



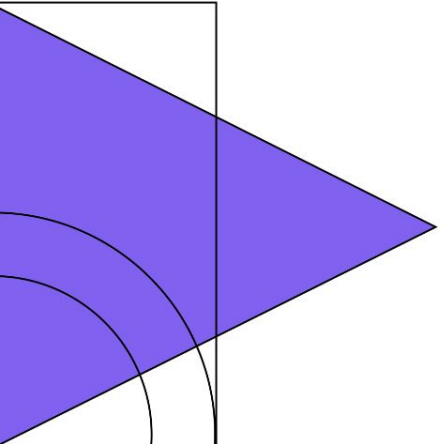
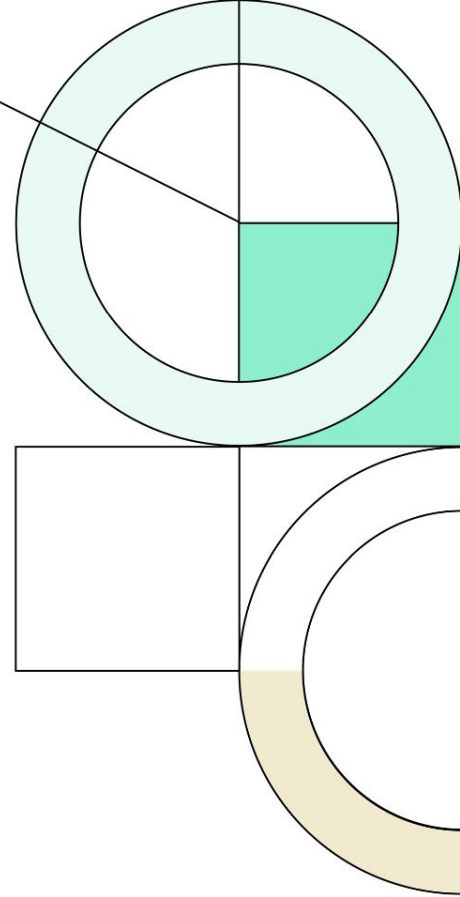
Demographic Report

Writing Success Stories, One Student At A Time.



Duncanville Independent School District

Fall 2025 Enrollment and Housing Report



Zonda™

Demographics

Zonda's demographic division, formerly Templeton Demographics, was established in 2006 and has been assisting public schools with demographic services for over 18 years. From day one, our mission has been to continually improve and provide accurate and timely data combined with outstanding consulting services. The fusion of demographics with unparalleled housing data from Zonda has made us a leader in the market. The data provides an in-depth look at how the impact of housing and development influences decisions made now and in the future across the nation. The 12 dedicated employees in our division work diligently to provide the best possible data and enrollment projections to help you make informed decisions for your school system.

We are the #1 demographer in the state of Texas and now work with clients in Arkansas, Colorado, Georgia, Missouri, Oklahoma, North Carolina and South Carolina.

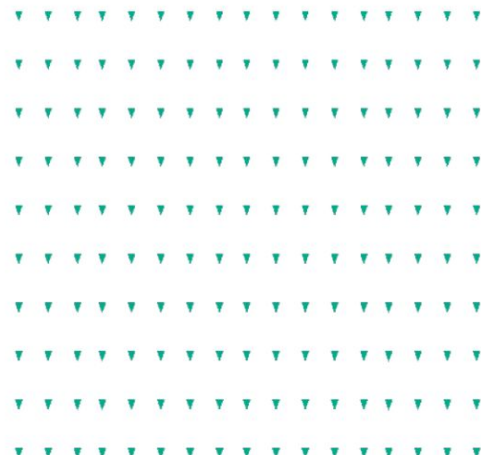
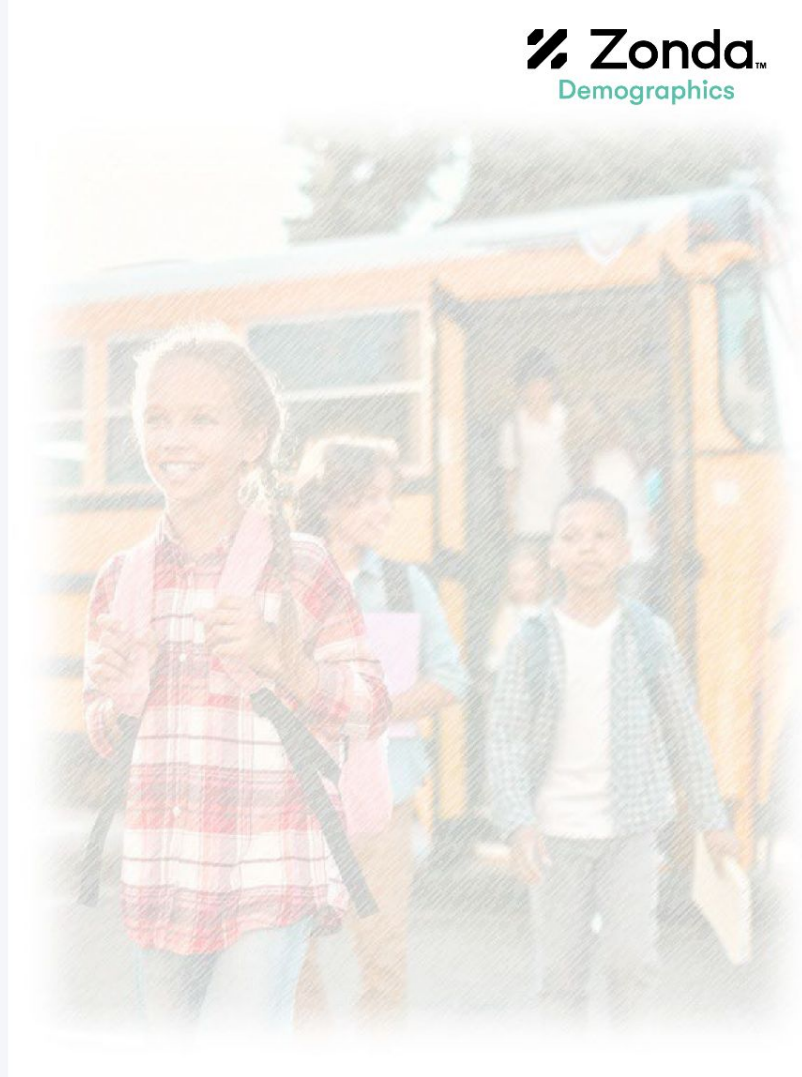


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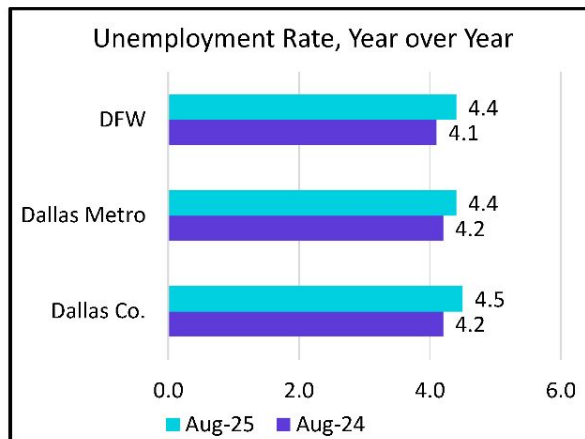


Economic Conditions

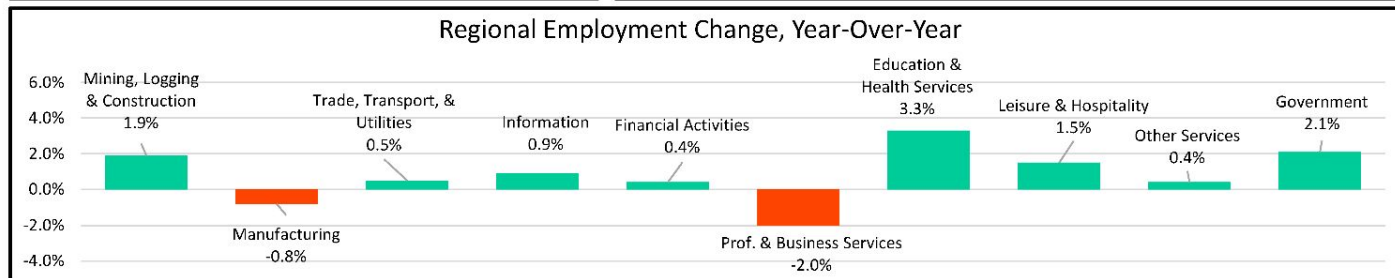
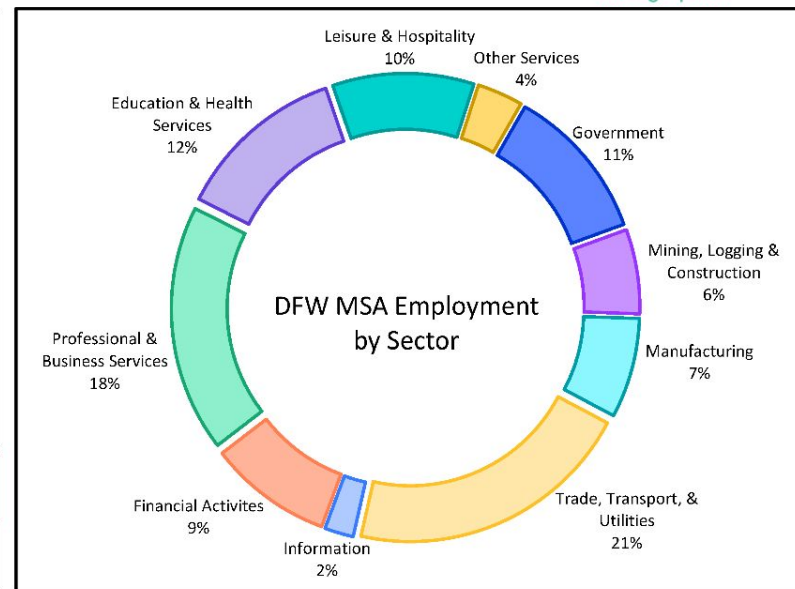
Local Economic Data



- Unemployment levels in the region have decreased approximately 0.2% to 0.3% from last year's numbers
- 27,300 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Trade, Transportation, & Utilities, as well as Professional & Business Services sectors
- Sector with the greatest increases in job numbers over the past year was in the Education and Health Services sector
- The largest decline this past year was in Professional & Business Services the last 12 months



All Industry Sectors	Aug-2024	Aug-2025	YOY Change
(DFW MSA) Total Nonfarm Employment #s	4,271,300	4,298,600	0.6%

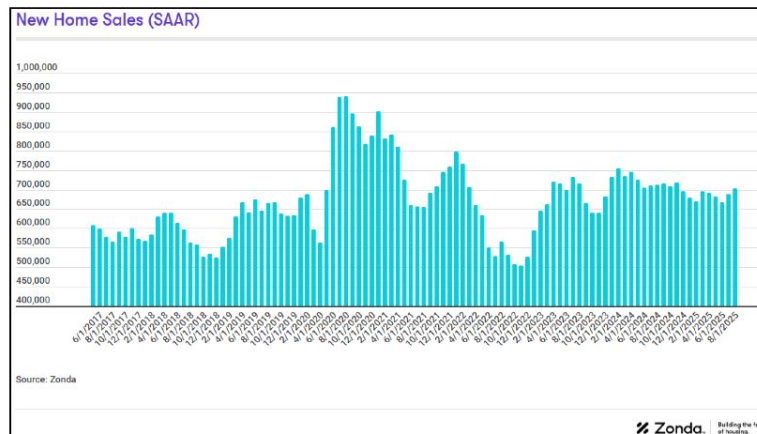


Source: US BLS; US BEA

Single-Family Housing

National Market Information & Area Sales Data





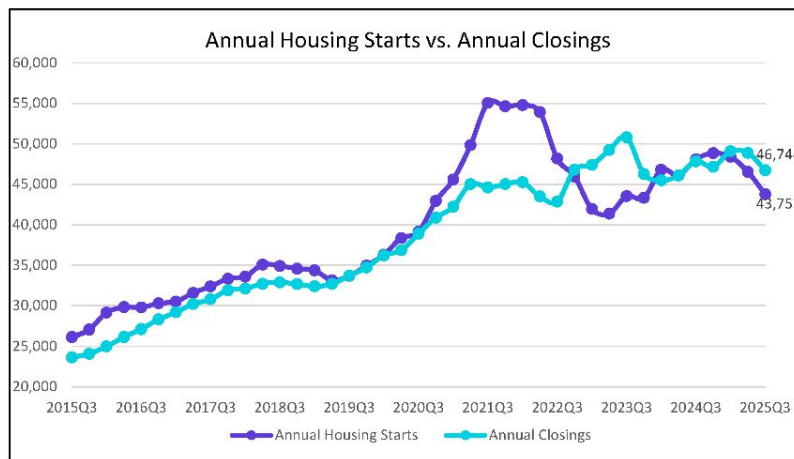
There were 703,000 new homes sold in August 2025 on a seasonally adjusted annualized rate. This is an increase of 2.1% from the July 2025 sales numbers and a drop of -1.2% from a year ago.

