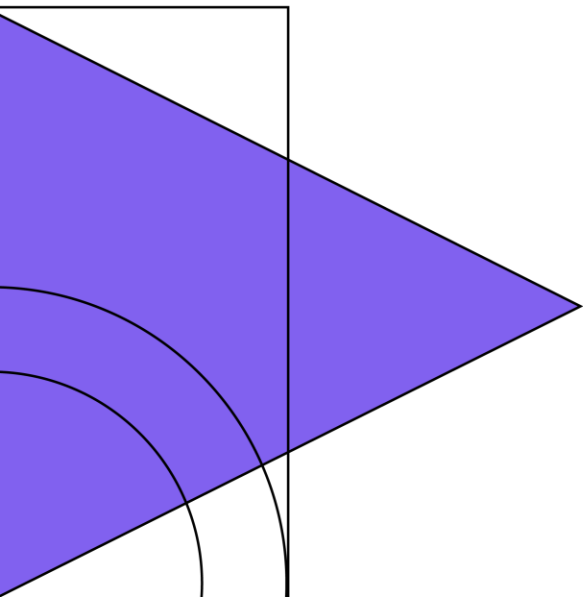
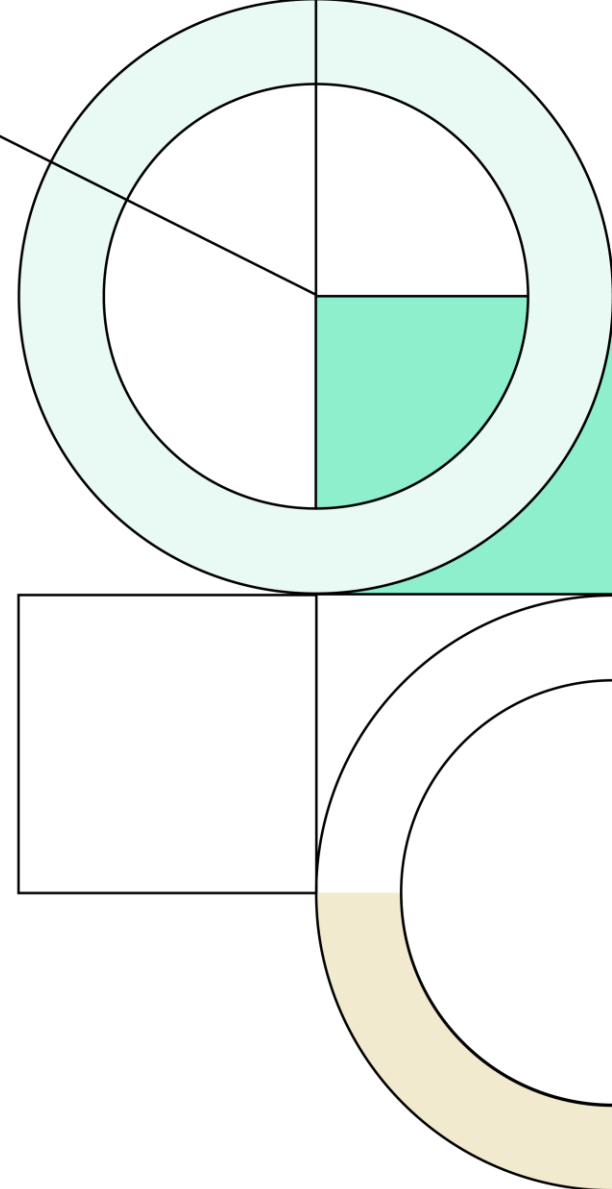




