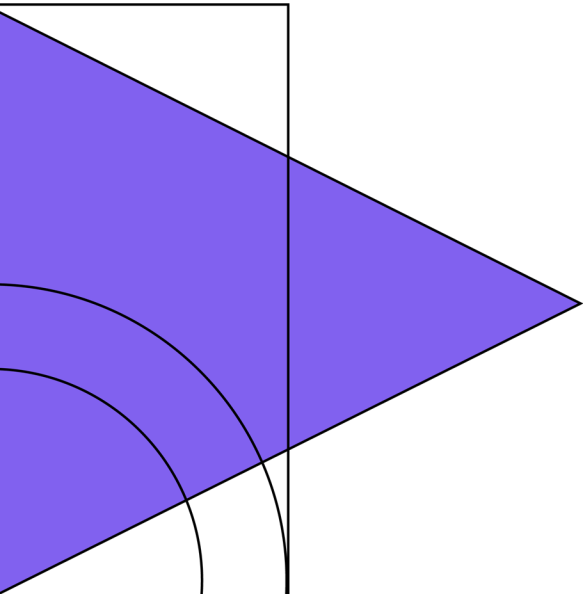
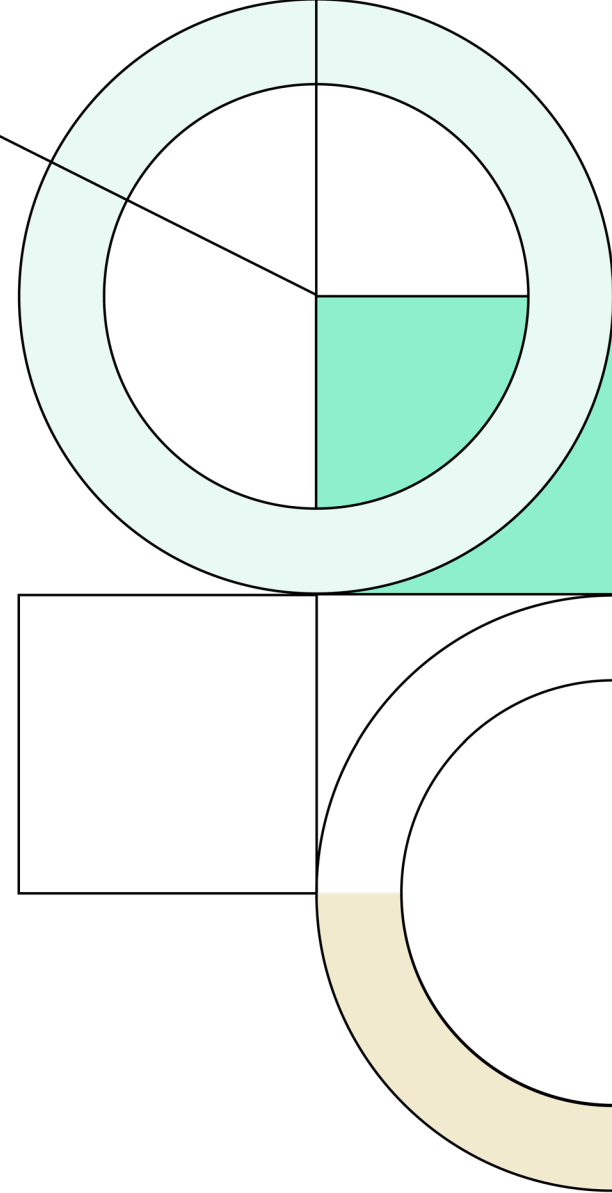




