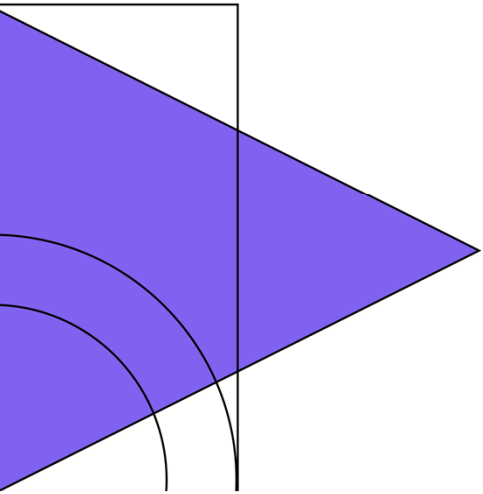
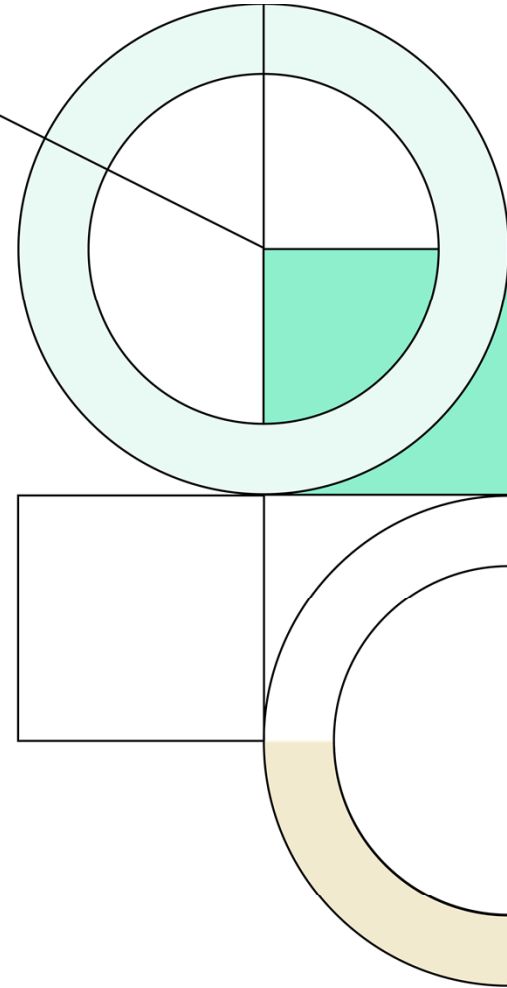




**Denton
Independent
School
District**

2Q22

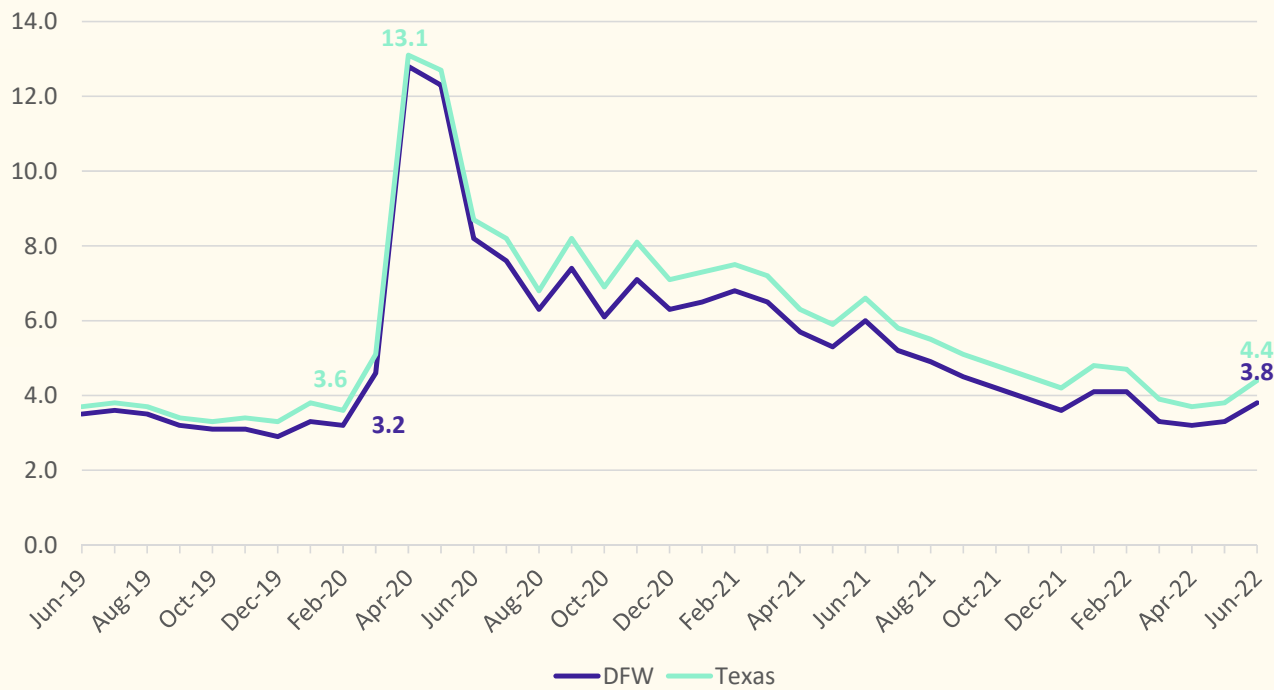
Demographic Report



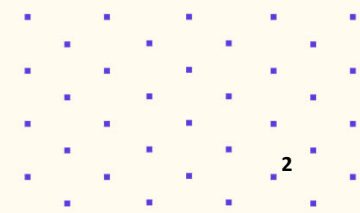
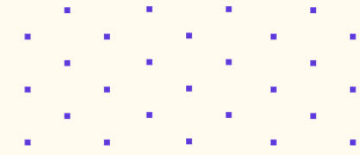
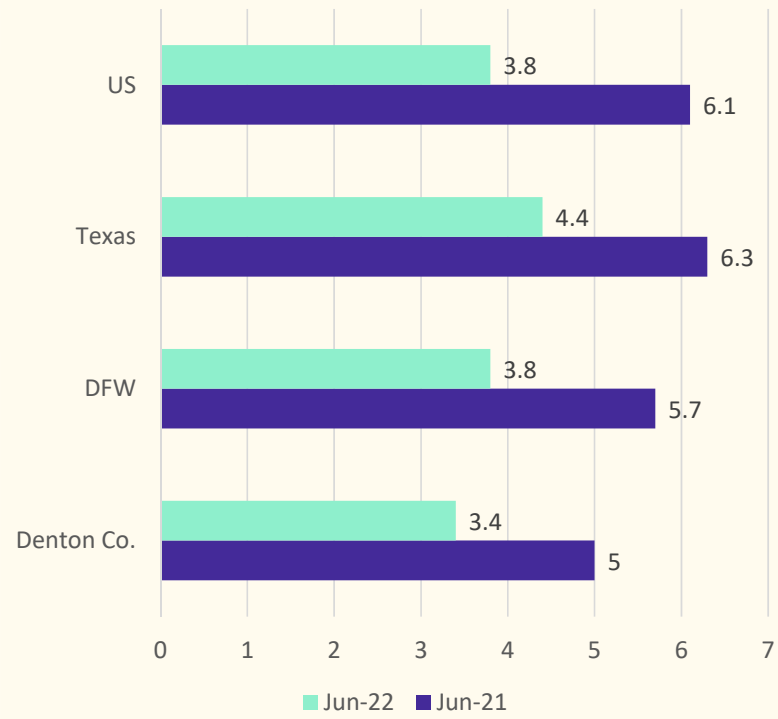