**Denton
Independent
School
District**

2Q21

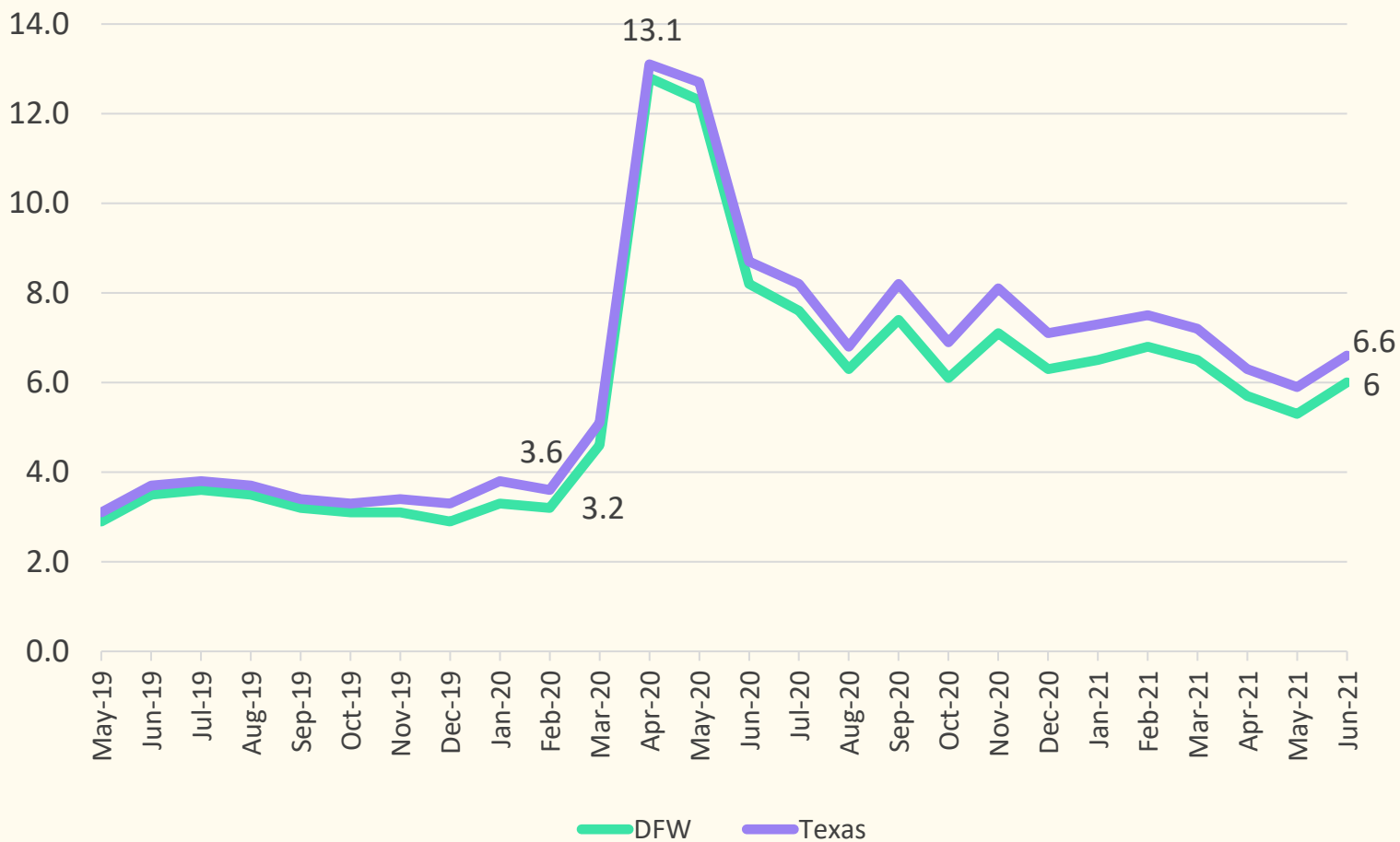
Demographic Report



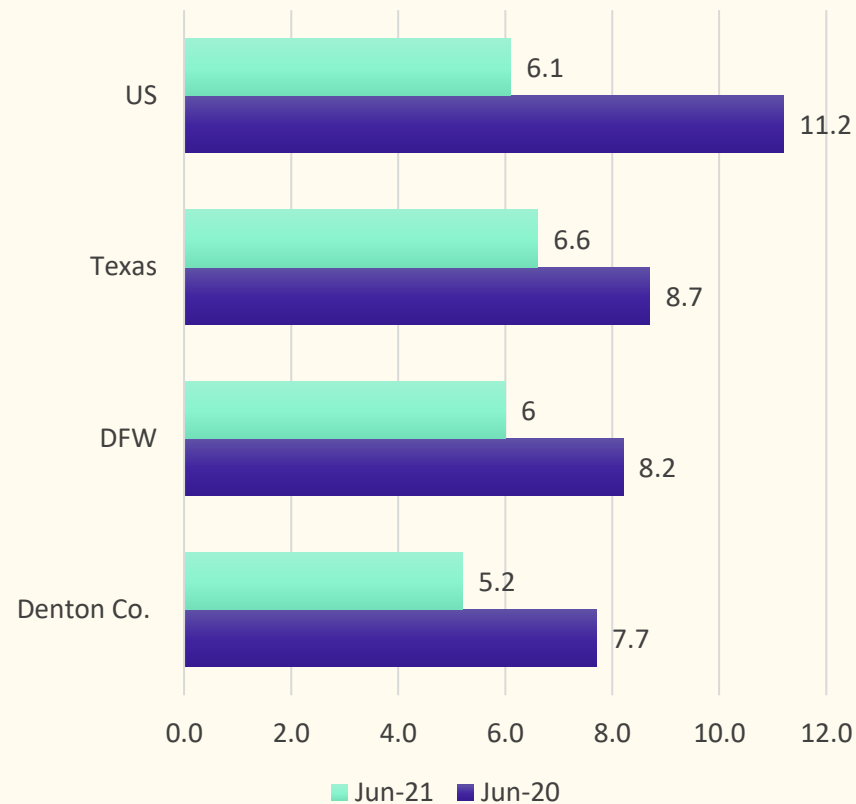


Local Economic Conditions

Unemployment Rate, May 2019 - June 2021



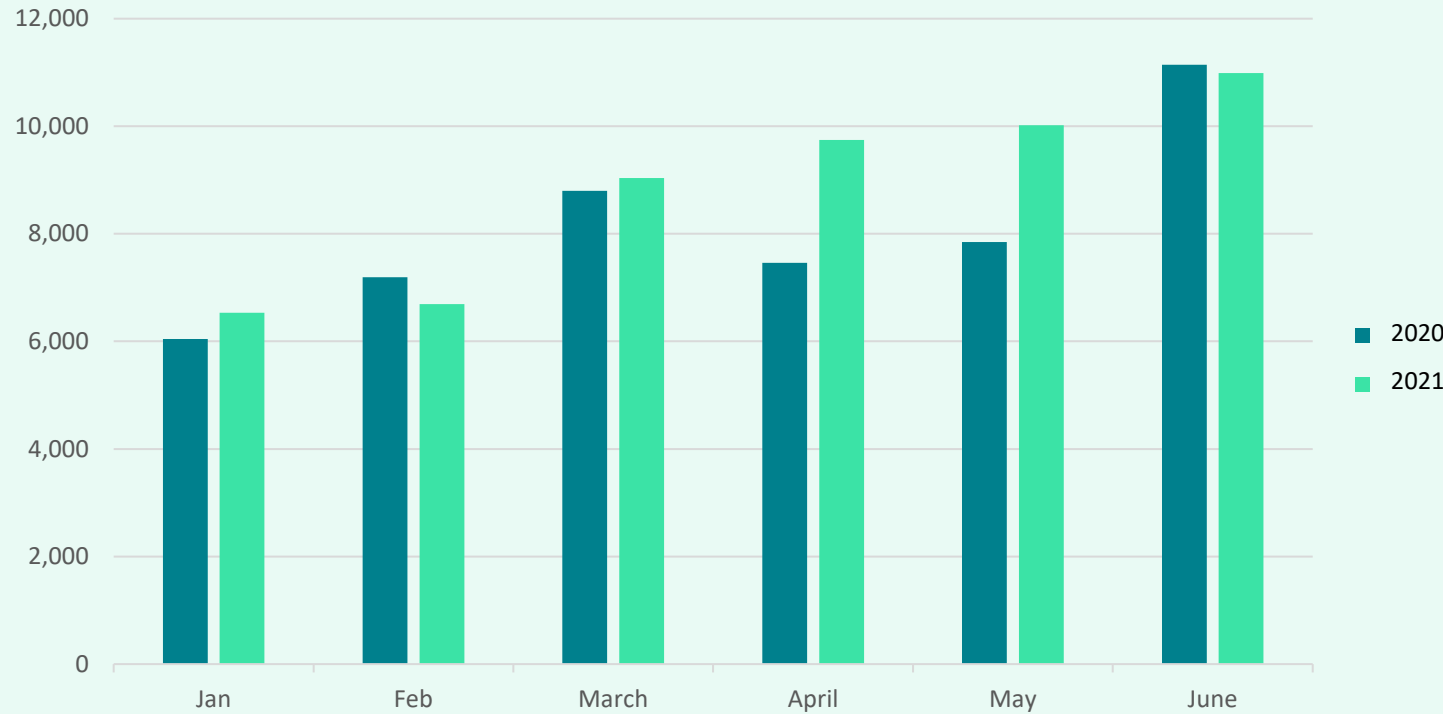
Unemployment Rate, Year Over Year



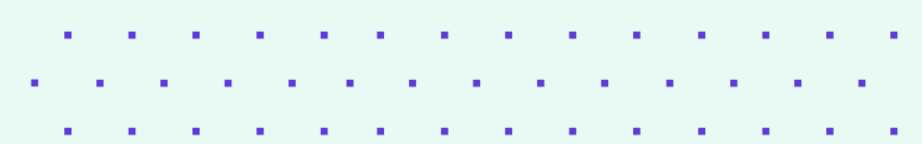


Housing Market Trends

DFW Monthly Sales, 2020 - 2021

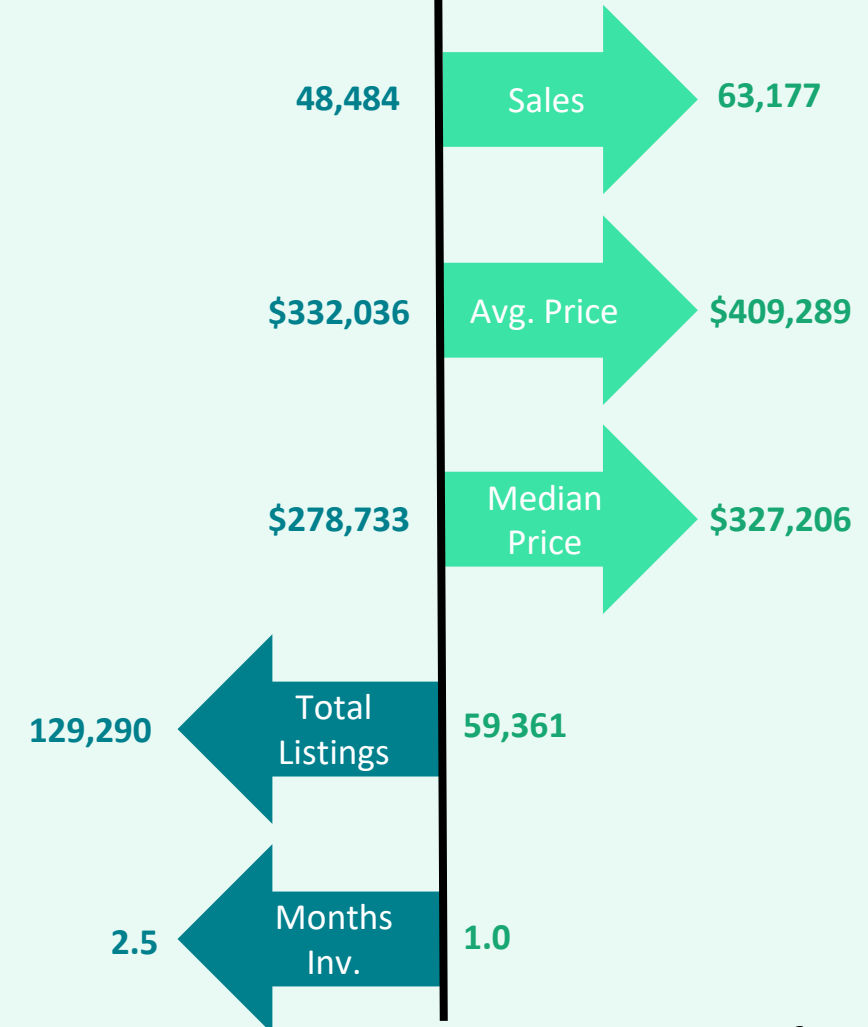


- Median home prices remains near record highs across the state
- Home inventory remains extremely tight as sales increased throughout the state, but inventory may rebound as builders and developers change sales trends
- In the month of May, total monthly home sales rebounded and surpassed 2020 levels in Austin (+44.7%), DFW (+27.6%), Houston (+51.3%) and San Antonio (+28.1%)
- Historically low interest rates and pent up demand have resulted in a fast recovery for the housing market



