



McKinney Independent School District

Fall

Demographic Report

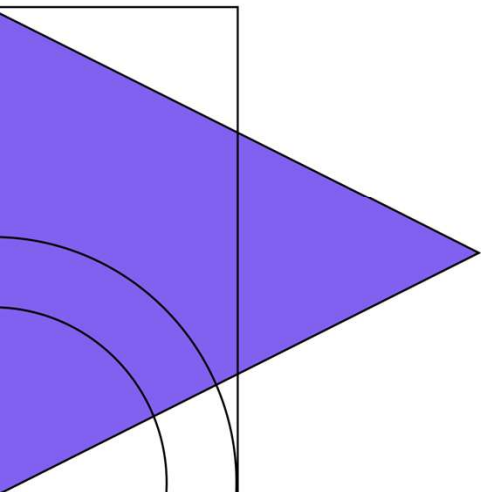
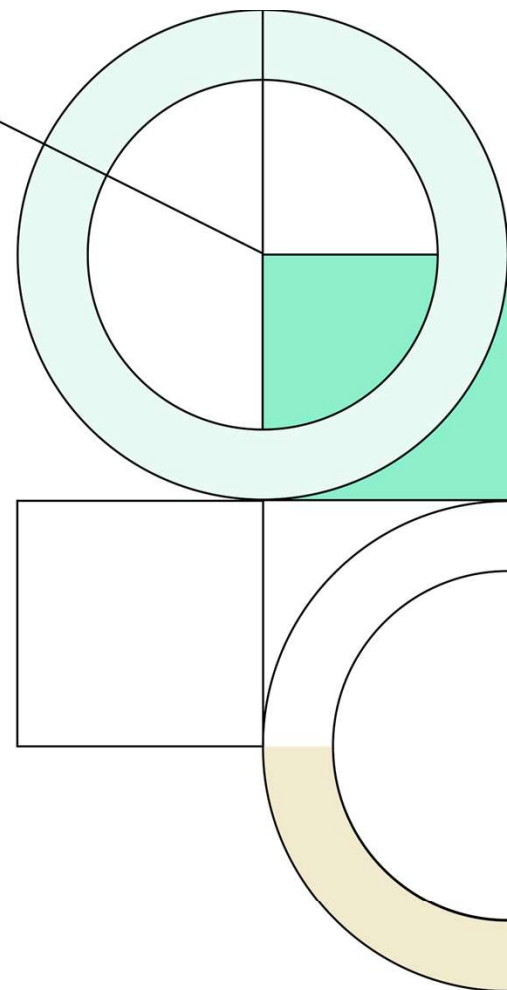
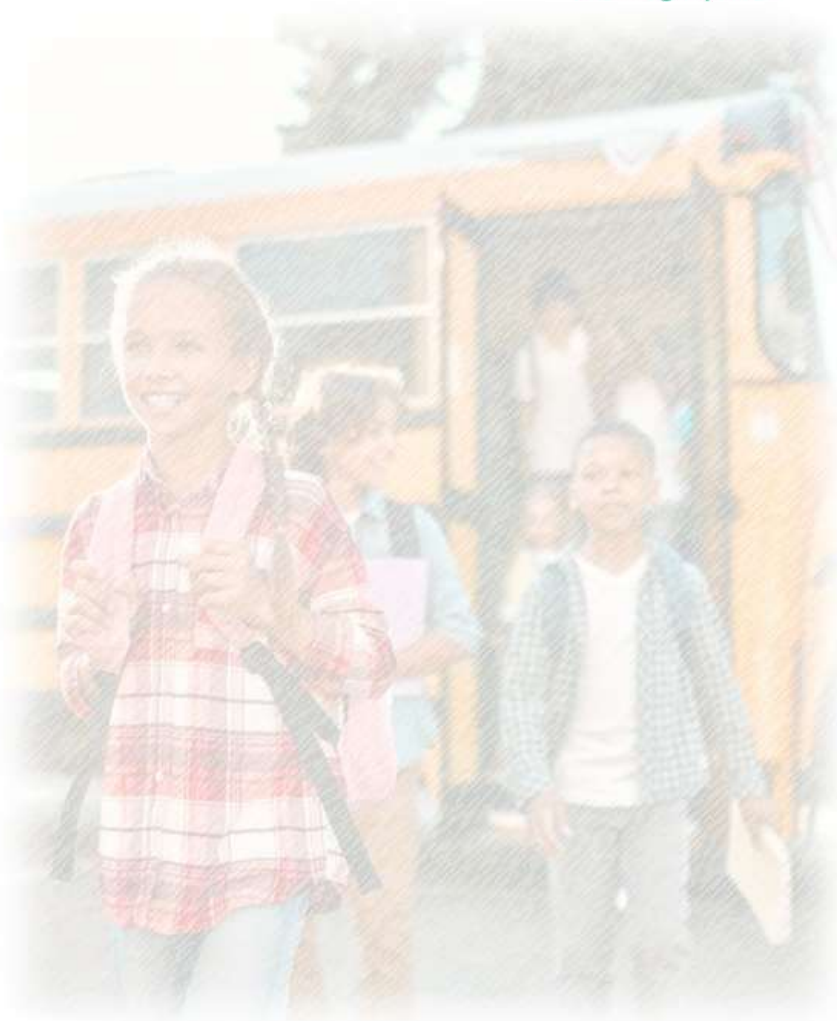


