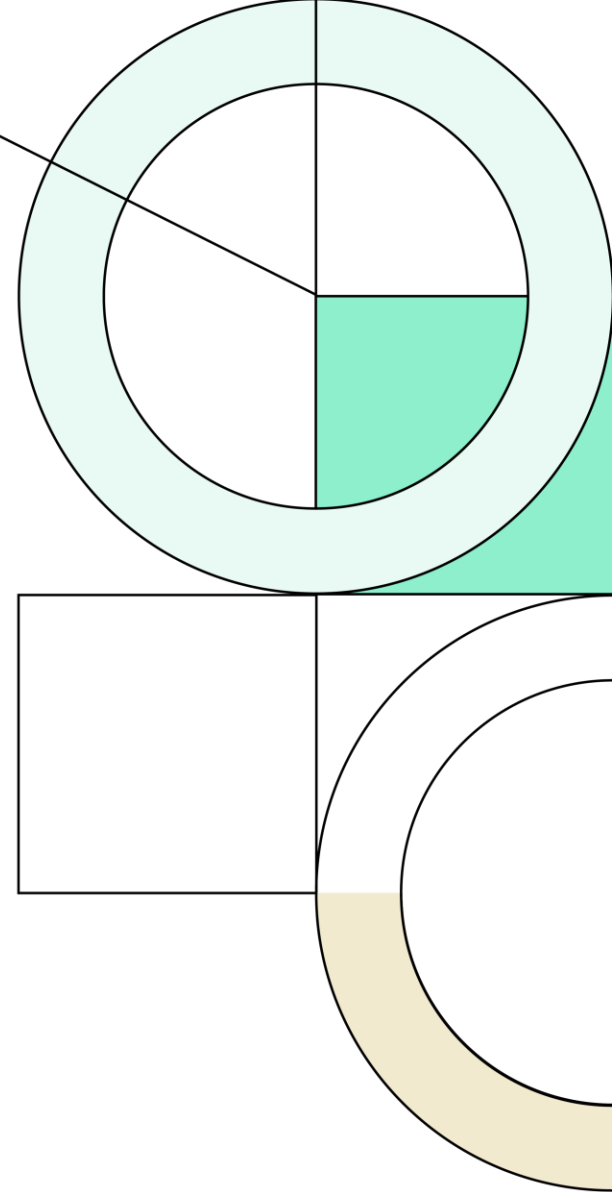




Sealy
Independent
School
District

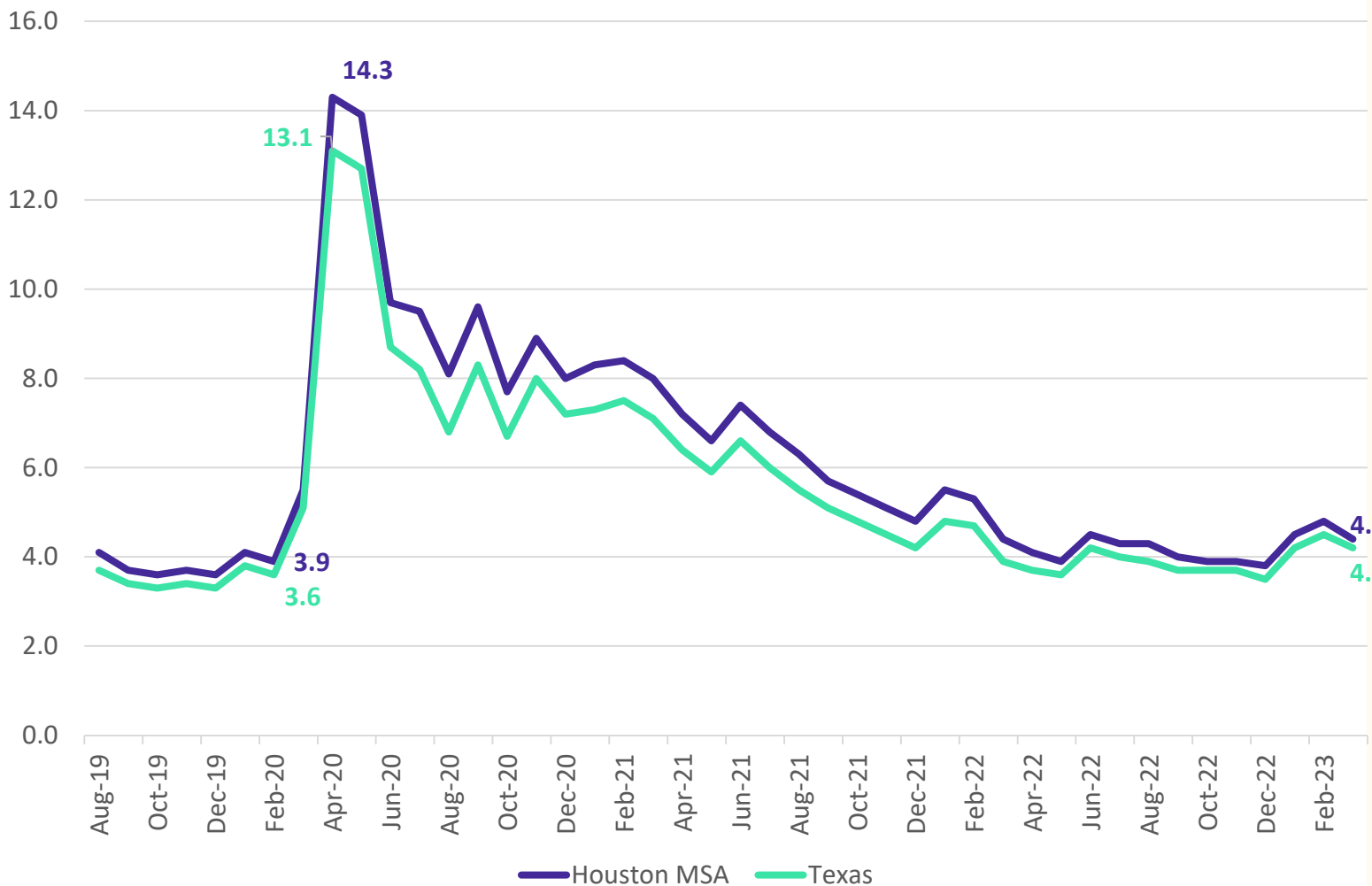
Demographic Report

Spring 2022/23

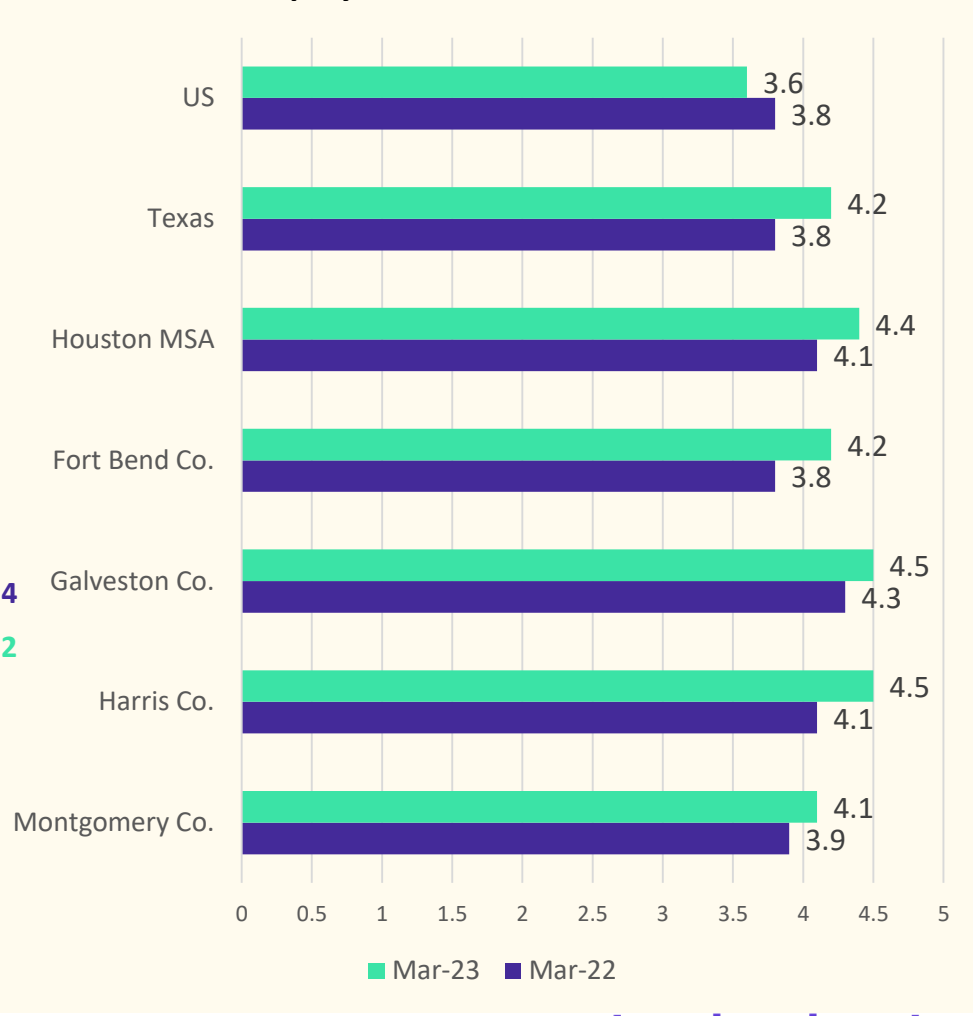


Houston MSA Economic Conditions

Unemployment Rate, Aug 2019 – March 2023



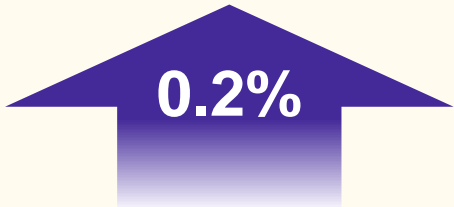
Unemployment Rate, Year Over Year





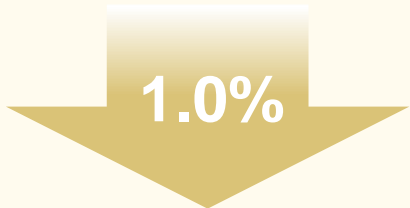
District Demographic Snapshot

2020 Census District
Population
13,112



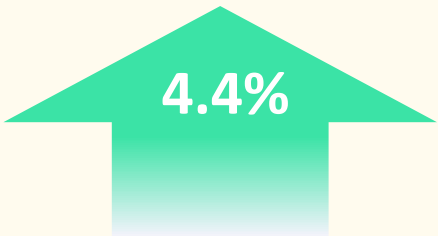
13,085
2010 Census