Among Zonda's top 50 major markets across the country, 32% were overperforming, 42% were average, and 26% were underperforming.

Recent Market Moderation (past four months). Home sales for new communities have trended directionally together across different price points; entry level homes continuously sell at a higher rate than upper-level homes.

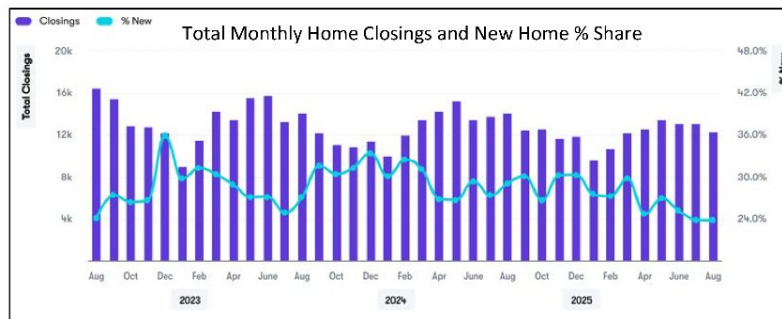


Monitoring Several Variables Impacting the Market Potential shifts in monetary policy, fiscal policy, international relations, investor sentiment, and consumer behavior are all being evaluated as to what impacts we may see in the coming months.



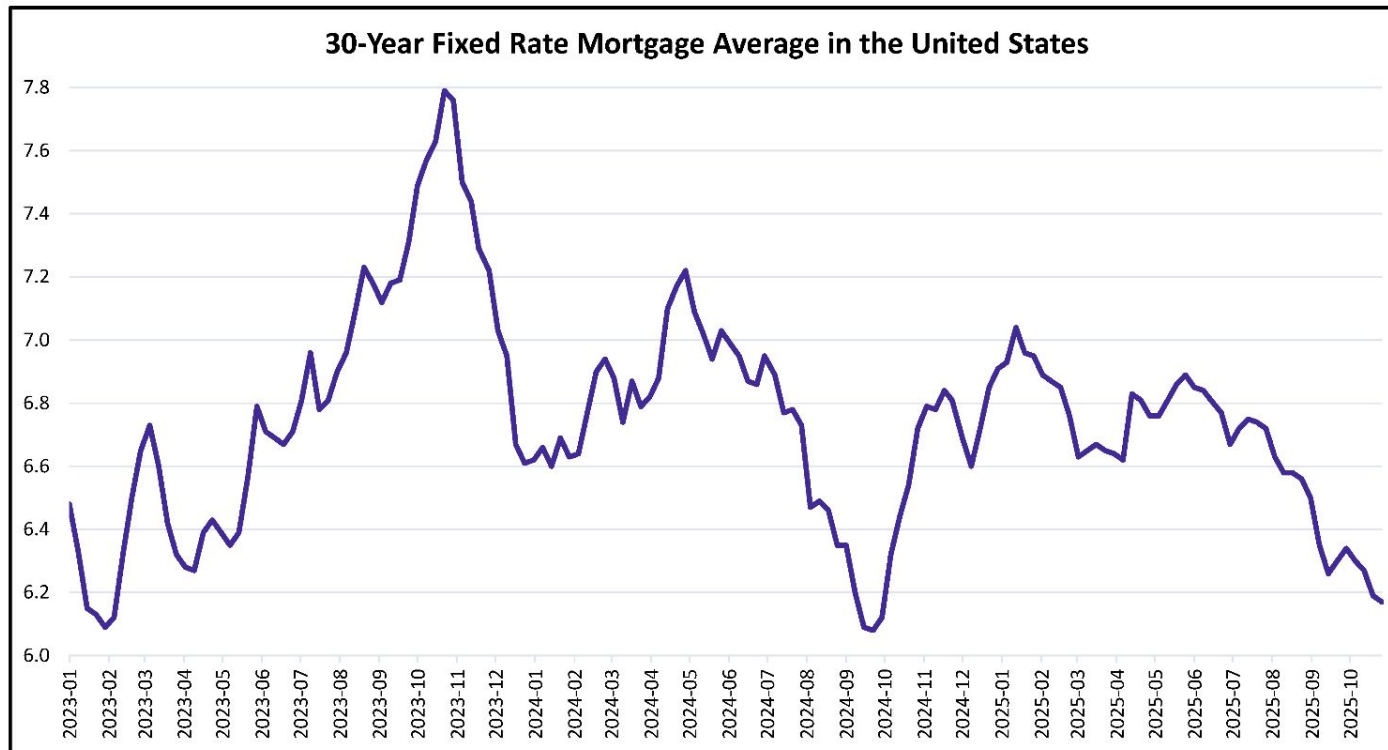
Dallas/Fort Worth maintains an average monthly sales rate of 2.0 net monthly sales per community among active projects.

Among Texas' four major markets, one market (San Antonio) is overperforming, two markets (Dallas and Houston) are average, and one market (Austin) is underperforming in terms of new home sales adjusted for supply and seasonality.



Dallas - Ft Worth - Arlington MSA experienced 39,716 new home closings in the last 12 months, a decrease of -12.6%.

Builder surveys report that affordability and consumer confidence are keeping consumers on the sidelines leading to tempering of new home activity.



Source: US FRED

The Federal Reserve Board cut its benchmark federal funds rate by 25 basis points on September 17 and October 29th, resulting in a reduction of the 30-year fixed rate mortgage average to 6.17% at the end of October, the lowest since October 2024.

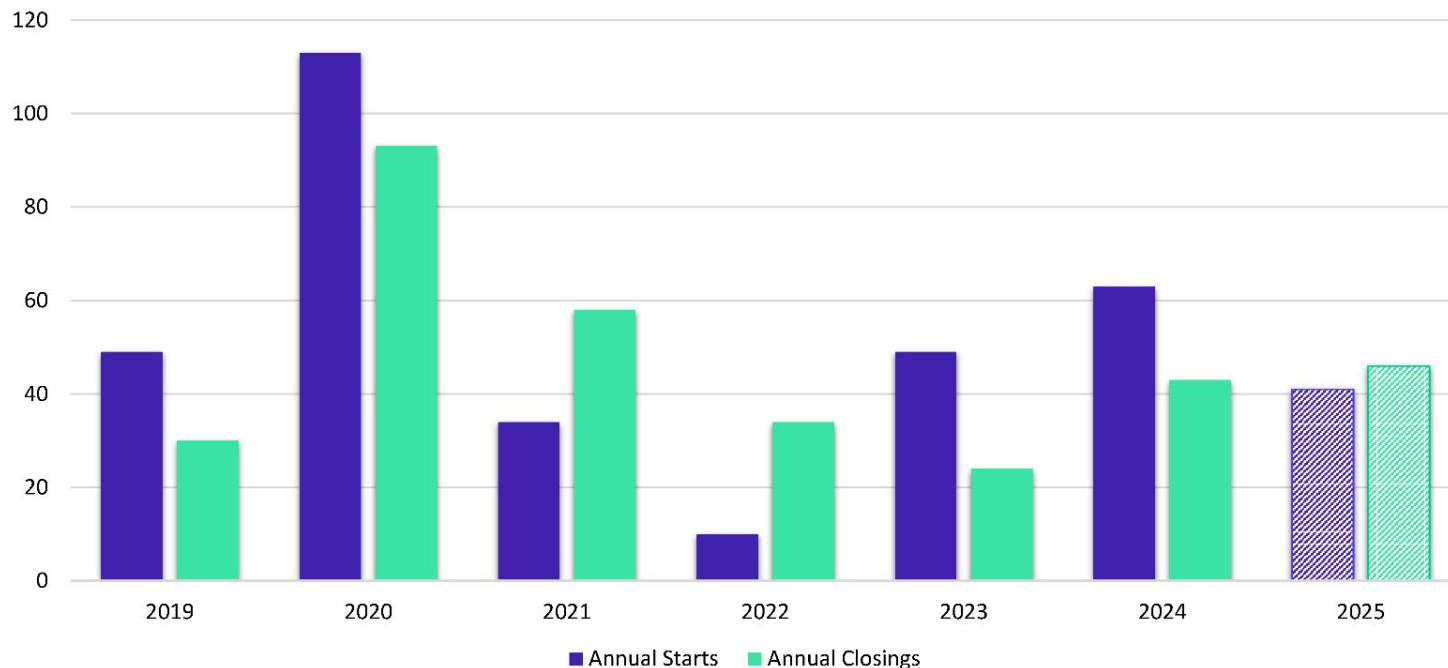
The move was driven by signs of a softening labor market and weakening job growth.

Mortgage rates remain elevated compared to pre-2022 levels, reflecting ongoing inflationary pressures and cautious monetary policy.



Duncanville ISD New Home Activity

Single-Family Housing



Starts	2019	2020	2021	2022	2023	2024	2025
1Q	11	22	3	1	10	16	15
2Q	10	26	16	9	17	16	21
3Q	12	37	6	0	11	13	5
4Q	16	28	9	0	11	18	
Total	49	113	34	10	49	63	41

Closings	2019	2020	2021	2022	2023	2024	2025
1Q	3	11	16	13	0	8	24
2Q	14	10	24	13	0	18	13
3Q	9	28	10	6	1	4	9
4Q	4	44	8	2	23	13	
Total	30	93	58	34	24	43	46

Source: Zonda



Duncanville ISD New Home Activity by Elementary Zone

Single-Family Housing

Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
ACTON	0	0	0	0	0	0	0	0
ALEXANDER	50	5	59	9	25	36	121	374
BILHARTZ	0	0	0	0	0	0	0	90
FAIRMEADOWS	0	0	0	0	0	0	0	0
HARDIN	0	0	0	0	0	0	0	0
HYMAN	9	0	0	0	9	9	0	344
MERRIFIELD	0	0	0	0	0	0	0	0
SMITH	0	0	0	0	0	0	0	0
Grand Total	59	5	59	9	34	45	121	808

