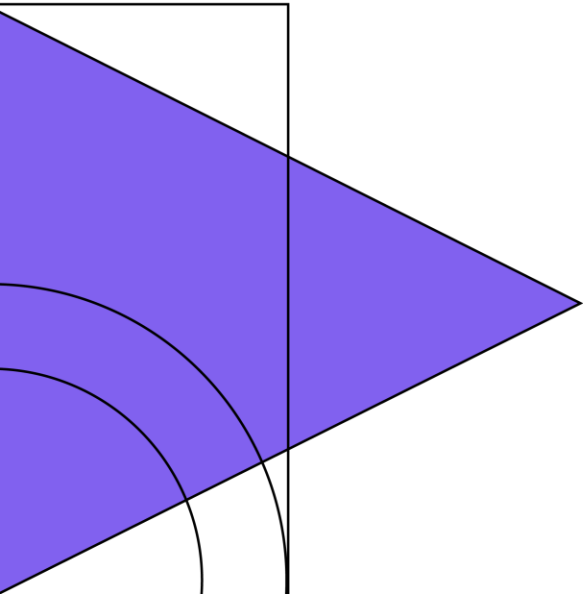
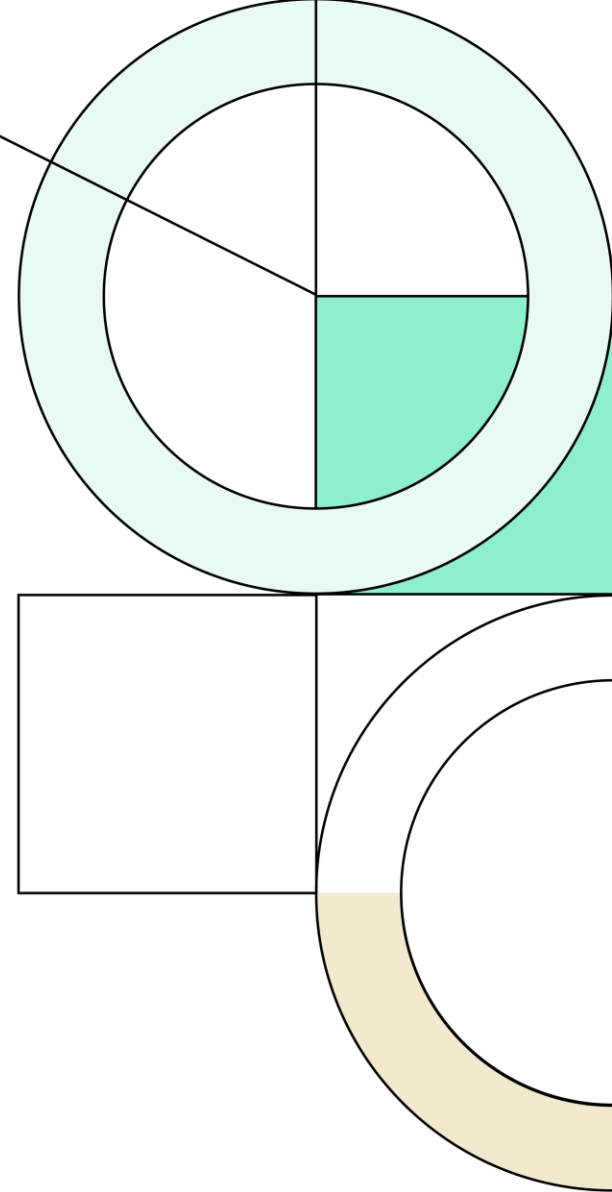


