

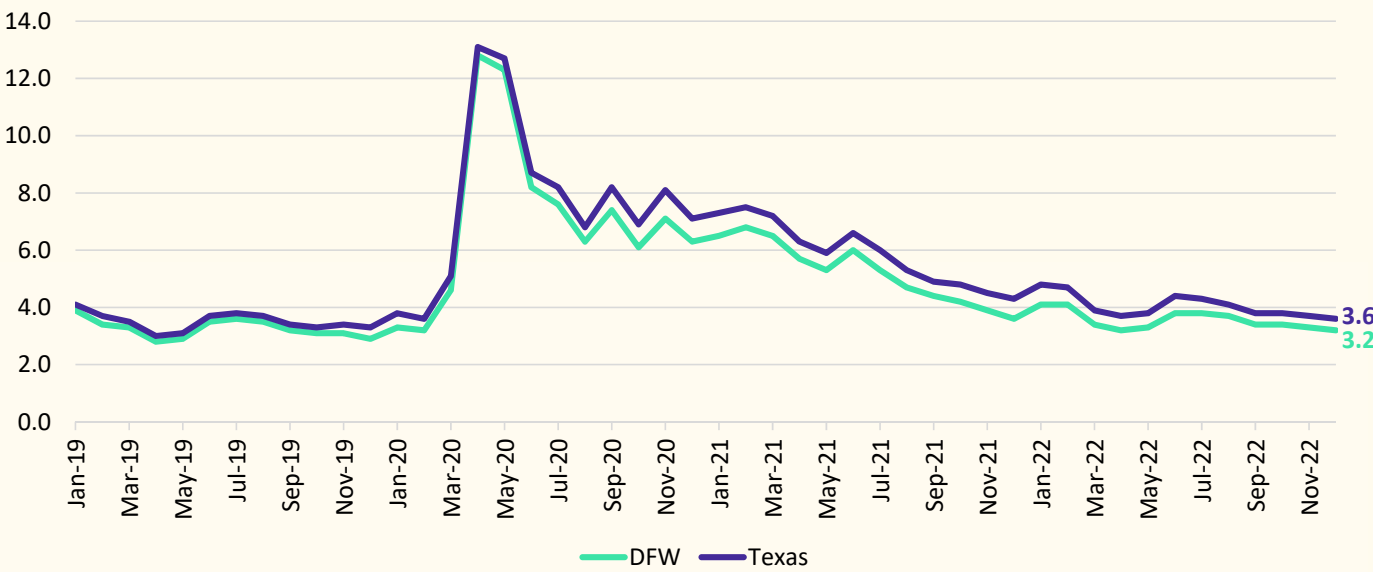
4Q22

# Demographic Report

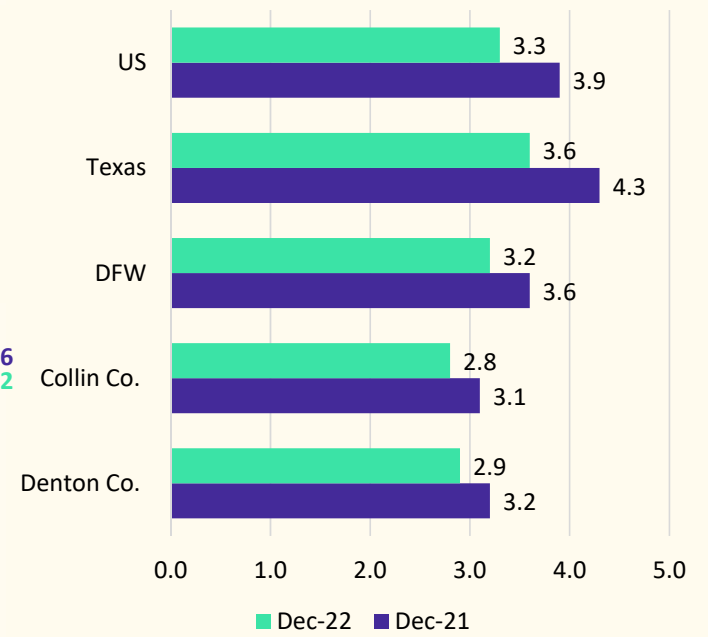


# Local Economic Conditions

### Unemployment Rate - Jan. 2019 - Dec 2022



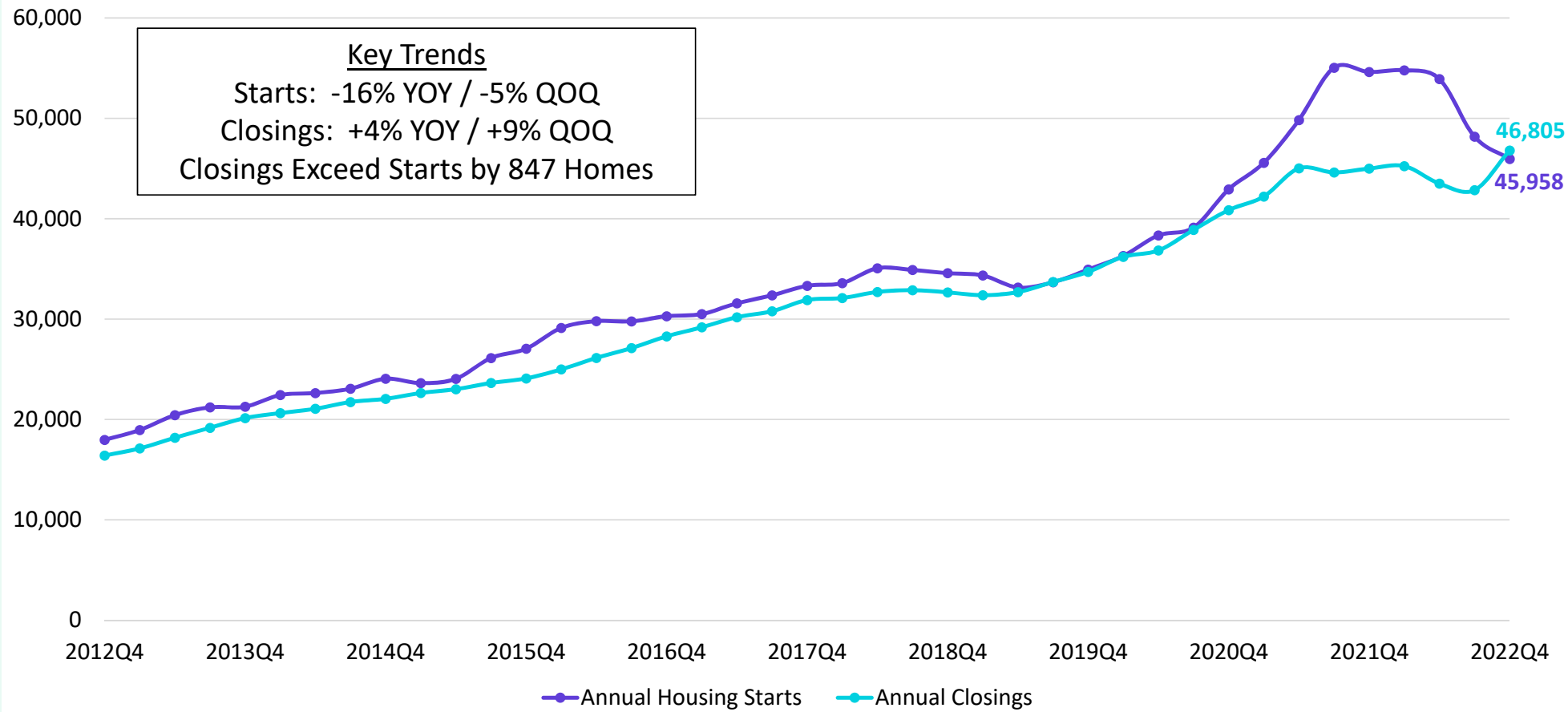
### Unemployment Rate, Year over Year





# DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings



**Key Trends**  
Starts: -16% YOY / -5% QOQ  
Closings: +4% YOY / +9% QOQ  
Closings Exceed Starts by 847 Homes

Source: Zonda

