



Denton
Independent
School
District

Quarterly Report 4Q20



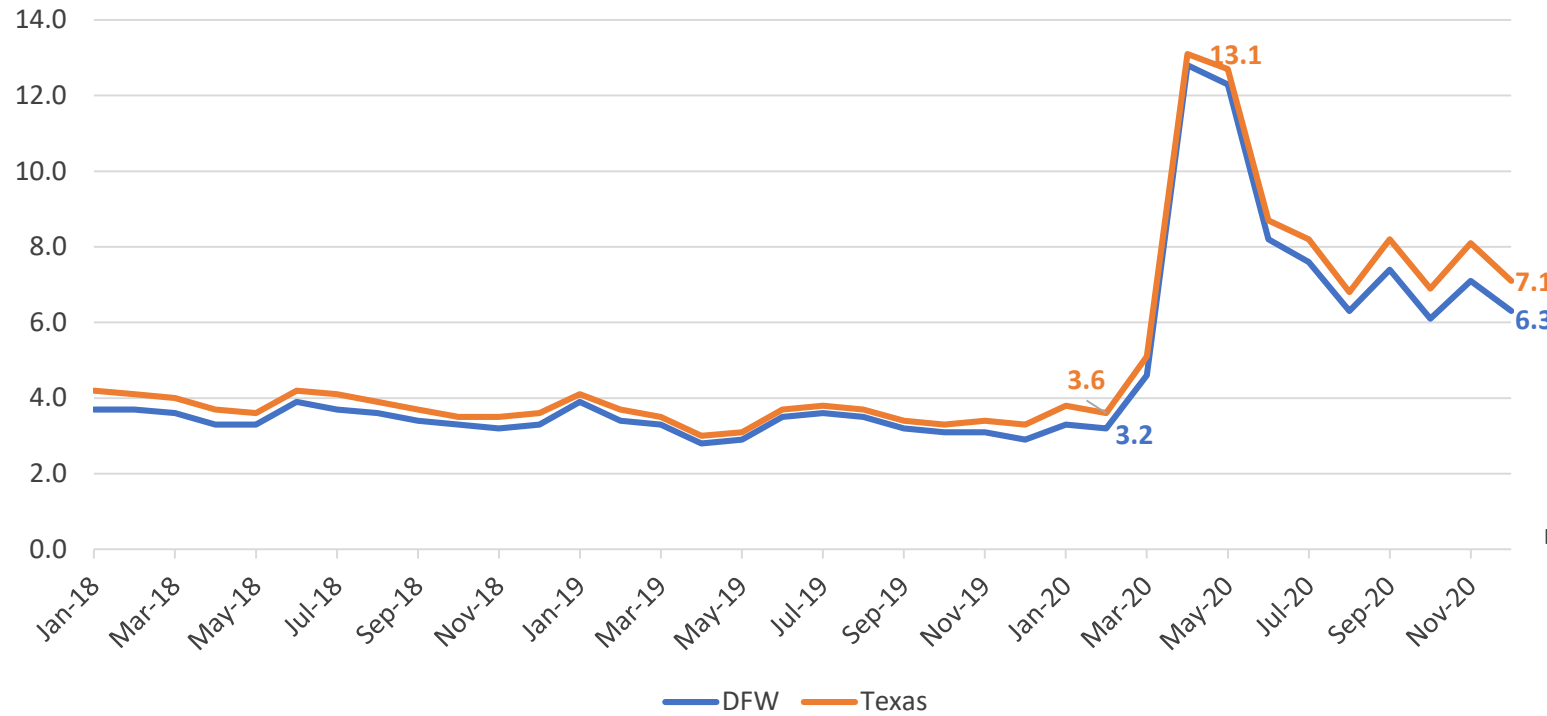
TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy

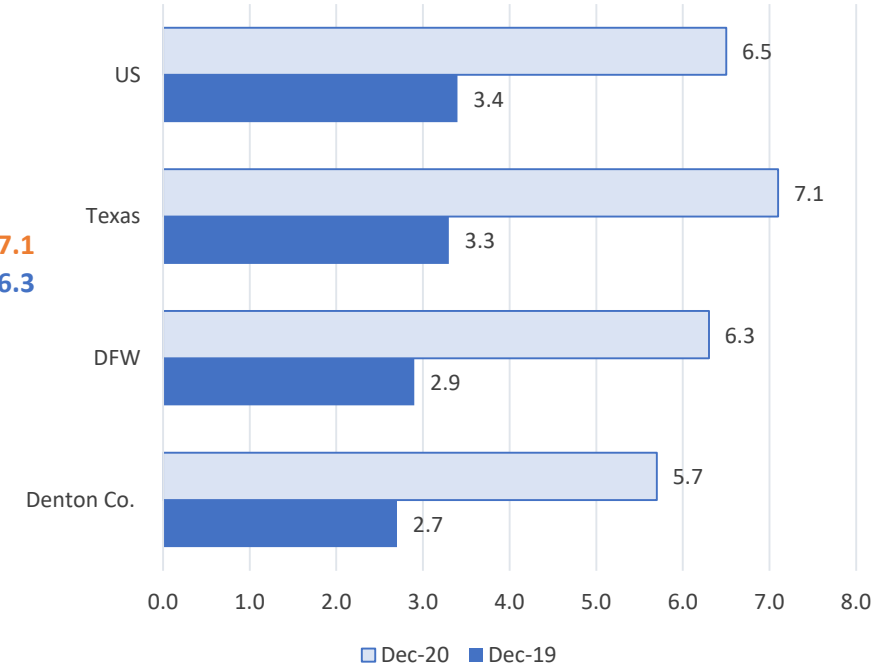


DFW MSA Economic Update

Unemployment Rate, Jan 2018 - Dec 2020



Unemployment Rate, Year Over Year

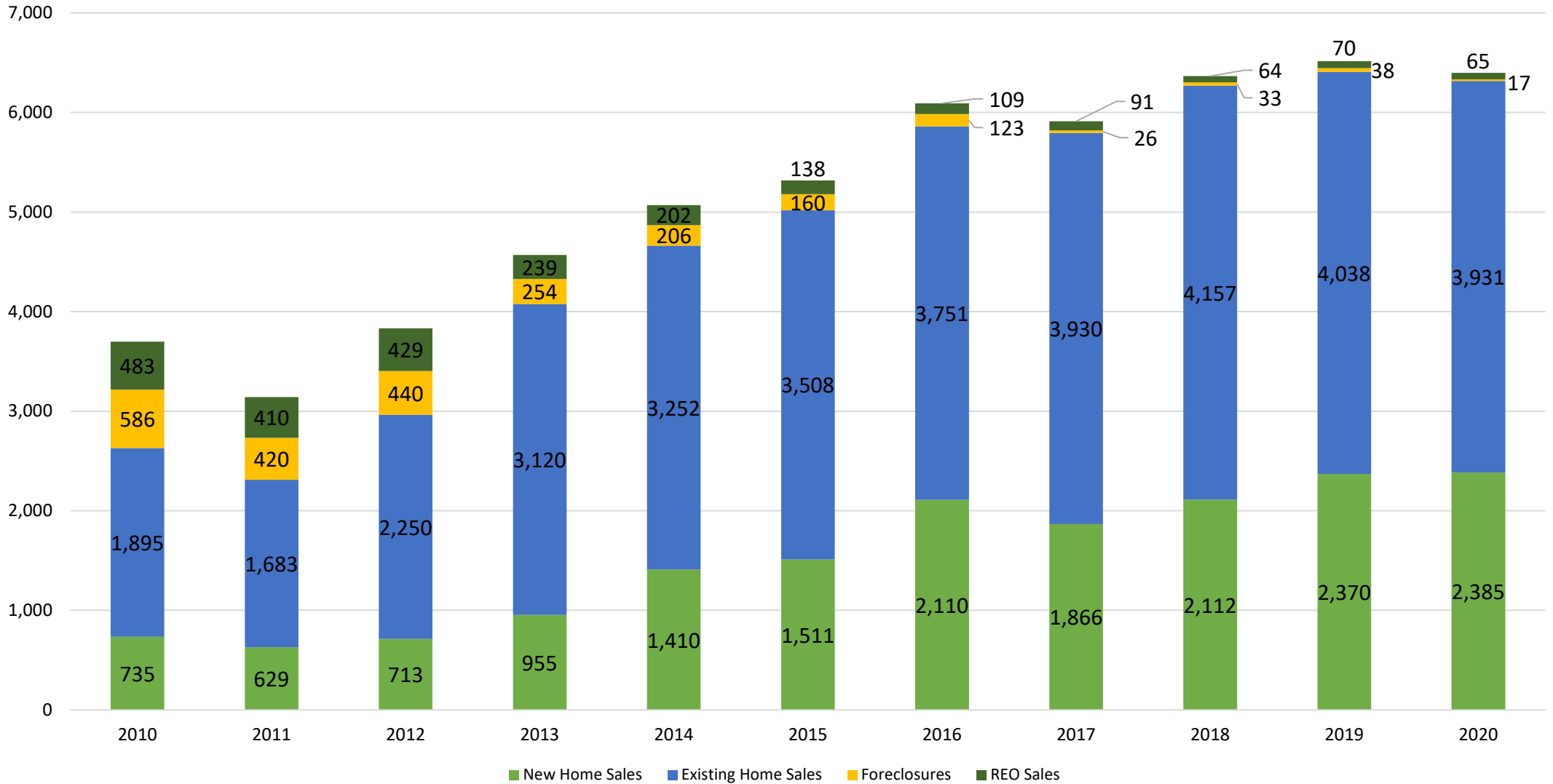




Denton ISD Housing Market Analysis

Home Sales by Transaction Type, 2010 – 2020

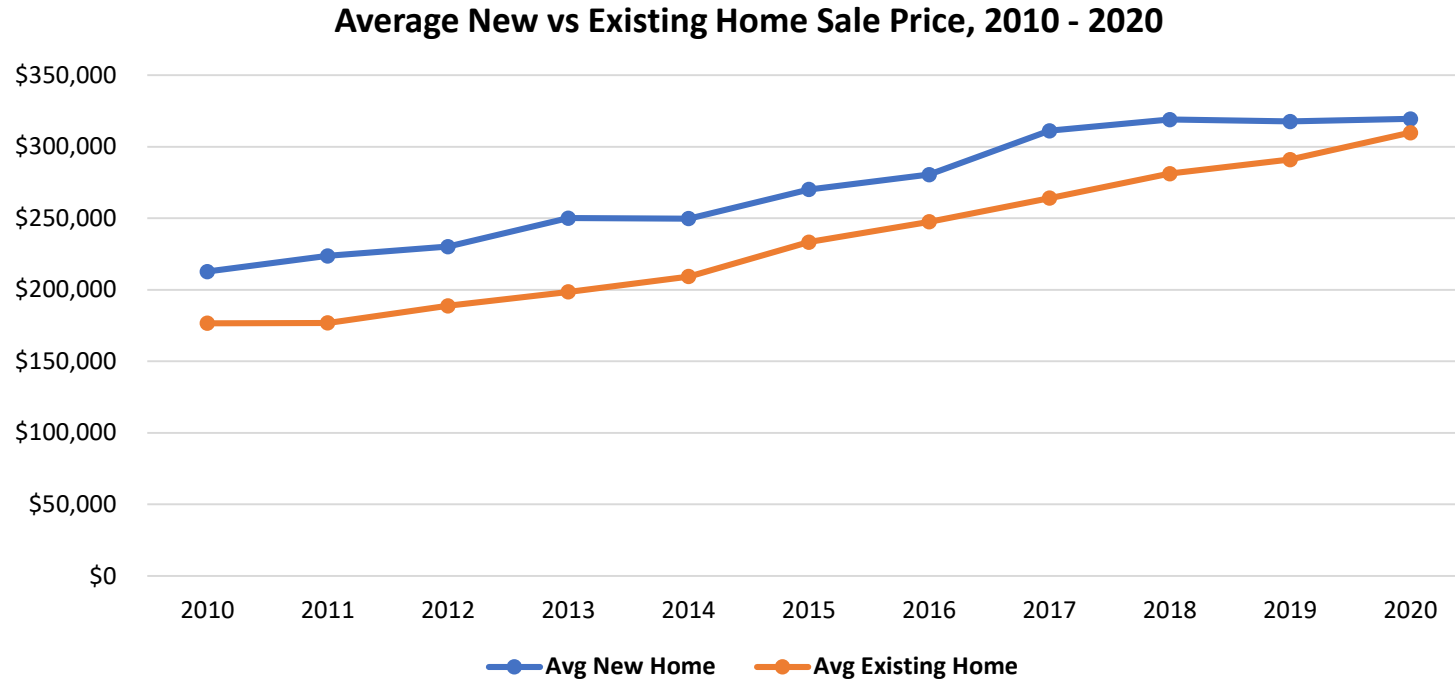
Annual District Home Sales





Denton ISD Housing Market

Average New vs. Existing Home Sale Price, 2010 – 2020



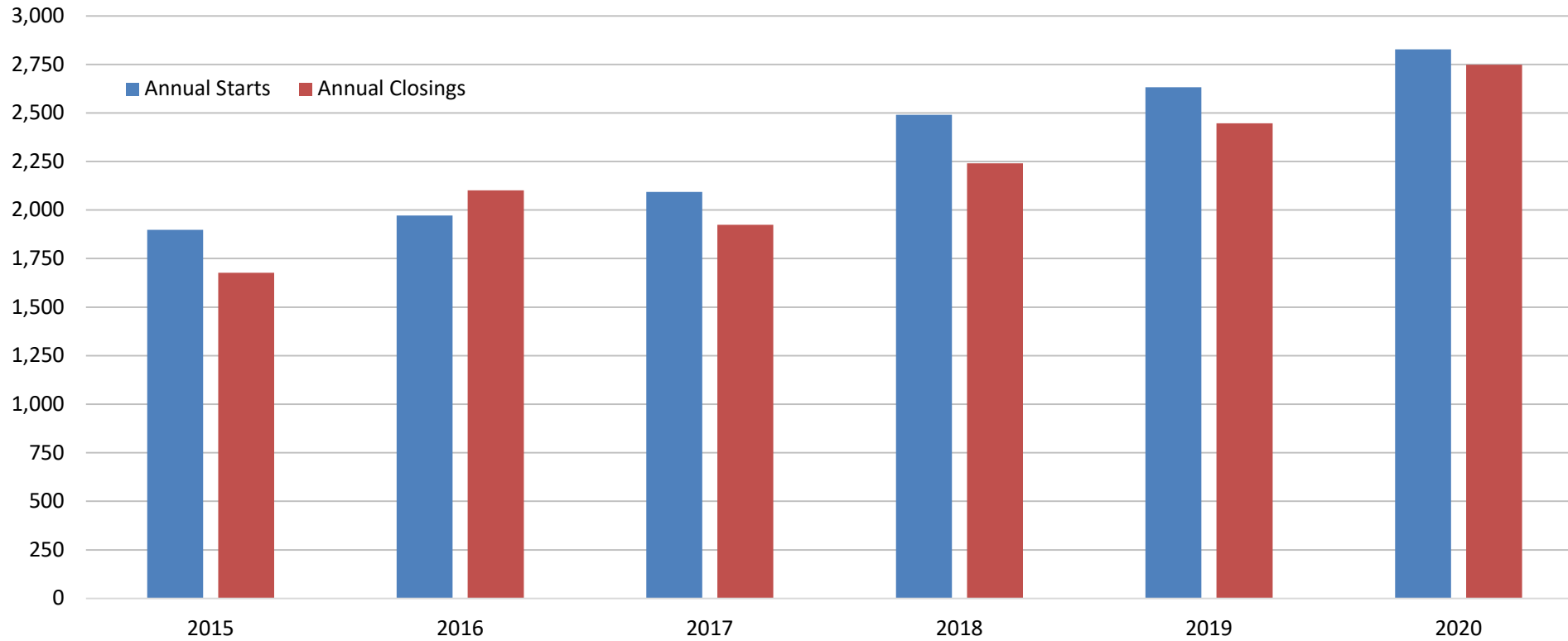
	Avg New Home Price	Avg Existing Home Price
2010	\$212,786	\$176,616
2011	\$223,697	\$176,861
2012	\$230,162	\$188,829
2013	\$250,144	\$198,542
2014	\$249,733	\$209,295
2015	\$270,065	\$233,333
2016	\$280,461	\$247,495
2017	\$311,187	\$264,084
2018	\$318,982	\$281,136
2019	\$317,617	\$291,001
2020	\$319,389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

- Since 2010, the average new home price in Denton ISD has increased by \$106,603, or 50%
- The average existing home price within the district has increased by 75%, or roughly \$133,186 since 2010



Denton ISD New Housing Activity

Denton ISD



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

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