**Decatur**  
Independent  
School  
District

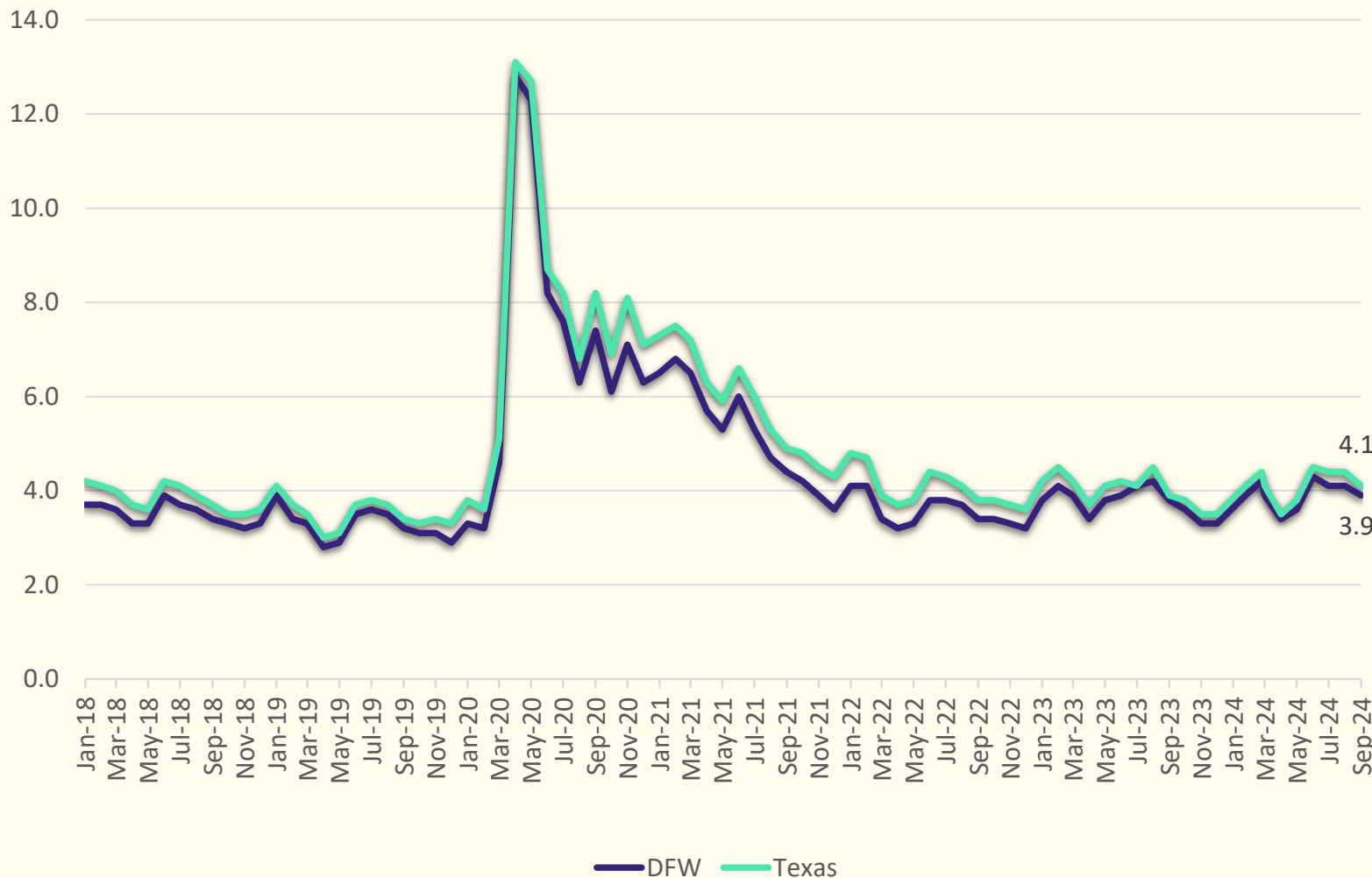
Fall 2024/25  
Demographic Report



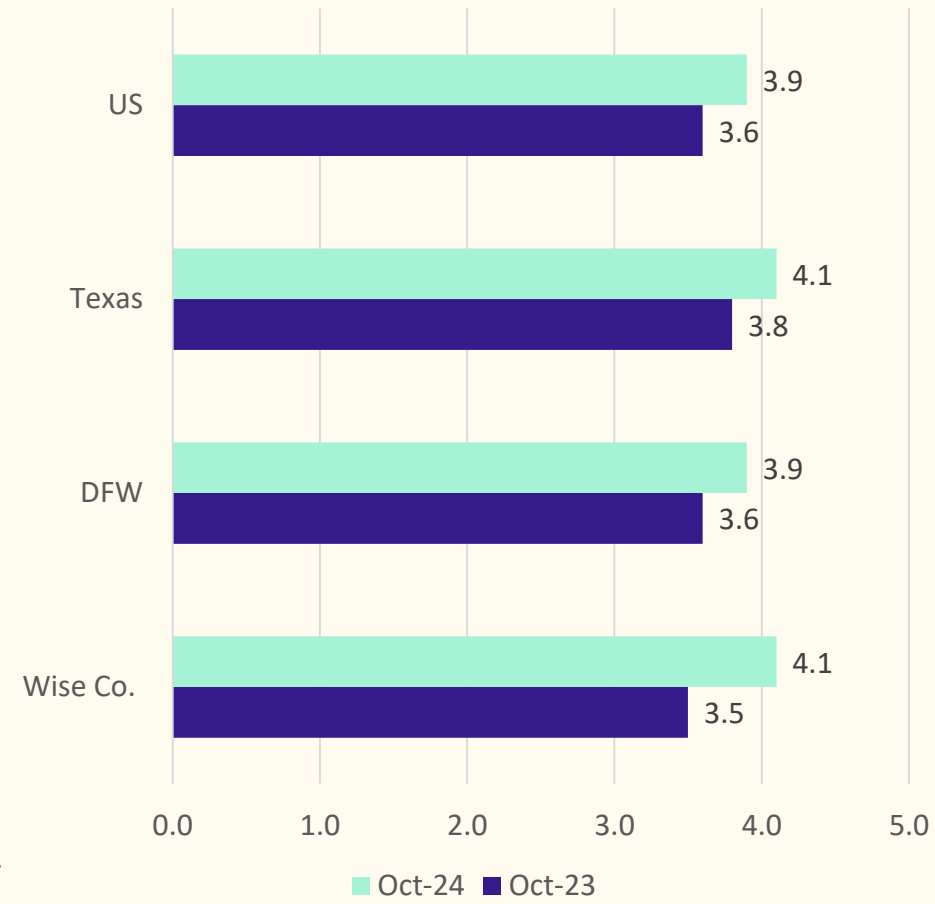


# Local Economic Conditions

### Unemployment Rate, Jan. 2020 - Oct. 2024



### Unemployment Rate, Year over Year

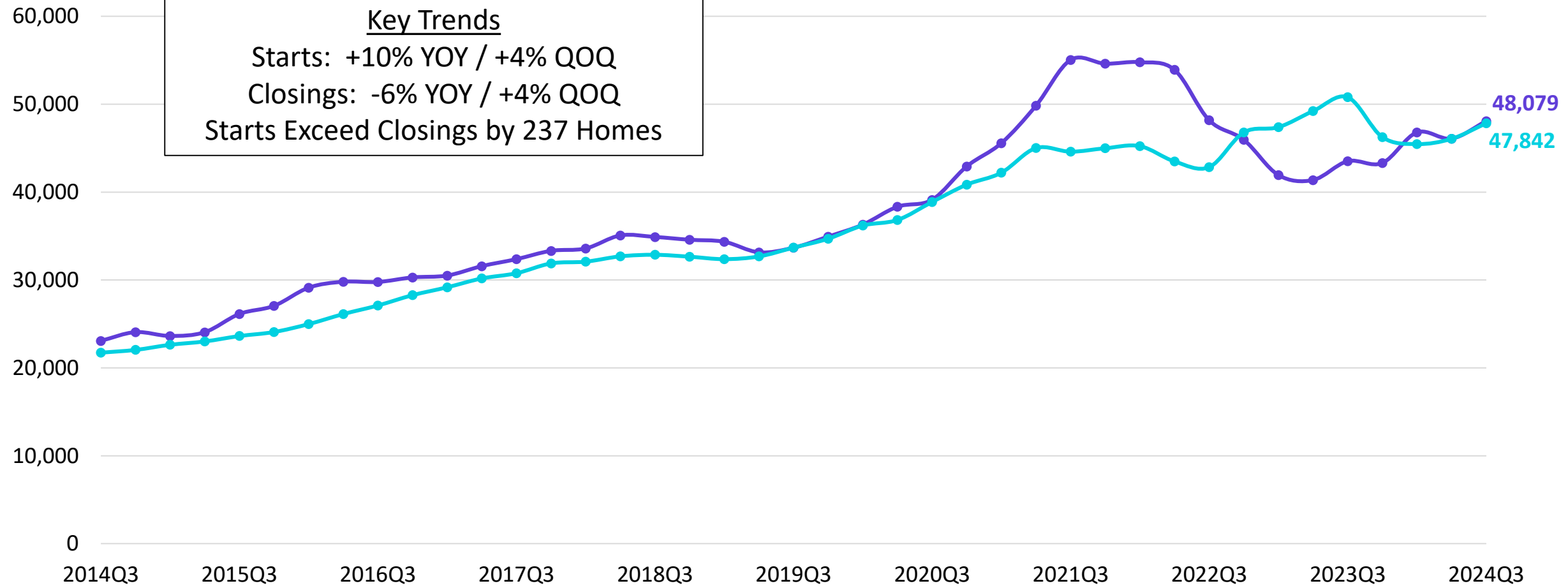




# DFW New Home Starts & Closings

### Annual Housing Starts vs. Annual Closings

Key Trends  
 Starts: +10% YOY / +4% QOQ  
 Closings: -6% YOY / +4% QOQ  
 Starts Exceed Closings by 237 Homes

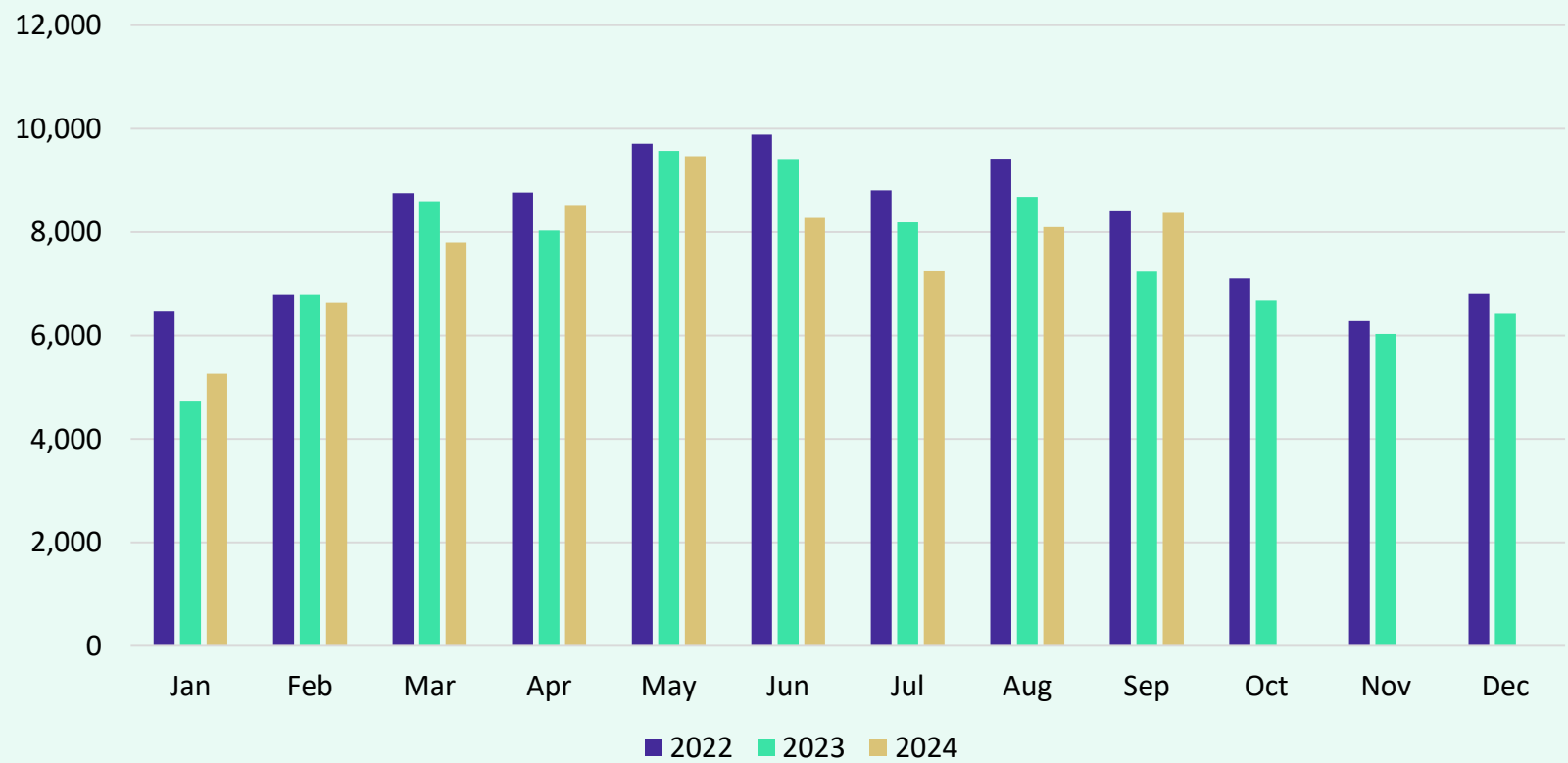


● Annual Housing Starts    ● Annual Closings

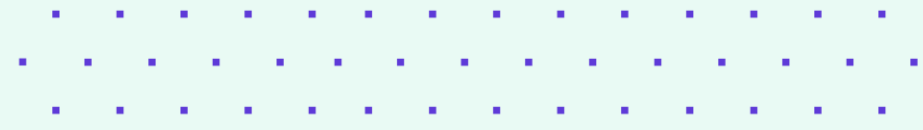


# DFW Housing Market Trends

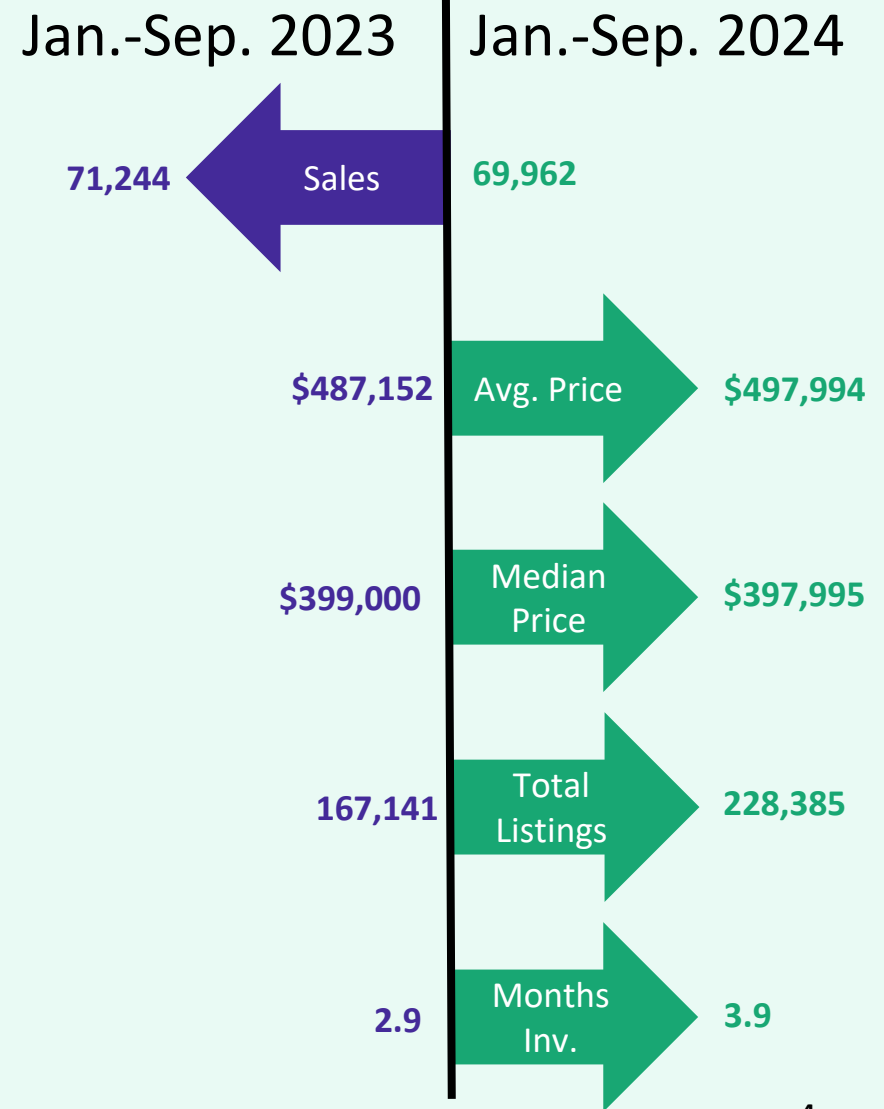
### DFW Monthly Sales, 2022-2024



- Median and average home prices increased in the first 3 quarters of 2024 as the number of listings increased over the same period in 2023
- After a solid start to the year, buyer confidence has tempered, and sales have followed
- Inventory is increasing across the DFW region as sales have slowed due to price increases



