Zonda®

Denton Independent School District

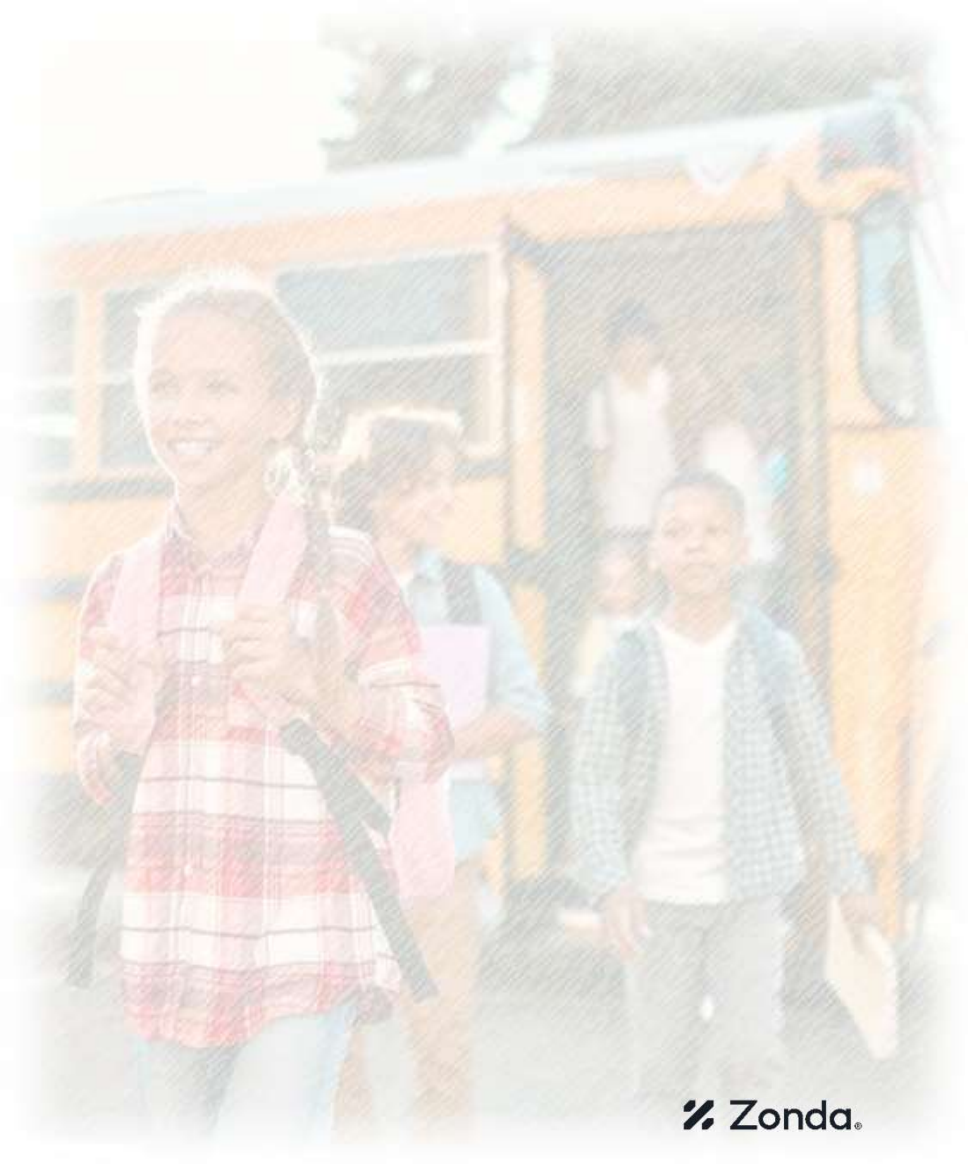
Fall 2026 Enrollment and Housing Report

Zonda Education, November 2026

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1

Economic Conditions

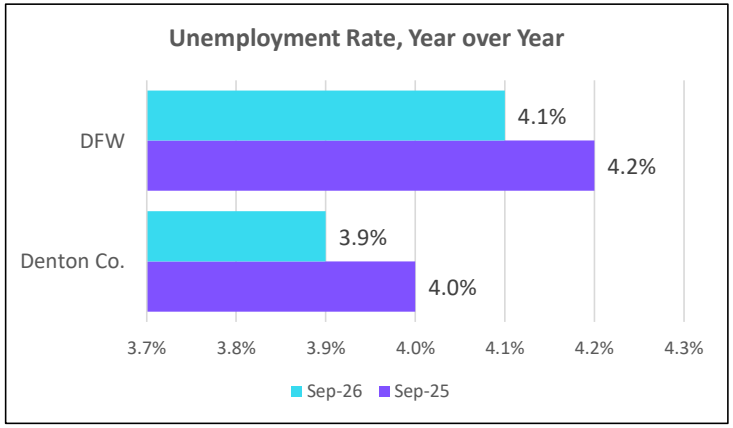
Local Economic Data

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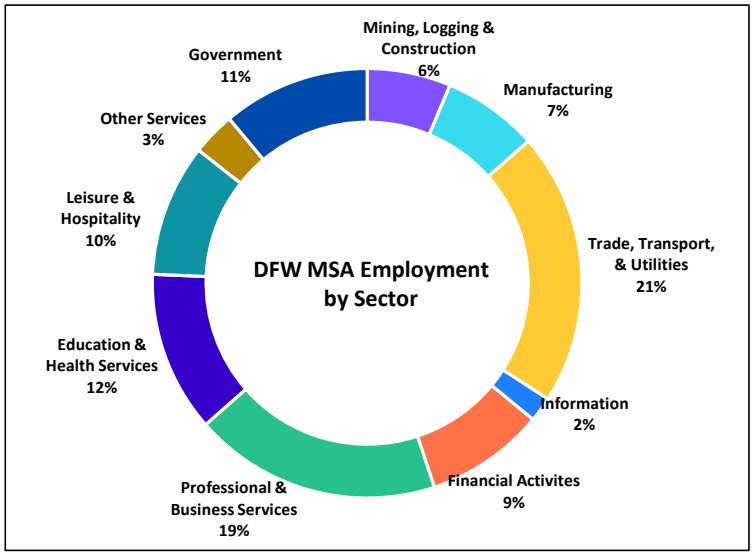
Zonda

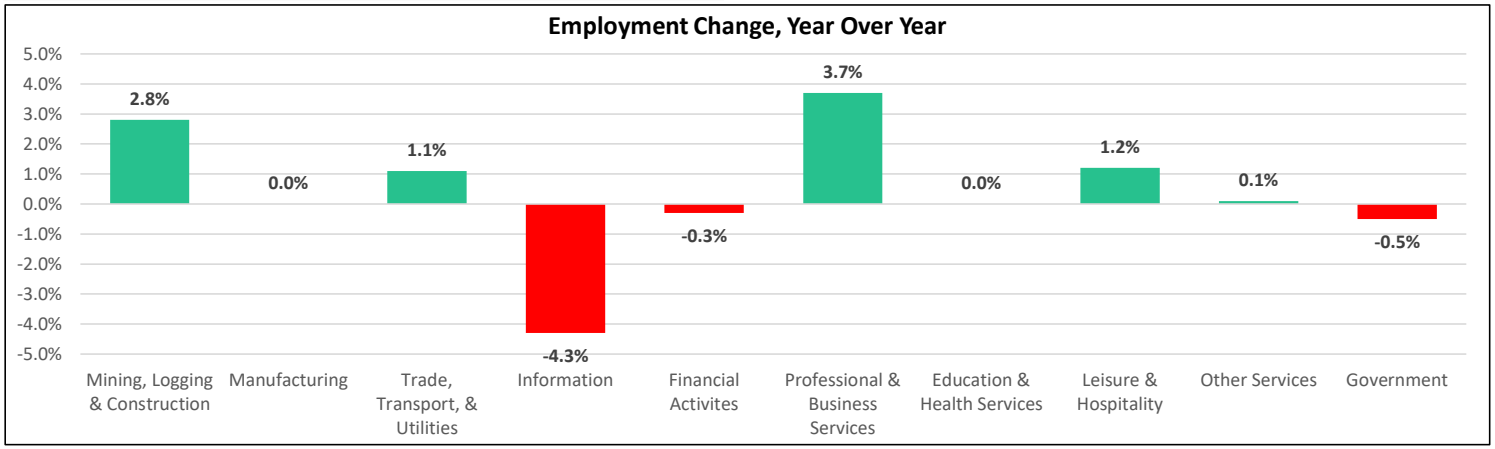
Local – Economic Conditions

- Unemployment levels in the region have been variable from last year numbers
- 43,900 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Trade, Transportation, & Utilities, as well as Professional & Business Services
- The sector with the greatest rate of increase in employment the past year was in the Professional & Business Services sector
- The largest rate of decline this past year was in Information



All Industry Sectors	Sep-25	Sep-26	YOY Change
(DFW MSA) Total Nonfarm Employment #s	4,308,200	4,352,100	1.02%