Local Economic Conditions

Unemployment Rate, June 2019 – June 2022



Unemployment Rate, Year Over Year





Interest Rates – Monthly Payment Comparison

Since January 2022

- Mortgage Rates up ~66%
- Base Prices up 7%

January Monthly Payment

3.5% Interest Rate and \$343,221

Median Base Price: **\$1,905**

June Monthly Payment

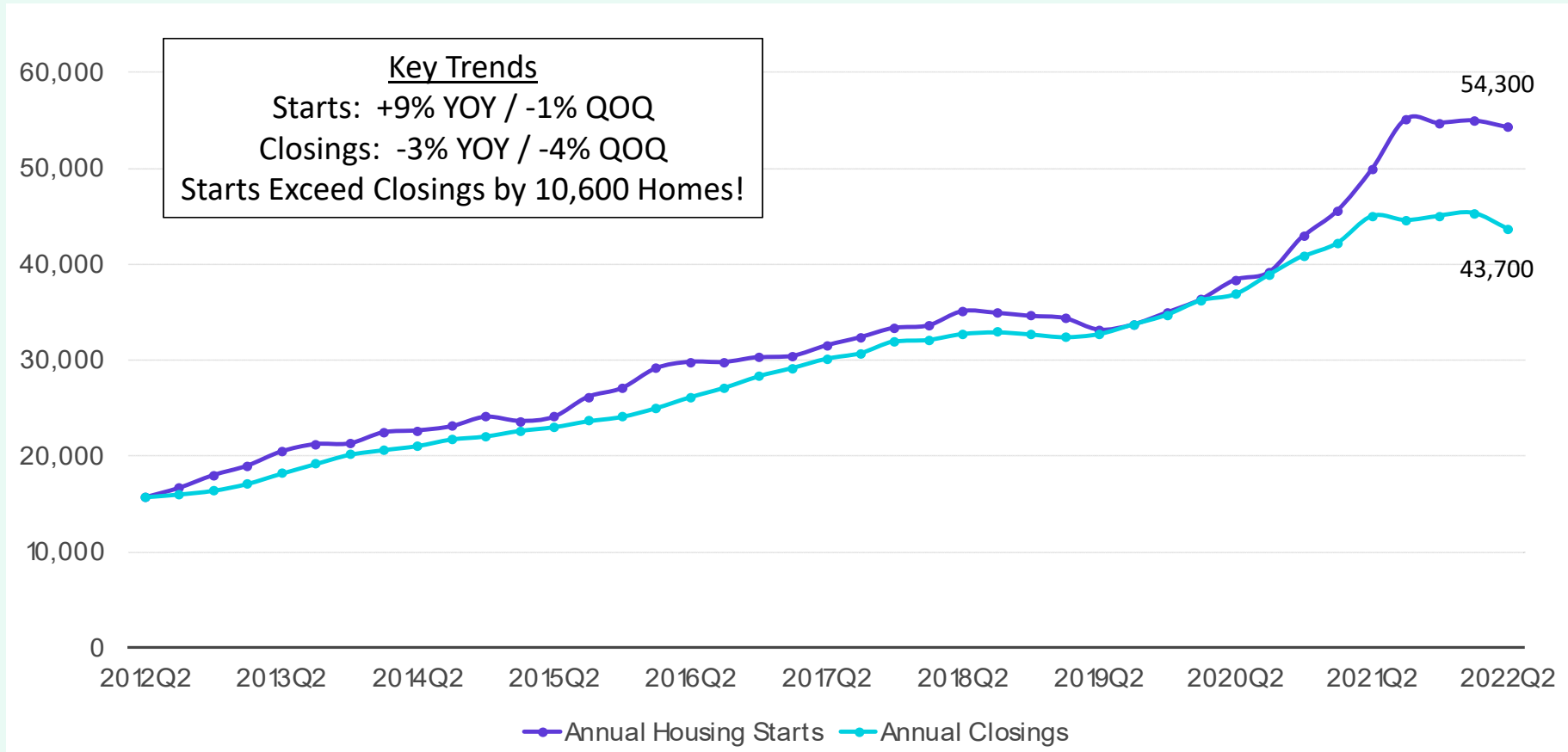
5.8% Interest Rate and \$365,700

Median Base Price: **\$2,434**

Monthly
Payment
up **\$529**
(~28%)

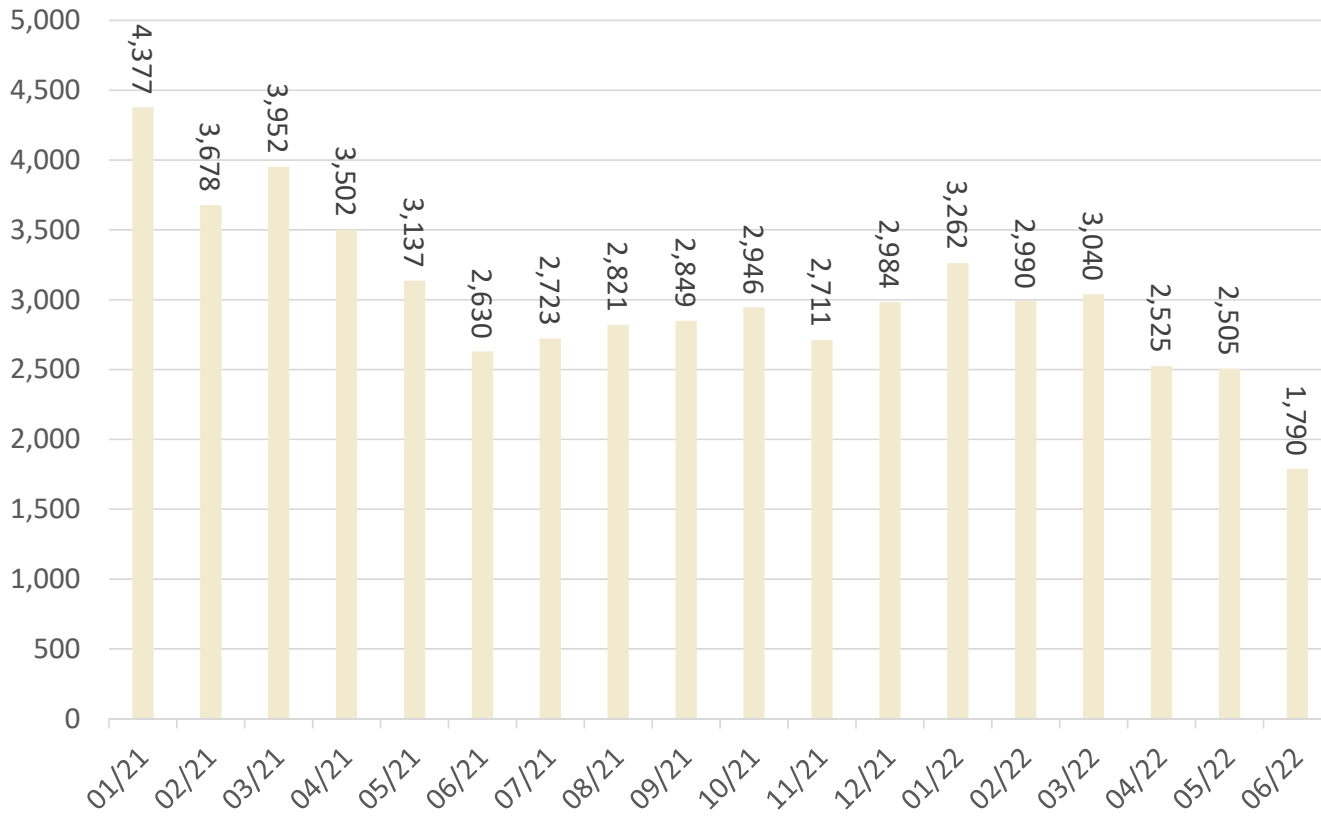


DFW New Home Starts & Closings are Flattening Out

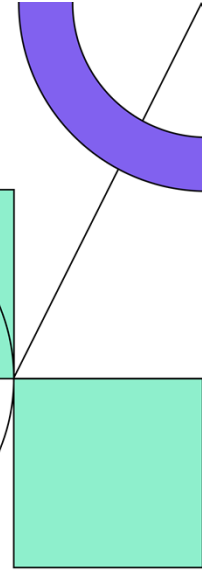




Monthly New Home Sales Contracts Dropped 29% in June



County	MOM Change
Dallas	-4%
Tarrant	-17%
Collin	-19%
Wise	-22%
Parker	-33%
Hunt	-34%
Kaufman	-34%
Denton	-36%
Johnson	-43%
Rockwall	-43%
Ellis	-48%
DFW	-29%