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q20

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Denton ISD*	2,999	2,920	1,565	3,816	34,954
2	Prosper ISD	2,711	2,874	1,404	3,708	19,968
3	Frisco ISD	2,262	2,578	1,311	2,826	8,156
4	Northwest ISD	2,833	2,421	1,535	3,423	25,118
5	Eagle Mt.-Saginaw ISD	2,217	2,162	803	1,454	19,419
6	Dallas ISD	1,445	1,810	1,513	2,283	6,762
7	Forney ISD	1,936	1,614	1,059	3,074	26,741
8	Lewisville ISD	1,010	1,214	566	1,551	2,863
9	Crowley ISD	943	1,161	366	1,625	16,488
10	Rockwall ISD	1,188	1,112	687	1,838	9,045
11	Little Elm ISD	880	1,008	442	731	1,665
12	Princeton ISD	1,209	978	507	1,188	7,617
13	Mansfield ISD	1,039	928	622	1,074	7,099
14	McKinney ISD	878	921	484	1,871	10,124
15	Royse City ISD	1,247	906	671	2,229	9,784
16	Waxahachie ISD	879	822	504	868	19,434
17	Melissa ISD	943	790	447	473	4,783
18	Wylie ISD	853	742	446	822	3,237
19	Allen ISD	582	687	374	1,003	596
20	Midlothian ISD	874	681	563	1,080	17,827

* Based on additional Templeton Demographics housing research

**Includes Age-Restricted subdivisions

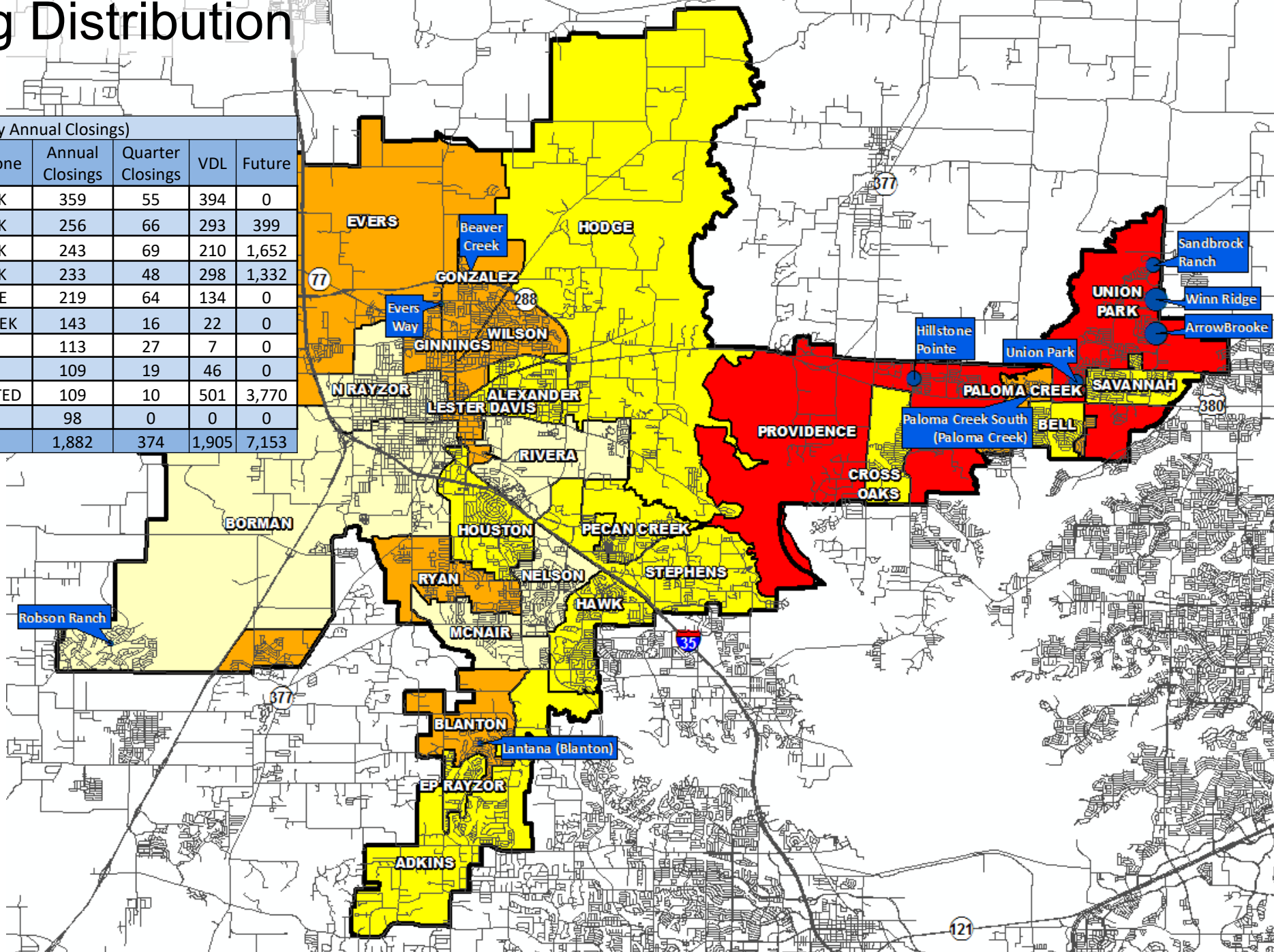




Annual Closing Distribution

Top 10 Subdivisions - 4Q20 (Ranked by Annual Closings)

Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	Winn Ridge	UNION PARK	359	55	394	0
2	ArrowBrooke	UNION PARK	256	66	293	399
3	Union Park	UNION PARK	243	69	210	1,652
4	Sandbrock Ranch	UNION PARK	233	48	298	1,332
5	Hillstone Pointe	PROVIDENCE	219	64	134	0
6	Paloma Creek South (Paloma Creek)	PALOMA CREEK	143	16	22	0
7	Beaver Creek	GINNINGS	113	27	7	0
8	Lantana (Blanton)	BLANTON	109	19	46	0
9	Robson Ranch	AGE-RESTRICTED	109	10	501	3,770
10	Evers Way	EVERS	98	0	0	0
TOTALS			1,882	374	1,905	7,153



Annual Closings by Sub

- < 150
- 150 - 250
- > 250

Annual Closings by Elem Zone

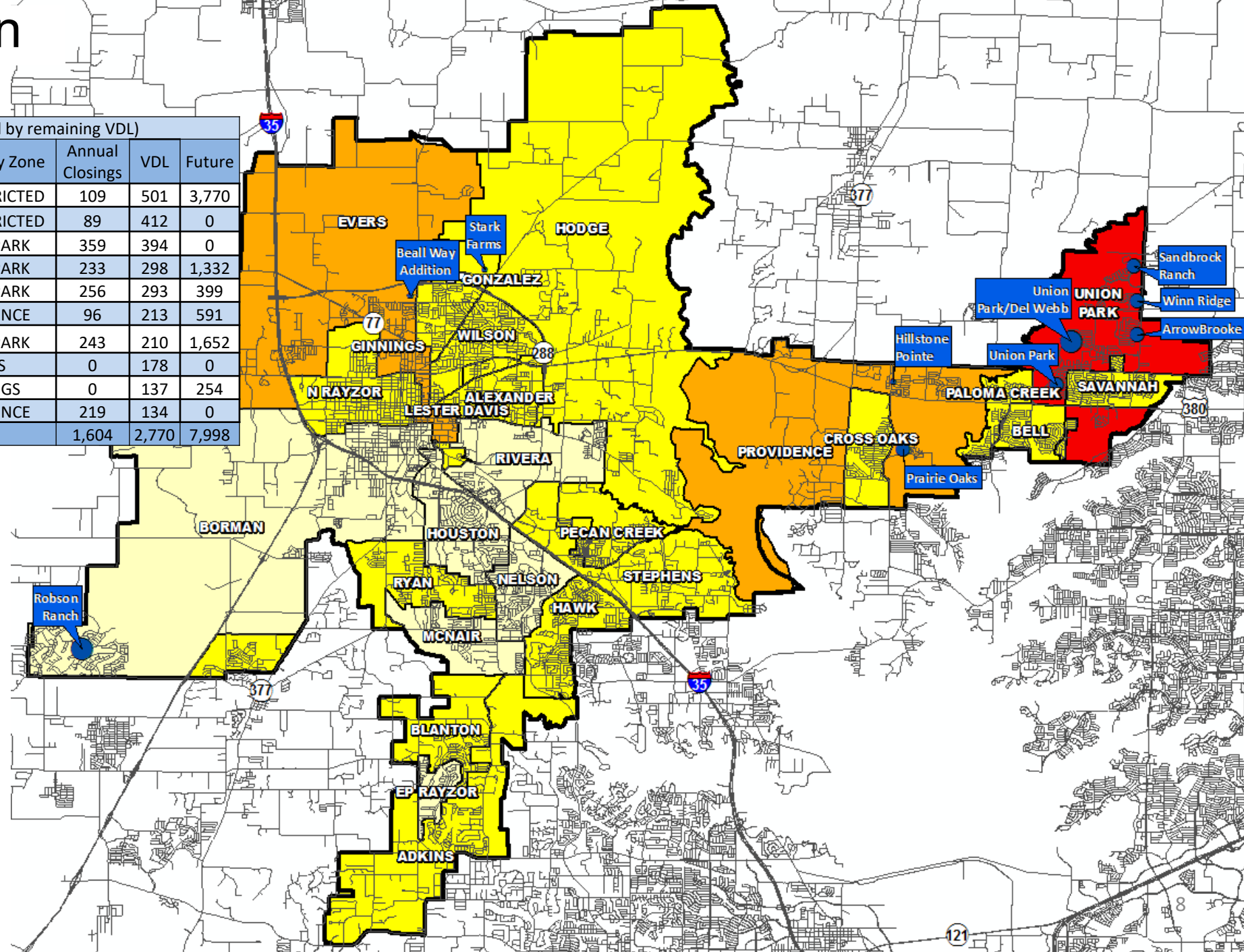
- 0
- 1 - 100
- 101 - 200
- 201 - 300
- > 300





VDL Distribution

Top 10 Subdivisions - 4Q20 (Ranked by remaining VDL)					
Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	Robson Ranch	AGE-RESTRICTED	109	501	3,770
2	Union Park/Del Webb	AGE-RESTRICTED	89	412	0
3	Winn Ridge	UNION PARK	359	394	0
4	Sandbrock Ranch	UNION PARK	233	298	1,332
5	ArrowBrooke	UNION PARK	256	293	399
6	Prairie Oaks	PROVIDENCE	96	213	591
7	Union Park	UNION PARK	243	210	1,652
8	Beall Way Addition	EVERS	0	178	0
9	Stark Farms	GINNINGS	0	137	254
10	Hillstone Pointe	PROVIDENCE	219	134	0
TOTALS			1,604	2,770	7,998