Source: US BLS; US BEA

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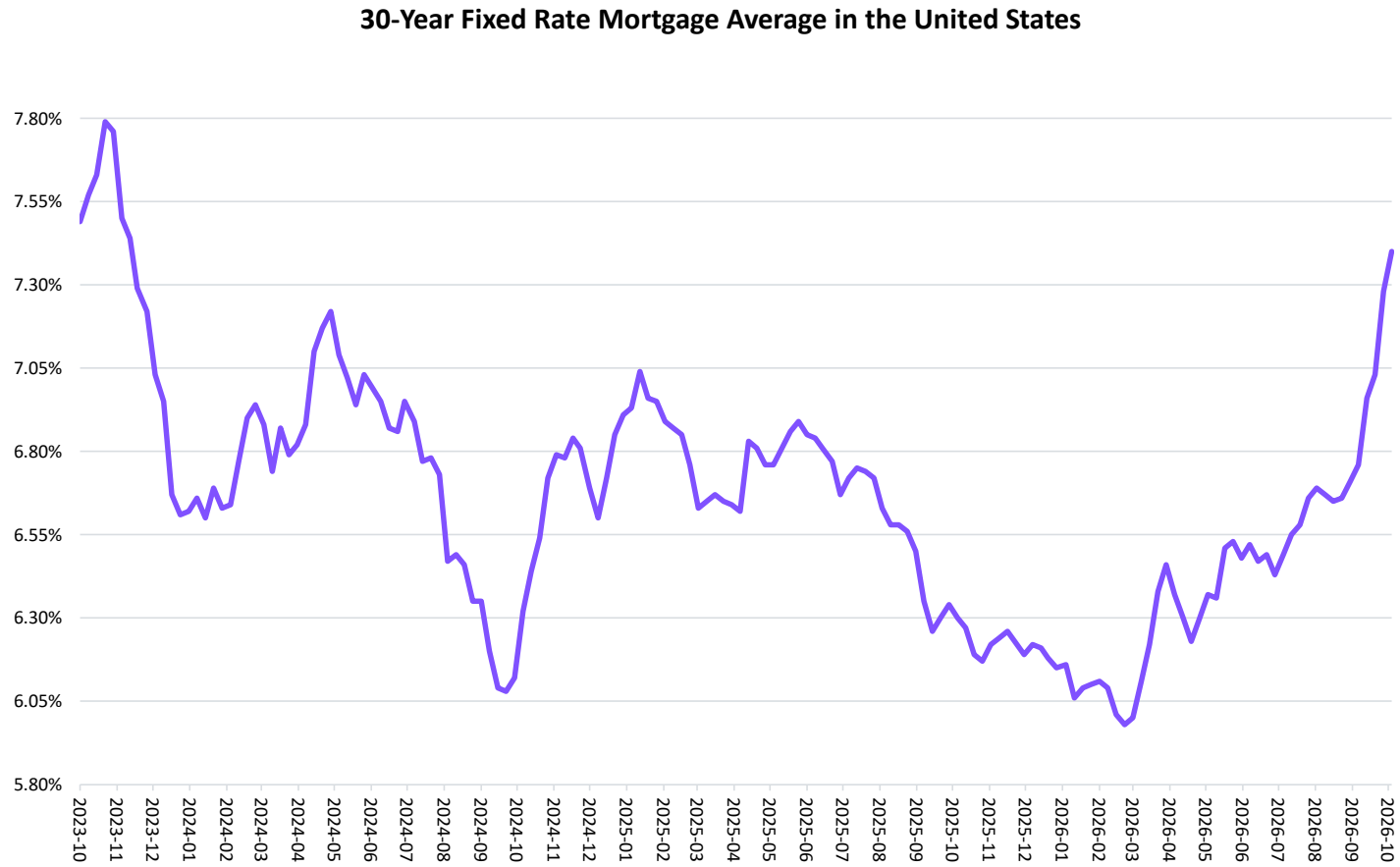
Single Family Housing

National Market Information & Area Sales Data

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Zonda

National Mortgage Rates



Source: US FRED

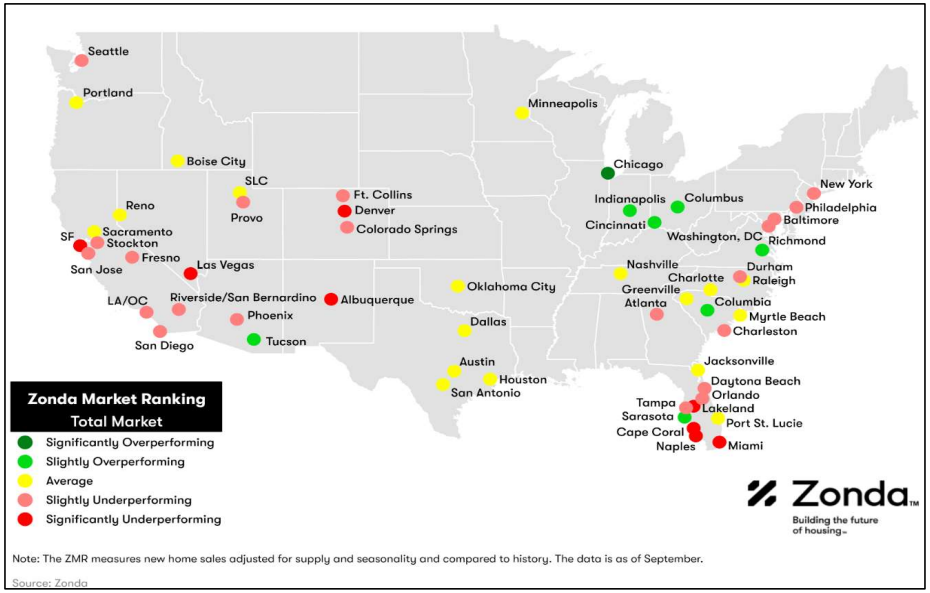
The Federal Reserve Board cut rates three times last year from September to December resulting in a reduction of the 30-year fixed rate mortgage average that bottomed out in March 2026 at 6.0%, the lowest since October 2024. The move was driven by signs of a softening labor market and weakening job growth.

Since then, increased economic turbulence has driven rates back up to levels not seen since 2023. Due to inflation, on September 16, the Federal Reserve increased its benchmark rate by 0.25%, its first rate increase since July 2023.

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New Home Closings

Closings have continued to decline in 2026 with a -8% YOY decline through Q2. Starts also declined at a greater pace with a -10% YOY decline.

Among Zonda's 55 largest U.S. housing markets, 51% were performing below their historical average for new home sales, 36% were in line with historical norms, and just 13% were exceeding historical performance.

Zonda Market Rating

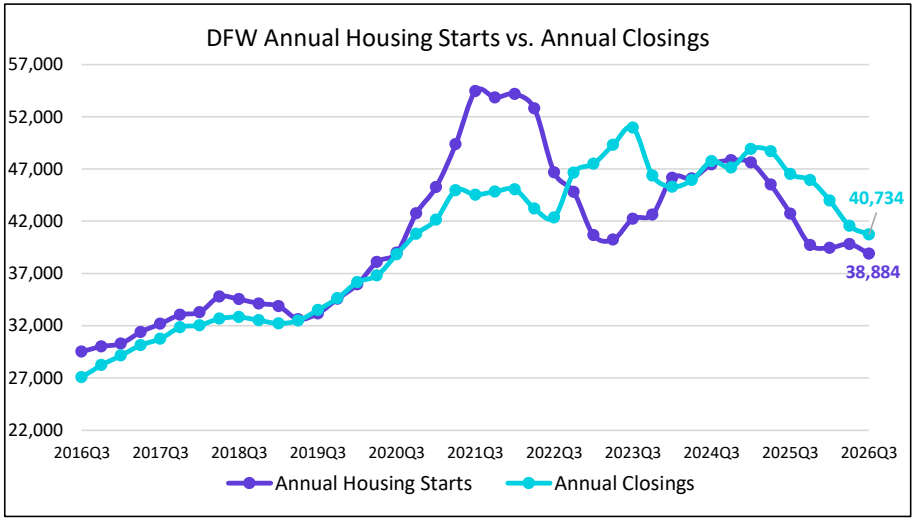
There were 690,215 new homes sold in September on a seasonally adjusted annualized rate, an increase of 1.7% from last month, and a drop of 4.6% from a year ago.

On a non-seasonally adjusted basis, 54,334 homes were sold, 4.6% lower than last year, and 3.0% above the same month in 2019.

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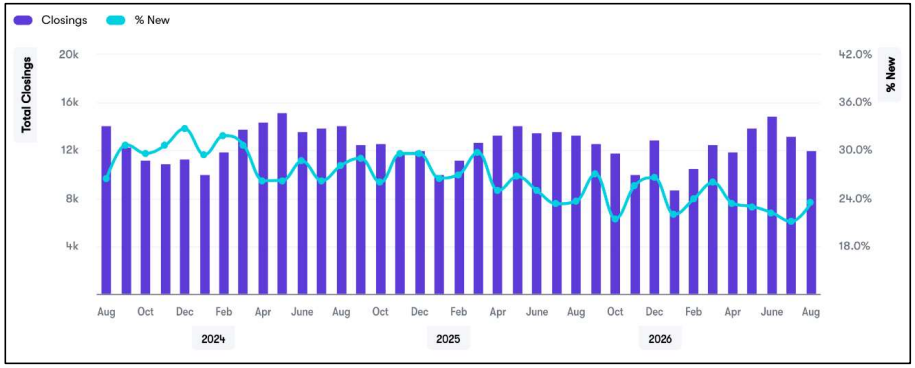
Regional Housing Market Conditions





The Dallas-Ft. Worth-Arlington MSA experienced 40,734 new home closings in the last 12 months, a decrease of -12.4%.

While new home closings have been continuously dropping, starts have declined at a slower rate and numbered 38,884 the past year.

