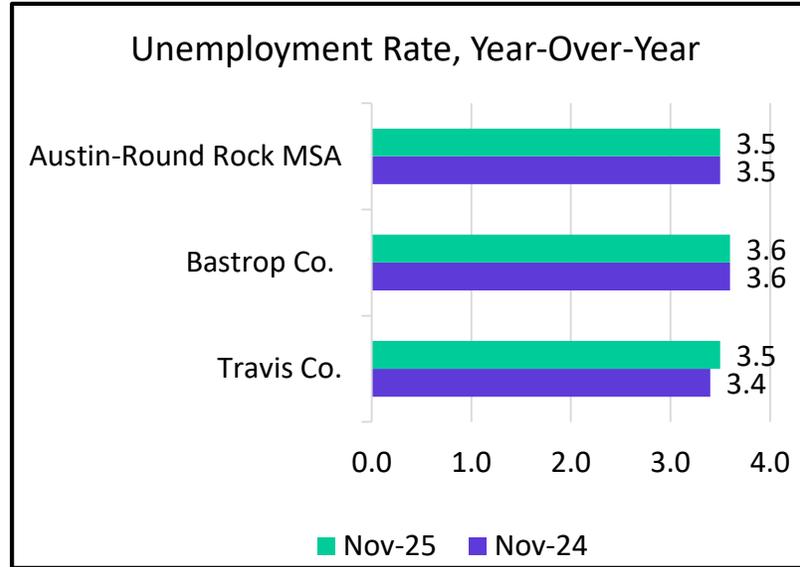
## Demographics

Zonda's demographic division, formerly Templeton Demographics, was established in 2006 and has been assisting public schools with demographic services for over 18 years. From day one, our mission has been to continually improve and provide accurate and timely data combined with outstanding consulting services. The fusion of demographics with unparalleled housing data from Zonda has made us a leader in the market. The data provides an in-depth look at how the impact of housing and development influences decisions made now and in the future across the nation. The 12 dedicated employees in our division work diligently to provide the best possible data and enrollment projections to help you make informed decisions for your school system.

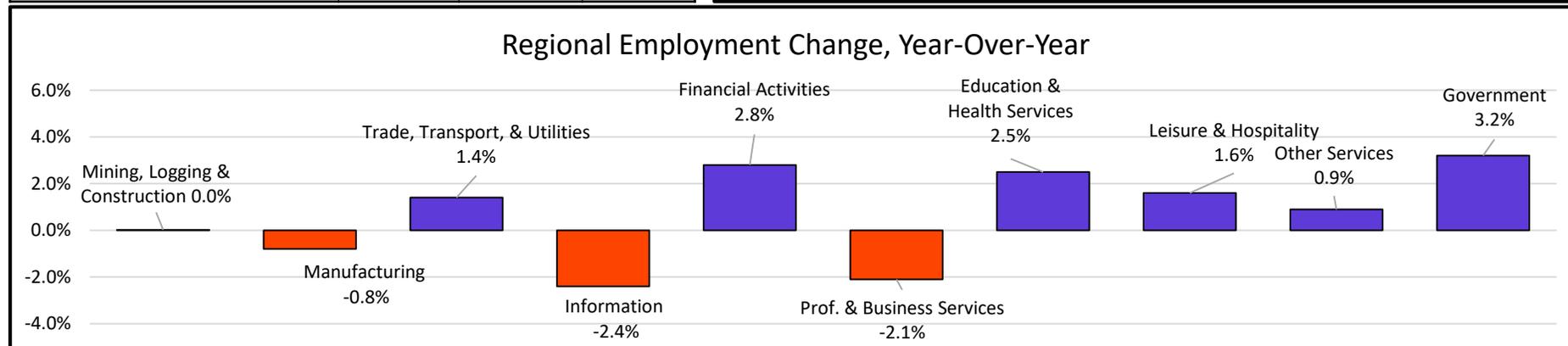
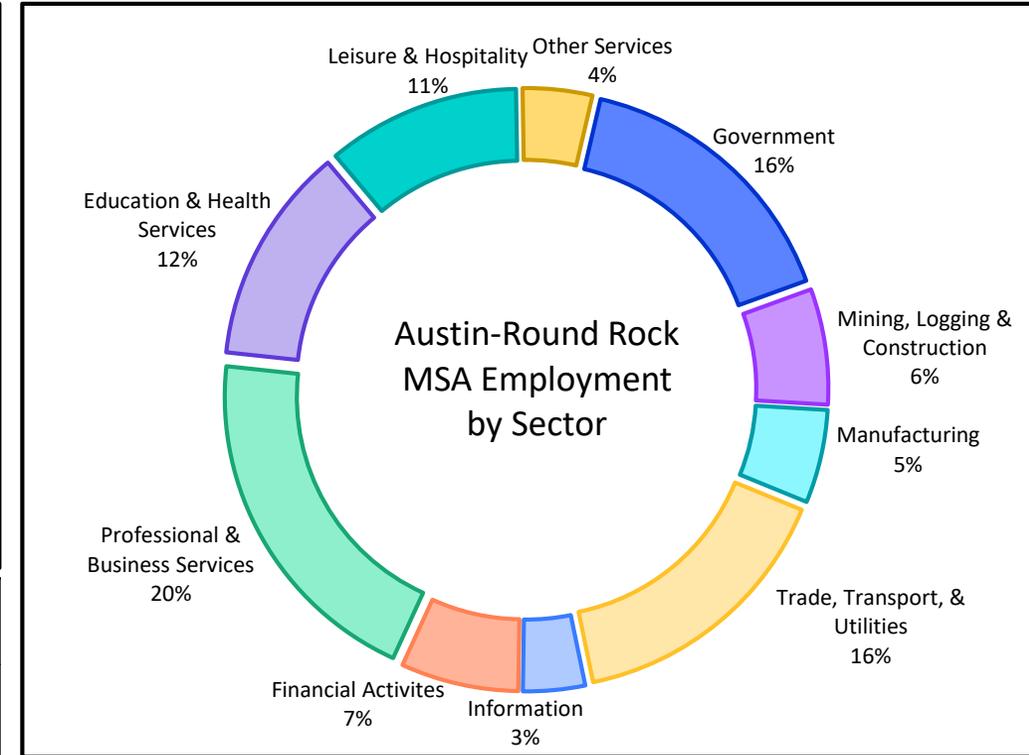
We are the #1 demographer in the state of Texas and now work with clients in Arkansas, Colorado, Georgia, Missouri, Oklahoma, North Carolina and South Carolina.



- Unemployment levels in the overall region have remained fairly level with slight increases of 0.1% to 0.2% in certain regions compared to last year's numbers
- Approximately 21,900 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Professional & Business Services sectors, as well as Trade, Transport & Utilities and Government
- Sector with the greatest increases in job numbers over the past year was in the Government sector
- The largest decline this past year was in Information



All Industry Sectors	Nov-2024	Nov-2025	YOY Change
(Austin-Round Rock MSA) Total Nonfarm Employment #s	1,347,300	1,369,200	0.9%

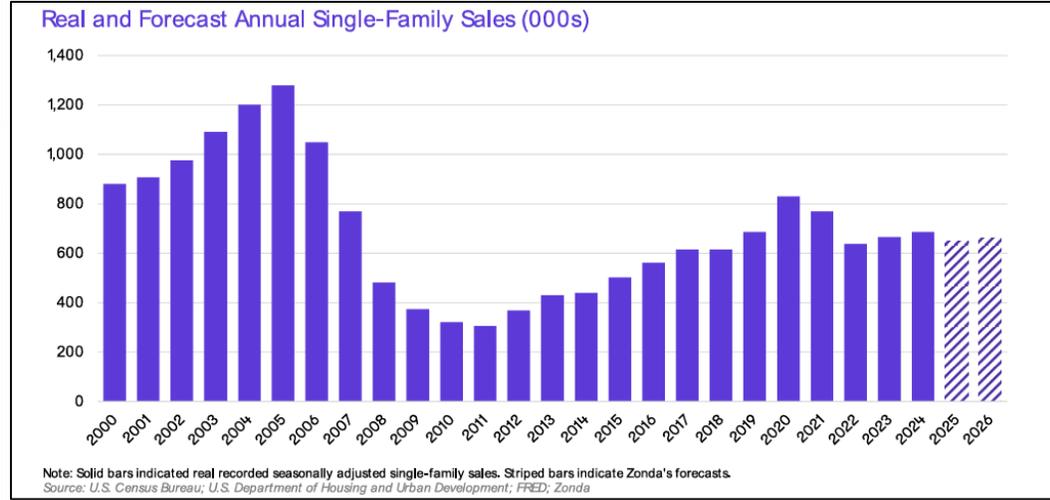


Source: US BLS; US BEA



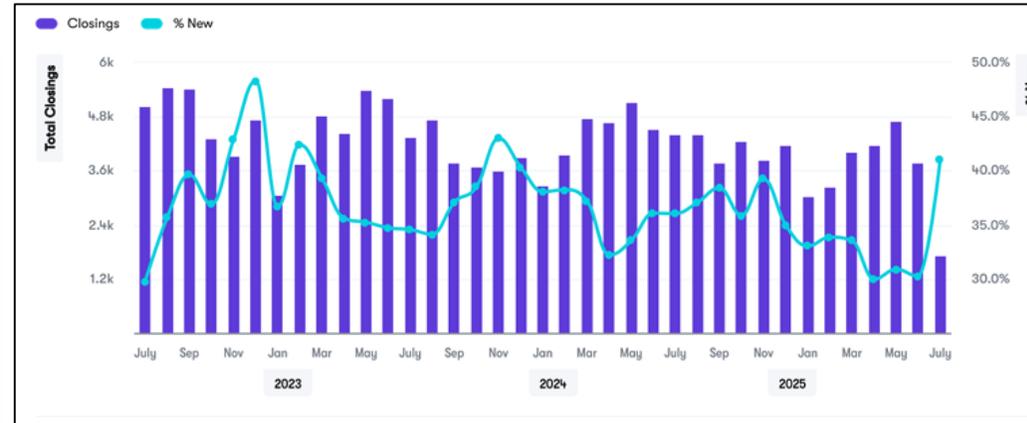
**New home closings** have declined in 2025 after increasing in 2024. Starts also declined after a significant upswing starting in 2023.

Among Zonda's top 50 major markets across the country, 36% were overperforming, 42% were average, and 22% were underperforming.