Denton Independent School District

4Q21

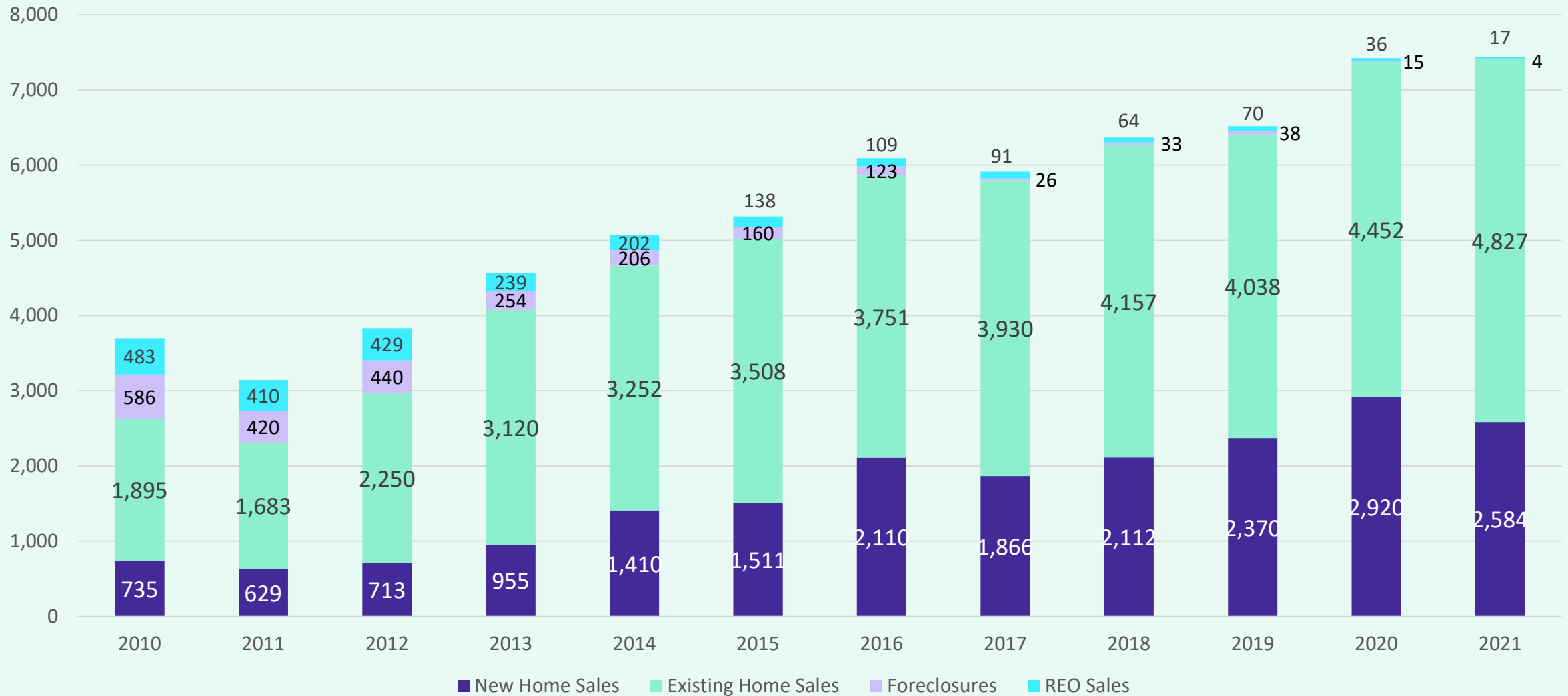
Demographic Report





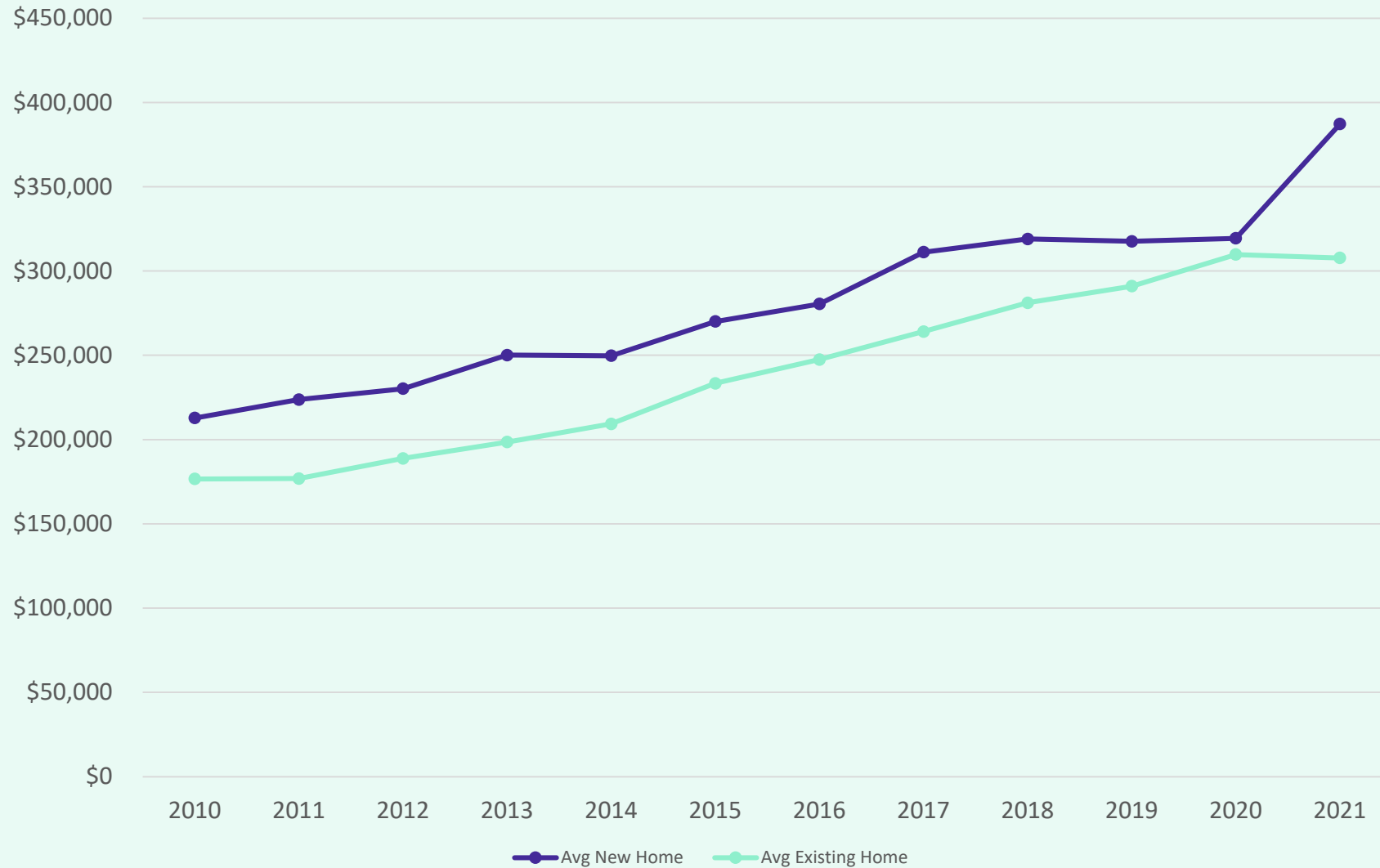
Home Sales by Transaction Type, 2010 – 2021

District Home Sales by Type, 2010 - 2021





Average New vs. Existing Home Sale Price, 2010 – 2021



	Avg New Home Price	Avg Existing Home Price
2010	\$212,786	\$176,616
2011	\$223,697	\$176,861
2012	\$230,162	\$188,829
2013	\$250,144	\$198,542
2014	\$249,733	\$209,295
2015	\$270,065	\$233,333
2016	\$280,461	\$247,495
2017	\$311,187	\$264,084
2018	\$318,982	\$281,136
2019	\$317,617	\$291,001
2020	\$319,389	\$309,802
2021	\$387,180	\$307,776

- Since 2010, the average new home price in Denton ISD has increased by nearly \$174,400, or 82%
- The average existing home price within the district has increased by 74%, or roughly \$131,160 since 2010



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q21

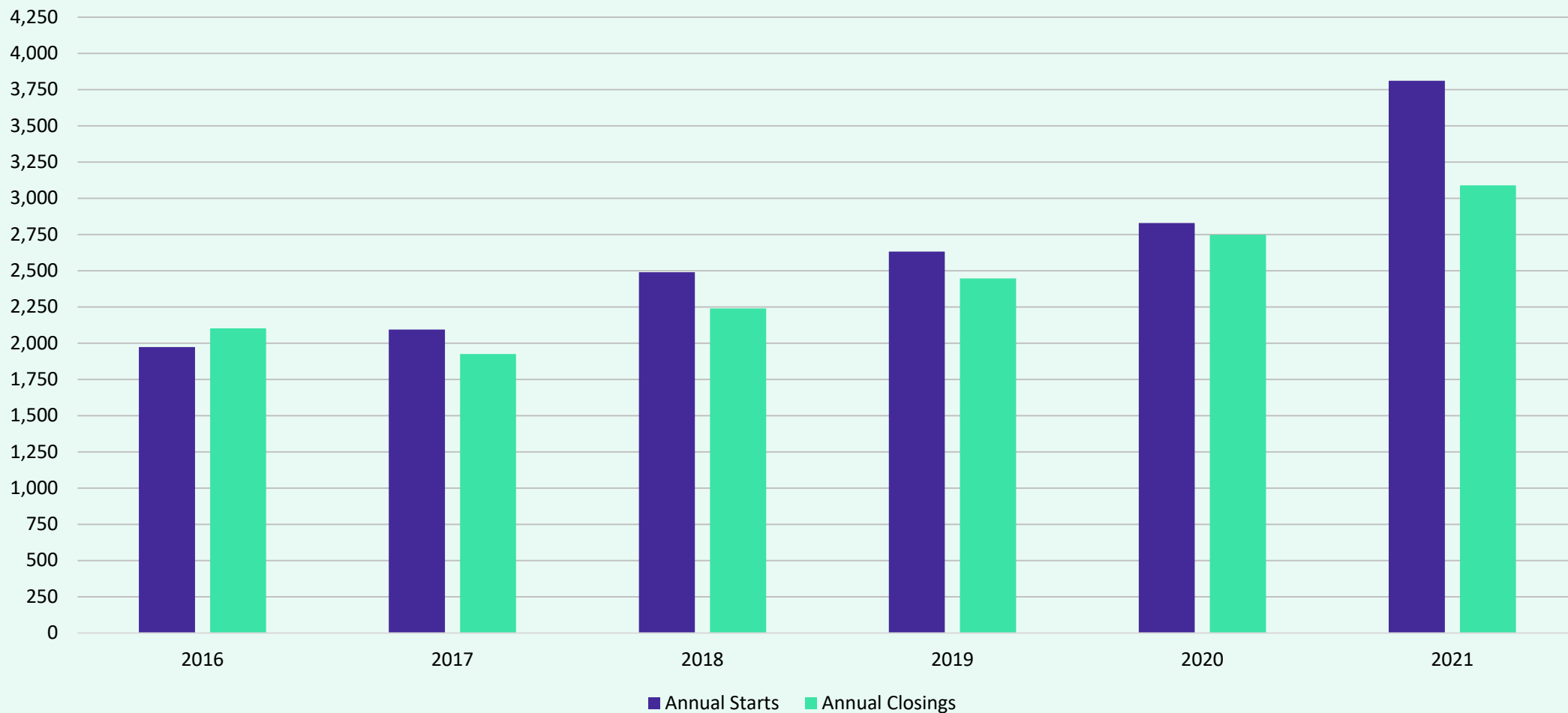
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Northwest ISD	4,590	3,669	2,451	3,144	41,157
2	Denton ISD**	3,810	3,088	2,346	3,201	33,112
3	Prosper ISD	3,459	2,589	2,269	2,694	22,114
4	Forney ISD	3,224	2,525	1,707	1,684	30,754
5	Frisco ISD	2,064	2,037	1,327	1,598	8,154
6	Dallas ISD	1,952	1,636	1,798	2,359	6,354
7	Eagle Mt.-Saginaw ISD	1,194	1,462	535	1,372	20,504
8	Princeton ISD	2,054	1,423	1,167	1,872	6,356
9	Royse City ISD	1,753	1,416	1,014	1,824	8,411
10	Crandall ISD	1,281	1,216	507	1,483	7,420
11	Crowley ISD	1,389	1,172	582	1,702	17,416
12	Rockwall ISD	1,208	1,166	731	2,483	9,617
13	Anna ISD	1,270	1,046	661	981	5,690
14	Aubrey ISD	951	998	468	921	5,179
15	McKinney ISD	1,369	991	851	1,620	13,350
16	Midlothian ISD	1,337	989	908	1,632	16,658
17	Mansfield ISD	1,149	930	854	1,988	6,264
18	Community ISD	1,175	918	664	1,125	6,802
19	Fort Worth ISD	961	879	487	1,598	5,080
20	Lewisville ISD	1,191	879	873	1,807	2,062

* Based on additional Templeton Demographics housing research

**Includes Age-Restricted subdivisions



District New Home Starts and Closings by Quarter



Starts	2015	2016	2017	2018	2019	2020	2021
1Q	335	532	447	555	572	516	960
2Q	451	480	536	801	617	748	1,084
3Q	607	543	608	563	686	684	1,005
4Q	505	417	502	571	757	880	761
Total	1,898	1,972	2,093	2,490	2,632	2,828	3,810