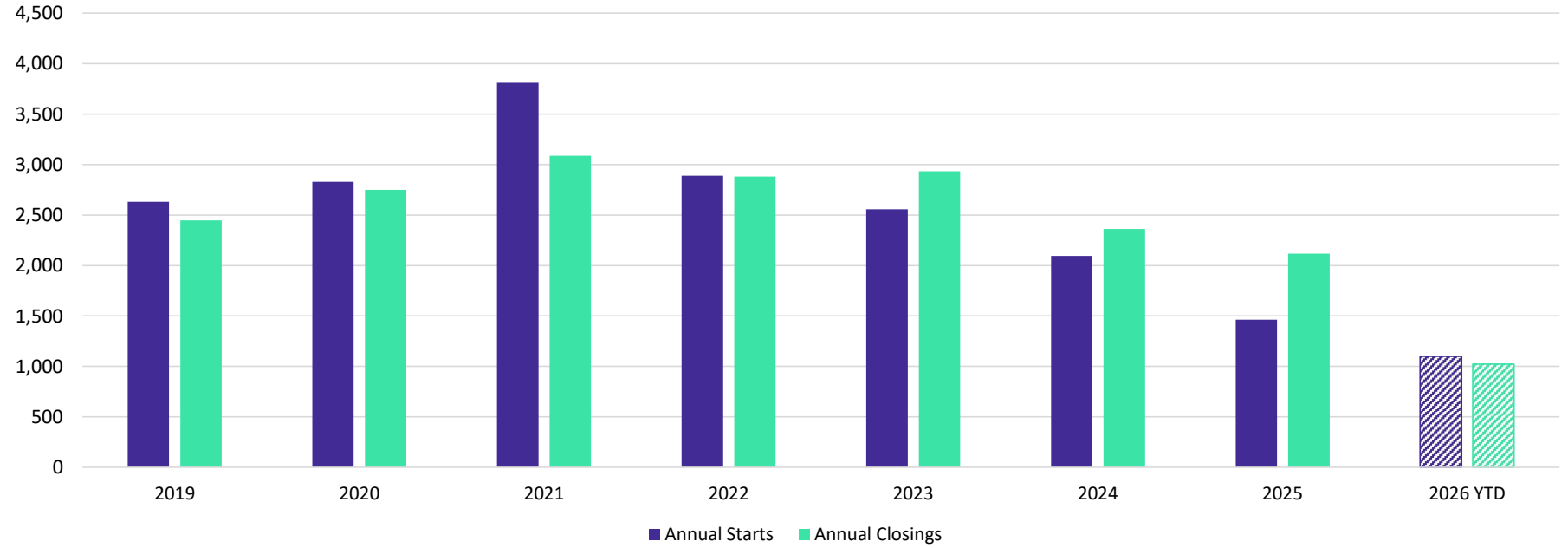


New closings' monthly share of total closings declined -14.2% the past year. Existing home closings were essentially flat with a 0.0% change.

DFW maintains an average monthly new home sales rate of 1.8 monthly sales per community among active projects.

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Denton ISD - New Home Activity



Starts	2019	2020	2021	2022	2023	2024	2025	2026
1Q	572	516	960	845	461	532	417	261
2Q	617	748	1084	714	822	577	545	464
3Q	686	684	1,005	512	654	594	264	376
4Q	757	880	761	817	619	391	257	
Total	**2,632**	**2,828**	**3,810**	**2,888**	**2,556**	**2,094**	**1,462**	**1,101**

Closings	2019	2020	2021	2022	2023	2024	2025	2026
1Q	495	626	639	617	803	487	555	342
2Q	572	726	936	708	853	777	601	288
3Q	678	756	727	563	709	653	415	394
4Q	701	640	786	993	568	444	433	
Total	**2,446**	**2,748**	**3,088**	**2,881**	**2,933**	**2,361**	**2,116**	**1,024**

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Denton ISD - New Home Activity by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Finished Vacant	Under Construction	Inventory	Vacant Dev. Lots	Futures
ADKINS	10	5	11	4	0	13	13	77	251
ALEXANDER	15	5	4	0	0	13	13	196	14
BELL	0	0	0	0	0	0	0	0	0
BLANTON	0	0	0	0	0	0	0	0	0
BORMAN	90	18	120	39	12	32	49	256	4,130
CROSS OAKS	86	38	34	27	19	33	57	170	385
EP RAYZOR	253	74	138	50	26	141	181	754	10,323
EVERS	52	9	173	24	6	13	22	33	63
HAWK	5	0	6	0	5	5	12	82	97
HILL	292	79	333	73	68	75	158	982	1,079
HODGE	129	40	128	47	23	38	65	419	5,904
HOUSTON	3	0	5	0	0	3	3	13	19
MARTINEZ	0	0	0	0	0	0	0	0	0
MCNAIR	19	6	3	3	3	10	16	137	0
N RAYZOR	0	0	0	0	0	0	0	5	37
NELSON	0	0	0	0	0	0	0	2	0
PECAN CREEK	0	0	0	0	0	0	0	2	0
PROVIDENCE	40	9	19	8	3	24	31	109	0
REEVES	0	0	3	1	0	0	0	0	21
RIVERA	10	2	12	4	8	2	12	46	0
RYAN	6	0	1	0	2	7	9	32	31
SANDBROCK RANCH	137	20	191	46	10	50	66	293	190
SAVANNAH	6	0	38	3	0	2	2	35	476
SHULTZ	0	0	1	0	1	1	2	5	0
STEPHENS	12	3	14	2	6	6	15	37	281
UNION PARK	102	36	113	24	14	58	79	313	0
GRAND TOTAL*	**1,267**	**344**	**1,347**	**355**	**206**	**526**	**805**	**3,998**	**23,301**

Highest activity in the category

Second highest activity in the category

Third highest activity in the category

***Does NOT include age-restricted communities**

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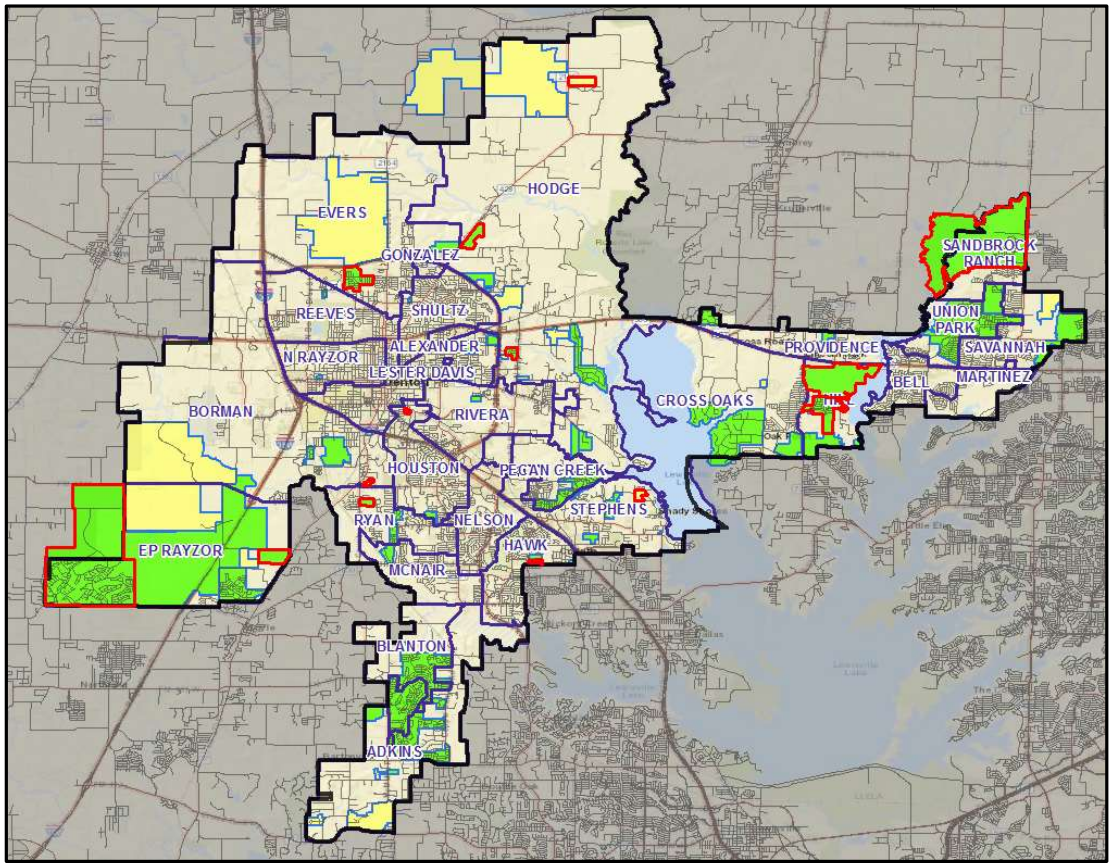
Single Family Housing Construction

District Housing Activity

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Denton ISD - Future Housing Overview