Highest activity in the category

Second highest activity in the category

Third highest activity in the category

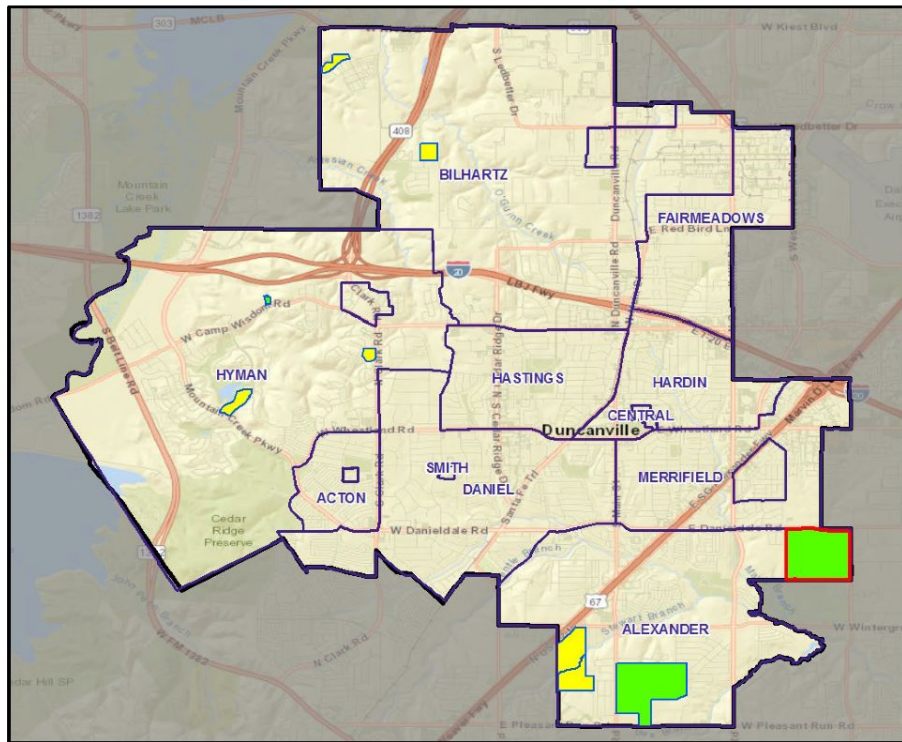
Single-Family Housing Construction

District Housing Activity Information



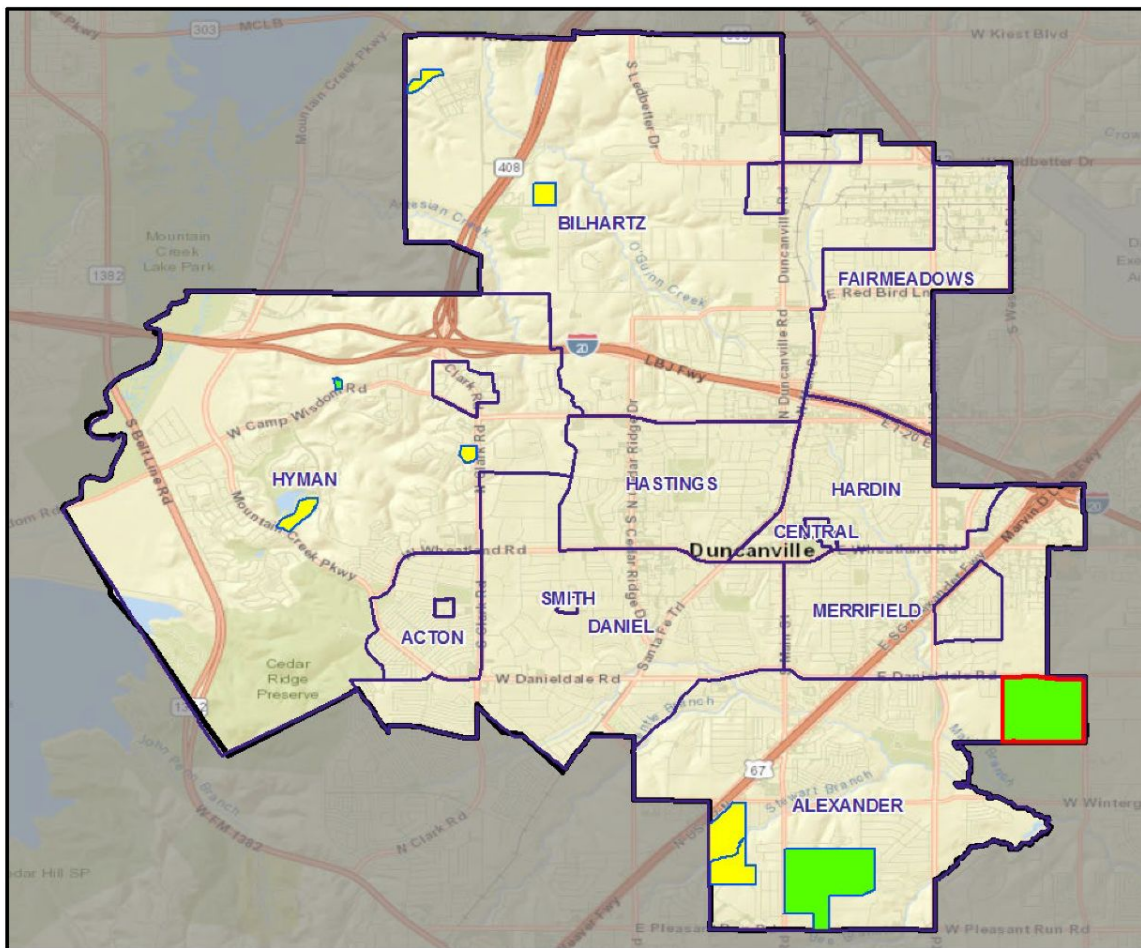
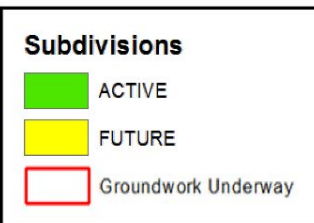
Key Terms

- Active subdivision – a subdivision with lots prepped for building and homes completed
 - Total lots – the total number of lots that have been approved for building
 - Occupied – the home has been sold
 - Under construction – the home is being built
 - Vacant Developed Lot (VDL) – the lot has been cleared and prepped for building. This lot is ready for construction to begin.
 - Future lot – the lot has not had any prep work done on it
 - Built Out – the subdivision does not have any more lots for building
- Future subdivision – a subdivision in which paperwork has been submitted and approved or waiting approval
- Groundwork Underway – a subdivision that has infrastructure being installed but lots have not been prepped for building
- Student Yield – the number of students per occupied home.
- Example: 0.521 would be 5.21 students per 10 occupied homes.



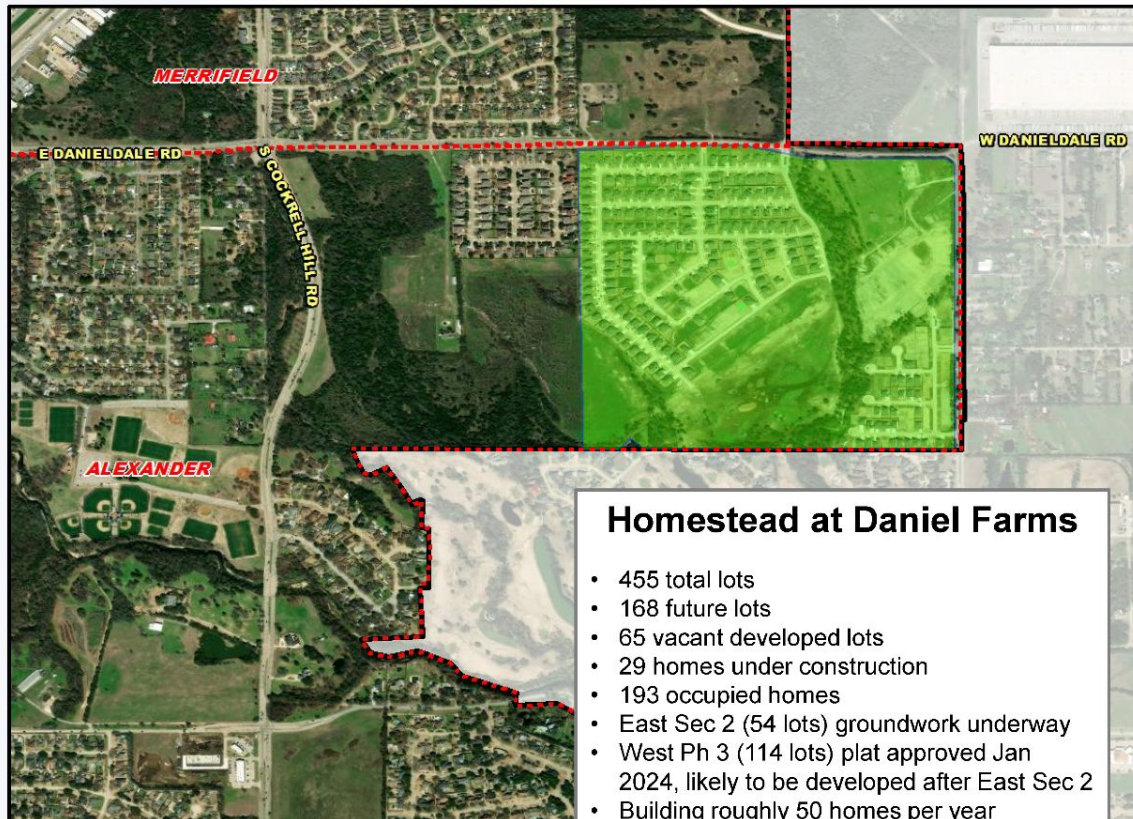
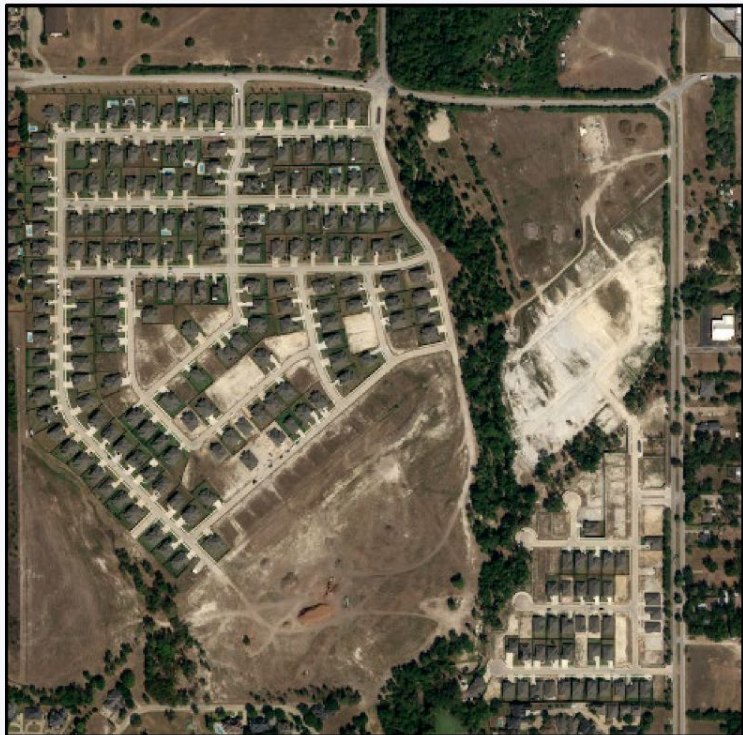
District Future Housing Overview

- The district has 3 active subdivisions with approximately 35 homes under construction and 120 lots ready to be built on
- Within DISD there are currently 6 potential future subdivisions totaling appx. 640 single family lots
- Groundwork is underway on more than 54 lots within 1 subdivision