### YOY Housing Trends



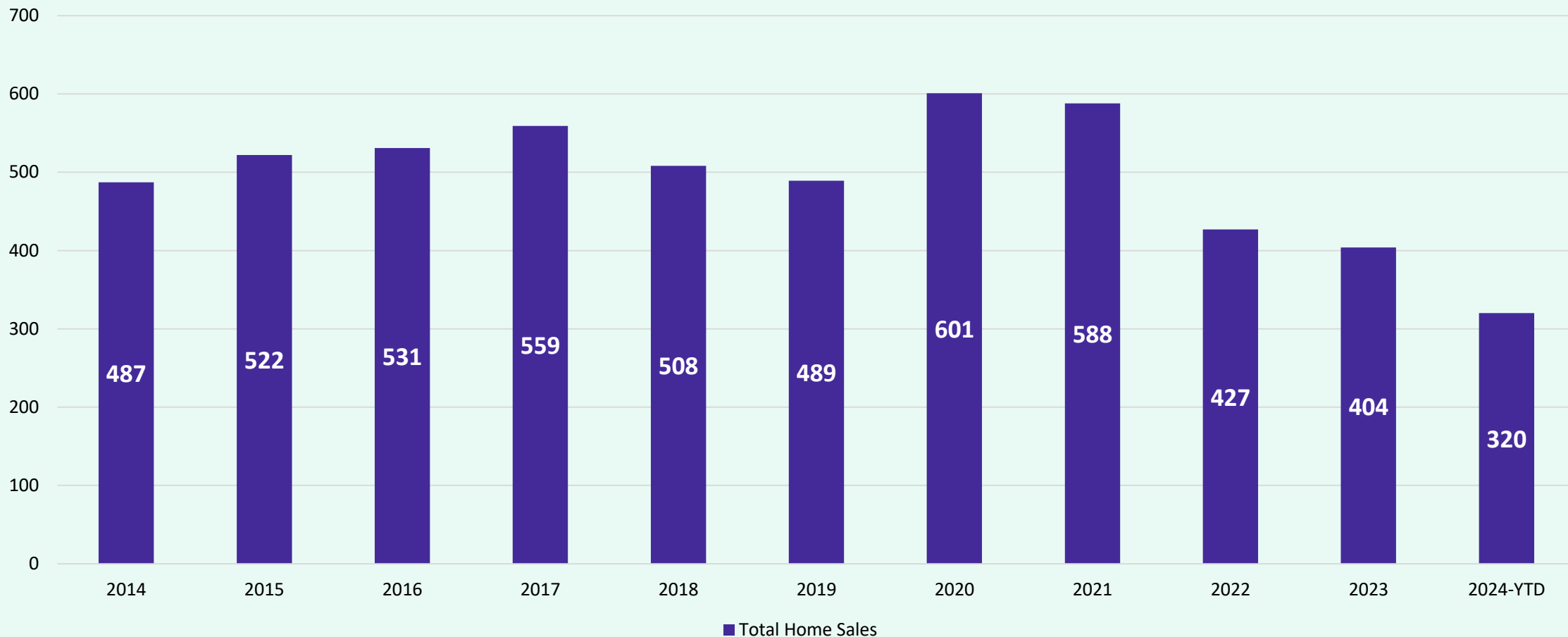


# Decatur ISD Housing Market Analysis

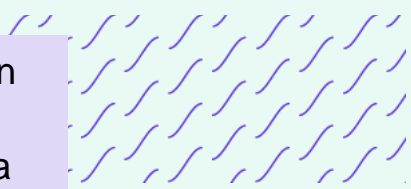
## District Annual Home Sales, 2014 – 2024 YTD (November)



### Annual District Home Sales



- Total home sales within Decatur ISD have decreased since 2021 due to rising inflation costs and interest rate increases
- New home sales in DISD accounted for 14% of the total district home sales in 2024, a slight decrease from 18% from 2023

