



Denton  
Independent  
School  
District

# Quarterly Report 2Q20



TEMPLETON  
DEMOGRAPHICS

hanleywood | metrostudy

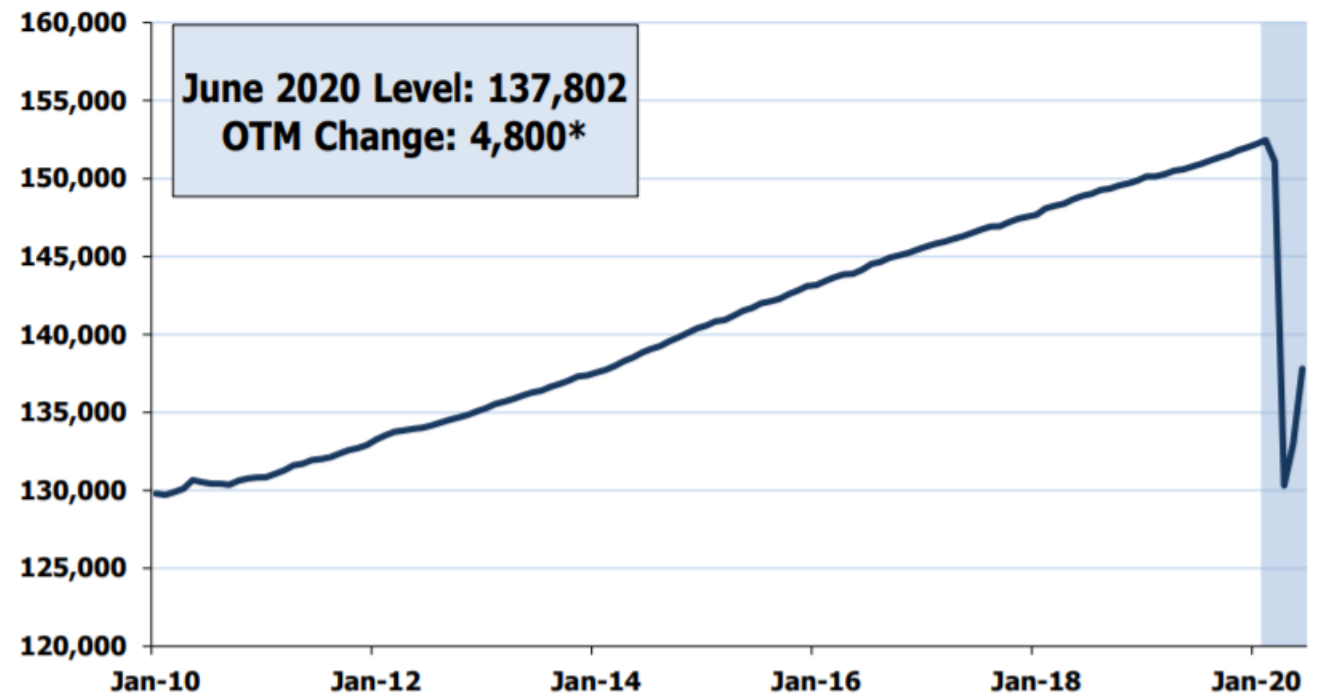


# Impacts of COVID-19 ...

- Total employment began to rise in May after states began reopening procedures, adding 2.7 million jobs in May and 4.8 million jobs in June
- But, 36% of states representing 50% of national GDP have either reversed or paused reopening as cases rose in July
- Leisure and hospitality and retail trade accounted for the largest share of the employment increase, after accounting for the largest declines
- Employment is roughly 14.7 million jobs below pre-pandemic level, only 1/3<sup>rd</sup> of the job losses have returned
- US Unemployment Rate: 13.3%