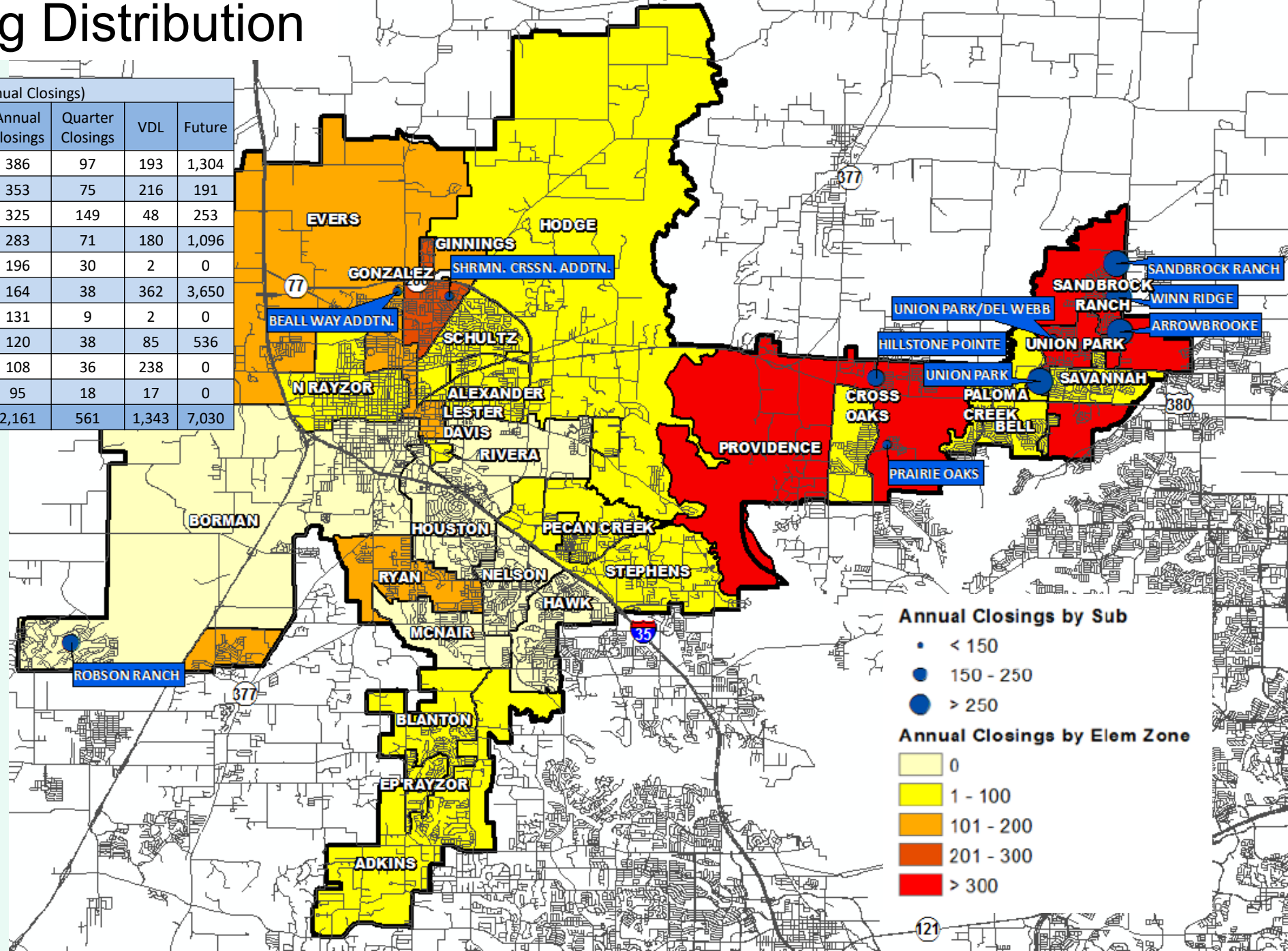
Closings	2015	2016	2017	2018	2019	2020	2021
1Q	340	461	436	561	495	626	639
2Q	474	556	450	563	572	726	936
3Q	450	544	559	561	678	756	727
4Q	413	541	479	555	701	640	786
Total	1,677	2,102	1,924	2,240	2,446	2,748	3,088



Annual Closing Distribution

Top 10 Subdivisions - 4Q21 (Ranked by Annual Closings)

Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	UNION PARK	UNION PARK	386	97	193	1,304
2	ARROWBROOKE	SANDBROCK RANCH	353	75	216	191
3	WINN RIDGE	SANDBROCK RANCH	325	149	48	253
4	SANDBROCK RANCH	SANDBROCK RANCH	283	71	180	1,096
5	HILLSTONE POINTE	PROVIDENCE	196	30	2	0
6	ROBSON RANCH	AGE-RESTRICTED	164	38	362	3,650
7	SHERMAN CROSSING ADDITION	GINNINGS	131	9	2	0
8	PRAIRIE OAKS	PROVIDENCE	120	38	85	536
9	UNION PARK/DEL WEBB	AGE-RESTRICTED	108	36	238	0
10	BEALL WAY ADDITION	EVERS	95	18	17	0
TOTALS			2,161	561	1,343	7,030