**Single-family** sales for new communities are averaging two homes per month. 60% of builders are offering mortgage rate buydowns, and yet 70% of builders report demand was slower than expected.

**Monitoring Several Variables Impacting the Market** Potential shifts in monetary policy, fiscal policy, international relations, investor sentiment, and consumer behavior are all being evaluated as to what impacts we may see in the coming months.



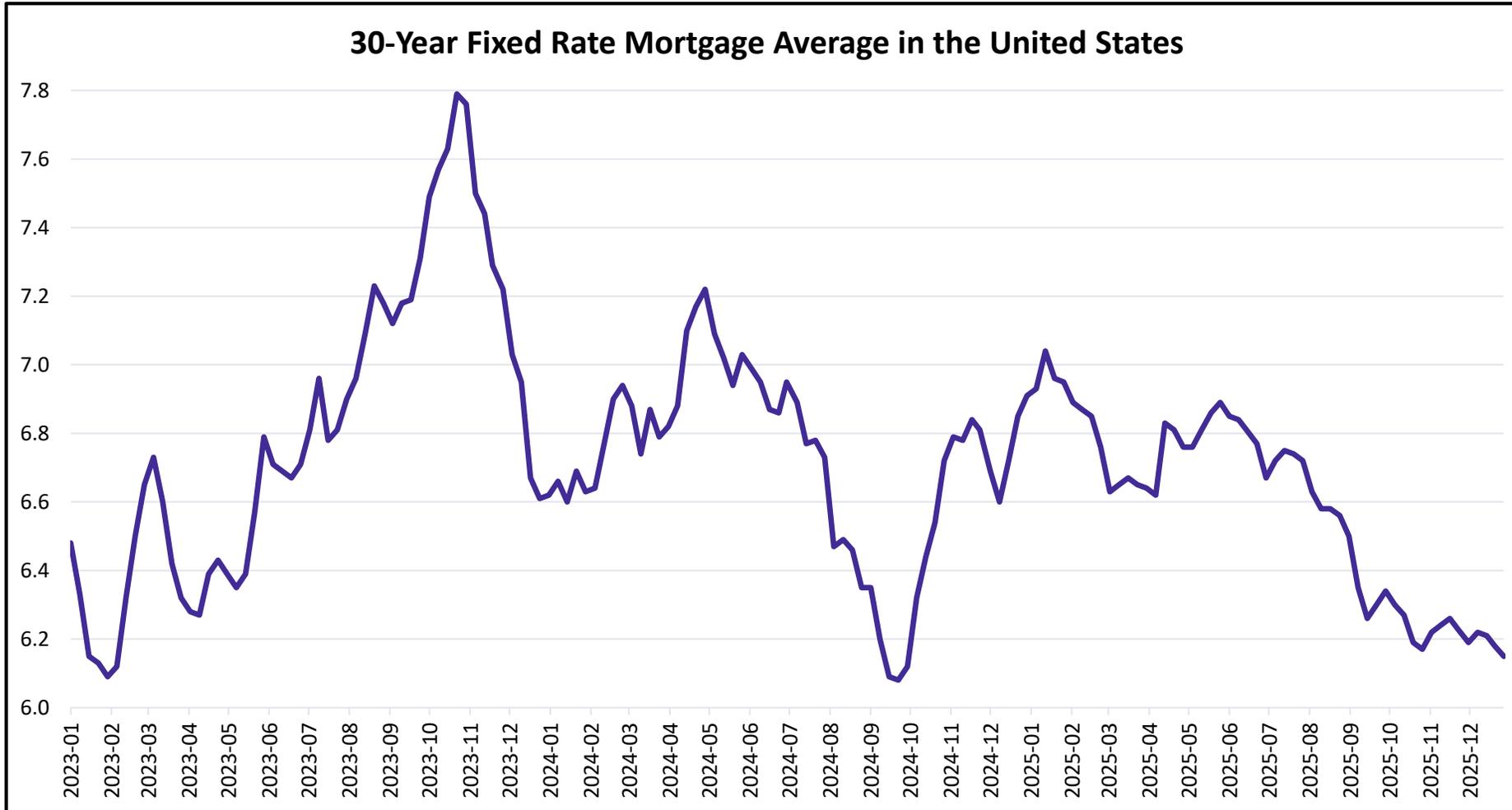
The Austin-Round Rock-San Marcos MSA experienced 15,625 new home closings in the last 12 months, a decrease of -15.9%.

Among Texas' four major markets, one market (San Antonio) is overperforming, two markets (Dallas and Houston) are average, and one market (Austin) is underperforming in terms of new home sales adjusted for supply and seasonality.

	Builder	Avg. Price	Market Share	Annual Closings	Remaining Units
	<b>Average/Totals</b>	<b>\$457,898</b>	<b>63.9%</b>	<b>6,468</b>	<b>16,160</b>
1	D.R. Horton	\$348,736	13.2%	1,339	3,789
2	Lennar	\$341,870	11.4%	1,158	2,461
3	Ashton Woods Homes	\$430,119	8.3%	836	1,837
4	PulteGroup Inc.	\$460,693	7.4%	747	2,128
5	Taylor Morrison	\$519,215	5.4%	548	734
6	KB Home	\$371,168	5.4%	547	972
7	Perry Homes	\$651,428	3.6%	362	903
8	DRB Group	\$410,635	3.3%	330	1,867
9	Coventry Homes	\$663,203	3.0%	304	522
10	Clayton Properties Group	\$381,915	2.9%	297	947

**Of the Top 10 builders in the Austin-Round Rock-San Marcos MSA , D.R. Horton and Lennar have over 24% of the market**

Builder surveys report that affordability and consumer confidence are keeping consumers on the sidelines leading to tempering of new home activity.



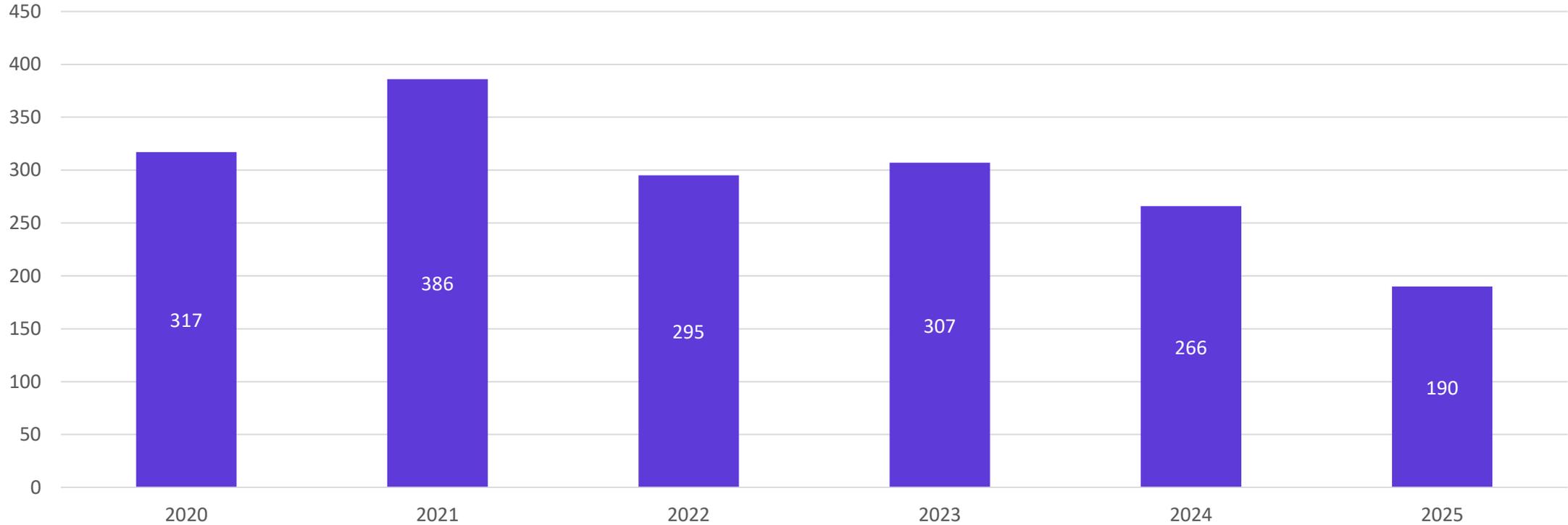
Source: US FRED

The Federal Reserve Board cut its benchmark federal funds rate by 25 basis points on September 17<sup>th</sup>, October 29<sup>th</sup>, and December 10<sup>th</sup> resulting in a reduction of the 30-year fixed rate mortgage to 6.15% at the end of December, the lowest since October 2024.

The move was driven by signs of a softening labor market and weakening job growth.