## Employment in total nonfarm January 2010–June 2020

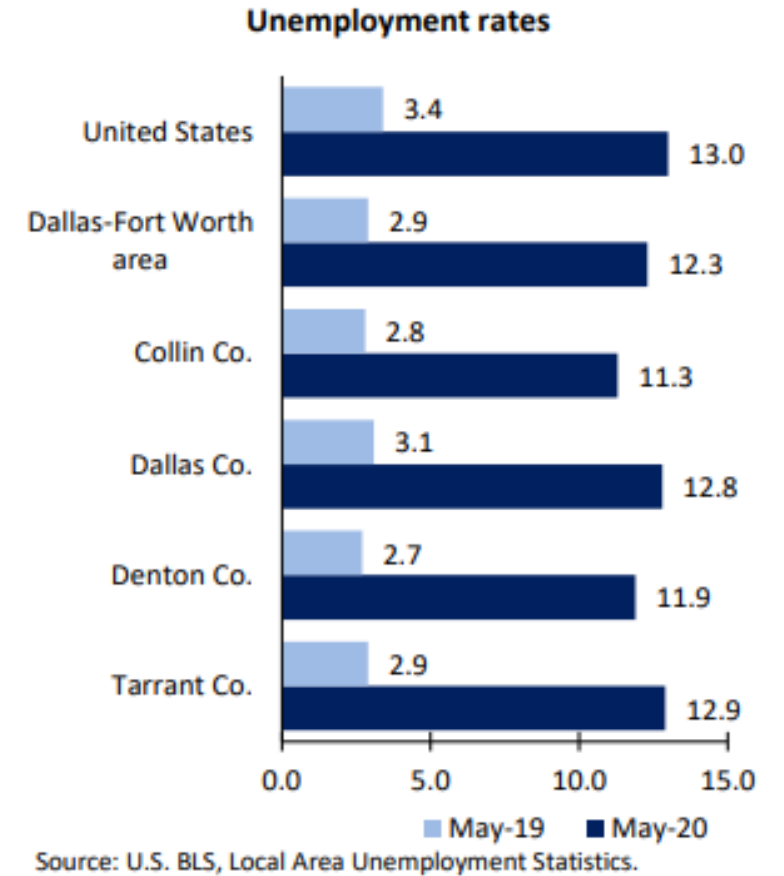
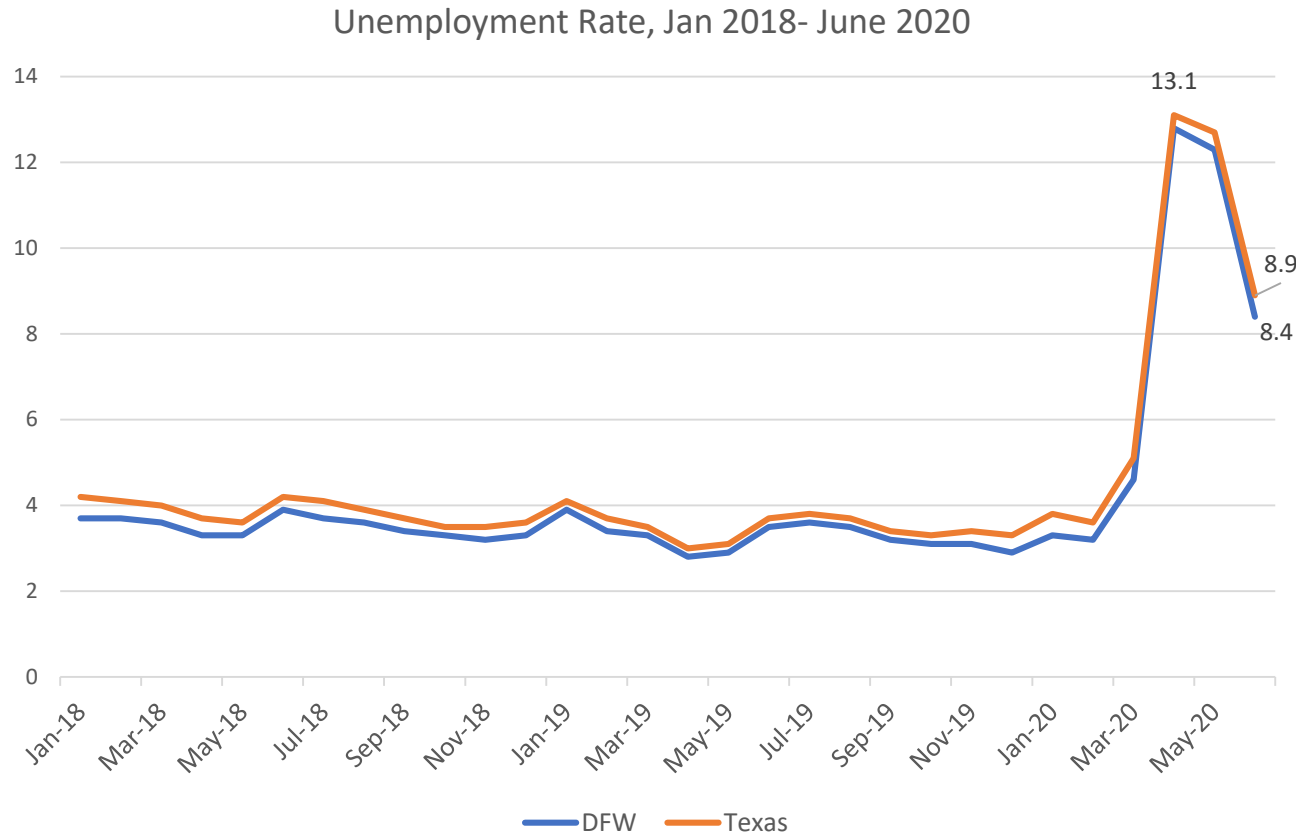
Seasonally adjusted, in thousands



Bureau of Labor Statistics, Current Employment Statistics survey, July 02, 2020.  
Shaded area represents recession as denoted by the National Bureau of Economic Research.  
Most recent 2 months of data are preliminary.  
\* denotes significance.