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q22

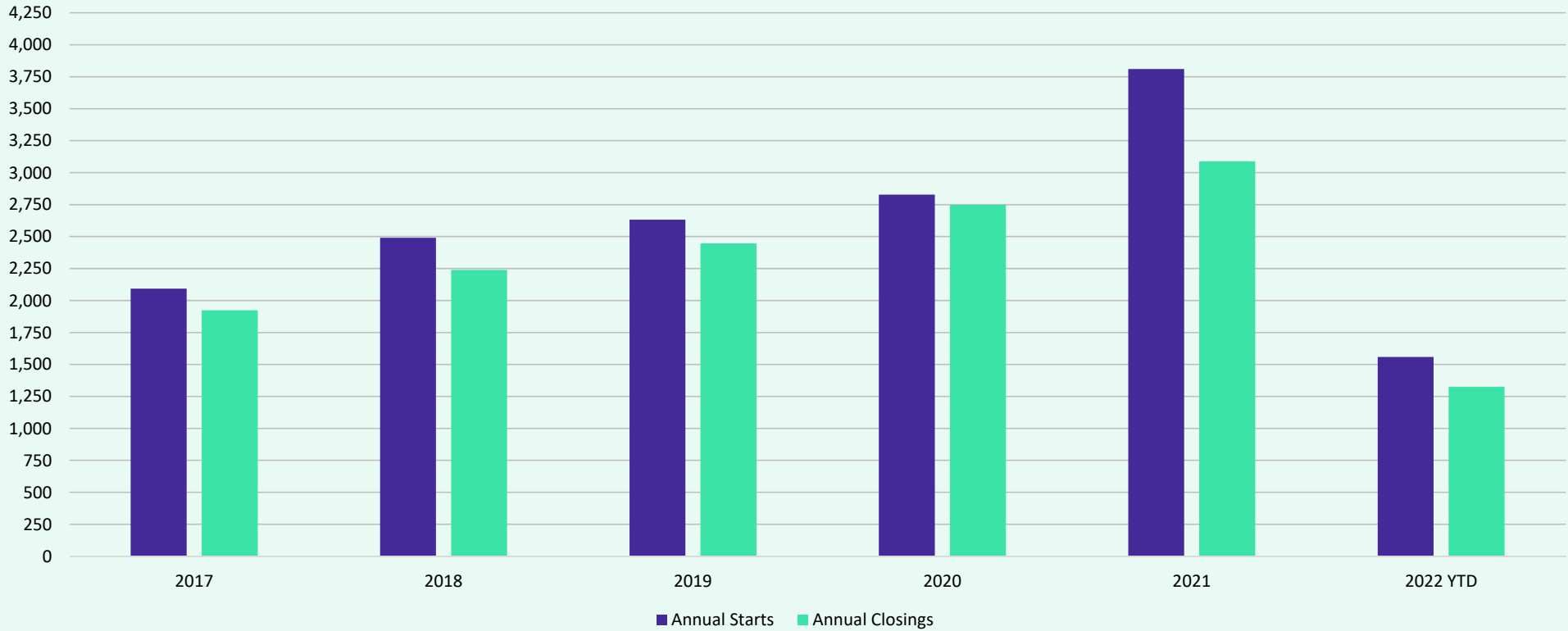
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Futures
1	NORTHWEST ISD	4,519	3,608	2,508	3,040	38,878
2	DENTON ISD*	3,303	2,834	2,550	3,367	31,645
3	FORNEY ISD	2,484	2,712	1,109	2,412	30,175
4	PROSPER ISD	2,844	2,630	2,323	3,032	21,195
5	FRISCO ISD	1,590	1,799	1,291	1,339	9,749
6	DALLAS ISD	2,031	1,614	1,834	2,128	6,257
7	PRINCETON ISD	2,434	1,557	1,609	1,826	9,571
8	ROYSE CITY ISD	1,812	1,312	1,348	1,929	8,515
9	MIDLOTHIAN ISD	1,341	1,157	916	1,037	20,949
10	CROWLEY ISD	1,334	1,154	796	2,130	16,373
11	CRANDALL ISD	1,486	1,138	890	1,021	13,856
12	WAXAHACHIE ISD	1,030	1,072	540	1,172	26,958
13	LEWISVILLE ISD	1,242	1,015	989	1,208	2,504
14	EAGLE MT-SAGINAW ISD	1,225	987	820	2,277	16,479
15	ROCKWALL ISD	1,411	942	1,214	2,369	8,989
16	MCKINNEY ISD	1,146	940	883	1,512	14,761
17	ANNA ISD	1,164	913	732	880	7,162
18	CELINA ISD	1,330	880	1,035	765	33,549
19	AUBREY ISD	1,590	841	1,154	680	5,737
20	COMMUNITY ISD	1,245	835	895	706	8,679

* Based on additional Templeton Demographics housing research

**Includes Age-Restricted subdivisions



District New Home Starts and Closings



Starts	2017	2018	2019	2020	2021	2022
1Q	447	555	572	516	960	845
2Q	536	801	617	748	1,084	714
3Q	608	563	686	684	1,005	
4Q	502	571	757	880	761	
Total	2,093	2,490	2,632	2,828	3,810	1,559

Closings	2017	2018	2019	2020	2021	2022
1Q	436	561	495	626	639	617
2Q	450	563	572	726	936	708
3Q	559	561	678	756	727	
4Q	479	555	701	640	786	
Total	1,924	2,240	2,446	2,748	3,088	1,325



District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ADKINS	28	5	13	9	20	21	23	343
ALEXANDER	55	13	28	24	77	77	53	338
BELL	15	0	83	15	9	16	70	0
BLANTON	33	7	16	7	24	26	2	0
BORMAN	42	4	0	0	42	42	311	15,376
CROSS OAKS	39	1	79	16	22	28	3	251
EP RAYZOR	0	0	0	0	0	0	0	0
EVERS	394	166	166	42	310	335	240	657
GINNINGS	73	1	167	17	36	41	174	649
HAWK	51	14	19	9	31	32	23	85
HODGE	4	0	11	0	3	6	194	2,158
HOUSTON	0	0	0	0	0	0	151	95
MCNAIR	146	82	0	0	146	146	37	156
N RAYZOR	0	0	0	0	0	0	5	37
NELSON	0	0	0	0	0	0	0	4
PALOMA CREEK	23	0	32	2	17	23	1	0
PECAN CREEK	1	0	3	0	0	0	7	46
PROVIDENCE	309	52	286	75	194	216	129	3,837
RIVERA	79	21	0	0	79	0	0	327
RYAN	151	24	131	35	119	123	174	245
SANDBROCK RANCH	655	57	851	214	364	425	396	1,384
SAVANNAH	30	8	18	7	25	29	14	16
SCHULTZ	1	0	23	0	0	0	1	0
STEPHENS	36	24	40	8	42	43	225	532
UNION PARK	677	142	544	139	553	590	732	1,287
GRAND TOTAL	2,842	621	2,510	619	2,113	2,219	2,965	27,823