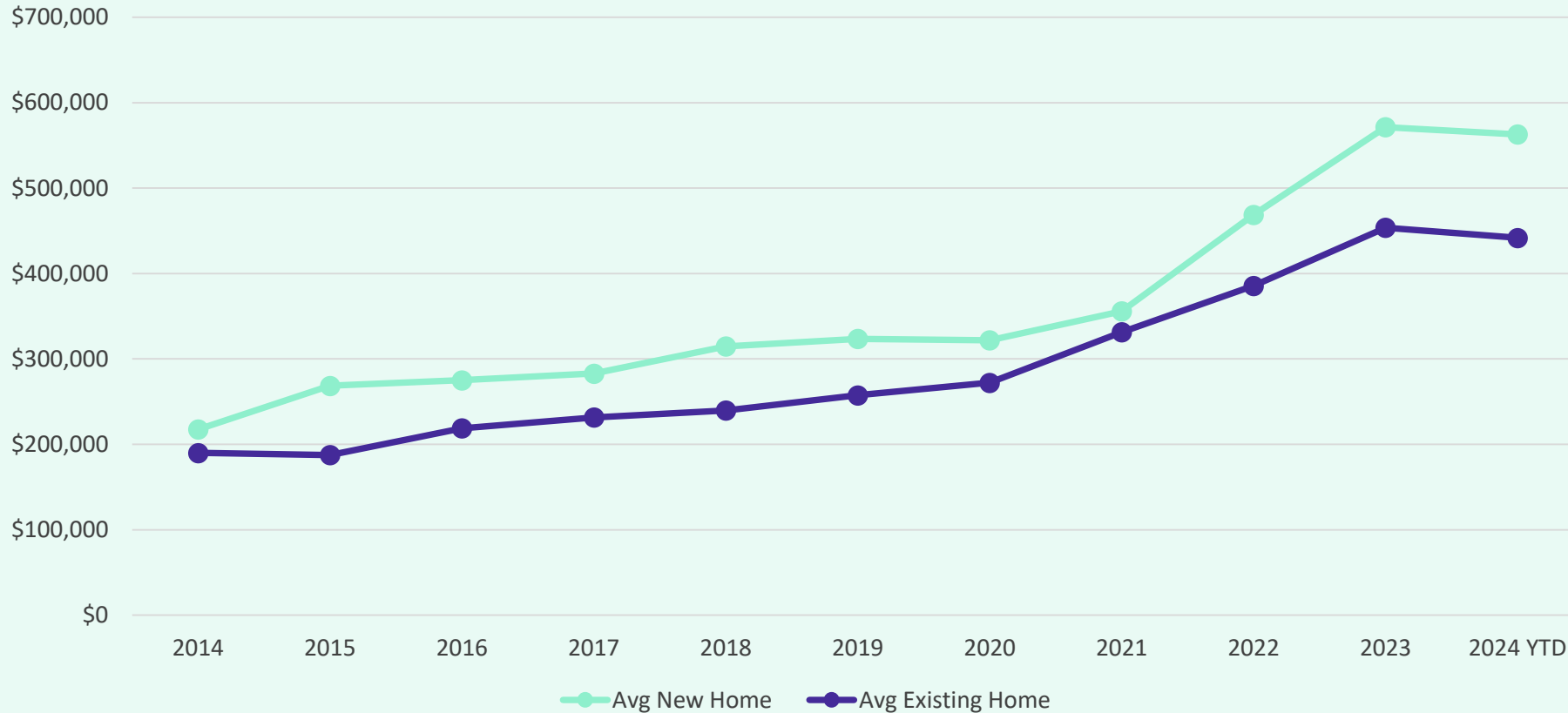




# Decatur ISD Housing Market Analysis

## Average New vs. Existing Home Sale Price, 2014 – 2024 YTD (November)

Decatur ISD Historical Home Prices



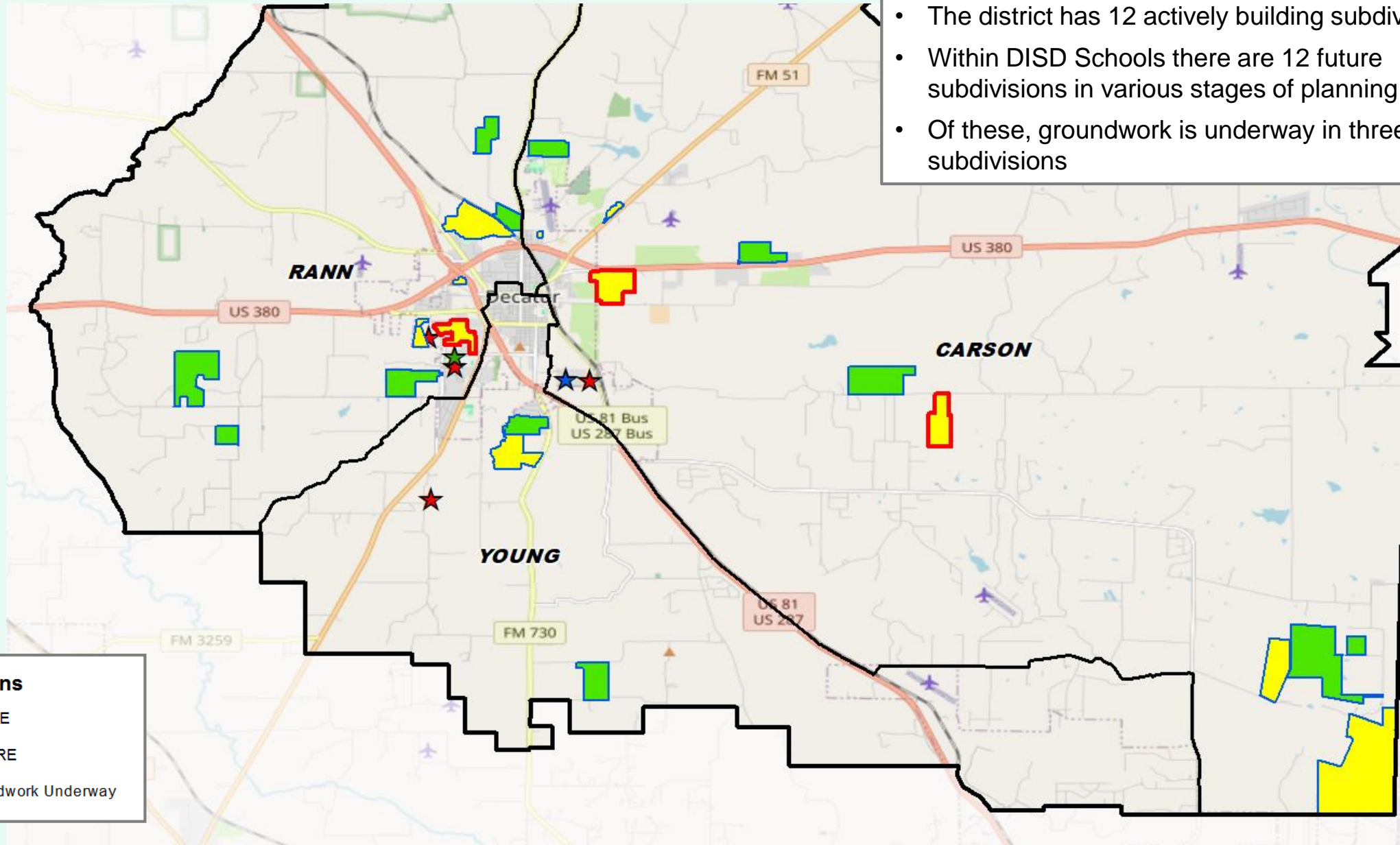
	Avg New Home Price	Avg Existing Home Price
2014	\$217,480	\$189,997
2015	\$268,598	\$187,571
2016	\$275,101	\$218,833
2017	\$282,918	\$231,504
2018	\$314,698	\$239,729
2019	\$323,593	\$257,571
2020	\$321,917	\$272,142
2021	\$355,825	\$331,454
2022	\$468,836	\$385,726
2023	\$571,574	\$453,787
2024 YTD	\$563,094	\$441,879

- The average new home sale price in Decatur ISD has more than doubled between 2014 and 2024, an increase of over \$345,000
- The average existing home sale price in DISD increased 133% in the last 10 years, increasing by nearly \$252,000



# District Housing Overview

- The district has 12 actively building subdivisions
- Within DISD Schools there are 12 future subdivisions in various stages of planning
- Of these, groundwork is underway in three subdivisions





# Residential Activity

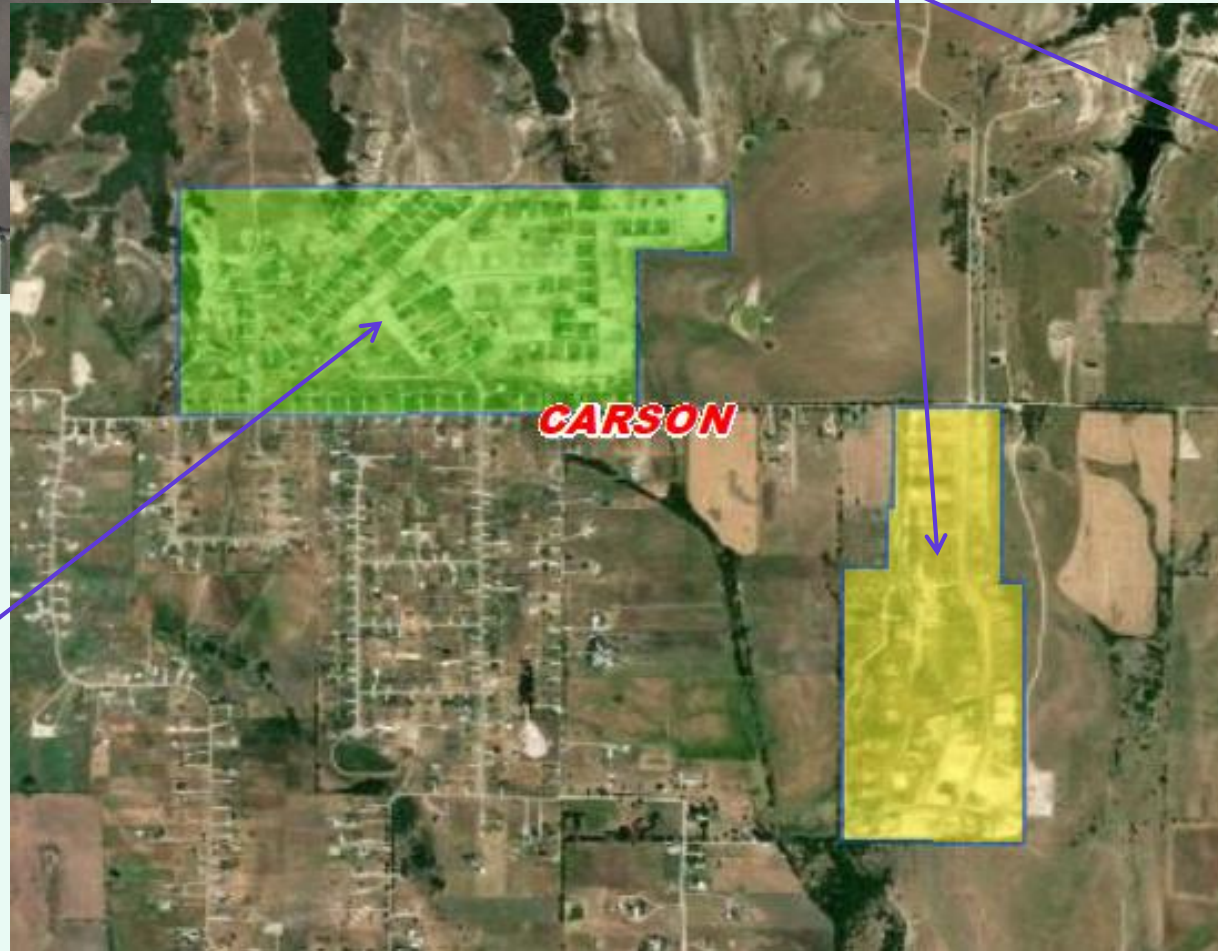


## Hillcrest Meadows North

- 123 total lots
- 16 vacant developed lots
- 12 homes under construction
- 81 homes occupied
- All lots delivered
- Student yield: 0.531

## Hillcrest Meadow South

- 86 total future lots
- Groundwork underway & Roadwork taking place
- Anticipate homes in mid 2025



