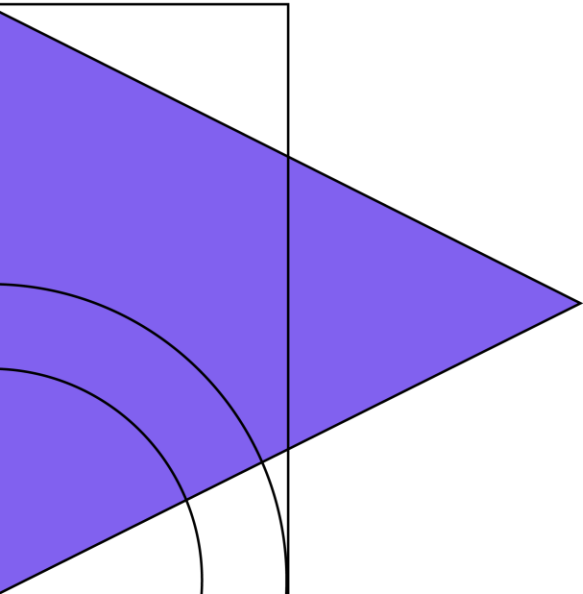
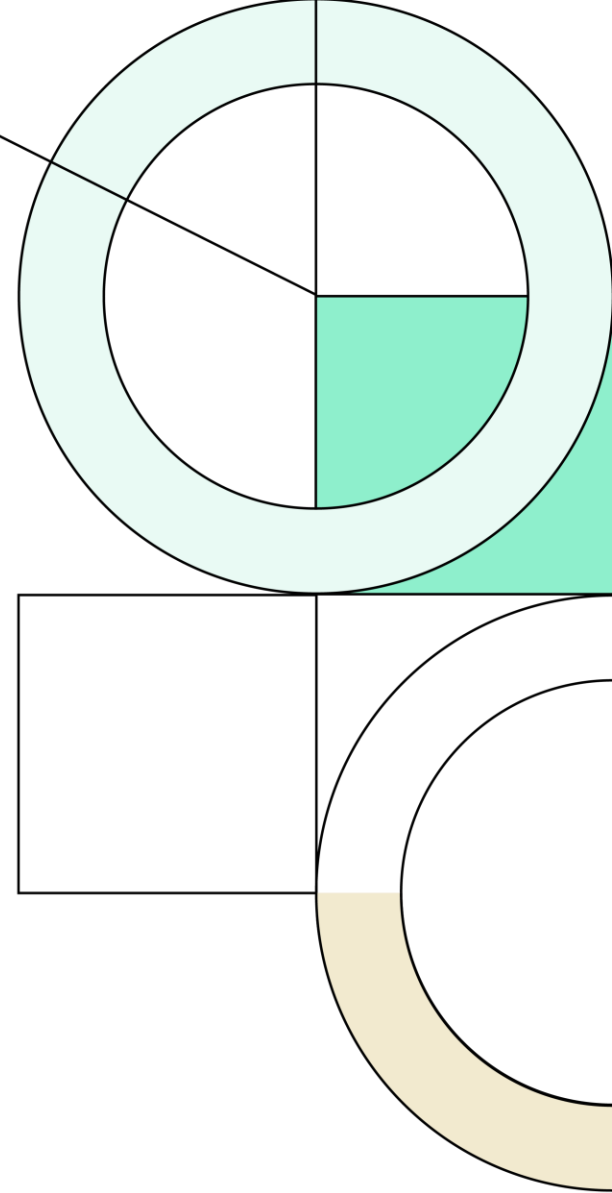
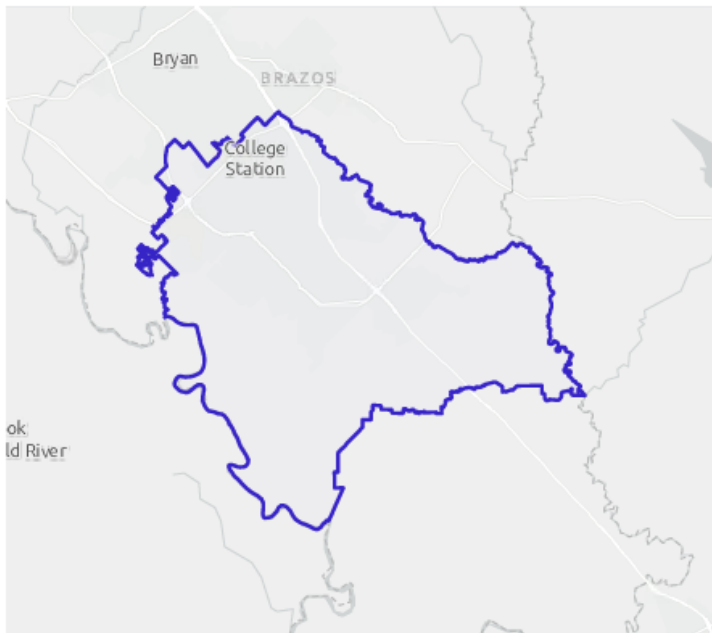




# 2024-25 Year Demographic Report

March 18<sup>th</sup>, 2025





# Population Trends and Key Indicators

COLLEGE STATION ISD

Area: 102.74 square miles

136,439

Population

48,227

Households

2.46

Avg Size  
Household

24.0

Median  
Age

\$57,767

Median  
Household Income

\$333,854

Median  
Home Value

77

Wealth  
Index

63

Housing  
Affordability

71

Diversity  
Index

## MORTGAGE INDICATORS



\$9,152

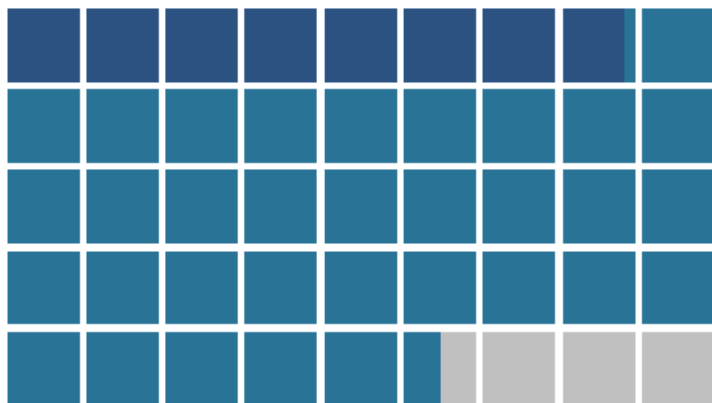
Avg Spent on Mortgage &  
Basics



36.2%

Percent of Income for  
Mortgage

## POPULATION BY AGE



Under 18 (17.5%)  
Ages 18 to 64 (74.8%)  
Aged 65+ (7.7%)