*Does NOT include age-restricted communities

Highest activity in the category

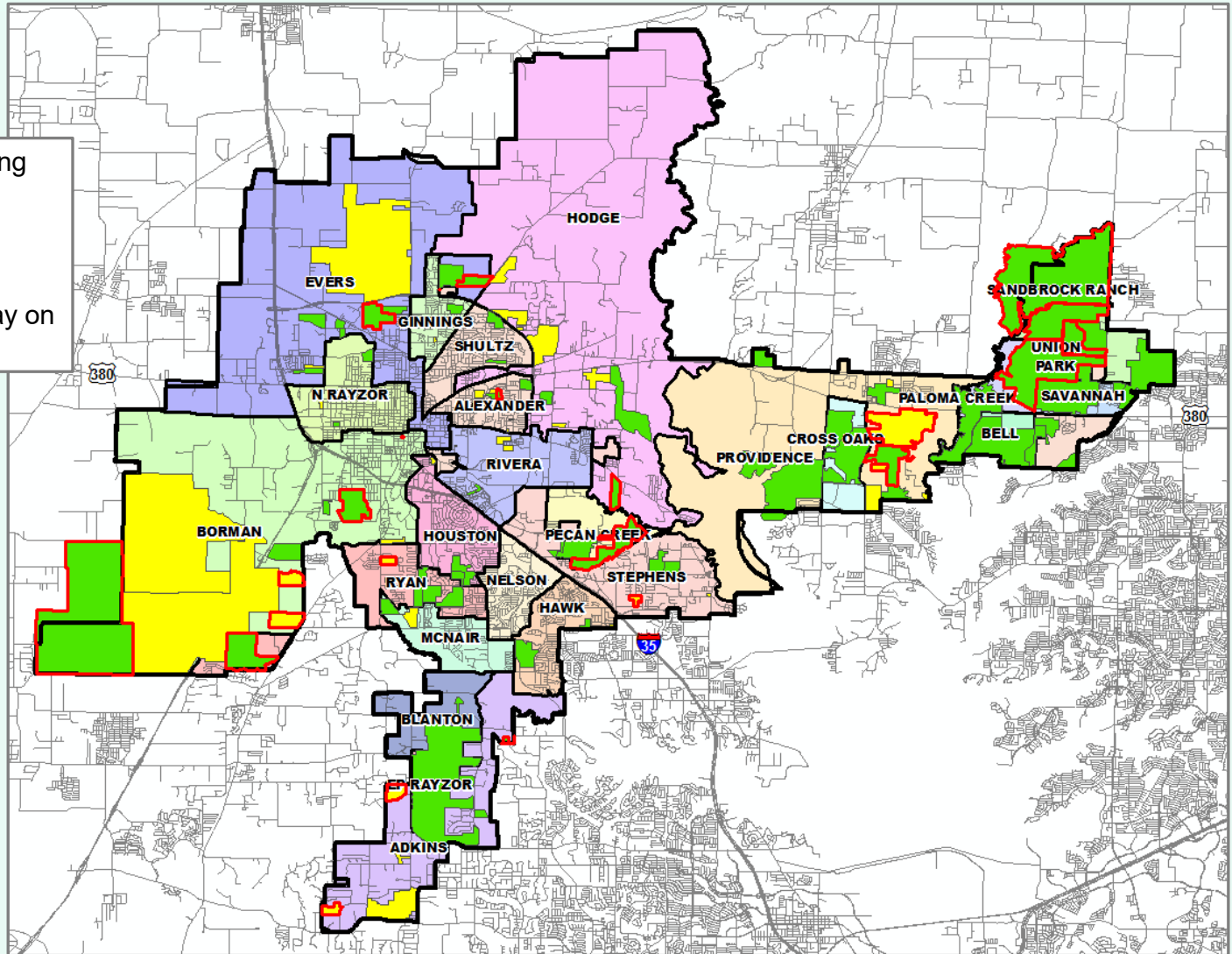
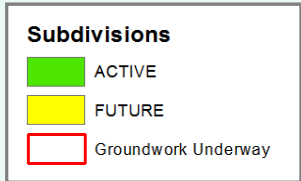
Second highest activity in the category

Third highest activity in the category



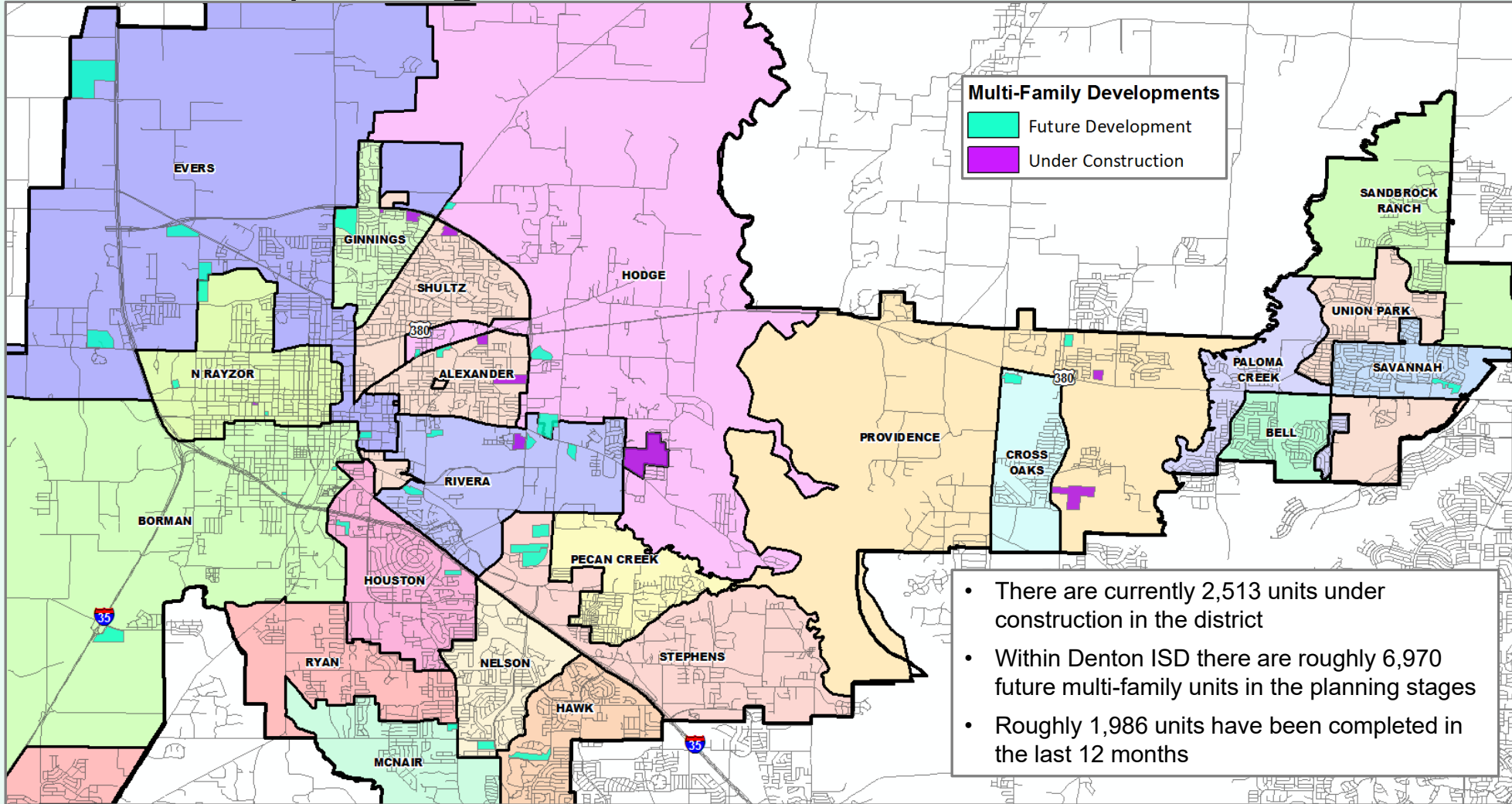
District Housing Overview

- The district has 67 actively building subdivisions
- Within DISD there are 38 future subdivisions
- Of these, groundwork is underway on 4,034 lots within 23 subdivisions