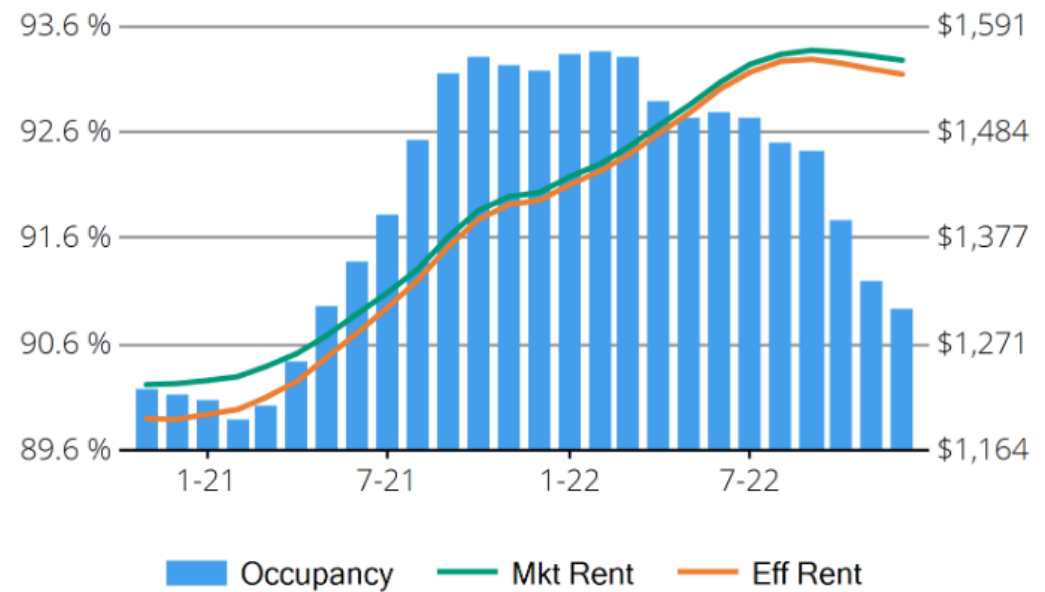


# Housing Market Trends: Multi-family Market- December 2022

## Stabilized and Lease-up Properties\*

Conventional Properties	Dec 2022	Annual Change
Occupancy	90.9	-2.4%
Unit Change	22,454	
Units Absorbed (Annual)	2,961	
Average Size (SF)	873	+0.3%
Asking Rent	\$1,556	+9.5%
Asking Rent per SF	\$1.78	+9.2%
Effective Rent	\$1,542	+9.2%
Effective Rent per SF	\$1.77	+8.9%
% Offering Concessions	14%	+45.8%
Avg. Concession Package	5.1%	-0.3%

