



Denton Independent School District

Residential Growth Report 3rd Quarter 2009

December 8, 2009



Lantana - Bandera



Glen Brook Estates (US-380)



Cross Oak Ranch





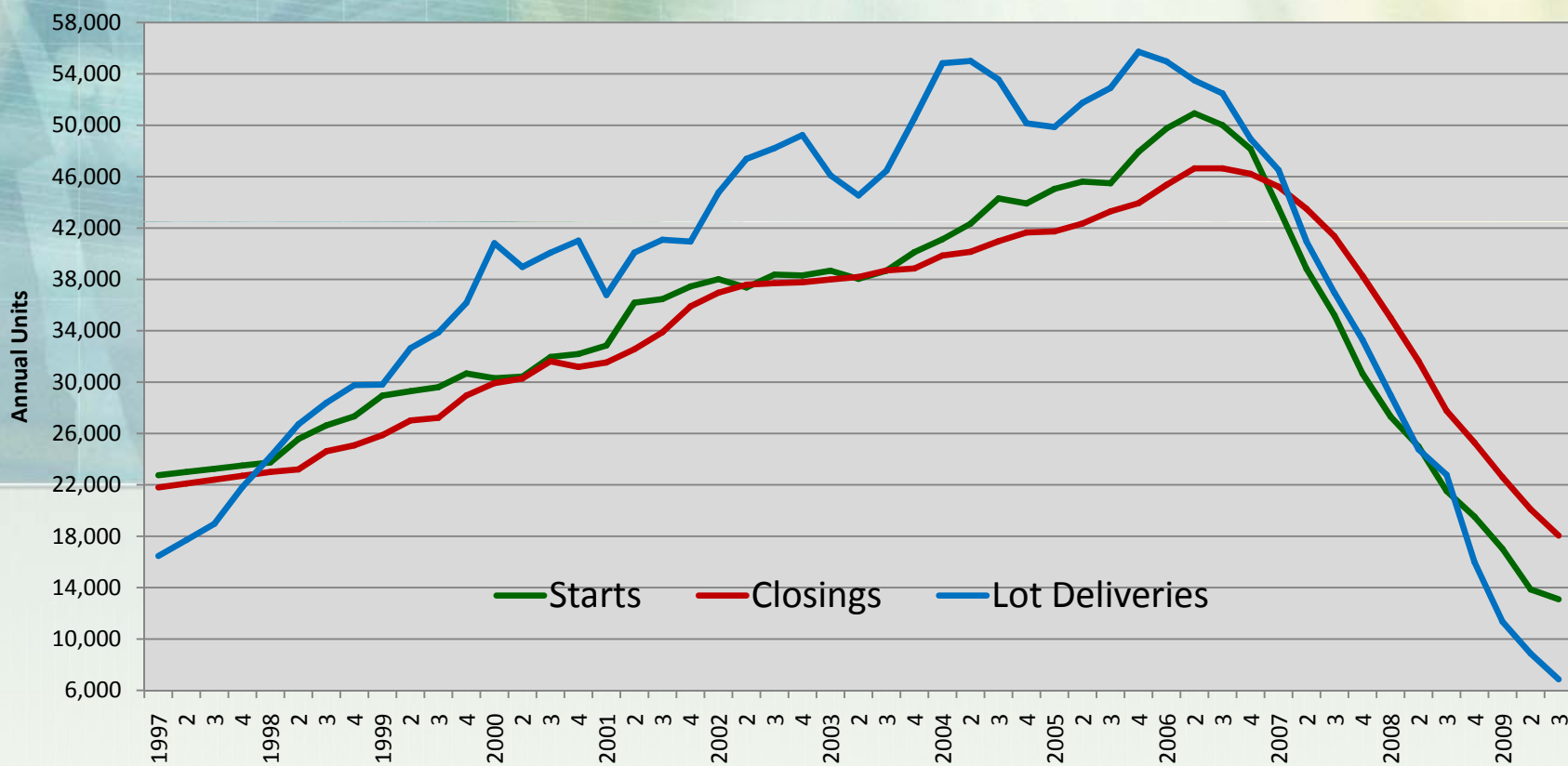
DFW Housing Vital Signs 3rd Qtr 2009

	Dallas	Ft. Worth	DFW
\$ Volume Starts (in billions)	\$2.13	\$1.15	\$3.27
Median New Home Price	\$222,246	\$184,039	\$204,106
Annual Starts	8,027	5,061	13,088
Annual Closings	11,252	6,791	18,043
Finished Vacant Homes	2,987	1,637	4,624
Month Supply ⁽¹⁾	3.19	2.89	3.08
Homes Under Construction	3,121	1,716	4,837
Month Supply ⁽²⁾	3.33	3.03	3.22
Vacant Developed Lots	57,253	31,040	88,293
Month Supply ⁽³⁾	85.6	73.6	81.0
Lots Under Development	2,982	1,931	4,913