YOY Housing Trends

Jan.-June 2020 | Jan.-June 2021





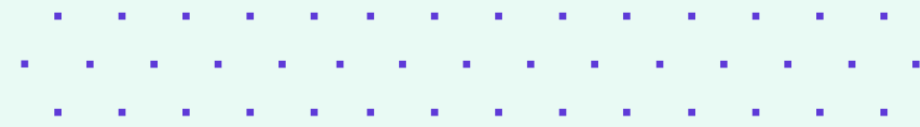
Housing Market Trends



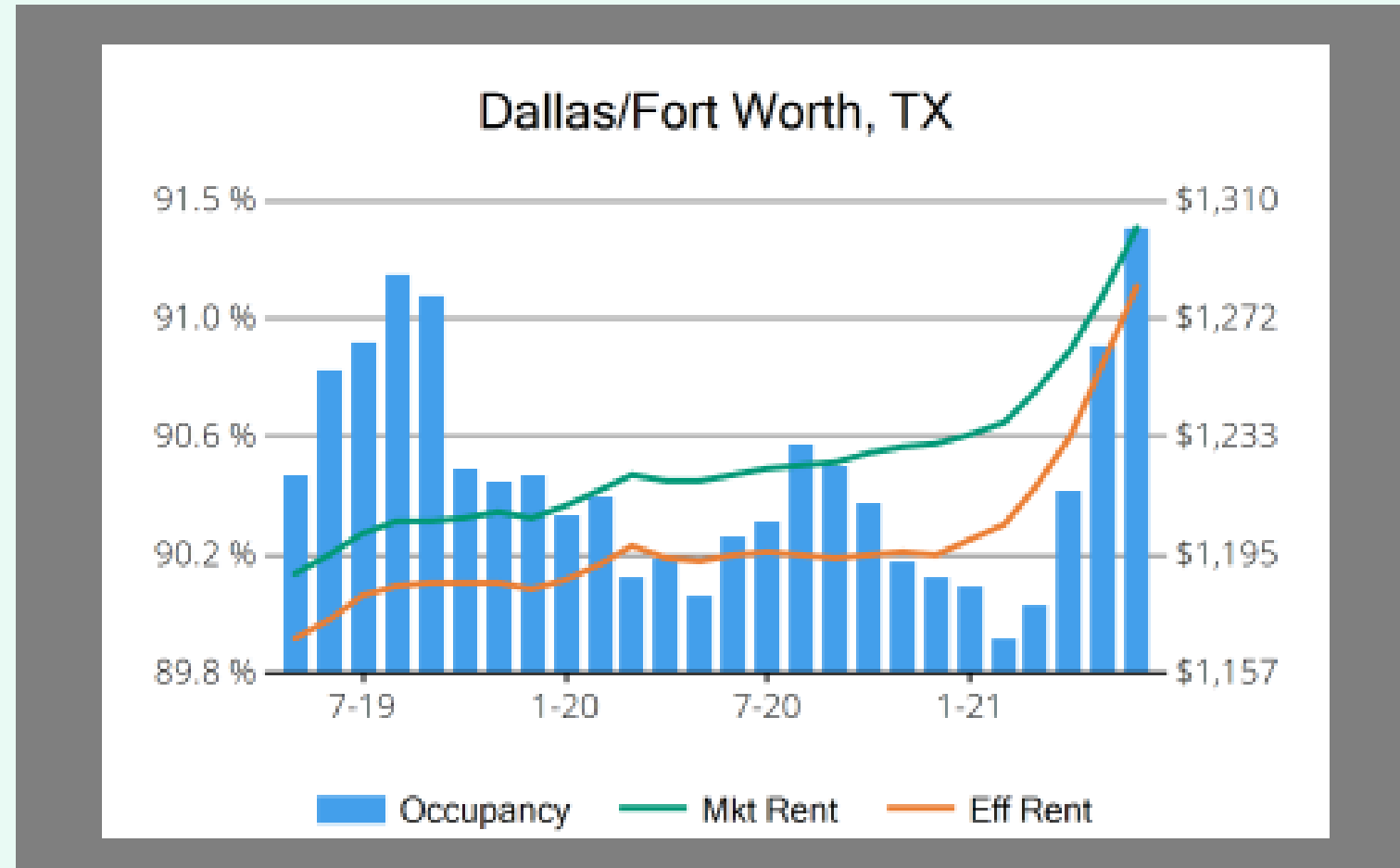
	2Q21	% YOY
Annual Starts	49,733	29.9%
Quarter Starts	14,909	39.5%
Annual Closings	45,074	22.5%
Quarter Closings	12,555	30.6%
Housing Inventory	27,455	20.2%
VDL Inventory	55,803	-4.2%



Housing Market Trends: Multi-family Market



DFW Multi-Family Market	June-21	% YOY
Occupancy	91.4	+1.2%
Unit Change	31,620	
Units Absorbed (Annual)	37,301	
Average Size	870	+0.2%
Asking Rent	\$1,301	+6.6%
Asking Rent per SqFt	\$1.50	+6.4%
Effective Rent	\$1,282	+7.3%
Effective Rent per SqFt	\$1.47	+7.2%
% Offering Concessions	22%	-26.0%
Avg Concession Package	5.7%	-3.9%





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q21

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Futures
1	Denton ISD**	3,680	3,059	2,027	2,764	35,179
2	Northwest ISD	3,510	3,011	1,588	3,176	27,444
3	Prosper ISD	3,204	2,660	2,108	3,044	22,050
4	Frisco ISD	2,350	2,394	1,523	1,759	8,775
5	Forney ISD	2,735	2,156	1,291	3,044	31,108
6	Eagle Mt.-Saginaw ISD	1,771	2,153	582	990	19,227
7	Dallas ISD	1,475	1,889	1,461	2,436	6,187
8	Rockwall ISD	1,337	1,254	742	1,693	10,301
9	Princeton ISD	1,539	1,231	724	1,870	6,796
10	Royse City ISD	1,559	1,163	848	2,124	9,125
11	Lewisville ISD	1,019	1,044	721	1,885	2,026
12	Crowley ISD	1,267	1,025	614	1,175	17,377
13	Melissa ISD	1,005	975	431	688	4,843
14	Mansfield ISD	1,027	968	529	1,747	6,015
15	Crandall ISD	1,235	961	541	766	8,011
16	Anna ISD	1,075	945	469	1,413	6,256
17	McKinney ISD	1,106	937	670	1,814	13,069
18	Fort Worth ISD	938	877	420	1,410	5,213
19	Midlothian ISD	1,216	869	737	1,192	16,413
20	Little Elm ISD	796	843	412	750	1,309