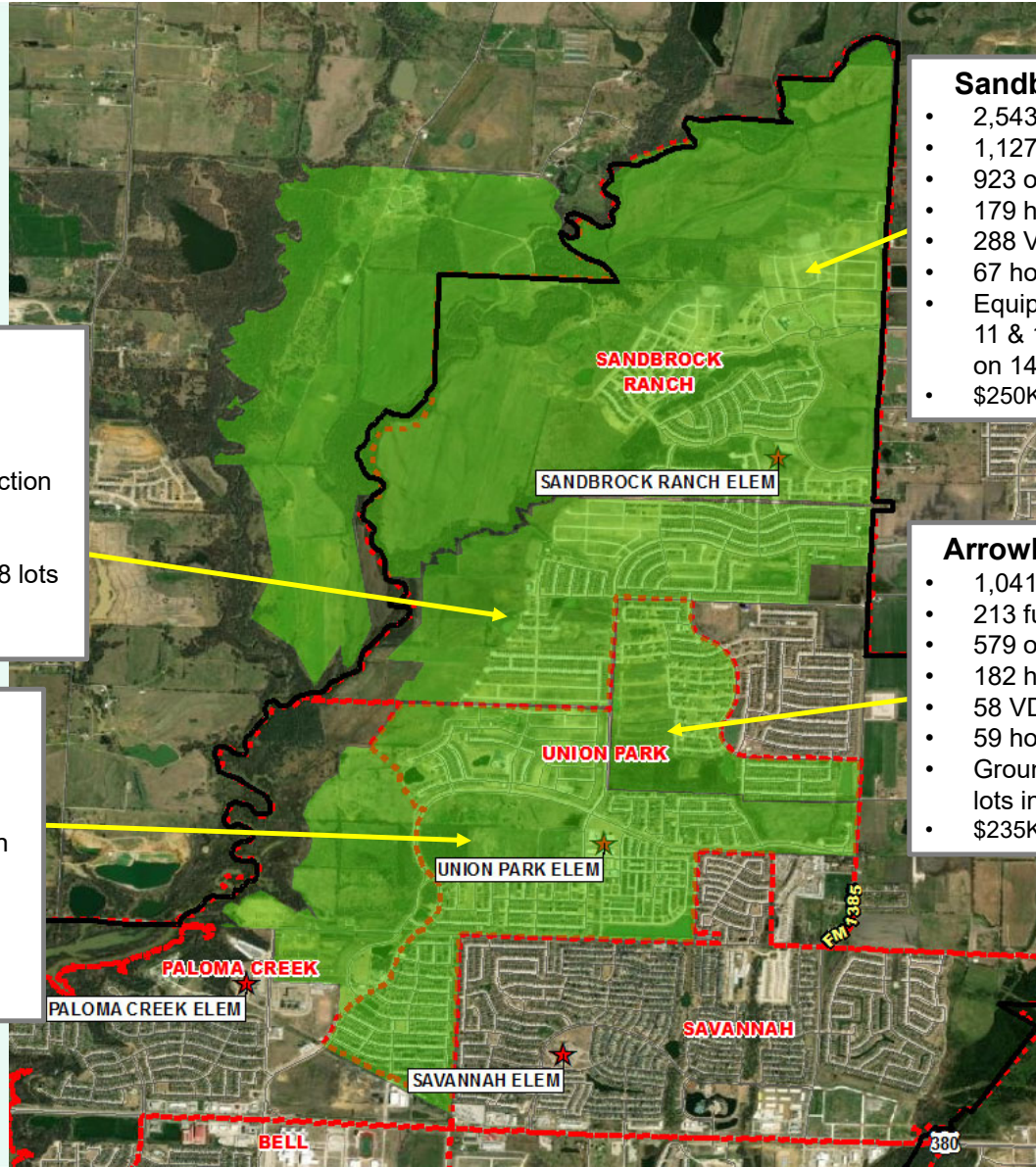


Multi-Family Housing Overview





Residential Activity



Winn Ridge

- 1,741 total lots
- 253 future lots
- 1,326 occupied homes
- 134 homes under construction
- 9 VDL
- 124 homes closed 2Q22
- Streets being paved in 258 lots in Sec 3
- \$195K - \$330K

Union Park

- 2,944 total lots
- 816 future lots
- 1,400 occupied homes
- 245 homes under construction
- 460 VDL
- 67 homes started 2Q22
- Streets being paved fore 243 lots in Sec 7
- \$250K - \$4450K

Sandbrock Ranch (DISD)

- 2,543 total lots
- 1,127 future lots
- 923 occupied homes
- 179 homes under construction
- 288 VDL
- 67 homes closed 2Q22
- Equip on site for 242 lots in Sec 11 & 12; groundwork underway on 147 lots in Sec 10
- \$250K - \$4450K

ArrowBrooke (Union Park)

- 1,041 total lots
- 213 future lots
- 579 occupied homes
- 182 homes under construction
- 58 VDL
- 59 homes started 2Q22
- Groundwork underway on 173 lots in Sec 7
- \$235K - \$365K



Residential Activity

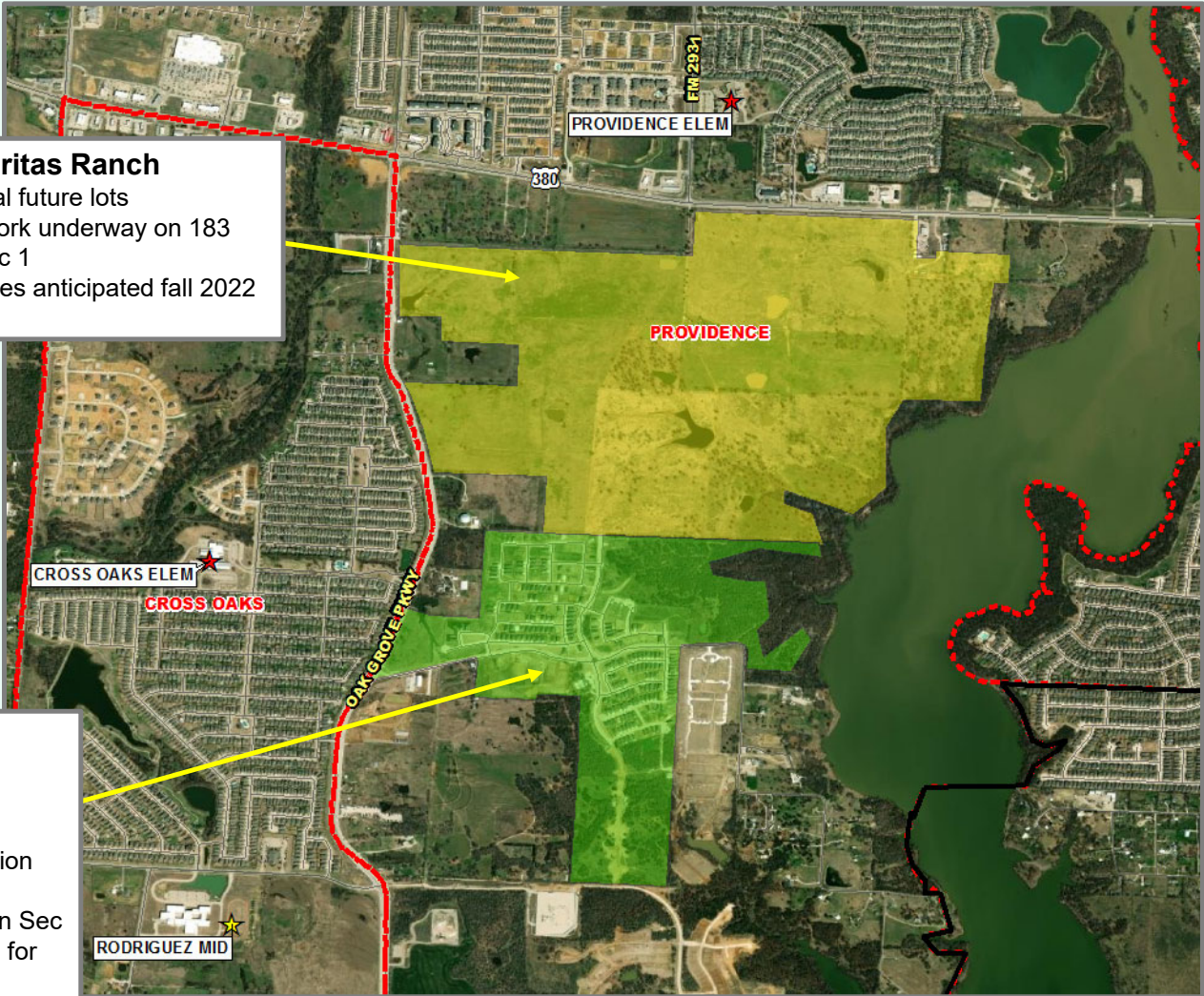


Spiritas Ranch

- 2,156 total future lots
- Groundwork underway on 183 lots in Sec 1
- First homes anticipated fall 2022
- \$500K+