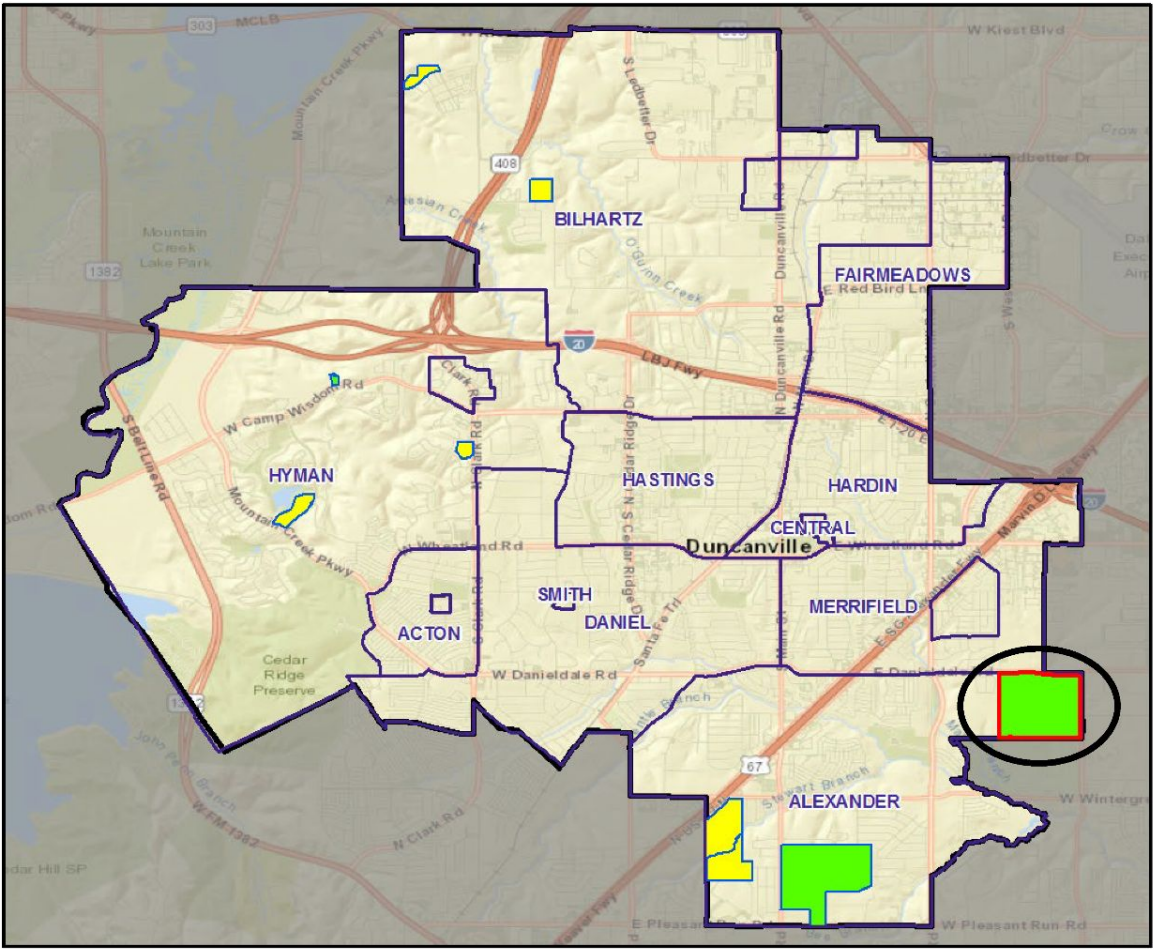
The following pages highlight major and new developments

November 2025



Homestead at Daniel Farms

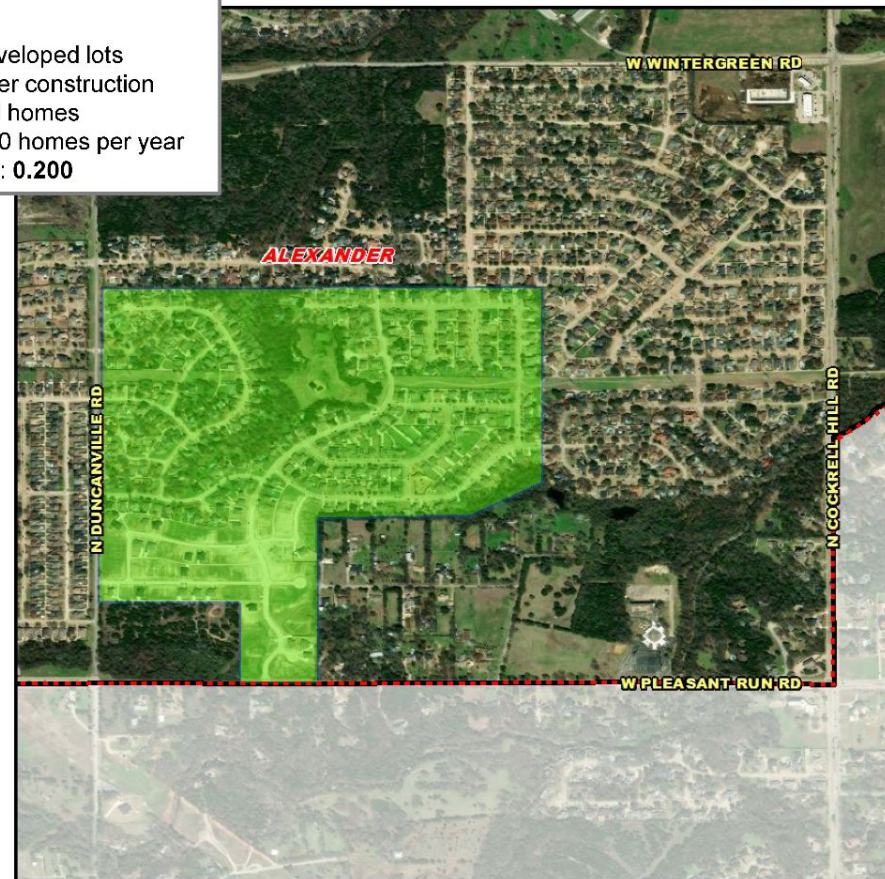
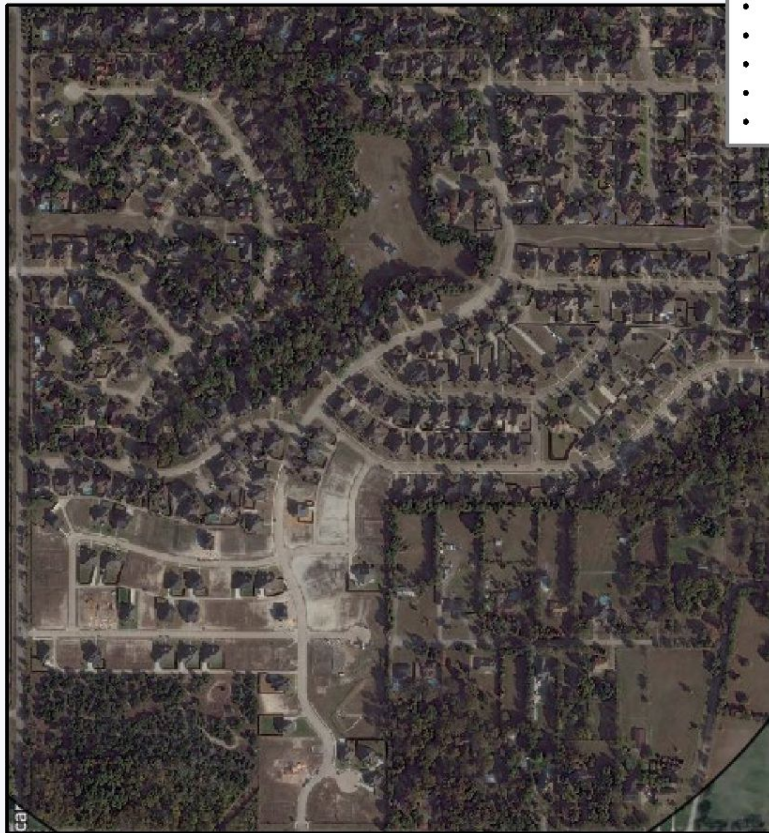
- 455 total lots
- 168 future lots
- 65 vacant developed lots
- 29 homes under construction
- 193 occupied homes
- East Sec 2 (54 lots) groundwork underway
- West Ph 3 (114 lots) plat approved Jan 2024, likely to be developed after East Sec 2
- Building roughly 50 homes per year
- Student Yield: .264

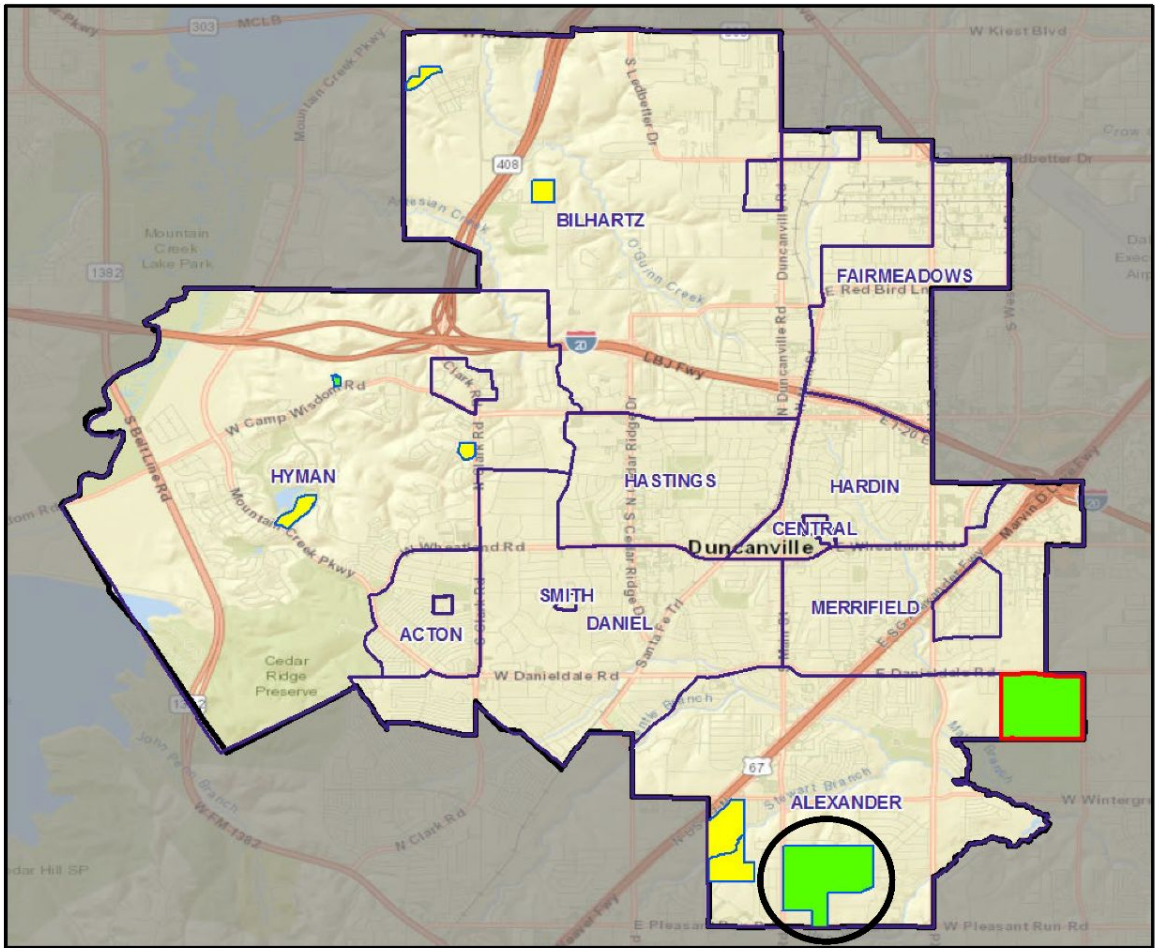


November 2025

Ten Mile Creek Estates

- 368 total lots
- 56 vacant developed lots
- 5 homes under construction
- 305 occupied homes
- Building 10-20 homes per year
- Student Yield: **0.200**