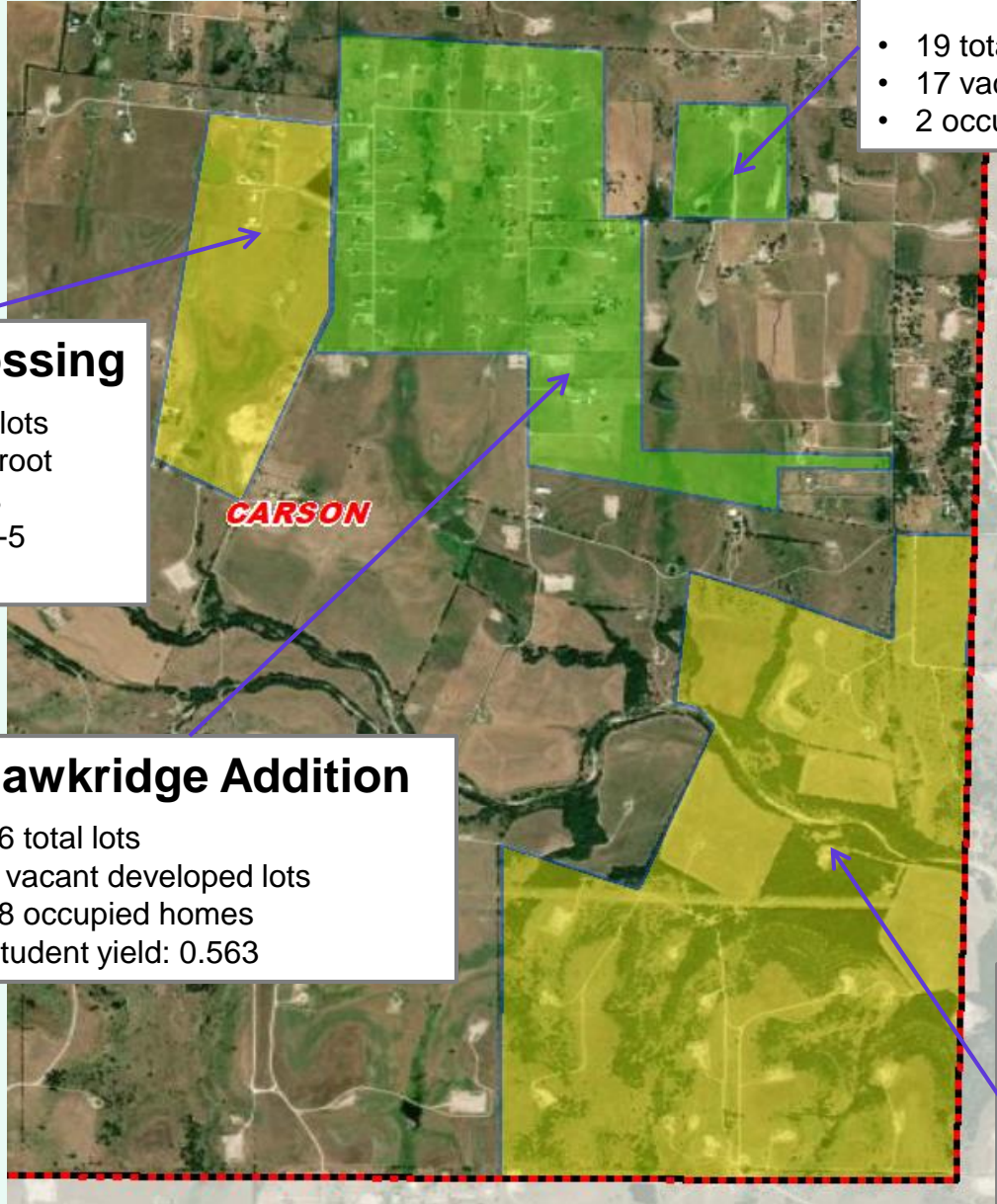
**Fall 2024**







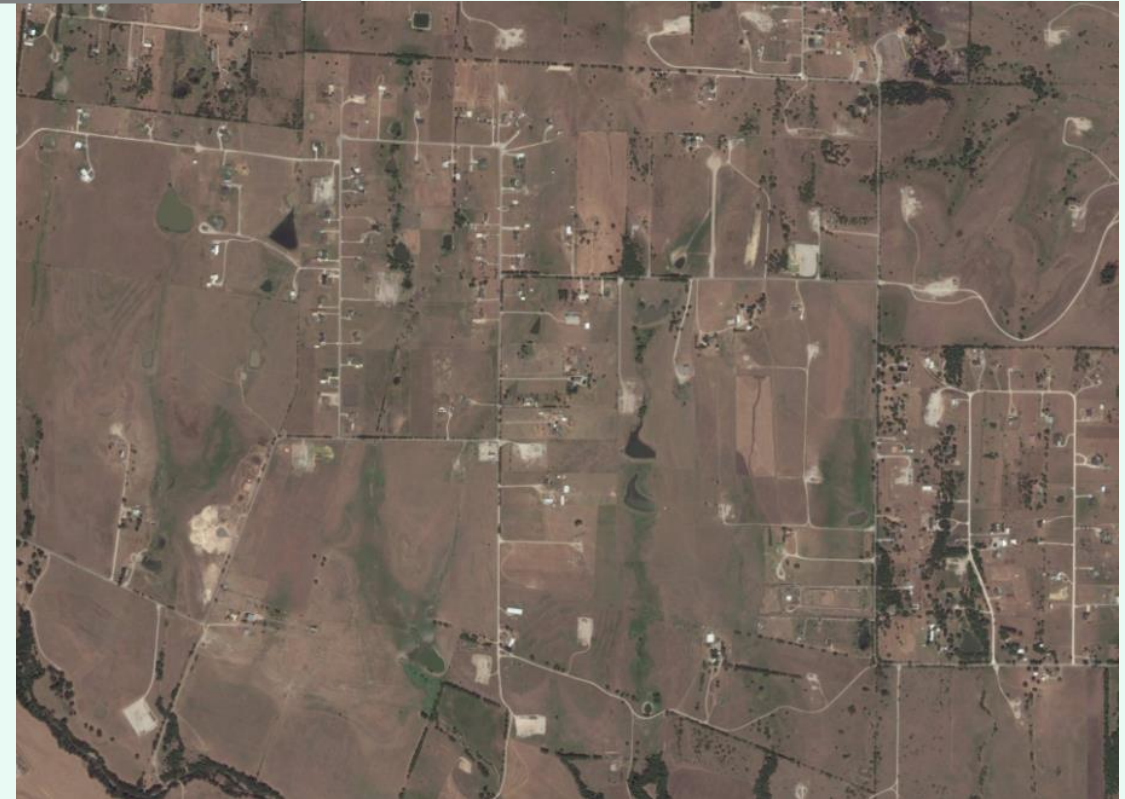
# Residential Activity



## Quail Creek

- 19 total lots
- 17 vacant developed lots
- 2 occupied homes

**Fall 2024**



## Naomi Crossing

- 15 total future lots
- Builder: Homeroot Luxury Homes
- All plans are 4-5 bedrooms

## Hawkridge Addition

- 56 total lots
- 8 vacant developed lots
- 48 occupied homes
- Student yield: 0.563

## Shoop Ranch

- 2,070 total future lots in DISD
- Developer: Rockhill Capital & Investments
- No timeline on Development



# Residential Activity

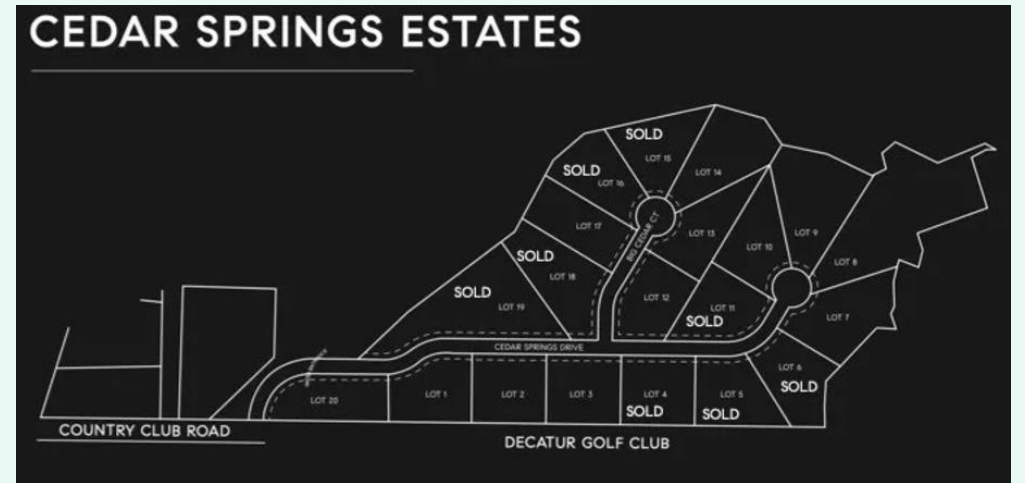


Summer 2024



**Cedar Springs Estates**

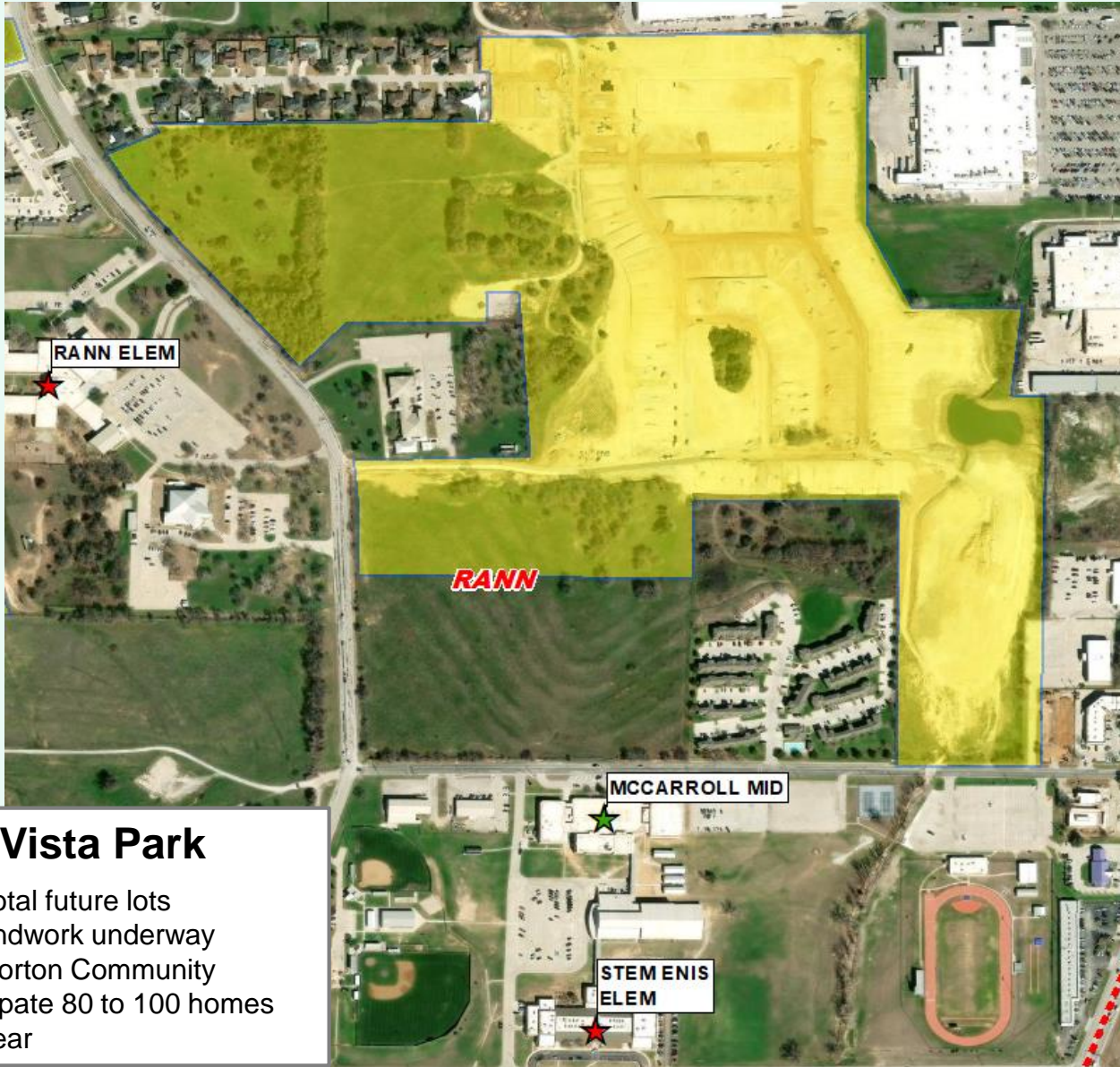
- 20 total vacant developed lots
- Custom home lots
- 8 lots sold as of November 2024
- No Housing Activity this Fall





# Residential Activity

November 2024



**Vista Park**

- 397 total future lots
- Groundwork underway
- DR Horton Community
- Anticipate 80 to 100 homes per year



Roads & Utilities Nearly Complete





# Residential Activity

November 2024



**Paloma Trails**

- 338 total future lots
- Developer: TWS Land Partners



Groundwork is underway for the entire site and roads have begun being cut in.