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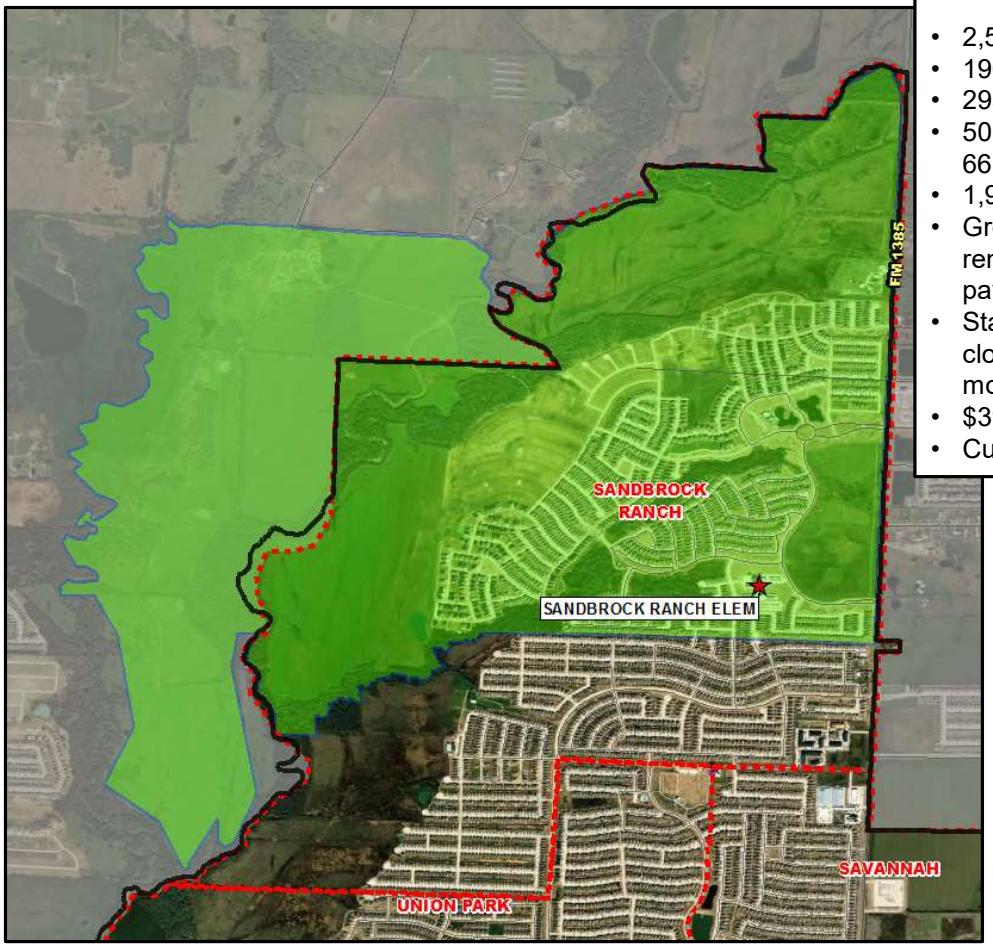
- The district has 52 active subdivisions with approximately 520 homes under construction and nearly 4,000 lots ready to be built on
- Within DISD there are currently 22 potential future subdivisions totaling appx. 23,300 single family lots
- Groundwork is underway on more than 1,800 lots within 14 subdivisions

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

The following pages highlight major and new developments

Zonda



Sandbrock Ranch

- 2,545 total lots
- 190 future lots
- 293 vacant developed lots
- 50 homes under construction; 66 inventory homes
- 1,996 occupied homes
- Groundwork underway on remaining lots; roads being paved for Ph 14 (123 lots)
- Started 137 homes and closed 191 homes in last 12 months
- $390K+
- Current Student Yield: **.242**

September 10, 2026



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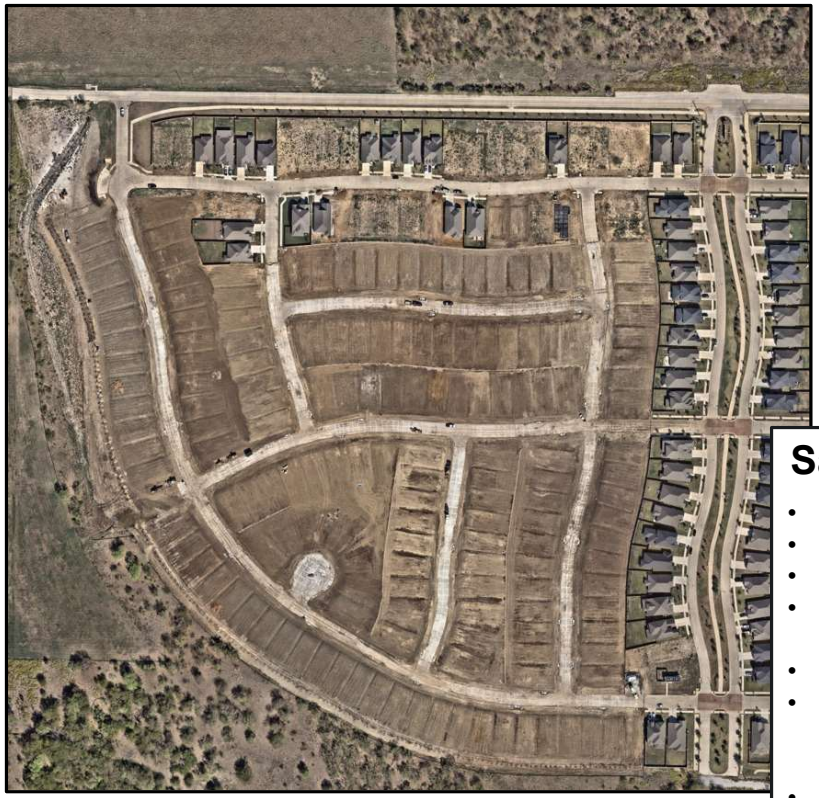
Spiritas Ranch

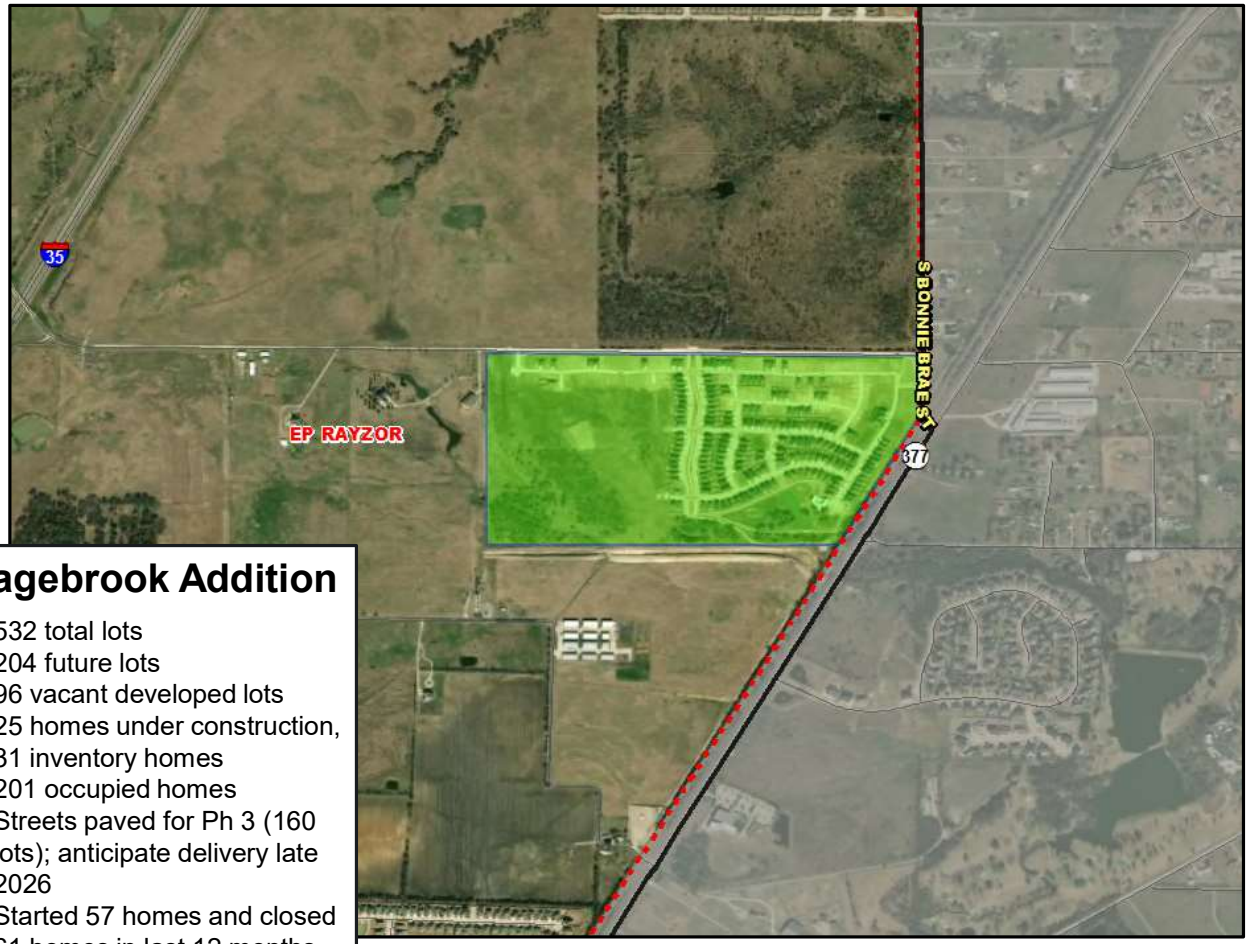
- 2,308 total lots
- 778 future lots
- 435 vacant developed lots
- 44 homes under construction; 88 inventory homes
- 1,007 occupied homes
- Groundwork underway on 441 lots and roads being paved for 145 lots
- Started 193 homes and closed 243 homes in last 12 months
- $340K+
- Current Student Yield: **.343**



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October 23, 2026





Sagebrook Addition

- 532 total lots
- 204 future lots
- 96 vacant developed lots
- 25 homes under construction, 31 inventory homes
- 201 occupied homes
- Streets paved for Ph 3 (160 lots); anticipate delivery late 2026
- Started 57 homes and closed 61 homes in last 12 months
- $383K+
- Current Student Yield: **.264**

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Villages on McKinney

- 113 total lots
- 108 vacant developed lots
- 5 homes under construction
- All lots delivered for homebuilding 3Q26; anticipate first residents Spring 2027
- DR Horton
- $290K+