Prairie Oaks

- 985 total lots
- 536 future lots
- 303 occupied homes
- 80 homes under construction
- 59 VDL
- Equip on site for 206 lots in Sec 2 & 3; streets being paved for 222 lots in Sec 2 & 4
- \$500K+

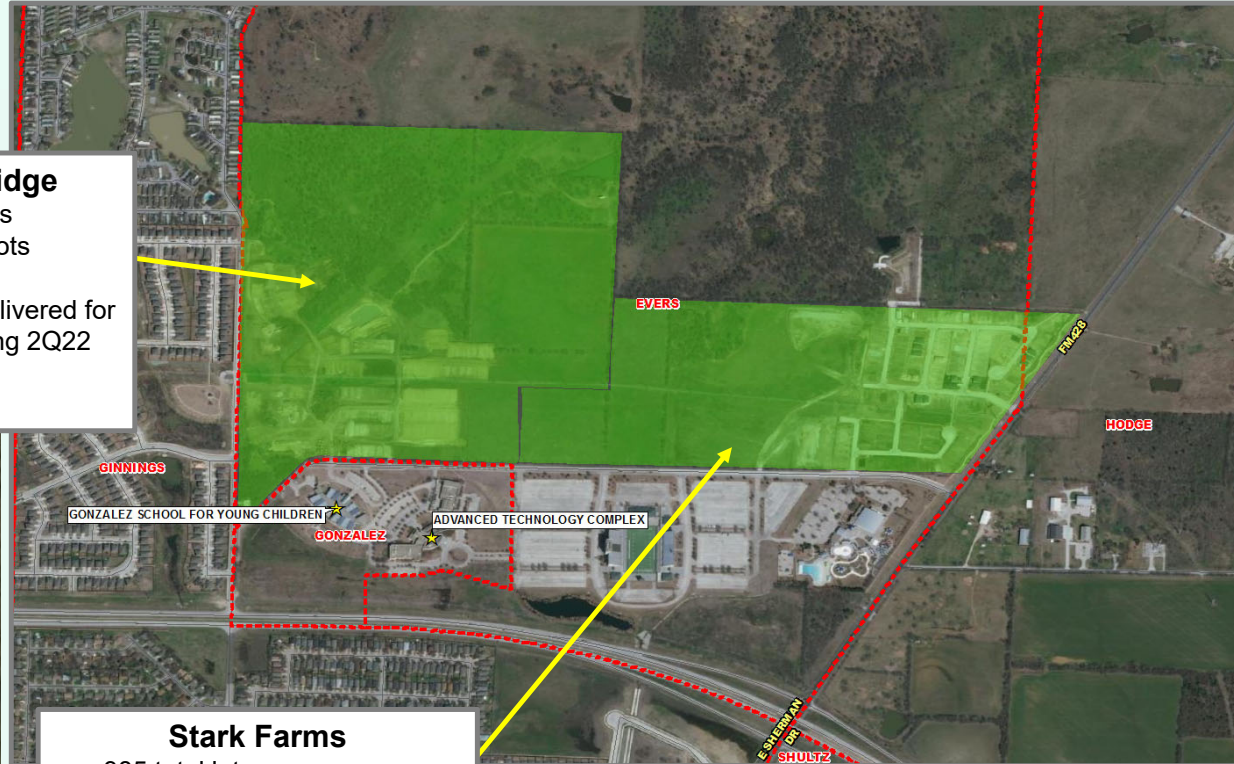




Residential Activity

Stuart Ridge

- 560 total lots
- 397 future lots
- 163 VDL
- First lots delivered for homebuilding 2Q22
- \$337K+
- DR Horton



Stark Farms

- 385 total lots
- 244 future lots
- 90 occupied homes
- 35 homes under construction
- 11 VDL
- Groundwork underway on 120 lots in Sec 3; streets being paved for 124 lots in Sec 2
- \$350K+
- Beazer Homes

30 Jun 2022 16:45:36

428



Residential Activity

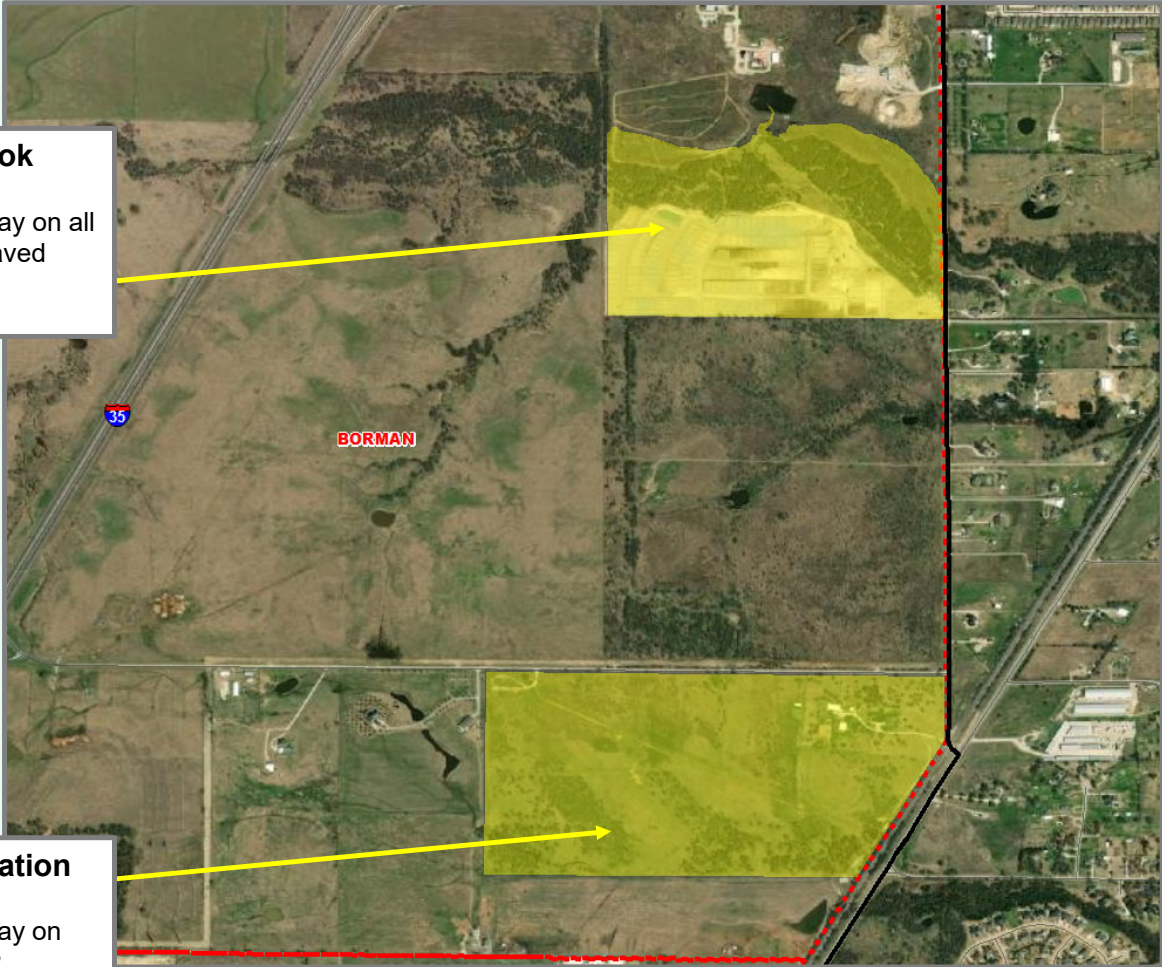


Cambridge Brook

- 206 total future lots
- Groundwork underway on all lots; streets being paved
- Low \$300K+
- DR Horton

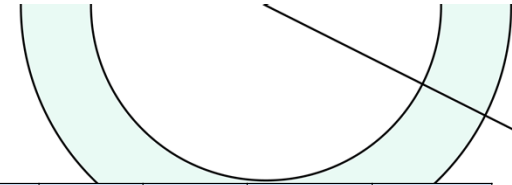
Sagebrook Annexation

- 490 total future lots
- Groundwork underway on 171 lots in Sec 1 & 2
- \$365K+
- M/I Homes