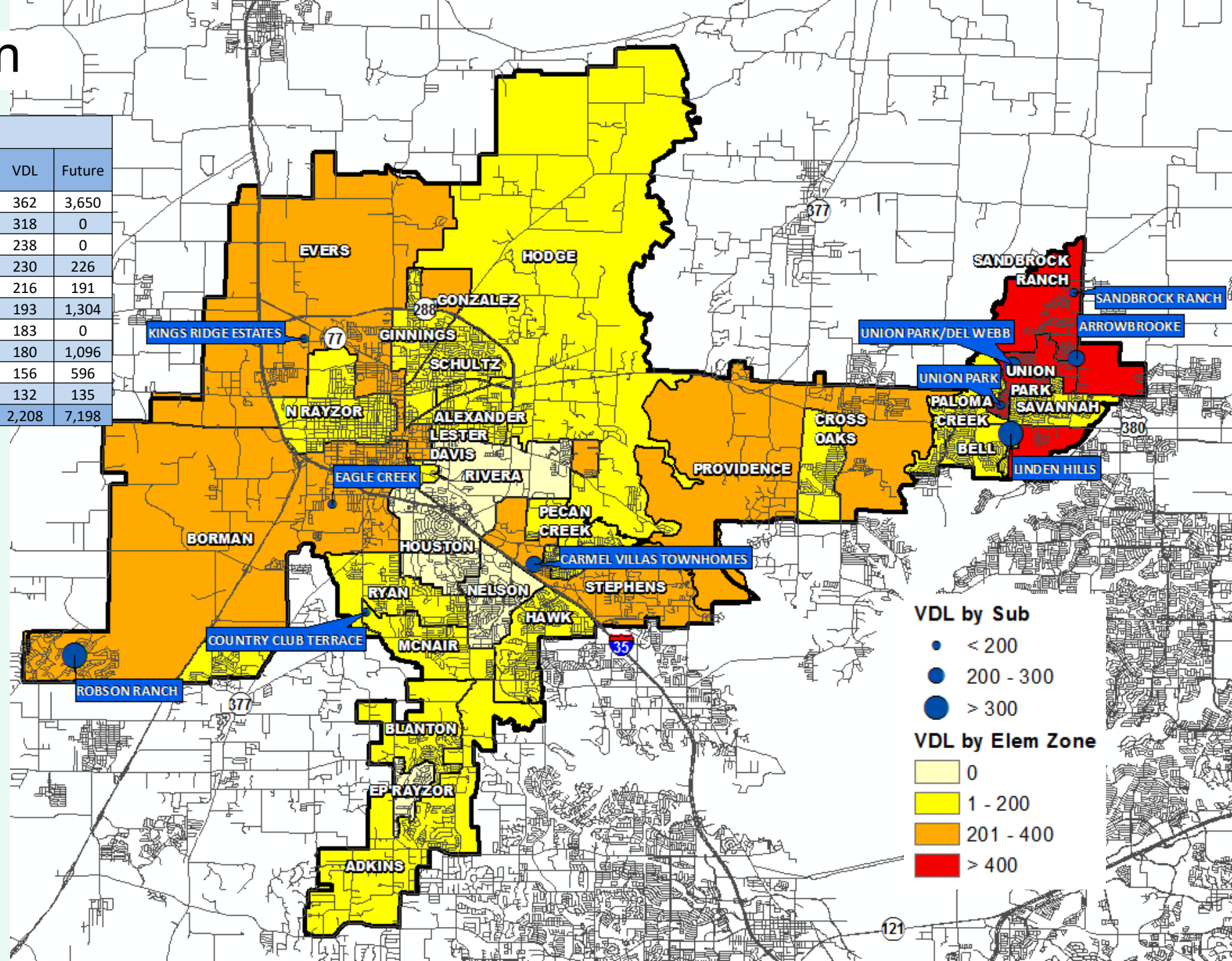




VDL Distribution

Top 10 Subdivisions 4Q21 (Ranked by remaining VDL)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	ROBSON RANCH	AGE-RESTRICTED	164	362	3,650
2	LINDEN HILLS	UNION PARK	0	318	0
3	UNION PARK/DEL WEBB	AGE-RESTRICTED	108	238	0
4	CARMEL VILLAS TOWNHOMES	STEPHENS	0	230	226
5	ARROWBROOKE	SANDBROCK RANCH	353	216	191
6	UNION PARK	UNION PARK	386	193	1,304
7	COUNTRY CLUB TERRACE	MCNAIR	0	183	0
8	SANDBROCK RANCH	SANDBROCK RANCH	283	180	1,096
9	EAGLE CREEK	BORMAN	0	156	596
10	KINGS RIDGE ESTATES	EVERS	0	132	135
	TOTALS		1,294	2,208	7,198

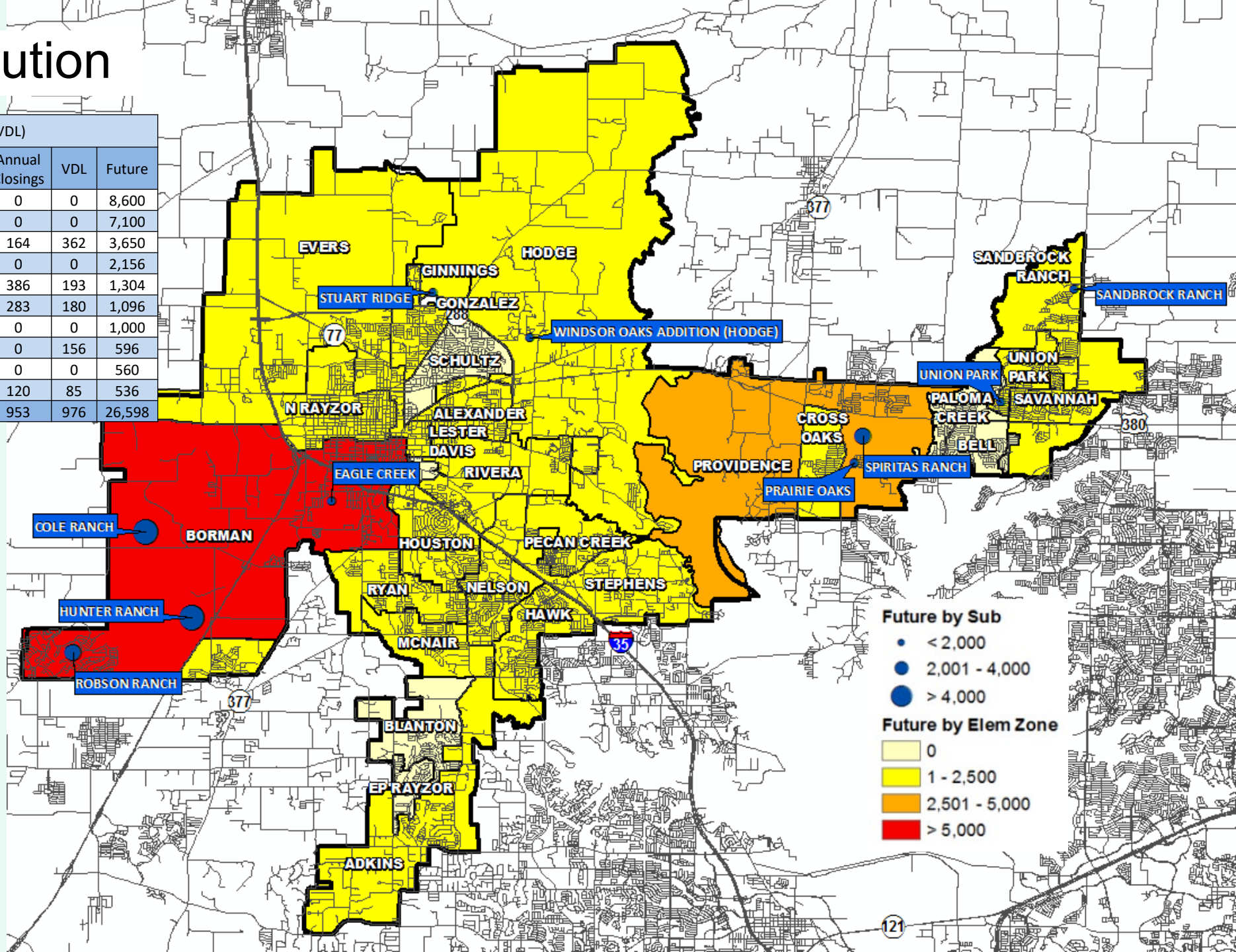




Futures Distribution

Top 10 Subdivisions 4Q21 (Ranked by remaining VDL)

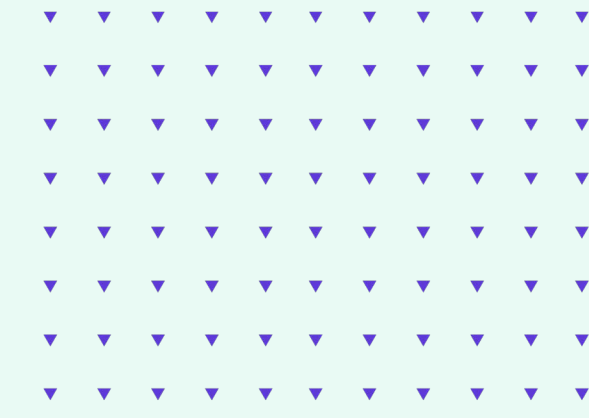
Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	COLE RANCH	BORMAN	0	0	8,600
2	HUNTER RANCH	BORMAN	0	0	7,100
3	ROBSON RANCH	AGE-RESTRICTED	164	362	3,650
4	SPIRITAS RANCH	PROVIDENCE	0	0	2,156
5	UNION PARK	UNION PARK	386	193	1,304
6	SANDBROCK RANCH	SANDBROCK RANCH	283	180	1,096
7	WINDSOR OAKS ADDITION (HODGE)	HODGE	0	0	1,000
8	EAGLE CREEK	BORMAN	0	156	596
9	STUART RIDGE	GINNINGS	0	0	560
10	PRAIRIE OAKS	PROVIDENCE	120	85	536
TOTALS			953	976	26,598



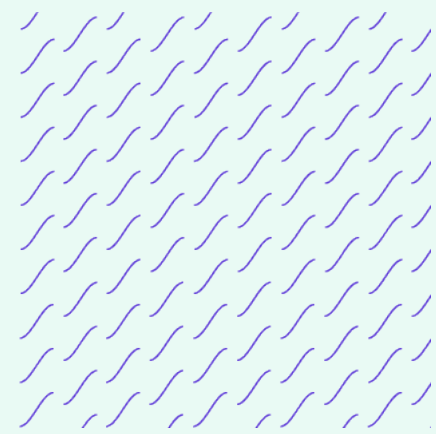


District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future
ADKINS	22	6	7	4	19	19	35	344
ALEXANDER	51	20	19	2	46	46	96	394
BELL	86	3	88	19	48	55	4	0
BLANTON	36	3	30	6	20	22	16	0
BORMAN	0	0	0	0	0	0	262	17,047
CROSS OAKS	86	5	87	28	49	50	14	251
EP RAYZOR	0	0	1	0	0	0	0	0
EVERS	344	129	171	45	213	228	269	690
GINNINGS	235	20	209	30	81	86	22	822
HAWK	25	12	0	0	24	25	49	30
HODGE	10	0	10	5	6	6	7	2,344
HOUSTON	0	0	0	0	0	0	0	246
MCNAIR	0	0	0	0	0	0	183	156
N RAYZOR	0	0	1	0	0	0	5	37
NELSON	0	0	0	0	0	0	0	4
PALOMA CREEK	70	1	83	21	30	35	1	0
PECAN CREEK	5	1	23	1	0	0	7	46
PROVIDENCE	379	69	329	72	247	270	204	3,077
RIVERA	0	0	0	0	0	0	0	325
RYAN	210	61	123	45	136	142	142	261
SANDBROCK RANCH	1,225	214	988	299	681	752	497	1,625
SAVANNAH	30	7	21	5	24	26	26	16
SCHULTZ	23	0	64	11	0	0	1	0
STEPHENS	48	3	48	15	35	36	250	390
UNION PARK	435	81	388	98	217	260	511	1,357
GRAND TOTAL	3,320	635	2,690	706	1,876	2,058	2,601	29,462