### Dallas/Fort Worth, TX





# Celina ISD Housing Market Analysis

## District Annual Home Sales by Type, 2010 – 2022

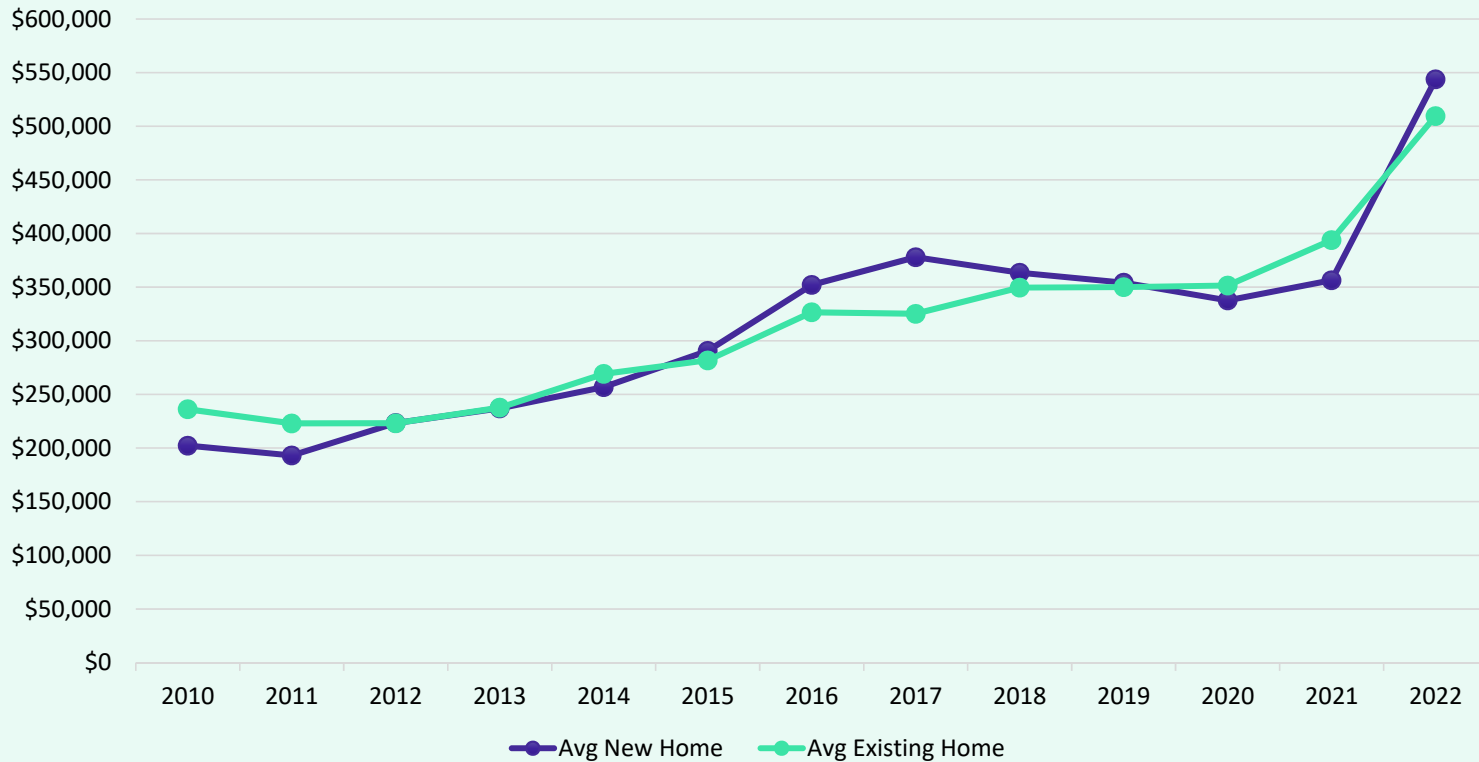


- Total home sales in CUSD increased 20% from 2021 totals, with new home sales declining roughly 38% from 2021 totals
- New home sales within the district account for roughly 68% of all 2022 sales



# Celina ISD Housing Market Analysis

## Average New vs. Existing Home Sale Price, 2010 - 2022



- Since 2019, the average new home price in CISD has increased roughly 53%, a rise of roughly \$189,600
- The average existing home price within the district has increased by 45% from pre-pandemic levels, an increase of roughly \$159,550