* Based on additional Templeton Demographics housing research

**Includes Age-Restricted subdivisions



Historical Change in New Home Ranking

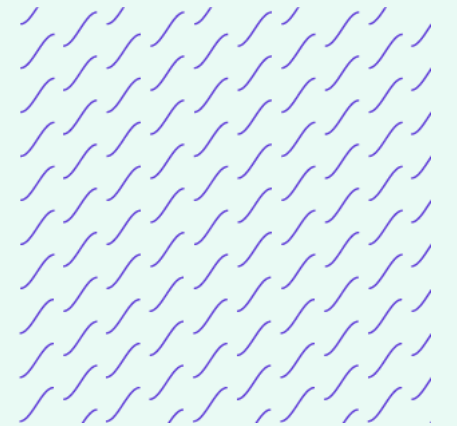
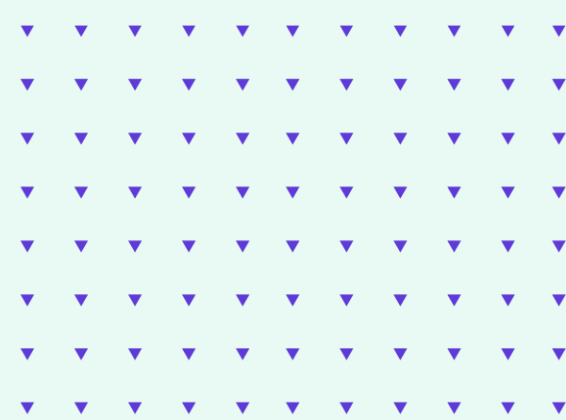
Rank	District Name	2Q17	2Q18	2Q19	2Q20	2Q21
1	Denton ISD	3rd	3rd	2nd	1st	1st
2	Northwest ISD	4th	4th	4th	4th	2nd
3	Prosper ISD	2nd	1st	1st	2nd	3rd
4	Frisco ISD	1st	2nd	3rd	3rd	4th
5	Forney ISD	15th	8th	9th	7th	5th
6	Eagle Mt.-Saginaw ISD	11th	7th	6th	5th	6th
7	Dallas ISD	5th	5th	5th	6th	7th
8	Rockwall ISD	8th	10th	11th	13th	8th
9	Princeton ISD	26th	18th	15th	18th	9th
10	Royse City ISD	34th	22nd	16th	15th	10th
11	Lewisville ISD	6th	9th	8th	9th	11th
12	Crowley ISD	14th	13th	10th	8th	12th
13	Melissa ISD	29th	26th	18th	17th	13th
14	Mansfield ISD	13th	15th	12th	12th	14th
15	Crandall ISD	31st	29th	30th	31st	15th
16	Anna ISD	30th	24th	31st	25th	16th
17	McKinney ISD	10th	11th	14th	11th	17th
18	Fort Worth ISD	22nd	19th	21st	19th	18th
19	Midlothian ISD	18th	14th	19th	20th	19th
20	Little Elm ISD	7th	6th	7th	10th	20th





1 Year Change in District Housing

	2Q20	2Q21	Difference
Annual Starts	2,818	3,680	+862
Quarterly Starts	776	1,084	+308
Annual Closings	2,841	3,059	+218
Quarterly Closings	761	936	+175
Under Construction	840	1,794	+954
Inventory	1,374	2,027	+653
VDL	4,458	2,764	-1,694
Futures	34,539	35,179	+640





District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ADKINS	8	2	17	2	6	6	52	326
ALEXANDER	13	1	23	4	4	4	0	537
BELL	101	49	40	16	72	78	15	0
BLANTON	36	8	91	12	2	9	37	0
BORMAN	0	0	0	0	0	0	0	17,361
CROSS OAKS	101	25	108	59	25	28	42	252
EP RAYZOR	1	0	2	1	0	0	0	0
EVERS	190	71	127	73	92	107	178	988
GINNINGS	261	34	205	45	96	99	134	651
HAWK	0	0	4	0	0	0	74	30
HODGE	12	4	9	0	13	13	10	2,416
HOUSTON	0	0	0	0	0	0	0	246
MCNAIR	0	0	0	0	0	0	0	339
N RAYZOR	0	0	1	1	0	0	5	37
NELSON	0	0	0	0	0	0	0	4
PALOMA CREEK	114	25	113	35	45	55	26	0
PECAN CREEK	34	0	67	9	1	2	8	46
PROVIDENCE	452	124	429	154	149	165	213	3,063
RIVERA	0	0	0	0	0	0	0	346
RYAN	166	78	139	33	96	103	171	331
SAVANNAH	50	7	81	15	21	32	141	276
SCHULTZ	66	11	103	10	19	22	2	0
STEPHENS	63	22	55	11	42	47	258	393
UNION PARK	1,681	493	1,167	347	944	1,063	654	3,767
GRAND TOTAL *	3,349	954	2,781	827	1,627	1,833	2,020	31,409