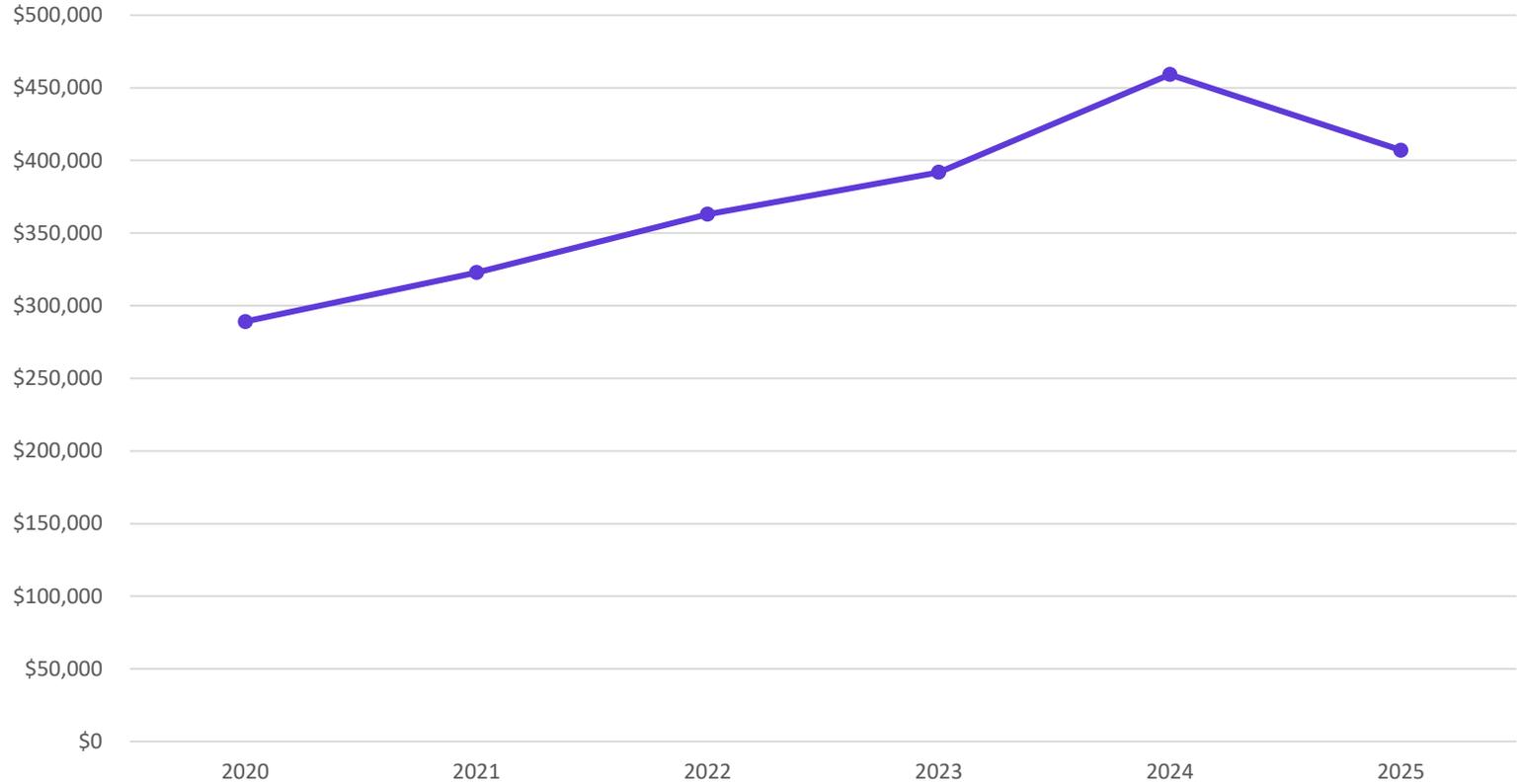
Mortgage rates remain elevated compared to pre-2022 levels, reflecting ongoing inflationary pressures and cautious monetary policy.

Total Home Sales



- The number of homes sold in Smithville ISD has decreased by about 130 homes per year, a decline of 40%

Average Home Price, 2020 - 2025



Year	Avg Home Sale Price
2020	\$289,055
2021	\$322,825
2022	\$362,921
2023	\$391,823
2024	\$459,130
2025	\$407,021

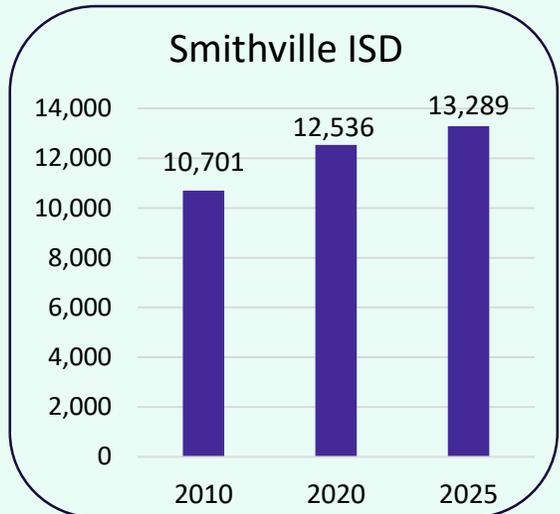
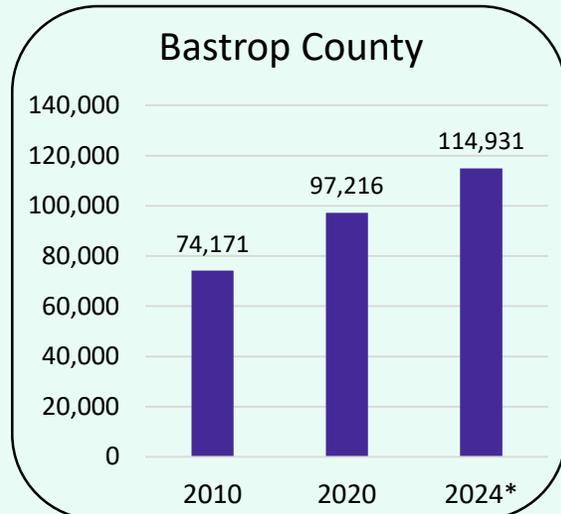
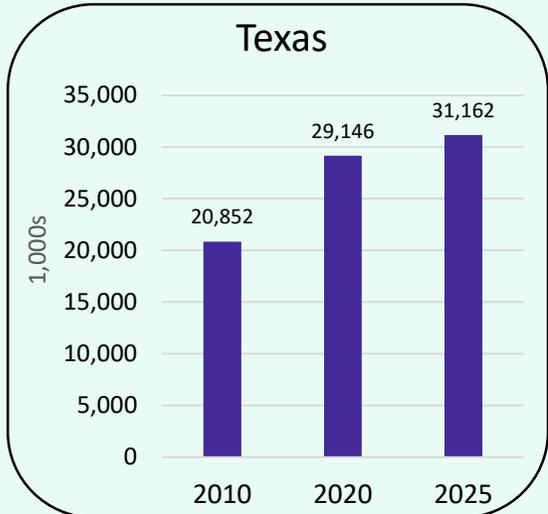
• The average home sale price in Smithville ISD has increased by about 41% over the past six years, an increase of approximately \$118,000



# District Demographic Snapshot

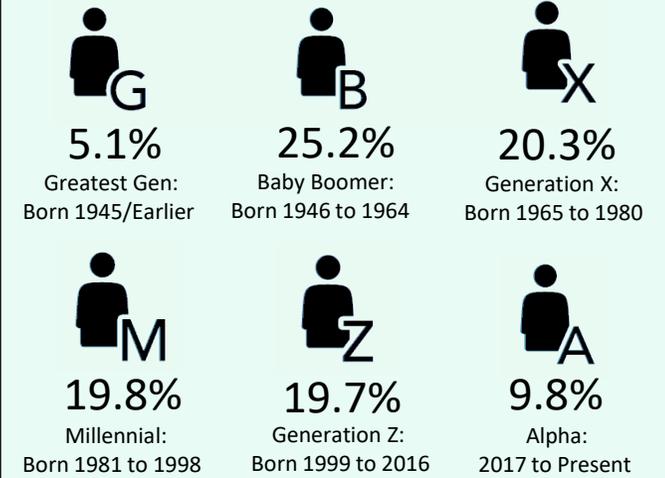
## Demographics

### Population Comparison



\*2025 data estimate unavailable at present

### Population by Generation



### Commuters



Approx.  
**22.8%**  
Spend 5+ hours  
commuting to and  
from work per week  
\*73% Drive Alone to Work

### Age/Income



Median Age



Median Household  
Income



Wealth Index



Housing  
Affordability



Diversity Index

### Education



No High  
School Diploma



32.3%  
High School  
Graduate



33.8%  
Some College/  
Associate's  
Degree



24.6%  
Bachelor's/Grad/  
Prof Degree



Source: This infographic information contains data provided by Esri (2024), Esri-U.S. BLS (2024), ACS (2018-2022).

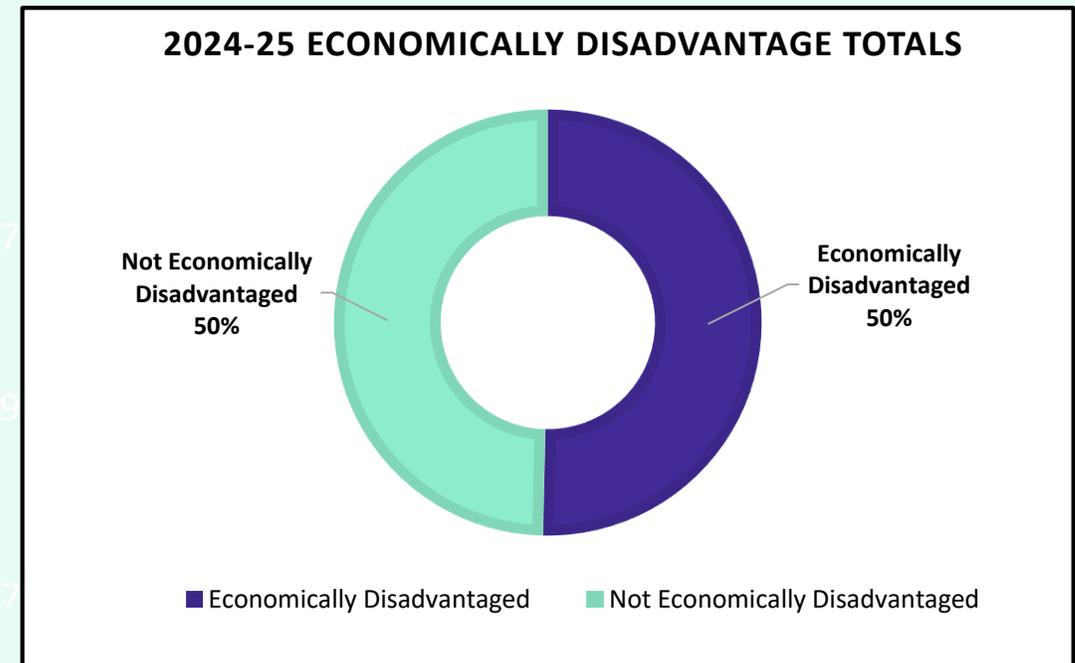
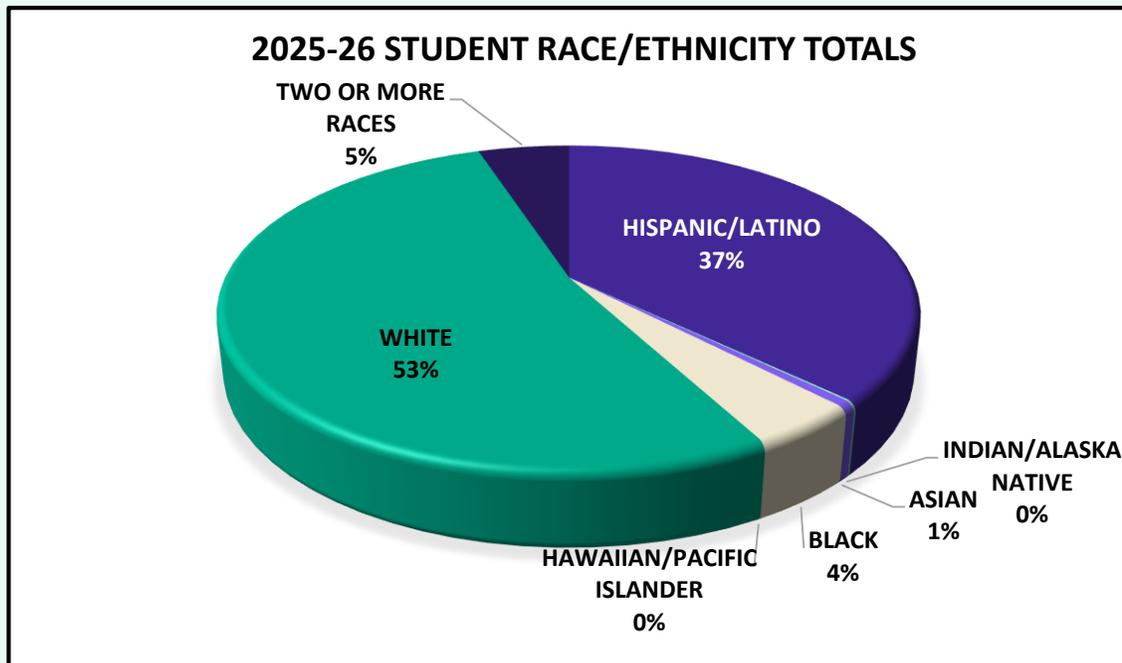