## POPULATION BY GENERATION



1.9%

Greatest Gen: Born  
1945/Earlier



8.6%

Baby Boomer: Born  
1946 to 1964



10.7%

Generation X: Born  
1965 to 1980



21.1%

Millennial: Born  
1981 to 1998



49.4%

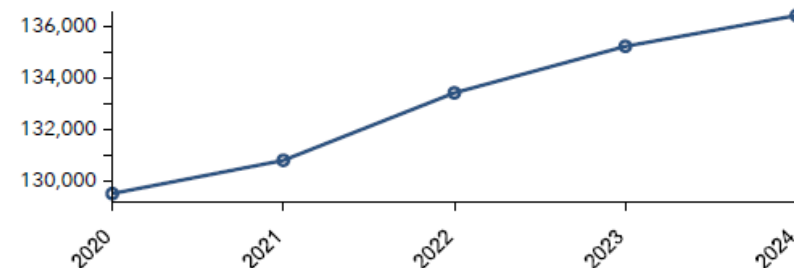
Generation Z: Born  
1999 to 2016



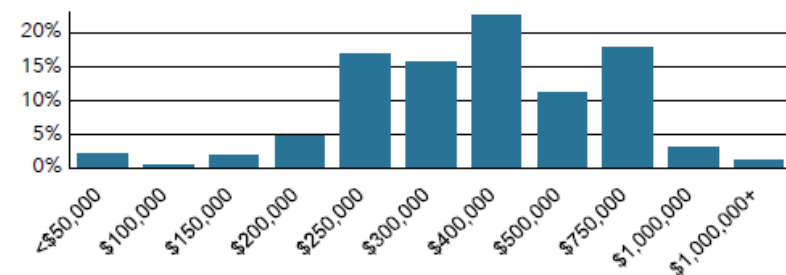
8.3%

Alpha: Born 2017 to  
Present

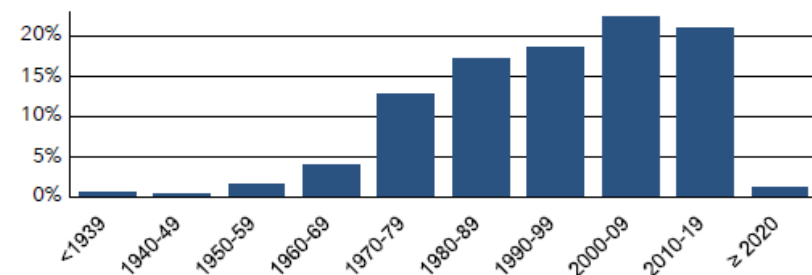
## Historical Trends: Population



## Home Value



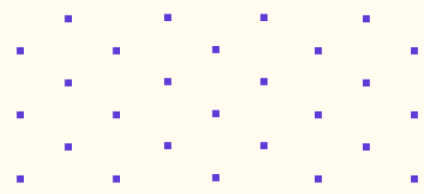
## Housing: Year Built



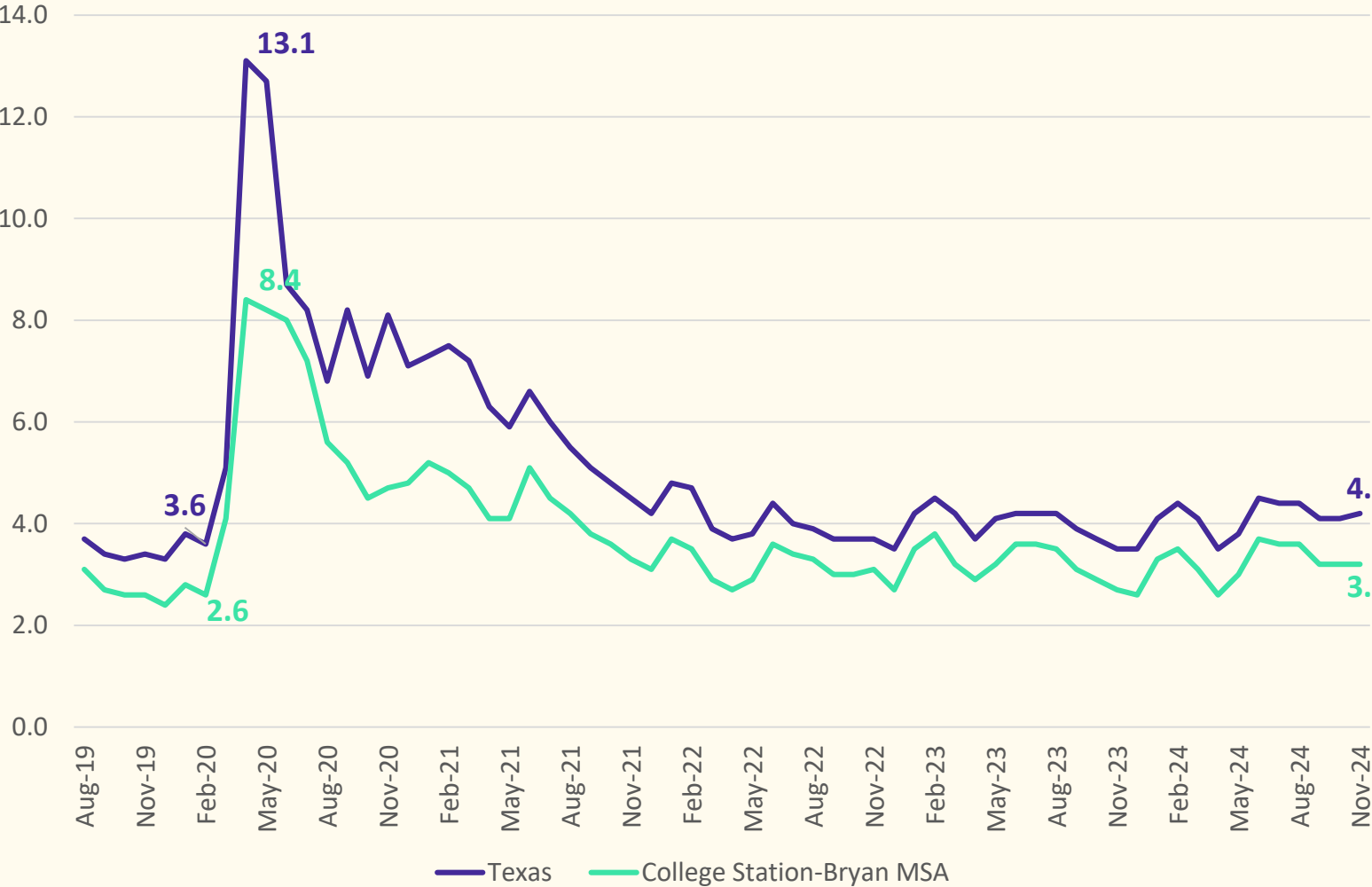
Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2024 Esri



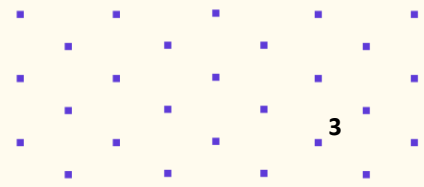
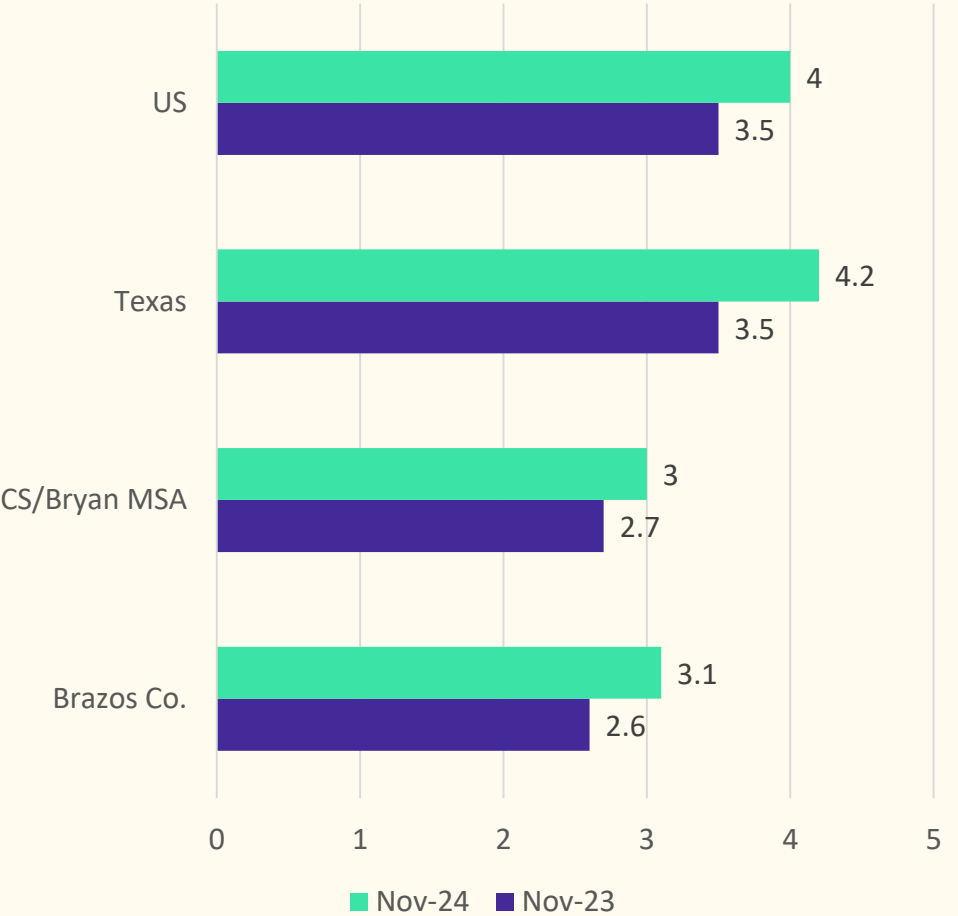
# Local Economic Conditions



Unemployment Rate, Aug 2019 – Nov 2024



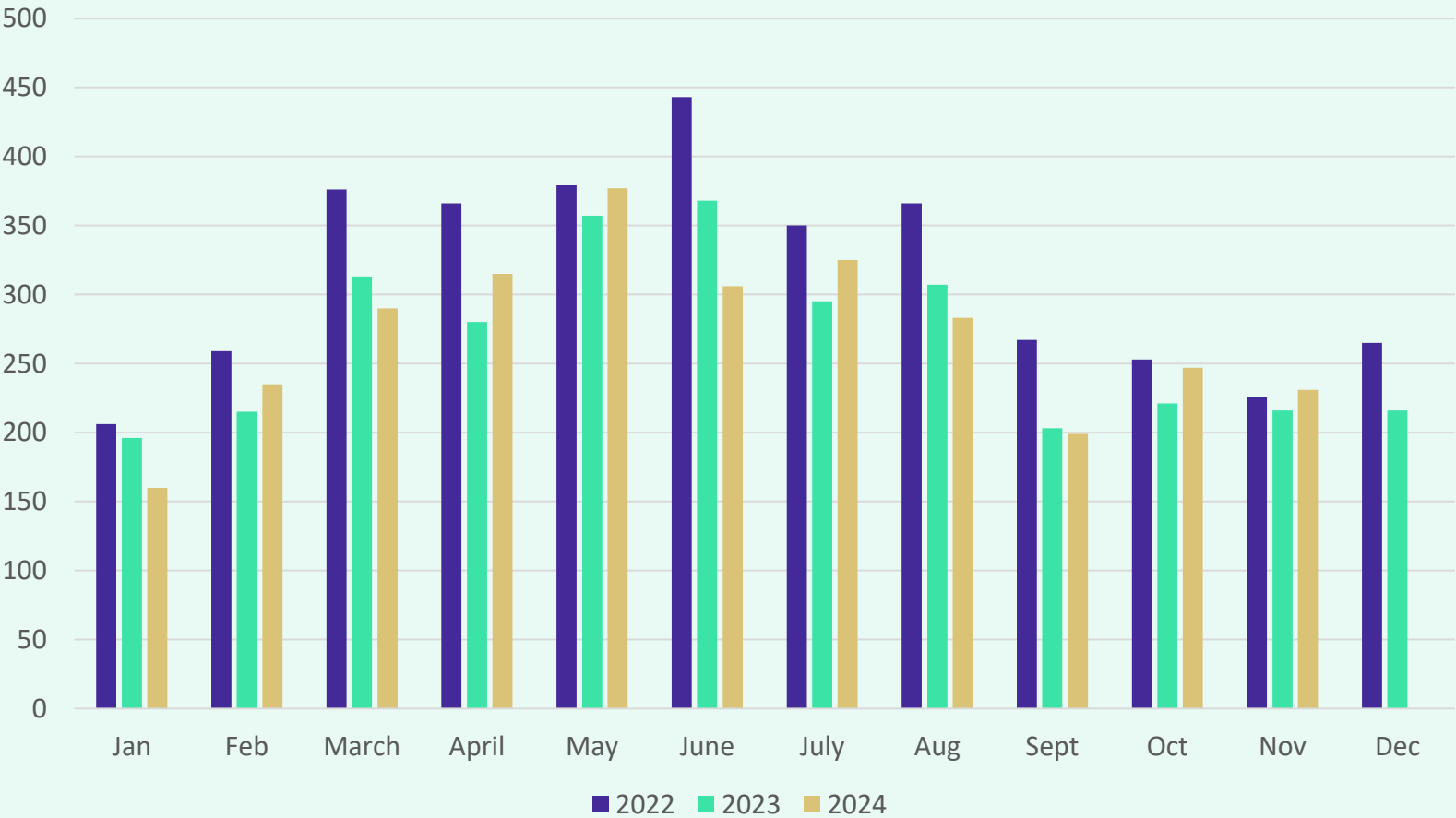
Unemployment Rate, Year Over Year





# College Station Housing Market Trends

College Station Monthly Home Sales, 2022 – 2024

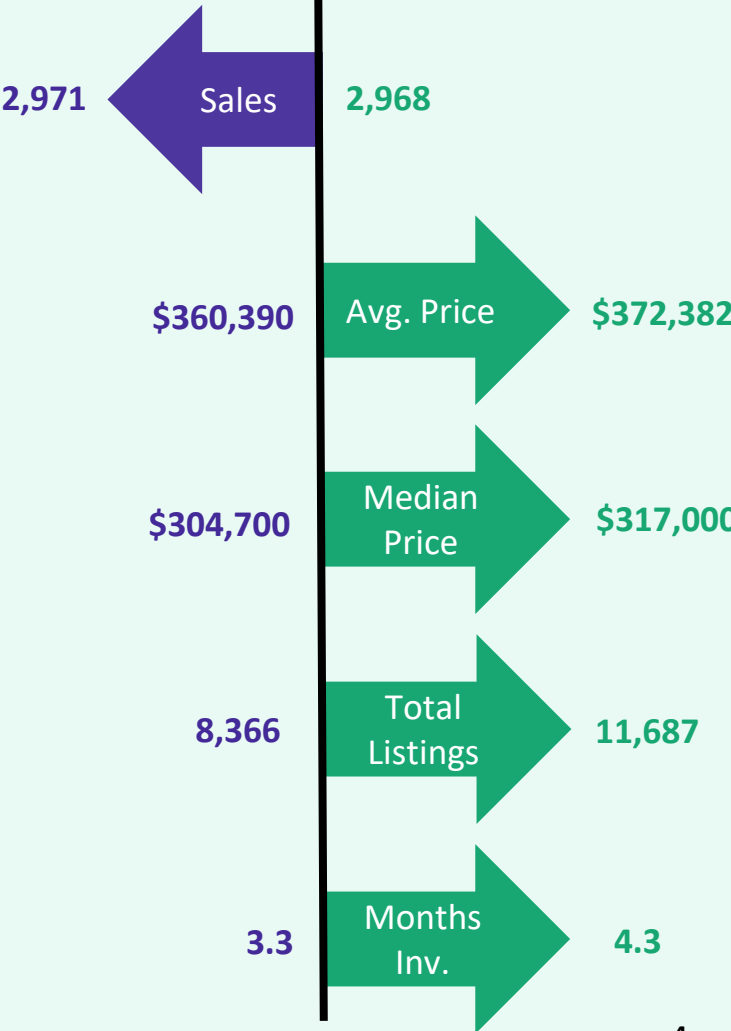


- Median and average home prices softened in the first 3 quarters of 2024 as the number of listings increased over the same period in 2023
- Sales have plateaued in the first 3 quarters of 2024 compared to the same period in 2023
- Inventory continued to climb in the 3 quarters of 2024 across the MSA