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

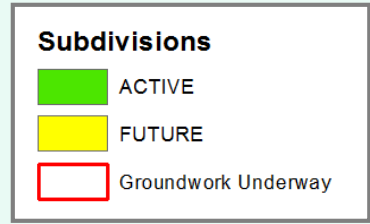
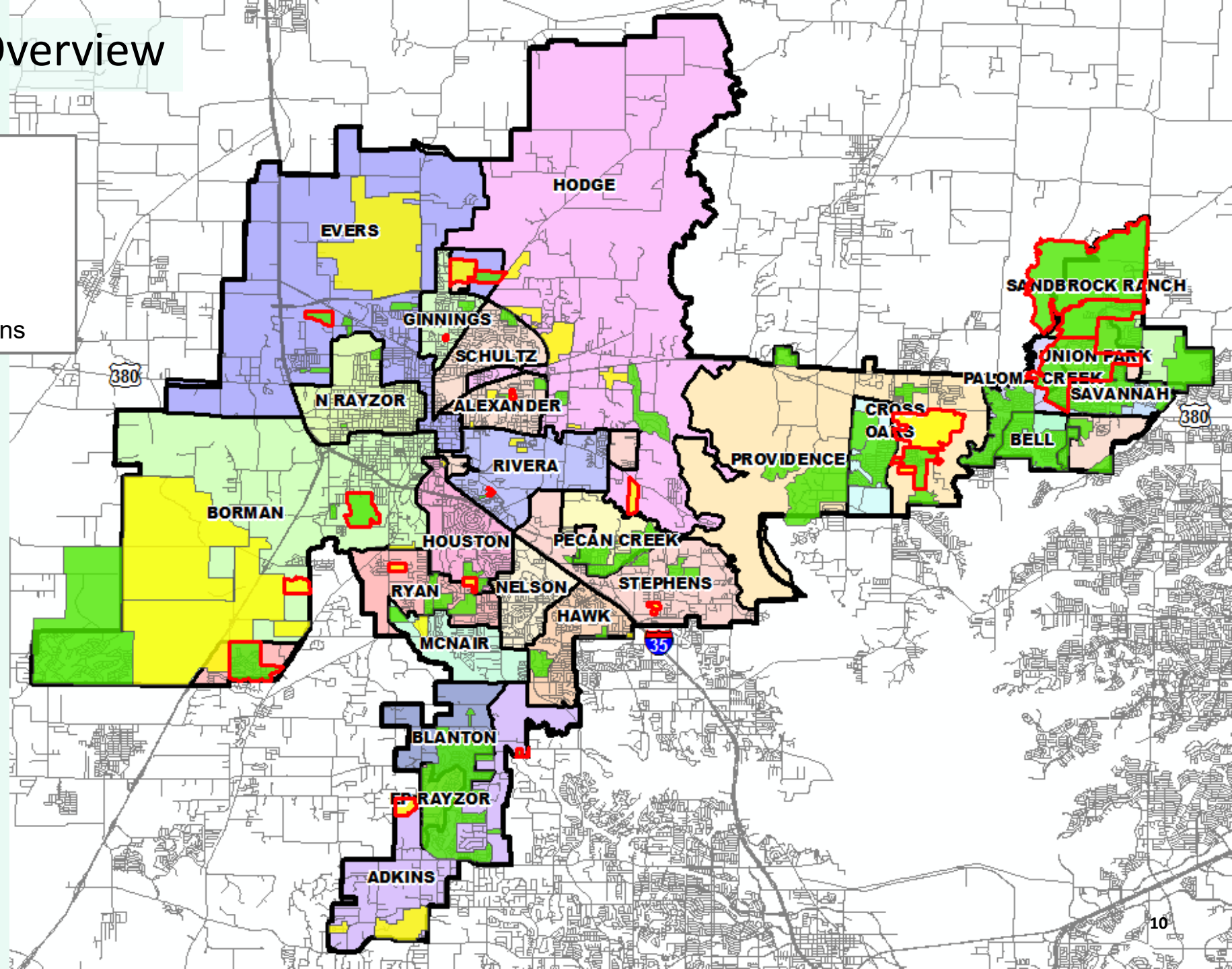


*does NOT include Age-restricted communities



District Housing Overview

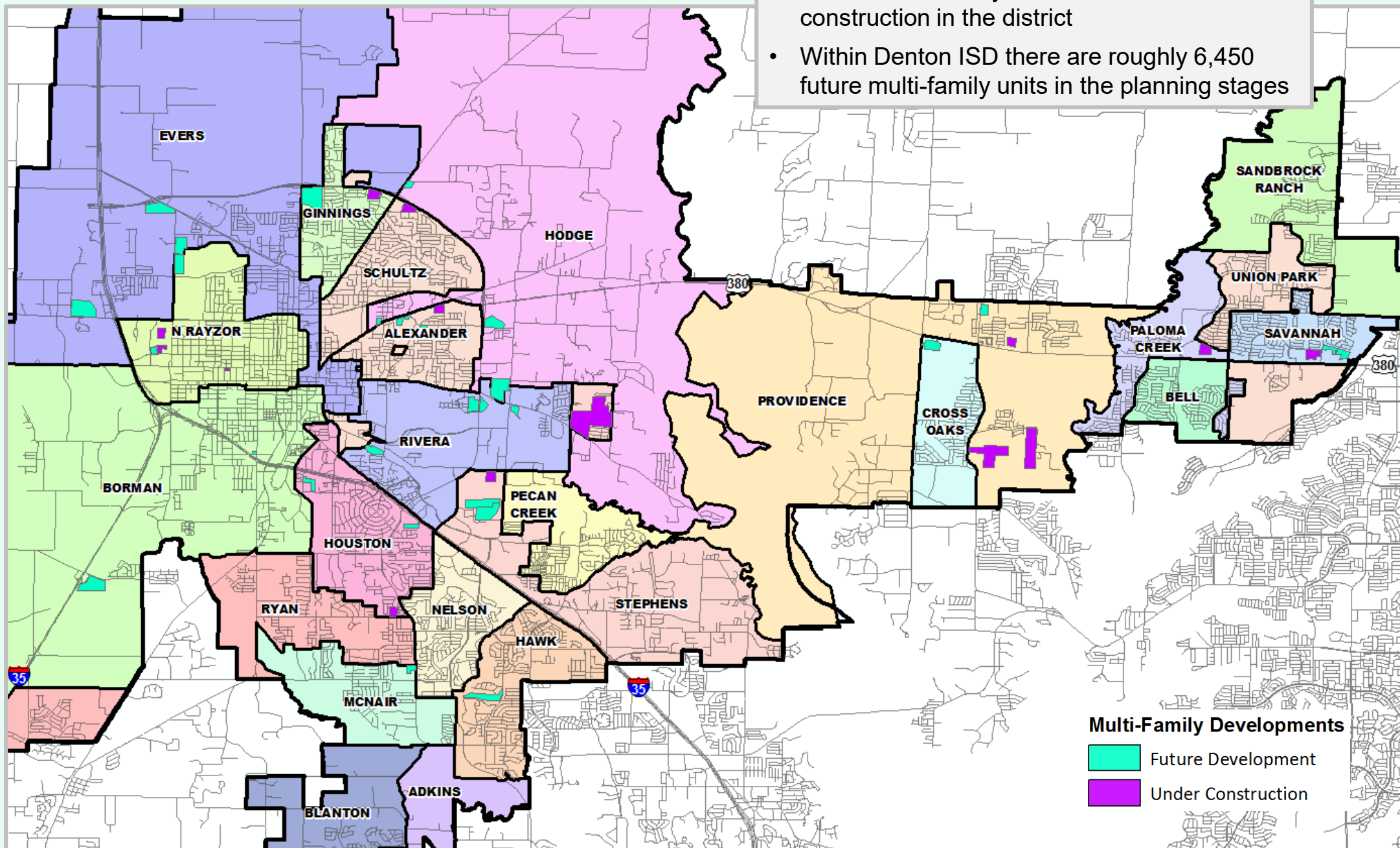
- The district has 61 actively building subdivisions
- Within Denton ISD there are 36 future subdivisions
- Of these, groundwork is underway on approx. 5,765 lots within 23 subdivisions