# DFW MSA Economic Conditions

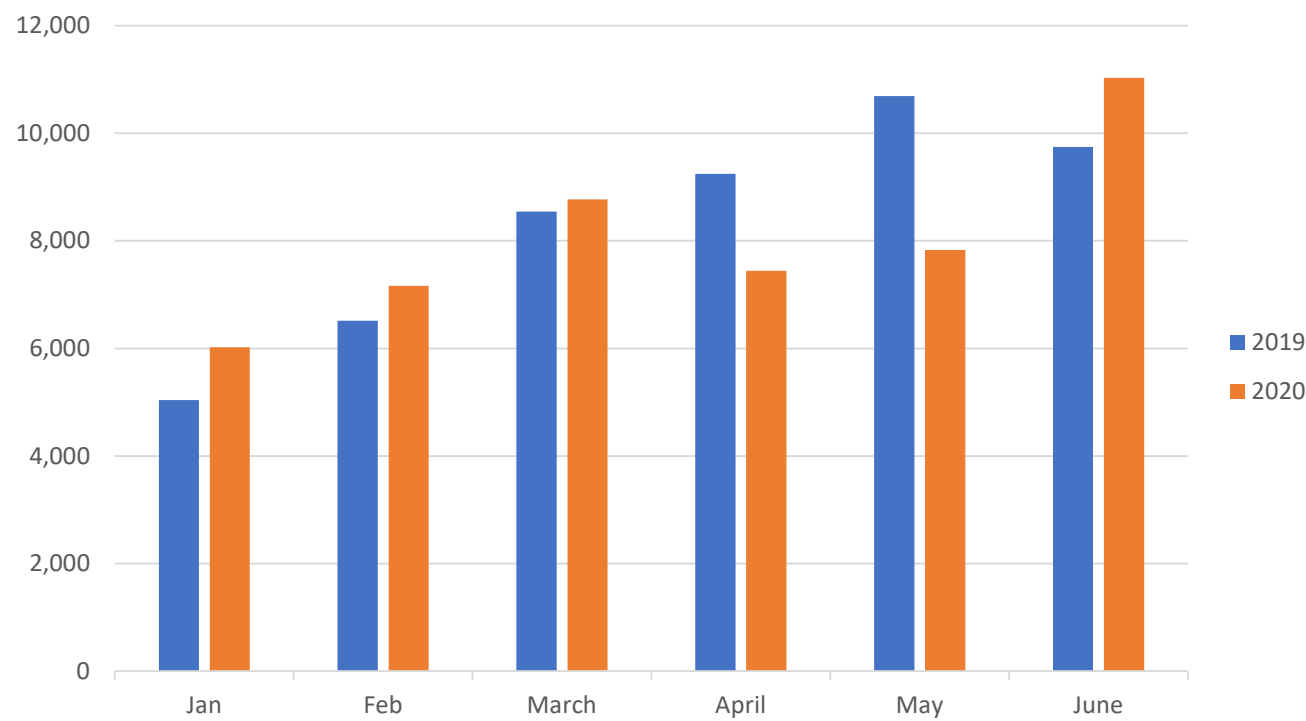


- Texas and DFW's unemployment rates peaked in May and began dropping in June
- Largest employment sector declines were in Leisure and hospitality and education and health services
- States that are pausing or reversing reopening plans as cases rise in July represent 50% of the US GDP, proving the economy is not yet in the clear as some rebounds occurred in June



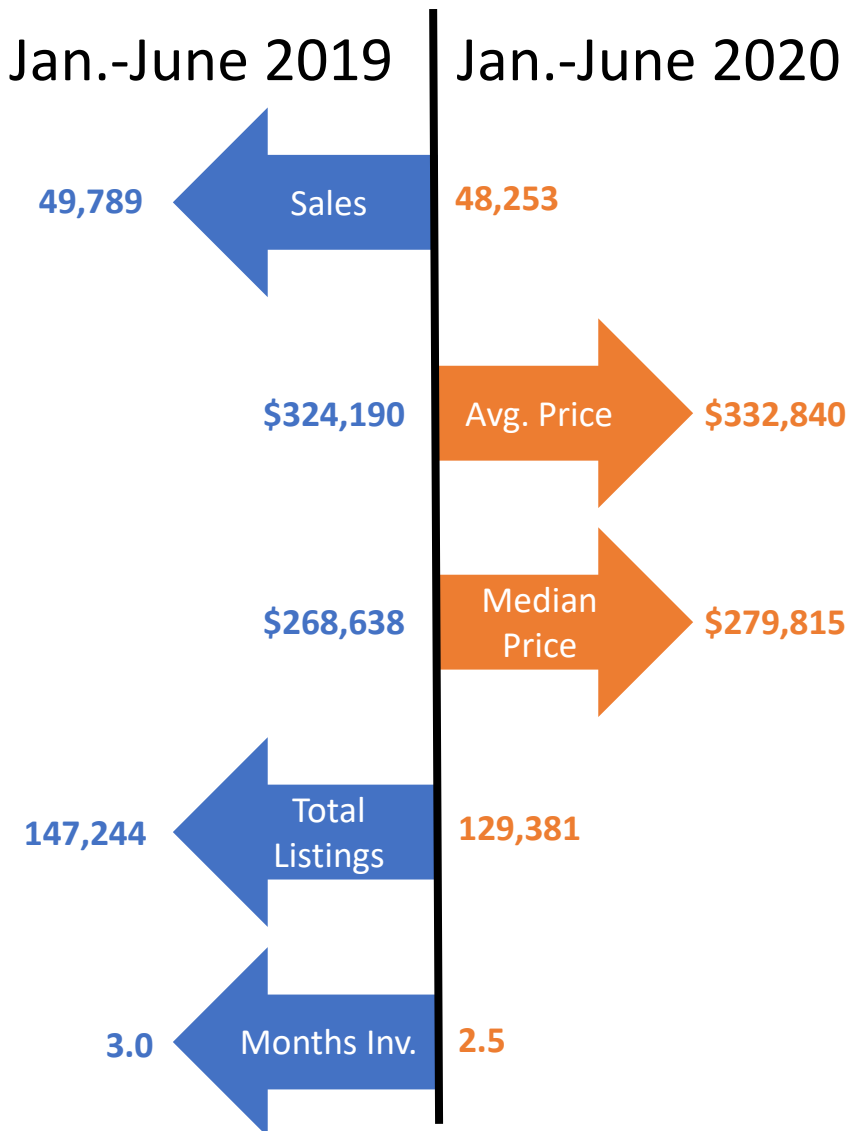
# Covid and the Housing Market: What Impact?

