



Demographics Bulletin

Zachary Community Schools

Charles M. Tolbert, Ph.D.

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2010—4

2010 Zachary area real estate market not rebounding, but may be bottoming out

- **January-June 2010 housing unit sales are still well off 2006-2007 peak pace**
- **Average prices are holding near peak levels**
- **The inventory of homes available for sale has declined since 2008**
- **Time on the market has dipped below 100 days**

Impact on 2010-2011 school enrollment?

- **Plan for a 2010-11 increase similar to the modest increases seen in the last two years of slow housing sales**
- **With a market bottom in place, rapid growth could begin as early as next year**

Contact:



Charles M. Tolbert

StrategicDemographics.com
(254) 722-2306 ctolbert@hot.rr.com

We welcome your input and tips on developments that may impact the school-age population in the Zachary Community Schools.

Winter and Spring 2010 Zachary-Area Real Estate Sales: *No Rebound Yet*



Tracking Zachary-area home sales continues to be an important way to monitor local demographics. As for school demographics, the key is to stay ahead of developments. The data presented here don't yet show a return to a robust real estate market. But, there are some signals of a bottoming process that should set the stage for more growth in the next year or two. We saw continued slowing in 2009 sales figures for the Zachary area. And, while we still saw growth in the 2009-2010 Zachary school enrollment, the new student population was not as large as in years past. The 2010 data look much the same: housing sales well off peak levels portending only modest enrollment growth.

Once again, with the help of realtor and School Board President Hubie Owen, we compiled data from the Multiple Listing Service real estate database. The numbers pertain to residential housing units. The area covered is the 70791 zip code which reasonably approximates the Zachary Community school district. The time frame is the first six months of calendar years 2004-2010. This period includes the spring housing season when most homes are bought and sold so that families can be in place for the coming school year.

January To June	Units Sold	Mean Price	Median Price	Price per Sq. Foot	Days on Market
2004	118	135	143	80	105
2005	139	152	155	84	110
2006	242	179	196	99	82
2007	262	187	204	112	60
2008	138	207	197	108	117
2009	148	223	203	113	116
2010	117	212	192	111	96

The data show two years of strong residential sales from 2006 to 2007. Units sold after that time are lower, with the lowest being the 2010 winter/spring. Even if numbers of units sold are down, there are some signs of market firmness. Mean and median prices are holding at high levels. Likewise, prices per square foot are steady at over \$100. Time on the market in 2010 dropped below 100 days for the first time in three years of January to June sales.

Another key indicator is the size of the residential inventory available for sale. In June of 2008, there were 200 homes for sale in zip code 70791. Of those, 107 were new construction and not yet occupied. In July of 2010, the inventory is smaller: 180 single-family units of which 39 are new or under construction.

We continue to expect fall 2010 Zachary Community Schools enrollment to see a net increase of about 300. Housing sales data do not suggest a major influx of new students. Much of the increase will likely be organic growth—i.e., children already living in the area, including younger siblings of presently enrolled students.

Online Archive for Zachary Demographic Bulletins

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<http://www.strategicdemographics.com/zachary-community-schools/>