

Navarro Independent School District

Fall 2025 Enrollment
and Housing Report

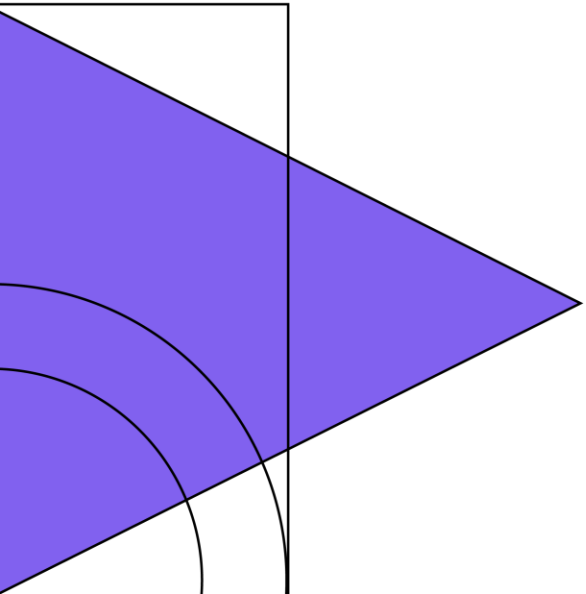
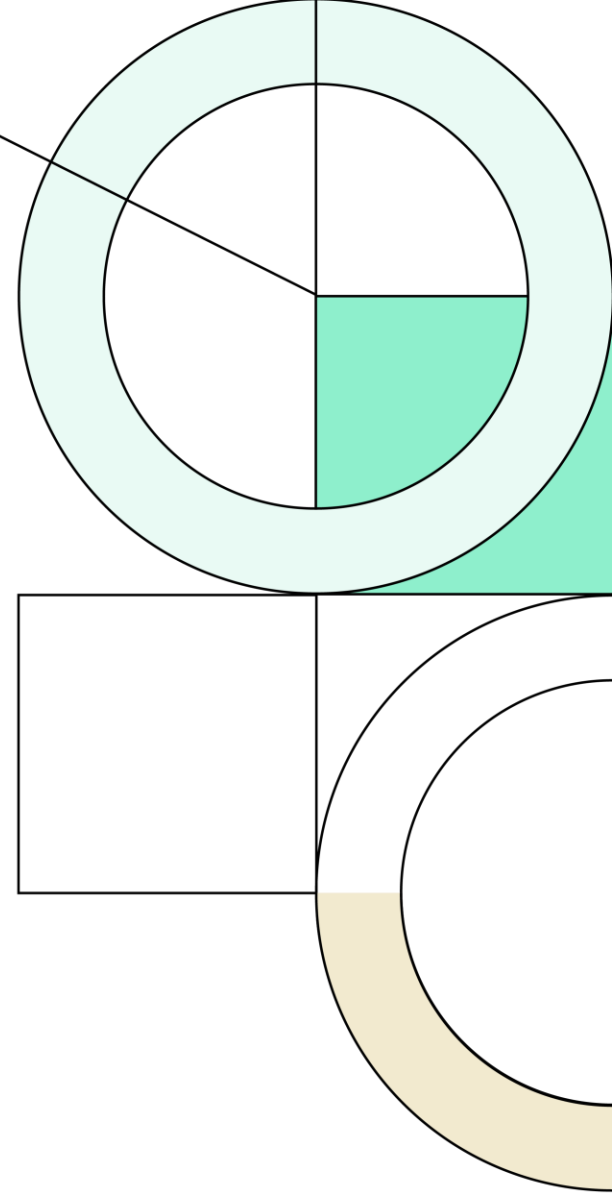


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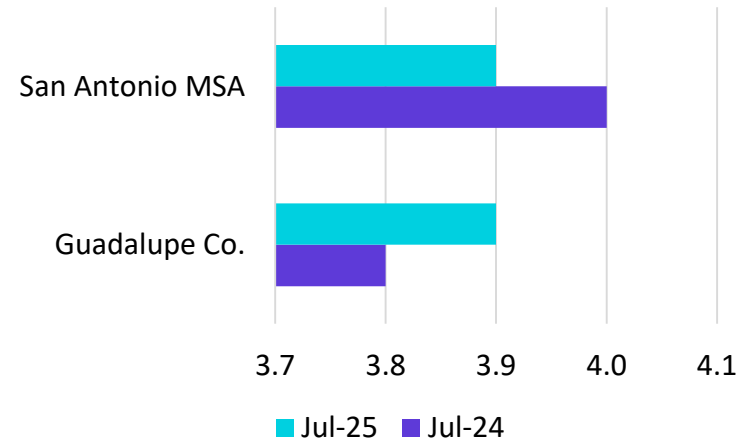
Economic Conditions

Local Economic Data

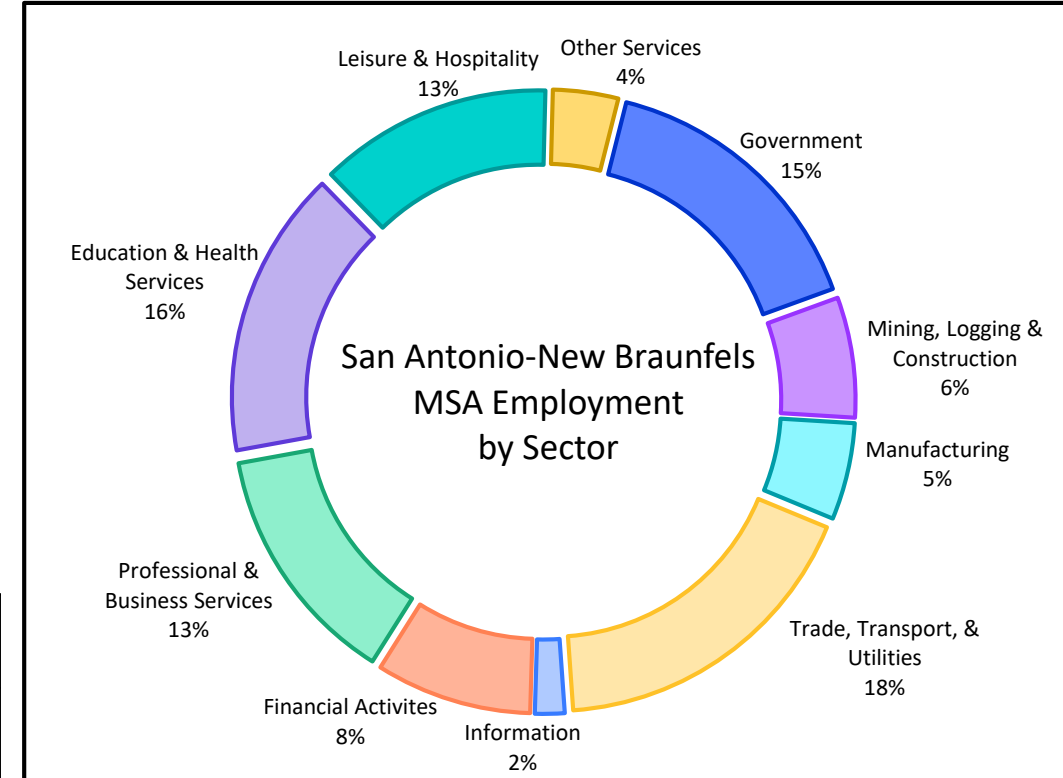


- Unemployment levels in the region have decreased approximately 0.1% to 0.2% from last year numbers
- Approximately 28,500 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Trade, Transportation, & Utilities, as well as Education and Health Services 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