District Population

2020 Total District Population
Below Age 18
3,846



3,886
2010 Census District
Population Below Age 19

2020 District Households
5,066

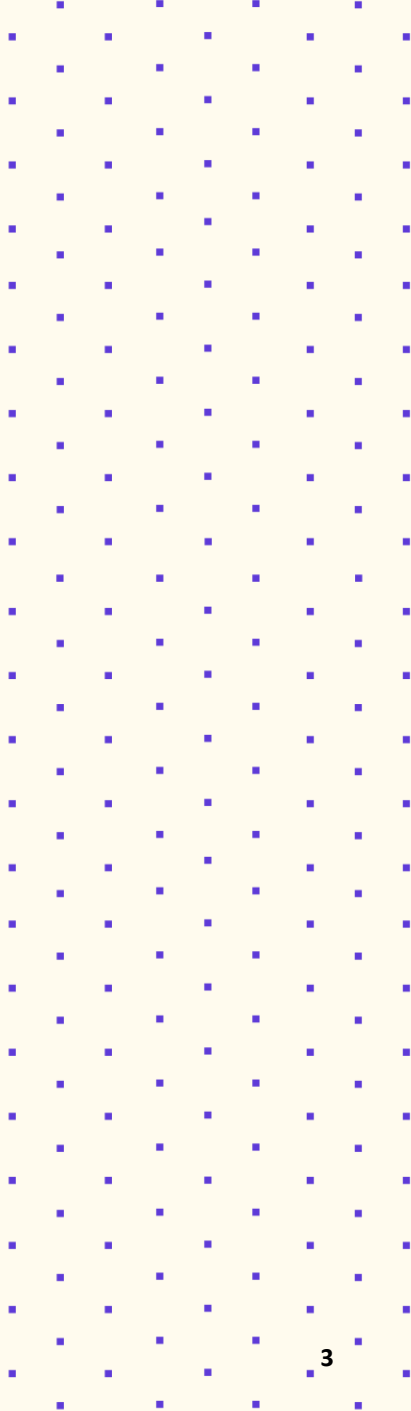


4,853
2010 District Households

2020 District Household Size
2.58



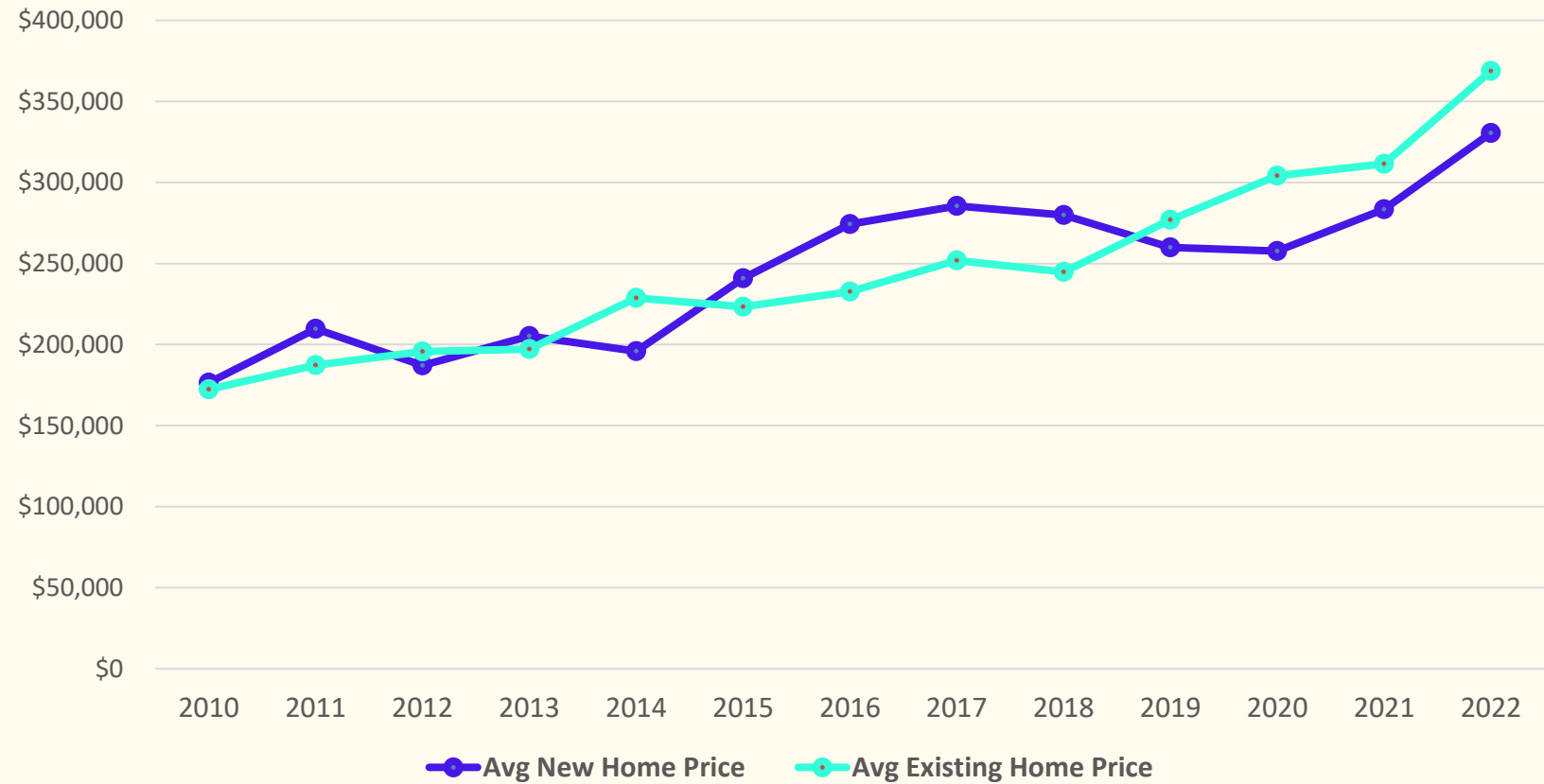
2.86
2010 District Household Size





Sealy ISD Home Price Analysis

Average New vs Existing Home Price, 2010 - 2022

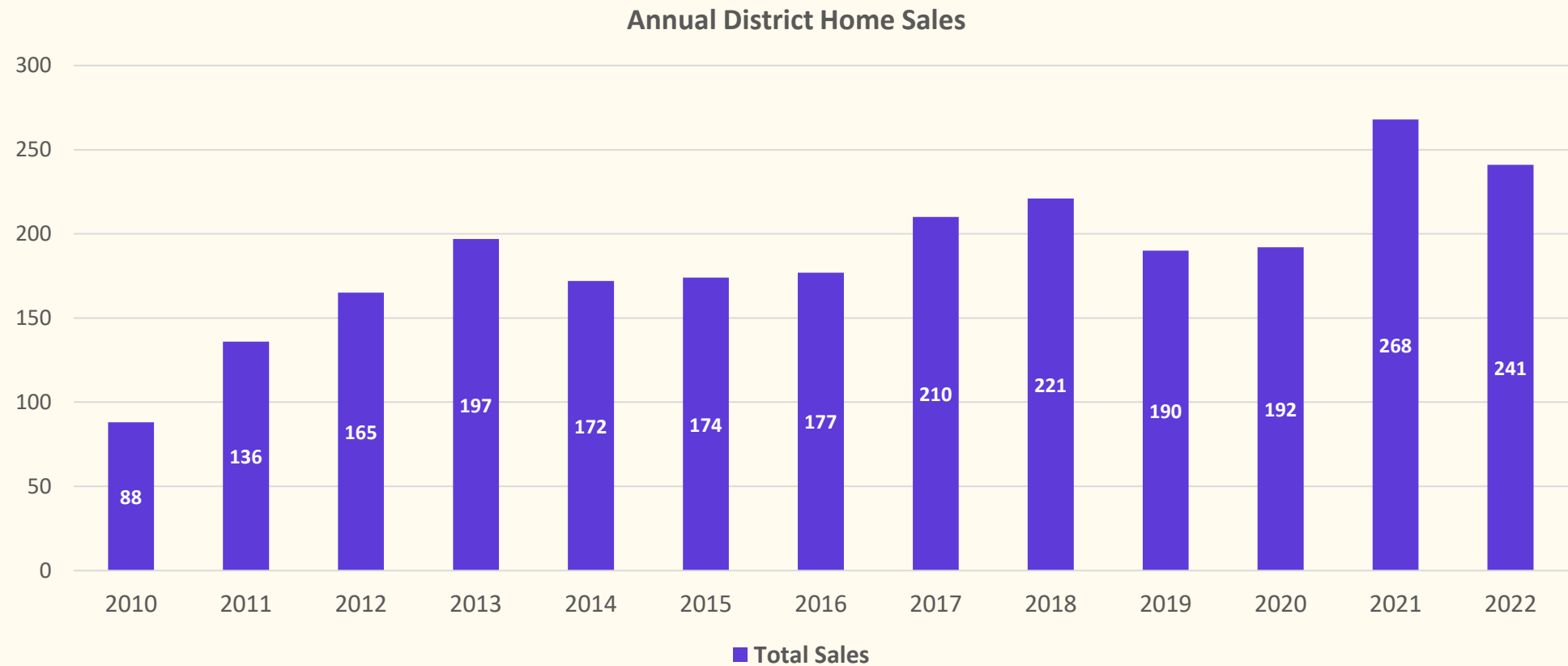


- New home sales prices have increased approx. \$154,140 since 2010, or 87.4%
- The average existing home sales price in Sealy ISD has more than doubled, increasing 113.9% since 2010, or approximately \$196,345

	Avg New Home Price	Avg Existing Home Price
2010	\$176,392	\$172,444
2011	\$209,704	\$187,251
2012	\$187,166	\$195,753
2013	\$205,158	\$197,114
2014	\$195,944	\$228,825
2015	\$240,937	\$223,254
2016	\$274,330	\$232,684
2017	\$285,505	\$251,977
2018	\$279,875	\$244,818
2019	\$260,000	\$276,901
2020	\$257,605	\$304,072
2021	\$283,469	\$311,383
2022	\$330,532	\$368,789