(1) 2.5 mos. is considered equilibrium (2) 3.5 mos. is considered equilibrium (3) 24 mos. is considered equilibrium



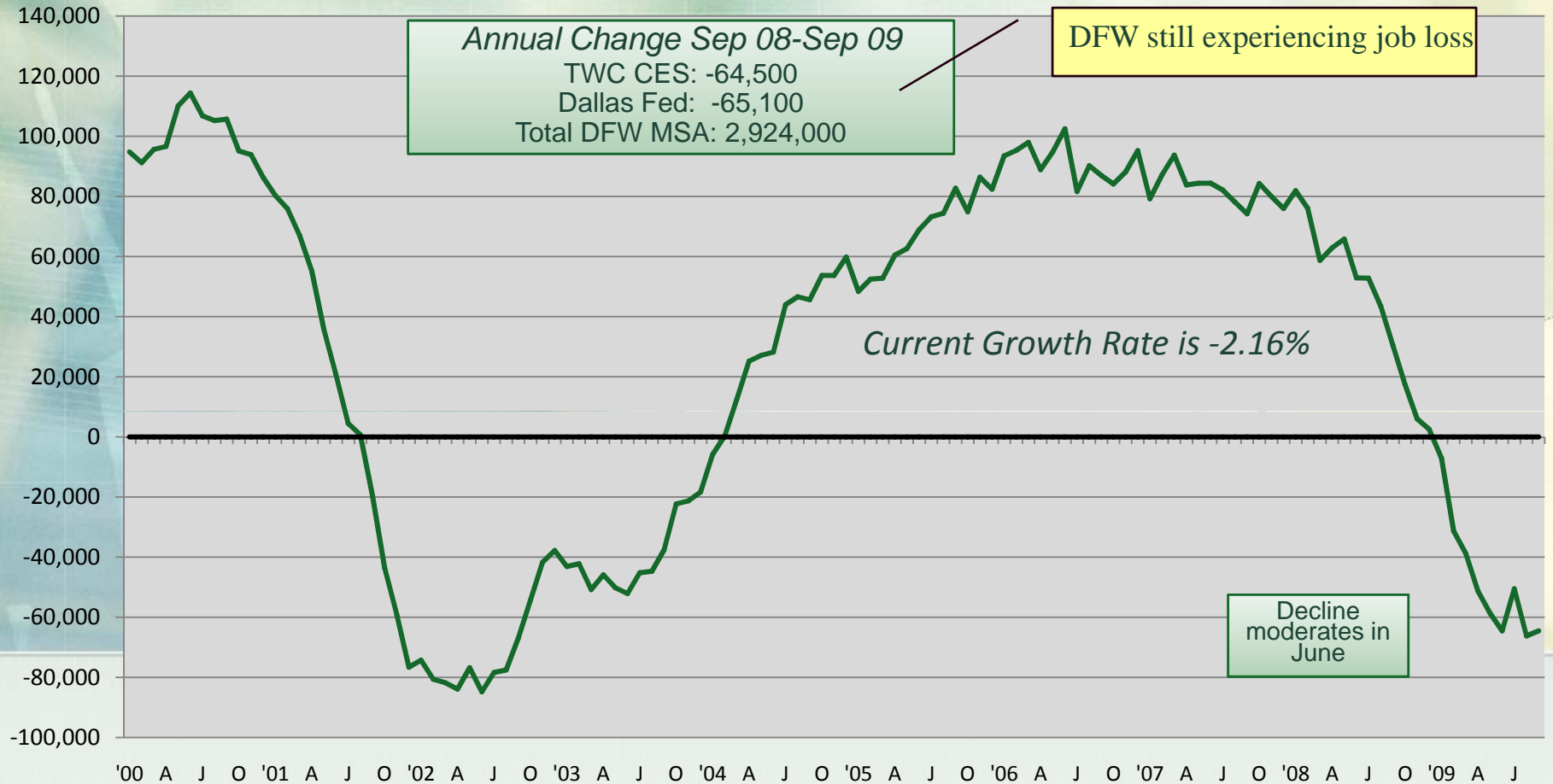
DFW Annual Starts, Closings & Lot Deliveries