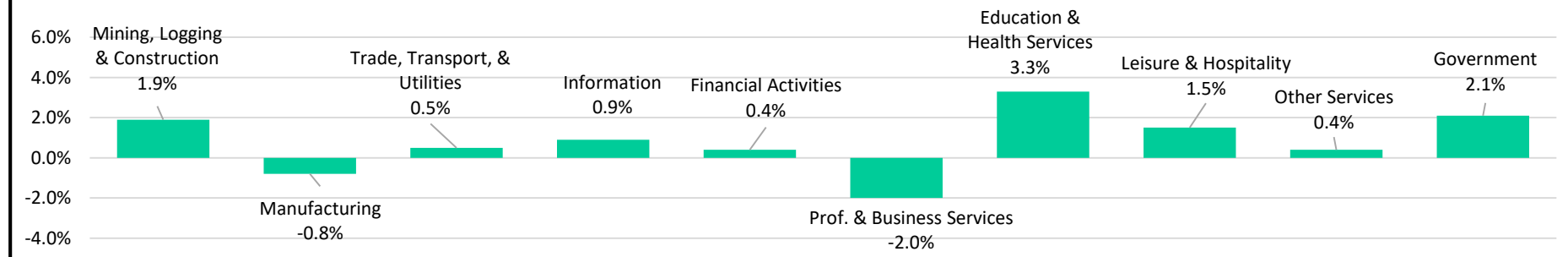
Unemployment Rates, Year Over Year



All Industry Sectors	Aug-2024	Aug-2025	YOY Change
(SA-NB MSA) Total Nonfarm Employment #s	1,178,000	1,206,500	2.4%