Sealy ISD Historical Home Sales

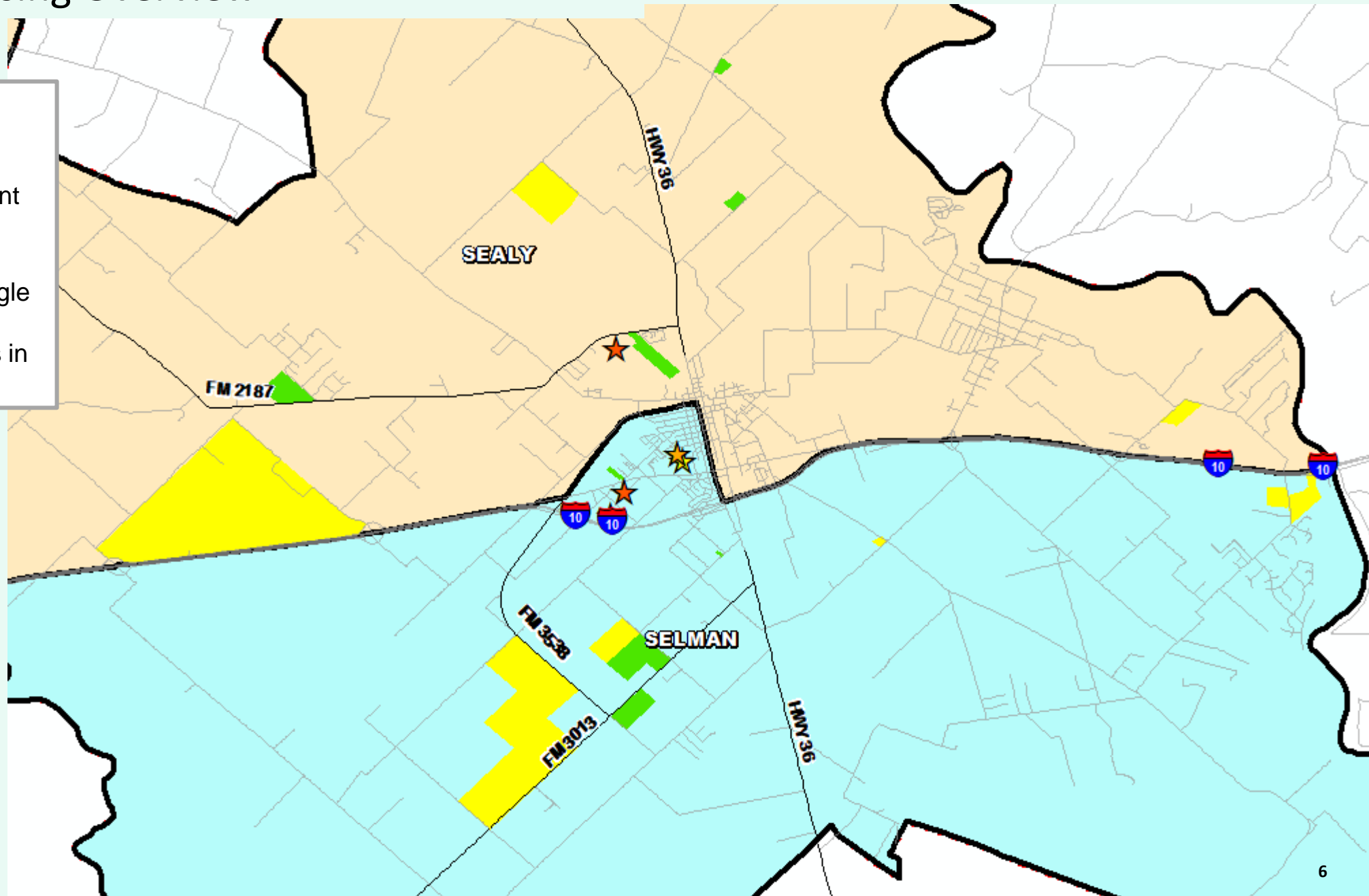


- Sealy ISD had 241 total home sales in 2022, a 10% decrease from 2021 totals
- 2022 existing home sales within the district declined 6.4% from 2021 totals
- New home sales in 2022 accounted for approx. 8.3% of the total home sales within the district



District Housing Overview

- There are 8 active single-family developments with approx. 70 homes under construction and 265 vacant developed lots within the District
- Sealy ISD has 8 future single family developments with roughly 4,100 total homes in the planning stages