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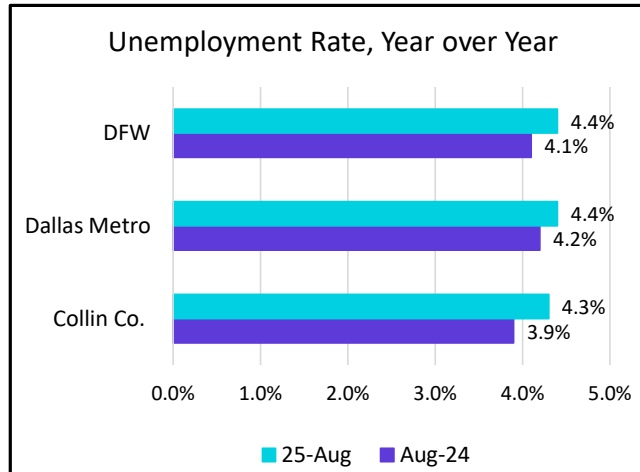


Economic Conditions

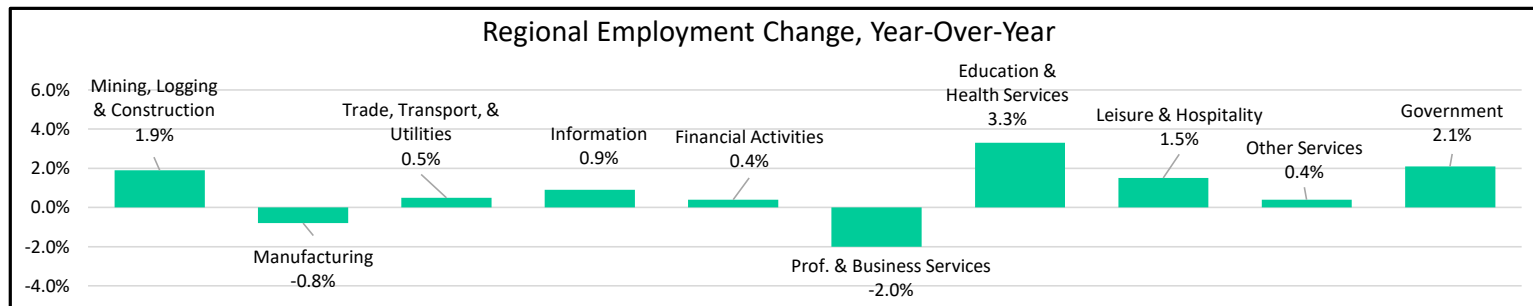
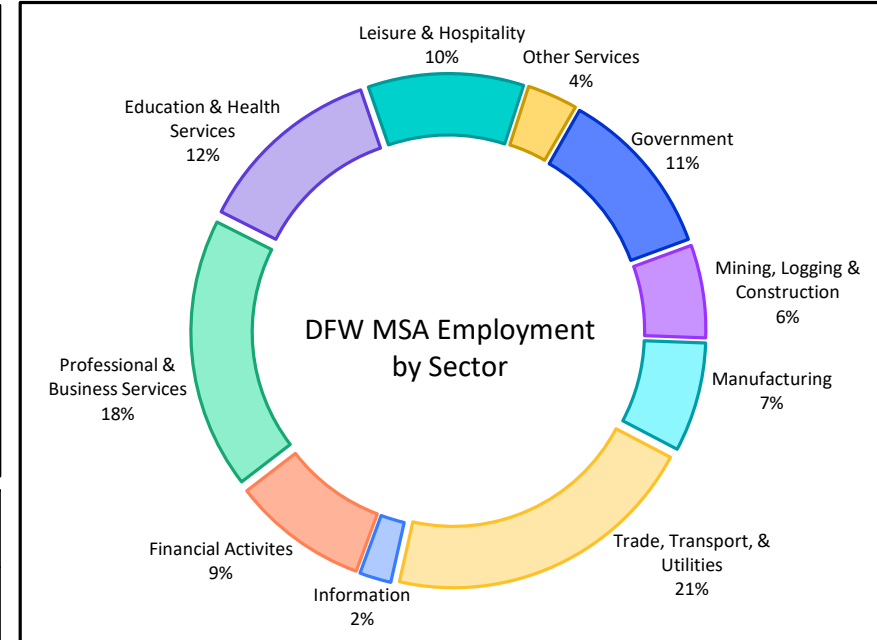
Local Economic Data