District Single-Family Activity

Single-Family Housing Construction

October 2025

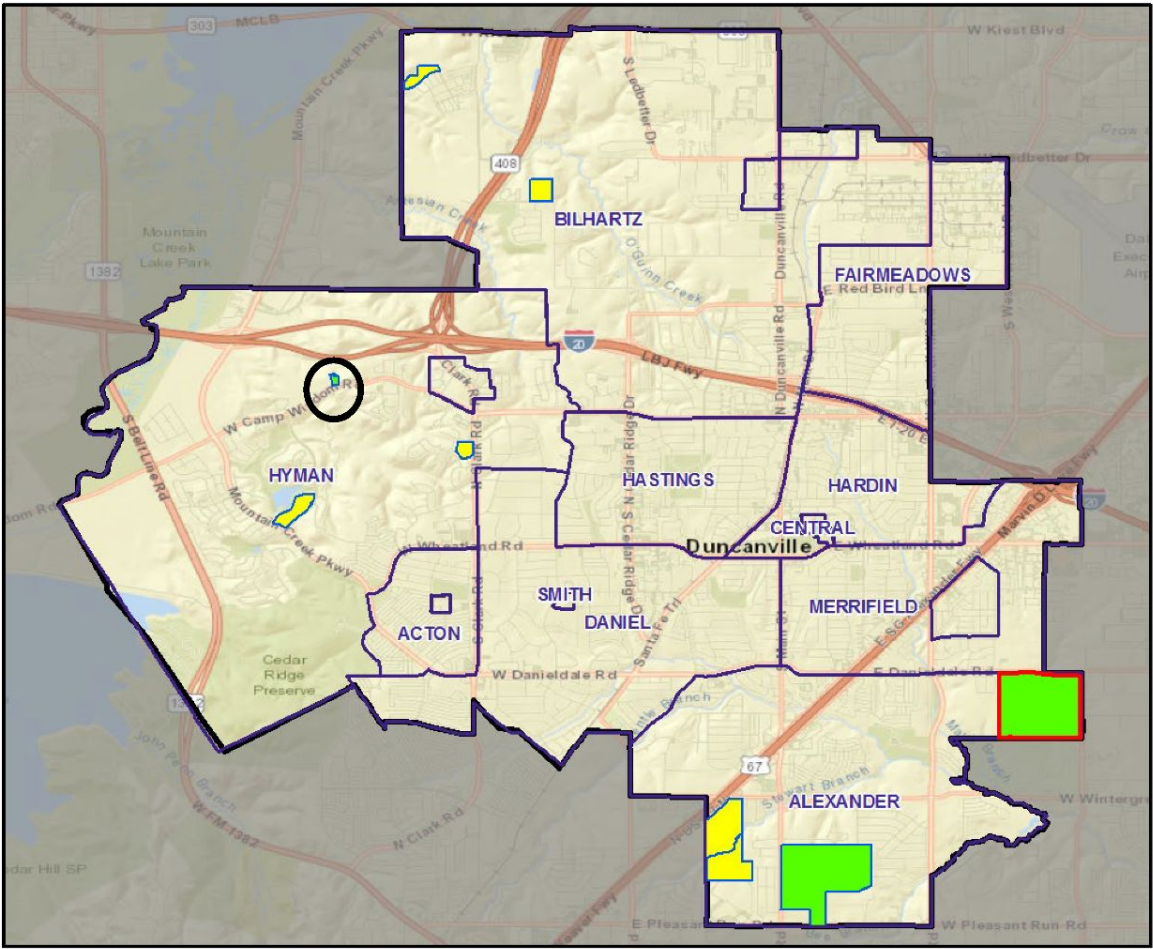


Camp Wisdom Estates

- 23 total lots
- 9 homes under construction
- 14 occupied homes
- Final homes nearing completion
- Student Yield: .428

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Demographics





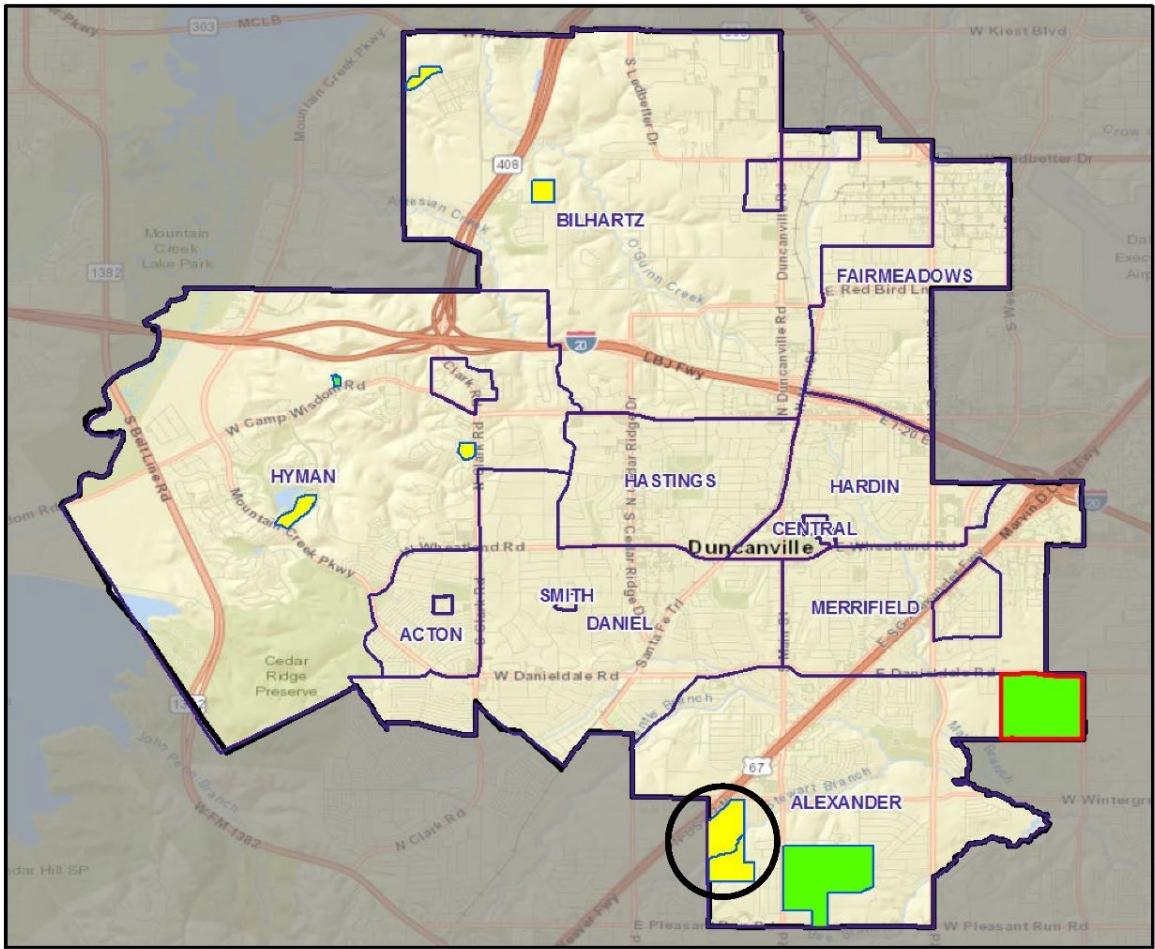
Juniper Creek

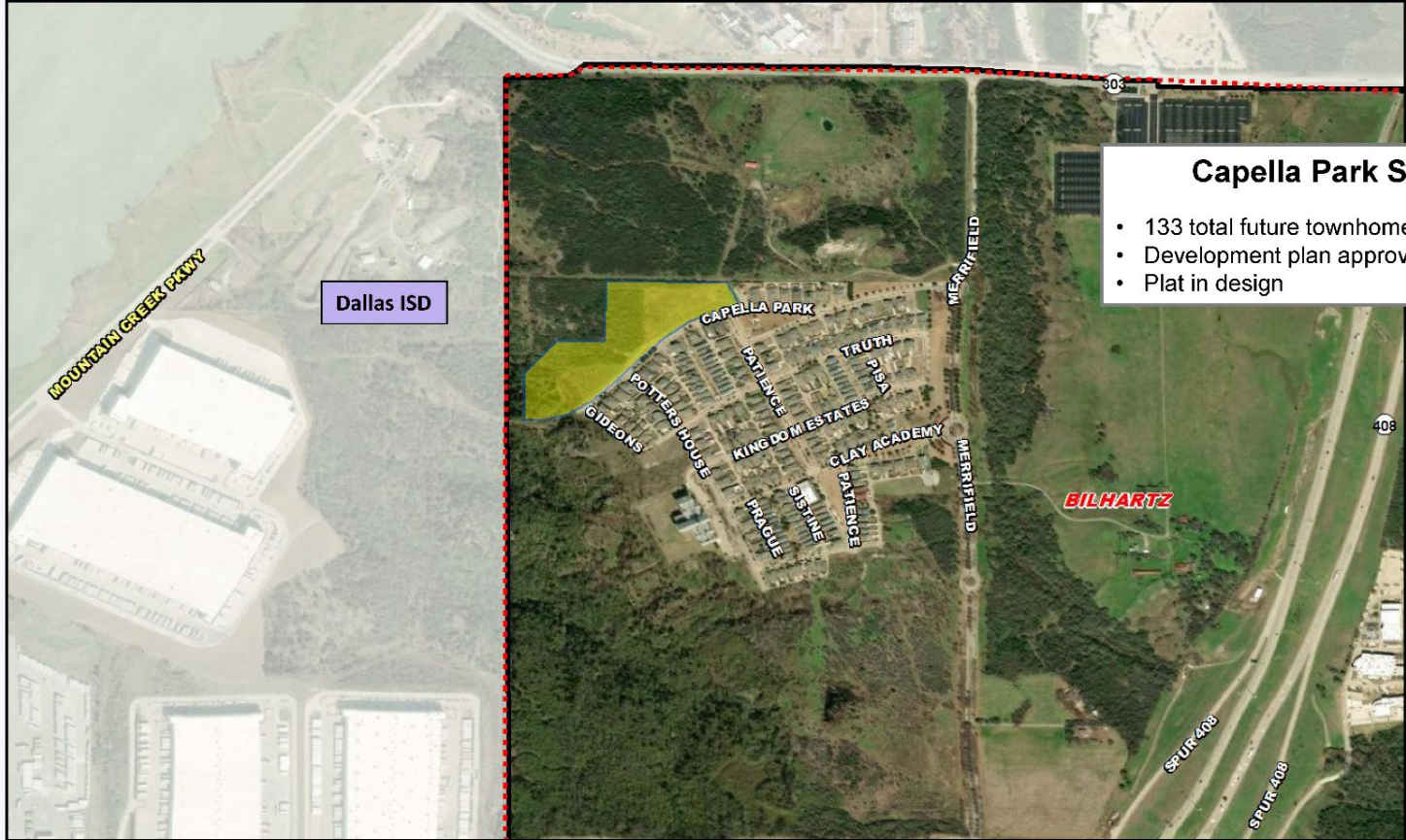
- 122 total future lots
- PD zoning request under review