**Paloma Trails MF**

- 480 total future units
- Anticipated construction start date: Spring 2025
- Expected to complete construction in summer 2026
- Part of the Paloma Trails mixed-use development



# Residential Activity



**Juniper Estates**

- 15 total lots
- 6 vacant developed lots
- 9 occupied homes
- Developer: Perkins Property LTD

**Nature Creek Reserve**

- 690 total future units
- Planned development in discussion
- No timeframe on development; property needs to be annexed by city before any planning documents and reviews can take place
- Near US Hwy 81/287 & US Highway 380

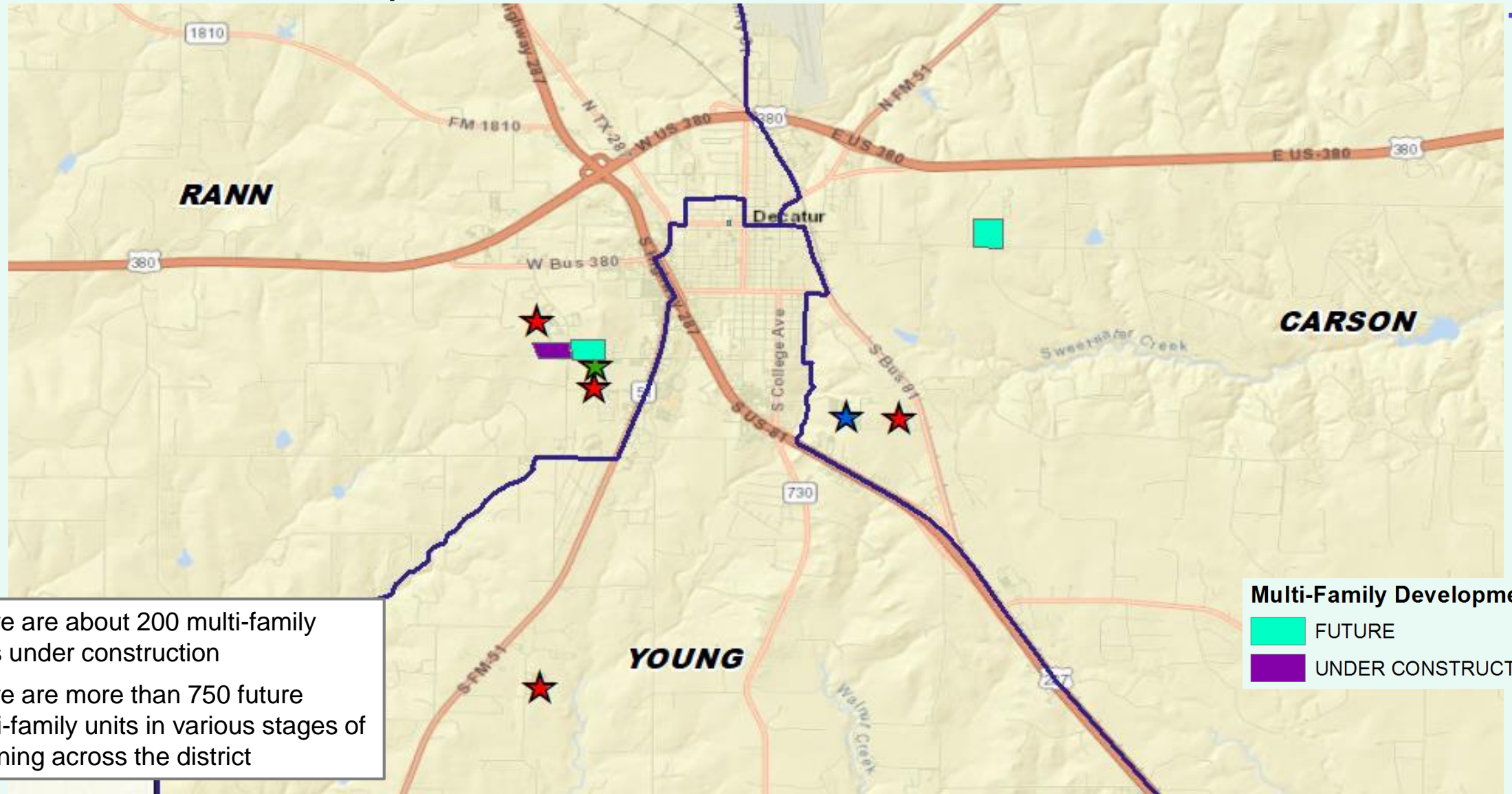


March 2024





# District Multifamily Overview



- There are about 200 multi-family units under construction
- There are more than 750 future multi-family units in various stages of planning across the district



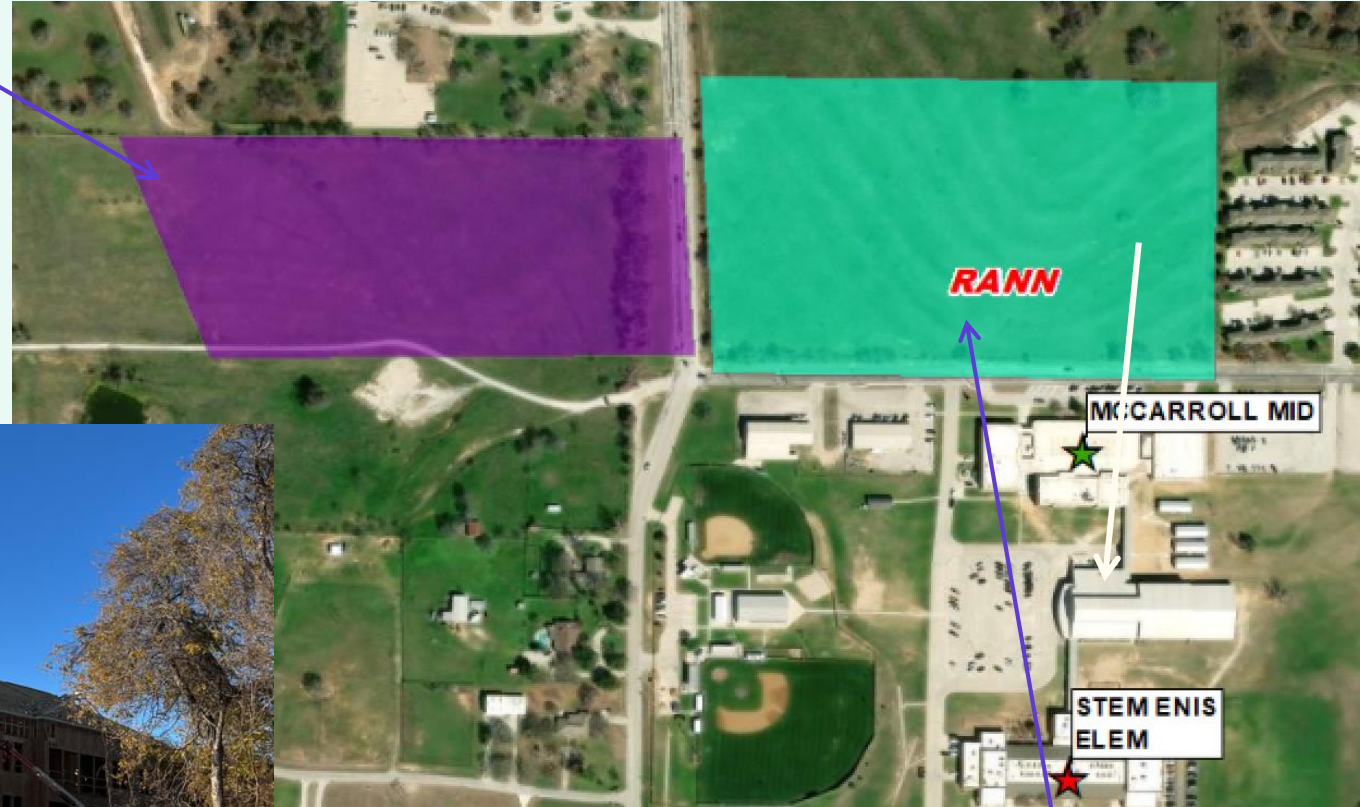
# Residential Activity

November 2024



## Deer Park

- 204 total units
- Construction began early 2024, and anticipated to complete in late 2025