# District – Student Demographics

Demographics

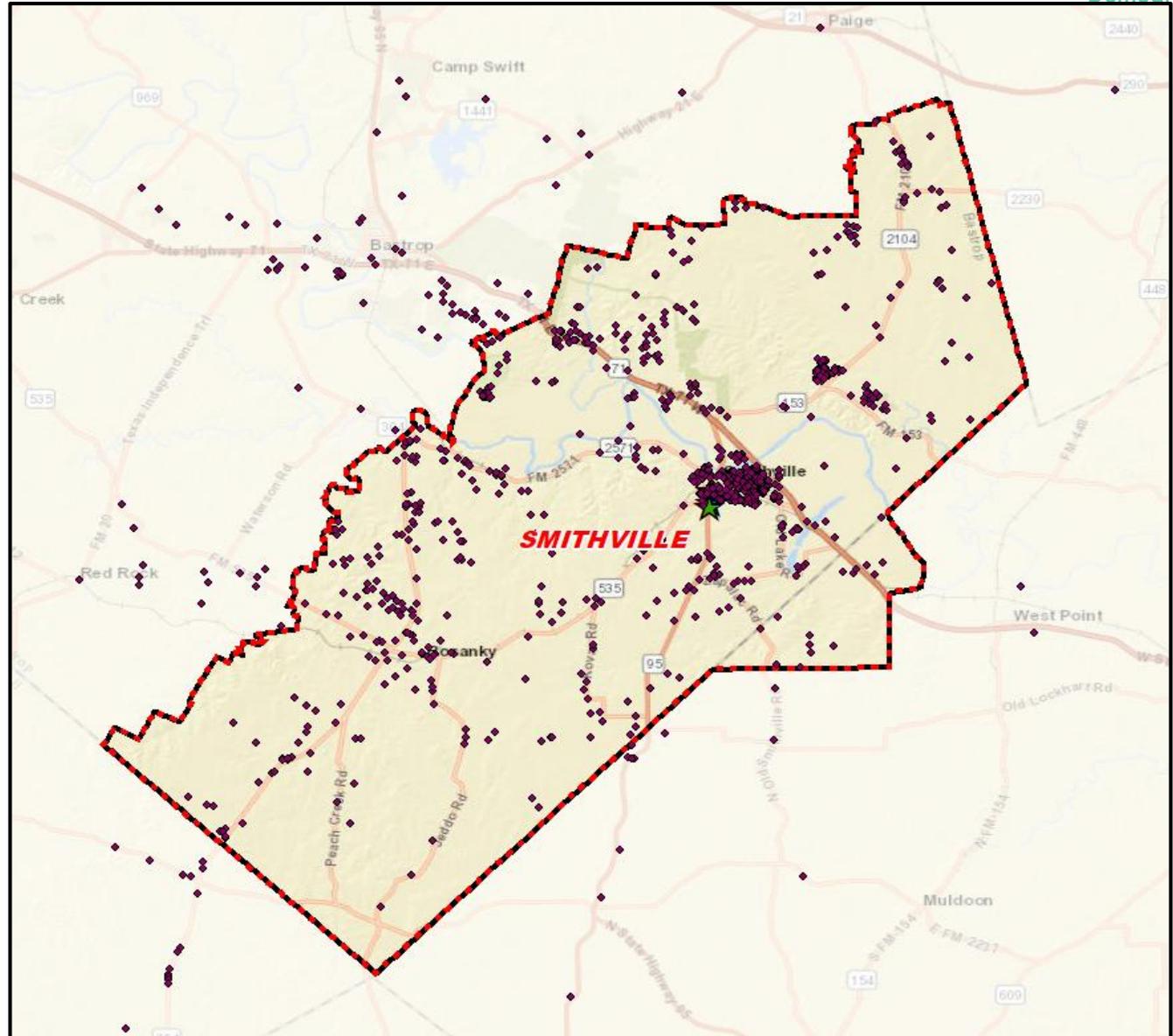


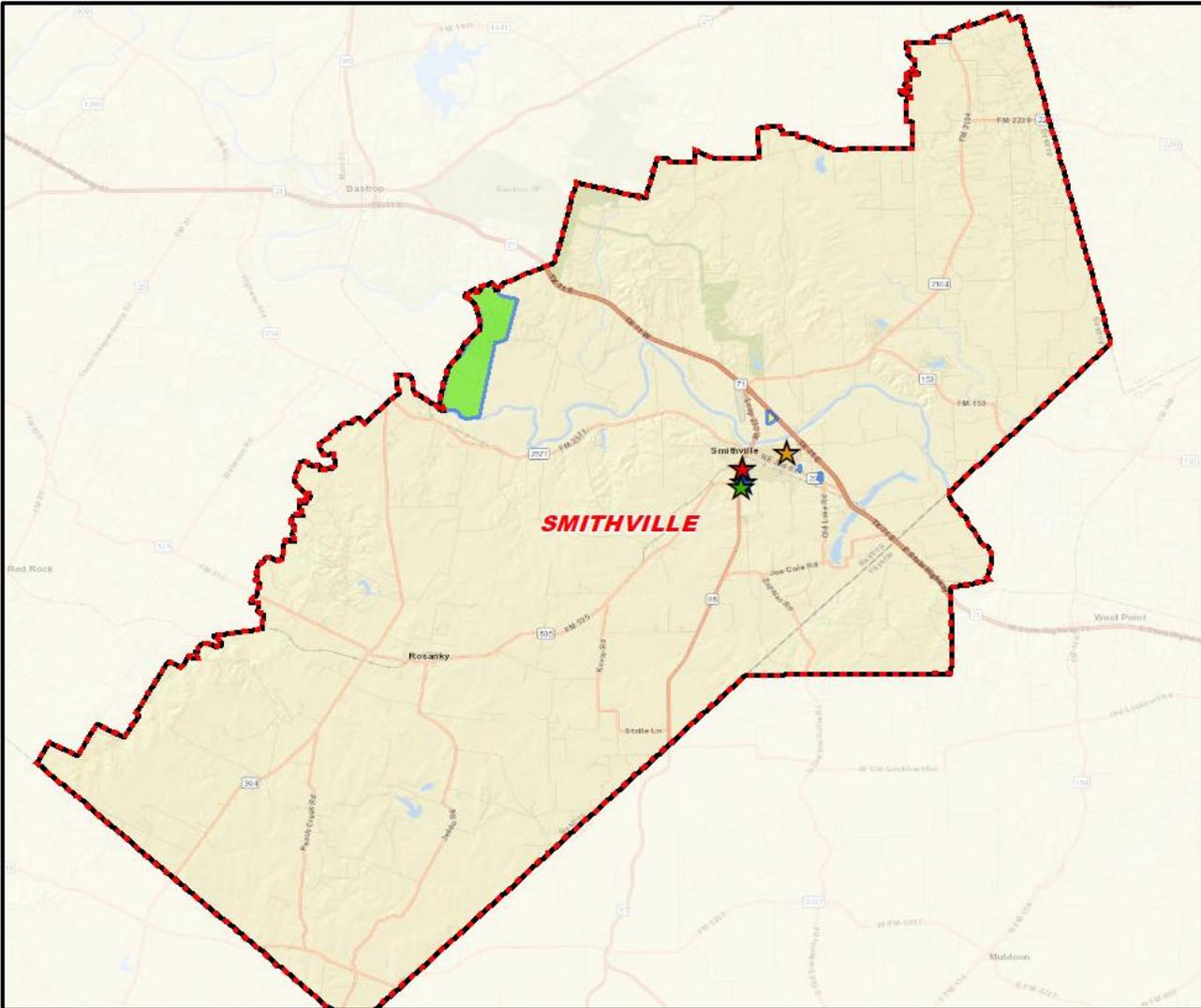
Year	Total	Black	%	Hispanic	%	American Indian or Alaska Native	%	Asian	%	White	%	Two or more races	%	Native Hawaiian/ Other Pacific Islander	%	Economically Disadvantaged	% ED
2019/20	1,854	134	7.2%	624	33.7%	3	0.2%	14	0.8%	1,004	54.2%	75	4.0%	0	0.0%	1,001	54.0%
2020/21	1,753	118	6.7%	594	33.9%	3	0.2%	12	0.7%	951	54.2%	74	4.2%	1	0.1%	989	56.4%
2021/22	1,788	122	6.8%	606	33.9%	1	0.1%	10	0.6%	973	54.4%	75	4.2%	1	0.1%	820	45.9%
2022/23	1,885	110	5.8%	664	35.2%	1	0.1%	12	0.6%	1,014	53.8%	83	4.4%	1	0.1%	1,030	54.6%
2023/24	1,834	97	5.3%	654	35.7%	4	0.2%	9	0.5%	987	53.8%	81	4.4%	2	0.1%	990	54.0%
2024/25	1,849	91	4.9%	672	36.3%	2	0.1%	10	0.5%	992	53.7%	81	4.4%	1	0.1%	855	46.2%
2025/26	1,861	81	4.4%	691	37.1%	2	0.1%	10	0.5%	983	52.8%	94	5.1%	0	0.0%	937	50.3%