VDL by Sub

- > 200
- 200 - 400
- > 400

VDL by Elem Zone

- 0
- 1 - 300
- 301 - 600
- > 600





Futures Distribution

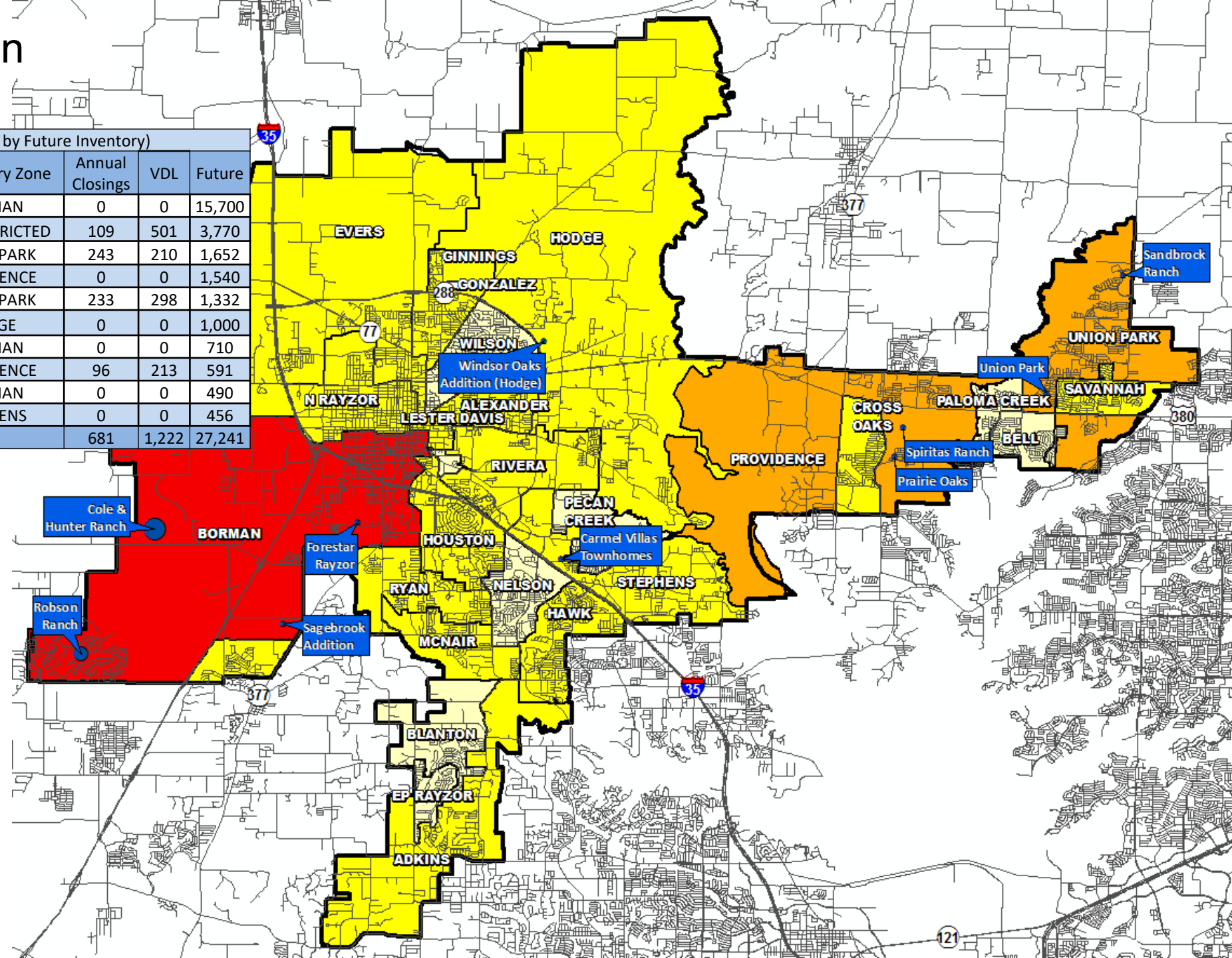
Top 10 Subdivisions - 4Q20 (Ranked by Future Inventory)					
Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	Cole & Hunter Ranch	BORMAN	0	0	15,700
2	Robson Ranch	AGE-RESTRICTED	109	501	3,770
3	Union Park	UNION PARK	243	210	1,652
4	Spiritas Ranch	PROVIDENCE	0	0	1,540
5	Sandbrock Ranch	UNION PARK	233	298	1,332
6	Windsor Oaks Addition (Hodge)	HODGE	0	0	1,000
7	Forestar Rayzor	BORMAN	0	0	710
8	Prairie Oaks	PROVIDENCE	96	213	591
9	Sagebrook Addition	BORMAN	0	0	490
10	Carmel Villas Townhomes	STEPHENS	0	0	456
TOTALS			681	1,222	27,241

Future by Sub

- < 2,000
- 2,001 - 4,000
- > 4,000

Future by Elem Zone

- 0
- 1 - 2,500
- 2,501 - 5,000
- > 5,000






District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ADKINS	13	3	40	4	4	4	38	84
ALEXANDER	17	2	10	4	14	14	5	479
BELL	20	10	9	1	14	15	70	0
BLANTON	74	10	109	19	15	18	48	0
BORMAN	0	0	0	0	0	0	0	17,360
CROSS OAKS	74	25	36	16	28	34	82	297
EP RAYZOR	2	1	2	0	1	1	0	0
EVERS	76	32	153	14	46	55	315	1,008
GINNINGS	156	22	180	94	28	60	275	651
HAWK	0	0	13	0	0	0	1	109
HODGE	6	5	13	9	6	6	17	2,016
HOUSTON	0	0	1	0	0	0	0	365
MCNAIR	0	0	0	0	0	0	0	130
N RAYZOR	1	0	0	0	0	1	5	45
NELSON	0	0	0	0	0	0	0	0
PALOMA CREEK	150	51	143	16	72	91	22	0
PECAN CREEK	70	6	91	20	12	18	12	0
PROVIDENCE	407	151	348	100	173	220	399	2,879
RIVERA	0	0	0	0	0	0	0	346
RYAN	140	21	139	41	40	55	214	399
SAVANNAH	44	7	84	15	9	17	56	16
STEPHENS	56	14	63	11	30	36	73	557
UNION PARK	1306	504	1146	248	578	730	1,204	4,443
WILSON	104	16	103	28	32	41	24	0
GRAND TOTAL*	2,716	880	2,683	640	1,102	1,416	2,860	31,184