*Does NOT include age-restricted communities



Highest activity in the category



Second highest activity in the category

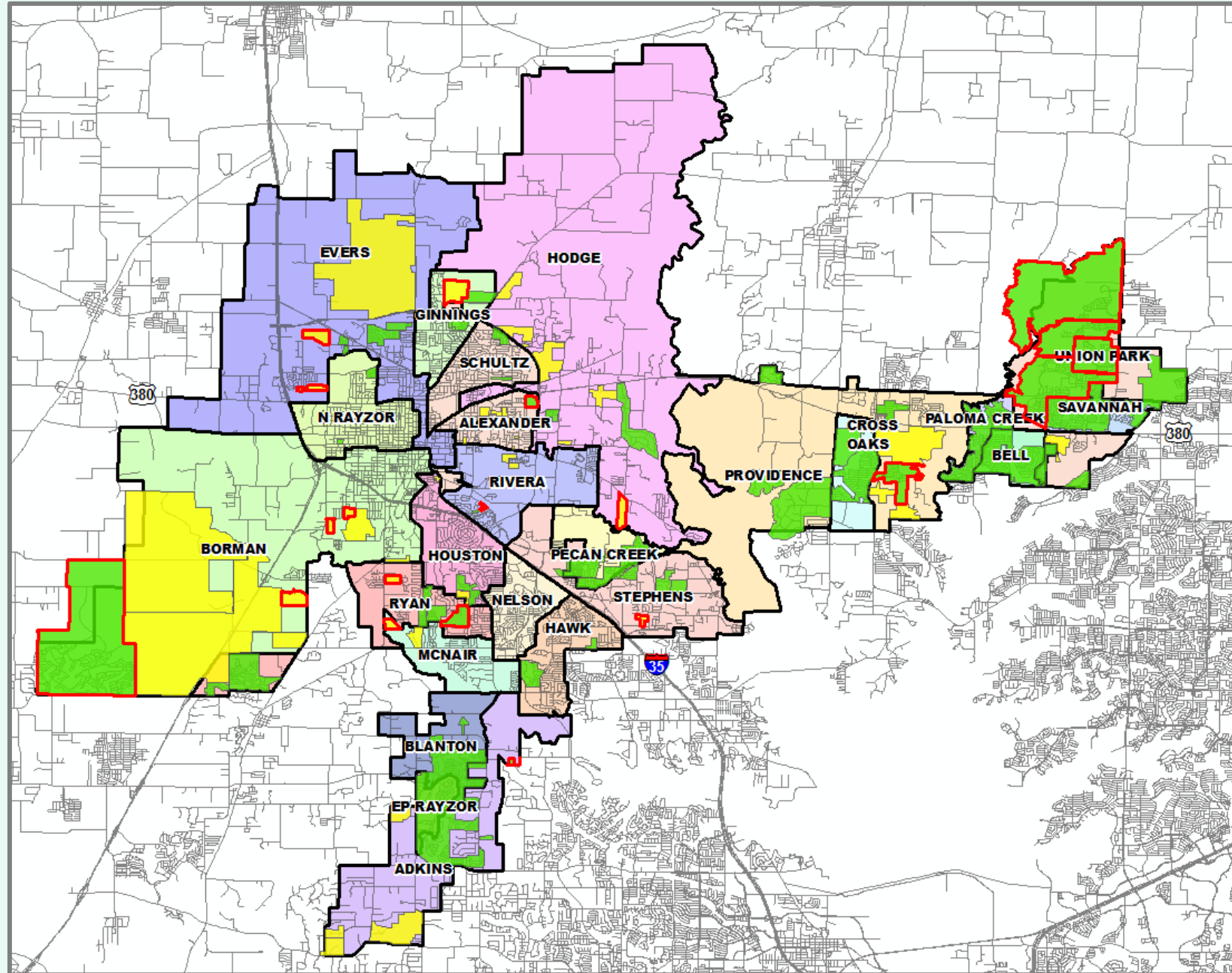
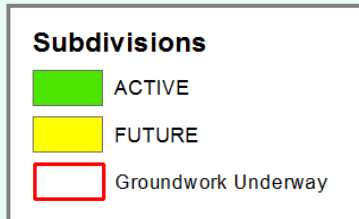