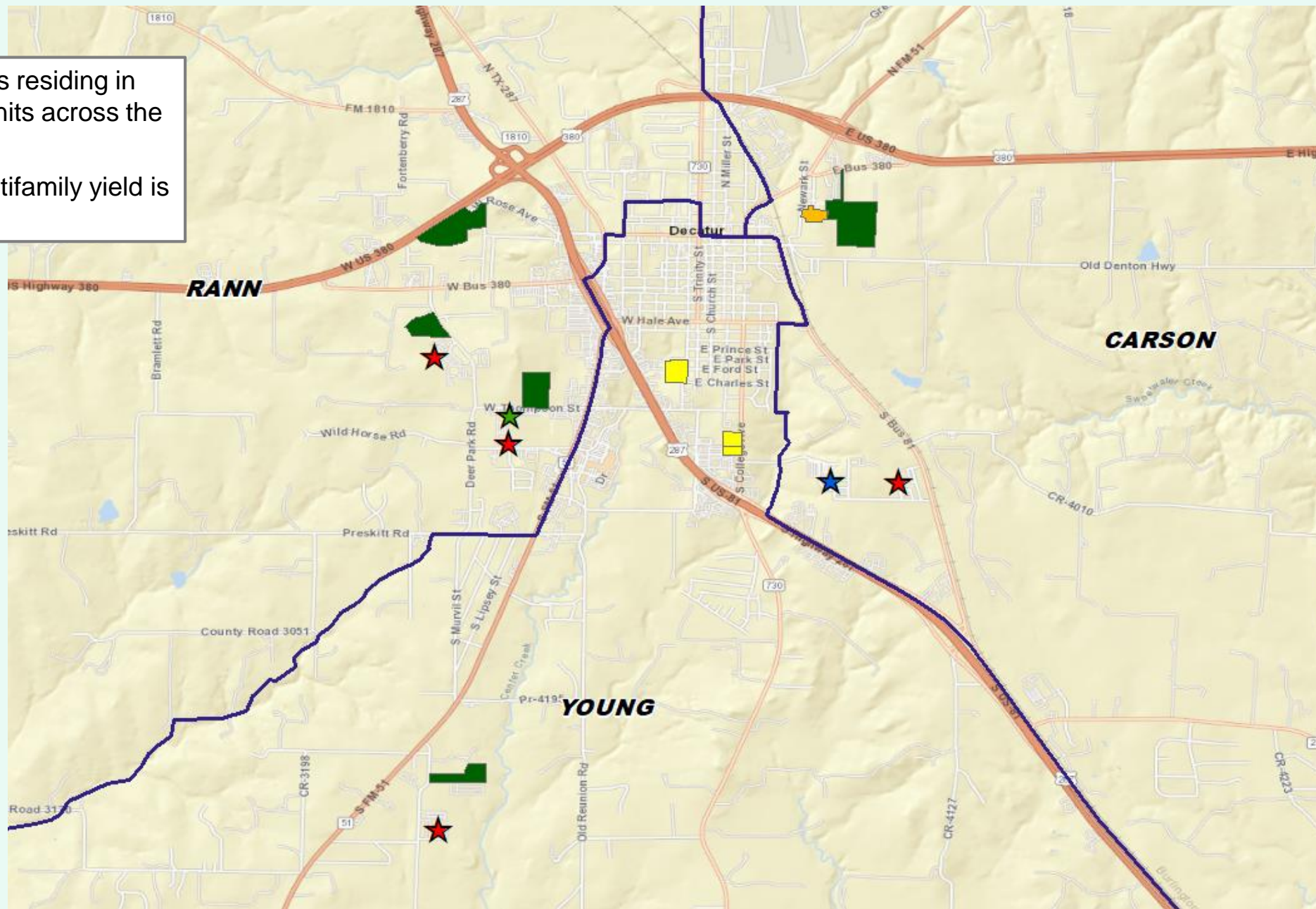
## Bishop Heights

- 282 total future units
- Anticipated construction start date: spring 2025
- Expected to complete construction in summer 2026



# District Multifamily Overview

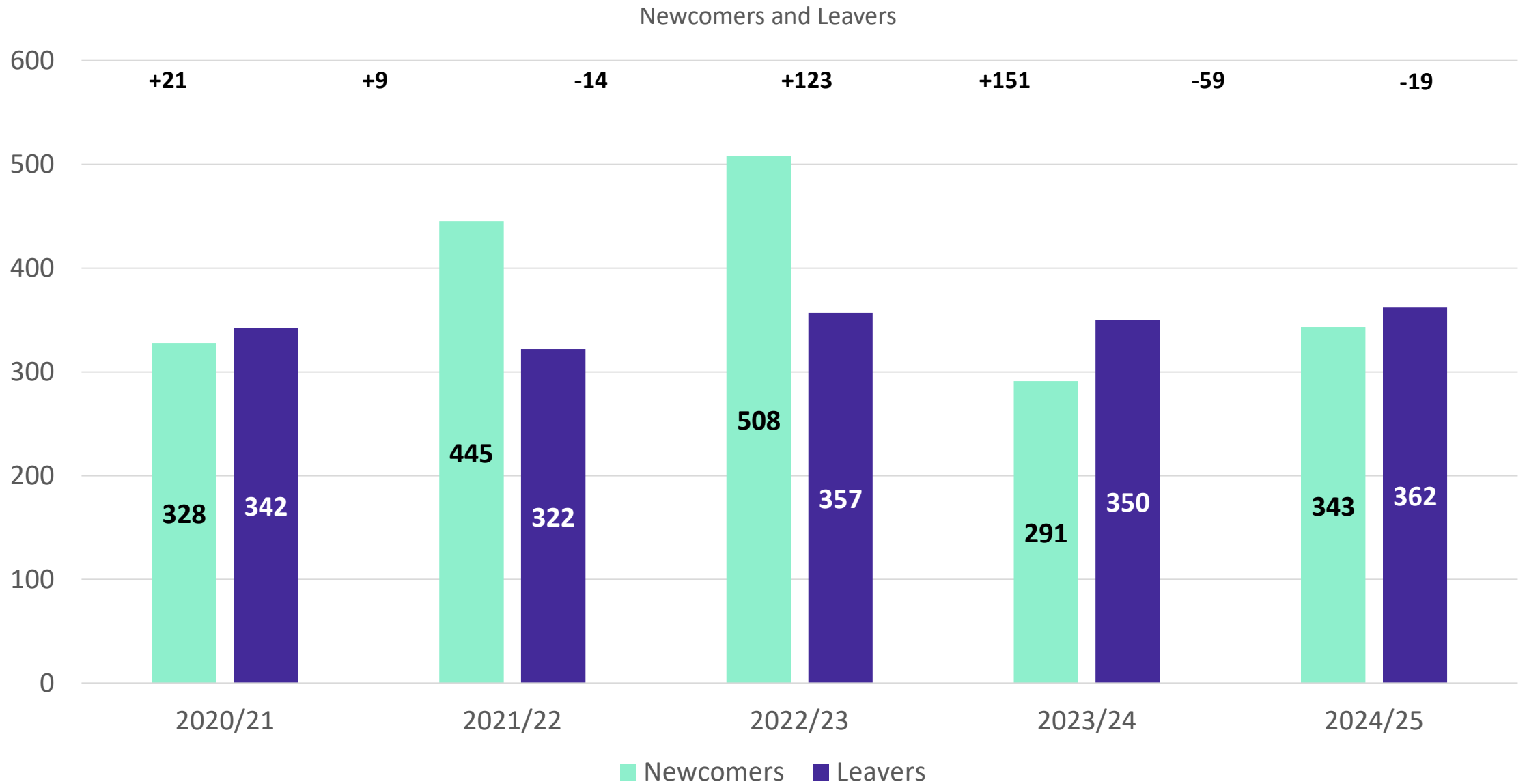
- There are 145 students residing in over 900 multifamily units across the district
- The overall district multifamily yield is 0.158





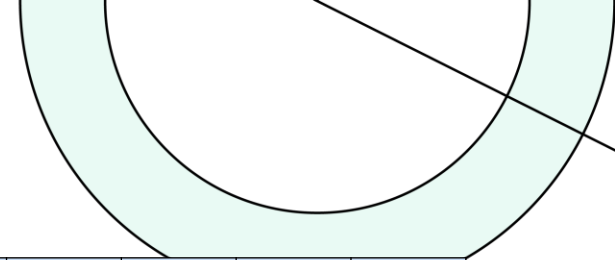


# Newcomers and Leavers





# Ten Year Forecast by Grade Level – Mid Range



Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	19	60	246	263	250	230	267	237	251	302	271	274	247	251	261	3,429	16	0.5%
2021/22	21	83	268	279	290	270	253	277	258	270	300	284	269	242	252	3,616	187	5.5%
2022/23	25	105	280	312	301	303	285	266	293	265	263	333	291	272	244	3,838	222	6.1%
2023/24	23	89	282	275	294	296	290	285	270	289	256	293	324	276	269	3,811	-27	-0.7%
2024/25	20	84	254	274	262	286	295	300	282	273	284	283	303	307	274	3,781	-30	-0.8%
2025/26	20	94	265	263	272	267	289	309	306	285	269	315	286	294	306	3,839	58	1.5%
2026/27	20	123	274	275	261	277	270	301	315	309	281	299	317	273	292	3,887	47	1.2%
2027/28	20	126	285	285	280	274	284	286	307	318	304	311	304	303	271	3,957	71	1.8%
2028/29	20	127	297	298	288	295	281	301	293	313	313	339	314	292	301	4,073	115	2.9%
2029/30	20	136	312	311	303	302	306	299	308	298	308	348	343	301	290	4,185	112	2.8%
2030/31	20	144	323	323	315	314	311	321	306	316	297	342	353	329	299	4,313	128	3.1%
2031/32	20	147	335	334	325	329	327	325	328	312	312	331	349	338	327	4,438	125	2.9%
2032/33	20	153	347	347	338	337	339	342	332	335	310	347	338	337	336	4,558	120	2.7%
2033/34	20	163	360	359	352	351	349	354	349	339	333	345	356	330	336	4,697	138	3.0%
2034/35	20	166	374	372	362	366	361	367	362	356	336	371	352	347	328	4,841	144	3.1%

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



# Ten Year Forecast by Grade Level – Low Range

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	19	60	246	263	250	230	267	237	251	302	271	274	247	251	261	3,429	16	0.5%
2021/22	21	83	268	279	290	270	253	277	258	270	300	284	269	242	252	3,616	187	5.5%
2022/23	25	105	280	312	301	303	285	266	293	265	263	333	291	272	244	3,838	222	6.1%
2023/24	23	89	282	275	294	296	290	285	270	289	256	293	324	276	269	3,811	-27	-0.7%
2024/25	20	84	254	274	262	286	295	300	282	273	284	283	303	307	274	3,781	-30	-0.8%
2025/26	20	93	256	261	272	267	286	298	296	285	269	310	282	288	306	3,789	8	0.2%
2026/27	20	111	264	264	259	275	267	285	303	299	281	293	309	268	286	3,784	-5	-0.1%
2027/28	20	119	268	271	267	270	281	277	285	306	294	306	296	293	266	3,818	35	0.9%
2028/29	20	116	272	278	272	280	276	289	281	291	304	320	306	281	291	3,878	59	1.6%
2029/30	20	119	275	278	281	286	287	283	293	285	288	331	321	290	279	3,917	39	1.0%
2030/31	20	123	278	282	280	290	292	289	287	297	282	314	336	305	288	3,964	47	1.2%
2031/32	20	122	282	287	281	289	296	293	293	292	294	307	317	319	303	3,995	31	0.8%
2032/33	20	125	286	289	286	288	293	298	297	297	289	320	310	309	317	4,024	29	0.7%
2033/34	20	130	290	293	291	295	293	296	302	302	294	315	326	305	308	4,061	37	0.9%
2034/35	20	129	294	297	293	299	301	298	300	307	299	320	319	321	304	4,103	41	1.0%