## YOY Housing Trends

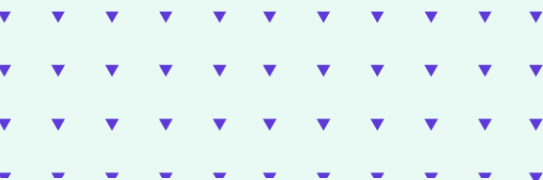
Jan.-Nov. 2023 | Jan.-Nov. 2024





# College Station ISD Historical Home Sales

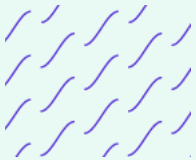
Total Home Sales (Aug 2014 – Dec 2024)



Annual District Home Sales by School Year

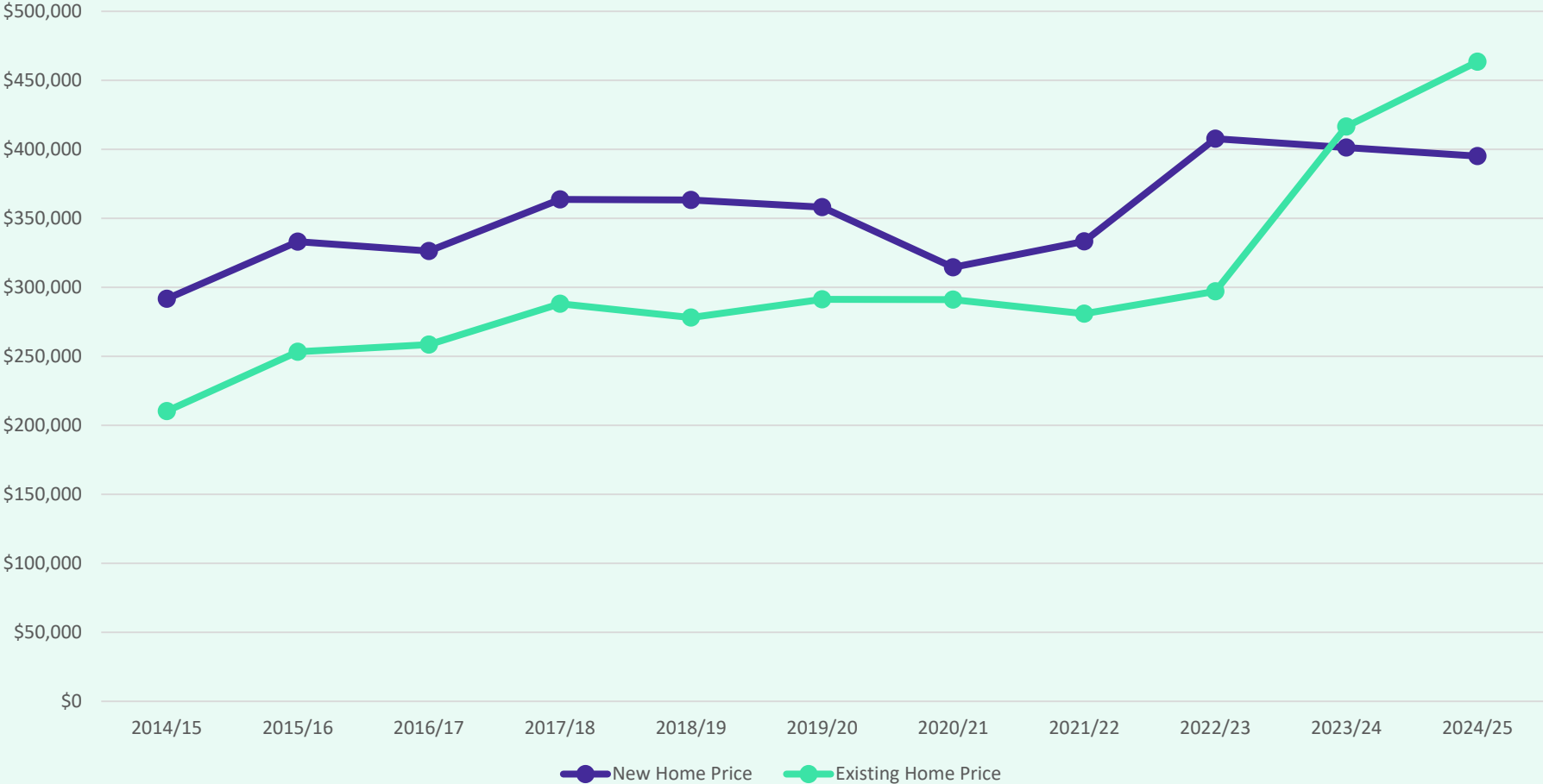


- College Station ISD has had approx. 500 total home sales in 2024/25 so far, and if the sales trend continues the district could have more than 1,200 home sales by the end of the school year





# College Station ISD Home Price Analysis (Aug 2014 – Dec 2024)

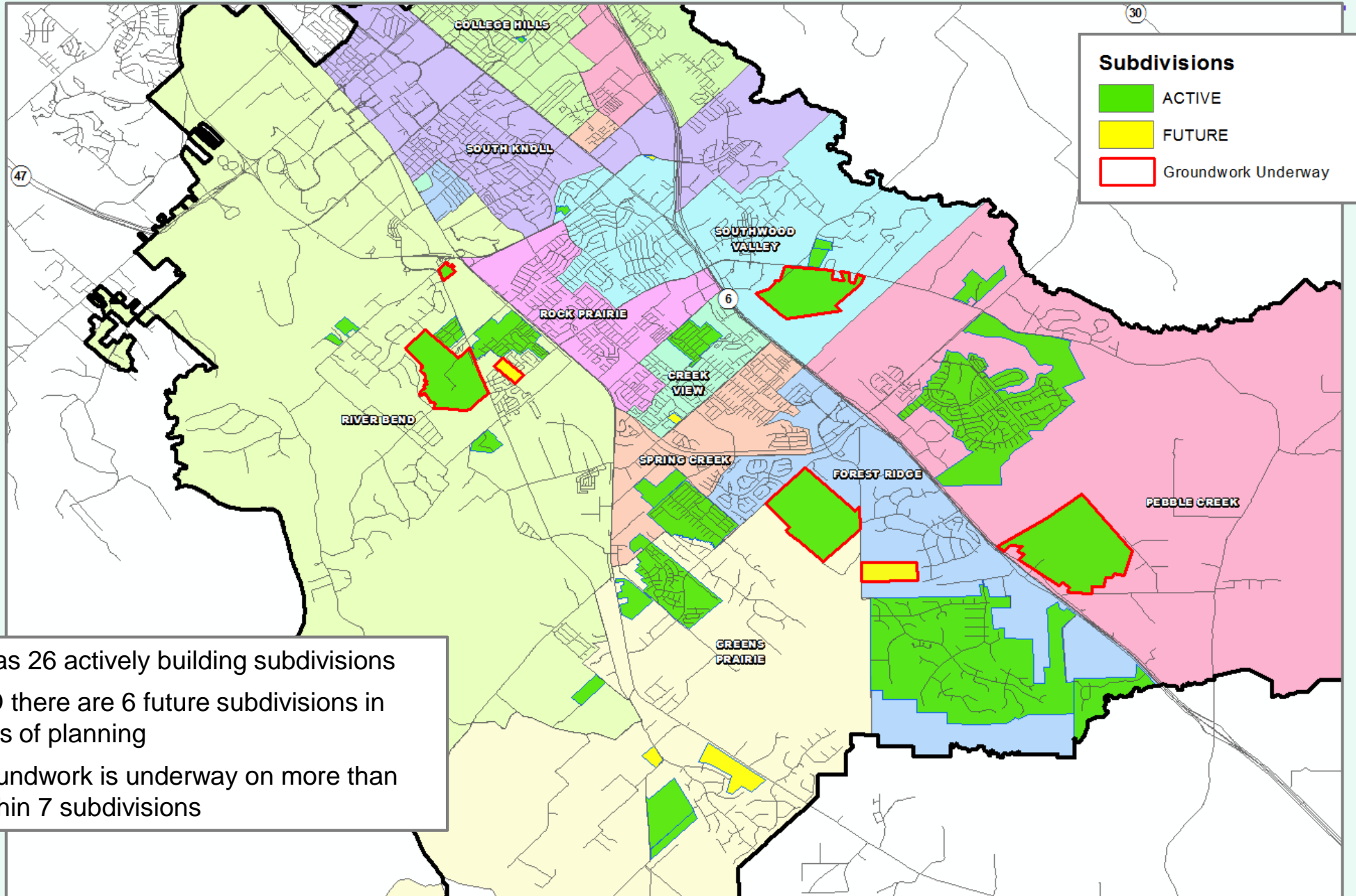


- The average new home sale price in College Station ISD has risen more than 35% since 2013, an increase of more than \$103,400
- The average existing home sale price within CSISD has more than doubled in the last 10 years, rising more than \$253,000

	Avg New Home	Avg Existing Home
2014/15	\$291,706	\$210,368
2015/16	\$332,995	\$253,204
2016/17	\$326,320	\$258,450
2017/18	\$363,684	\$288,002
2018/19	\$363,196	\$278,138
2019/20	\$358,172	\$291,201
2020/21	\$314,477	\$291,000
2021/22	\$333,352	\$280,969
2022/23	\$407,774	\$297,160
2023/24	\$401,246	\$416,552
2024/25	\$395,126	\$463,403