Multi-Family Housing Overview

- There are currently 4,160 units under construction in the district
- Within Denton ISD there are roughly 6,450 future multi-family units in the planning stages





Residential Activity

Sandbrock Ranch

- 2,300 total lots
- 1,096 future lots
- 801 occupied lots
- 194 homes under construction
- 180 vacant developed lots
- Started 73 homes in 4Q21
- Groundwork underway on 45 lots in Unit 8; equip on site for 314 lots in Unit 9 & 10
- Closing 250 - 270 homes per year
- \$310K+

Winn Ridge

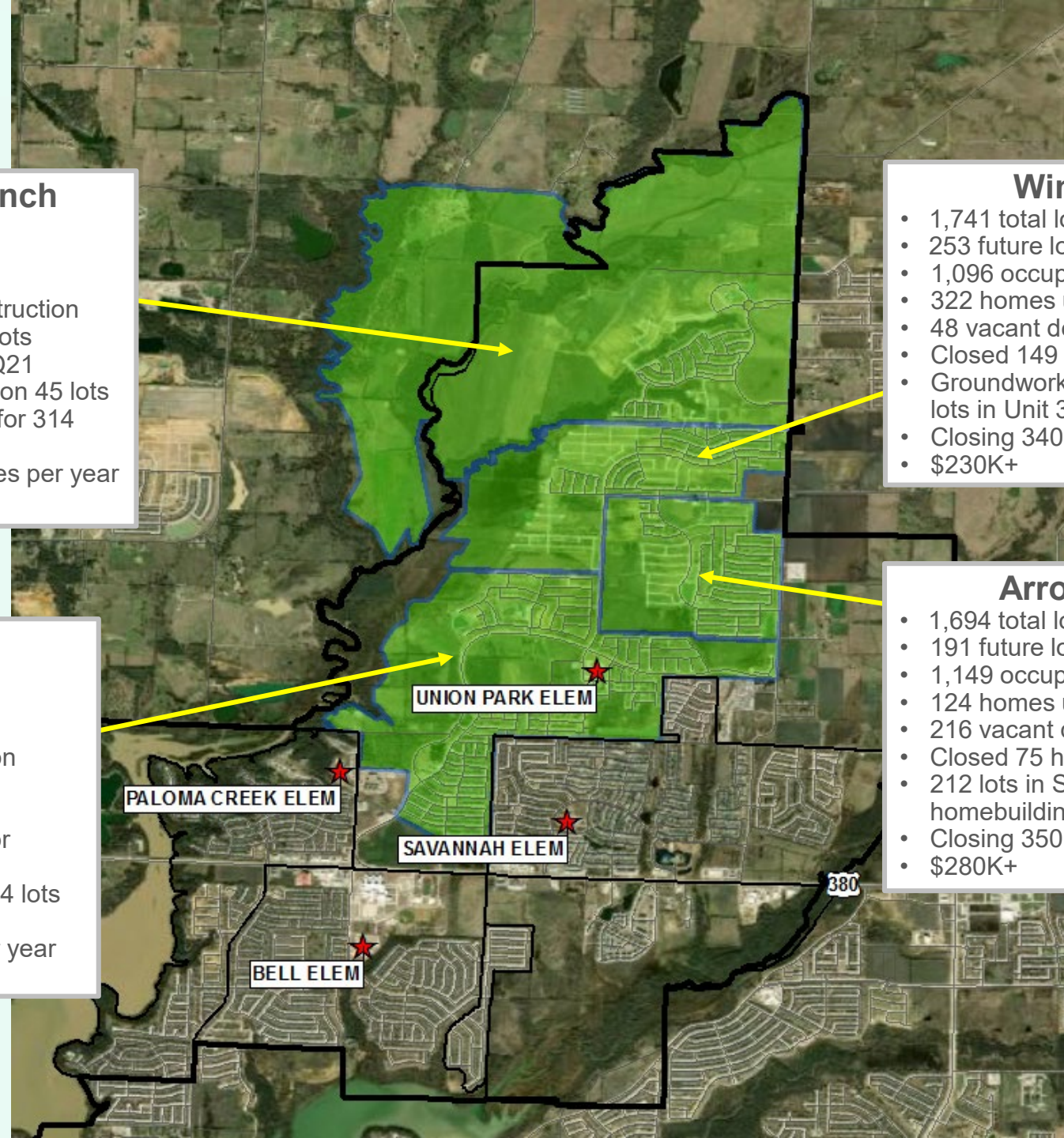
- 1,741 total lots
- 253 future lots
- 1,096 occupied lots
- 322 homes under construction
- 48 vacant developed lots
- Closed 149 homes in 4Q21
- Groundwork underway on 253 lots in Unit 3
- Closing 340 - 350 homes per year
- \$230K+

ArrowBrooke

- 1,694 total lots
- 191 future lots
- 1,149 occupied lots
- 124 homes under construction
- 216 vacant developed lots
- Closed 75 homes in 4Q21
- 212 lots in Sec 6 delivered for homebuilding 4Q21
- Closing 350 - 360 homes per year
- \$280K+

Union Park

- 2,944 total lots
- 1,304 future lots
- 1,256 occupied lots
- 148 homes under construction
- 193 vacant developed lots
- Closed 97 homes in 4Q21
- 159 lots in Unit 5 delivered for homebuilding 4Q21
- Groundwork underway on 354 lots in Unit 6
- Closing 350 - 370 homes per year
- \$250K+





Residential Activity

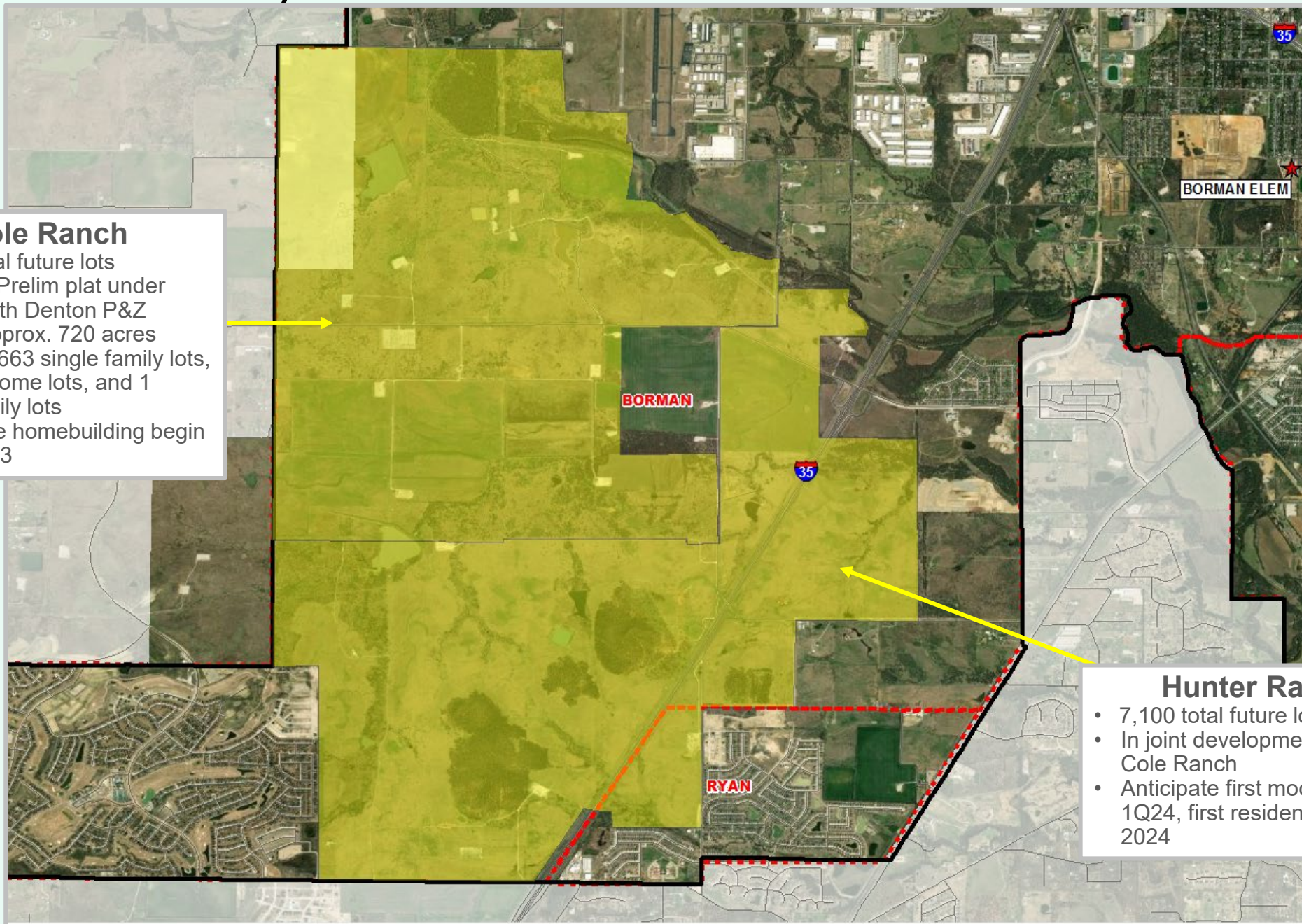
Spiritas Ranch

- 2,156 total future lots
- Groundwork underway on all lots
- Anticipate homebuilding begin fall 2022