Subdivisions

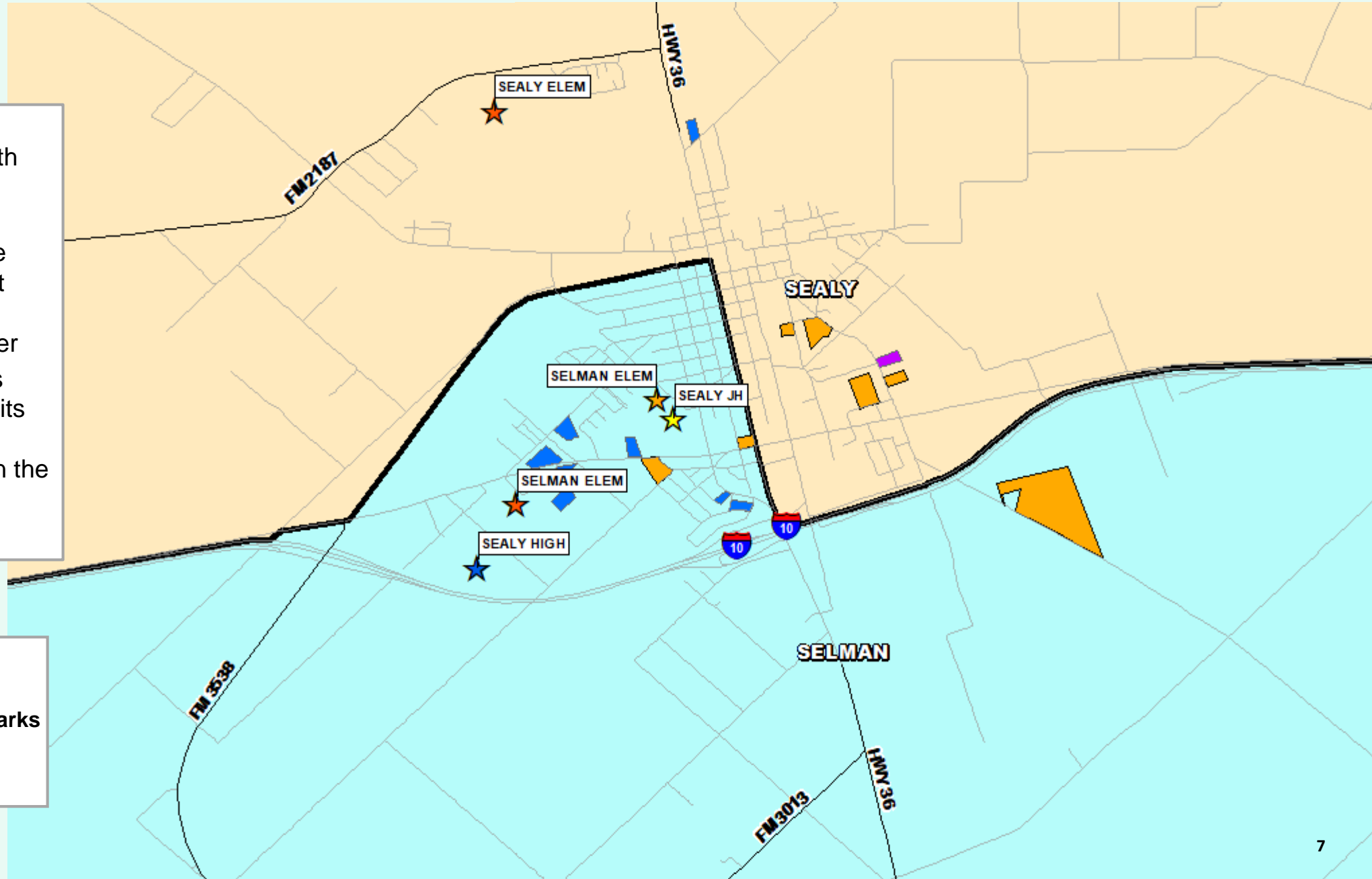
- ACTIVE
- FUTURE
- Groundwork Underway



District Multi-Family Housing Overview

- There are currently 7 apartment complexes with approx. 550 units in the District
- Sealy ISD has one future multi-family development with 48 units planned to break ground this summer
- Eight mobile home parks with approx. 345 total units comprise the remaining multi-family complexes in the District

-  Apartments
-  Mobile Home Parks
-  Future Apts





Water Moratorium

- City Council imposed a 120-day development moratorium for developments needing water service on Aug 23, 2021
- Moratorium extended by 180 days in December of 2021 and then again on June 7, 2022. 150 day extension continued after June 7 expiration
- A new well is being constructed and was estimated to be completed by mid-January 2023
- Moratorium for new developments that are not already grandfathered in remains in effect until at least August 2023



May 2022



Residential Activity

Westward Pointe

- 450 total lots
- Approx. inventory of 50 homes (under construction/finished vacant)
- ~ 400 vacant developed lots
- DR Horton community priced from the \$250's; 16 homes currently available

Dove Landing

- 114 total lots
- ~ 90 homes occupied/finished vacant
- ~ 6 homes under construction
- ~ 18 vacant developed lots
- First America Homes community priced from the \$280's; 3 homes currently available





Residential Activity

Hunter's Crossing

- 273 total lots
- 76 homes developed in section one which is now mostly complete
- ~ 197 future lots in remaining sections to the southeast
- BSR Properties community priced from the \$320's; 10 homes are currently available





Residential Activity

Settler's Ridge

- 56 total lots
- ~ 23 occupied homes
- ~ 30 vacant developed lots
- ~ 3 under construction
- Ranch Country Homes community with 1+ acre lots

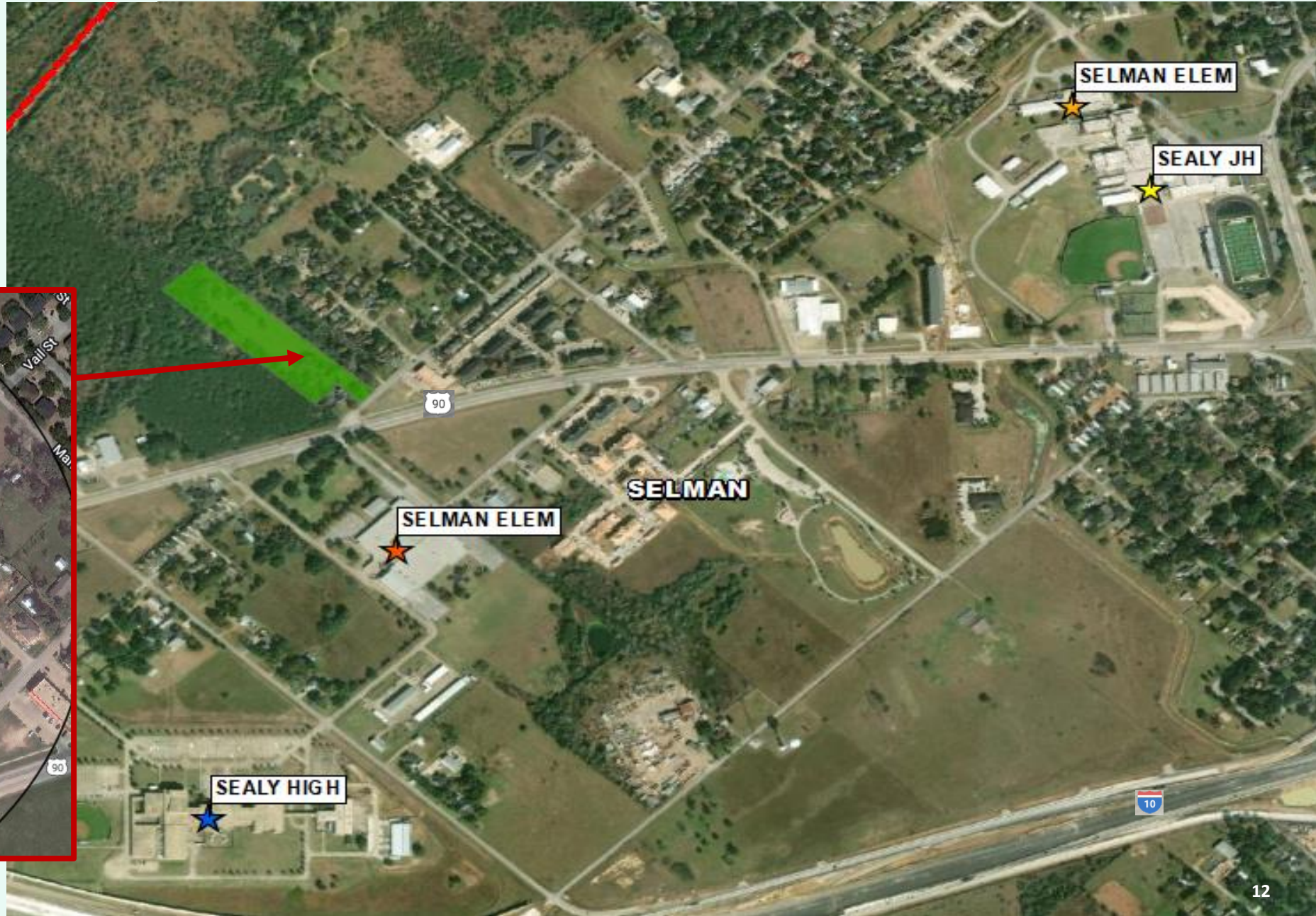




Residential Activity

Riverwood Village

- 46 total lots
- ~ 2 finished vacant homes
- ~ 6 under construction
- ~ 38 vacant developed lots
- Lennar home community priced from the mid-\$200's