Regional Employment Change, Year-Over-Year

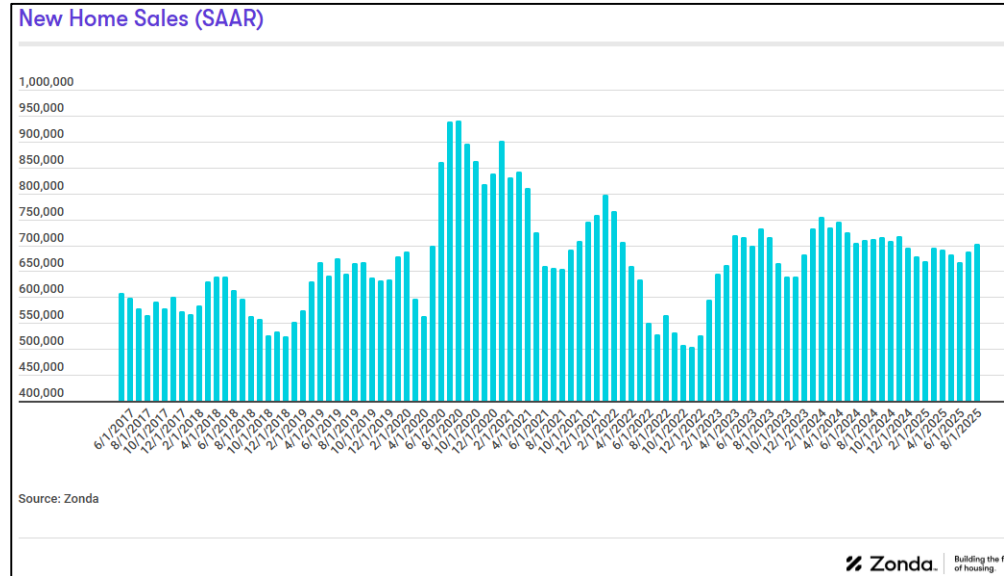


Source: US BLS; US BEA

Single-Family Housing

National Market Information & Area Sales Data

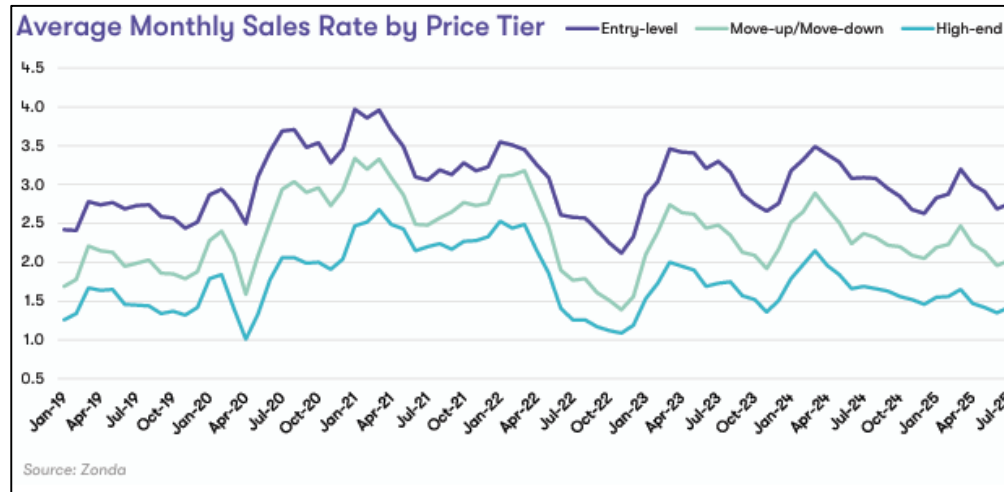




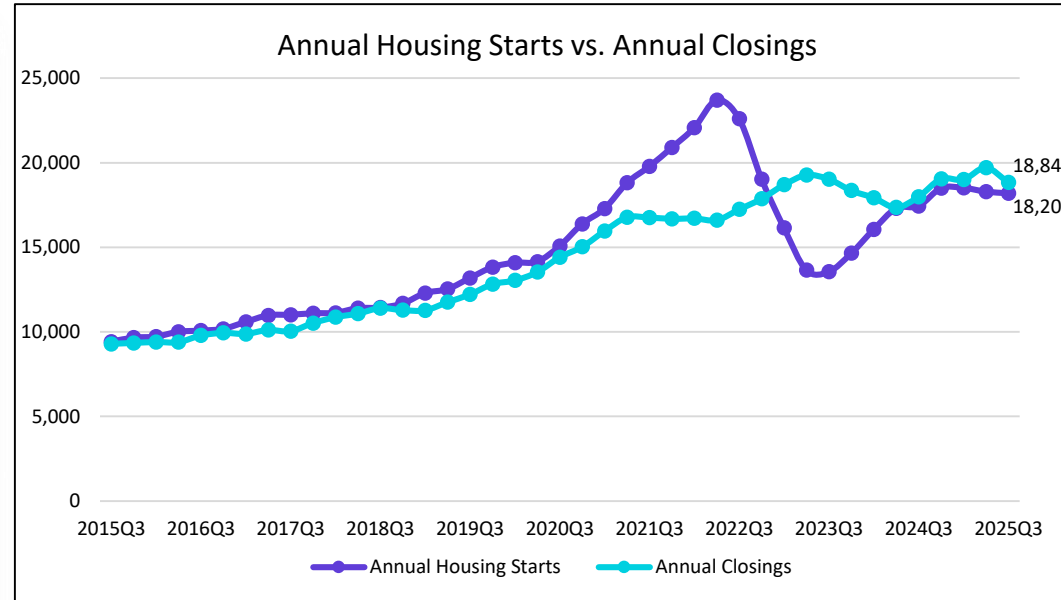
There were 703,000 new homes sold in August 2025 on a seasonally adjusted annualized rate. This is an increase of 2.1% from the July 2025 sales numbers and a drop of -1.2% from a year ago.

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.

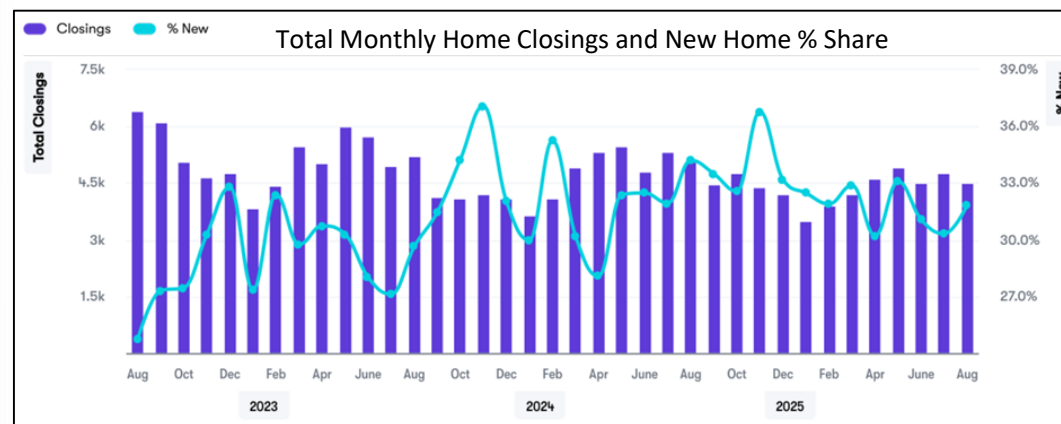


Monitoring Several Variables Impacting the Market Potential shifts in monetary policy, fiscal policy, international relations, investor sentiment, and consumer behavior are all being evaluated as to what impacts we may see in the coming months.



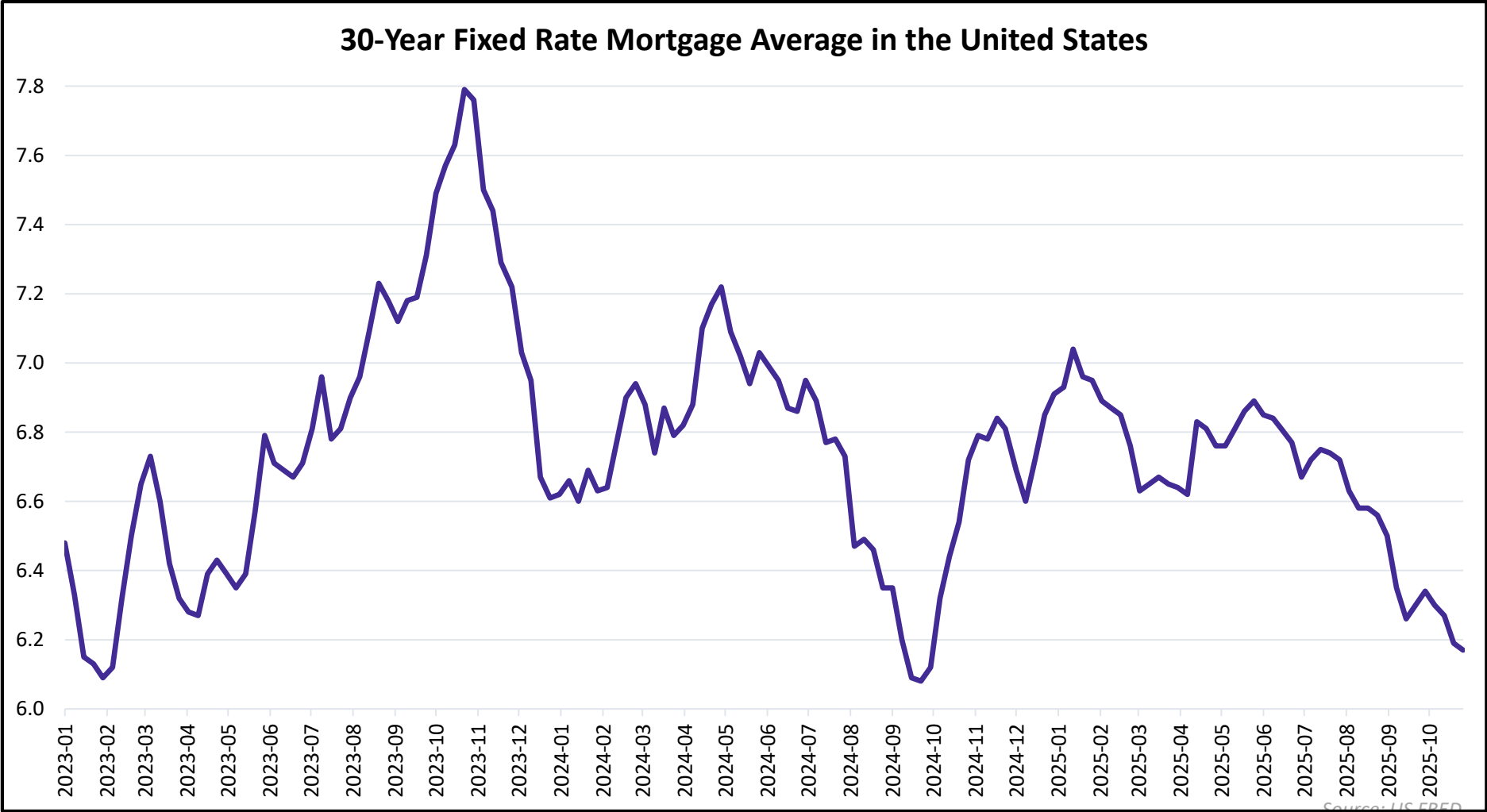
San Antonio maintains an average monthly sales rate of 2.4 net monthly sales per community among active projects.