	Avg New Home	Avg Existing Home
2010	\$202,264	\$236,246
2011	\$193,113	\$223,029
2012	\$223,393	\$223,176
2013	\$237,006	\$237,728
2014	\$256,770	\$269,222
2015	\$290,648	\$281,776
2016	\$352,114	\$326,573
2017	\$377,894	\$325,204
2018	\$363,491	\$349,657
2019	\$354,289	\$350,007
2020	\$337,653	\$351,601
2021	\$356,404	\$393,989
2022	\$543,903	\$509,553



# DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q22

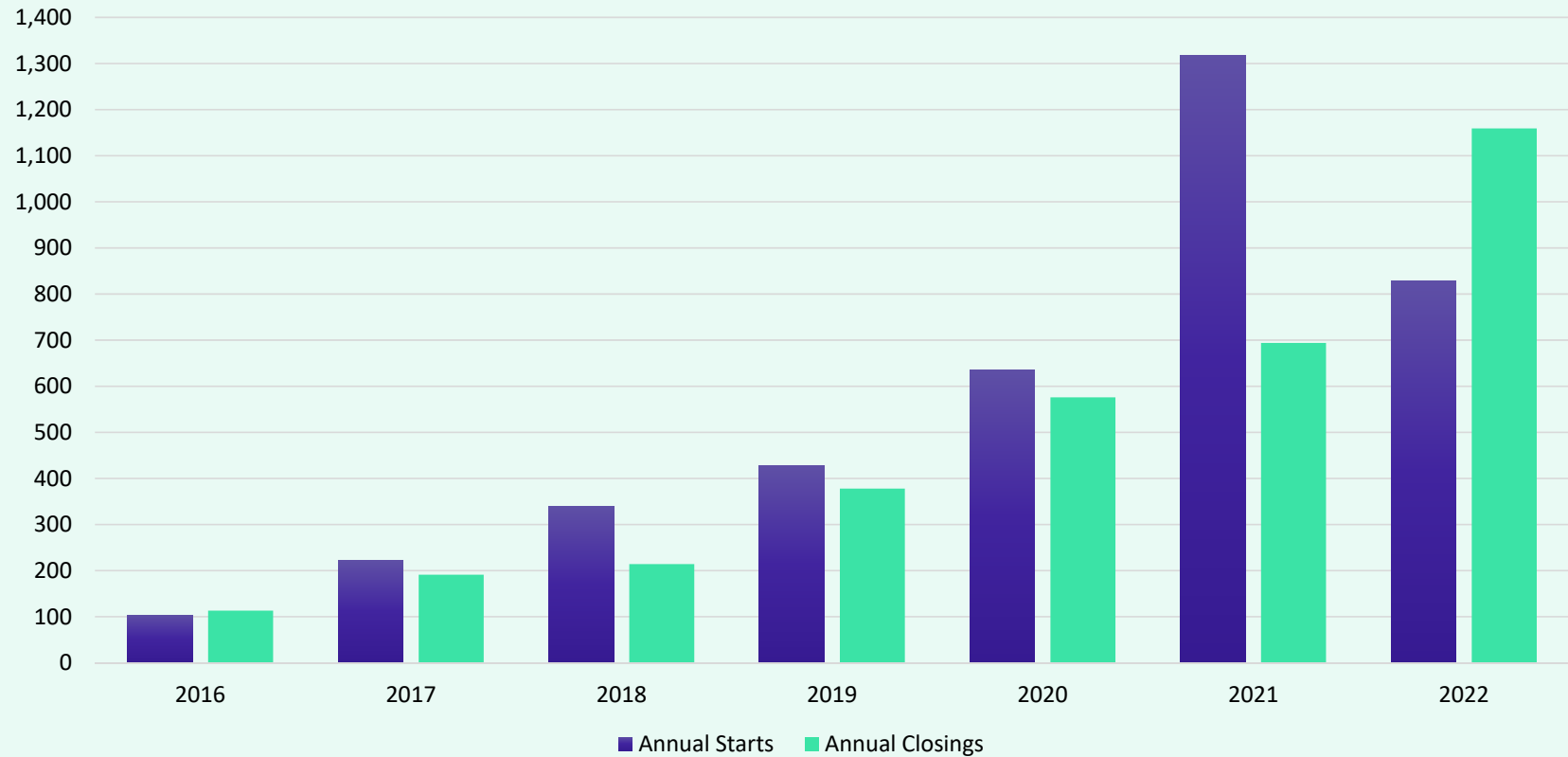
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	2,873	3,579	1,735	4,244	37,878
2	DENTON ISD	2,597	2,728	1,961	4,094	29,963
3	PROSPER ISD	2,258	2,619	1,901	3,321	20,673
4	FORNEY ISD	1,354	2,326	757	3,975	20,806
5	PRINCETON ISD	2,051	2,047	1,104	2,132	8,984
6	ROYSE CITY ISD	1,514	1,600	927	1,929	8,200
7	FRISCO ISD	1,128	1,514	904	1,402	9,619
8	CRANDALL ISD	1,616	1,490	633	428	16,044
9	DALLAS ISD	1,835	1,446	2,027	2,219	6,086
10	ROCKWALL ISD	1,494	1,271	939	1,685	11,052
11	MIDLOTHIAN ISD	826	1,269	452	2,296	19,587
12	COMMUNITY ISD	911	1,180	396	1,416	7,483
<b>13</b>	<b>CELINA ISD**</b>	<b>829</b>	<b>1,159</b>	<b>632</b>	<b>1,144</b>	<b>34,529*</b>
14	AUBREY ISD	1,425	1,122	770	1,116	5,632
15	MCKINNEY ISD	1,349	1,096	1,110	1,367	15,622
16	CROWLEY ISD	1,290	1,093	779	2,679	16,080
17	EAGLE MT-SAGINAW ISD	1,608	1,066	1,063	2,476	16,289
18	WAXAHACHIE ISD	550	1,049	285	1,265	26,809
19	LEWISVILLE ISD	1,027	1,037	870	895	2,007
20	MANSFIELD ISD	1,141	974	1,021	1,591	6,695