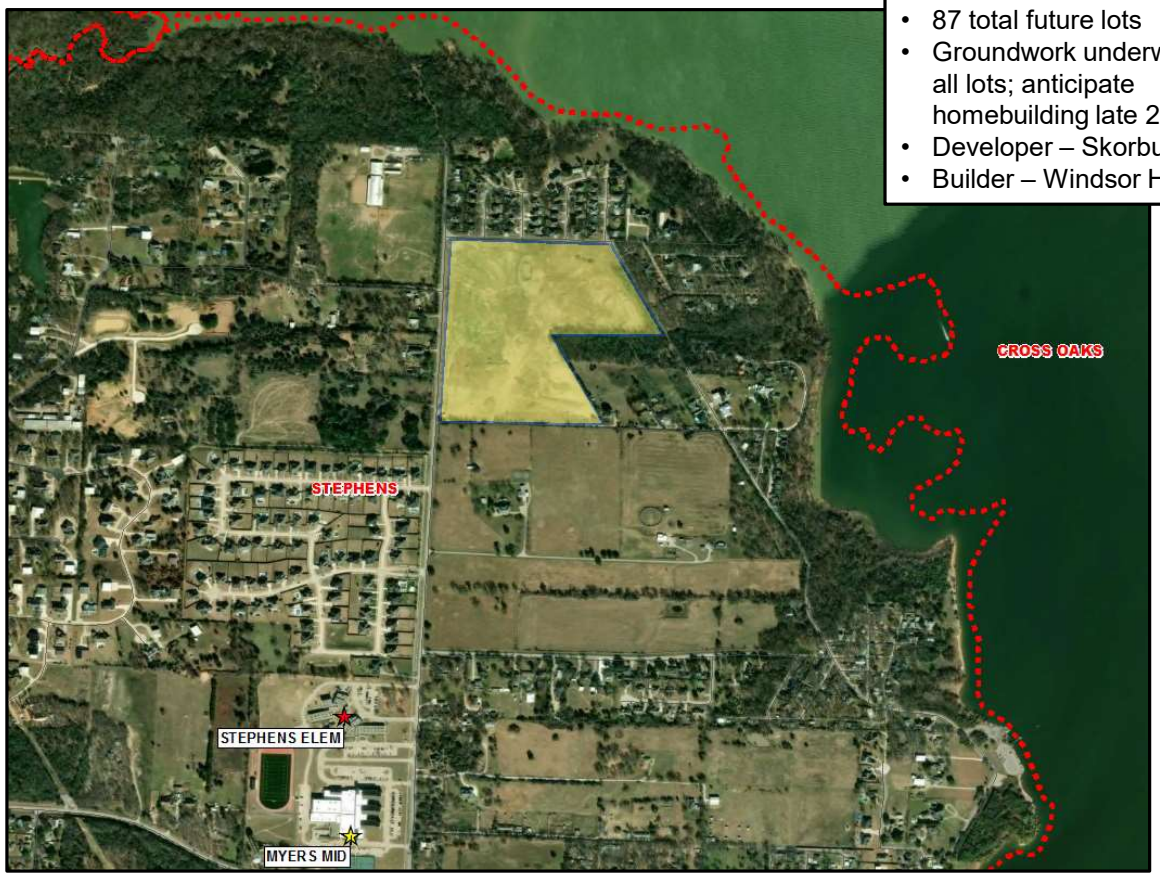
October 7, 2026



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Wild Oaks

- 87 total future lots
- Groundwork underway on all lots; anticipate homebuilding late 2026
- Developer – Skorburg Co.
- Builder – Windsor Homes



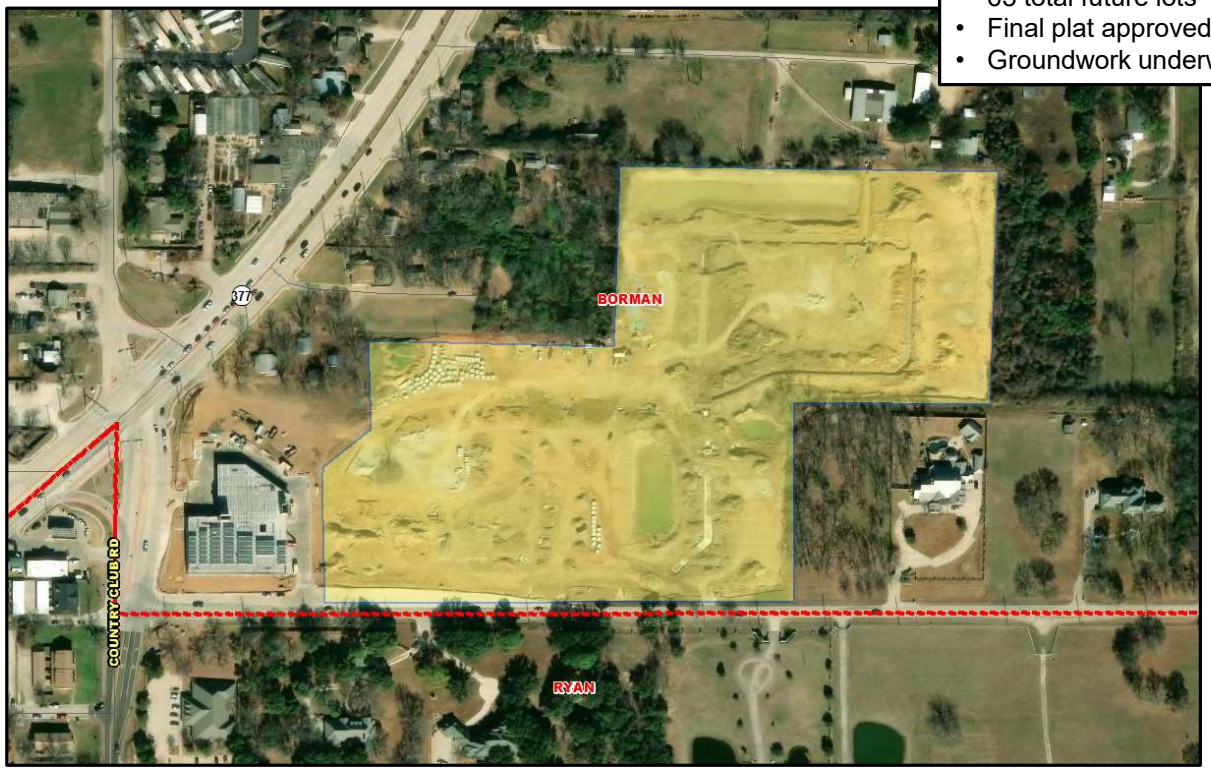
October 23, 2026



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Grand Parkside

- 63 total future lots
- Final plat approved April 2025
- Groundwork underway on all lots



October 23, 2026



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Multifamily Housing Construction

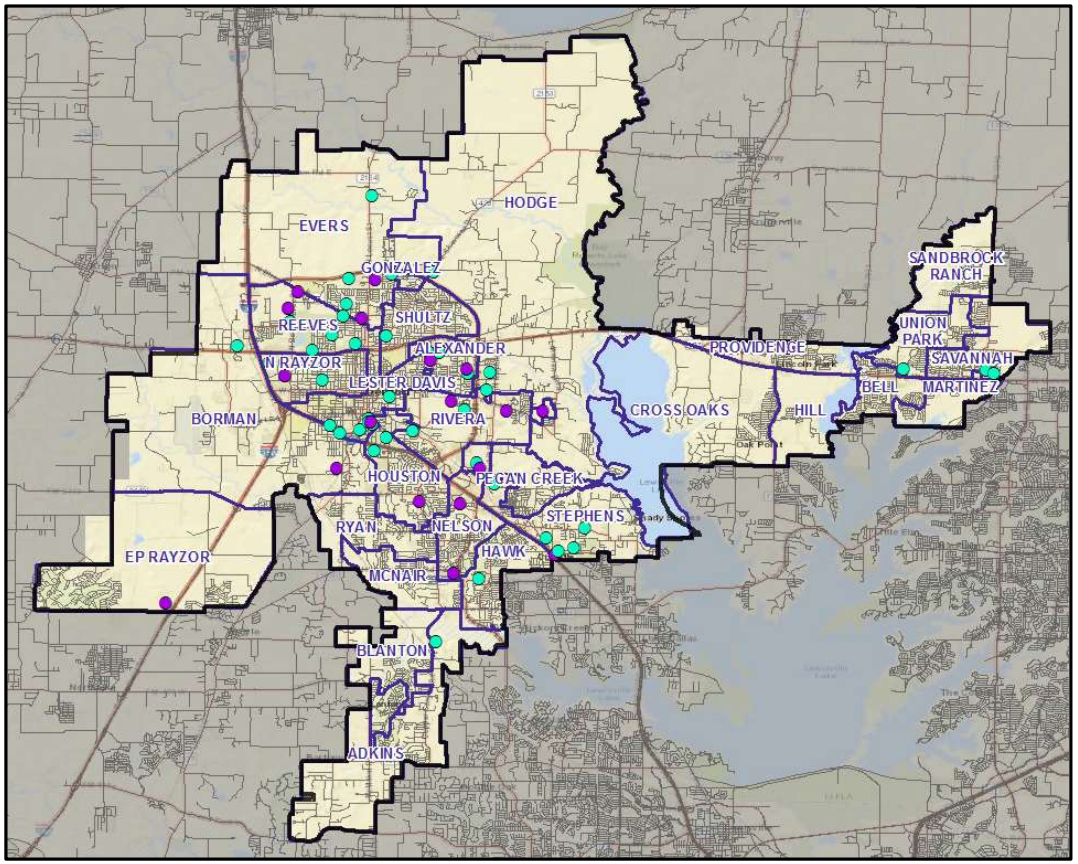
District Housing Activity & Student Yield Analysis