Year-over-year Change

Annual Starts: -39.2%, Annual Closings: -35.0%, Lot Deliveries: -70.0%

Market Drivers

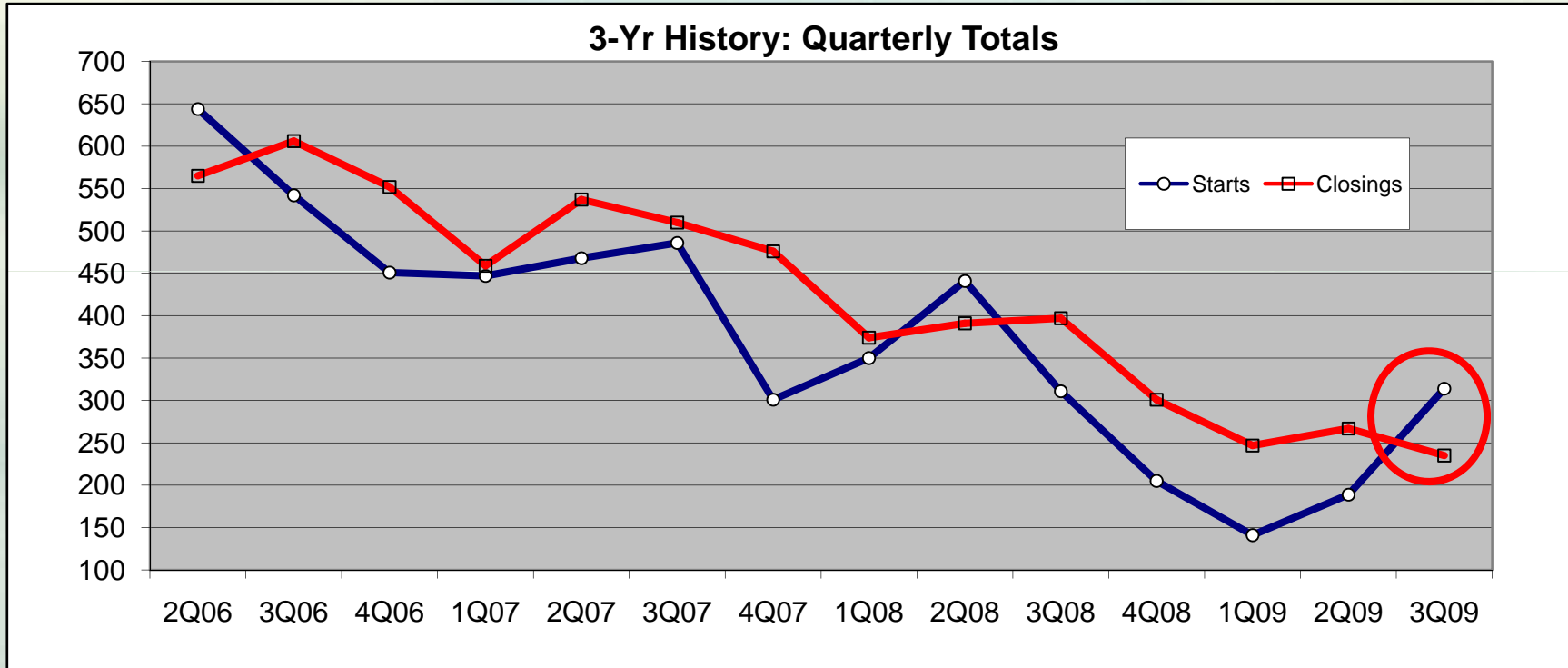


Source: TWC - CES

DFW Non-Agriculture Annual Net Employment Growth (CES) Not-Adjusted



Denton ISD New Housing Activity

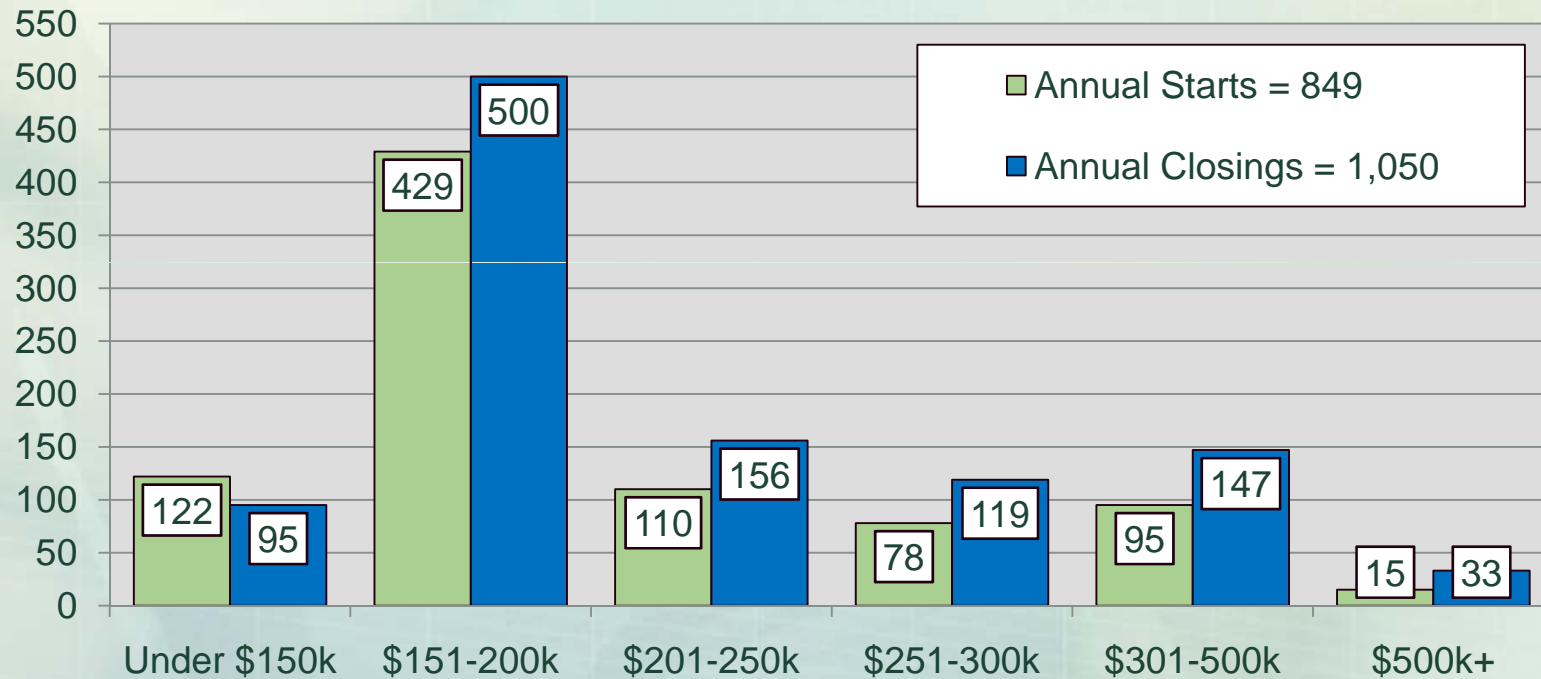


Starts	2003	2004	2005	2006	2007	2008	2009
1Q	404	609	479	674	447	350	141
2Q	648	805	639	644	468	441	189
3Q	572	782	712	542	486	311	314
4Q	680	387	512	451	301	205	
Total	2,304	2,583	2,342	2,311	1,702	1,307	644

Closings	2003	2004	2005	2006	2007	2008	2009
1Q	356	510	520	523	459	374	247
2Q	497	639	551	565	537	391	267
3Q	589	751	746	606	510	397	235
4Q	580	616	589	552	476	301	
Total	2,022	2,516	2,406	2,246	1,982	1,463	749



Price Range Analysis



Annual Average Start Price	\$218,605
Annual Median Start Price	\$185,551
3Q09 Average Start Price	\$204,083