*Does NOT include Age-Restricted subdivisions

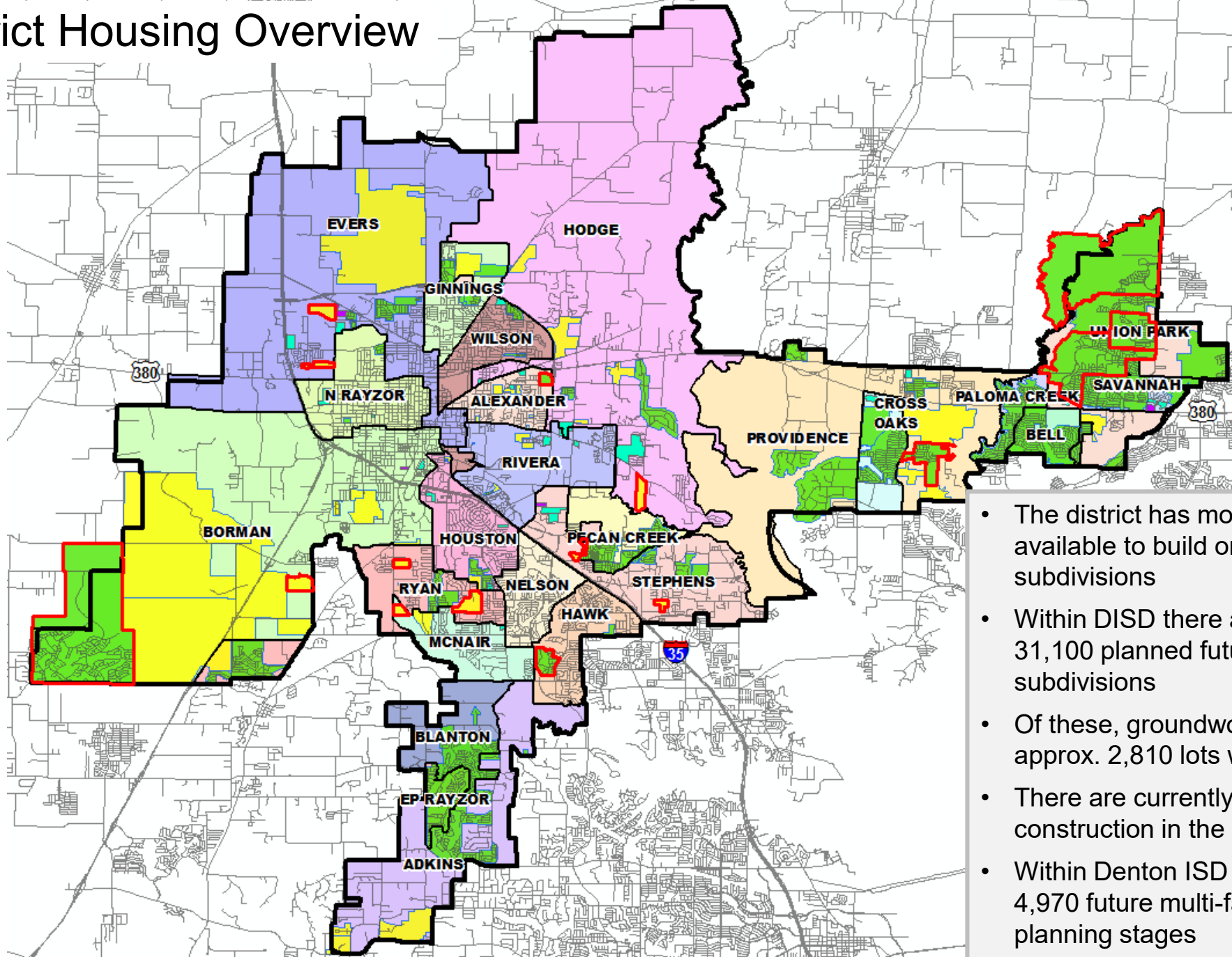
 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category



District Housing Overview

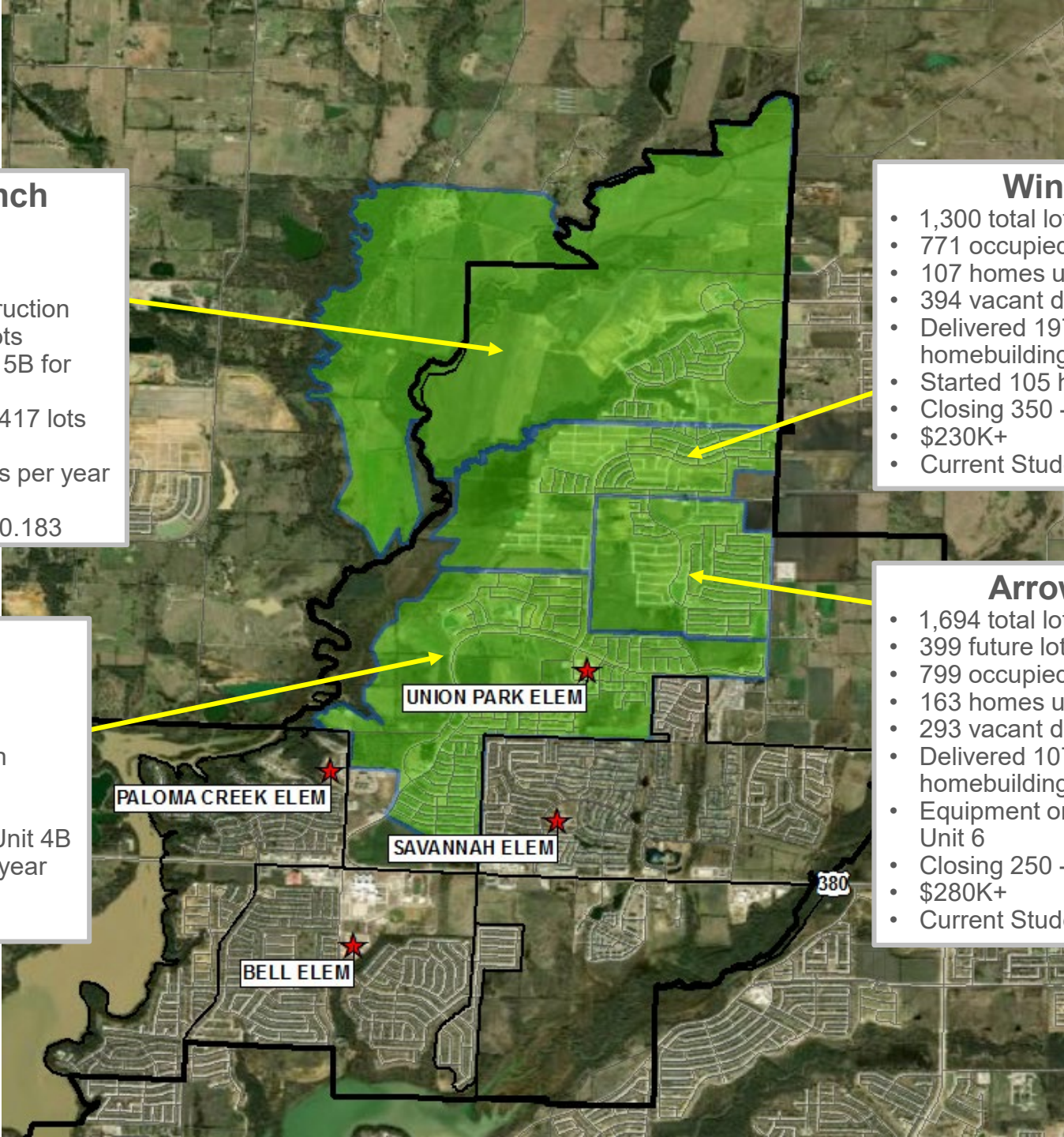


- Subdivisions**
- ACTIVE
 - FUTURE
 - Groundwork Underway

- The district has more than 2,800 lots available to build on across 54 active subdivisions
- Within DISD there are more than 31,100 planned future lots in 44 subdivisions
- Of these, groundwork is underway on approx. 2,810 lots within Denton ISD
- There are currently 1,422 units under construction in the district
- Within Denton ISD there are roughly 4,970 future multi-family units in the planning stages