\* Based on additional Zonda Education housing research

\*\* Totals **DO NOT** include age restricted communities



# District New Home Starts and Closings



Starts	2016	2017	2018	2019	2020	2021	2022
1Q	37	46	72	91	120	181	238
2Q	15	66	93	81	180	386	335
3Q	29	50	91	121	178	474	135
4Q	23	60	83	134	158	276	121
Total	104	222	339	427	636	1,317	829

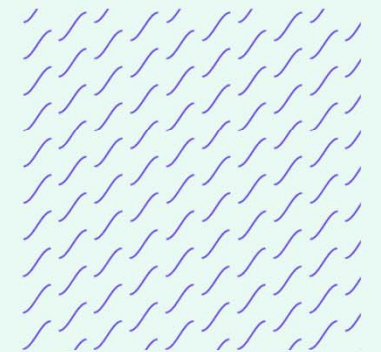
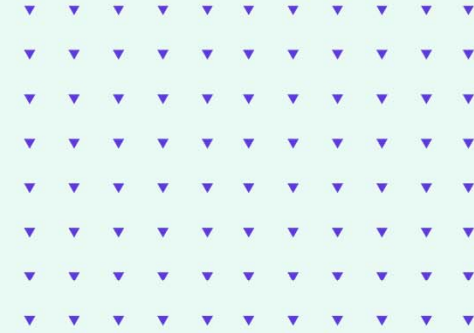
Closings	2016	2017	2018	2019	2020	2021	2022
1Q	28	24	32	59	107	161	285
2Q	34	33	31	109	146	160	223
3Q	26	67	70	110	175	147	213
4Q	25	67	81	100	148	226	438
Total	113	191	214	378	576	694	1,159





## 1 Year Change in District Housing

	4Q21	4Q22	Difference
Annual Starts	1,317	829	-488
Quarterly Starts	276	121	-155
Annual Closings	694	1,159	+465
Quarterly Closings	226	438	+212
Under Construction	782	436	-346
Inventory	962	632	-330
VDL	1,164	1,144	-20
Futures	34,825	34,529	-296





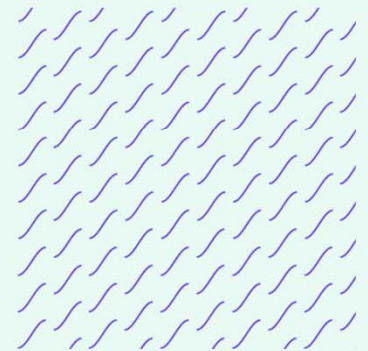


# District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
LYKINS	415	53	743	258	188	332	335	8,498
MARTIN	125	12	215	57	76	96	429	21,700
O'DELL	289	56	201	123	172	204	380	4,331
<b>Grand Total</b>	<b>829</b>	<b>121</b>	<b>1,159</b>	<b>438</b>	<b>436</b>	<b>632</b>	<b>1,144</b>	<b>34,529</b>