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	Total %
2017/18	98	1,048	2,081	2,100	2,119	2,230	2,251	2,300	2,264	2,232	2,204	2,346	2,245	2,018	1,887	29,423		
2018/19	78	1,082	2,177	2,117	2,182	2,136	2,274	2,303	2,335	2,328	2,312	2,371	2,313	2,173	1,988	30,169	746	2.5%
2019/20	90	1,099	2,157	2,279	2,155	2,222	2,179	2,323	2,333	2,409	2,403	2,543	2,385	2,220	2,111	30,908	739	2.4%
2020/21	92	978	2,062	2,115	2,213	2,092	2,198	2,120	2,273	2,319	2,402	2,455	2,402	2,324	2,222	30,267	-641	-2.1%
2021/22	77	1,205	2,341	2,291	2,256	2,380	2,225	2,312	2,237	2,385	2,443	2,615	2,516	2,434	2,289	32,006	1,739	5.7%
2022/23	77	1,317	2,441	2,511	2,407	2,361	2,498	2,318	2,373	2,330	2,463	2,667	2,644	2,546	2,427	33,380	1,374	4.3%
2023/24	77	1,350	2,525	2,623	2,653	2,539	2,494	2,625	2,375	2,475	2,395	2,679	2,692	2,678	2,549	34,728	1,348	4.0%
2024/25	77	1,432	2,646	2,716	2,760	2,784	2,651	2,634	2,669	2,467	2,558	2,615	2,691	2,739	2,673	36,112	1,383	4.0%
2025/26	77	1,495	2,760	2,806	2,853	2,909	2,907	2,789	2,684	2,760	2,539	2,783	2,626	2,734	2,740	37,462	1,350	3.7%
2026/27	77	1,565	2,865	2,923	2,921	2,970	3,044	3,038	2,841	2,777	2,837	2,761	2,812	2,668	2,738	38,837	1,375	3.7%
2027/28	77	1,621	2,950	2,977	3,015	3,006	3,081	3,149	3,090	2,930	2,848	3,073	2,779	2,855	2,669	40,121	1,284	3.3%
2028/29	77	1,661	2,980	3,089	3,081	3,126	3,119	3,201	3,201	3,173	2,993	3,089	3,100	2,820	2,859	41,569	1,448	3.6%
2029/30	77	1,688	3,060	3,114	3,227	3,187	3,231	3,227	3,258	3,285	3,243	3,244	3,125	3,146	2,821	42,934	1,364	3.3%
2030/31	77	1,731	3,130	3,192	3,232	3,328	3,286	3,329	3,279	3,346	3,355	3,516	3,279	3,173	3,147	44,400	1,466	3.4%
2031/32	77	1,756	3,158	3,266	3,310	3,331	3,432	3,404	3,387	3,368	3,421	3,636	3,543	3,328	3,174	45,592	1,192	2.7%

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



Ten Year Forecast by Elementary Campus

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Campus Name	Capacity	HISTORY		ENROLLMENT PROJECTIONS									
		2020/21	Fall 2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2030/32
Alexander Elementary School	740	580	600	592	600	613	621	636	650	654	669	681	692
Adkins Elementary School	740	435	444	454	474	495	487	513	513	517	520	514	511
Bell Elementary School	740	653	714	718	715	717	713	713	716	718	724	733	738
Blanton Elementary School	740	479	492	504	508	512	514	520	517	515	515	524	534
Borman Elementary School	740	434	432	430	473	587	742	879	1,013	1,151	1,284	1,401	1,518
Cross Oaks Elementary School	740	668	720	728	730	756	772	786	799	803	802	813	813
E P Rayzor Elementary School	740	311	310	313	306	305	310	319	322	333	341	350	359
Evers Park Elementary School	740	543	621	680	771	827	925	996	1,004	1,023	1,049	1,087	1,117
Ginnings Elementary School	740	583	665	717	752	778	812	822	818	803	792	783	774
Hodge Elementary School	740	618	658	680	737	828	905	1,014	1,057	1,087	1,126	1,172	1,195
Sam Houston Elementary School	740	530	532	534	537	540	568	563	568	573	585	594	609
Nelson Elementary School	740	577	569	553	579	576	595	594	607	616	608	611	615
McNair Elementary School	740	534	533	515	511	542	550	562	565	573	576	592	609
Hawk Elementary School	740	568	595	582	598	589	571	613	622	632	634	649	660
Olive Stephens Elementary School	740	379	421	487	556	626	701	771	777	782	786	801	813
Paloma Creek Elementary School	740	648	685	718	742	785	843	858	885	904	915	936	953
Pecan Creek Elementary School	740	643	663	658	664	657	666	673	668	662	663	653	651
Providence Elementary School	740	554	656	760	889	1,025	1,134	1,242	1,289	1,339	1,393	1,454	1,514
Newton Rayzor Elementary School	740	614	632	640	644	641	653	663	670	677	682	686	683
Rivera Elementary School	740	540	625	673	691	706	756	777	754	743	743	738	728
Sandbrock Ranch Elementary School	740	0	0	631	789	855	944	995	1,052	1,102	1,166	1,212	1,256
Savannah Elementary School	740	641	778	807	843	868	860	879	879	871	871	856	847
Ryan Elementary School	740	544	560	561	587	585	578	570	603	637	670	709	734
Union Park Elementary School	740	727	962	649	801	849	885	900	961	1,027	1,092	1,131	1,168
Schultz Elementary School	740	567	642	669	684	703	725	744	737	739	746	737	740
Ann Windle School For Young Child	740	252	307	344	358	374	388	404	420	431	436	447	457
Gonzalez School For Young Child	740	248	270	333	347	363	377	393	409	420	425	436	446
ELEMENTARY TOTALS	19,980	13,870	15,086	15,929	16,885	17,699	18,595	19,402	19,875	20,333	20,810	21,304	21,733
Elementary Absolute Change		-631	1,216	843	956	815	895	807	473	458	477	493	429
Elementary Percent Change		-4.35%	8.77%	5.59%	6.00%	4.82%	5.06%	4.34%	2.44%	2.30%	2.35%	2.37%	2.01%