## Student Density Numbers (2024-25 School Year) -

- There are 183 students that currently reside outside the district
- This represents roughly 10% of the total student population
- 586 students, or 31% of the total student population, resides within the Smithville city limits





## District Future Housing Overview

- The district has two active subdivisions with four homes under construction, approximately 90 lots ready to be built on, and approximately 400 planned lots
- Within SISD there are currently three potential future subdivisions totaling appx. 200 single family lots

### Subdivisions

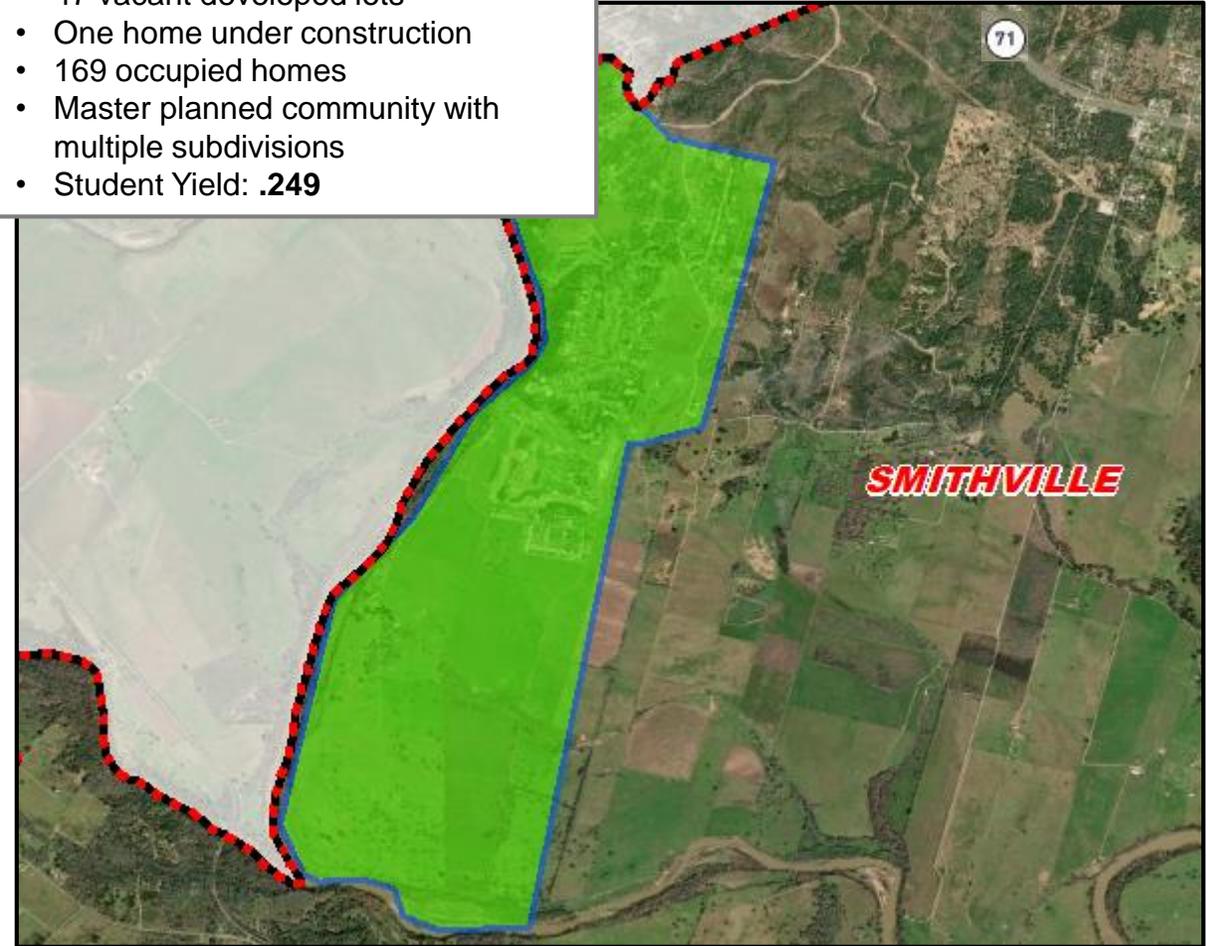
-  ACTIVE
-  FUTURE
-  Groundwork Underway

*January 2026*

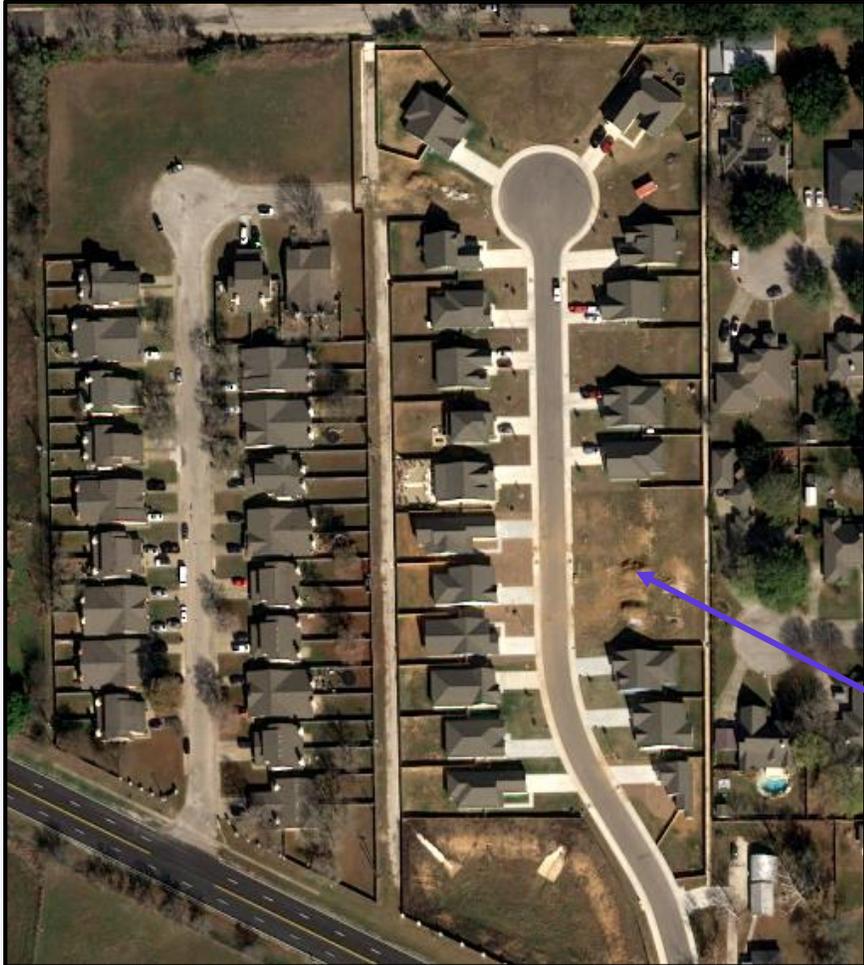


### Colovista

- 614 total lots
- 397 future lots
- 47 vacant developed lots
- One home under construction
- 169 occupied homes
- Master planned community with multiple subdivisions
- Student Yield: .249