Residential Activity



Cole Ranch

- 8,600 total future lots
- Phase 1 Prelim plat under review with Denton P&Z
- Spans approx. 720 acres
- Includes 663 single family lots, 48 townhome lots, and 1 multi-family lots
- Anticipate homebuilding begin early 2023

Hunter Ranch

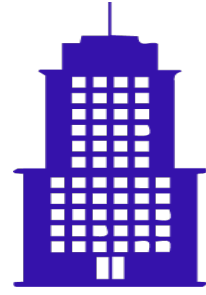
- 7,100 total future lots
- In joint development plan with Cole Ranch
- Anticipate first model homes 1Q24, first residents early 2024



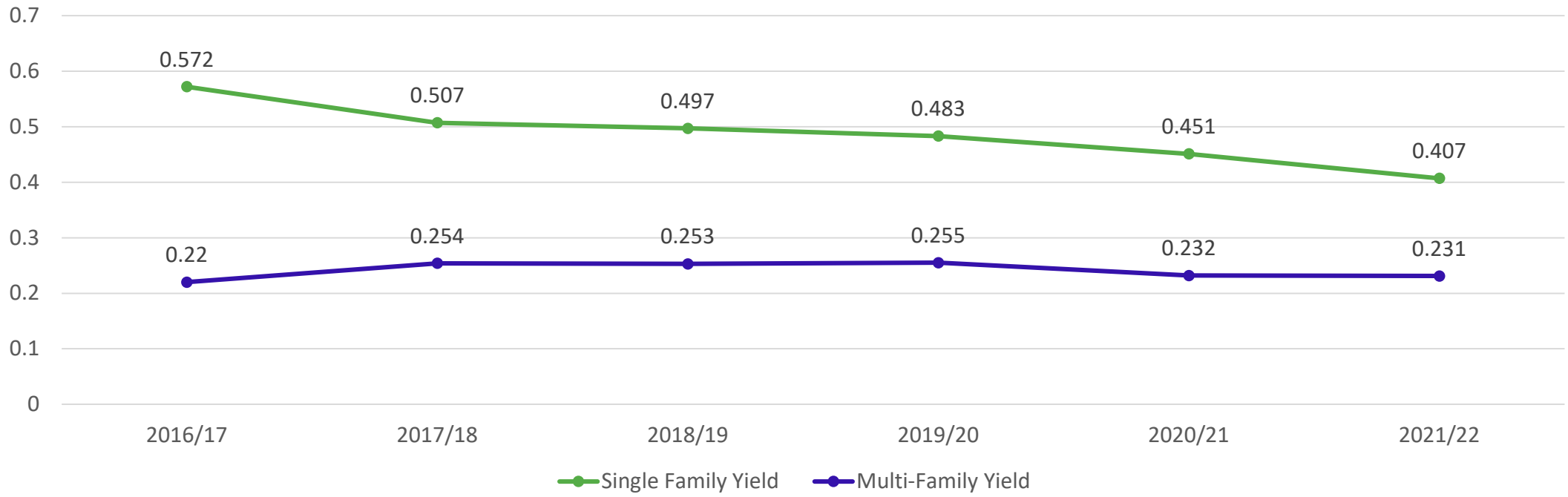
District Yields



Single Family Yield
0.407

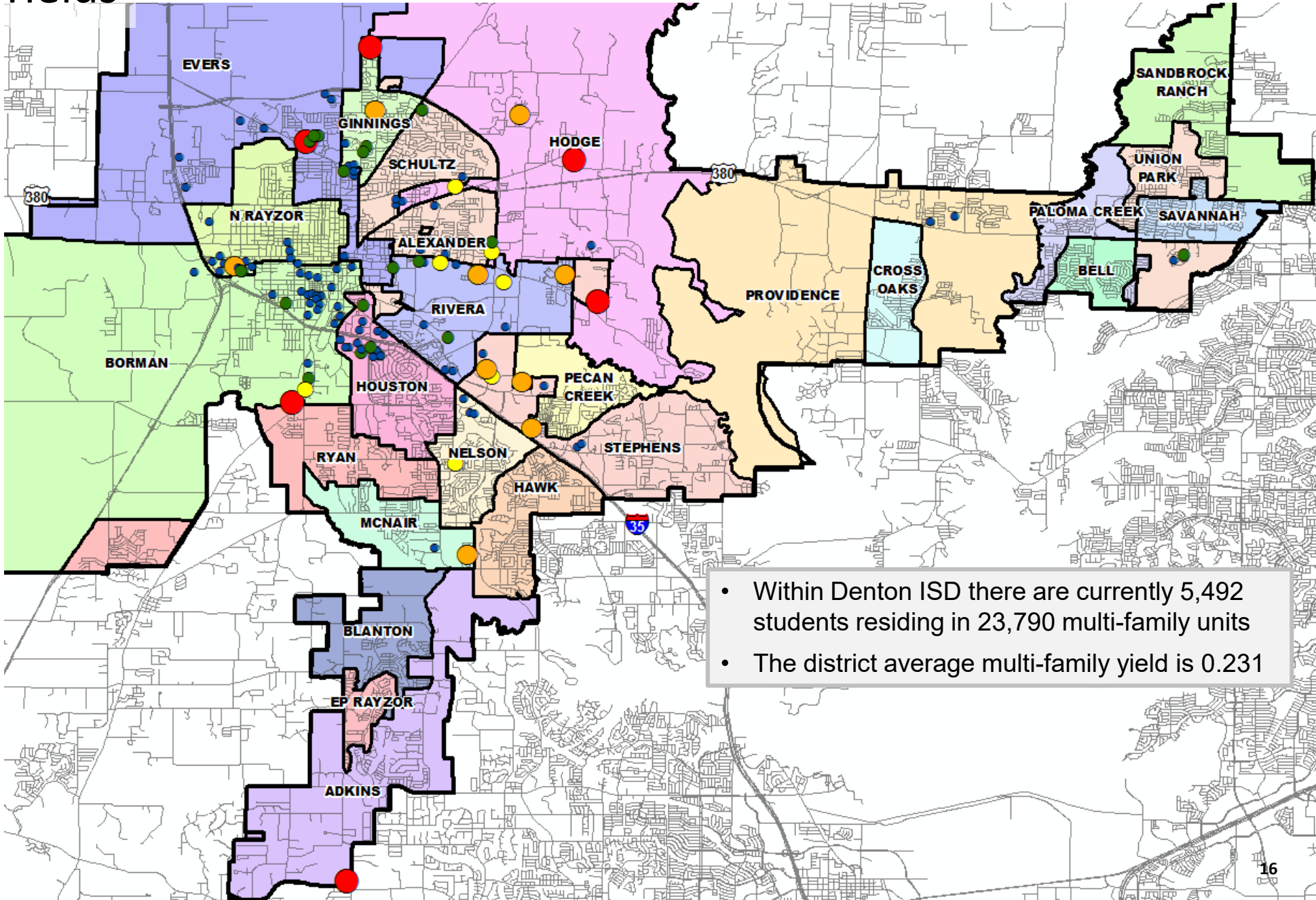


Multi-Family Yield
0.231





Multi-Family Yields



MF Yields

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

• Within Denton ISD there are currently 5,492 students residing in 23,790 multi-family units