# District Housing Overview

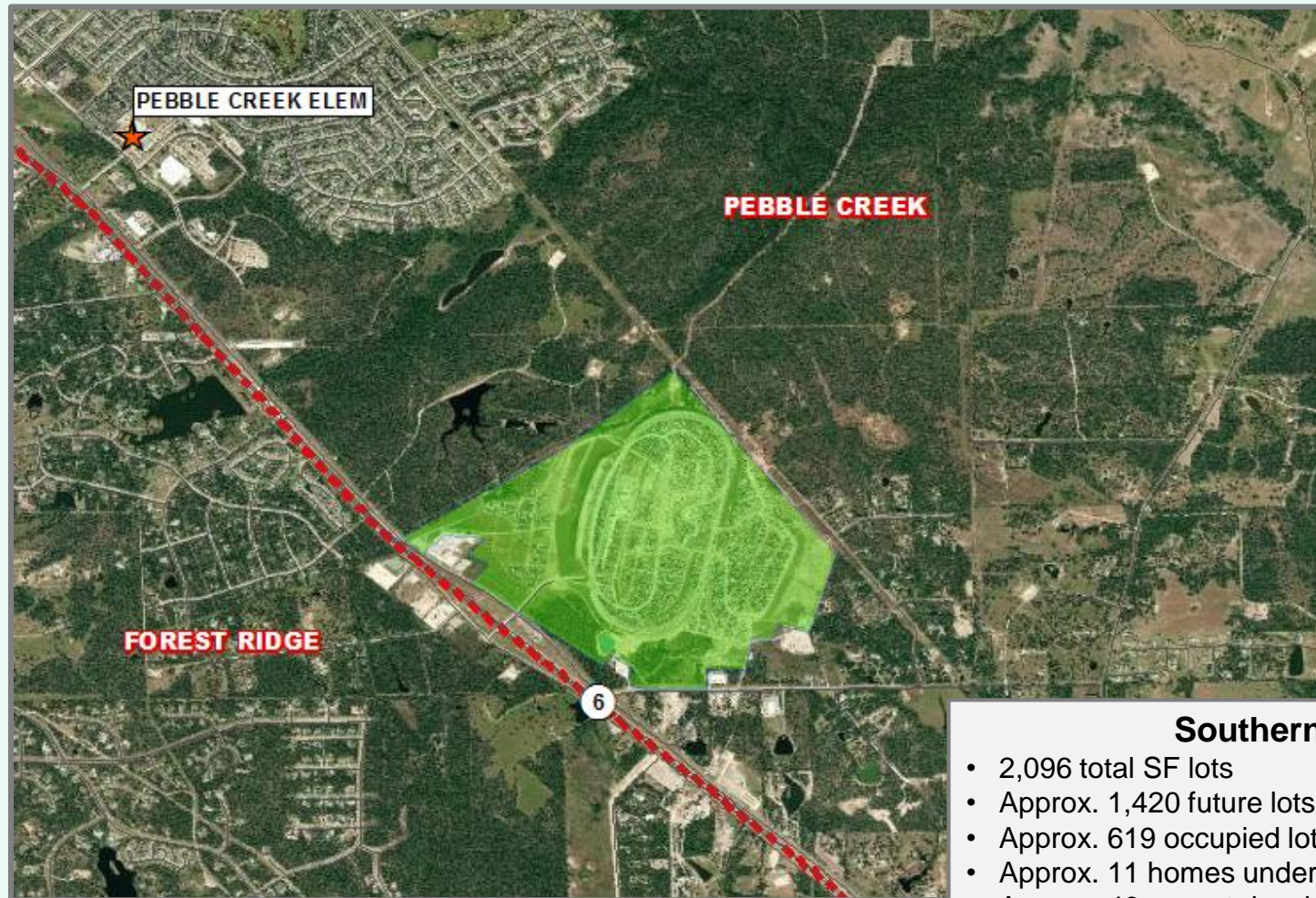


- The district has 26 actively building subdivisions
- Within CSISD there are 6 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 1,200 lots within 7 subdivisions



# Residential Activity

Dec 2024



## Southern Pointe

- 2,096 total SF lots
- Approx. 1,420 future lots
- Approx. 619 occupied lots
- Approx. 11 homes under construction
- Approx. 46 vacant developed lots
- Groundwork underway on 668 lots throughout sub
- Final plat Phase 203 (129 lots) approved May 2024; anticipate homebuilding early 2025
- Closed 96 homes in last 12 months
- \$270K+
- Current Student Yield = 0.397

Year	Student Yield
2022/23	0.429
2023/24	0.481
2024/25	0.397



# Residential Activity

Dec 2024



## Greens Prairie Reserve

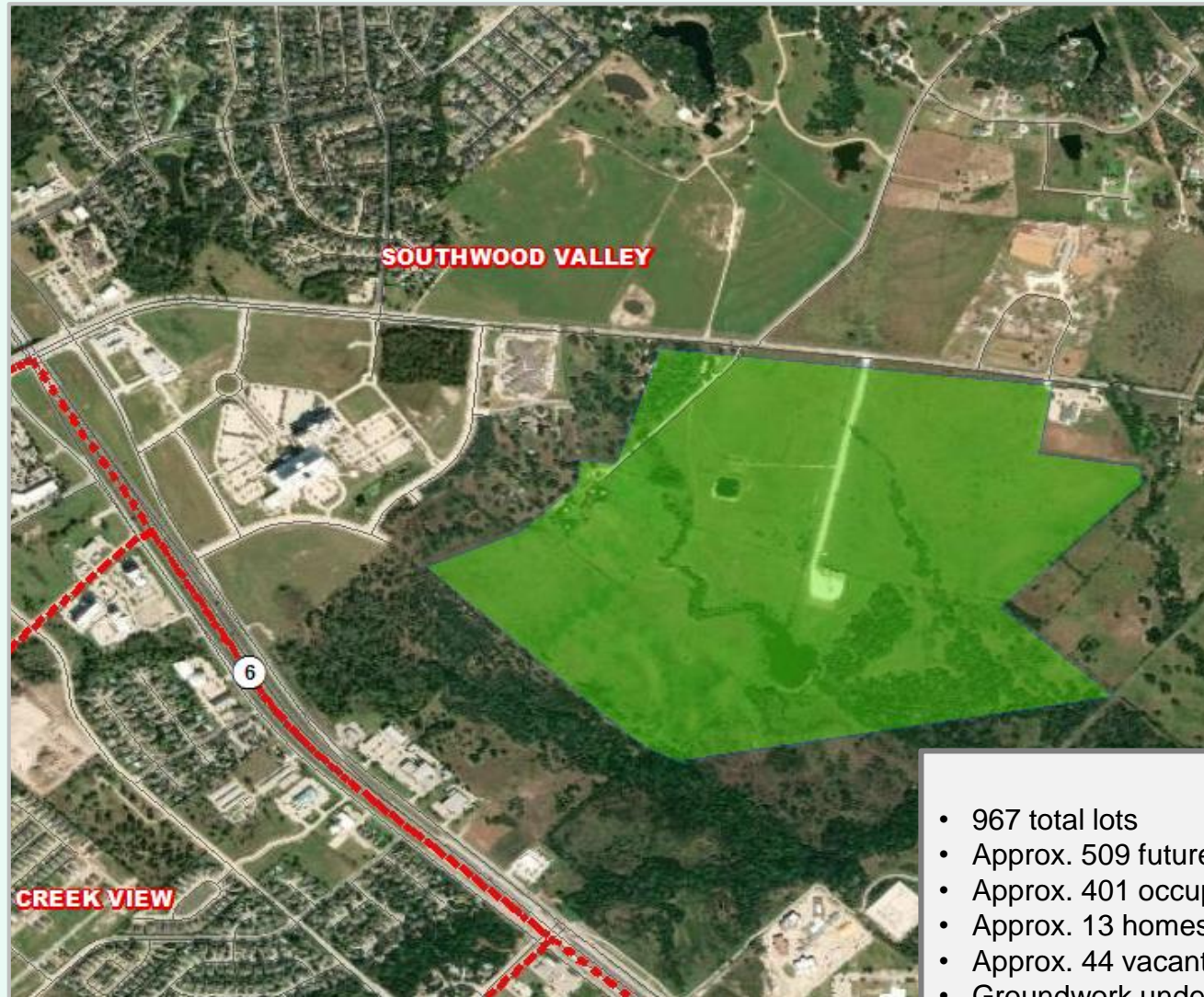
- 639 total lots
- Approx. 391 future lots
- Approx. 176 occupied homes
- Approx. 17 homes under construction
- Approx. 55 vacant developed lots
- Groundwork underway on 48 lots in Phase 601
- Anticipate building 40 – 60 homes per year
- \$700K+
- Current Student Yield = 0.329

Year	Student Yield
2022/23	0.329
2023/24	0.505
2024/25	0.329



# Residential Activity

Dec 2024



## Midtown Reserve

- 967 total lots
- Approx. 509 future lots
- Approx. 401 occupied homes
- Approx. 13 homes under construction
- Approx. 44 vacant developed lots
- Groundwork underway on 220 lots in Phase 108, 113, & 114
- Estimate building 70 – 80 homes per year
- \$220K+
- DR Horton
- Current Student Yield = 0.272

Year	Student Yield
2022/23	0.161
2023/24	0.235
2024/25	0.272



# Residential Activity



**Mission Ranch**

- 538 total lots
- Approx. 98 future lots
- Approx. 363 occupied lots
- Approx. 5 homes under construction
- Approx. 72 vacant developed lots
- Groundwork underway on 63 lots in Phase 504 & 505
- Final plat for Phase 203B (19 lots) approved Sept 2024
- Anticipated building 50 – 70 homes per year
- Estimated 5 year build out
- \$350K+
- Current Student Yield = 0.457

Dec 2024



Year	Student Yield
2022/23	0.425
2023/24	0.599
2024/25	0.457



# Residential Activity



Dec 2024



## The Urban at College Station

- 123 total lots
- Approx. 79 future lots
- Approx. 44 homes under construction
- Final plat Phase 1 (44 lots) approved Aug 2023; homebuilding started Oct 2024
- Final plat Phase 2 (79 lots) approved Dec 2024
- \$350K+