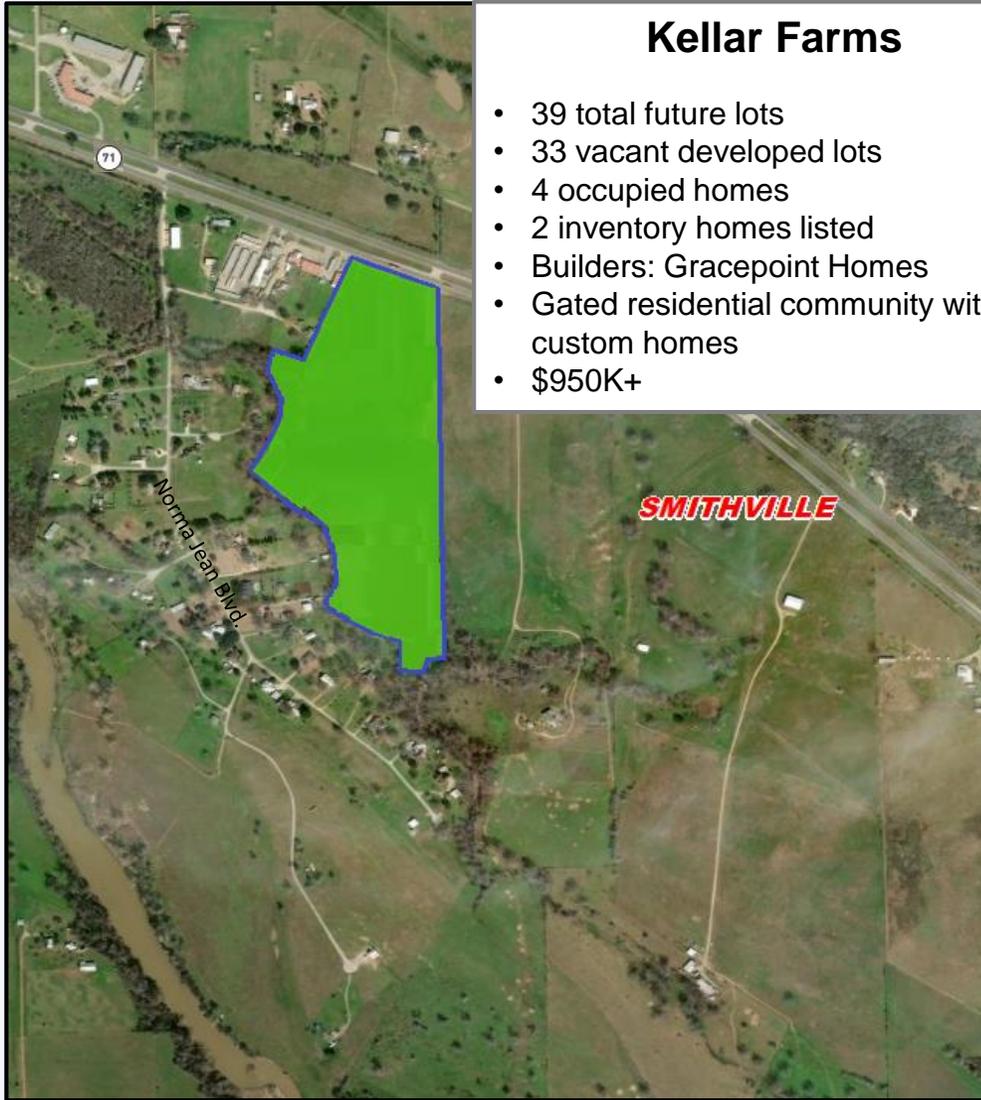


*January 2026*



**The Prairie**

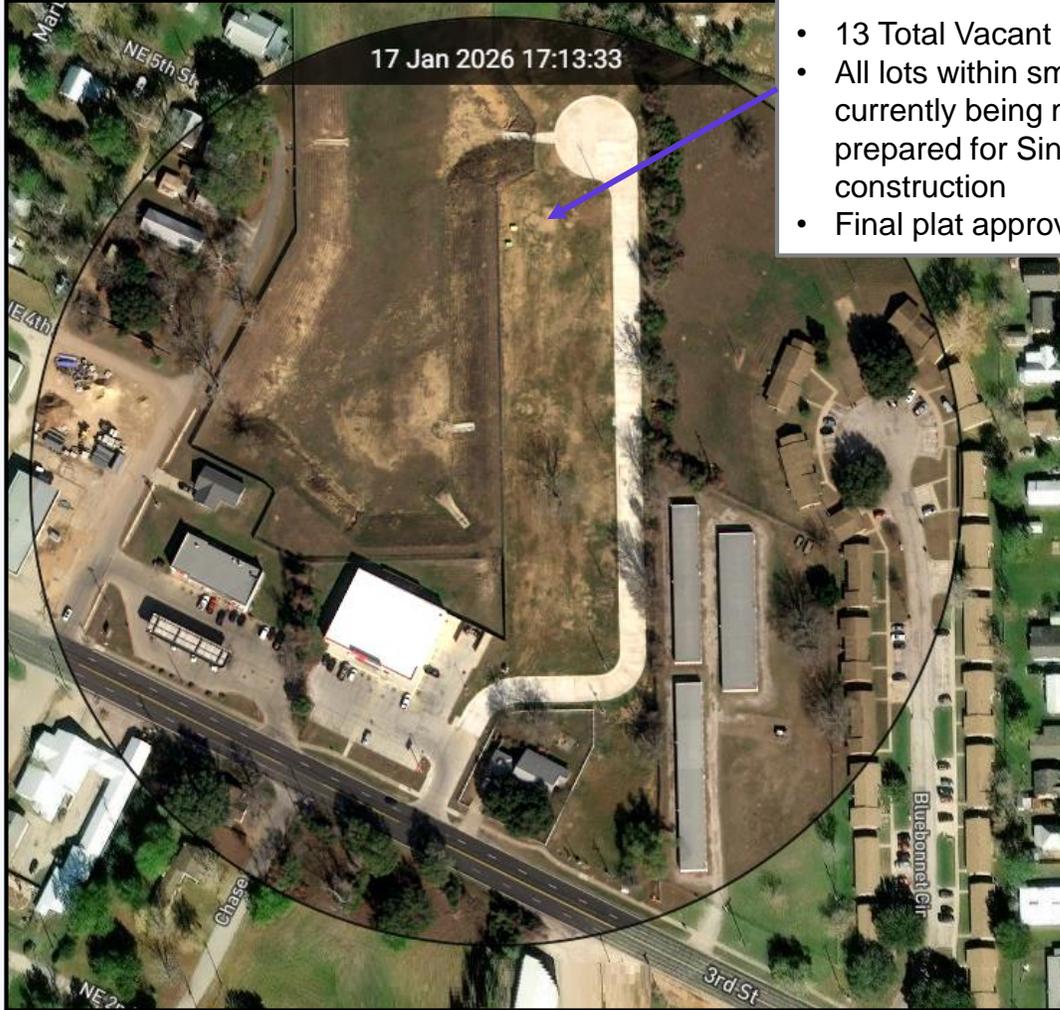
- 27 total lots
- Four vacant developed lots
- Two homes under construction
- 21 occupied homes



- ### Kellar Farms
- 39 total future lots
  - 33 vacant developed lots
  - 4 occupied homes
  - 2 inventory homes listed
  - Builders: Gracepoint Homes
  - Gated residential community with custom homes
  - \$950K+



**January 2025**



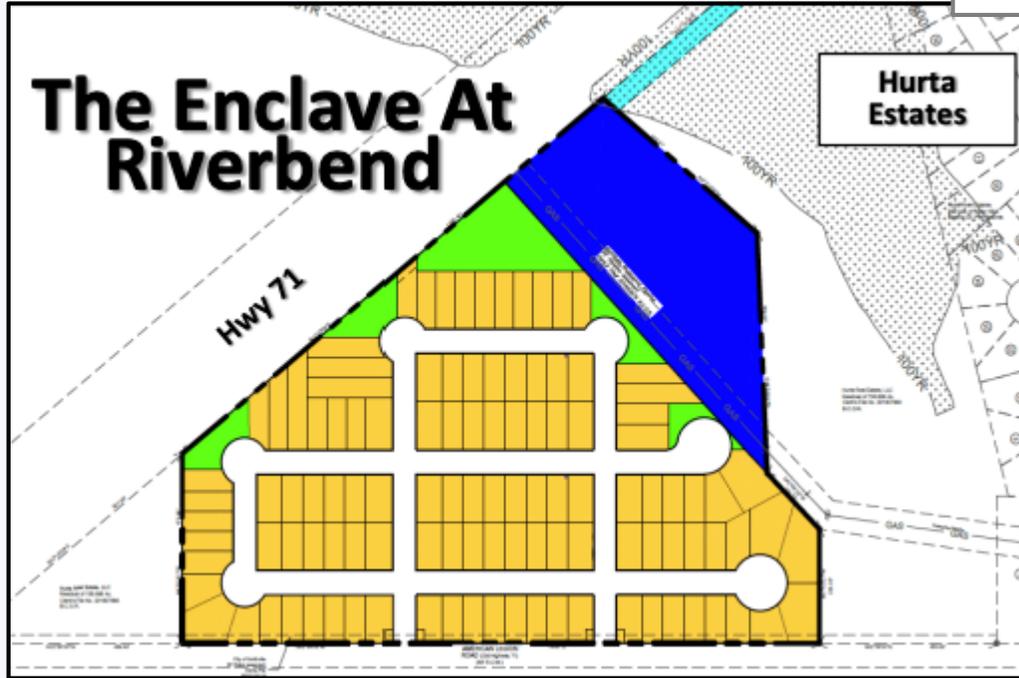
**Woodrose Place**

- 13 Total Vacant Developed lots
- All lots within small development are currently being marketed as fully prepared for Single-family home construction
- Final plat approved October 2025



**Concept Map, 2025**

*Original plan called for 114 homes,  
but has since been amended*



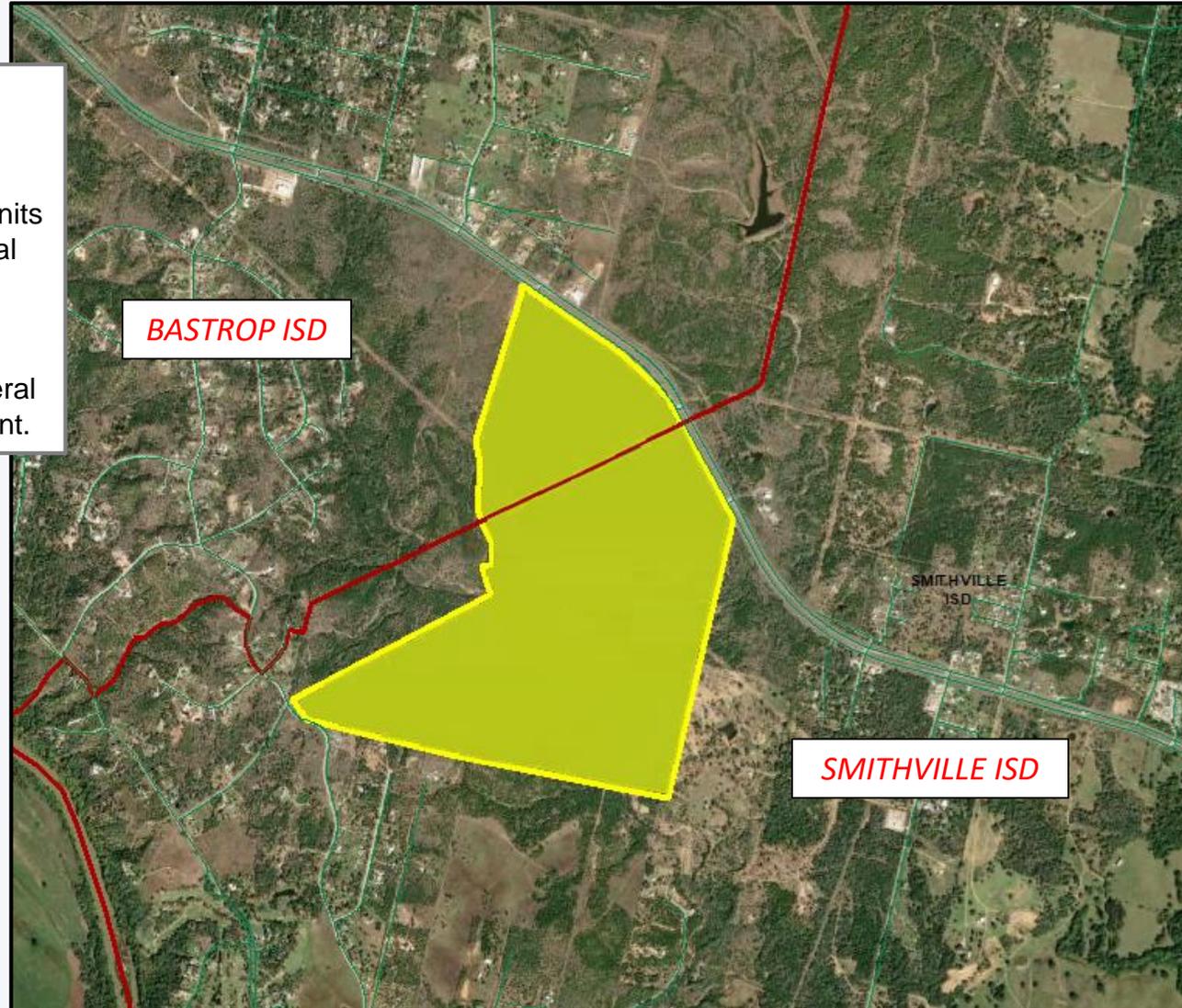
**The Enclave at Riverbend**

- 112 total future lots
- Development agreement approved by city in late 2025
- Anticipated builder: DR Horton



**Colovista Tract 502  
(Townhome Development)**

- Approximately 294 future Townhome units
- It has been a part of a larger conceptual development plan.
- Future development lots would be split between the two School Districts.
- No Current Activity to Report. Still several years out for any proposed development.