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



The San Antonio-New Braunfels MSA experienced 17,186 new home closings in the last 12 months, a decrease of -4.0%.

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



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.

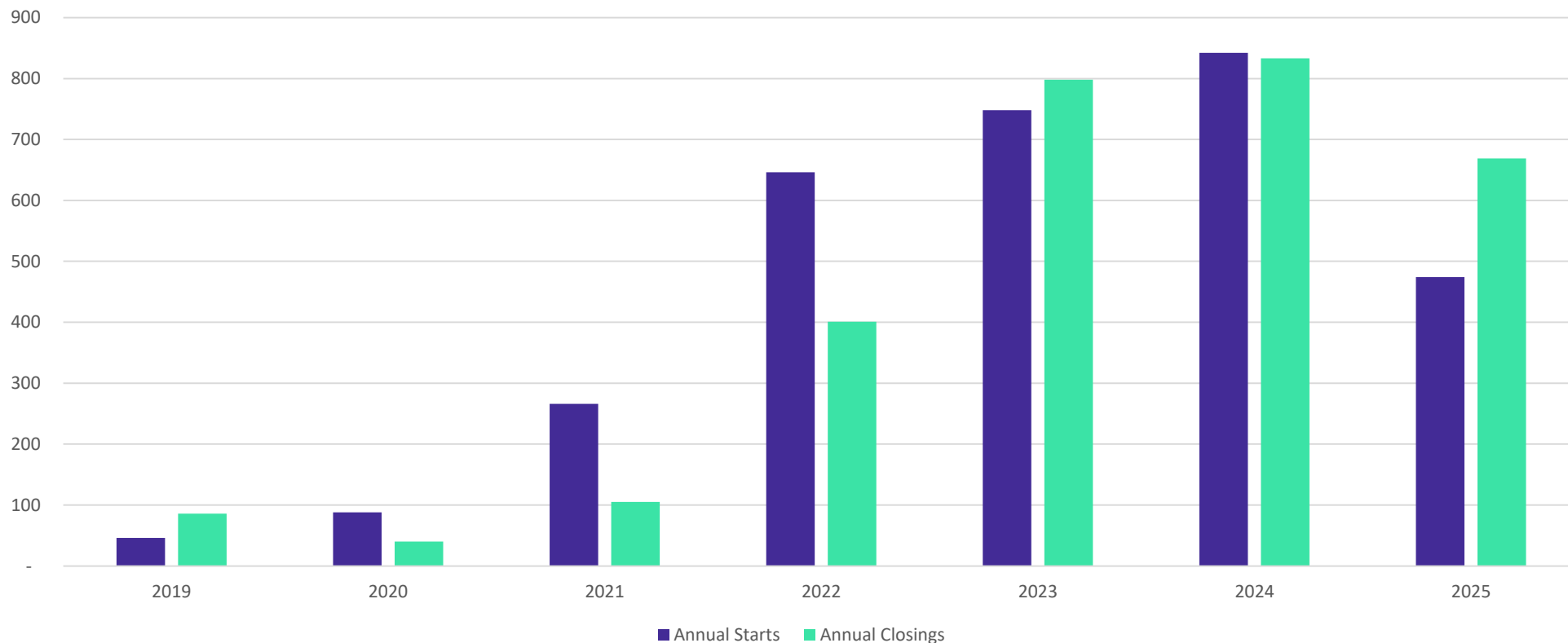
The move was driven by signs of a softening labor market and weakening job growth.

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



Navarro ISD New Home Activity

Single-Family Housing



Starts	2019	2020	2021	2022	2023	2024	2025
1Q	25	12	28	203	168	242	199
2Q	14	1	46	195	184	220	265
3Q	0	62	53	155	198	178	209
4Q	7	13	139	93	198	202	
Total	46	88	266	646	748	842	474

Closings	2019	2020	2021	2022	2023	2024	2025
1Q	31	4	18	45	164	179	191
2Q	28	4	34	84	220	218	283
3Q	22	9	29	123	196	201	195
4Q	5	23	24	149	218	235	
Total	86	40	105	401	798	833	669