Third highest activity in the category



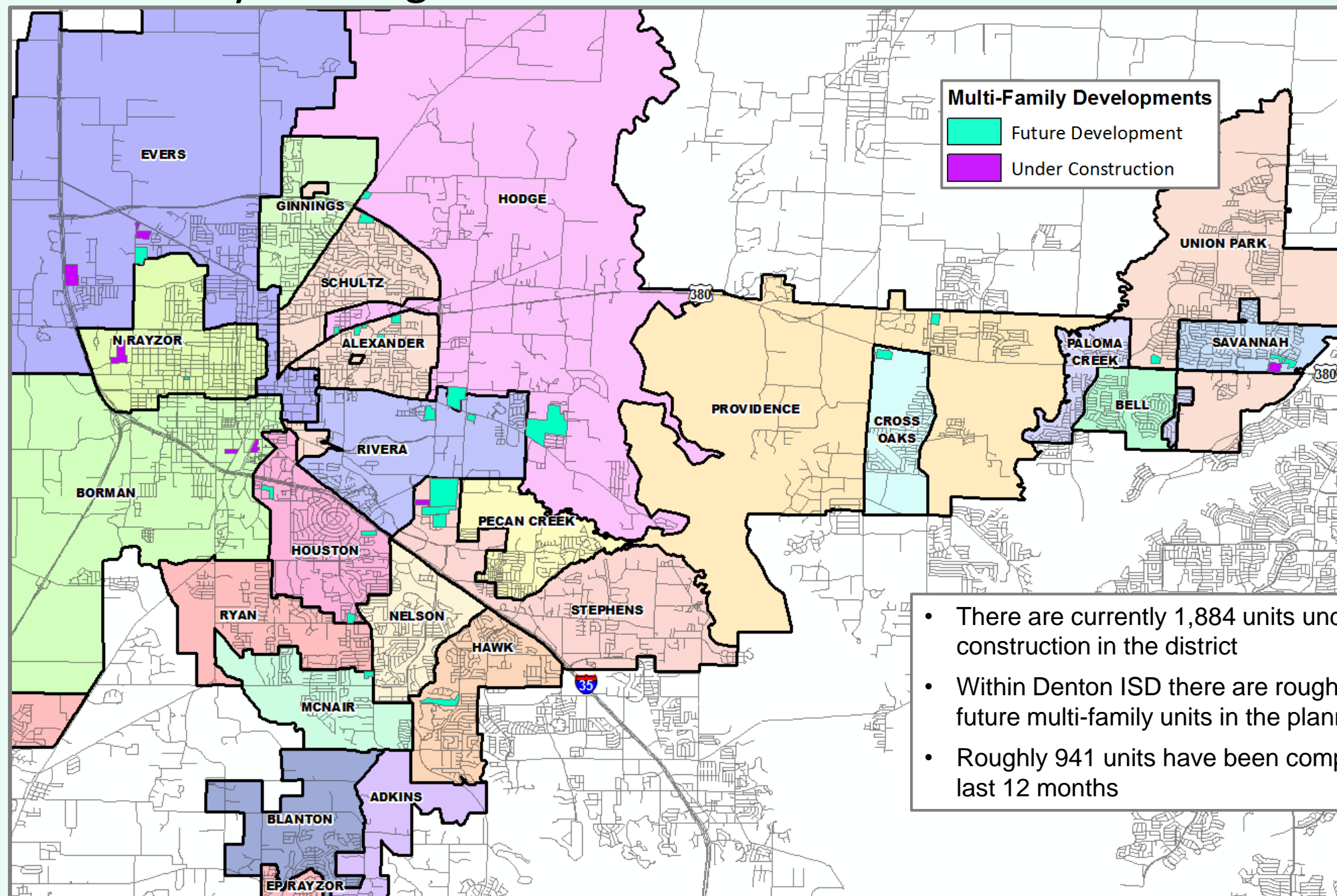
District Housing Overview

- The district has 56 actively building subdivisions
- Within DISD there are 44 future subdivisions
- Of these, groundwork is underway on 2,934 lots within 23 subdivisions





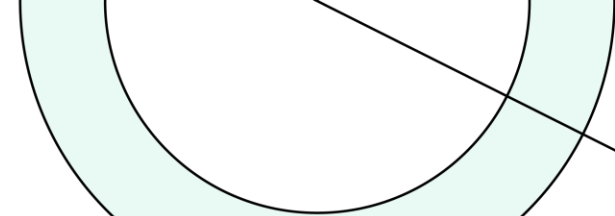
Multi-Family Housing Overview



- There are currently 1,884 units under construction in the district
- Within Denton ISD there are roughly 5,639 future multi-family units in the planning stages
- Roughly 941 units have been completed in the last 12 months



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 %
2016/17	114	1,016	2,066	2,044	2,194	2,181	2,231	2,219	2,160	2,202	2,175	2,293	2,084	1,967	1,685	28,631		
2017/18	98	1,048	2,081	2,100	2,119	2,230	2,251	2,300	2,264	2,232	2,205	2,346	2,245	2,018	1,887	29,424	793	2.8%
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	745	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	92	1,193	2,316	2,200	2,239	2,351	2,214	2,335	2,331	2,410	2,445	2,686	2,472	2,316	2,270	31,870	1,603	5.3%
2022/23	92	1,249	2,439	2,432	2,293	2,323	2,451	2,330	2,401	2,435	2,520	2,691	2,716	2,395	2,293	33,060	1,191	3.7%
2023/24	92	1,311	2,550	2,538	2,536	2,376	2,431	2,576	2,413	2,500	2,535	2,759	2,715	2,633	2,368	34,333	1,272	3.8%
2024/25	92	1,397	2,717	2,684	2,634	2,630	2,478	2,554	2,645	2,511	2,615	2,768	2,785	2,633	2,604	35,747	1,414	4.1%
2025/26	92	1,461	2,819	2,843	2,789	2,736	2,746	2,585	2,634	2,748	2,621	2,866	2,796	2,702	2,607	37,045	1,298	3.6%
2026/27	92	1,527	2,908	2,950	2,966	2,897	2,853	2,851	2,653	2,738	2,855	2,875	2,906	2,713	2,673	38,457	1,412	3.8%
2027/28	92	1,567	2,963	3,032	3,040	3,068	3,028	2,964	2,925	2,764	2,850	3,118	2,913	2,819	2,684	39,827	1,369	3.6%
2028/29	92	1,579	2,949	3,099	3,157	3,154	3,202	3,147	3,035	3,036	2,870	3,117	3,154	2,826	2,789	41,206	1,380	3.5%
2029/30	92	1,582	2,965	3,081	3,225	3,276	3,293	3,324	3,214	3,124	3,158	3,147	3,170	3,059	2,794	42,504	1,298	3.1%
2030/31	92	1,585	2,955	3,088	3,193	3,335	3,409	3,411	3,399	3,330	3,248	3,461	3,193	3,079	3,026	43,804	1,300	3.1%