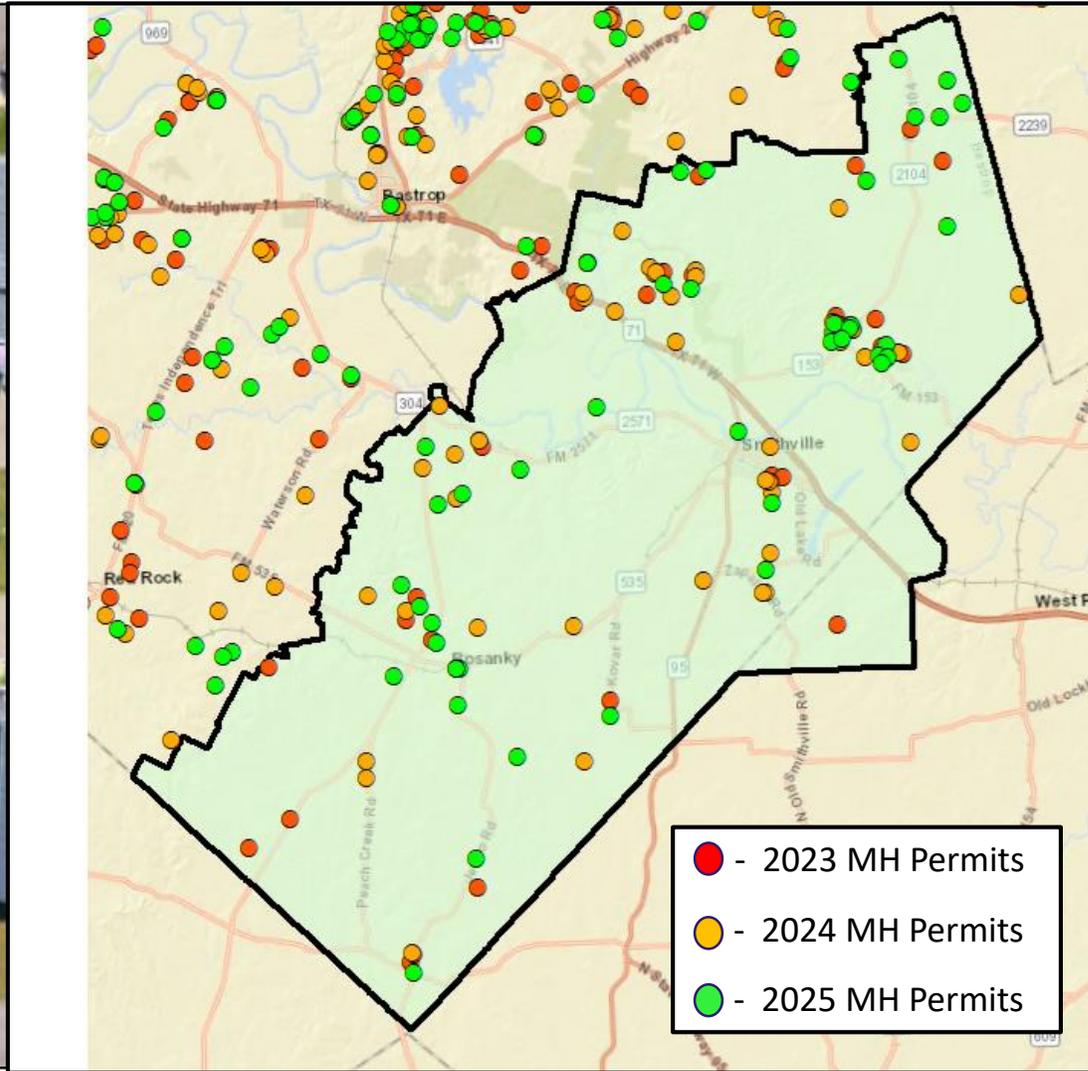




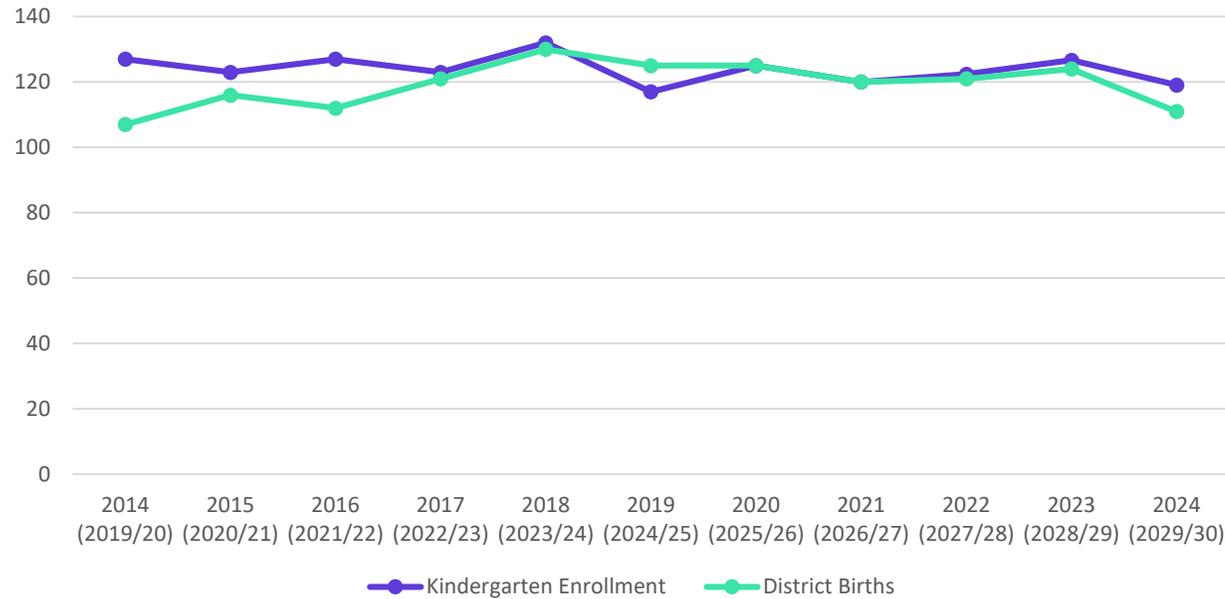
# Smithville ISD – Manufactured Homes (Permits)

County Permit Records for Manufactured Homes

- **1,151 Manufactured Homes** have been installed within Bastrop County since 1/1/2023
- The County added **307 MH's** in 2023; in the same year, Smithville ISD added **33 units**
- The County added **345 MH's** in 2024 (38 more than 2023); Smithville ISD added **49 units** (16 more than 2023)
- The County added **499 MH's** in 2025 (154 more than 2024); Smithville ISD added **44 units** (Five less than 2024)