Source: Zonda

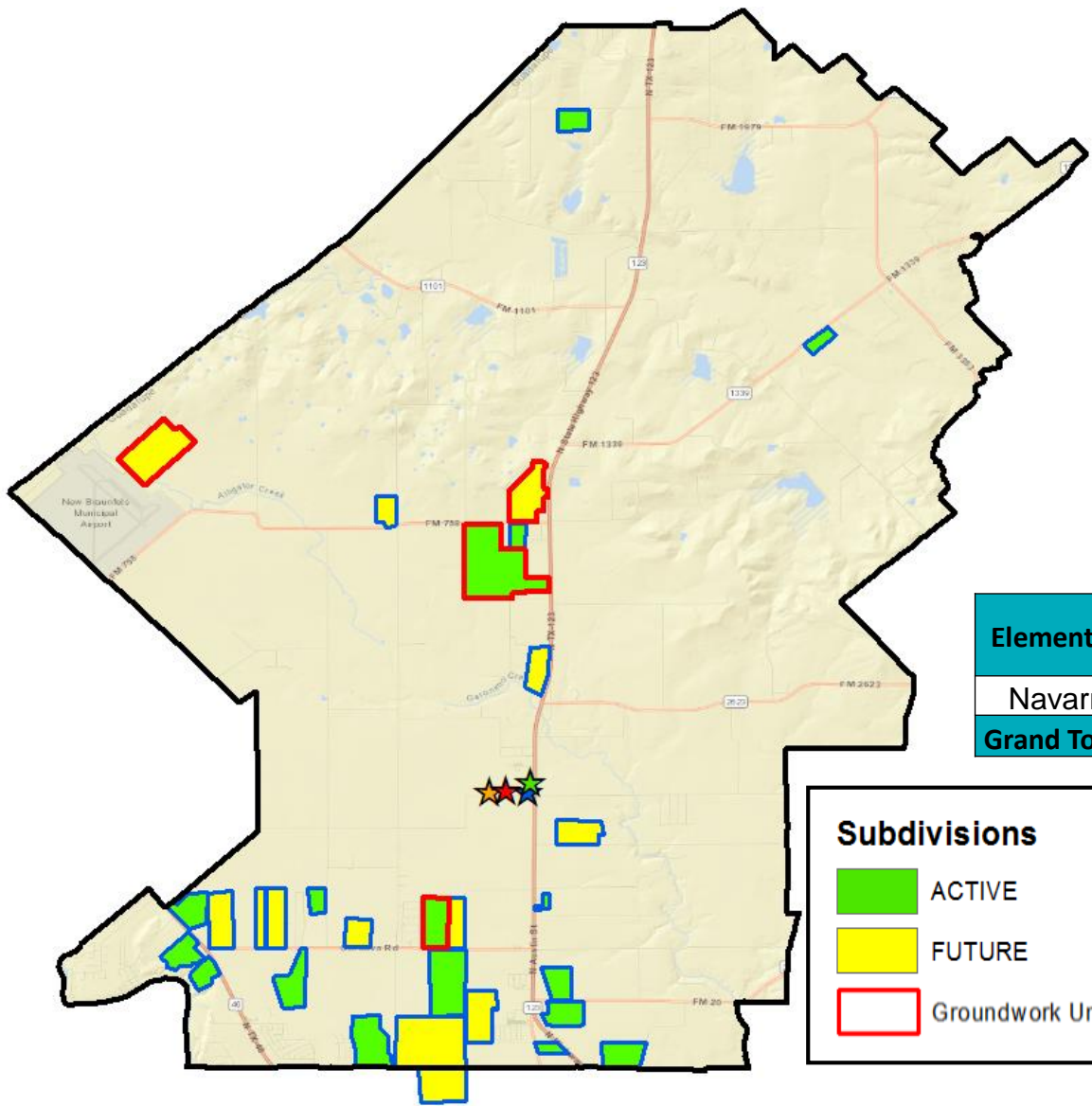
Single-Family Housing Construction

District Housing Activity Information



District Housing Overview

- The district has 17 active subdivisions with approximately 290 homes under construction and 1,200 lots ready to be built on
- Within NISD there are currently 11 potential future subdivisions totaling appx. 7,300 single family lots
- Groundwork is underway on 540 lots within four subdivisions



Subdivisions

ACTIVE

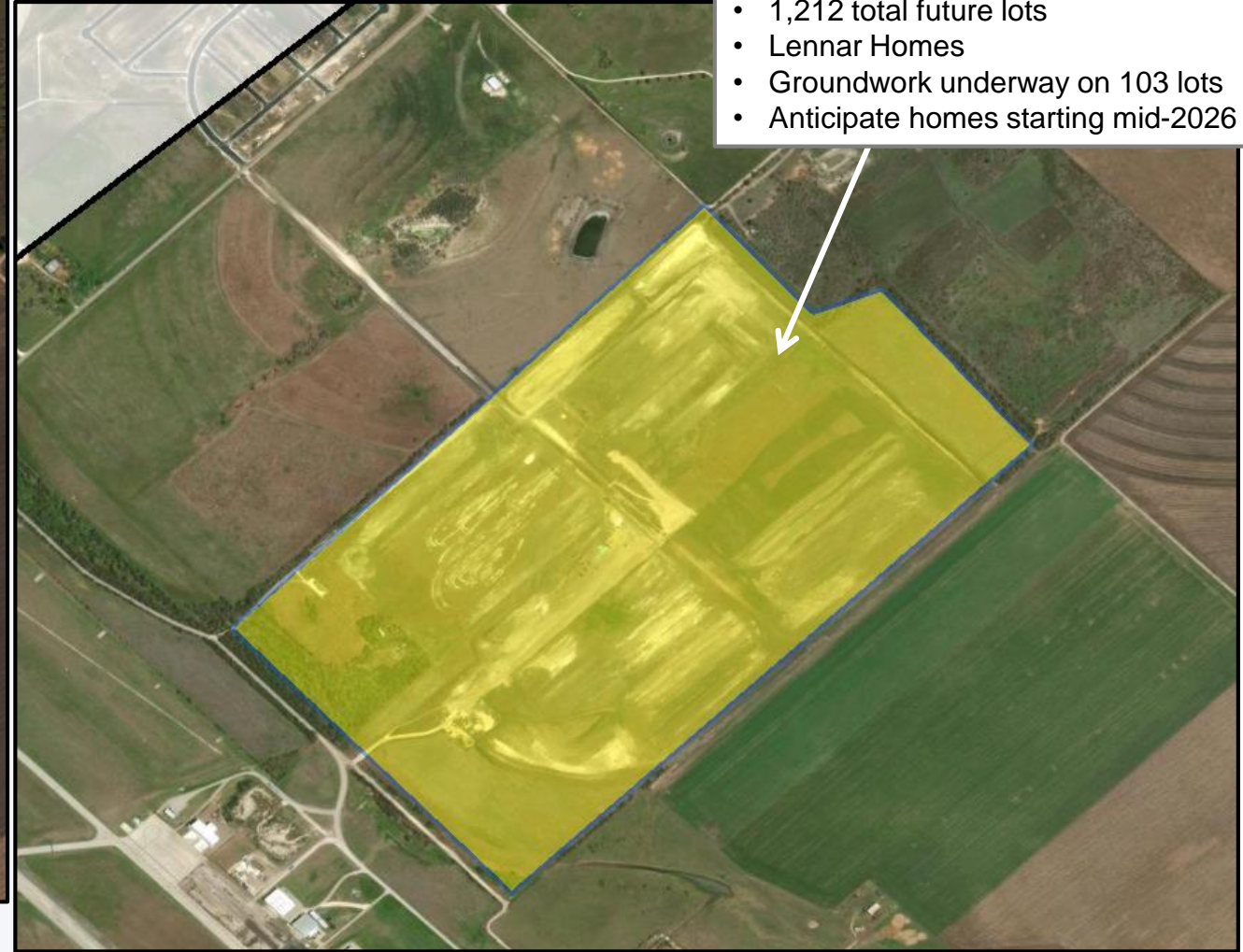
FUTURE

Groundwork Underway

Elementary	Annual Starts	Annual Closings	Under Const.	Inventory	Vacant Dev. Lots	Futures
Navarro	912	904	252	495	1,213	7,351
Grand Totals	912	904	252	495	1,213	7,351

