



# Demographics Bulletin

## Zachary Community Schools

Charles M. Tolbert, Ph.D.

July, 2009

2009—4

### Is the Zachary area real estate market starting to rebound?

- January-May sales have improved slightly over the same period in 2008 (123 sold in 2009 versus 115 in 2008 )
- Prices have returned to their peak 2007 levels
- The inventory of homes available for sale has declined substantially (from 200 for sale in 2008 to 117 in 2009)
- Time on the market continues to be much longer than 2006-2007.

### Impact on 2009-2010 school enrollment?

- Plan for a 2009-10 increase similar to the modest increase seen in 2008-09
- Resumption of rapid growth may be only a year away

#### Contact:



**Charles M. Tolbert**

StrategicDemographics.com  
(254) 722-2306 ctolbert@hotmail.com

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

## Winter and Spring 2009 Zachary-Area Real Estate Sales: *Mixed Signals*



“Green shoots” are appearing locally just as they are nationally, as the economy seems to be turning a corner and beginning to recover. Like the national situation, the Zachary real estate evidence is mixed, but certainly better than all negative. Tracking Zachary-area home sales is an important way to keep a finger on the pulse of local demographics. As for school demographics, the key is to stay ahead of developments. A few positive signs now probably portend a return to a robust real estate market in the next year or two. We saw a slowing in 2008 sales figures for the Zachary area. And, while we still saw substantial growth in the 2008-2009 Zachary school enrollment, the new student population was not as large as in years past.

Once again, with the help of realtor and School Board member Hubie Owen, we compiled data from the Multiple Listing 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 2004-2009. 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 May	Units Sold	Mean Price	Median Price	Price per Sq. Foot	Days on Market
2004	98	135	143	80	105
2005	116	152	155	84	110
2006	202	179	196	99	82
2007	218	187	204	112	60
2008	115	207	197	108	117
2009	123	223	203	113	116

The data show two years of strong residential sales from 2006 to 2007. Just over half as many sales took place during the January-May period of 2008. Sales for 2009 are a bit better at 123 units. While there was a brief dip in prices in 2008, the first half of 2009 saw the highest price per square foot yet (\$203 median). Time on the market for the existing housing inventory remains higher.

Another key indicator is the size of the residential inventory available for sale. This time last year, there were 200 homes for sale in zip code 70791. Of those, 107 were new construction and not yet occupied. In July of 2009, the inventory is much smaller: 117 single-family units of which 26 are new or under construction. As demand returns, expect building to pick up momentum.

We continue to expect fall 2009 Zachary Community Schools enrollment to see a net increase of about 300. The housing “green shoots” suggest larger increases for 2010-2011 and thereafter. We will want to monitor this closely.

### Online Archive for Zachary Demographic Bulletins

Strategic Demographics has set up an archive of these bulletins. You can read all of the school demography bulletins issued for the Zachary Community Schools at any time by going to this link:

<http://www.strategicdemographics.com/zachary.html>