-  Highest activity in the category
-  Second highest activity in the category






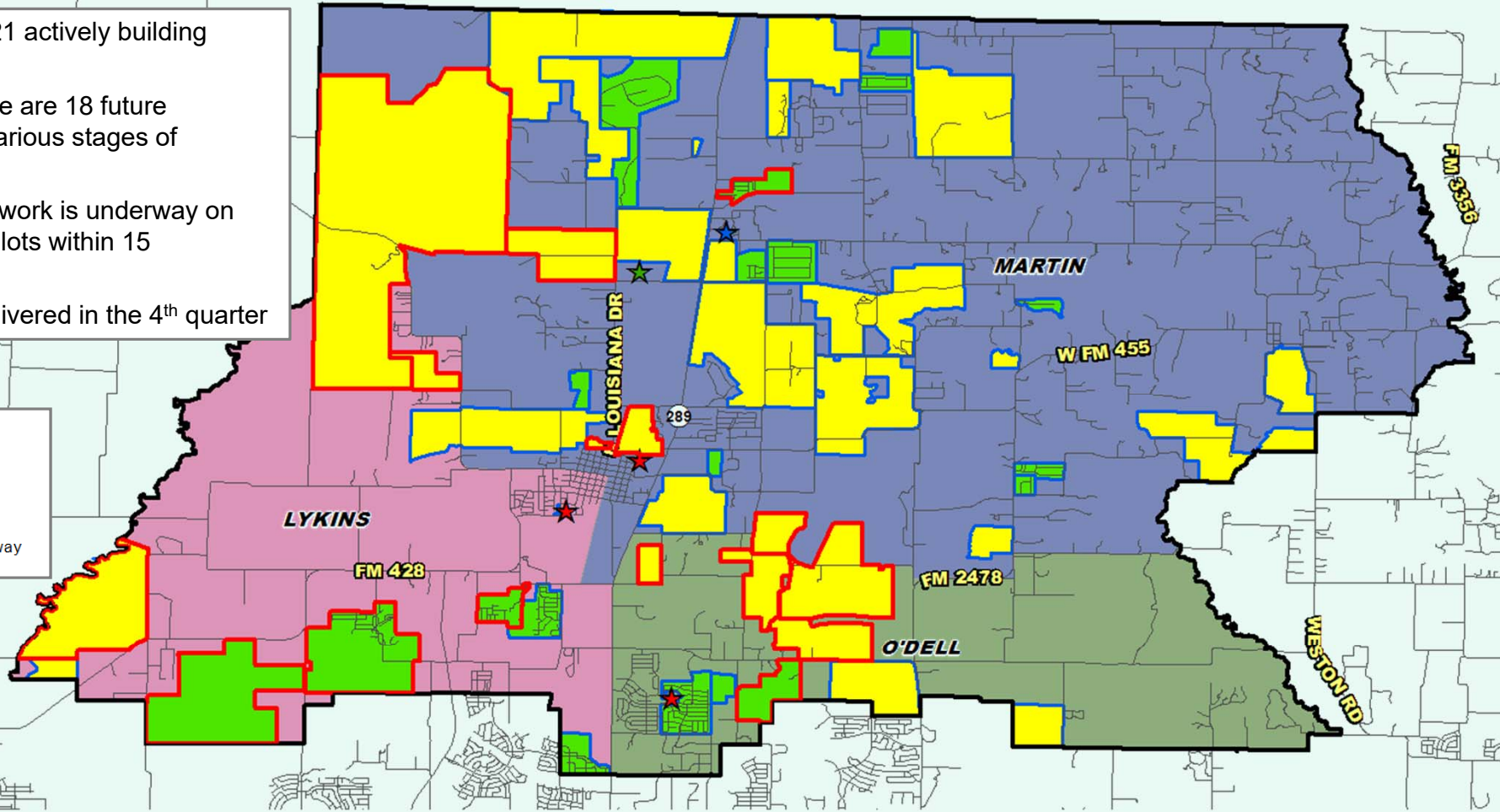


# District Housing Overview

- The district has 21 actively building subdivisions
- Within CISD there are 18 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 4,400 lots within 15 subdivisions
- 294 lots were delivered in the 4<sup>th</sup> quarter

**Subdivisions**

-  ACTIVE
-  FUTURE
-  Groundwork Underway





# Residential Activity



## Cambridge Crossing

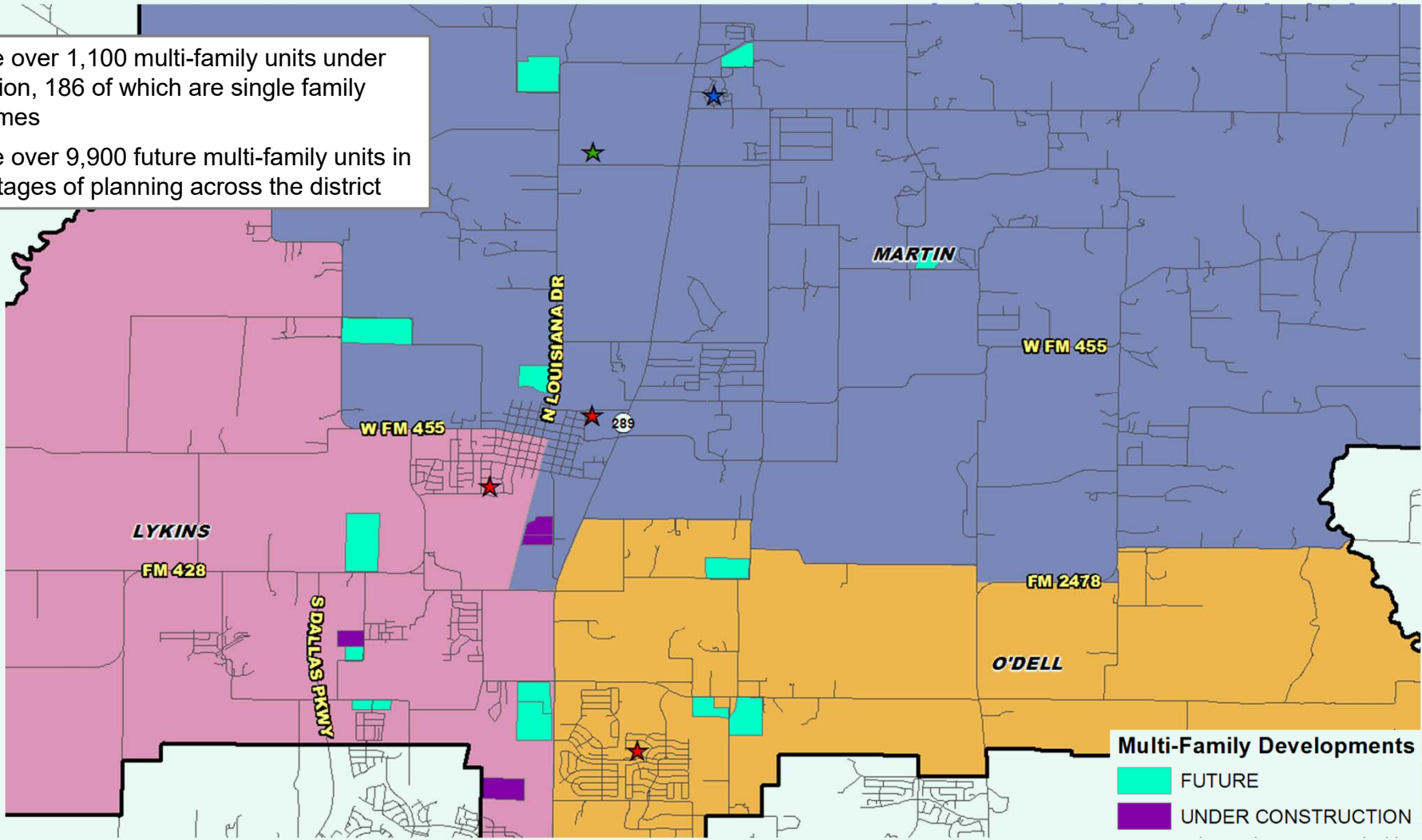
- 1,530 total lots
- 1,007 future lots
- 202 vacant developed lots
- 21 homes under construction
- 270 homes occupied
- Phase 2 (227 lots) delivered fall 2022
- Phase 3 (242 lots) groundwork underway, anticipate delivery spring 2023
- Started 76 homes in the last 12 months, annual starts have declined by 113 starts since 4Q21