The following pages highlight major and new developments

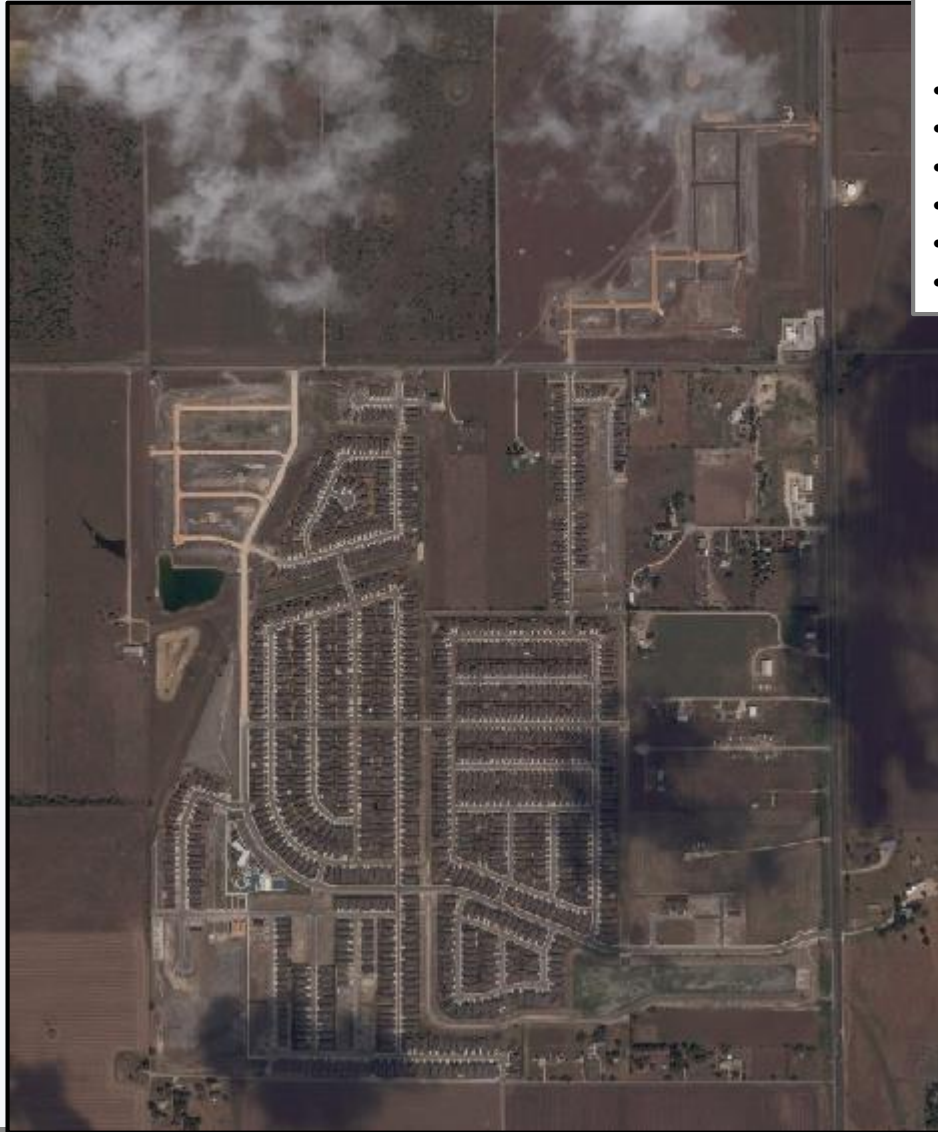
October 2025



Sky Ranch

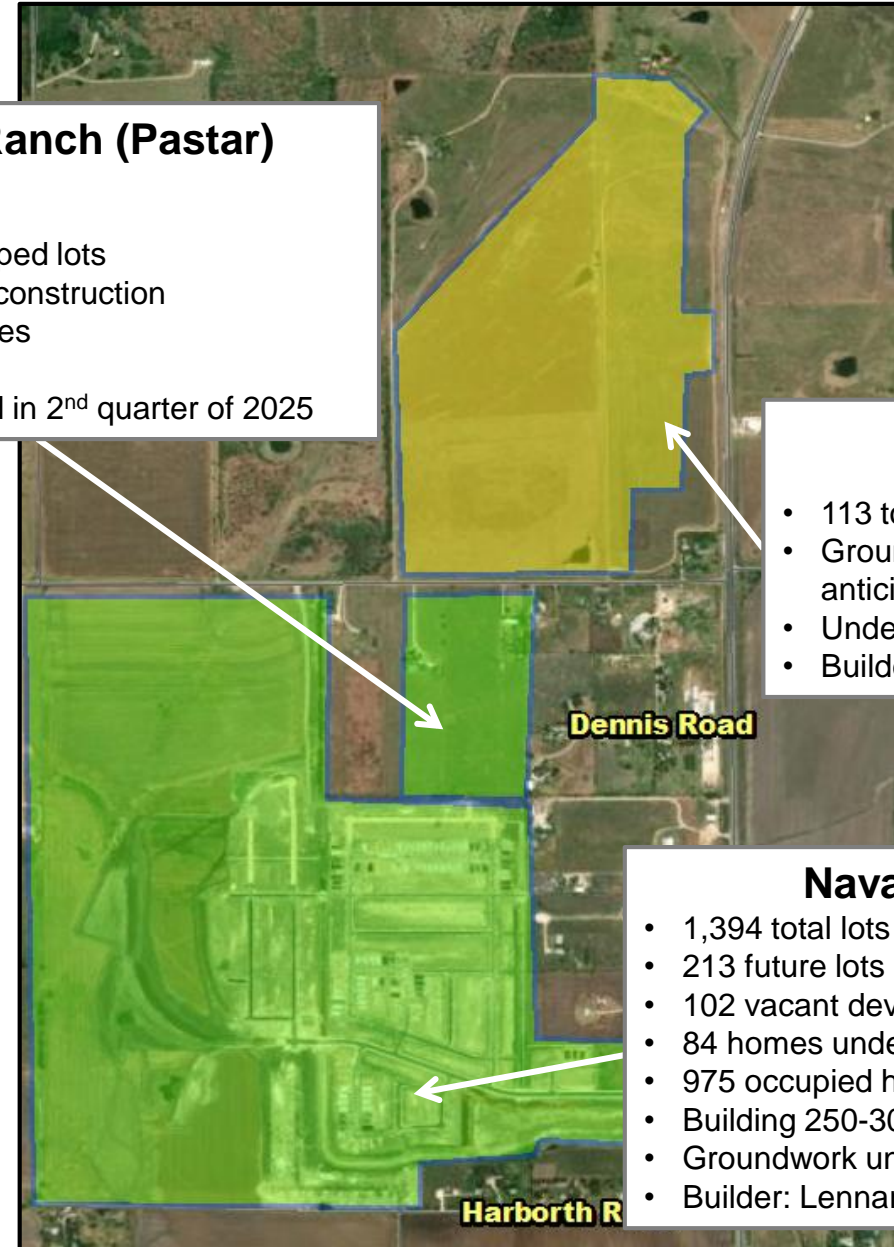
- 1,212 total future lots
- Lennar Homes
- Groundwork underway on 103 lots
- Anticipate homes starting mid-2026

October 2025



Navarro Ranch (Pastar)

- 130 total lots
- 46 vacant developed lots
- 22 homes under construction
- 62 occupied homes
- Builder: Lennar
- Six homes closed in 2nd quarter of 2025



Jaro North

- 113 total future lots
- Groundwork underway; lot delivery anticipated to occur by end of 2025
- Under New Braunfels ETJ
- Builder: Bella Vista Homes

Navarro Ranch

- 1,394 total lots
- 213 future lots
- 102 vacant developed lots
- 84 homes under construction
- 975 occupied homes
- Building 250-300 homes per year
- Groundwork underway on remaining lots
- Builder: Lennar



District Single-Family Activity

Single-Family Housing Construction

Riverstone Ranch

- 1,450 total future lots anticipated
- Developer: Red Oak Development

Geronimo Drive

Farm-to-Market Road 2623

Geronimo Heights

- 100 total future units
- Part of Alvin Trails Development

NAVARRO

North Austin Street

Timmermann

Arvin Trails

- 1,400 total future lots anticipated
- Part of mixed-use project, which will include multifamily and commercial property to the west of the single-family development