DFW School Districts by New Home Activity

SCHOOL DISTRICT	CLOSINGS (4Q08-3Q09)
1 Frisco	1593
2 Northwest	1371
3 Denton	1050
4 Keller	972
5 Eagle Mountain-Saginaw	898
6 Mansfield	857
7 Lewisville	702
8 Dallas	692
9 Allen	604
10 Wylie	519
11 Burleson	414
12 McKinney	392
13 Crowley	389
14 Rockwall	378
15 Ft. Worth	375
16 Plano	346
17 Prosper	345
18 Little Elm	311
19 Garland	303
20 Royse City	286

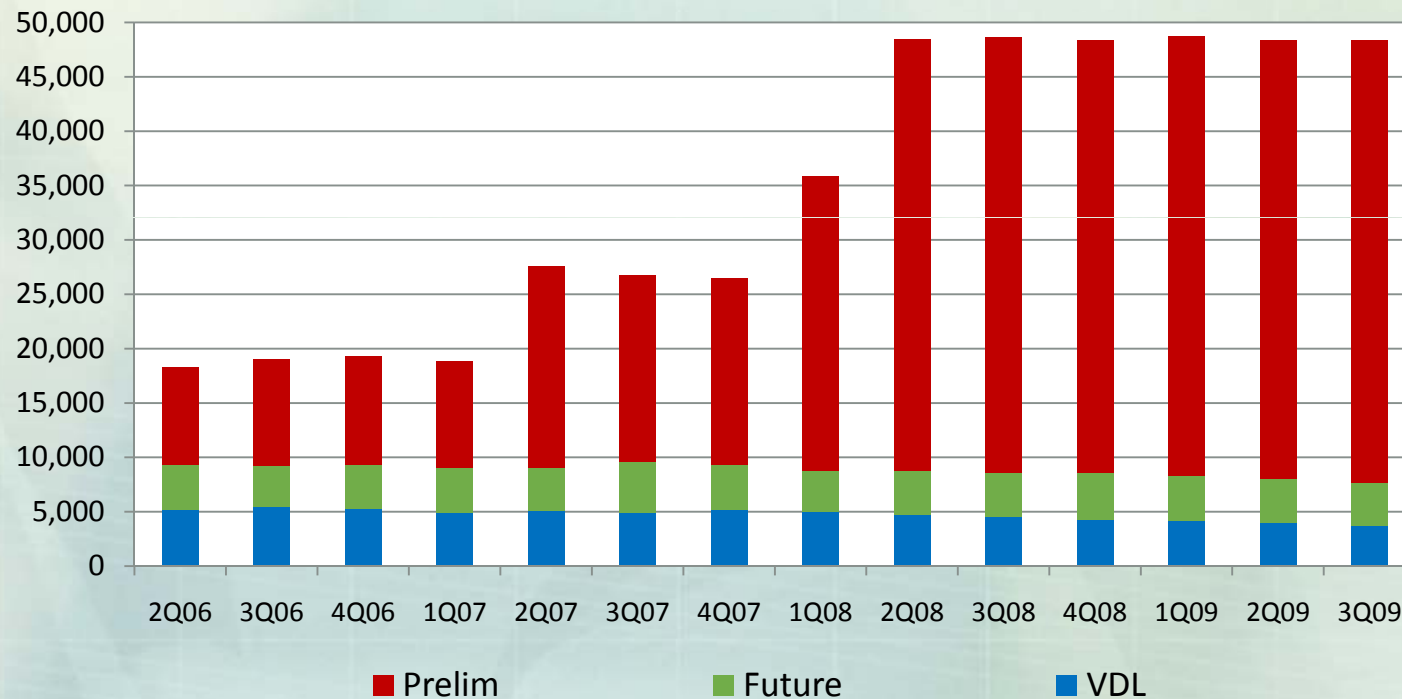
Denton ISD's new home market ranks 3rd in annual closings among Dallas-Ft. Worth school districts





Denton ISD Lot Supply

Denton ISD - Historical Lot Inventory



Vacant Developed Lots

3,727 lots (52.7 months)

Approved Future Lots

3,974 lots (56.2 months)