# District Multi-Family Overview

- There are over 1,100 multi-family units under construction, 186 of which are single family rental homes
- There are over 9,900 future multi-family units in various stages of planning across the district





# Ten Year Forecast by Grade Level

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2018/19	11	42	188	200	201	203	192	199	202	229	211	218	221	205	200	2,722		
2019/20	13	47	201	215	201	217	213	206	206	217	245	212	223	214	200	2,830	108	4.0%
2020/21	16	40	190	214	212	211	235	232	227	230	241	268	220	219	207	2,962	132	4.7%
2021/22	4	59	247	237	248	266	251	275	265	257	247	271	280	220	227	3,354	392	13.2%
2022/23	14	84	271	317	275	304	318	301	319	310	269	273	294	288	227	3,864	510	15.2%
2023/24	14	74	294	321	363	323	365	390	343	364	353	297	283	297	291	4,372	508	13.2%
2024/25	14	82	338	338	370	416	371	419	456	399	417	389	308	286	300	4,902	530	12.1%
2025/26	14	101	415	412	413	450	506	455	493	535	466	460	404	311	289	5,725	823	16.8%
2026/27	14	125	507	497	495	496	540	607	528	572	616	514	477	404	311	6,703	978	17.1%
2027/28	14	146	599	608	596	596	598	649	716	615	661	679	534	472	400	7,882	1,180	17.6%
2028/29	14	171	700	708	720	709	710	713	740	816	689	728	705	525	463	9,112	1,229	15.6%
2029/30	14	189	770	822	834	851	840	843	813	844	914	759	756	694	513	10,455	1,344	14.7%
2030/31	14	211	863	890	953	969	991	981	961	927	945	1,006	788	745	678	11,922	1,467	14.0%
2031/32	14	233	950	993	1,027	1,105	1,126	1,155	1,118	1,096	1,038	1,041	1,045	776	728	13,444	1,522	12.8%
2032/33	14	256	1045	1085	1,137	1,180	1,275	1,302	1,317	1,275	1,228	1,143	1,082	1,029	758	15,126	1,681	12.5%