Yellow box = over capacity



Ten Year Forecast by Secondary Campus

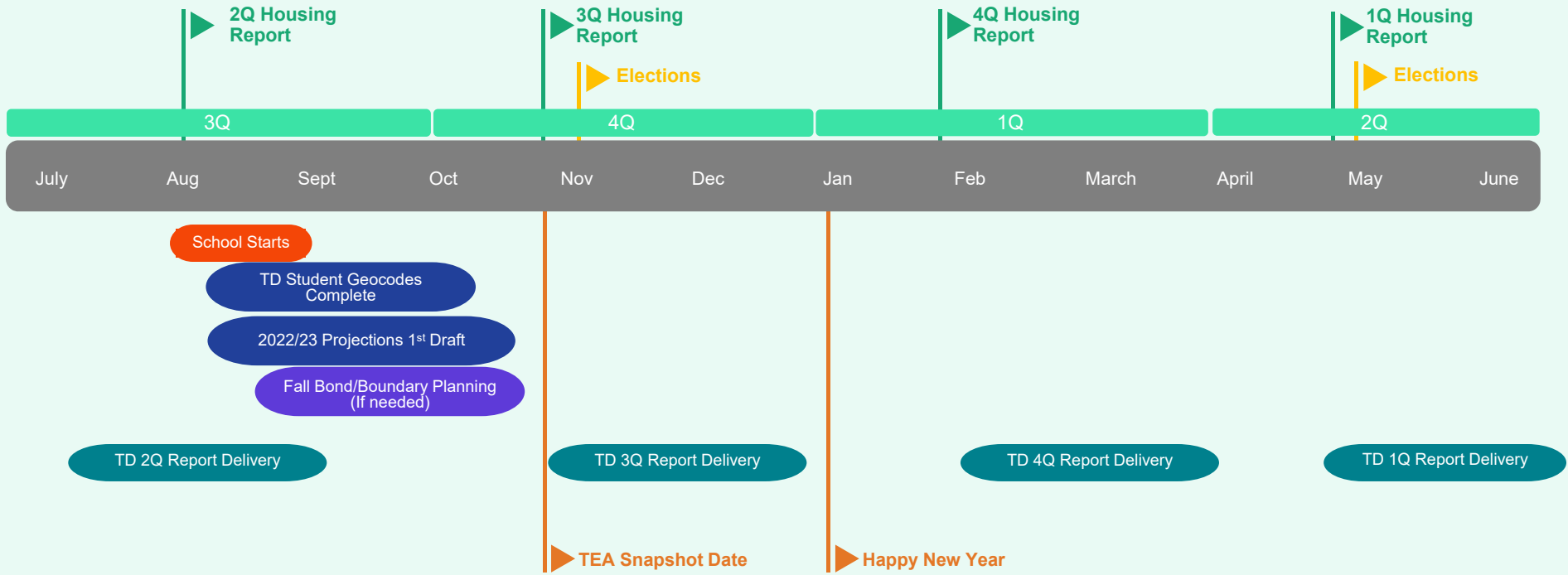
CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Campus Name	HISTORY			ENROLLMENT PROJECTIONS									
	Capacity	2020/21	Fall 2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2030/32
Calhoun Middle School	1,268	664	700	712	701	768	772	818	859	958	1,016	1,043	1,078
McMath Middle School	1,181	804	812	795	790	812	810	880	924	1,036	1,094	1,171	1,232
Navo Middle School	1,181	1,025	1,063	1,124	1,191	1,301	1,363	1,478	1,514	1,544	1,553	1,573	1,592
Crownover Middle School	1,181	874	813	820	732	771	755	777	745	739	782	793	804
Strickland Middle School	1,334	901	975	992	1,012	1,025	1,051	1,101	1,191	1,269	1,336	1,361	1,388
Harpool Middle School	1,181	875	867	818	798	769	795	781	820	813	853	844	851
Rodriguez Middle School	1,323	961	988	1,070	1,186	1,352	1,500	1,661	1,796	1,904	1,990	2,049	2,083
Bette Myers Middle School	1,323	880	834	822	822	883	924	946	1,006	1,091	1,149	1,133	1,135
MIDDLE SCHOOL TOTALS	9,972	6,984	7,052	7,153	7,232	7,681	7,970	8,442	8,855	9,354	9,773	9,967	10,163
Middle School Absolute Change		-139	68	101	79	449	289	472	413	499	419	194	196
Middle School Percent Change		-1.95%	0.97%	1.43%	1.10%	6.21%	3.76%	5.92%	4.89%	5.64%	4.48%	1.99%	1.97%
Braswell High School	3,350	2,446	2,728	3,020	3,173	3,351	3,523	3,701	4,029	4,433	4,736	5,043	5,300
Denton High School	2,460	2,023	1,924	1,996	2,046	2,069	2,113	2,116	2,176	2,180	2,295	2,458	2,600
Fred Moore High School		68	56	56	56	56	56	56	56	56	56	56	56
John Guyer High School	3,200	2,621	2,626	2,597	2,617	2,521	2,478	2,376	2,317	2,345	2,292	2,382	2,397
Ryan High School	2,340	2,197	2,226	2,286	2,364	2,370	2,360	2,380	2,443	2,491	2,580	2,782	2,926
The LaGrone Academy		0	202	237	237	0	0	0	0	0	0	0	0
HIGH SCHOOL TOTALS	11,350	9,355	9,762	10,192	10,493	10,367	10,530	10,629	11,021	11,505	11,959	12,721	13,279
High School Absolute Change		185	407	430	301	-126	163	99	392	484	454	762	558
High School Percent Change		2.02%	4.35%	4.41%	2.95%	-1.20%	1.57%	0.94%	3.69%	4.39%	3.95%	6.37%	4.39%
Denton J J A E P		8	4	4	4	4	4	4	4	4	4	4	4
Juvenile Detention CTR		43	50	50	50	50	50	50	50	50	50	50	50
Lester Davis School		7	52	52	52	52	52	52	52	52	52	52	52
ALTERNATIVE SCHOOL TOTALS		58	106	106	106	106	106	106	106	106	106	106	106
DISTRICT TOTALS	41,302	30,267	32,006	33,380	34,716	35,853	37,201	38,579	39,857	41,298	42,648	44,098	45,281
District Absolute Change		-641	1,739	1,374	1,336	1,137	1,347	1,378	1,278	1,441	1,350	1,449	1,183
District Percent Change		-2.1%	5.7%	4.3%	4.0%	3.3%	3.8%	3.7%	3.3%	3.6%	3.3%	3.4%	2.7%

Yellow box = over capacity



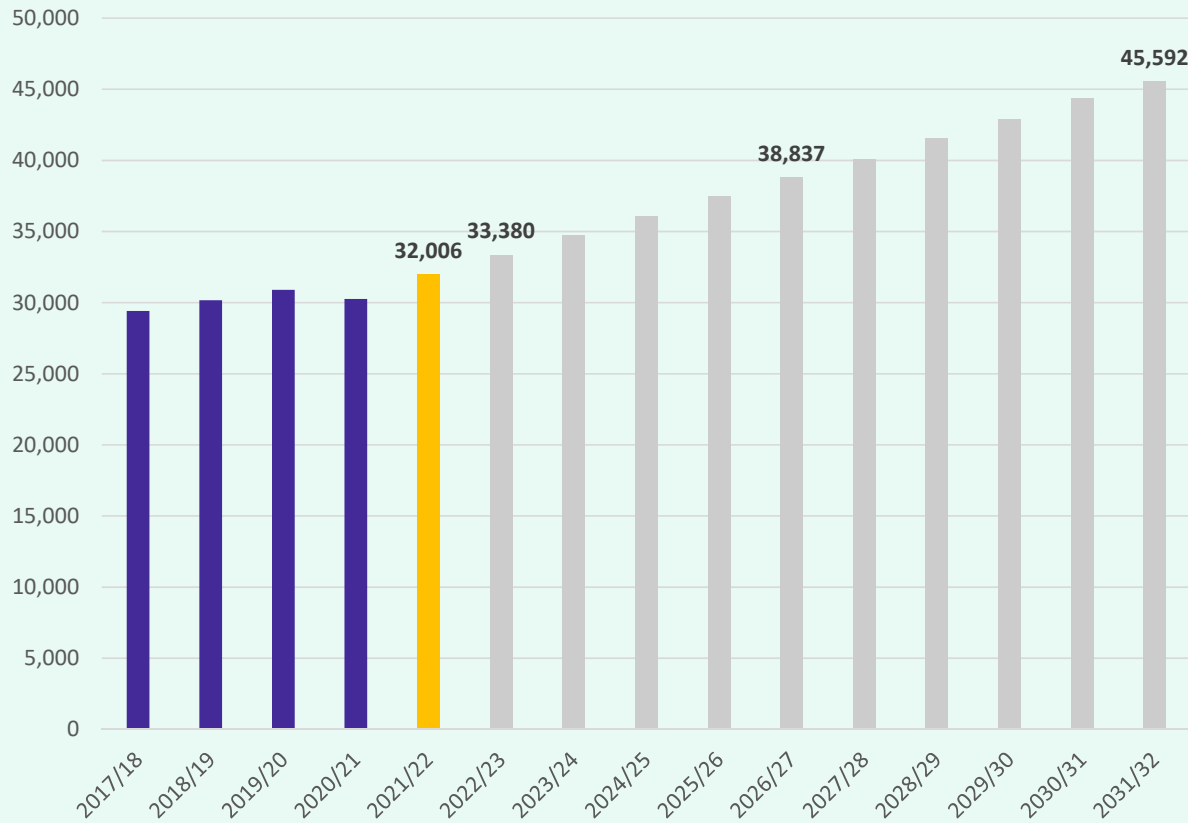
The Year Ahead





Key Takeaways

Enrollment Projections



- 2022/23 enrollment in position to exceed 33,000 students
- Interest rate hikes starting to impact sales – market could be returning to 2019 levels which is still very good
- Multifamily likely to play a larger role with enrollment growth
- Groundwork is underway on roughly 4,034 lots within 25 subdivisions
- Market may start to shift towards a buyers market with improvements in inventory and better pricing