DFW Monthly Sales, 2019-2020



- Median home prices remains near record highs across the state
- Home inventory remained extremely tight as sales dropped in April, but by May, new home inventory was roughly flat or even up year over year in every major Texas market
- In the month of June, total monthly home sales rebounded and surpassed 2019 levels in Austin (+9.3%), DFW (+16%), Houston (+15.7%) and San Antonio (+14%)
- Historically low interest rates and pent up demand have resulted in a fast recovery for the housing market

YOY Housing Trends





# Covid and the New Home Market



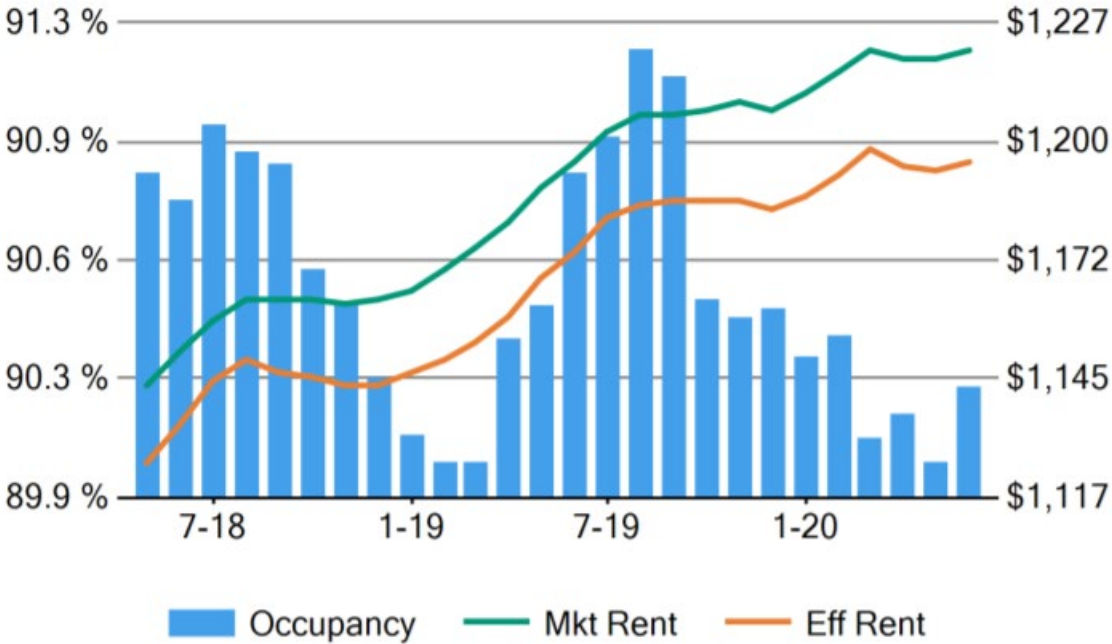
	2Q20	% YOY
Annual Starts	38,262	15.0%
Quarter Starts	10,684	22.9%
Annual Closings	36,776	12.4%
Quarter Closings	9,607	6.1%
Housing Inventory	22,841	6.1%
VDL Inventory	58,248	1.9%



# Covid and Housing: Multi-Family Market

DFW Multi-Family Market	June-20	% YOY
Occupancy	90.2	-0.70%
Unit Change	23,612	
Units Absorbed (Annual)	17,201	
Average Size	868	0.20%
Asking Rent	\$1,221	2.20%
Asking Rent per SqFt	\$1.41	1.90%
Effective Rent	\$1,195	1.80%
Effective Rent per SqFt	\$1.38	1.50%
% Offering Concessions	29%	28.30%
Avg Concession Package	5.90%	-2.30%