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Denton ISD - Future Multifamily Housing Overview

- There are roughly 5,100 multifamily units under construction across the district, including 512 single family rental units and 565 manufactured homesites
- There are nearly 8,200 future multifamily units in various stages of planning across the district, including 255 single family rental units



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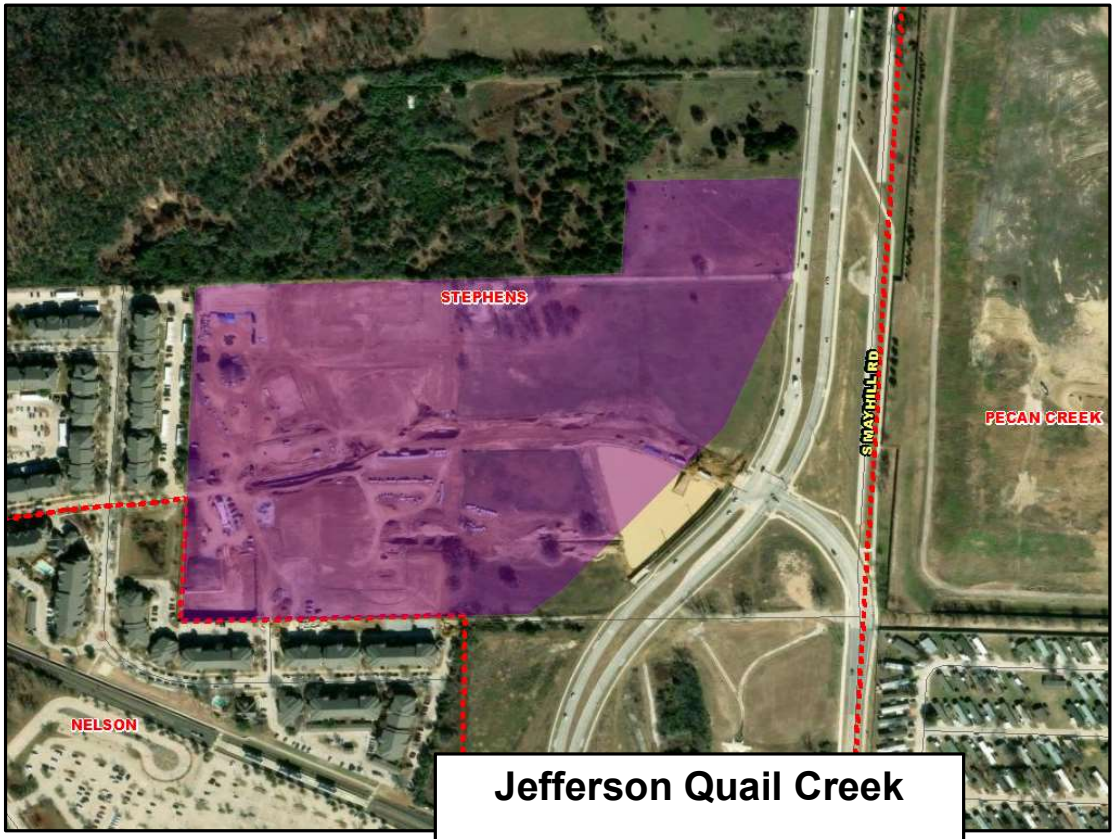
Jefferson Bonnie Brae

- 461 apartment units under construction
- Estimated leasing Fall 2026
- Estimated completion early 2027

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October 23, 2026

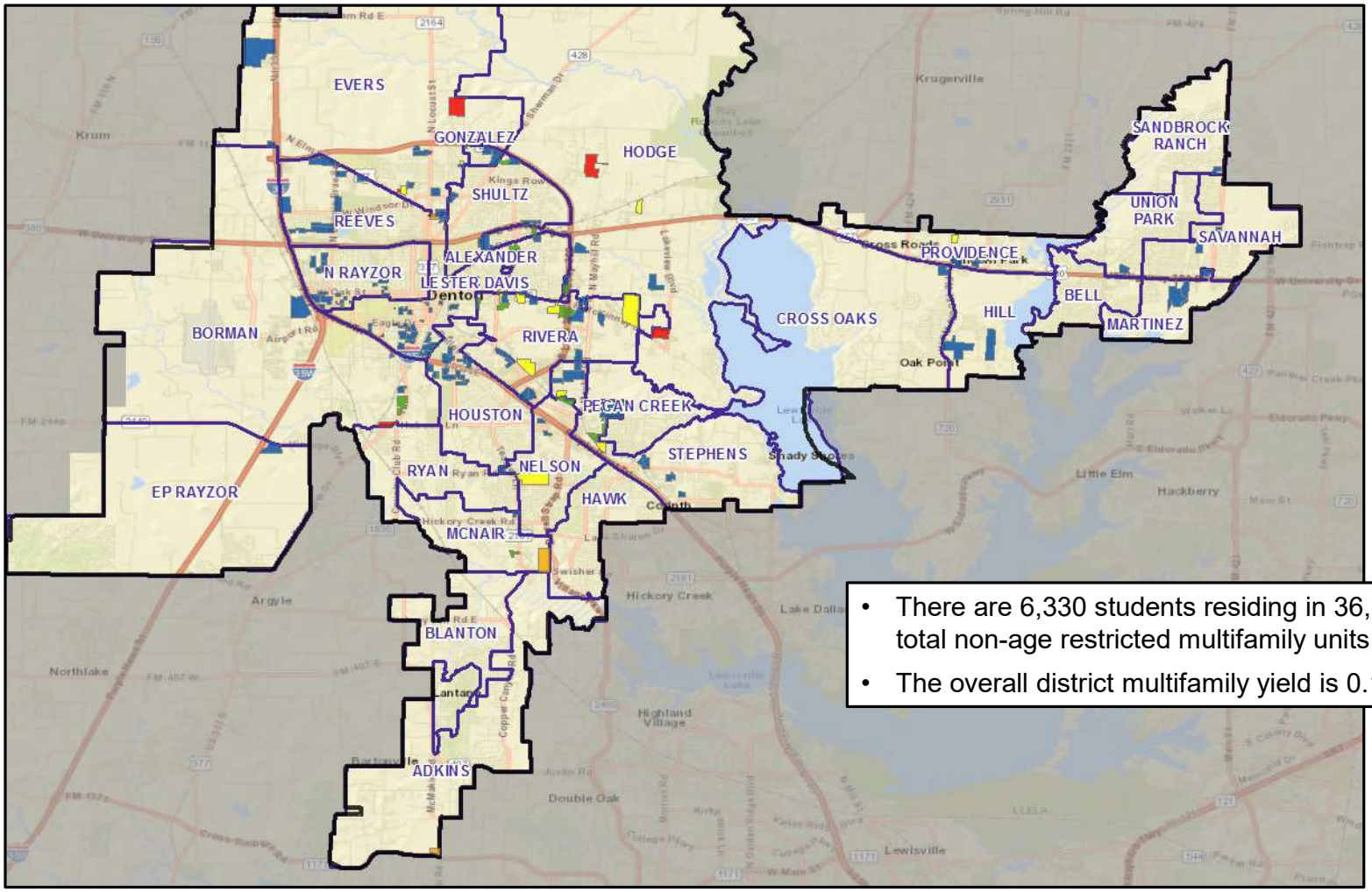




Jefferson Quail Creek

- 437 apartment units under construction
- Foundations poured June 2026
- Estimate leasing Spring 2027

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Multifamily Yield

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- 0.75 - 1.0
- > 1.0

- There are 6,330 students residing in 36,730 total non-age restricted multifamily units.
- The overall district multifamily yield is 0.172