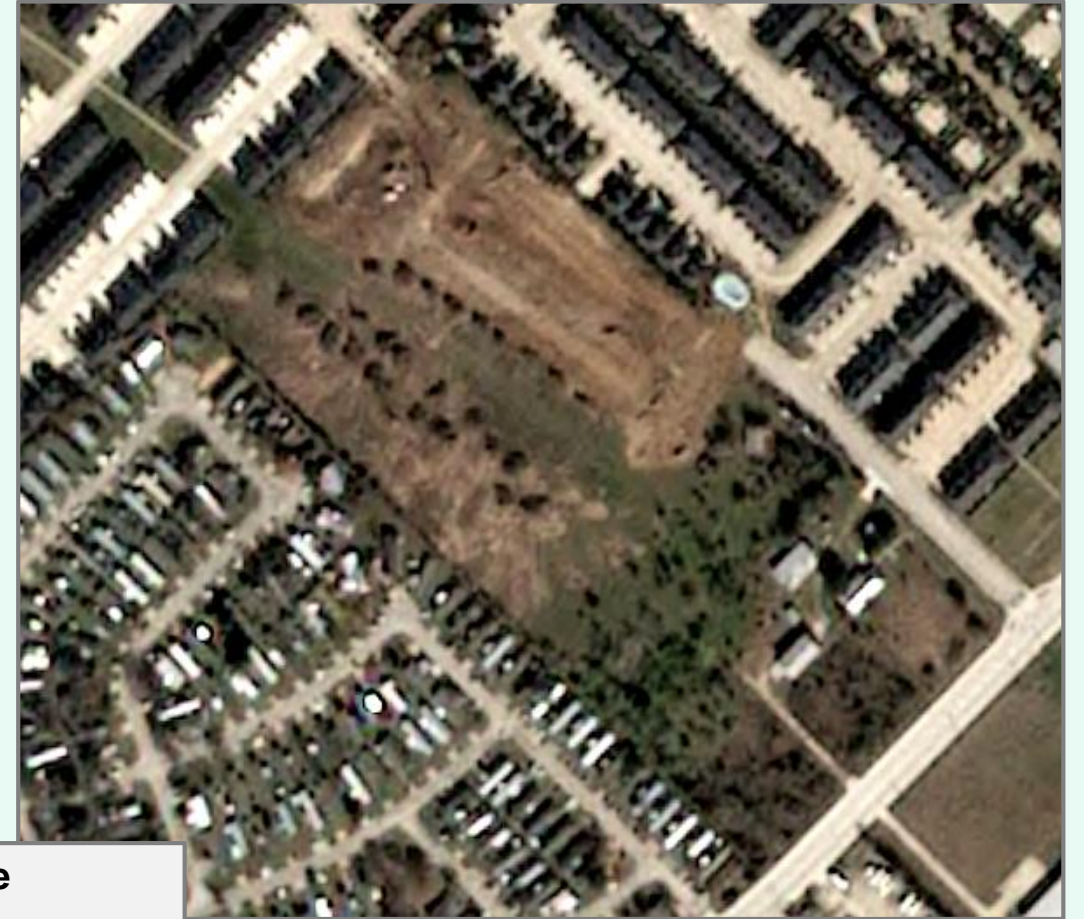


# Residential Activity



## Pershing Place

- 103 total future lots
- Prelim plat approved May 2024
- Initial lot clearing underway Dec 2024





# Residential Activity



## Arrowhead Village

- 29 total future lots
- Preliminary Plat approved Oct 2024
- Spans 47 acres
- Initial roadwork underway Dec 2024

Dec 2024



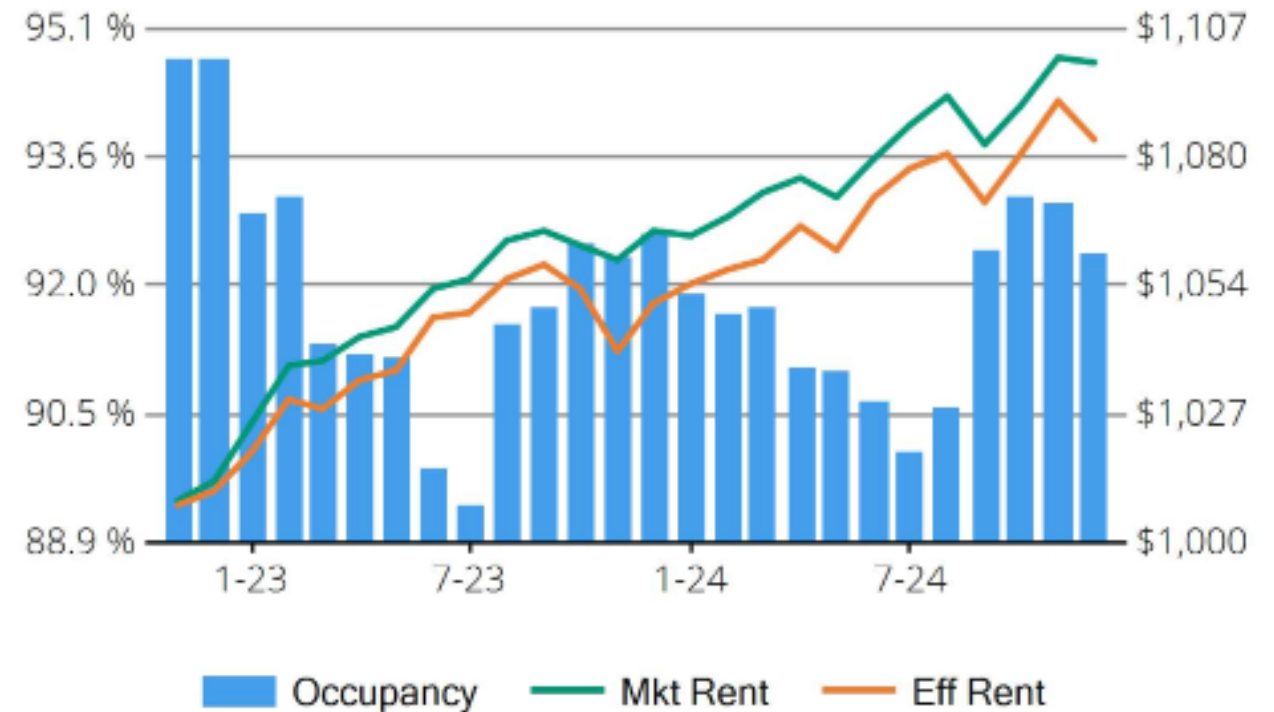


# Housing Market Trends: Multi-family market- Dec 2024

## Stabilized and Lease-up Properties

Conventional Properties	Dec 2024	Annual Change
Occupancy	92.4	0%
Unit Change	69	
Units Absorbed (Annual)	64	
Average Size (SF)	830	+0.1%
Asking Rent	\$1,100	+3.3%
Asking Rent per SF	\$1.32	+3.1%
Effective Rent	\$1,084	+3.1%
Effective Rent per SF	\$1.30	+3.0%
% Offering Concessions	25%	+101.8%
Avg. Concession Package	5.1%	-35.6%

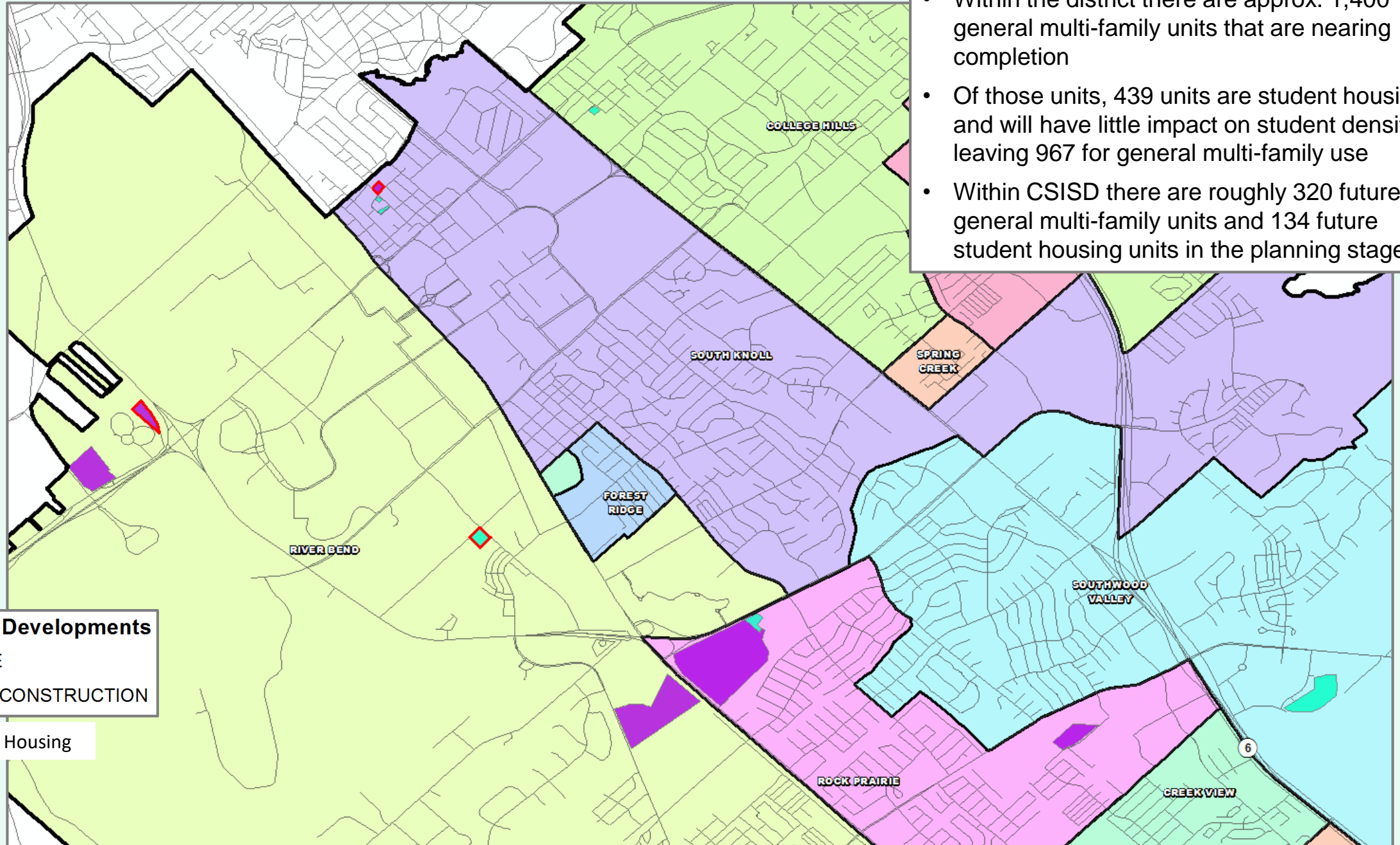
## College Station, TX








# District Multi-Family Overview

- Within the district there are approx. 1,400 general multi-family units that are nearing completion
- Of those units, 439 units are student housing and will have little impact on student density leaving 967 for general multi-family use
- Within CSISD there are roughly 320 future general multi-family units and 134 future student housing units in the planning stages