Residential Activity



Sandbrock Ranch

- 2,300 total lots
- 1,332 future lots
- 518 occupied lots
- 126 homes under construction
- 298 vacant developed lots
- Delivered 59 lots in Unit 5B for homebuilding in 4Q20
- Streets being paved for 417 lots in Unit 6
- Closing 230 - 240 homes per year
- \$310K+
- Current Student Yield = 0.183

Winn Ridge

- 1,300 total lots
- 771 occupied lots
- 107 homes under construction
- 394 vacant developed lots
- Delivered 197 lots in Unit 3A for homebuilding in 3Q20
- Started 105 homes in 4Q20
- Closing 350 - 360 homes per year
- \$230K+
- Current Student Yield = 0.324

Union Park

- 2,944 total lots
- 1,652 future lots
- 870 occupied lots
- 164 homes under construction
- 210 vacant developed lots
- Started 303 homes in 2020
- Streets paved for 189 lots in Unit 4B
- Closing 240 - 250 homes per year
- \$250K+
- Current Student Yield = 0.417

ArrowBrooke

- 1,694 total lots
- 399 future lots
- 799 occupied lots
- 163 homes under construction
- 293 vacant developed lots
- Delivered 107 lots in Unit 3B for homebuilding in 3Q20
- Equipment on site for 172 lots in Unit 6
- Closing 250 - 260 homes per year
- \$280K+
- Current Student Yield = 0.384





Residential Activity



Residences at Rayzor Ranch

- 300 total future lots
- Final plat of Unit 1 (186 lots) approved March 2020
- Groundwork underway on all lots
- Estimated lot delivery Fall 2021
- KB Homes



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	Percent
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	85	976	2,053	2,120	2,223	2,093	2,195	2,127	2,273	2,316	2,406	2,455	2,415	2,329	2,230	30,296	-612	-2.0%
Jan 2021	114	1,034	2,105	2,159	2,275	2,112	2,221	2,170	2,276	2,326	2,434	2,465	2,398	2,303	2,196	30,588	-320	-1.0%
2021/22	85	1,165	2,254	2,197	2,205	2,319	2,163	2,289	2,201	2,358	2,381	2,629	2,452	2,286	2,254	31,238	942	3.1%
2022/23	85	1,205	2,333	2,359	2,268	2,262	2,390	2,250	2,326	2,275	2,438	2,603	2,633	2,350	2,241	32,018	780	2.5%
2023/24	85	1,254	2,427	2,404	2,432	2,329	2,343	2,489	2,303	2,397	2,341	2,652	2,601	2,525	2,301	32,883	866	2.7%
2024/25	85	1,308	2,514	2,537	2,474	2,493	2,407	2,439	2,529	2,370	2,477	2,539	2,652	2,495	2,470	33,789	906	2.8%
2025/26	85	1,346	2,599	2,616	2,614	2,553	2,582	2,497	2,489	2,602	2,443	2,698	2,544	2,544	2,446	34,658	868	2.6%
2026/27	85	1,400	2,664	2,696	2,699	2,686	2,631	2,652	2,539	2,562	2,672	2,664	2,709	2,440	2,491	35,590	932	2.7%
2027/28	85	1,435	2,746	2,758	2,749	2,764	2,779	2,705	2,690	2,619	2,637	2,899	2,672	2,598	2,392	36,528	938	2.6%
2028/29	85	1,460	2,748	2,842	2,839	2,821	2,852	2,857	2,740	2,762	2,689	2,867	2,905	2,563	2,545	37,575	1,047	2.9%
2029/30	85	1,470	2,781	2,841	2,922	2,912	2,912	2,926	2,885	2,791	2,840	2,928	2,887	2,786	2,508	38,474	899	2.4%
2030/31	85	1,481	2,790	2,866	2,911	2,987	2,997	2,980	2,959	2,958	2,869	3,093	2,947	2,772	2,727	39,422	949	2.5%

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	582	611	605	618	628	640	668	683	686	692	694
Adkins Elementary School	740	475	437	442	441	441	455	435	448	455	461	465	461
Bell Elementary School	740	678	654	693	696	699	704	689	691	703	706	698	698
Blanton Elementary School	740	481	473	450	464	456	452	454	466	472	481	483	481
Borman Elementary School	740	444	431	433	438	443	463	510	532	562	594	630	683
Cross Oaks Elementary School	740	678	669	712	729	743	780	806	839	844	842	833	825
E P Rayzor Elementary School	740	364	306	315	320	321	310	314	318	326	333	334	331
Evers Park Elementary School	740	594	549	558	588	639	673	739	806	859	904	936	954
Ginnings Elementary School	740	560	582	608	627	649	665	682	699	712	723	720	713
Hodge Elementary School	740	684	611	676	762	856	920	1,015	1,095	1,161	1,209	1,230	1,236
Sam Houston Elementary School	740	593	532	544	557	558	558	579	579	578	577	579	583
Nelson Elementary School	740	605	574	553	538	562	549	571	573	579	586	587	588
McNair Elementary School	740	565	536	530	485	467	471	473	503	523	546	567	591
Hawk Elementary School	740	675	568	579	579	596	580	568	603	616	623	622	625
Olive Stephens Elementary School	740	386	383	433	464	513	549	584	622	651	665	677	687
Paloma Creek Elementary School	740	686	648	661	671	700	713	713	715	707	699	695	690
Pecan Creek Elementary School	740	678	645	646	632	632	629	642	651	658	664	669	673
Providence Elementary School	740	565	550	598	637	677	745	768	822	861	920	992	1,060
Newton Rayzor Elementary School	740	670	612	646	660	689	710	742	778	789	802	798	786
Rivera Elementary School	740	563	549	564	564	560	569	605	625	638	651	664	666
Savannah Elementary School	740	711	643	641	641	659	658	656	686	715	725	736	742
Ryan Elementary School	740	555	546	570	581	615	621	637	620	616	614	610	605
Union Park Elementary School	740	477	727	988	1,219	1,415	1,574	1,759	1,827	1,938	2,091	2,217	2,294
Wilson Elementary School	740	618	565	618	608	588	581	589	602	610	616	628	634
Ann Windle School For Young Child	740	299	252	306	324	335	352	361	374	384	395	395	400
Gonzalez School For Young Child	740	301	248	303	321	332	349	358	371	381	392	392	397
ELEMENTARY TOTALS	19,240	14,501	13,872	14,677	15,152	15,763	16,257	16,892	17,513	18,021	18,504	18,849	19,097
Elementary Absolute Change		153	-629	805	475	612	494	634	621	508	483	345	249
Elementary Percent Change		1.07%	-4.34%	5.80%	3.24%	4.04%	3.13%	3.90%	3.68%	2.90%	2.68%	1.86%	1.32%