Dallas/Fort Worth, TX





# DFW New Home Ranking Report

## ISD Ranked by Annual Closings – 2Q20

Rank	District Name	Annual Starts	Annual Closings	Under Construction	Inventory	VDL	Futures
1	Denton ISD*	2,818	2,841	840	1,374	4,458	34,539
2	Prosper ISD	2,429	2,638	865	1,454	3,464	20,153
3	Frisco ISD	2,238	2,360	787	1,580	2,584	9,754
4	Northwest ISD	2,405	2,297	619	1,086	3,392	22,407
5	Eagle Mt.-Saginaw ISD	1,964	1,859	695	964	1,856	18,221
6	Dallas ISD	1,797	1,703	1,410	1,992	2,090	5,855
7	Forney ISD	1,468	1,446	345	716	3,129	27,443
8	Crowley ISD	1,206	1,336	177	375	957	16,869
9	Lewisville ISD	1,200	1,314	466	706	1,675	2,932
10	Little Elm ISD	944	1,039	264	461	1,040	1,824
11	McKinney ISD	1,096	1,007	380	591	1,903	8,448
12	Mansfield ISD	959	985	291	476	1,137	7,346
13	Rockwall ISD	997	809	389	671	2,199	8,673
14	Waxahachie ISD	850	761	251	409	774	20,175
15	Royse City ISD	776	744	276	407	1,901	11,742
16	Wylie ISD	732	706	252	414	977	3,340
17	Melissa ISD	726	683	207	392	797	4,923
18	Princeton ISD	821	648	311	412	1,129	8,385
19	Fort Worth ISD	534	629	237	380	1,341	5,512
20	Midlothian ISD	656	627	287	392	1,267	18,890

\* Based on additional Templeton Demographics housing research

\*\*Includes Age-Restricted subdivisions





# Historical Change in New Home Ranking

Rank	District Name	2Q17	2Q18	2Q19	2Q20
1	Denton ISD	3rd	3rd	2nd	1st
2	Prosper ISD	2nd	1st	1st	2nd
3	Frisco ISD	1st	2nd	3rd	3rd
4	Northwest ISD	4th	4th	4th	4th
5	Eagle Mt.-Saginaw ISD	11th	7th	6th	5th
6	Dallas ISD	5th	5th	5th	6th
7	Forney ISD	15th	8th	9th	7th
8	Crowley ISD	14th	13th	10th	8th
9	Lewisville ISD	6th	9th	8th	9th
10	Little Elm ISD	7th	6th	7th	10th
11	McKinney ISD	10th	11th	14th	11th
12	Mansfield ISD	13th	15th	12th	12th
13	Rockwall ISD	8th	10th	11th	13th
14	Waxahachie ISD	20th	20th	20th	14th
15	Royse City ISD	34th	22nd	16th	15th
16	Wylie ISD	9th	12th	13th	16th
17	Melissa ISD	29th	26th	18th	17th
18	Princeton ISD	26th	18th	15th	18th
19	Fort Worth ISD	22nd	19th	21st	19th
20	Midlothian ISD	18th	14th	19th	20th






## 1 Year Change in District Housing

	2Q19	2Q20	Difference
Annual Starts	2,237	2,818	+581
Quarterly Starts	638	776	+138
Annual Closings	2,164	2,841	+677
Quarterly Closings	583	761	+178
Under Construction	828	840	+12
Inventory	1,336	1,374	+38
VDL	4,711	4,458	-253
Futures	36,232	34,539	-1,693



# District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
ADKINS	31	3	59	13	7	14	41	84
AGE-RESTRICTED	261	90	249	77	88	131	1,084	3,770
ALEXANDER	17	7	13	0	9	14	13	479
BELL	88	16	89	27	14	32	139	0
BLANTON	99	26	82	24	40	64	71	0
BORMAN	0	0	0	0	0	0	0	16,774
CROSS OAKS	28	9	9	9	12	19	114	297
EP RAYZOR	2	0	3	1	2	2	1	0
EVERS	174	14	242	51	14	44	177	1,199
GINNINGS	122	18	112	48	7	37	164	910
HAWK	0	0	0	0	0	0	1	109
HODGE	10	1	7	2	1	10	22	2,015
HOUSTON	3	0	43	0	0	0	0	214
MCNAIR	0	0	0	0	0	0	0	130
N RAYZOR	0	0	1	0	0	0	6	150
NELSON	0	0	0	0	0	0	0	0
PALOMA CREEK	58	18	42	10	20	39	117	0
PECAN CREEK	82	25	109	23	32	35	42	481
PROVIDENCE	274	63	254	86	89	144	666	2,463
RIVERA	0	0	0	0	0	0	0	337
RYAN	161	68	142	25	70	77	202	466
SAVANNAH	87	11	124	23	12	38	70	16
STEPHENS	69	15	66	19	28	40	90	98
UNION PARK	1,154	357	1,099	299	351	575	1,370	4,547
WILSON	98	35	96	24	44	59	68	0
<b>GRAND TOTAL*</b>	<b>2,557</b>	<b>686</b>	<b>2,592</b>	<b>684</b>	<b>752</b>	<b>1,243</b>	<b>3,374</b>	<b>30,769</b>