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



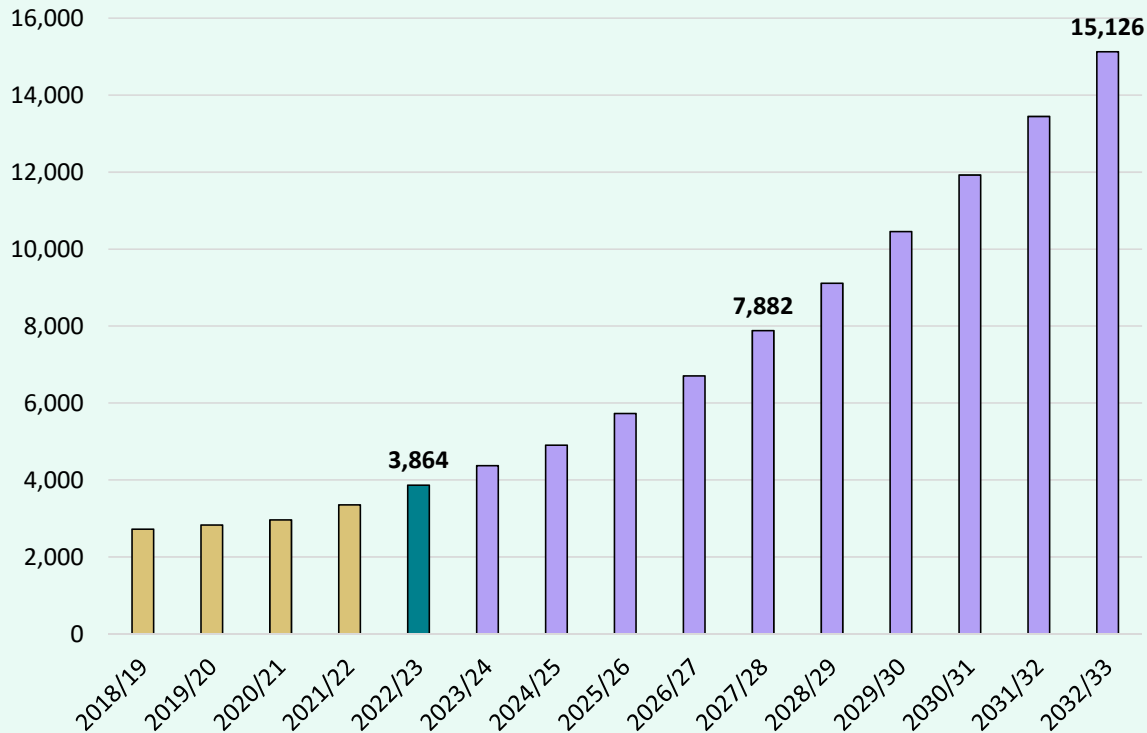
# Ten Year Forecast by Campus

Campus	Capacity	ENROLLMENT PROJECTIONS											
		2021/22	Fall 2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
CELINA PRIMARY SCHOOL	400	310	369	0	0	0	0	0	0	0	0	0	0
LYKINS ELEMENTARY SCHOOL	750	634	708	788	881	1,008	1,153	1,332	1,556	1,777	1,996	2,160	2,308
MARTIN ELEMENTARY SCHOOL	750	0	0	587	674	853	1,075	1,308	1,562	1,877	2,188	2,584	2,977
O'DELL ELEMENTARY SCHOOL	750	643	807	770	791	907	1,053	1,165	1,328	1,508	1,688	1,858	2,008
<b>ELEMENTARY TOTAL</b>	2,650	1,587	1,884	2,144	2,347	2,767	3,281	3,805	4,446	5,162	5,872	6,602	7,294
Elementary Absolute Change		237	297	260	203	420	514	525	640	717	710	730	691
Elementary Percent Change		17.56%	18.71%	13.81%	9.45%	17.90%	18.57%	15.99%	16.83%	16.12%	13.75%	12.44%	10.47%
MOORE MIDDLE SCHOOL	1,500	769	898	1,060	1,272	1,494	1,716	1,992	2,245	2,571	2,833	3,252	3,820
<b>MIDDLE SCHOOL TOTAL</b>	1,500	769	898	1,060	1,272	1,494	1,716	1,992	2,245	2,571	2,833	3,252	3,820
Middle School Absolute Change		71	129	162	212	222	222	276	253	326	262	419	568
Middle School Percent Change		10.17%	16.78%	18.04%	20.00%	17.45%	14.86%	16.08%	12.70%	14.52%	10.19%	14.79%	17.47%
CELINA HIGH SCHOOL	1,500	997	1,081	1,167	1,282	1,463	1,705	2,084	2,420	2,721	3,216	3,589	4,011
<b>HIGH SCHOOL TOTAL</b>	1,500	997	1,081	1,167	1,282	1,463	1,705	2,084	2,420	2,721	3,216	3,589	4,011
High School Absolute Change		83	84	86	115	181	242	379	336	301	495	373	422
High School Percent Change		9.08%	8.43%	7.96%	9.85%	14.12%	16.54%	22.23%	16.12%	12.44%	18.19%	11.60%	11.76%
COLLIN COUNTY JJAEP		1	1	1	1	1	1	1	1	1	1	1	1
<b>DISTRICT TOTALS</b>	<b>5,650</b>	<b>3,354</b>	<b>3,864</b>	<b>4,372</b>	<b>4,902</b>	<b>5,725</b>	<b>6,703</b>	<b>7,882</b>	<b>9,112</b>	<b>10,455</b>	<b>11,922</b>	<b>13,444</b>	<b>15,126</b>
District Absolute Change		390	510	508	530	823	978	1,180	1,229	1,344	1,467	1,522	1,681
District Percent Change		13.16%	15.21%	13.15%	12.11%	16.79%	17.08%	17.60%	15.60%	14.75%	14.03%	12.77%	12.51%



## Key Takeaways

Enrollment Forecast



- New home starts have slowed across DFW in 2022 in response to rising interest rates and inflation costs
- Despite the decline in starts, Celina ISD continued to see strong new home activity as builders worked through inventory backlog
- The district has 21 actively building subdivisions with over 1,100 lots available to build on
- CISD has 18 future subdivisions with over 34,500 lots in the planning stages
- Groundwork is underway on more than 4,400 lots within 15 subdivisions
- Celina ISD is forecasted to enroll nearly 7,900 students by 2027/28 and more than 15,100 by 2032/33