Multifamily Housing

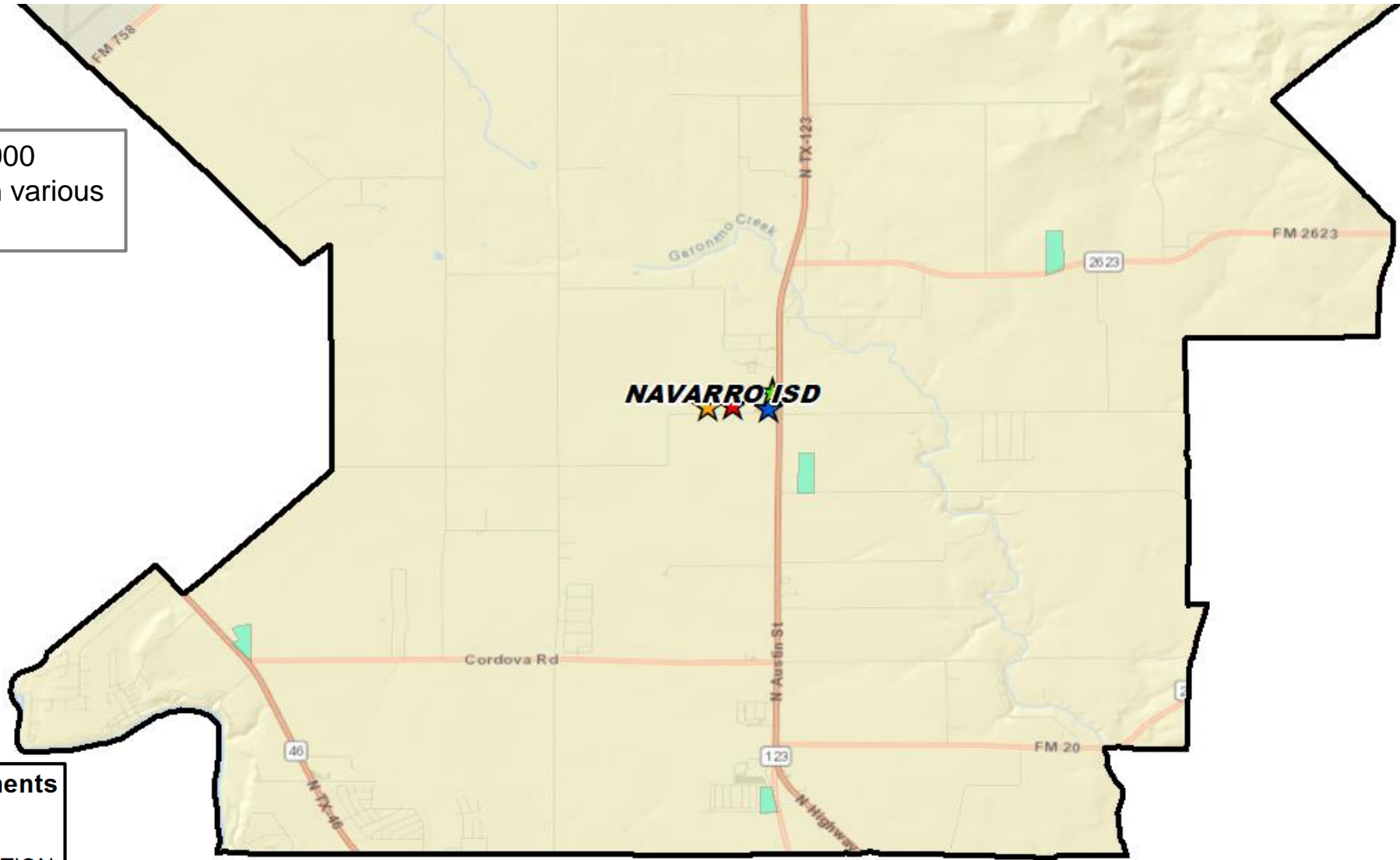
Student Yield Analysis



- Navarro ISD has about 900 future multifamily units in various stages of planning.

Multi-Family Developments

- FUTURE
- UNDER CONSTRUCTION





District Multi-Family Activity

Multi-Family Housing Construction

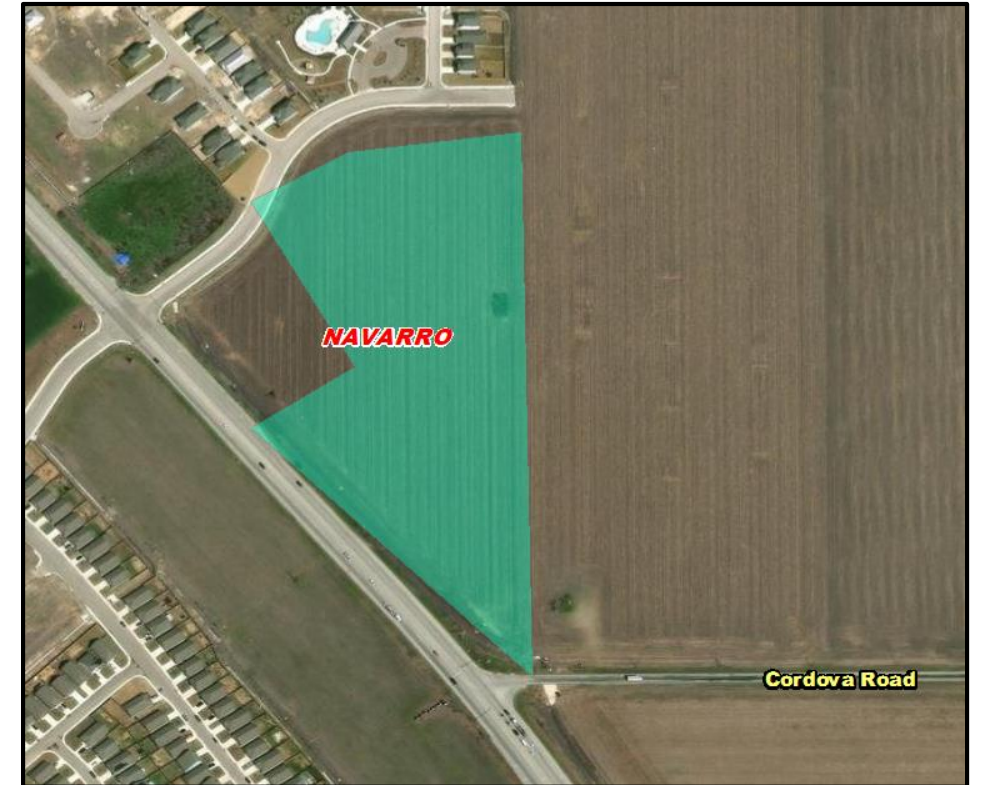


Dwyer

- 220 total future units anticipated
- Formerly Seguin Multi-Family
- Currently estimated to start early 2026, with an estimated completion by mid-2027