 Highest activity in the category



 Second highest activity in the category

 Third highest activity in the category



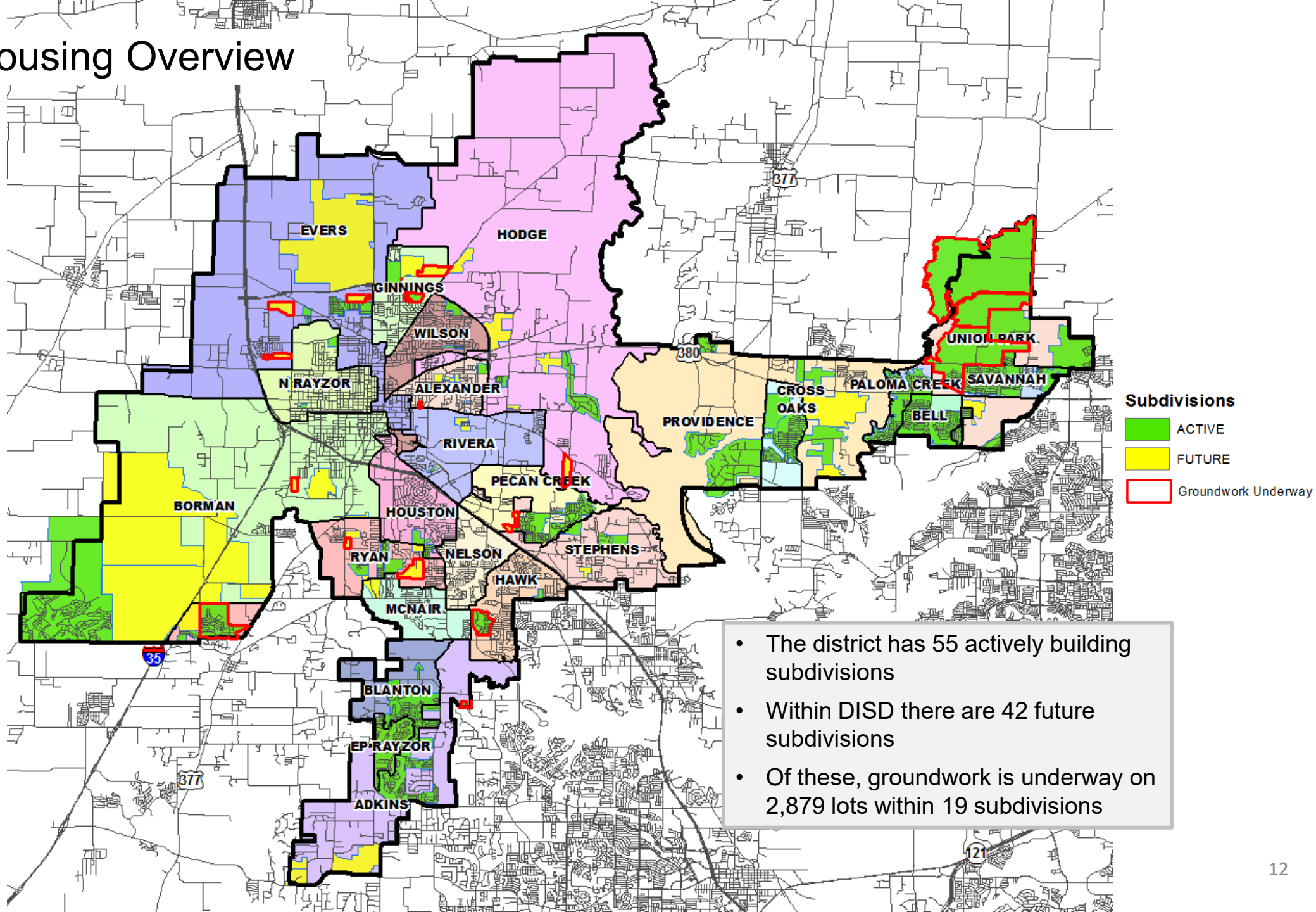
# 1 Year Change in Housing by Elementary Zone

Elementary Zone	Annual Change Home Starts	Annual Change Home Closings	Annual Change VDL	Annual Change Futures
ADKINS	-27	-21	-31	0
AGE RESTRICTED	138	110	842	-561
ALEXANDER	12	-11	-17	2
BELL	2	-24	-87	0
BLANTON	26	15	-99	0
BORMAN	0	0	0	914
CROSS OAKS	28	7	114	-142
EP RAYZOR	-3	-6	-2	0
EVERS	52	222	-151	0
GINNINGS	54	24	-20	294
HAWK	-7	-13	-1	-60
HODGE	4	-8	-5	-1,449
HOUSTON	-63	-90	-3	194
MCNAIR	0	0	0	130
N RAYZOR	0	1	0	0
NELSON	-2	-4	0	0
PALOMA CREEK	17	22	-58	0
PECAN CREEK	-34	2	-82	46
PROVIDENCE	106	64	-218	482
RIVERA	0	0	0	-5
RYAN	-41	-73	77	-99
SAVANNAH	-15	11	-86	0
STEPHENS	14	21	-69	0
UNION PARK	308	431	-315	-1,386
WILSON	12	-3	-42	-53
<b>TOTAL</b>	<b>581</b>	<b>677</b>	<b>-253</b>	<b>-1,693</b>