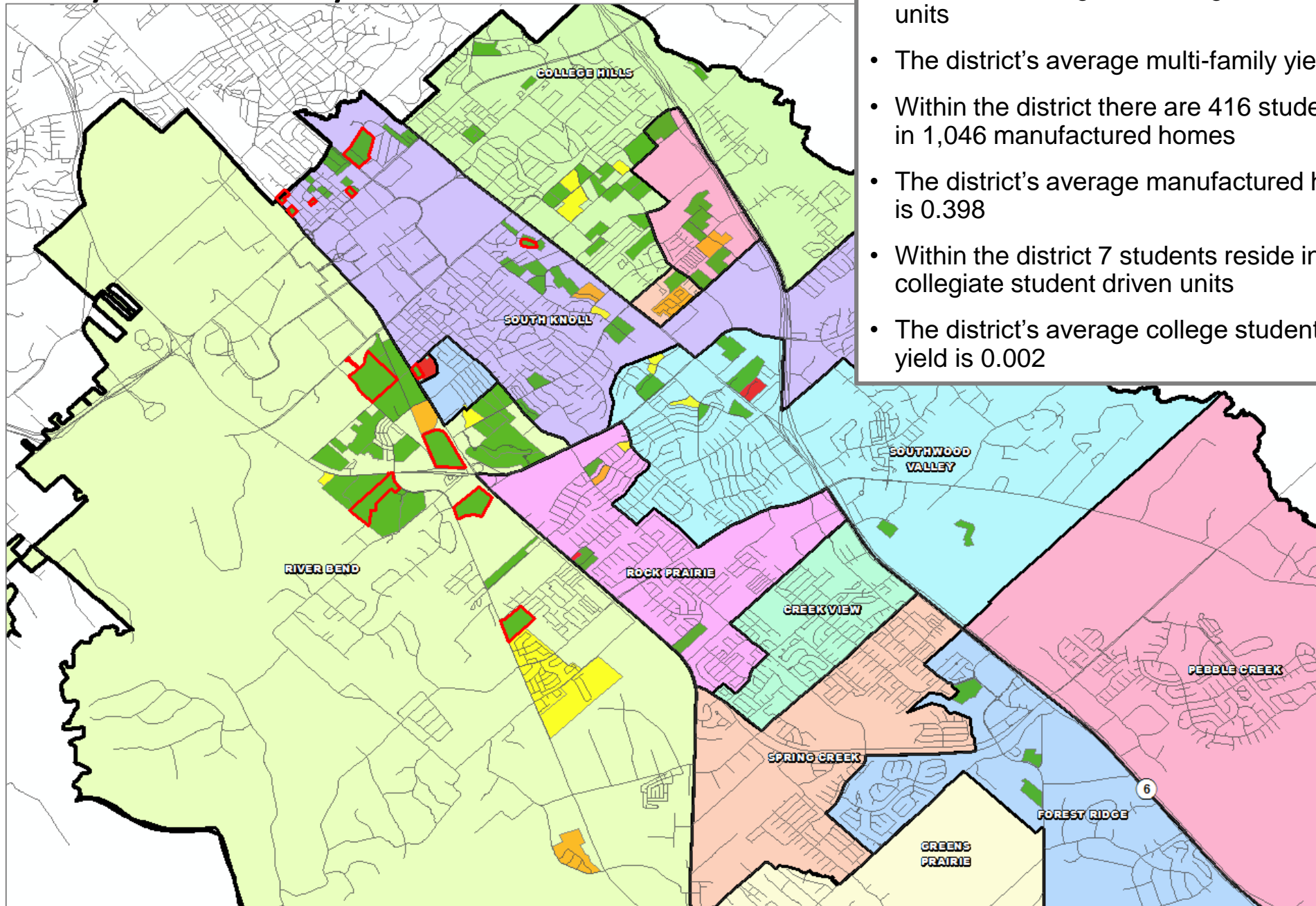
## Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION
-  Student Housing

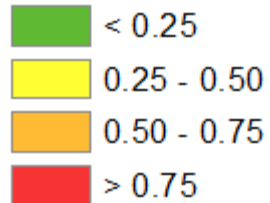


# Multi-Family Yield Analysis

- Within College Station ISD there are 2,133 students residing in 17,456 general multi-family units
- The district's average multi-family yield is 0.122
- Within the district there are 416 students residing in 1,046 manufactured homes
- The district's average manufactured home yield is 0.398
- Within the district 7 students reside in 3,984 collegiate student driven units
- The district's average college student housing yield is 0.002



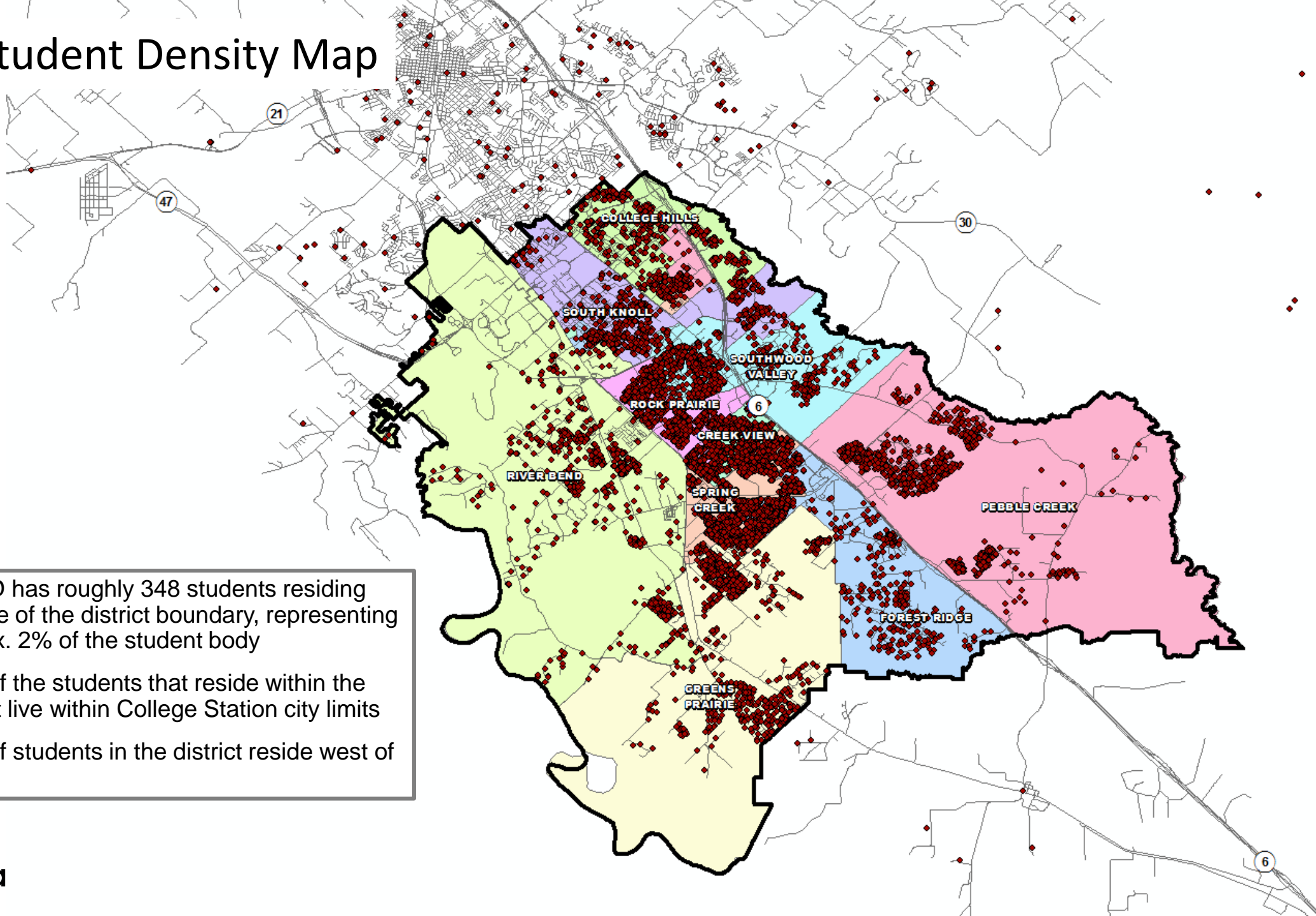
## Multi-Family Yield



Student Housing



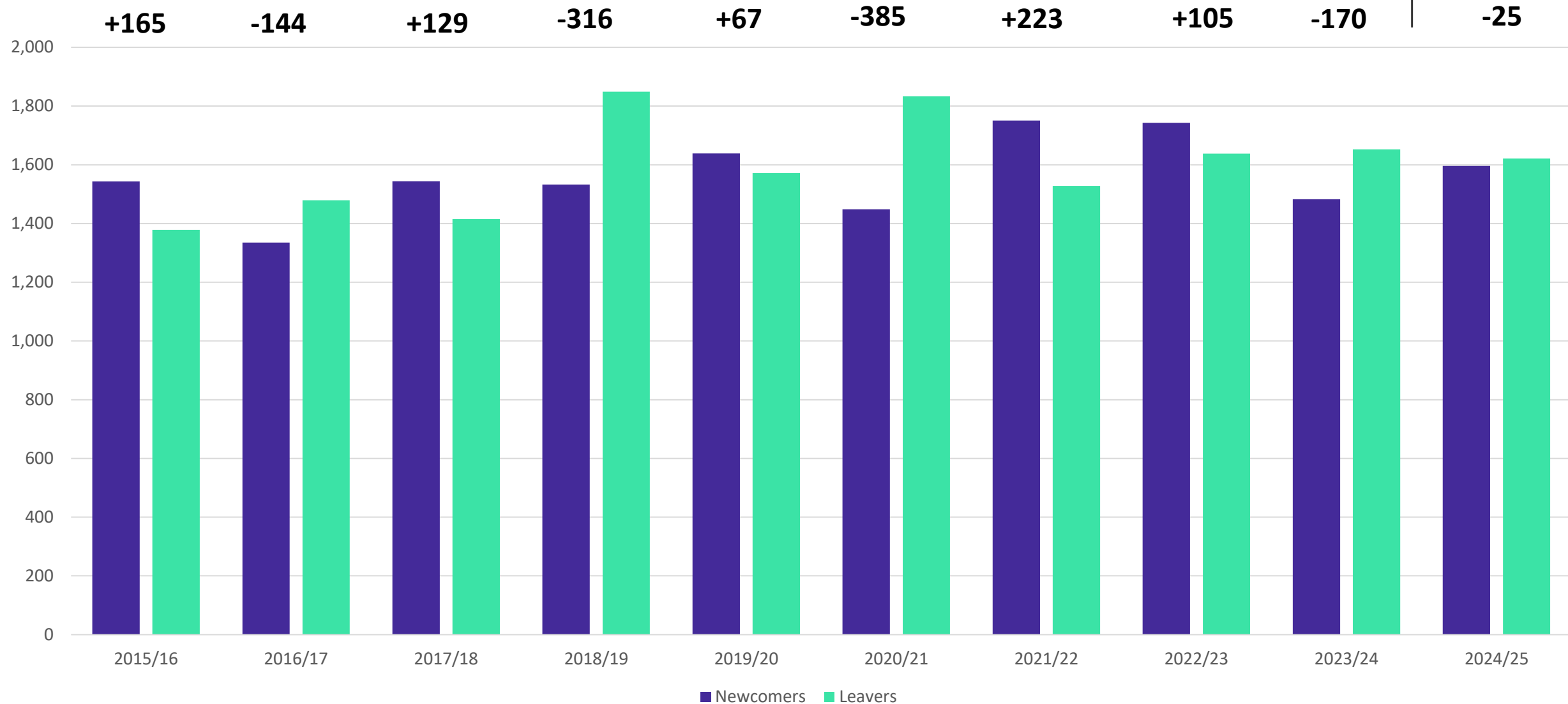
# Student Density Map



- CSISD has roughly 348 students residing outside of the district boundary, representing approx. 2% of the student body
- 83% of the students that reside within the district live within College Station city limits
- 85% of students in the district reside west of Hwy 6