23 Dec 2022 17:15:50

Vall St

Ma

90

90

SELMAN ELEM

SELMAN

SELMAN ELEM

SEALY JH

SEALY HIGH

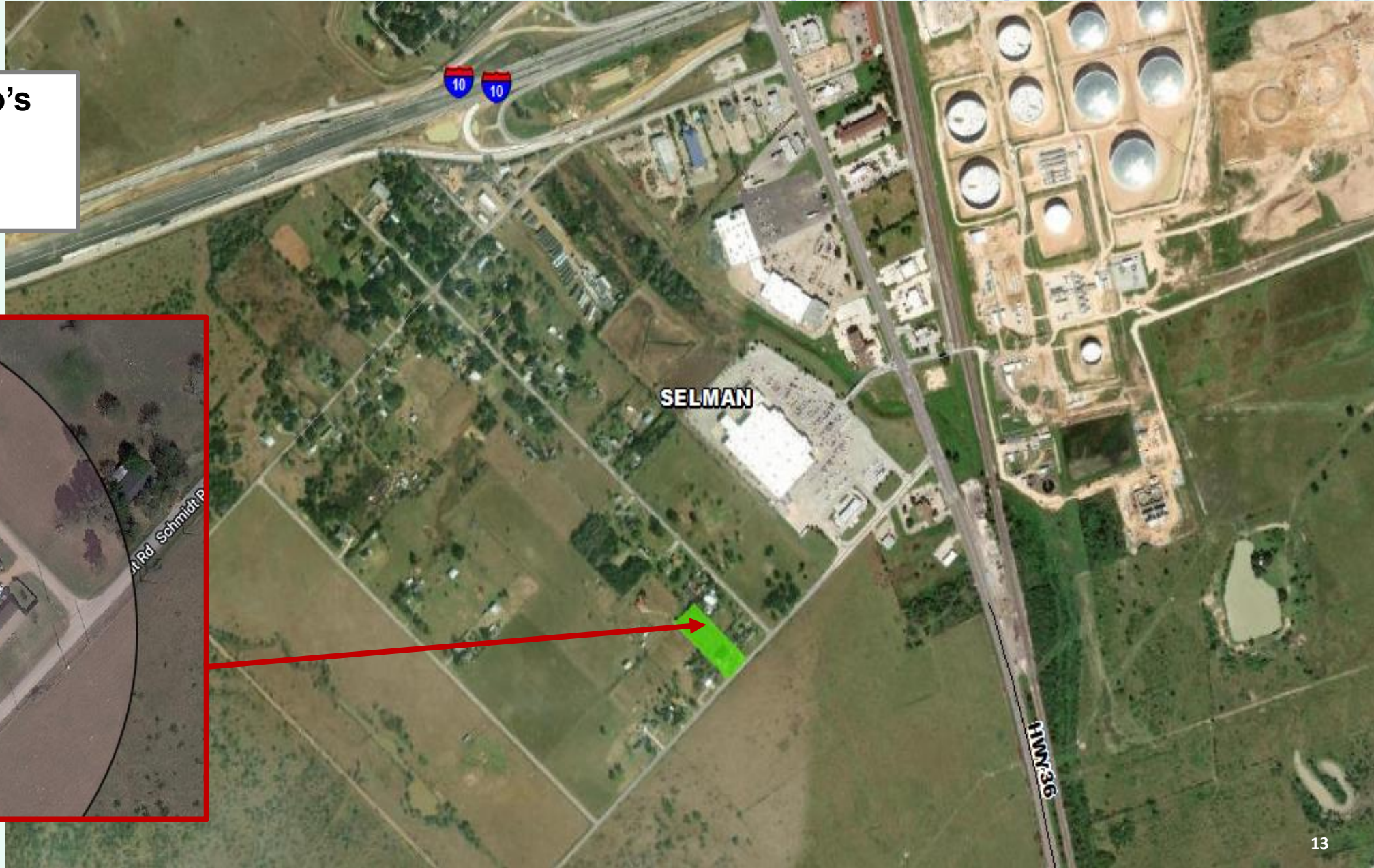
10



Residential Activity

Evlyn Court Condo's

- 16 total units
- ~ 8 occupied homes
- ~ 8 under construction
- Pricing from approx. \$150K

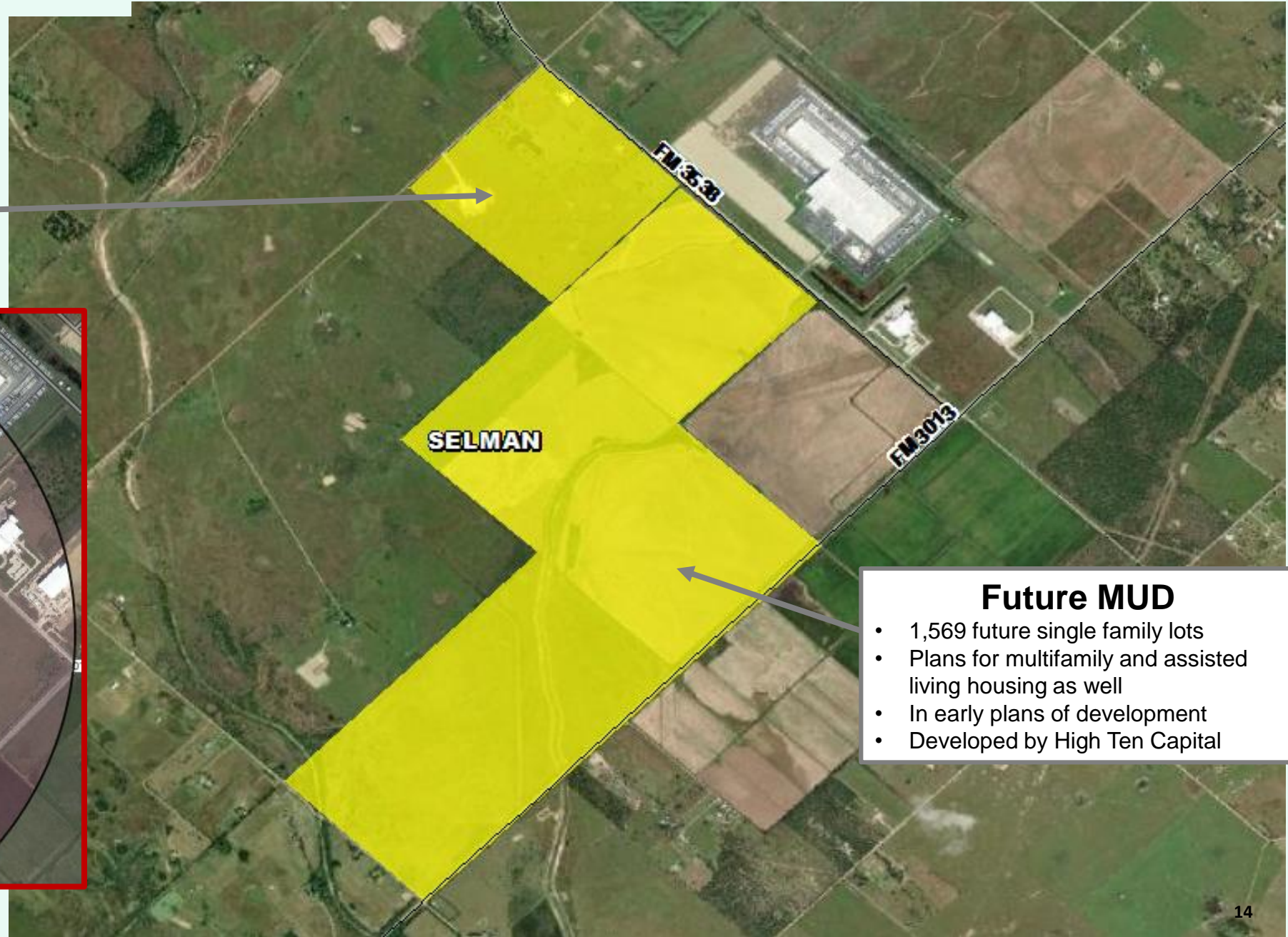




Residential Activity

Cane Crossing Estates

- 106 future single family lots
- Community to feature half to one acre lots priced from the upper-\$200's
- Final plat approval sought at 3/22/23 City Council meeting; development likely to start soon after if approved