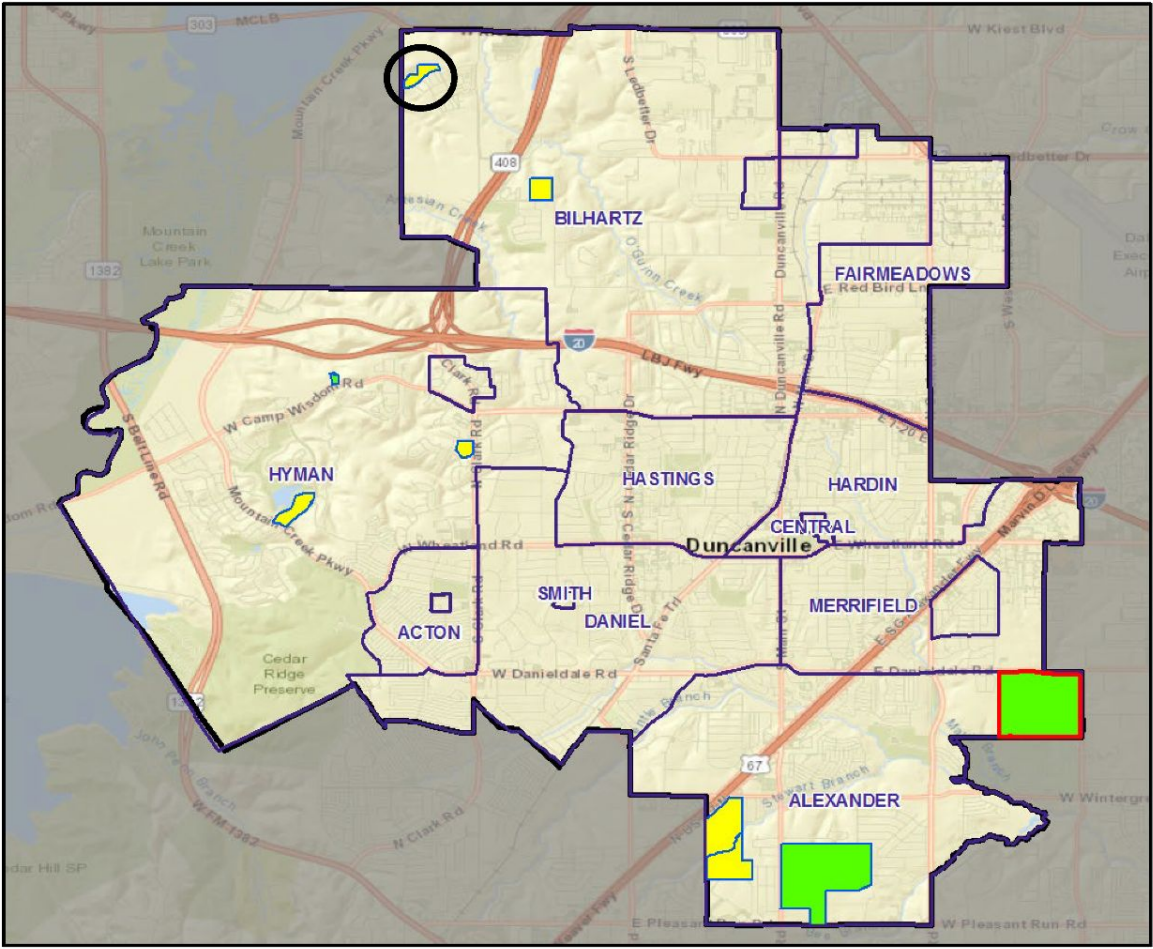


Heritage on the Hill

- 84 total future lots
- PD zoning approved Sep 2025
- Plat in design







Multifamily Housing

Multifamily Activity & Student Yield Analysis

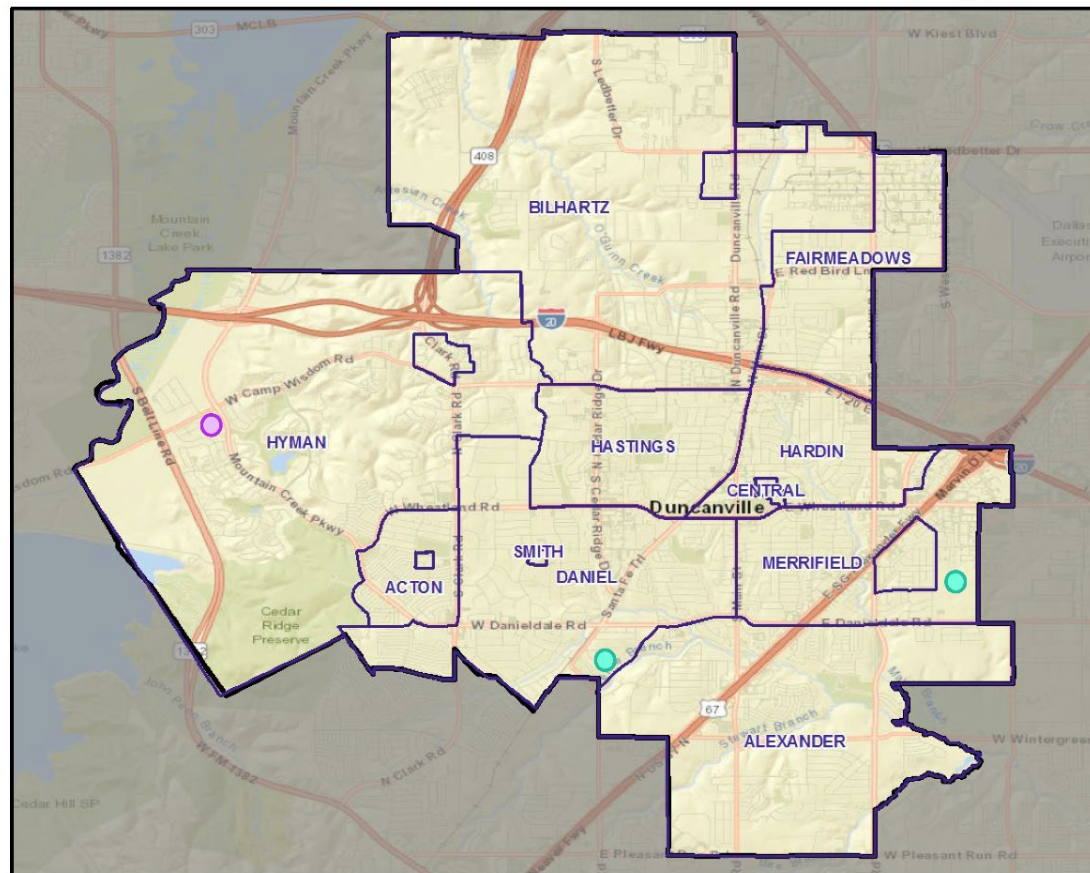
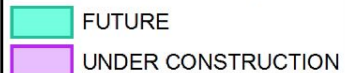


District Multifamily Overview

Multifamily Housing

- There are roughly 234 multifamily units under construction across the district
- There are more than 650 future multifamily units in various stages of planning across the district, including 182 senior living units

Multi-Family Developments





District Multifamily Activity

Multifamily Housing

November 2025

Mountain Creek Apartments

- 234 total units
- Construction started fall 2025
- Anticipate first units leasing spring 2027

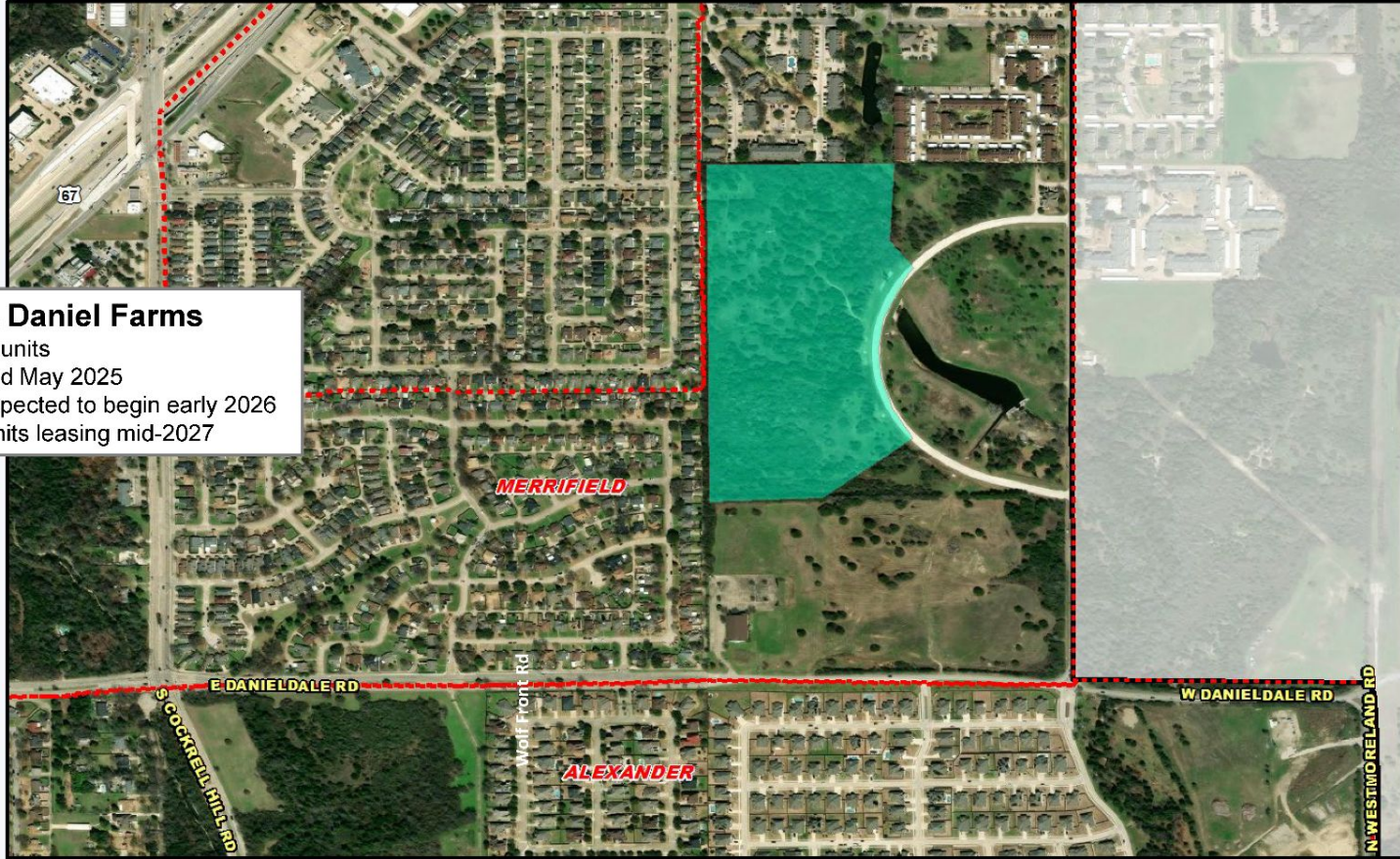


Wall Front Rd



Parc at Daniel Farms

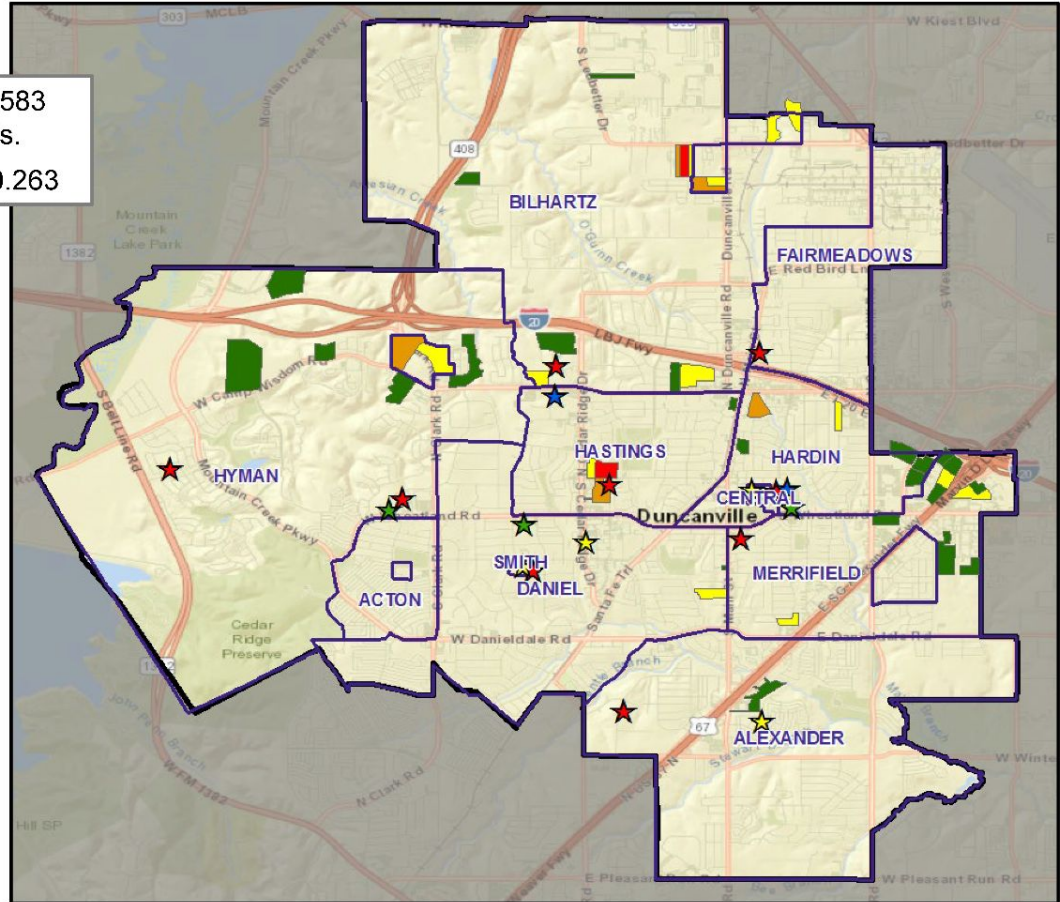
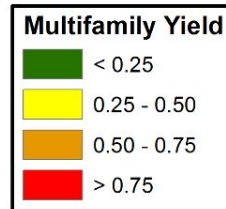
- 480 total future units
- Zoning approved May 2025
- Construction expected to begin early 2026
- Estimate first units leasing mid-2027