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



# Ten Year Forecast by Campus – Mid Range

	Functional		Current	ENROLLMENT PROJECTIONS									
ELEMENTARY CAMPUS	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CARSON ELEMENTARY	704	474	484	471	470	471	482	493	523	546	568	588	607
RANN ELEMENTARY	801	503	469	459	474	506	548	603	644	683	734	786	837
YOUNG ELEMENTARY	664	465	441	462	473	475	491	504	514	522	531	546	554
STEM ACADEMY @ ENIS ELEMENTARY	435	392	381	387	384	388	387	390	390	390	390	390	391
<b>ELEMENTARY TOTALS</b>	<b>2,604</b>	<b>1,834</b>	<b>1,775</b>	<b>1,778</b>	<b>1,801</b>	<b>1,839</b>	<b>1,908</b>	<b>1,989</b>	<b>2,071</b>	<b>2,141</b>	<b>2,223</b>	<b>2,309</b>	<b>2,389</b>
Elementary Absolute Change		-43	-59	3	22	39	68	81	82	70	82	85	80
Elementary Percent Change		-2.29%	-3.22%	0.20%	1.24%	2.16%	3.71%	4.26%	4.11%	3.39%	3.84%	3.83%	3.47%
MCCARROLL MIDDLE SCHOOL	807	815	839	860	905	929	919	914	919	952	977	1,021	1,054
<b>MIDDLE SCHOOL TOTAL</b>	<b>807</b>	<b>815</b>	<b>839</b>	<b>860</b>	<b>905</b>	<b>929</b>	<b>919</b>	<b>914</b>	<b>919</b>	<b>952</b>	<b>977</b>	<b>1,021</b>	<b>1,054</b>
Middle School Absolute Change		-6	24	21	45	24	-10	-5	5	33	25	44	33
Middle School Percent Change		-0.73%	2.94%	2.50%	5.23%	2.65%	-1.08%	-0.54%	0.55%	3.59%	2.63%	4.50%	3.23%
DECATUR HIGH SCHOOL	1,275	1,162	1,167	1,201	1,181	1,189	1,246	1,282	1,323	1,345	1,358	1,367	1,398
<b>HIGH SCHOOL TOTAL</b>	<b>1,275</b>	<b>1,162</b>	<b>1,167</b>	<b>1,201</b>	<b>1,181</b>	<b>1,189</b>	<b>1,246</b>	<b>1,282</b>	<b>1,323</b>	<b>1,345</b>	<b>1,358</b>	<b>1,367</b>	<b>1,398</b>
High School Absolute Change		22	5	34	-20	8	57	36	41	22	13	9	31
High School Percent Change		1.93%	0.43%	2.91%	-1.67%	0.68%	4.79%	2.89%	3.20%	1.66%	0.97%	0.66%	2.27%
<b>DISTRICT TOTALS</b>	<b>4,686</b>	<b>3,811</b>	<b>3,781</b>	<b>3,839</b>	<b>3,887</b>	<b>3,957</b>	<b>4,073</b>	<b>4,185</b>	<b>4,313</b>	<b>4,438</b>	<b>4,558</b>	<b>4,697</b>	<b>4,841</b>
District Absolute Change		-27	-30	58	47	71	115	112	128	125	120	138	144
District Percent Change		-0.70%	-0.79%	1.55%	1.23%	1.82%	2.91%	2.76%	3.05%	2.90%	2.71%	3.03%	3.07%

Yellow box = Exceeding Functional Capacity



# Ten Year Forecast by Campus – Low Range

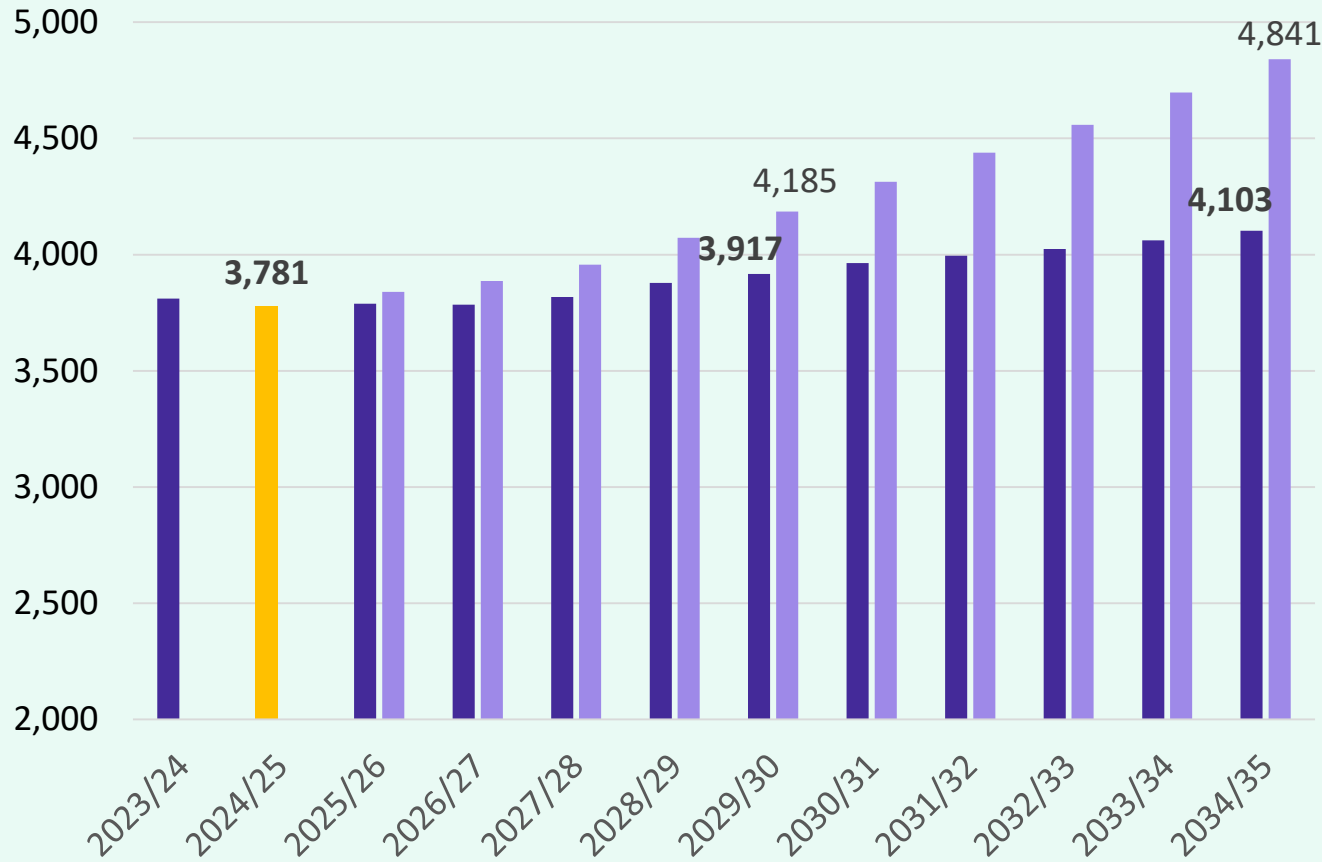
	Functional	Current	ENROLLMENT PROJECTIONS									
ELEMENTARY CAMPUS	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CARSON ELEMENTARY	704	484	464	457	449	450	452	465	476	484	490	497
RANN ELEMENTARY	801	469	450	448	473	493	510	518	520	525	533	544
YOUNG ELEMENTARY	664	441	454	459	463	474	479	482	485	487	497	501
STEM ACADEMY @ ENIS ELEMENTARY	435	381	385	382	386	387	389	390	390	390	389	390
<b>ELEMENTARY TOTALS</b>	<b>2,604</b>	<b>1,775</b>	<b>1,753</b>	<b>1,745</b>	<b>1,772</b>	<b>1,804</b>	<b>1,830</b>	<b>1,855</b>	<b>1,870</b>	<b>1,885</b>	<b>1,909</b>	<b>1,933</b>
Elementary Absolute Change		-59	-22	-8	28	31	26	25	15	15	24	23
Elementary Percent Change		-3.22%	-1.27%	-0.45%	1.58%	1.77%	1.45%	1.35%	0.83%	0.82%	1.27%	1.22%
MCCARROLL MIDDLE SCHOOL	807	839	850	883	885	876	866	866	879	883	898	906
<b>MIDDLE SCHOOL TOTAL</b>	<b>807</b>	<b>839</b>	<b>850</b>	<b>883</b>	<b>885</b>	<b>876</b>	<b>866</b>	<b>866</b>	<b>879</b>	<b>883</b>	<b>898</b>	<b>906</b>
Middle School Absolute Change		24	11	33	2	-9	-10	0	13	4	15	8
Middle School Percent Change		2.94%	1.31%	3.88%	0.23%	-1.02%	-1.14%	0.00%	1.50%	0.46%	1.70%	0.89%
DECATUR HIGH SCHOOL	1,275	1,167	1,186	1,156	1,161	1,198	1,221	1,243	1,246	1,256	1,254	1,264
<b>HIGH SCHOOL TOTAL</b>	<b>1,275</b>	<b>1,167</b>	<b>1,186</b>	<b>1,156</b>	<b>1,161</b>	<b>1,198</b>	<b>1,221</b>	<b>1,243</b>	<b>1,246</b>	<b>1,256</b>	<b>1,254</b>	<b>1,264</b>
High School Absolute Change		5	19	-30	5	37	23	22	3	10	-2	10
High School Percent Change		0.43%	1.63%	-2.53%	0.43%	3.19%	1.92%	1.80%	0.24%	0.80%	-0.16%	0.80%
<b>DISTRICT TOTALS</b>	<b>4,686</b>	<b>3,781</b>	<b>3,789</b>	<b>3,784</b>	<b>3,818</b>	<b>3,878</b>	<b>3,917</b>	<b>3,964</b>	<b>3,995</b>	<b>4,024</b>	<b>4,061</b>	<b>4,103</b>
District Absolute Change		-30	8	-5	35	59	39	47	31	29	37	41
District Percent Change		-0.79%	0.20%	-0.13%	0.91%	1.56%	1.01%	1.19%	0.79%	0.73%	0.92%	1.02%

Yellow box = Exceeding Functional Capacity



# Key Takeaways

Decatur ISD Enrollment Forecast



- Higher home sale prices and interest rate conditions have continued to cause lower home sale numbers from what the District saw several years ago
- The district has 12 actively building subdivisions and three developments with groundwork and utilities underway
- DISD has 12 future subdivisions in the planning stages
- Decatur ISD is forecasted to enroll a range of approximately 3,900 to 4,200 students by the 2029/30 school year and with future developments and housing activity could have an enrollment of 4,100 to 4,850 students by the 2034/35 school year