Yellow box = over capacity





Ten Year Forecast by Secondary 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	665	691	730	719	762	745	756	752	812	884	939
McMath Middle School	1,181	821	806	816	801	792	817	811	836	834	882	892	898
Navo Middle School	1,181	987	1,035	1,013	1,033	1,044	1,137	1,188	1,294	1,340	1,366	1,397	1,435
Crownover Middle School	1,181	917	874	842	854	769	790	766	770	737	736	774	789
Strickland Middle School	1,334	944	901	887	896	926	1,008	1,043	1,056	1,083	1,144	1,191	1,249
Harpool Middle School	1,181	929	876	873	808	811	783	813	775	757	719	745	771
Rodriguez Middle School	1,323	905	954	984	1,083	1,164	1,223	1,307	1,406	1,539	1,573	1,627	1,657
Bette Myers Middle School	1,323	900	880	830	830	812	852	857	876	900	955	1,002	1,044
MIDDLE SCHOOL TOTALS	9,972	7,123	6,991	6,936	7,035	7,037	7,372	7,530	7,769	7,942	8,187	8,512	8,782
Middle School Absolute Change		171	-132	-55	99	2	335	158	239	173	245	325	270
Middle School Percent Change		2.46%	-1.85%	-0.79%	1.43%	0.03%	4.76%	2.14%	3.17%	2.23%	3.08%	3.97%	3.17%
Braswell High School	2,398	2,321	2,447	2,686	2,907	3,048	3,161	3,279	3,382	3,547	3,813	4,025	4,288
Denton High School	2,460	2,025	2,030	1,947	1,973	2,036	2,061	2,104	2,119	2,179	2,174	2,206	2,276
Fred Moore High School		67	69	69	69	69	69	69	69	69	69	69	69
John Guyer High School	3,200	2,626	2,622	2,597	2,528	2,499	2,442	2,390	2,300	2,279	2,268	2,196	2,198
Ryan High School	2,340	2,131	2,205	2,266	2,294	2,371	2,367	2,334	2,378	2,431	2,500	2,557	2,652
HIGH SCHOOL TOTALS	10,398	9,170	9,373	9,565	9,771	10,023	10,100	10,176	10,248	10,505	10,824	11,053	11,483
High School Absolute Change		426	203	192	206	252	77	76	72	257	319	229	430
High School Percent Change		4.87%	2.21%	2.05%	2.15%	2.58%	0.77%	0.75%	0.71%	2.51%	3.04%	2.12%	3.89%
Denton J J A E P		4	5	5	5	5	5	5	5	5	5	5	5
Juvenile Detention CTR		49	48	48	48	48	48	48	48	48	48	48	48
Lester Davis School		61	7	7	7	7	7	7	7	7	7	7	7
ALTERNATIVE SCHOOL TOTALS		114	60	60	60	60	60	60	60	60	60	60	60
DISTRICT TOTALS	39,610	30,908	30,296	31,238	32,018	32,883	33,789	34,658	35,590	36,528	37,575	38,474	39,422
District Absolute Change		739	-612	942	780	866	906	868	932	938	1,047	899	949
District Percent Change		2.4%	-2.0%	3.1%	2.5%	2.7%	2.8%	2.6%	2.7%	2.6%	2.9%	2.4%	2.5%

Yellow box = over capacity

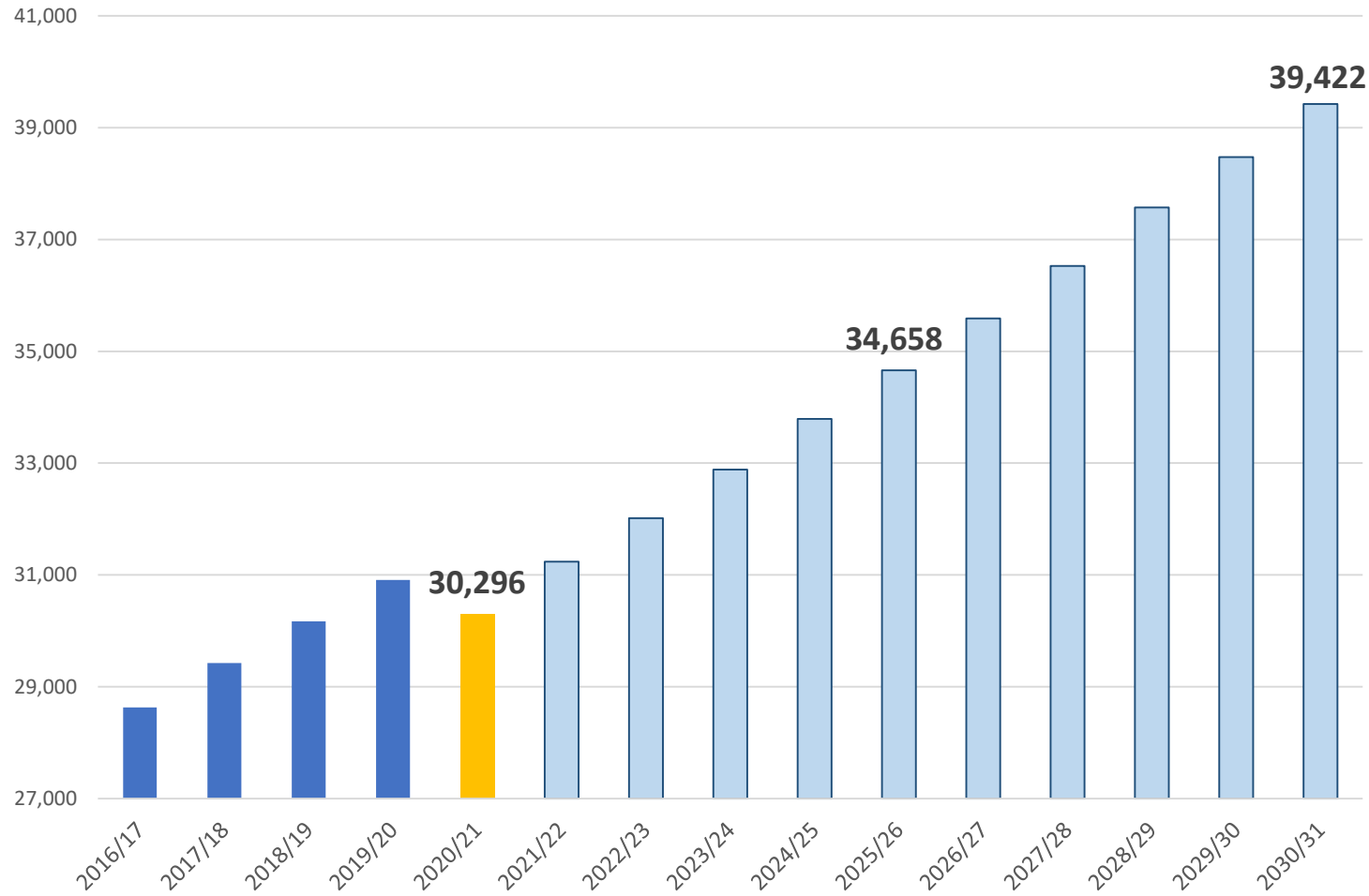




Key Takeaways



Enrollment Projection



- Denton ISD has experienced enrollment growth of nearly 300 students since Fall 2020
- New home sales in the district have increased by nearly 60% since 2015
- DISD experienced the most annual starts and closings of the last 10 years
- The district has more than 2,800 lots available to build on and approx. 31,100 planned future lots
- Denton ISD is expected to enroll nearly 34,700 students by 2024-25 and more than 39,400 students by 2029-30