 Highest activity in the category  
 Lowest activity in the category

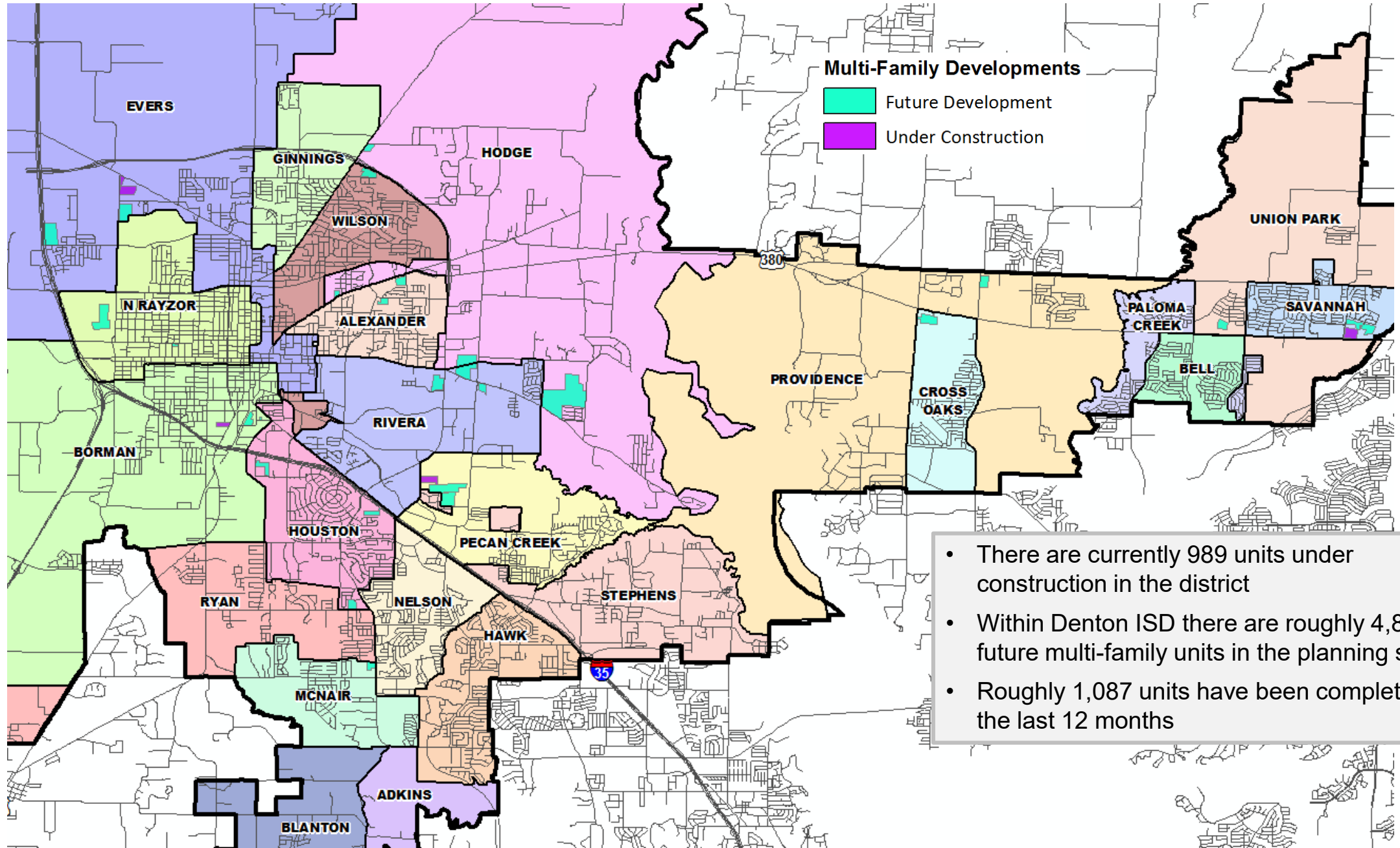


# District Housing Overview





# Multi-Family Housing Overview



- There are currently 989 units under construction in the district
- Within Denton ISD there are roughly 4,881 future multi-family units in the planning stages
- Roughly 1,087 units have been completed in the last 12 months