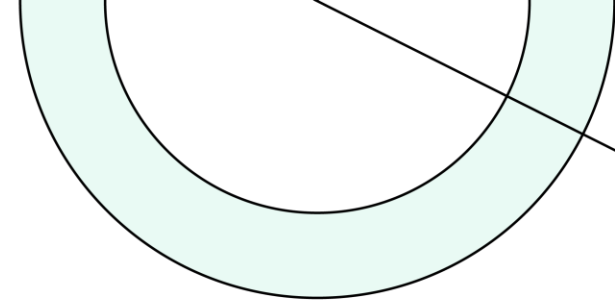


# Newcomers and Leavers

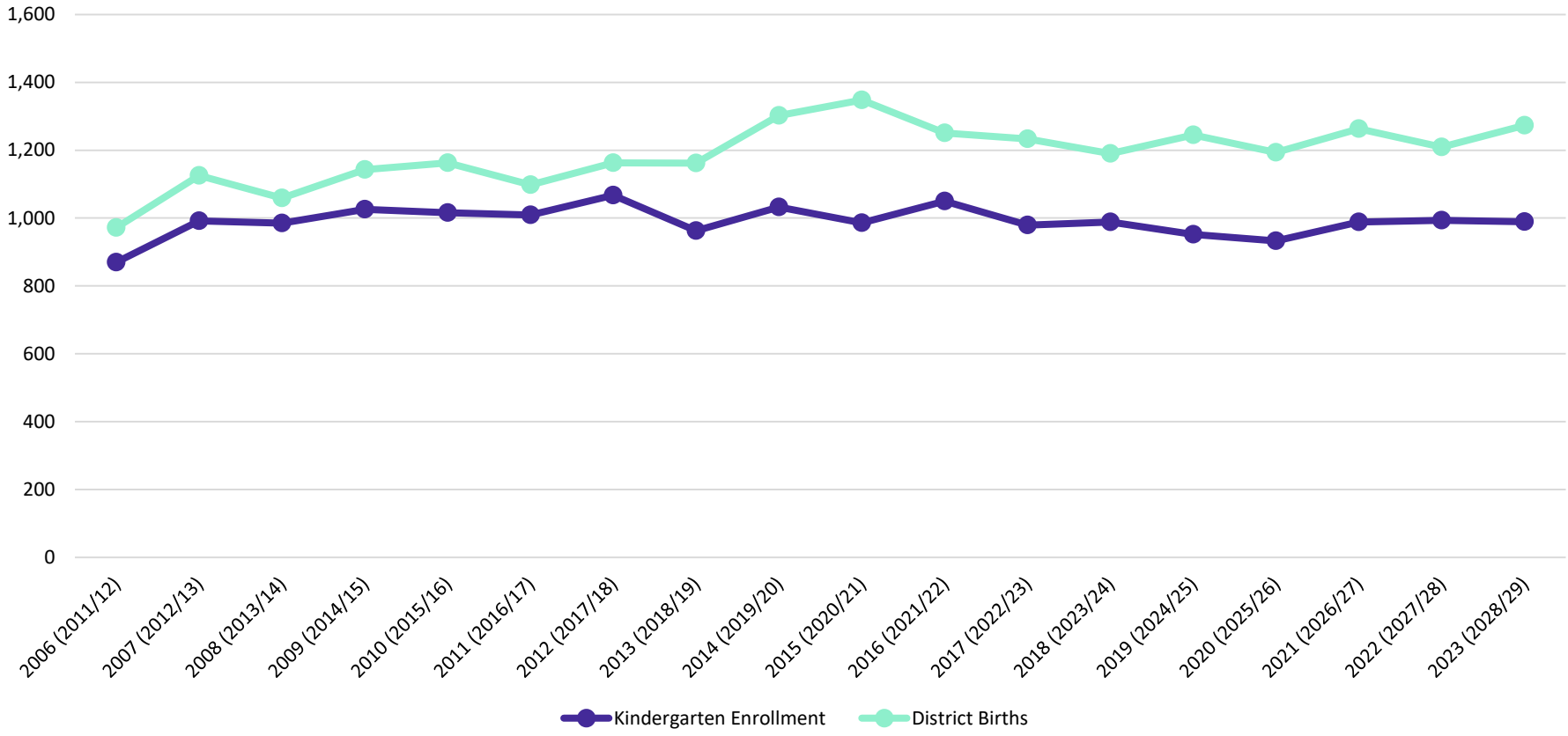




# Birth Rates



College Station K Enroll vs. District Births



	District Births	Kindergarten Enrollment	Ratio
2006 (2011/12)	870	972	0.895
2007 (2012/13)	992	1,125	0.882
2008 (2013/14)	985	1,059	0.930
2009 (2014/15)	1,026	1,143	0.898
2010 (2015/16)	1,016	1,163	0.874
2011 (2016/17)	1,009	1,098	0.919
2012 (2017/18)	1,067	1,163	0.917
2013 (2018/19)	963	1,162	0.829
2014 (2019/20)	1,032	1,302	0.793
2015 (2020/21)	986	1,348	0.731
2016 (2021/22)	1,050	1,251	0.839
2017 (2022/23)	979	1,233	0.794
2018 (2023/24)	988	1,190	0.830
2019 (2024/25)	952	1,245	0.765
2020 (2025/26)	933	1,193	0.782
2021 (2026/27)	988	1,263	0.782
2022 (2027/28)	993	1,209	0.821
2023 (2028/29)	989	1,273	0.777



# Annual Enrollment Change

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	95	384	986	1,025	942	980	998	1,005	1,053	1,089	1,064	1,066	1,053	958	966	13,664	-272	-2.0%
2021/22	76	450	1,050	1,050	1,063	963	1,006	1,031	1,039	1,102	1,111	1,193	1,049	1,010	994	14,187	523	3.8%
2022/23	98	498	979	1,107	1,030	1,075	995	1,007	1,056	1,084	1,113	1,230	1,163	1,013	1,016	14,464	277	2.0%
2023/24	106	446	988	1,012	1,098	1,014	1,051	992	1,006	1,081	1,075	1,224	1,181	1,109	983	14,366	-98	-0.7%
2024/25	101	451	952	989	1,015	1,090	1,040	1,058	1,006	1,015	1,091	1,151	1,161	1,106	1,092	14,318	-48	-0.3%

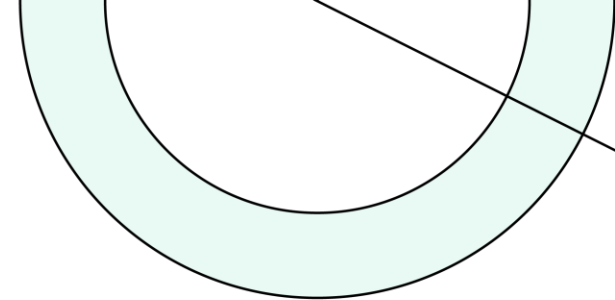
Yellow box = largest grade per year  
Green box = second largest grade per year

YEAR	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	KG-4th	5th-6th	7th-8th	9th-12th
3 Yr. Avg.	1.108	1.004	0.968	1.030	0.992	0.996	1.012	1.002	1.012	1.025	1.004	1.093	0.961	0.952	0.987	1.000	1.007	1.014	0.998
2020/21	0.669	0.904	0.955	0.993	0.928	0.962	0.987	0.981	0.965	0.986	0.986	1.072	0.955	0.945	0.984	0.965	0.973	0.986	0.989
2021/22	0.800	1.172	1.065	1.065	1.037	1.022	1.027	1.033	1.034	1.047	1.020	1.121	0.984	0.959	1.038	1.043	1.033	1.033	1.026
2022/23	1.289	1.107	0.932	1.054	0.981	1.011	1.033	1.001	1.024	1.043	1.010	1.107	0.975	0.966	1.006	1.002	1.013	1.027	1.013
2023/24	1.082	0.896	1.009	1.034	0.992	0.984	0.978	0.997	0.999	1.024	0.992	1.100	0.960	0.954	0.970	0.999	0.998	1.008	0.996
2024/25	0.953	1.011	0.964	1.001	1.003	0.993	1.026	1.007	1.014	1.009	1.009	1.071	0.949	0.936	0.985	0.997	1.010	1.009	0.985

- District Enrollment decreased by 48 Students from the 2023-24 School Year
- Early Education and Pre-Kindergarten Program numbers remained consistent with the previous 2023/24 School Year numbers. Kindergarten numbers did drop below the average enrollment numbers the last few years (984).
- Intermediate & Middle School Grade Cohorts continue to have positive above 1.000 growth the last several years.
- The largest grade groups remain in the Secondary High School Grade levels.



# Ten Year Forecast by Grade Level



Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	95	384	986	1,025	942	980	998	1,005	1,053	1,089	1,064	1,066	1,053	958	966	13,664	-272	-2.0%
2021/22	76	450	1,050	1,050	1,063	963	1,006	1,031	1,039	1,102	1,111	1,193	1,049	1,010	994	14,187	523	3.8%
2022/23	98	498	979	1,107	1,030	1,075	995	1,007	1,056	1,084	1,113	1,230	1,163	1,013	1,016	14,464	277	2.0%
2023/24	106	446	988	1,012	1,098	1,014	1,051	992	1,006	1,081	1,075	1,224	1,181	1,109	983	14,366	-98	-0.7%
2024/25	101	451	952	989	1,015	1,090	1,040	1,058	1,006	1,015	1,091	1,151	1,161	1,106	1,092	14,318	-48	-0.3%
2025/26	101	438	933	983	991	1,038	1,112	1,045	1,065	1,026	1,016	1,219	1,105	1,127	1,053	14,252	-66	-0.5%
2026/27	105	441	988	969	991	1,009	1,053	1,100	1,052	1,073	1,021	1,132	1,165	1,070	1,072	14,241	-11	-0.1%
2027/28	107	441	993	1,024	976	1,006	1,017	1,053	1,106	1,065	1,077	1,141	1,083	1,131	1,014	14,234	-7	0.0%
2028/29	107	453	989	1,030	1,031	992	1,021	1,019	1,053	1,122	1,066	1,199	1,093	1,051	1,070	14,296	62	0.4%
2029/30	107	458	1,013	1,023	1,037	1,049	1,004	1,020	1,026	1,067	1,122	1,184	1,148	1,059	1,005	14,321	25	0.2%
2030/31	107	458	1,007	1,048	1,029	1,054	1,060	1,006	1,024	1,036	1,068	1,249	1,134	1,112	1,005	14,396	75	0.5%
2031/32	107	444	1,024	1,045	1,056	1,047	1,065	1,061	1,009	1,029	1,041	1,195	1,200	1,096	1,058	14,476	80	0.6%
2032/33	107	444	1,041	1,062	1,054	1,074	1,060	1,067	1,066	1,018	1,031	1,162	1,143	1,162	1,047	14,538	61	0.4%
2033/34	107	458	1,062	1,072	1,072	1,070	1,082	1,064	1,071	1,074	1,020	1,152	1,112	1,108	1,102	14,626	88	0.6%
2034/35	108	471	1,082	1,098	1,078	1,090	1,081	1,085	1,068	1,079	1,078	1,141	1,105	1,078	1,048	14,688	63	0.4%