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



Ten Year Forecast by Elementary Campus

Campus Name	HISTORY		Fall	ENROLLMENT PROJECTIONS									
	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2027/29	2029/30	2030/31
Alexander Elementary School	740	596	580	612	615	637	659	682	719	740	747	754	754
Adkins Elementary School	740	475	435	448	454	460	481	469	489	501	509	514	508
Bell Elementary School	740	678	653	692	703	710	725	717	729	748	754	748	746
Blanton Elementary School	740	481	479	454	474	472	475	483	502	513	525	529	525
Borman Elementary School	740	444	434	434	443	456	498	572	642	738	844	955	1,069
Cross Oaks Elementary School	740	678	668	714	732	742	779	806	834	845	846	839	829
E P Rayzor Elementary School	740	364	311	320	329	334	327	335	344	357	369	372	369
Evers Park Elementary School	740	594	543	570	591	639	668	734	799	857	906	939	952
Ginnings Elementary School	740	560	583	608	634	663	689	714	741	762	780	781	772
Hodge Elementary School	740	684	618	683	777	867	931	1,024	1,096	1,153	1,189	1,207	1,209
Sam Houston Elementary School	740	593	530	543	562	570	578	609	616	621	624	628	630
Nelson Elementary School	740	605	577	572	564	597	593	622	629	642	654	659	659
McNair Elementary School	740	565	534	545	506	496	507	516	557	583	611	635	658
Hawk Elementary School	740	675	568	597	608	635	632	630	675	686	695	693	690
Olive Stephens Elementary School	740	386	379	423	458	509	551	592	639	672	689	704	712
Paloma Creek Elementary School	740	686	648	678	696	732	756	760	770	769	766	764	757
Pecan Creek Elementary School	740	678	643	652	645	650	654	674	689	703	715	724	725
Providence Elementary School	740	565	554	637	676	722	814	855	925	983	1,059	1,147	1,223
Newton Rayzor Elementary School	740	670	614	649	671	705	739	784	833	851	869	866	851
Rivera Elementary School	740	563	540	558	566	571	590	637	666	686	703	719	720
Savannah Elementary School	740	711	641	685	703	733	727	708	745	735	733	733	734
Ryan Elementary School	740	555	544	570	608	658	685	698	697	699	701	699	690
Union Park Elementary School	740	477	727	1,063	1,317	1,554	1,790	2,050	2,257	2,415	2,573	2,699	2,748
Wilson Elementary School	740	618	567	621	616	603	605	622	644	659	670	685	689
Ann Windle School For Young Child	740	299	252	307	332	349	369	390	405	418	425	423	426
Gonzalez School For Young Child	740	301	248	304	329	346	366	387	402	415	422	420	423
ELEMENTARY TOTALS	19,240	14,501	13,870	14,940	15,609	16,410	17,186	18,071	19,044	19,754	20,379	20,838	21,068
Elementary Absolute Change		153	-631	1,070	670	800	776	885	973	709	626	459	230
Elementary Percent Change		1.07%	-4.35%	7.71%	4.48%	5.13%	4.73%	5.15%	5.39%	3.72%	3.17%	2.25%	1.10%

Yellow box = over capacity



Ten Year Forecast by Elementary Campus

Campus Name	HISTORY		Fall	ENROLLMENT PROJECTIONS									
	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2027/29	2029/30	2030/31
Calhoun Middle School	1,268	720	664	709	757	753	798	782	802	798	865	944	1,028
McMath Middle School	1,181	821	804	823	815	812	847	848	886	897	968	1,007	1,066
Navo Middle School	1,181	987	1,025	1,064	1,106	1,149	1,229	1,296	1,367	1,441	1,499	1,609	1,669
Crownover Middle School	1,181	917	874	845	867	789	826	813	829	814	828	882	906
Strickland Middle School	1,334	944	901	927	934	971	1,040	1,084	1,110	1,156	1,236	1,283	1,349
Harpool Middle School	1,181	929	875	910	854	853	820	862	833	821	787	824	866
Rodriguez Middle School	1,323	905	961	1,026	1,133	1,240	1,326	1,413	1,488	1,650	1,732	1,867	1,958
Bette Myers Middle School	1,323	900	880	872	880	871	875	895	921	952	1,016	1,070	1,125
MIDDLE SCHOOL TOTALS	9,972	7,123	6,984	7,176	7,346	7,438	7,761	7,993	8,236	8,529	8,931	9,486	9,967
Middle School Absolute Change		171	-139	192	170	92	323	232	243	293	402	555	481
Middle School Percent Change		2.46%	-1.95%	2.75%	2.37%	1.25%	4.34%	2.99%	3.04%	3.56%	4.71%	6.21%	5.07%
Braswell High School	3,350	2,321	2,446	2,728	3,002	3,201	3,391	3,576	3,750	3,964	4,269	4,444	4,756
Denton High School	2,460	2,025	2,023	1,997	2,049	2,132	2,188	2,227	2,257	2,343	2,349	2,407	2,512
Fred Moore High School		67	68	68	68	68	68	68	68	68	68	68	68
John Guyer High School	3,200	2,626	2,621	2,646	2,606	2,608	2,584	2,537	2,469	2,467	2,473	2,428	2,473
Ryan High School	2,340	2,131	2,197	2,257	2,322	2,418	2,511	2,515	2,575	2,644	2,679	2,775	2,902
HIGH SCHOOL TOTALS	11,350	9,170	9,355	9,696	10,047	10,427	10,742	10,923	11,119	11,486	11,838	12,122	12,711
High School Absolute Change		426	185	341	351	380	315	181	196	367	352	284	589
High School Percent Change		4.87%	2.02%	3.65%	3.62%	3.78%	3.02%	1.68%	1.79%	3.30%	3.06%	2.40%	4.86%
Denton J J A E P		4	8	8	8	8	8	8	8	8	8	8	8
Juvenile Detention CTR		49	43	43	43	43	43	43	43	43	43	43	43
Lester Davis School		61	7	7	7	7	7	7	7	7	7	7	7
ALTERNATIVE SCHOOL TOTALS		114	58	58	58	58	58	58	58	58	58	58	58
DISTRICT TOTALS	40,562	30,908	30,267	31,870	33,060	34,333	35,747	37,045	38,457	39,827	41,206	42,504	43,804
District Absolute Change		739	-641	1,603	1,191	1,272	1,414	1,298	1,412	1,369	1,380	1,298	1,300
District Percent Change		2.4%	-2.1%	5.3%	3.7%	3.8%	4.1%	3.6%	3.8%	3.6%	3.5%	3.1%	3.1%

Yellow box = over capacity



The Year Ahead