- Unemployment levels in the region have increased approximately 0.1% to 0.3% from last year numbers
- 33,882 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

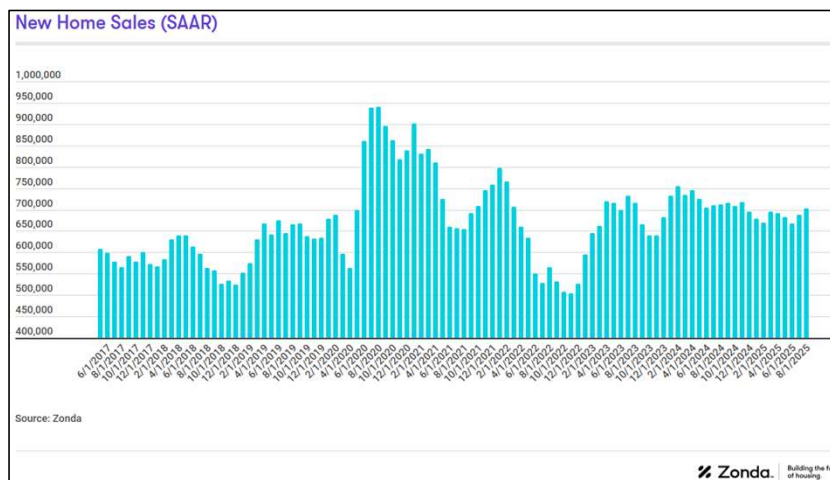
Single-Family Housing

National Market Information & Area Sales Data



National Housing Market Conditions

Single-Family Housing



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

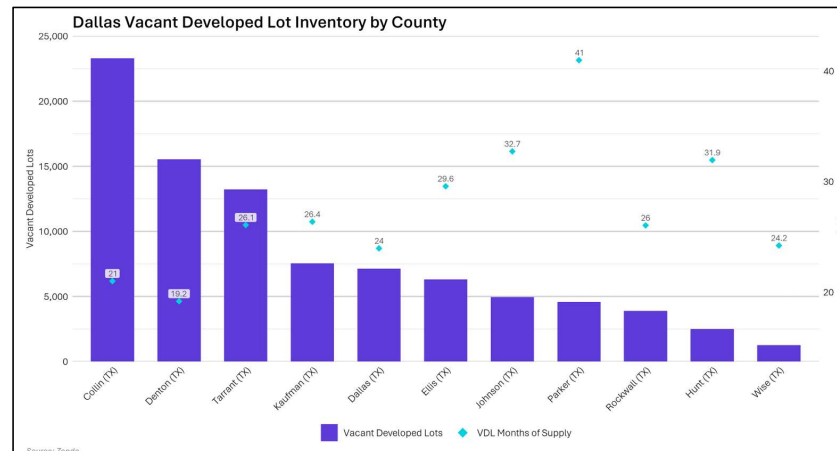
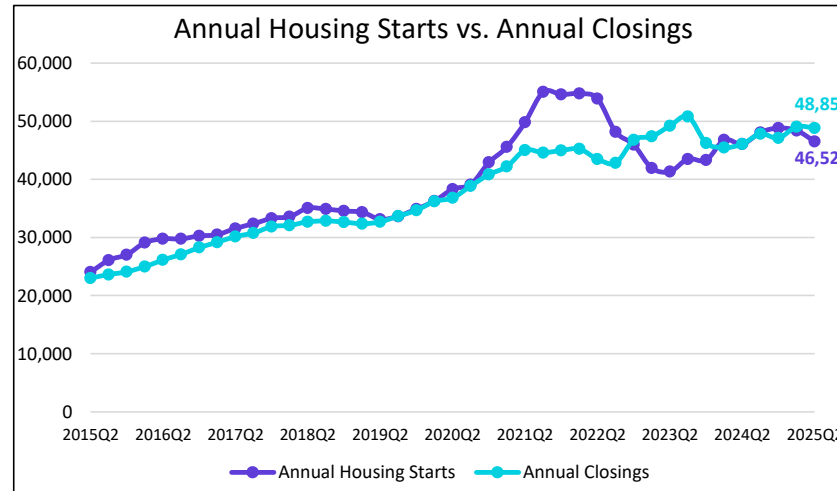
Among Zonda's top 50 major markets across the country, 32% were overperforming, 42% were average, and 26% were underperforming.

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.

Regional Housing Market Conditions

Single-Family Housing