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



# Ten Year Forecast by Campus

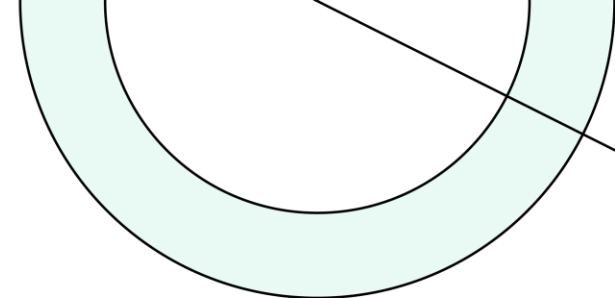
		85%	110%	History	Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	Capacity	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
College Hills Elementary	660	561	726	595	600	578	561	570	560	552	545	528	529	527	527
Creek View Elementary	640	544	704	460	437	422	417	410	399	401	403	409	404	411	414
Forest Ridge Elementary	640	544	704	498	489	472	468	460	457	457	460	454	445	446	448
Greens Prairie Elementary	660	561	726	522	511	509	517	521	554	584	604	621	642	658	670
Pebble Creek Elementary	620	527	682	606	628	665	696	725	747	777	811	844	885	920	971
River Bend Elementary	660	561	726	553	522	542	552	559	577	588	599	606	614	627	636
Rock Prairie Elementary	620	527	682	586	538	510	491	495	496	489	483	473	461	455	446
South Knoll Elementary	660	561	726	612	561	537	511	491	477	472	469	464	463	471	477
Southwood Valley Elementary	660	561	726	605	656	661	661	660	673	676	687	695	710	726	742
Spring Creek Elementary	660	561	726	678	696	700	682	672	683	694	702	694	690	682	677
<b>ELEMENTARY TOTAL</b>	<b>6480</b>			<b>5,715</b>	<b>5,638</b>	<b>5,596</b>	<b>5,556</b>	<b>5,564</b>	<b>5,623</b>	<b>5,691</b>	<b>5,763</b>	<b>5,788</b>	<b>5,842</b>	<b>5,923</b>	<b>6,008</b>
Elementary Absolute Growth				-67	-77	-42	-40	8	60	67	72	24	55	81	85
Elementary Percent Growth				-1.16%	-1.35%	-0.75%	-0.72%	0.14%	1.08%	1.20%	1.27%	0.42%	0.94%	1.38%	1.44%
Cypress Grove Intermediate	920	782	1,012	517	556	583	578	589	547	538	530	536	551	543	541
Oakwood Intermediate	920	782	1,012	699	729	750	766	750	751	766	743	755	775	775	780
Pecan Trail Intermediate	925	786	1,018	782	779	776	808	819	774	741	757	780	807	818	831
<b>INTERMEDIATE SCHOOL TOTAL</b>	<b>2,765</b>			<b>1,998</b>	<b>2,064</b>	<b>2,109</b>	<b>2,152</b>	<b>2,159</b>	<b>2,072</b>	<b>2,046</b>	<b>2,030</b>	<b>2,070</b>	<b>2,133</b>	<b>2,135</b>	<b>2,153</b>
Intermed. School Absolute Growth				-65	66	45	43	7	-86	-27	-16	41	62	2	18
Intermed. School Percent Growth				-3.15%	3.30%	2.19%	2.02%	0.31%	-4.00%	-1.29%	-0.78%	2.01%	3.01%	0.11%	0.83%

Yellow box = exceeds 110% capacity

Green box = exceeds 85% capacity



# Ten Year Forecast by Campus



		85%	110%	History	Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	Capacity	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
A&M Consolidated Middle School	920	782	1,012	695	681	646	678	707	711	698	700	718	693	705	724
College Station Middle School	940	799	1,034	630	582	565	615	641	651	653	614	602	592	599	616
Wellborn Middle School	925	786	1,018	831	843	832	801	795	825	837	790	750	764	790	817
<b>MIDDLE SCHOOL TOTAL</b>	<b>2785</b>			<b>2,156</b>	<b>2,106</b>	<b>2,042</b>	<b>2,094</b>	<b>2,143</b>	<b>2,187</b>	<b>2,189</b>	<b>2,104</b>	<b>2,070</b>	<b>2,049</b>	<b>2,095</b>	<b>2,157</b>
Middle School Absolute Growth				-40	-50	-64	51	49	45	2	-85	-34	-21	46	62
Middle School Percent Growth				-1.82%	-2.32%	-3.02%	2.52%	2.33%	2.08%	0.07%	-3.89%	-1.62%	-1.01%	2.25%	2.95%
A&M Consolidated High School	2,350	1,998	2,585	2,147	2,165	2,164	2,136	2,114	2,147	2,140	2,194	2,218	2,210	2,190	2,144
College Station High School	1,950	1,658	2,145	2,183	2,226	2,229	2,185	2,126	2,129	2,115	2,168	2,190	2,162	2,139	2,086
College View High School				145	118	110	117	128	136	140	137	140	141	144	141
Center for Alternative Learning				22	0	0	0	0	0	0	0	0	0	0	0
<b>HIGH SCHOOL TOTAL</b>	<b>4,300</b>			<b>4,497</b>	<b>4,510</b>	<b>4,504</b>	<b>4,439</b>	<b>4,369</b>	<b>4,413</b>	<b>4,396</b>	<b>4,500</b>	<b>4,549</b>	<b>4,514</b>	<b>4,473</b>	<b>4,371</b>
High School Absolute Growth				74	13	-6	-65	-70	44	-17	104	49	-35	-41	-102
High School Percent Growth				1.67%	0.29%	-0.13%	-1.44%	-1.58%	1.01%	-0.39%	2.37%	1.09%	-0.77%	-0.91%	-2.28%
<b>DISTRICT TOTALS</b>				<b>14,366</b>	<b>14,318</b>	<b>14,252</b>	<b>14,241</b>	<b>14,234</b>	<b>14,296</b>	<b>14,321</b>	<b>14,396</b>	<b>14,476</b>	<b>14,538</b>	<b>14,626</b>	<b>14,688</b>
District Absolute Growth				-98	-48	-66	-11	-7	62	25	75	80	61	88	63
District Percent Growth				-0.68%	-0.33%	-0.46%	-0.08%	-0.05%	0.44%	0.18%	0.53%	0.56%	0.42%	0.61%	0.43%

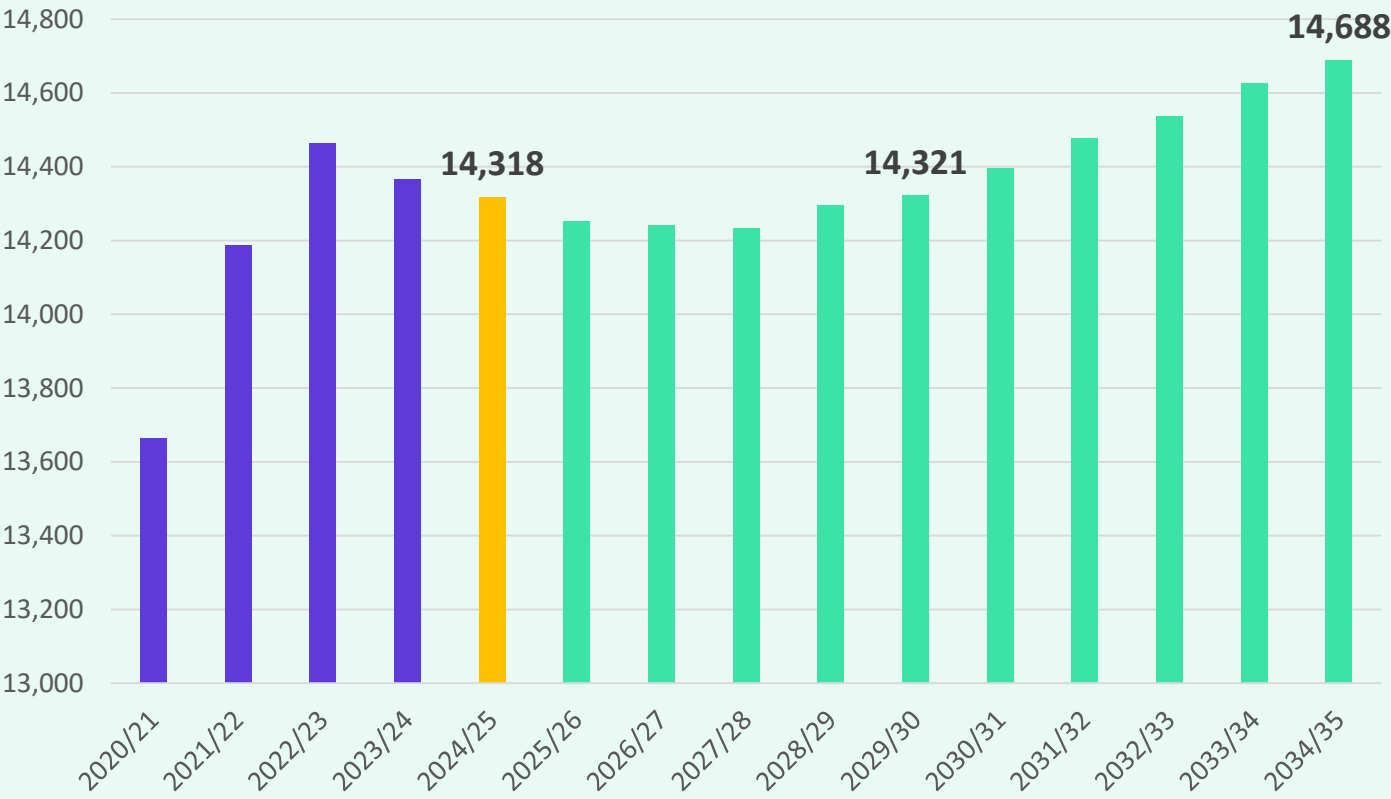
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# Key Takeaways

Enrollment Forecast



- Based on the current home sales trend, district could have more than 1,200 total home sales by the end of the school year
- The district has 26 actively building subdivisions with approx. 650 lots available to build on
- CSISD has over 3,100 lots in the planning stages throughout the district
- Groundwork is underway on more than 1,200 lots within 7 subdivisions
- College Station ISD enrollment is anticipated to remain consistent over the next 5 years and projected to increase to more than 14,600 by 2034/35