Future MUD

- 1,569 future single family lots
- Plans for multifamily and assisted living housing as well
- In early plans of development
- Developed by High Ten Capital





TEA Transfer Report

Transfer In From	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	5 Year Change
Bellville ISD	24	21	33	19	16	17	-7
Brazos ISD	n/a	n/a	12	19	12	17	17
Columbus ISD	n/a	n/a	n/a	14	16	15	15
Royal ISD	n/a	10	10	13	15	15	15
Total Transfers In*	52	53	84	79	78	78	26

Transfer Out From	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	5 Year Change
Bellville ISD	42	38	40	41	39	39	-3
Katy ISD	n/a	n/a	n/a	n/a	13	13	13
Total Transfers Out*	60	60	65	71	84	89	29

* Totals include additional districts per TEA rounding rules



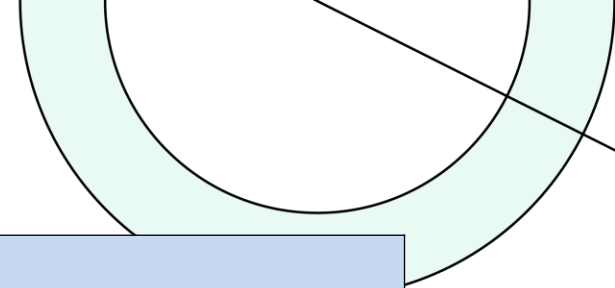
Ten Year Forecast by Grade Level - Mid

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2018/19	20	114	180	228	195	205	210	238	224	197	186	224	224	190	168	2,803		
2019/20	15	129	170	185	228	199	204	211	244	223	199	200	214	211	180	2,812	9	0.3%
2020/21	4	103	208	184	183	221	193	211	214	242	222	205	204	212	199	2,805	-7	-0.2%
2021/22	21	98	187	215	184	177	220	202	212	226	246	242	205	199	193	2,827	22	0.8%
2022/23	18	123	173	220	215	184	182	226	204	218	242	283	230	208	182	2,908	82	2.9%
2023/24	18	114	190	193	229	227	194	192	232	211	225	266	280	223	198	2,992	84	2.9%
2024/25	18	116	193	212	201	239	236	205	197	240	217	245	258	273	212	3,062	70	2.3%
2025/26	18	121	201	215	221	213	249	250	210	204	247	243	238	258	259	3,147	85	2.8%
2026/27	18	129	216	222	224	233	223	258	256	215	214	277	237	238	258	3,218	72	2.3%
2027/28	18	140	234	238	227	234	243	232	266	262	223	246	269	235	238	3,305	86	2.7%
2028/29	18	149	249	251	246	240	244	254	241	273	278	256	239	268	235	3,441	137	4.1%
2029/30	18	165	274	272	259	253	250	255	271	257	291	320	249	238	268	3,640	199	5.8%
2030/31	18	172	284	302	281	268	264	262	272	289	274	335	311	248	238	3,818	178	4.9%
2031/32	18	180	295	313	312	291	280	277	279	290	308	315	326	310	248	4,042	224	5.9%
2032/33	18	188	307	326	323	322	303	294	295	297	309	339	306	325	310	4,262	221	5.5%

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



Ten Year Forecast by Campus -Mid



		Fall	Enrollment Projections									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
SELMAN ELEMENTARY	850	639	659	702	752	770	799	841	897	961	1,043	1,135
SEALY ELEMENTARY	850	702	699	718	736	753	767	810	849	890	923	947
ELEMENTARY TOTAL		1,341	1,357	1,420	1,488	1,523	1,566	1,651	1,746	1,851	1,966	2,081
Elementary Absolute Change		38	16	63	68	36	42	86	95	105	115	116
Elementary Percent Change		2.88%	1.19%	4.64%	4.77%	2.39%	2.78%	5.46%	5.72%	6.03%	6.21%	5.88%
SEALY JUNIOR HIGH	900	664	668	654	661	685	751	792	819	835	877	901
MIDDLE SCHOOL TOTAL		664	668	654	661	685	751	792	819	835	877	901
Middle School Absolute Change		-20	4	-14	7	24	66	41	27	16	42	24
Middle School Percent Change		-2.92%	0.60%	-2.10%	1.07%	3.63%	9.64%	5.46%	3.41%	1.95%	5.03%	2.74%
SEALY HIGH SCHOOL	1,100	903	967	988	998	1,010	988	998	1,075	1,132	1,199	1,280
HIGH SCHOOL TOTAL		903	967	988	998	1,010	988	998	1,075	1,132	1,199	1,280
High School Absolute Change		64	64	21	10	12	-22	10	77	57	67	81
High School Percent Change		7.63%	7.09%	2.17%	1.01%	1.20%	-2.18%	1.01%	7.72%	5.30%	5.92%	6.76%
DISTRICT TOTALS		2,908	2,992	3,062	3,147	3,218	3,305	3,441	3,640	3,818	4,042	4,262
District Absolute Change		82	84	70	85	72	86	137	199	178	224	221
District Percent Change		2.88%	2.89%	2.34%	2.77%	2.27%	2.68%	4.13%	5.77%	4.90%	5.86%	5.46%

*Exceeds capacity



Ten Year Forecast by Grade Level - High

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2018/19	20	114	180	228	195	205	210	238	224	197	186	224	224	190	168	2,803		
2019/20	15	129	170	185	228	199	204	211	244	223	199	200	214	211	180	2,812	9	0.3%
2020/21	4	103	208	184	183	221	193	211	214	242	222	205	204	212	199	2,805	-7	-0.2%
2021/22	21	98	187	215	184	177	220	202	212	226	246	242	205	199	193	2,827	22	0.8%
2022/23	18	123	173	220	215	184	182	226	204	218	242	283	230	208	182	2,908	82	2.9%
2023/24	18	114	190	193	229	227	194	192	232	211	225	266	280	223	198	2,992	84	2.9%
2024/25	18	116	193	212	201	239	236	205	197	240	217	245	258	273	212	3,062	70	2.3%
2025/26	18	127	211	218	228	215	258	251	215	207	252	254	238	258	273	3,223	161	5.3%
2026/27	18	140	232	239	235	244	232	278	267	229	220	295	248	238	258	3,373	150	4.6%
2027/28	18	154	255	264	258	252	263	250	296	284	244	257	287	246	238	3,566	193	5.7%
2028/29	18	164	272	274	279	273	263	278	260	303	301	285	250	286	246	3,752	187	5.2%
2029/30	18	181	299	299	286	287	285	277	296	277	323	352	277	249	286	3,992	240	6.4%
2030/31	18	190	311	331	312	297	300	300	295	315	295	378	342	276	249	4,209	217	5.4%
2031/32	18	199	324	343	344	323	310	317	320	314	335	345	368	341	276	4,477	268	6.4%
2032/33	18	209	338	358	357	356	337	327	338	341	334	392	336	366	341	4,748	271	6.1%