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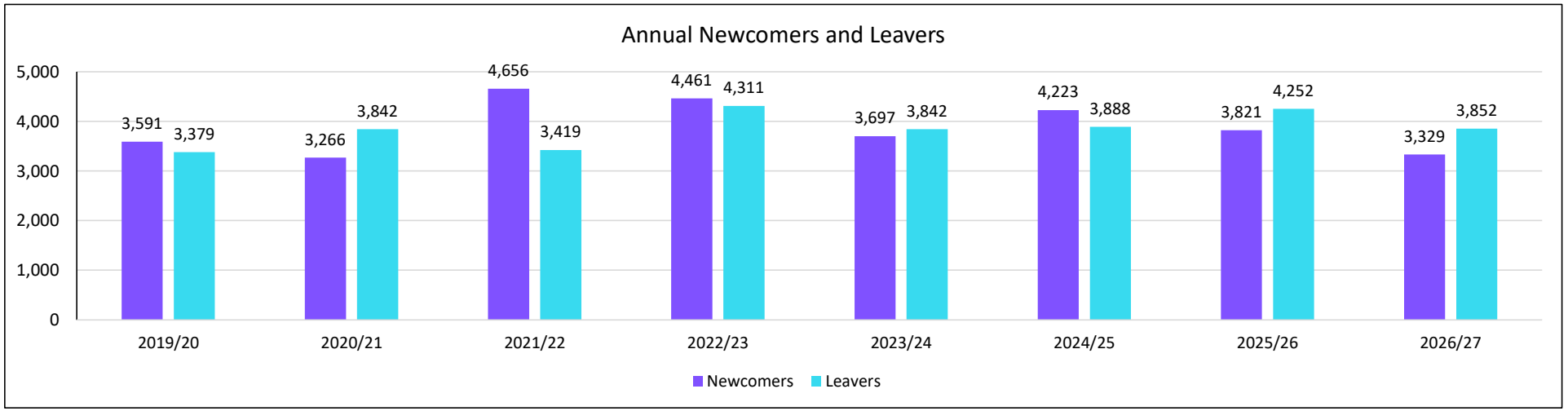
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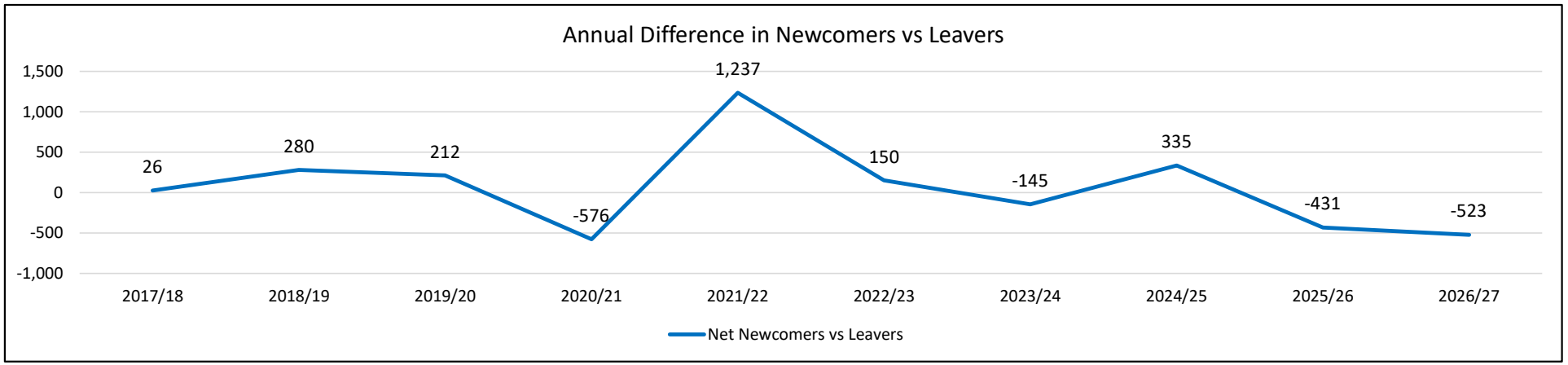
Enrollment – Data & Trends

Student Mobility & Birthrates

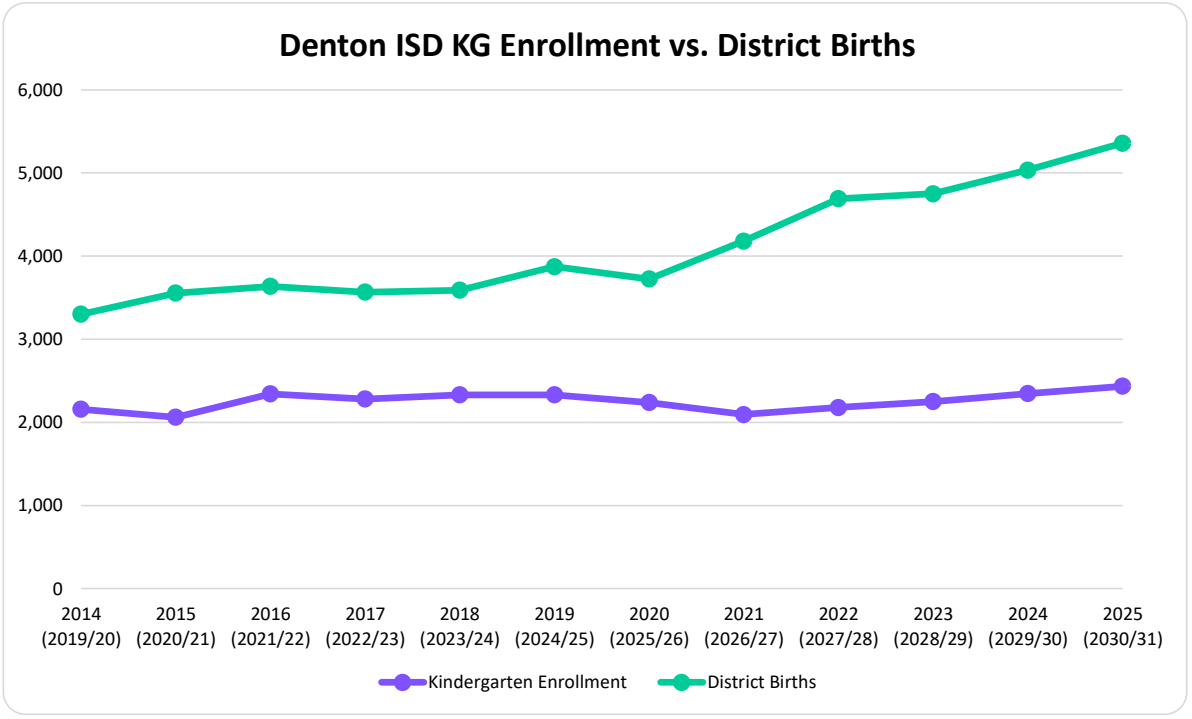
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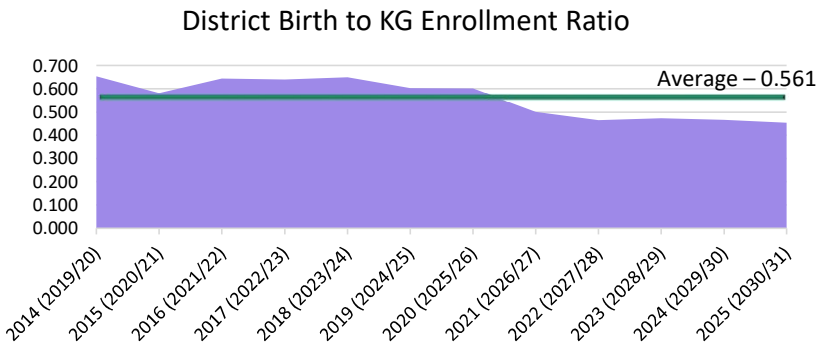




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Birth Yr (School Yr)	District Births	Kindergarten Enrollment	Enrolled Ratio
2014 (2019/20)	3,301	2,157	0.653
2015 (2020/21)	3,554	2,062	0.580
2016 (2021/22)	3,635	2,343	0.645
2017 (2022/23)	3,567	2,281	0.639
2018 (2023/24)	3,589	2,330	0.649
2019 (2024/25)	3,872	2,331	0.602
2020 (2025/26)	3,725	2,238	0.601
2021 (2026/27)	4,180	2,094	0.501
2022 (2027/28)	4,691	2,179	0.465
2023 (2028/29)	4,750	2,251	0.474
2024 (2029/30)	5,035	2,347	0.466
2025 (2030/31)	5,359	2,436	0.455



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Enrollment Forecast

10 Year Forecast & Campus Projections

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Denton ISD - Historical Enrollment Change & Cohorts

GRADE LEVEL ENROLLMENT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2022/23	140	1,228	2,281	2,482	2,376	2,293	2,439	2,332	2,313	2,306	2,426	2,506	2,597	2,480	2,345	32,544		
2023/24	149	1,335	2,330	2,380	2,494	2,402	2,362	2,458	2,326	2,376	2,356	2,536	2,537	2,478	2,386	32,905	361	1.1%
2024/25	101	1,505	2,331	2,406	2,383	2,554	2,402	2,380	2,476	2,363	2,437	2,490	2,521	2,543	2,415	33,307	402	0
2025/26	158	1,481	2,238	2,326	2,422	2,411	2,542	2,424	2,389	2,479	2,384	2,503	2,482	2,471	2,467	33,177	-130	0
2026/27	149	1,395	2,094	2,214	2,320	2,369	2,399	2,505	2,344	2,375	2,486	2,408	2,526	2,469	2,446	32,499	-678	-2.0%

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

GRADE LEVEL COHORT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MID	HIGH
Prev 3 Yr Avg	1.062	1.018	0.965	1.007	1.002	1.005	0.997	1.001	0.993	1.004	1.012	1.031	1.000	0.992	0.978	0.996	1.003	1.000
2023/24	1.064	1.087	1.021	1.043	1.005	1.011	1.030	1.008	0.997	1.027	1.022	1.045	1.012	0.954	0.962	1.020	1.015	0.993
2024/25	0.678	1.127	1.000	1.033	1.001	1.024	1.000	1.008	1.007	1.016	1.026	1.057	0.994	1.002	0.975	1.011	1.016	1.007
2025/26	1.564	0.984	0.960	0.998	1.007	1.012	0.995	1.009	1.004	1.001	1.009	1.027	0.997	0.980	0.970	0.997	1.005	0.994
2026/27	0.943	0.942	0.936	0.989	0.997	0.978	0.995	0.985	0.967	0.994	1.003	1.010	1.009	0.995	0.990	0.980	0.988	1.001

- The highest cohort occurred in 9th grade
- Additional grades with higher cohorts include 2nd, 9th , and 10th grades

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Denton ISD - Ten Year Forecast by Grade Level

GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Percent
2022/23	140	1,228	2,281	2,482	2,376	2,293	2,439	2,332	2,313	2,306	2,426	2,506	2,597	2,480	2,345	32,544		
2023/24	149	1,335	2,330	2,380	2,494	2,402	2,362	2,458	2,326	2,376	2,356	2,536	2,537	2,478	2,386	32,905	361	1.1%
2024/25	101	1,505	2,331	2,406	2,383	2,554	2,402	2,380	2,476	2,363	2,437	2,490	2,521	2,543	2,415	33,307	402	0
2025/26	158	1,481	2,238	2,326	2,422	2,411	2,542	2,424	2,389	2,479	2,384	2,503	2,482	2,471	2,467	33,177	-130	0
2026/27	149	1,395	2,094	2,214	2,320	2,369	2,399	2,505	2,344	2,375	2,486	2,408	2,526	2,469	2,446	32,499	-678	-2.0%
2027/28	140	1,438	2,179	2,099	2,220	2,321	2,366	2,420	2,505	2,362	2,383	2,522	2,414	2,523	2,412	32,304	-195	-0.6%
2028/29	141	1,490	2,251	2,188	2,117	2,240	2,321	2,374	2,441	2,512	2,384	2,429	2,541	2,389	2,487	32,305	2	0.0%
2029/30	142	1,573	2,347	2,252	2,189	2,145	2,261	2,334	2,386	2,452	2,521	2,460	2,446	2,538	2,353	32,399	94	0.3%
2030/31	143	1,626	2,436	2,337	2,269	2,226	2,148	2,278	2,353	2,403	2,462	2,590	2,474	2,439	2,497	32,681	282	0.9%
2031/32	144	1,670	2,493	2,503	2,351	2,279	2,227	2,137	2,290	2,356	2,419	2,536	2,605	2,462	2,404	32,875	194	0.6%
2032/33	145	1,699	2,532	2,575	2,505	2,373	2,290	2,224	2,149	2,296	2,368	2,491	2,550	2,592	2,425	33,213	338	1.0%
2033/34	146	1,761	2,612	2,593	2,583	2,515	2,373	2,278	2,253	2,157	2,311	2,443	2,504	2,536	2,550	33,615	401	1.2%
2034/35	147	1,814	2,682	2,681	2,602	2,599	2,520	2,367	2,298	2,252	2,175	2,385	2,457	2,491	2,496	33,965	350	1.0%
2035/36	148	1,895	2,796	2,701	2,697	2,620	2,605	2,522	2,399	2,297	2,272	2,248	2,398	2,444	2,452	34,495	530	1.6%
2036/37	148	1,949	2,871	2,819	2,720	2,721	2,626	2,612	2,559	2,401	2,321	2,351	2,262	2,386	2,405	35,151	656	1.9%

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Denton ISD – Ten Year Enrollment Forecast by Elementary Campus

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

		Fall	ENROLLMENT PROJECTIONS									
Campus Name	**Capacity**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**
Adkins Elementary School	740	364	344	336	324	330	323	331	344	352	355	356
Alexander Elementary School	740	526	519	516	525	522	512	517	519	522	528	536
Bell Elementary School	740	591	566	530	529	514	510	511	510	513	513	512
Blanton Elementary School	740	412	381	369	356	355	353	355	358	360	363	366
Borman Elementary School	740	401	420	457	511	544	625	756	912	1,082	1,279	1,469
Cross Oaks Elementary School	740	425	439	444	450	454	477	483	484	485	483	481
E P Rayzor Elementary School	740	572	603	634	749	946	1,180	1,473	1,701	1,918	2,180	2,391
Evers Park Elementary School	740	786	769	781	805	825	900	984	1,061	1,144	1,215	1,282
Hawk Elementary School	740	650	622	620	623	618	622	618	621	625	631	631
Hill Elementary School	740	558	665	781	819	890	945	958	965	954	945	942
Hodge Elementary School	740	712	678	690	678	715	703	704	709	727	732	737
Houston Elementary School	740	555	557	559	563	568	541	541	536	538	540	539
Martinez Elementary School	740	572	585	593	600	604	602	606	610	610	608	604
McNair Elementary School	740	608	598	597	599	597	600	604	602	601	597	590
Nelson Elementary School	740	527	503	493	493	498	499	501	499	499	500	495
Newton Rayzor Elementary School	740	656	636	606	601	583	583	586	589	595	593	587
Pecan Creek Elementary School	740	660	591	552	513	494	489	493	499	509	515	520
Providence Elementary School	740	417	403	410	415	437	438	428	424	425	426	425
Reeves Elementary School	740	589	585	596	602	589	585	578	578	582	582	589
Rivera Elementary School	740	703	695	697	693	675	642	634	630	628	627	623
Ryan Elementary School	740	542	531	510	485	474	470	465	466	469	467	461
Sandbrock Ranch Elementary School	740	752	768	758	747	730	727	736	758	772	786	803
Savannah Elementary School	740	670	598	552	519	484	481	481	479	477	475	469
Shultz Elementary School	740	783	747	726	714	686	680	676	672	676	678	684
Stephens Elementary School	740	399	378	356	354	363	362	366	369	373	376	378
Union Park Elementary School	740	732	699	653	655	636	614	613	610	611	609	606
Windle School For Young Child	740	280	300	303	318	329	338	342	353	362	378	387
ELEMENTARY TOTALS	**22,200**	**15,442**	**15,180**	**15,119**	**15,240**	**15,460**	**15,801**	**16,340**	**16,858**	**17,409**	**17,981**	**18,463**
Elementary Absolute Change		-555	-262	-61	121	220	341	539	518	551	571	483
Elementary Percent Change		-3.47%	-1.70%	-0.40%	0.80%	1.44%	2.20%	3.41%	3.17%	3.27%	3.28%	2.69%

Green = w/in 5% of Capacity; Yellow = Over Capacity

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Denton ISD – Ten Year Enrollment Forecast by Secondary Campus

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Campus Name	Capacity	Fall 2026/27	ENROLLMENT PROJECTIONS 2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Calhoun Middle School	1,000	848	866	863	858	867	840	834	826	842	875	903
Cheek Middle School	1,000	816	830	875	883	893	825	774	710	697	698	706
Crownover Middle School	1,000	906	885	865	840	801	751	726	701	703	688	696
Harpool Middle School	1,000	980	924	876	872	858	875	872	944	1,032	1,171	1,339
McMath Middle School	1,000	657	606	599	615	643	678	675	677	668	711	767
Bette Myers Middle School	1,000	741	753	760	730	675	655	605	581	547	544	545
Navo Middle School	1,000	597	654	745	763	734	701	666	625	598	597	597
Rodriguez Middle School	1,000	629	707	771	856	829	830	789	787	779	802	822
Strickland Middle School	1,000	1,003	998	955	914	890	881	843	840	830	855	877
MIDDLE SCHOOL TOTALS	**9,000**	**7,177**	**7,222**	**7,309**	**7,331**	**7,189**	**7,036**	**6,785**	**6,692**	**6,696**	**6,941**	**7,252**
Middle School Absolute Change		-31	45	87	22	-141	-153	-251	-93	4	244	311
Middle School Percent Change		-0.43%	0.63%	1.20%	0.30%	-1.93%	-2.13%	-3.57%	-1.37%	0.06%	3.65%	4.49%
Braswell High School	2,800	2,654	2,596	2,538	2,455	2,631	2,790	2,905	3,017	2,916	2,761	2,659
Denton High School	2,400	2,066	2,071	2,056	2,066	2,068	2,062	2,068	2,086	2,120	2,097	2,112
John Guyer High School	2,800	2,538	2,654	2,747	2,781	2,847	2,752	2,697	2,628	2,564	2,534	2,551
The LaGrone Academy		246	237	242	239	241	239	246	249	245	240	235
Fred Moore High School		57	57	57	57	57	57	57	57	57	57	57
Ryan High School	2,400	2,159	2,126	2,077	2,070	2,027	1,978	1,956	1,866	1,798	1,724	1,661
HIGH SCHOOL TOTALS	**10,400**	**9,720**	**9,741**	**9,717**	**9,669**	**9,871**	**9,878**	**9,928**	**9,904**	**9,699**	**9,413**	**9,276**
High School Absolute Change		-75	21	-24	-49	203	6	50	-24	-205	-286	-138
High School Percent Change		-0.77%	0.22%	-0.25%	-0.50%	2.10%	0.06%	0.51%	-0.24%	-2.07%	-2.95%	-1.46%
Denton J J A E P		13	13	13	13	13	13	13	13	13	13	13
Joe Sparks JDCTR		77	77	77	77	77	77	77	77	77	77	77
Lester Davis School		70	70	70	70	70	70	70	70	70	70	70
ALTERNATIVE SCHOOL TOTALS		160	160	160	160	160	160	160	160	160	160	160
DISTRICT TOTALS	**41,600**	**32,499**	**32,304**	**32,305**	**32,399**	**32,681**	**32,875**	**33,213**	**33,615**	**33,965**	**34,495**	**35,151**
District Absolute Change		-678	-195	2	94	282	194	338	401	350	530	656
District Percent Change		-2.0%	-0.6%	0.0%	0.3%	0.9%	0.6%	1.0%	1.2%	1.0%	1.6%	1.9%

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Key Takeaways

District Information -



Denton ISD enrollment increased by **548 students over the last five years**. The District has seen enrollment decrease this new 2025-26 school year by **678 students**.

Housing Market Conditions -



DISD is currently on pace to exceed 2024 totals in annual new home starts by the end of 2025, despite the market tempering so far this year. Reduction in interest rates and the addition of new lots brought to market could fuel growth within the district.

Housing Activity & Future Developments -



The district currently has approximately **800 homes in active inventory**, roughly 4,000 lots available to build on, and roughly 23,300 lots planned in the future.

Enrollment Forecast -



DISD Enrollment is forecasted to reach nearly 32,900 students by the 2031/32 school year, and with additional housing growth enrollment is anticipated to settle in near 35,000 students in 10 years.

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