• The district average multi-family yield is 0.231



Ten Year Forecast by Grade Level

	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	1,326	2,444	2,510	2,403	2,358	2,507	2,317	2,373	2,330	2,463	2,667	2,644	2,546	2,427	33,392	1,386	4.3%
2023/24	77	1,359	2,525	2,619	2,646	2,529	2,488	2,635	2,374	2,475	2,395	2,679	2,692	2,678	2,549	34,719	1,328	4.0%
2024/25	77	1,440	2,643	2,714	2,748	2,770	2,639	2,621	2,678	2,467	2,558	2,615	2,691	2,739	2,673	36,072	1,353	3.9%
2025/26	77	1,498	2,750	2,800	2,846	2,894	2,890	2,775	2,671	2,770	2,539	2,783	2,626	2,734	2,740	37,393	1,321	3.7%
2026/27	77	1,565	2,847	2,907	2,903	2,953	3,018	3,010	2,827	2,763	2,847	2,760	2,812	2,668	2,738	38,695	1,302	3.5%
2027/28	77	1,624	2,940	2,962	2,995	2,995	3,077	3,126	3,061	2,915	2,833	3,083	2,779	2,855	2,669	39,992	1,297	3.4%
2028/29	77	1,667	2,970	3,076	3,068	3,114	3,117	3,197	3,177	3,143	2,978	3,072	3,109	2,820	2,859	41,444	1,452	3.6%
2029/30	77	1,698	3,057	3,104	3,214	3,170	3,219	3,217	3,252	3,260	3,213	3,228	3,110	3,155	2,821	42,795	1,351	3.3%
2030/31	77	1,741	3,124	3,184	3,217	3,309	3,268	3,314	3,269	3,339	3,330	3,483	3,263	3,158	3,156	44,232	1,437	3.4%
2031/32	77	1,764	3,150	3,258	3,300	3,314	3,414	3,381	3,370	3,357	3,415	3,609	3,512	3,311	3,160	45,393	1,161	2.6%

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	2020/21	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	578	619	678	765	818	858	888	916	948	964
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	600	665	727	776	847	901	936	944	956	971
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	387	403	417	430	434	447	456
Gonzalez School For Young Child	740	248	270	333	347	363	376	392	406	419	423	436	445
ELEMENTARY TOTALS	19,980	13,870	15,086	15,941	16,877	17,651	18,529	19,279	19,795	20,285	20,755	21,233	21,657
Elementary Absolute Change		-631	1,216	855	937	774	878	750	516	490	471	478	424
Elementary Percent Change		-4.35%	8.77%	5.66%	5.88%	4.58%	4.97%	4.05%	2.68%	2.47%	2.32%	2.30%	2.00%

Yellow box = exceeds Max capacity



Ten Year Forecast by Secondary Campus

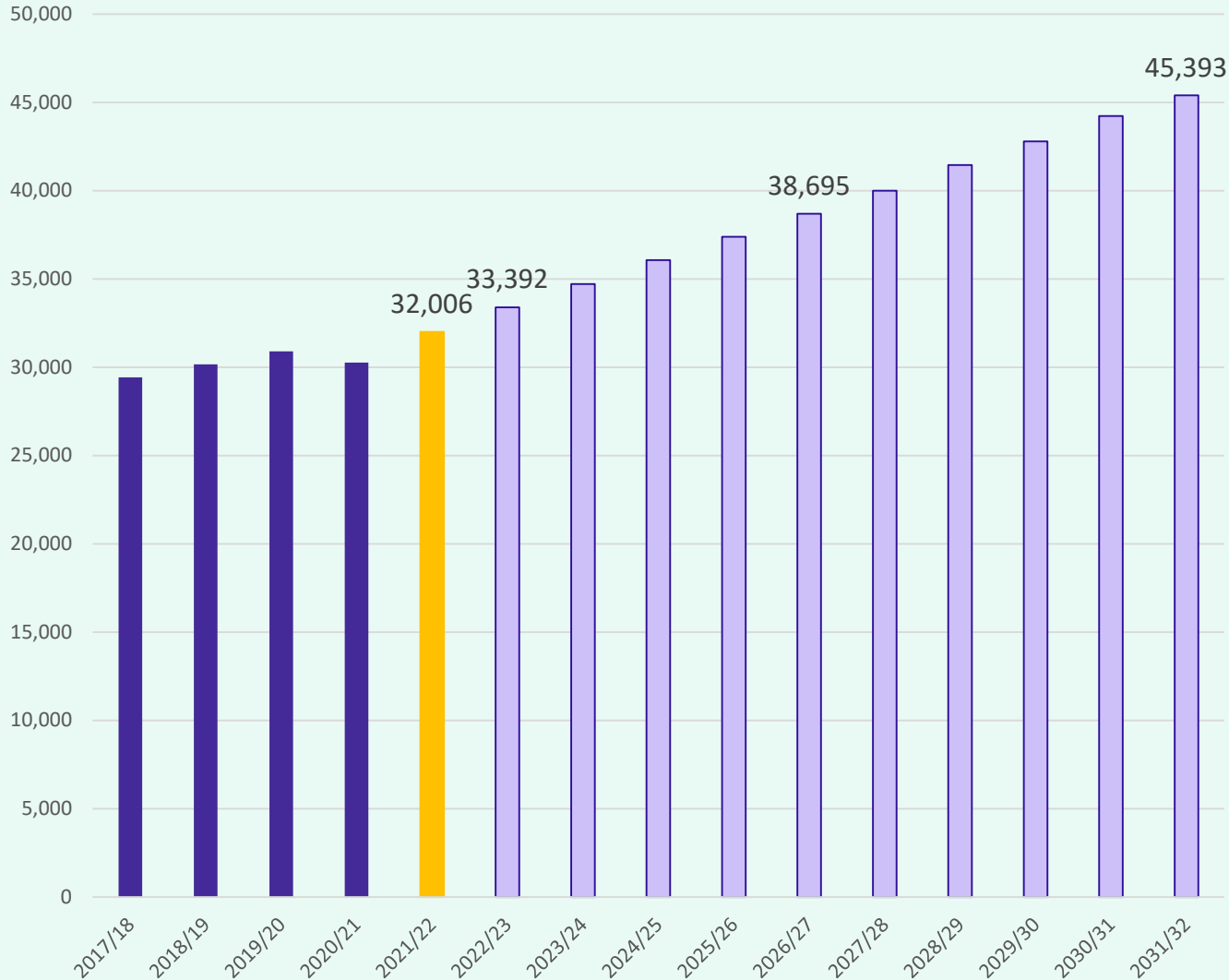
Campus Name	HISTORY		Fall	ENROLLMENT PROJECTIONS									
	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Calhoun Middle School	1,268	664	700	712	701	768	771	817	857	956	1,013	1,040	1,074
McMath Middle School	1,181	804	812	795	790	812	810	880	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	1,000	998	1,000	1,036	1,110	1,181	1,246	1,274	1,303
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	833	919	973	994	1,030	1,112	1,181	1,181	1,190
MIDDLE SCHOOL TOTALS	9,972	6,984	7,052	7,153	7,231	7,690	7,967	8,424	8,796	9,285	9,712	9,925	10,129
Middle School Absolute Change		-139	68	101	78	459	277	457	372	489	427	213	204
Middle School Percent Change		-1.95%	0.97%	1.43%	1.09%	6.35%	3.60%	5.74%	4.42%	5.56%	4.60%	2.19%	2.06%
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	2,114	2,172	2,172	2,284	2,441	2,580
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	2,381	2,457	2,491	2,568	2,744	2,858
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	10,628	11,031	11,497	11,936	12,666	13,191
High School Absolute Change		185	407	430	301	-126	163	98	403	466	439	730	525
High School Percent Change		2.02%	4.35%	4.41%	2.95%	-1.20%	1.57%	0.93%	3.79%	4.22%	3.82%	6.12%	4.14%
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	33,392	34,707	35,814	37,132	38,437	39,728	41,173	42,509	43,930	45,083
District Absolute Change		-641	1,739	1,386	1,316	1,106	1,318	1,305	1,291	1,445	1,337	1,421	1,153
District Percent Change		-2.1%	5.7%	4.3%	3.9%	3.2%	3.7%	3.5%	3.4%	3.6%	3.2%	3.3%	2.6%

Yellow box = exceeds Max capacity



Key Takeaways

Enrollment Projections



- DISD had record high annual starts and closings in 2021
- More than 1,200 homes were started in Sandbrock Ranch Elementary Zone in the last 12 months
- Homebuilding in Cole Ranch is anticipated to begin early 2023
- DISD is expected to enroll more than 33,390 students next fall
- 5 year enrollment growth of 6,689 for a fall 2026 enrollment of 38,695
- 10 year enrollment growth of 13,387 for a fall 2031 enrollment of more than 45,393