Dallas/Fort Worth maintains an average monthly sales rate of 2.1 net monthly sales per community among active projects.

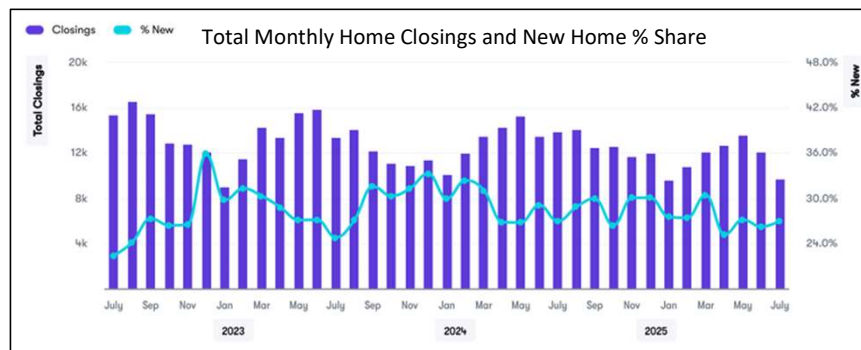
Among Texas' four major markets, one market (San Antonio) is overperforming, two markets (Dallas and Houston) are average, and one market (Austin) is underperforming in terms of new home sales adjusted for supply and seasonality.

Collin County leads the region in vacant developed lots supply with over 22,500 lots currently available to build on.

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

Regional Housing Market Conditions

Single-Family Housing



Dallas - Ft Worth - Arlington MSA experienced 40,319 new home closings in the last 12 months, a decrease of -10.4%.