District Multifamily Yield Analysis

Multifamily Housing

- There are 2,263 students residing in 8,583 total non-age restricted multifamily units.
- The overall district multifamily yield is 0.263



Enrollment – Data & Trends

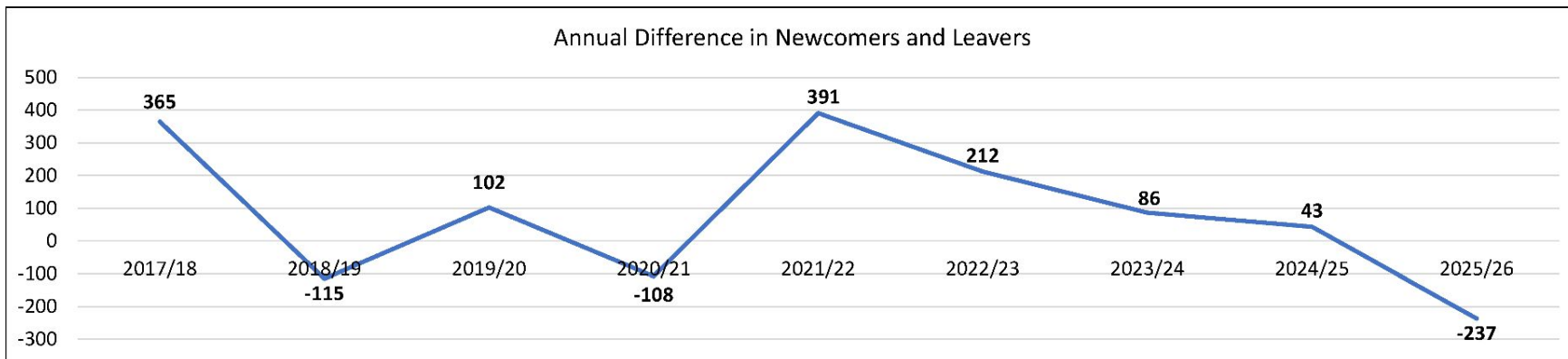
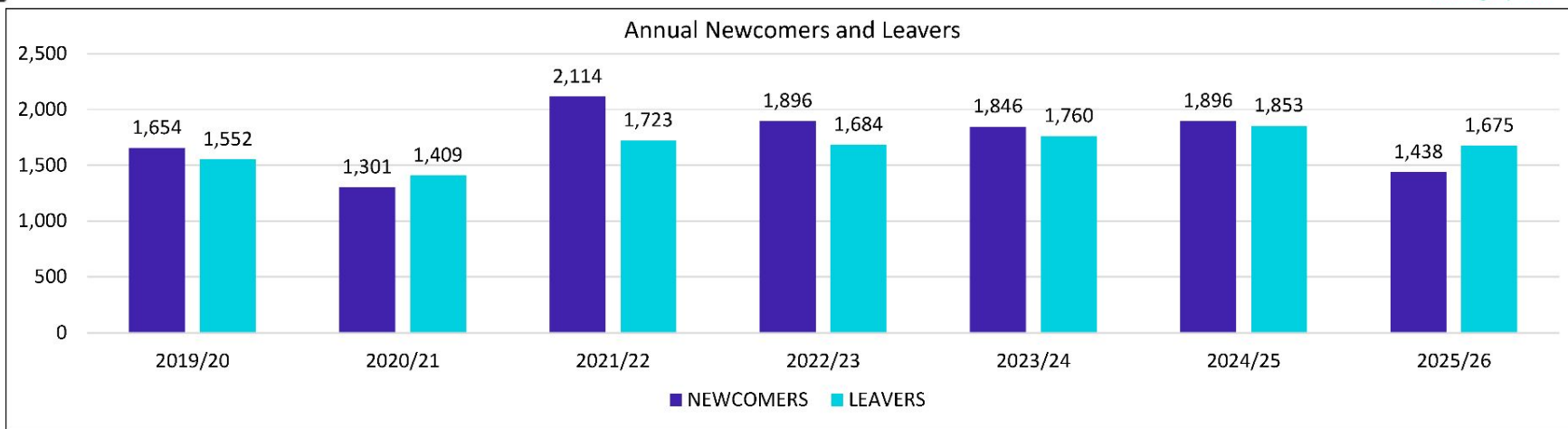
Student Mobility & Birthrates





Newcomers and Leavers Mobility Analysis

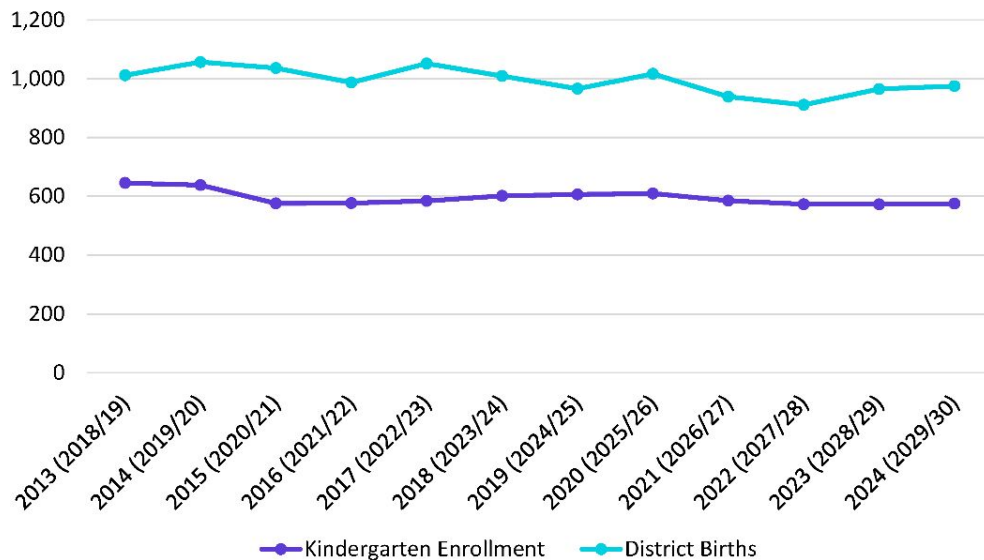
Enrollment- Data & Trends



Duncanville ISD – Birth Rate Analysis

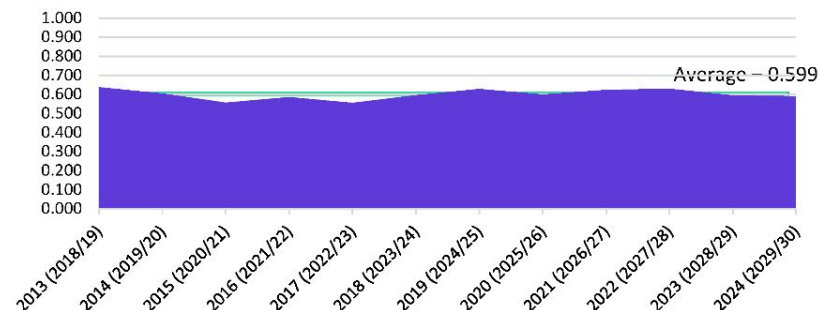
Enrollment- Data & Trends

Duncanville KG Enrollment v. District Births



Birth Yr (School Yr)	District Births	Kindergarten Enrollment	Enrolled Ratio
2013 (2018/19)	1,012	645	0.637
2014 (2019/20)	1,057	638	0.604
2015 (2020/21)	1,036	576	0.556
2016 (2021/22)	987	577	0.585
2017 (2022/23)	1,052	584	0.555
2018 (2023/24)	1,009	601	0.596
2019 (2024/25)	966	606	0.627
2020 (2025/26)	1,017	609	0.599
2021 (2026/27)	939	585	0.623
2022 (2027/28)	911	573	0.629
2023 (2028/29)	965	573	0.594
2024 (2029/30)	975	575	0.590

District Births to KG Enrolled Ratio



Source: Texas Dept. of Health and Human Services

Enrollment Forecast

10 Year Forecast & Campus Projections



GRADE LEVEL ENROLLMENT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2021/22	38	486	577	665	660	696	719	708	805	975	980	1,424	1,084	1,106	1,023	11,946	198	1.7%
2022/23	36	603	584	631	699	679	712	720	785	893	1,025	1,257	1,232	1,071	1,024	11,951	5	0.0%
2023/24	41	625	601	624	633	712	691	664	733	834	909	1,290	1,207	1,174	1,032	11,770	-181	-1.5%
2024/25	41	625	606	652	628	644	718	702	650	803	867	1,151	1,249	1,173	1,126	11,635	-135	-1.1%
2025/26	36	596	609	600	635	635	613	721	672	776	800	1,040	1,039	1,137	1,001	10,910	-725	-6.2%

Yellow box = largest grade per year

Green box = second largest grade per year

2025/26 Proj.	46	630	614	654	646	639	645	703	745	708	828	1,101	1,072	1,212	1,109	11,353		
Diff	-10	-34	-5	-54	-11	-4	-32	18	-73	68	-28	-61	-33	-75	-108	-443		
	-27.8%	-5.7%	-0.8%	-9.0%	-1.7%	-0.6%	-5.2%	2.5%	-10.9%	8.7%	-3.5%	-5.8%	-3.2%	-6.6%	-10.8%	-4.1%		

GRADE LEVEL COHORT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	INT	MS	HS
3yr Avg	1.006	0.997	1.014	1.048	0.995	1.016	0.993	0.984	0.985	1.117	1.018	1.242	0.944	0.945	0.925	1.013	0.985	1.052	1.014
2022/23	0.947	1.241	1.012	1.094	1.051	1.029	1.023	1.001	1.109	1.109	1.051	1.283	0.865	0.988	0.926	1.042	1.055	1.080	1.015
2023/24	1.139	1.036	1.029	1.068	1.003	1.019	1.018	0.933	1.018	1.062	1.018	1.259	0.960	0.953	0.964	1.027	0.975	1.040	1.034
2024/25	1.000	1.000	1.008	1.085	1.006	1.017	1.008	1.015	0.980	1.095	1.039	1.267	0.968	0.972	0.959	1.025	0.998	1.067	1.041
2025/26	0.878	0.954	1.005	0.990	0.974	1.011	0.952	1.004	0.958	1.193	0.996	1.200	0.902	0.911	0.853	0.986	0.981	1.049	0.967

- The highest cohort occurred from 8th to 9th grade
- Another grade with a higher cohort is from 6th to 7th grades.