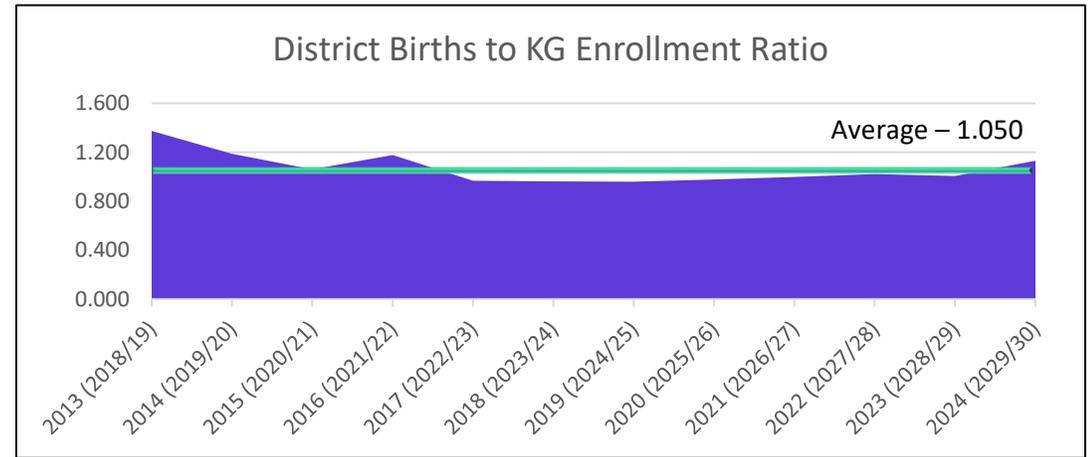


KG Enrollment vs District Births

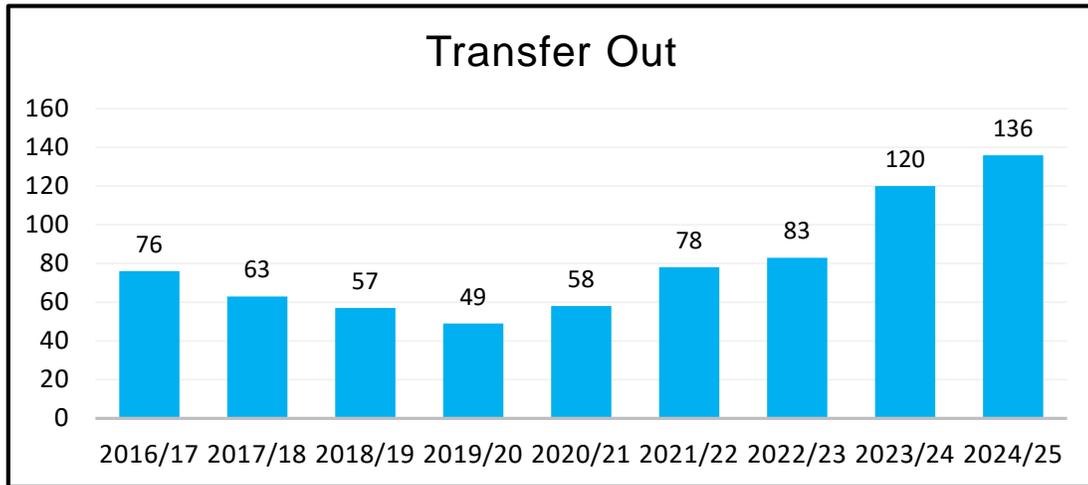
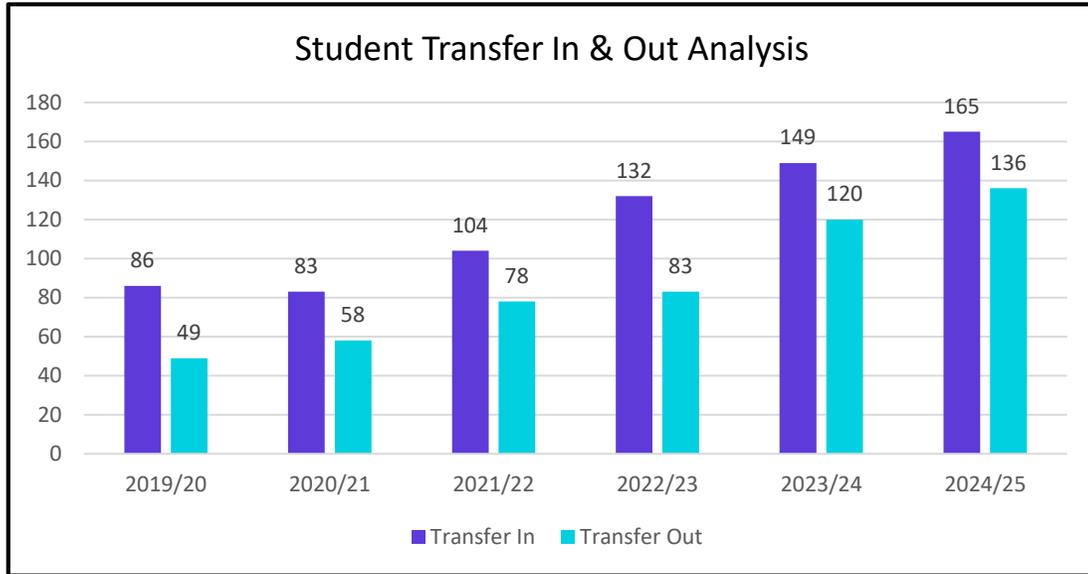


Birth Year (School Year)	Kindergarten Enrollment	District Births	Enrolled Ratio
2014 (2019/20)	127	107	1.187
2015 (2020/21)	123	116	1.060
2016 (2021/22)	127	112	1.134
2017 (2022/23)	123	121	1.017
2018 (2023/24)	132	130	1.015
2019 (2024/25)	117	125	0.936
2020 (2025/26)	125	125	1.000
2021 (2026/27)	120	120	1.000
2022 (2027/28)	122	121	1.012
2023 (2028/29)	127	124	1.022
2024 (2029/30)	119	111	1.073

District Births to KG Enrollment Ratio



Source: Texas Dept. of Health and Human Services



Year	Neighborhood District/Parental Employment Related Enrollment	%	Charter Enrollment	%	Virtual Enrollment	%	Total
2019/20	45	91.8%	4	8.2%	0	0.0%	49
2020/21	46	79.3%	5	8.6%	7	12.1%	58
2021/22	52	66.7%	9	11.5%	17	21.8%	78
2022/23	52	62.7%	9	10.8%	22	26.5%	83
2023/24	56	46.7%	35	29.2%	29	24.2%	120
2024/25	65	47.8%	43	31.6%	28	20.6%	136
6 Year Average	52.7	60.3%	17.5	20.0%	17.2	19.7%	87.3

Virtual School Transfers Out
Hallsville ISD
Fort Stockton ISD
Roscoe Collegiate ISD

Largest Charter School Transfers Out
Compass Rose Public Schools
Texas College Preparatory Academies
Other

\* Estimate #s provided by TEA, transfer patterns & models (to comply with FERPA laws more specific information isn't available)

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	8	56	127	133	117	130	133	122	109	143	140	157	136	143	134	<b>1,788</b>	35	2.0%
2022/23	9	64	123	152	145	118	145	142	139	123	150	168	140	144	123	<b>1,885</b>	97	5.4%
2023/24	12	53	132	130	149	138	124	138	139	135	124	170	143	124	123	<b>1,834</b>	-51	-2.7%
2024/25	14	63	117	136	129	154	145	130	139	143	135	147	147	139	111	<b>1,849</b>	15	0.8%
2025/26	7	62	125	127	137	132	159	152	137	147	147	157	119	133	120	<b>1,861</b>	12	0.6%

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

Cohort	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MID	HS
3 Year Avg.			1.009	1.058	0.993	1.003	1.045	1.016	1.013	1.019	1.012	1.161	0.842	0.921	0.871	1.020	1.016	0.949
2022/23	1.125	1.143	0.969	1.197	1.090	1.009	1.115	1.068	1.139	1.128	1.049	1.200	0.892	1.059	0.860	1.084	1.089	1.003
2023/24	1.333	0.828	1.073	1.057	0.980	0.952	1.051	0.952	0.979	0.971	1.008	1.133	0.851	0.886	0.854	1.006	0.990	0.931
2024/25	1.167	1.189	0.886	1.030	0.992	1.034	1.051	1.048	1.007	1.029	1.000	1.185	0.865	0.972	0.895	1.007	1.014	0.979
2025/26	0.500	0.984	1.068	1.085	1.007	1.023	1.032	1.048	1.054	1.058	1.028	1.163	0.810	0.905	0.863	1.046	1.043	0.935

## 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
2021/22	8	56	127	133	117	130	133	122	109	143	140	157	136	143	134	<b>1,788</b>	35	2.0%
2022/23	9	64	123	152	145	118	145	142	139	123	150	168	140	144	123	<b>1,885</b>	97	5.4%
2023/24	12	53	132	130	149	138	124	138	139	135	124	170	143	124	123	<b>1,834</b>	-51	-2.7%
2024/25	14	63	117	136	129	154	145	130	139	143	135	147	147	139	111	<b>1,849</b>	15	0.8%
2025/26	7	62	125	127	137	132	159	152	137	147	147	157	119	133	120	<b>1,861</b>	12	0.6%
2026/27	7	58	120	132	132	137	138	162	149	140	148	171	131	109	115	<b>1,849</b>	-12	-0.6%
2027/28	7	58	122	127	134	135	143	140	161	154	143	173	143	122	95	<b>1,858</b>	8	0.4%
2028/29	7	63	127	131	130	138	140	149	140	167	157	166	143	135	105	<b>1,898</b>	40	2.2%
2029/30	7	58	119	134	134	134	144	143	148	147	170	183	139	136	120	<b>1,916</b>	18	1.0%
2030/31	7	58	119	126	137	138	140	147	144	154	150	198	152	131	121	<b>1,922</b>	6	0.3%
2031/32	7	61	125	126	129	141	144	143	147	153	161	175	165	144	119	<b>1,940</b>	18	1.0%
2032/33	7	65	132	133	129	133	147	147	143	156	157	187	146	156	129	<b>1,967</b>	27	1.4%
2033/34	7	64	130	138	136	133	139	150	149	151	162	183	156	138	140	<b>1,976</b>	9	0.5%
2034/35	7	66	134	136	141	140	139	142	151	158	154	189	152	151	124	<b>1,984</b>	8	0.4%
2035/36	7	68	138	137	139	145	143	142	143	160	161	179	157	148	136	<b>2,002</b>	18	0.9%

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

## CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Campus	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
Brown Primary	194	185	188	197	184	184	193	204	201	207	212
Smithville Elementary School	707	701	679	688	689	688	683	689	696	698	706
<b>ELEMENTARY TOTAL</b>	<b>901</b>	<b>886</b>	<b>867</b>	<b>885</b>	<b>873</b>	<b>872</b>	<b>876</b>	<b>893</b>	<b>897</b>	<b>905</b>	<b>918</b>
Elementary Absolute Change	13	-15	-20	18	-12	-1	4	17	4	8	13
Elementary Percent Change	1.46%	-1.62%	-2.23%	2.13%	-1.35%	-0.14%	0.50%	1.92%	0.46%	0.92%	1.44%
Smithville Junior High	431	437	458	464	465	448	461	456	462	463	464
Junior High Absolute Change	14	6	21	6	1	-17	13	-5	6	1	1
Junior High Percent Change	3.36%	1.39%	4.81%	1.31%	0.22%	-3.66%	2.90%	-1.08%	1.32%	0.22%	0.22%
Smithville High School	525	523	530	546	575	599	600	615	614	613	617
Bastrop County JBC	4	3	3	3	3	3	3	3	3	3	3
High School Absolute Change	-19	-2	7	16	29	24	1	15	-1	-1	4
High School Percent Change	-3.49%	-0.38%	1.34%	3.02%	5.31%	4.17%	0.17%	2.50%	-0.16%	-0.16%	0.65%
<b>DISTRICT TOTALS</b>	<b>1,861</b>	<b>1,849</b>	<b>1,858</b>	<b>1,898</b>	<b>1,916</b>	<b>1,922</b>	<b>1,940</b>	<b>1,967</b>	<b>1,976</b>	<b>1,984</b>	<b>2,002</b>
District Absolute Change	12	-12	8	40	18	6	18	27	9	8	18
District Percent Change	0.65%	-0.62%	0.44%	2.18%	0.95%	0.30%	0.95%	1.38%	0.46%	0.42%	0.91%



## District Information -



Smithville ISD Enrollment increased by 73 over the last five years. The District has seen enrollment rise this new 2025-26 school year by 12 students.

## Housing Market Conditions -



2025 total home sales in SISD have continued to soften the last two years. Economic uncertainty is likely preventing sales of both existing and new homes. Higher for longer interest rate conditions is also anticipated to be a factor.

## Housing Activity & Future Developments -



The district currently has approximately four homes under construction, 90 lots available to build on, and more than 400 to 500 lots planned in the future.

## Enrollment Forecast -



Enrollment is forecasted reach about 1,920 in 2030-31, and with future development and population growth could reach 2,000 by the 2035-36 school year