Prelim. Planned Lots

40,612



Top Performing Subdivisions

		Annual Closings	1-year Forecast	<u>Starts</u> 2-year Forecast
1.	Paloma Creek (All sections) US-380	221	192	192
2.	Lantana (All sections) Bartonville	181	94	89
3.	Villages of Carmel - Shady Shores	91	56	53
4.	Savannah (All sections) US-380	87	46	46
5.	Robson Ranch I-35W	85	49	49
6.	Preserve at Pecan Creek	58	32	32
7.	Glenbrooke Estates US-380	55	54	54
8.	Forest Meadow - Corinth	46	36	36





Activity by City Sector

	<u>Annual</u>	<u>Annual</u>
	<u>Starts</u>	<u>Closings</u>
1. Denton Co. East	308	340
2. Denton South	253	353
3. Lantana	121	181
4. Denton North	83	82
5. Prosper	69	55
6. Corinth	8	13
7. Shady Shores	5	11
8. Cross Roads	1	10
9. Double Oak	1	4
10. Denton Co. West	0	1

Denton ISD Resale Market

(Single-Family Residential Only)



Denton ISD Resale Data

SF Residential	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09
Total Sales	414	580	573	346	357	507	529
Average Sales Price	\$182,976	\$183,354	\$179,381	\$175,630	\$172,226	\$176,161	\$186,968
Median Sales Price	\$151,408	\$147,038	\$154,500	\$146,058	\$149,990	\$150,000	\$155,000
Days-on-market	91	75	78	80	90	84	90
Foreclosure Forced Sales	64	93	69	81	90	77	52
Pending Sales	29	29	31	33	41	206	203
Active Listings	119	139	202	281	318	727	984
Months Inventory				1.8	2.1	4.9	6.7
Annual Total Sales				1,913	1,856	1,783	1,766
% Change				n/a	-3.0%	-3.9%	-1.0%
Annual Foreclosure Forced Sales				307	333	317	292
% Change				n/a	8.5%	-4.8%	-7.9%
Active Listings				281	318	727	984
% Change				n/a	13.2%	128.6%	35.4%



Glenbrooke Estates

US-380 Corridor

- 78 occupied homes
- 85 vacant lots
- 190 future lots planned
- 54 starts projected for next 12 months



Servicing Campuses

- Savannah Elementary
- Navo Middle School
- Denton High School





Villages of Carmel

Shady Shores Area

- 253 occupied homes
- 124 vacant lots
- 246 future lots
- 56 starts projected for next 12 months



Servicing Campuses

- Pecan Creek Elementary
- Crownover Middle School
- Guyer & Ryan High School





Preserve at Pecan Creek

Shady Shores Area

- 542 occupied homes
- 143 vacant lots
- 131 future lots planned
- 32 starts projected for next 12 months



Servicing Campuses

- Pecan Creek Elementary
- Crownover Middle School
- Guyer & Ryan High School





Lantana -Madison Addition

Bartonville - Argyle

- 49 total lots planned
- 4 occupied homes
- 39 vacant lots
- 12 starts projected in next 12 months



Servicing Campuses

- Blanton Elementary
- Harpool Middle School
- Guyer High School





Lantana - Bandera

Bartonville - Argyle

- 57 occupied homes
- 134 vacant lots
- 50 annual closings
- 46 starts projected for the next 12 months



Servicing Campuses

- Blanton Elementary
- Harpool Middle School
- Guyer High School





Denton ISD - 3rd Qtr 2009 Summary



Starts are down 39% since 3Q08 to 849 annual units (vs. 1,402)

Annual closings decline 36% to 1,050 units (vs. 1,638 in 2Q08)

DISD continues to rank 3rd in annual new home closings among DFW school districts [Frisco (1st), Northwest (2nd)]

Quarterly starts up 66% from 2Q09

Quarterly starts up for second straight quarter

314 starts highest quarterly starts total in a year

Homes under construction up 62% from 2Q09 (323 units u/c)

158 finished vacant units available

Continental Congress Village (16), Forest Meadow (9), Villages of Carmel (9)

No new lots delivered this quarter

48,313 total potential lots remaining in the district

3,727 vacant developed lots (-7%)

3,974 future lots (No Change)

40,612 preliminary lots planned (+1%)

New home forecast 4Q09-3Q10 = 840 starts

Resales up in 3Q09 but annual total sales are down 1% (vs. 2Q09 ann. total)

Annual foreclosure forced sales down 8%



2009 DENTON ANNEXATION MAP