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



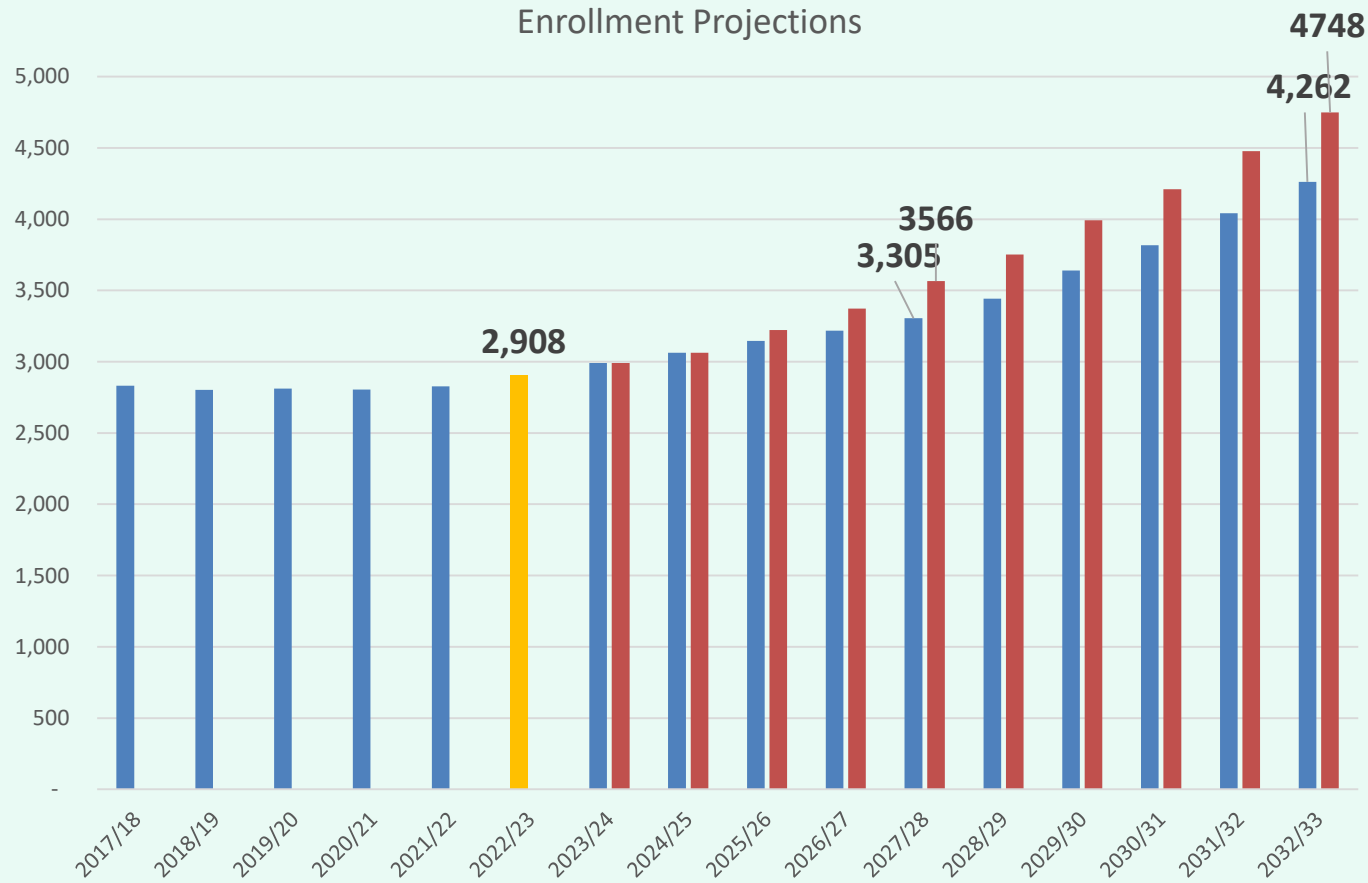
Ten Year Forecast by Campus -High

		Fall	Enrollment Projections									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
SELMAN ELEMENTARY	850	639	659	702	776	834	903	964	1,037	1,118	1,208	1,307
SEALY ELEMENTARY	850	702	699	718	750	784	811	857	895	941	970	994
ELEMENTARY TOTAL		1,341	1,357	1,420	1,526	1,618	1,714	1,821	1,932	2,059	2,178	2,300
Elementary Absolute Change		38	16	63	106	92	96	108	111	127	119	122
Elementary Percent Change		2.88%	1.19%	4.64%	7.47%	6.01%	5.93%	6.30%	6.09%	6.55%	5.79%	5.60%
SEALY JUNIOR HIGH	900	664	668	654	674	716	824	864	896	905	969	1013
MIDDLE SCHOOL TOTAL		664	668	654	674	716	824	864	896	905	969	1013
Middle School Absolute Change		-20	4	-14	20	42	108	40	32	9	64	44
Middle School Percent Change		-2.92%	0.60%	-2.10%	3.06%	6.23%	15.08%	4.85%	3.70%	1.00%	7.07%	4.54%
SEALY HIGH SCHOOL	1,100	903	967	988	1,023	1,039	1,028	1,067	1,164	1,245	1,330	1,435
HIGH SCHOOL TOTAL		903	967	988	1,023	1,039	1,028	1,067	1,164	1,245	1,330	1,435
High School Absolute Change		64	64	21	35	16	-11	39	97	81	85	105
High School Percent Change		7.63%	7.09%	2.17%	3.54%	1.56%	-1.06%	3.79%	9.09%	6.96%	6.83%	7.89%
DISTRICT TOTALS		2,908	2,992	3,062	3,223	3,373	3,566	3,752	3,992	4,209	4,477	4,748
District Absolute Change		82	84	70	161	150	193	187	240	217	268	271
District Percent Change		2.88%	2.89%	2.34%	5.26%	4.64%	5.72%	5.24%	6.39%	5.43%	6.37%	6.05%

*Exceeds capacity



Key Takeaways



- 2022/23 Sealy ISD enrollment was up increased 82 students year-over-year
- The district has approx. 265 lots available to build on with ~70 home currently under construction
- More than 4,000 future homes are currently planned for the District though the time-line for these developments will likely cover several years
- There are ~50 future multi-family units currently planned within the district
- Sealy ISD is forecasted to enroll more than 3,300 students by 2027/28, increasing to nearly 4,300 by 2032/33