Lily Springs Apartments

- 272 total future units anticipated
- No recent developments



Enrollment Forecast

10 Year Forecast & Campus Projections



Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	22	27	143	119	132	130	165	134	160	163	167	176	148	161	145	1,992	143	7.7%
2022/23	16	51	150	171	147	167	159	174	152	170	175	192	159	147	150	2,180	188	9.4%
2023/24	17	61	171	193	197	178	197	171	192	184	183	202	196	163	133	2,438	258	11.8%
2024/25	18	73	197	208	223	234	210	226	189	221	200	189	185	178	151	2,702	264	10.8%
2025/26	18	98	225	235	240	259	255	245	255	211	241	219	200	190	182	3,073	371	13.7%

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

Cohort table

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
3 year avg	1.040	1.245	1.145	1.232	1.154	1.187	1.150	1.130	1.112	1.159	1.085	1.094	0.998	0.987	0.951	1.166	1.119	1.008
2022/23	0.727	1.889	1.049	1.196	1.235	1.265	1.223	1.055	1.134	1.063	1.074	1.150	0.903	0.993	0.932	1.170	1.090	0.995
2023/24	1.063	1.196	1.140	1.287	1.152	1.211	1.180	1.075	1.103	1.211	1.076	1.154	1.021	1.025	0.905	1.174	1.130	1.026
2024/25	1.059	1.197	1.152	1.216	1.155	1.188	1.180	1.147	1.105	1.151	1.087	1.033	0.916	0.908	0.926	1.173	1.114	0.946
2025/26	1.000	1.342	1.142	1.193	1.154	1.161	1.090	1.167	1.128	1.116	1.090	1.095	1.058	1.027	1.022	1.151	1.112	1.051

- The highest cohorts occurred in Elementary grade levels 15% growth
- Middle grade cohorts average 11% growth
- High School cohorts averaged 5% growth



Ten Year Forecast by Grade Level

Enrollment Forecast

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	22	27	143	119	132	130	165	134	160	163	167	176	148	161	145	1,992	143	7.7%
2022/23	16	51	150	171	147	167	159	174	152	170	175	192	159	147	150	2,180	188	9.4%
2023/24	17	61	171	193	197	178	197	171	192	184	183	202	196	163	133	2,438	258	11.8%
2024/25	18	73	197	208	223	234	210	226	189	221	200	189	185	178	151	2,702	264	10.8%
2025/26	18	98	225	235	240	259	255	245	255	211	241	219	200	190	182	3,073	371	13.7%
2026/27	20	108	248	259	266	271	293	288	277	288	238	264	219	200	190	3,429	356	11.6%
2027/28	26	117	268	273	285	293	298	322	317	305	317	259	264	219	200	3,763	334	9.7%
2028/29	26	126	289	295	300	314	322	328	354	349	336	346	243	251	215	4,094	331	8.8%
2029/30	26	133	306	312	319	324	339	348	354	382	377	367	325	231	246	4,389	295	7.2%
2030/31	26	142	326	330	337	345	350	366	376	382	413	411	345	309	226	4,684	295	6.7%
2031/32	30	151	347	352	356	364	373	378	395	406	413	450	386	328	303	5,032	348	7.4%
2032/33	27	160	368	375	380	384	393	403	408	427	438	450	423	367	321	5,325	292	5.8%
2033/34	28	168	386	397	405	410	415	424	435	441	461	478	423	402	360	5,633	308	5.8%
2034/35	28	175	401	413	423	431	437	442	452	463	470	503	449	402	394	5,883	250	4.4%
2035/36	28	181	415	421	430	440	448	454	460	470	482	513	473	427	394	6,036	153	2.6%

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

Ten Year Forecast by Campus Level

Enrollment Forecast

Campus	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Navarro Elementary	738	816	901	684	736	777	824	880	931	979	1,017	1,045
ELEMENTARY SCHOOL TOTAL	738	816	901	684	736	777	824	880	931	979	1,017	1,045
Elementary Absolute Change		97	85	-217	52	41	47	56	50	48	38	28
Elementary Percent Change		13.49%	10.43%	-24.11%	7.62%	5.63%	6.01%	6.81%	5.74%	5.19%	3.89%	2.71%
Navarro Intermediate	700	759	852	599	632	665	699	736	780	827	867	886
New Intermediate	700			599	632	665	699	736	780	827	867	886
INTERMEDIATE SCHOOL TOTAL	700	759	852	1,198	1,264	1,330	1,398	1,471	1,560	1,654	1,733	1,772
Intermediate Absolute Change		89	93	346	66	66	68	73	89	94	79	39
Intermediate Percent Change		13.28%	12.25%	40.61%	5.51%	5.22%	5.11%	5.22%	6.05%	6.03%	4.78%	2.25%
Navarro Junior High School	700	707	803	939	1,039	1,113	1,171	1,214	1,273	1,337	1,385	1,412
JUNIOR HIGH SCHOOL TOTAL	700	707	803	939	1,039	1,113	1,171	1,214	1,273	1,337	1,385	1,412
Middle School Absolute Change		97	96	136	100	74	58	43	59	64	48	27
Middle School Percent Change		15.90%	13.58%	16.94%	10.65%	7.12%	5.21%	3.67%	4.86%	5.03%	3.59%	1.95%
Navarro High School	1,100	791	873	942	1,055	1,169	1,291	1,467	1,561	1,663	1,748	1,807
HIGH SCHOOL TOTAL	1,100	791	873	942	1,055	1,169	1,291	1,467	1,561	1,663	1,748	1,807
High School Absolute Change		88	82	69	113	114	122	176	94	102	85	59
High School Percent Change		12.52%	10.37%	7.90%	12.00%	10.81%	10.44%	13.63%	6.41%	6.53%	5.11%	3.38%
DISTRICT TOTALS	3,238	3,073	3,429	3,763	4,094	4,389	4,684	5,032	5,325	5,633	5,883	6,036
District Absolute Change		371	356	334	331	295	295	348	292	308	250	153
District Percent Change		13.73%	11.59%	9.73%	8.80%	7.22%	6.71%	7.43%	5.81%	5.79%	4.44%	2.59%

- Grade configuration change for the 2027/28 school year when the new Intermediate opens
- Intermediate enrollments are estimates and will be adjusted when the attendance zones are finalized



District Information -



Navarro ISD enrollment increased by **1,224 over the last five years**. The District has seen enrollment grow this new 2025-26 school year by **371 students**.

Housing Market Conditions -



NISD is currently on pace to exceed 2024 totals in both annual new home starts and closings by the end of 2025, despite the market tempering so far this year. Reduction in interest rates and the addition of new lots brought to market will fuel growth within the district.

Housing Activity & Future Developments -



The district currently has approximately **495 homes in active inventory**, roughly 1,213 lots available to build on, and roughly 7,351 planned in the future.

Enrollment Forecast -



- NISD Enrollment is forecasted to reach 4,684 students by the 2030/31 school year.
- Enrollment pressure taking place across all grade levels