GRADE LEVEL ENROLLMENT HISTORY

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Diff	-10	-34	-5	-54	-11	-4	-32	18	-73	68	-28	-61	-33	-75	-108	-443		
	-27.8%	-5.7%	-0.8%	-9.0%	-1.7%	-0.6%	-5.2%	2.5%	-10.9%	8.7%	-3.5%	-5.8%	-3.2%	-6.6%	-10.8%	-4.1%		

GRADE LEVEL COHORT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	INT	MS	HS
3yr Avg	1.006	0.997	1.014	1.048	0.995	1.016	0.993	0.984	0.985	1.117	1.018	1.242	0.944	0.945	0.925	1.013	0.985	1.052	1.014
2022/23	0.947	1.241	1.012	1.094	1.051	1.029	1.023	1.001	1.109	1.109	1.051	1.283	0.865	0.988	0.926	1.042	1.055	1.080	1.015
2023/24	1.139	1.036	1.029	1.068	1.003	1.019	1.018	0.933	1.018	1.062	1.018	1.259	0.960	0.953	0.964	1.027	0.975	1.040	1.034
2024/25	1.000	1.000	1.008	1.085	1.006	1.017	1.008	1.015	0.980	1.095	1.039	1.267	0.968	0.972	0.959	1.025	0.998	1.067	1.041
2025/26	0.878	0.954	1.005	0.990	0.974	1.011	0.952	1.004	0.958	1.193	0.996	1.200	0.902	0.911	0.853	0.986	0.981	1.049	0.967

- The highest cohort occurred from 8th to 9th grade
- Another grade with a higher cohort is from 6th to 7th grades.

GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

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2025/26	36	596	609	600	635	635	613	721	672	776	800	1,040	1,039	1,137	1,001	10,910	-725	-6.2%
2026/27	36	581	585	607	595	641	642	607	770	770	821	1,014	997	1,003	1,076	10,745	-165	-1.5%
2027/28	36	580	573	588	603	596	640	635	648	881	816	1,042	969	968	946	10,521	-224	-2.1%
2028/29	36	580	573	584	584	612	590	634	682	733	933	1,036	989	940	910	10,416	-105	-1.0%
2029/30	36	580	575	575	586	589	612	586	675	771	770	1,182	988	958	886	10,368	-48	-0.5%
2030/31	36	580	571	577	571	583	582	603	629	782	810	977	1,125	958	903	10,287	-81	-0.8%
2031/32	36	580	580	577	575	573	580	576	647	725	823	1,028	932	1,088	902	10,222	-66	-0.6%
2032/33	36	580	582	580	573	574	569	572	618	745	761	1,044	980	904	1,027	10,144	-77	-0.8%
2033/34	36	580	582	578	572	567	565	560	614	711	784	966	995	950	851	9,910	-235	-2.3%
2034/35	36	580	585	583	573	571	563	560	600	706	748	995	921	964	895	9,880	-29	-0.3%
2035/36	36	580	592	584	579	572	564	556	600	692	743	950	949	894	908	9,799	-81	-0.8%

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

GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2021/22	38	486	577	665	660	696	719	708	805	975	980	1,424	1,084	1,106	1,023	11,946	198	1.7%
2022/23	36	603	584	631	699	679	712	720	785	893	1,025	1,257	1,232	1,071	1,024	11,951	5	0.0%
2023/24	41	625	601	624	633	712	691	664	733	834	909	1,290	1,207	1,174	1,032	11,770	-181	-1.5%
2024/25	41	625	606	652	628	644	718	702	650	803	867	1,151	1,249	1,173	1,126	11,635	-135	-1.1%
2025/26	36	596	609	600	635	635	613	721	672	776	800	1,040	1,039	1,137	1,001	10,910	-725	-6.2%
2026/27	36	581	585	607	595	641	642	607	770	770	821	1,014	997	1,003	1,076	10,745	-165	-1.5%
2027/28	36	580	573	588	603	596	640	635	648	881	816	1,042	969	968	946	10,521	-224	-2.1%
2028/29	36	580	573	584	584	612	590	634	682	733	933	1,036	989	940	910	10,416	-105	-1.0%
2029/30	36	580	575	575	586	589	612	586	675	771	770	1,182	988	958	886	10,368	-48	-0.5%
2030/31	36	580	571	577	571	583	582	603	629	782	810	977	1,125	958	903	10,287	-81	-0.8%
2031/32	36	580	580	577	575	573	580	576	647	725	823	1,028	932	1,088	902	10,222	-66	-0.6%
2032/33	36	580	582	580	573	574	569	572	618	745	761	1,044	980	904	1,027	10,144	-77	-0.8%
2033/34	36	580	582	578	572	567	565	560	614	711	784	966	995	950	851	9,910	-235	-2.3%
2034/35	36	580	585	583	573	571	563	560	600	706	748	995	921	964	895	9,880	-29	-0.3%
2035/36	36	580	592	584	579	572	564	556	600	692	743	950	949	894	908	9,799	-81	-0.8%

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

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Campus	History	Fall	ENROLLMENT PROJECTIONS									
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Acton Elementary	517	553	515	501	494	482	479	471	467	463	461	460
Alexander Elementary	338	297	286	274	278	285	285	290	291	285	287	287
Bilhartz Elementary	506	579	549	543	517	504	481	481	483	484	491	495
Daniel Intermediate	433	352	338	334	331	327	328	326	321	317	321	320
Fairmeadows Elementary	441	508	499	495	488	483	476	469	466	461	462	461
Hardin Intermediate	471	572	564	558	553	537	540	535	531	526	524	522
Hastings Elementary	492	565	558	561	554	552	543	533	528	522	518	516
Hyman Elementary	428	563	551	555	556	557	563	563	568	575	584	595
Merrifield Elementary	390	456	434	430	422	412	408	409	411	407	403	407
ELEMENTARY SCHOOL TOTALS	5,186	4,445	4,294	4,251	4,193	4,139	4,103	4,077	4,066	4,040	4,051	4,063
Elementary Absolute Change	-55	-741	-151	-43	-58	-54	-36	-26	-11	-26	11	12
Elementary Percent Change	-1.04%	-14.29%	-3.40%	-1.00%	-1.36%	-1.29%	-0.87%	-0.63%	-0.27%	-0.64%	0.27%	0.30%

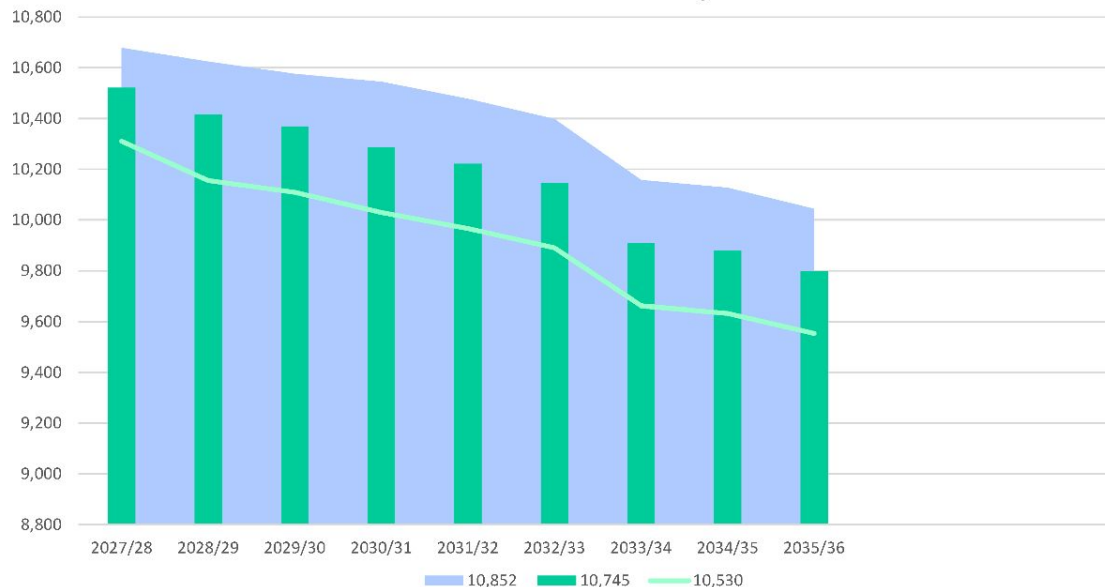
Ten Year Forecast by Secondary Campus Level

Enrollment Forecast

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Campus	History	Fall	ENROLLMENT PROJECTIONS									
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Byrd Middle School	530	562	610	669	753	694	699	696	705	698	680	671
Reed Middle School	484	730	848	896	888	879	887	869	818	806	786	783
Kennemer Middle School	736	956	904	780	708	642	636	629	601	604	588	581
MIDDLE SCHOOL TOTALS	1,750	2,248	2,361	2,345	2,348	2,215	2,221	2,195	2,124	2,108	2,054	2,035
Middle School Absolute Change	-76	498	113	-16	3	-133	6	-26	-71	-16	-54	-19
Middle School Percent Change	-4.18%	28.48%	5.02%	-0.66%	0.12%	-5.67%	0.27%	-1.17%	-3.23%	-0.75%	-2.56%	-0.92%
Smithey Pace High School	88	86	86	86	86	86	86	86	86	86	86	86
Duncanville High School	4,608	4,131	4,001	3,836	3,786	3,926	3,875	3,861	3,865	3,673	3,686	3,612
PASS Learning Center	3	0	3	3	3	3	3	3	3	3	3	3
Summit Learning Center	0	0	0	0	0	0	0	0	0	0	0	0
HIGH SCHOOL TOTALS	4,699	4,217	4,090	3,925	3,875	4,015	3,964	3,950	3,954	3,762	3,775	3,701
High School Absolute Change	-4	-482	-127	-165	-50	140	-51	-14	4	-193	13	-74
High School Percent Change	-0.09%	-10.25%	-3.01%	-4.04%	-1.27%	3.60%	-1.27%	-0.35%	0.11%	-4.87%	0.36%	-1.97%
DISTRICT TOTALS	11,635	10,910	10,745	10,521	10,416	10,368	10,287	10,222	10,144	9,910	9,880	9,799
District Absolute Change	-135	-725	-165	-224	-105	-48	-81	-66	-77	-235	-29	-81
District Percent Change	-1.15%	-6.23%	-1.51%	-2.08%	-1.00%	-0.46%	-0.78%	-0.64%	-0.76%	-2.31%	-0.30%	-0.82%

Enrollment Range Forecast



School Year	Low Projections	Mid Projections	High Projections
2024/25		11,635	
2025/26		10,910	
2026/27	10,530	10,745	10,852
2027/28	10,310	10,521	10,679
2028/29	10,156	10,416	10,624
2029/30	10,109	10,368	10,576
2030/31	10,030	10,287	10,545
2031/32	9,966	10,222	10,477
2032/33	9,891	10,144	10,398
2033/34	9,662	9,910	10,157
2034/35	9,633	9,880	10,127
2035/36	9,554	9,799	10,044

Low Range Projections

- Slow down in Housing Starts & Closings
- Increases in Homeschooling & Private School Enrollment
- Lower Kindergarten & Early Elementary Grade Enrollment
- School of Choice options lower overall housing yields

Mid-Range Projections

- Economic Conditions remain stable
- Continued population growth & Housing Activity
- Minimal Impact from trends in Homeschooling & Private School Enrollment
- Maintaining current housing yields
- Current Transfer patterns remain

High Range Projections

- Future Interest Rate Cuts & Favorable Mortgage Rates
- Surge in Housing Starts & Closings
- Programs and Marketing Efforts increase Enrollment through Transfer Students
- Slight increases in housing yields



District Information -



Duncanville ISD enrollment decreased by **838 over the last five years**. The District has seen enrollment decline this new 2025-26 school year by **725 students**.

Housing Market Conditions -



New home closings within DISD have already exceeded 2024 totals following the surge in new home starts in 2024. However, new home starts have slowed as the market has tempered in 2025.

Housing Activity & Future Developments -



The district currently has approximately **45 homes in active inventory**, roughly 120 lots available to build on, and more than 800 planned in the future.

Enrollment Forecast -



DISD Enrollment is forecasted to be just under 10,300 students in the 2030/31 school year, and as larger graduating classes continue to exit the district, enrollment is forecasted to be roughly 9,800 students by the 2035/36 school year.



Questions?

Writing Success Stories, One Student At A Time.