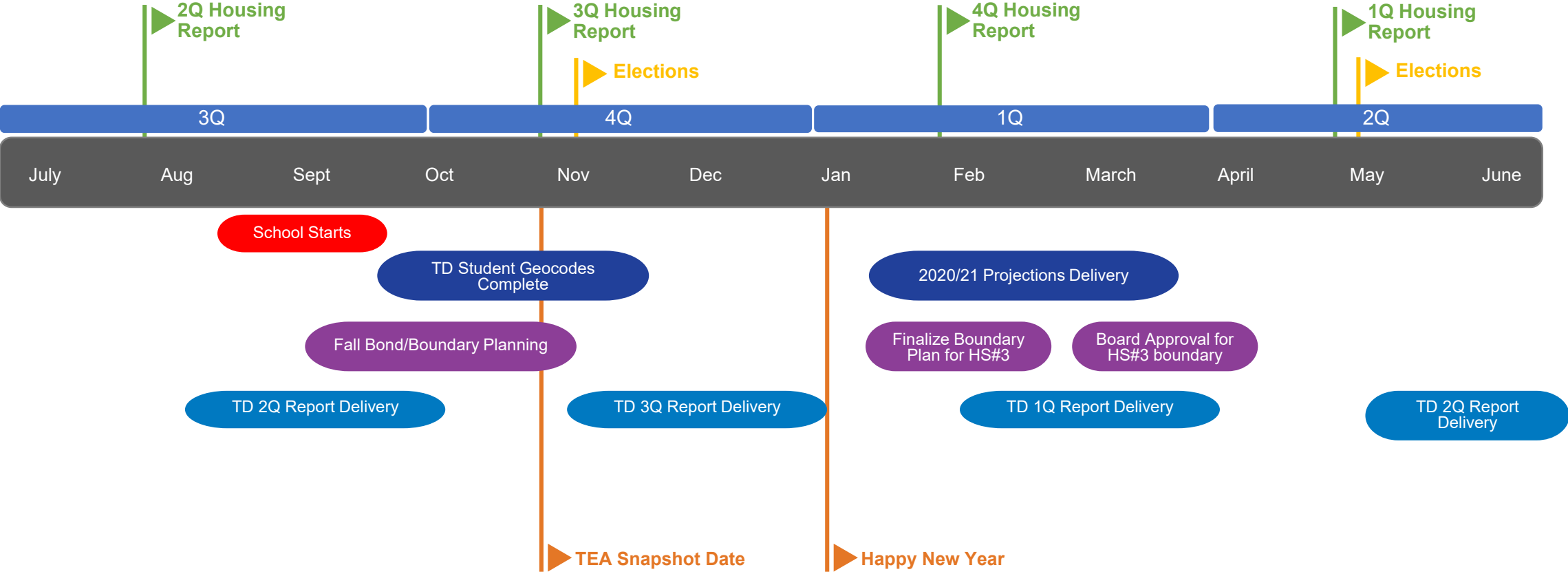
# Ten Year Forecast by Grade Level

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2015/16	114	1,029	1,954	2,143	2,088	2,190	2,152	2,115	2,154	2,128	2,094	2,091	1,985	1,756	1,566	27,559		
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	1,072	3.9%
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	62	1,111	2,146	2,252	2,129	2,212	2,169	2,322	2,332	2,410	2,407	2,547	2,402	2,216	2,113	30,830	661	2.2%
2020/21	62	1,174	2,282	2,231	2,325	2,171	2,275	2,230	2,369	2,411	2,491	2,617	2,541	2,300	2,168	31,647	817	2.7%
2021/22	62	1,224	2,371	2,365	2,300	2,374	2,238	2,343	2,276	2,443	2,484	2,717	2,612	2,430	2,251	32,490	843	2.7%
2022/23	62	1,206	2,353	2,464	2,445	2,333	2,447	2,307	2,387	2,344	2,528	2,715	2,710	2,504	2,385	33,190	700	2.2%
2023/24	62	1,255	2,453	2,402	2,544	2,497	2,414	2,529	2,355	2,464	2,417	2,744	2,698	2,600	2,452	33,886	696	2.1%
2024/25	62	1,290	2,525	2,509	2,472	2,608	2,581	2,492	2,572	2,431	2,551	2,617	2,732	2,584	2,544	34,570	684	2.0%
2025/26	62	1,323	2,600	2,567	2,569	2,540	2,681	2,659	2,544	2,651	2,516	2,769	2,608	2,621	2,532	35,242	672	1.9%
2026/27	62	1,344	2,625	2,661	2,648	2,637	2,611	2,759	2,707	2,627	2,734	2,735	2,761	2,501	2,566	35,978	736	2.1%
2027/28	62	1,369	2,690	2,688	2,709	2,702	2,727	2,676	2,812	2,790	2,713	2,958	2,732	2,648	2,450	36,726	748	2.1%
2028/29	62	1,360	2,659	2,758	2,785	2,788	2,795	2,814	2,723	2,891	2,873	2,943	2,952	2,621	2,594	37,618	892	2.4%
2029/30	62	1,360	2,662	2,713	2,841	2,852	2,890	2,881	2,866	2,801	2,982	3,115	2,950	2,831	2,565	38,371	753	2.0%

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



# The Year Ahead...



TEMPLETON  
DEMOGRAPHICS

hanleywood | metrostudy