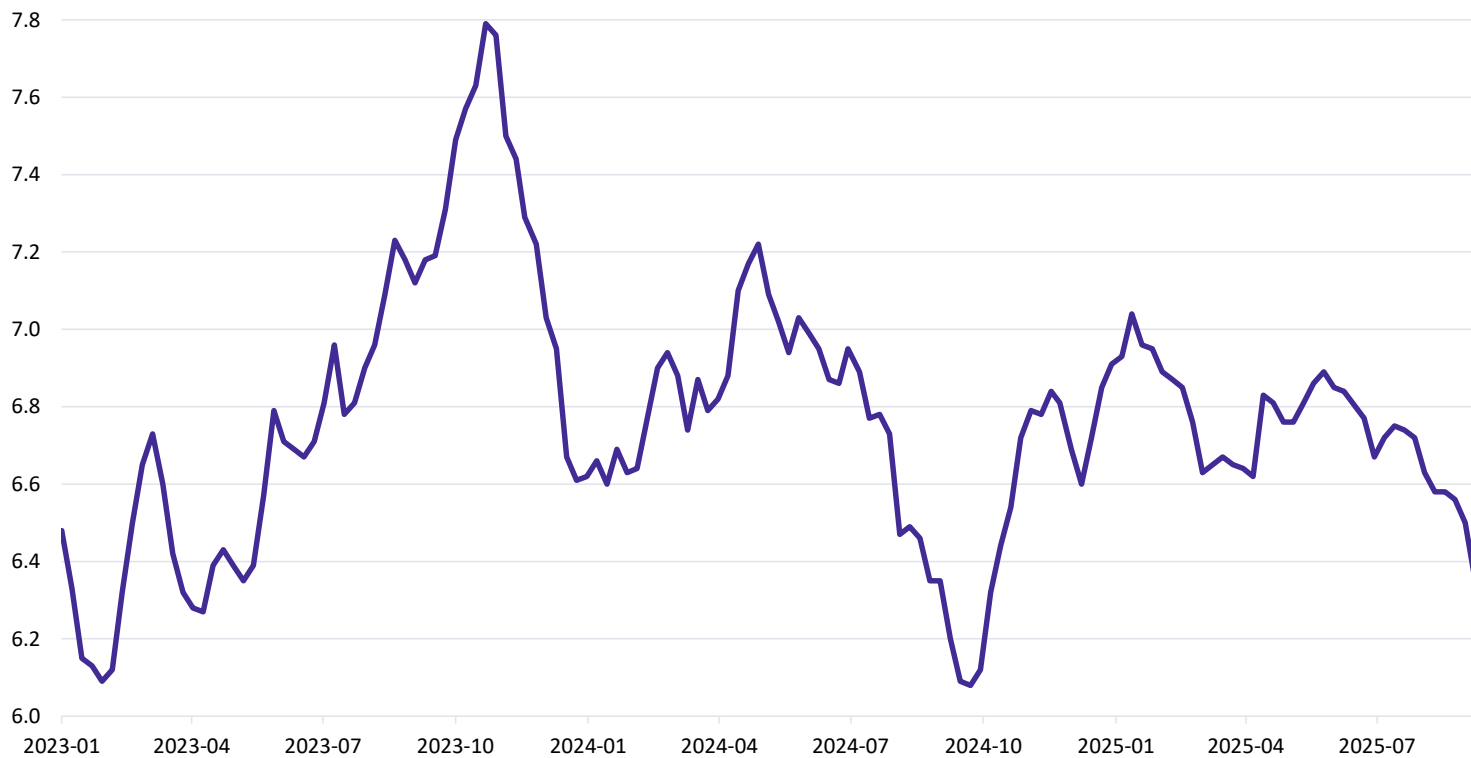
Among Texas' four major markets, one market (San Antonio) is overperforming, two markets (Dallas and Houston) are average, and one market (Austin) is underperforming in terms of new home sales adjusted for supply and seasonality.

	Builder	Avg. Price	Market Share	Annual Closings	Remaining Units
	Average/Totals	\$468,344	59.4%	15,013	3,313
1	D.R. Horton	\$377,754	16.3%	4,110	8,818
2	Lennar	\$341,829	12.7%	3,208	5,518
3	Green Brick Partners	\$490,835	6.9%	1,741	4,247
4	Meritage Homes	\$380,006	4.8%	1,201	1,427
5	Bloomfield Homes	\$528,194	4.5%	1,142	4,050
6	Highland Homes	\$714,801	3.5%	893	1,809
7	Ashton Woods Homes	\$388,211	3.1%	780	1,970
8	First Texas Homes	\$621,217	2.7%	691	2,549
9	PulteGroup Inc.	\$438,521	2.6%	662	1,726
10	M/I Homes	\$402,073	2.3%	585	1,019

Of the Top 10 builders in the Dallas-Ft Worth-Arlington MSA, D.R. Horton and Lennar have 29% of the market.

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

30-Year Fixed Rate Mortgage Average in the United States



Source: US FRED

The Federal Reserve Board cut its benchmark federal funds rate by 25 basis points on September 17, resulting in a reduction of the 30-year fixed rate mortgage average to 6.26%.

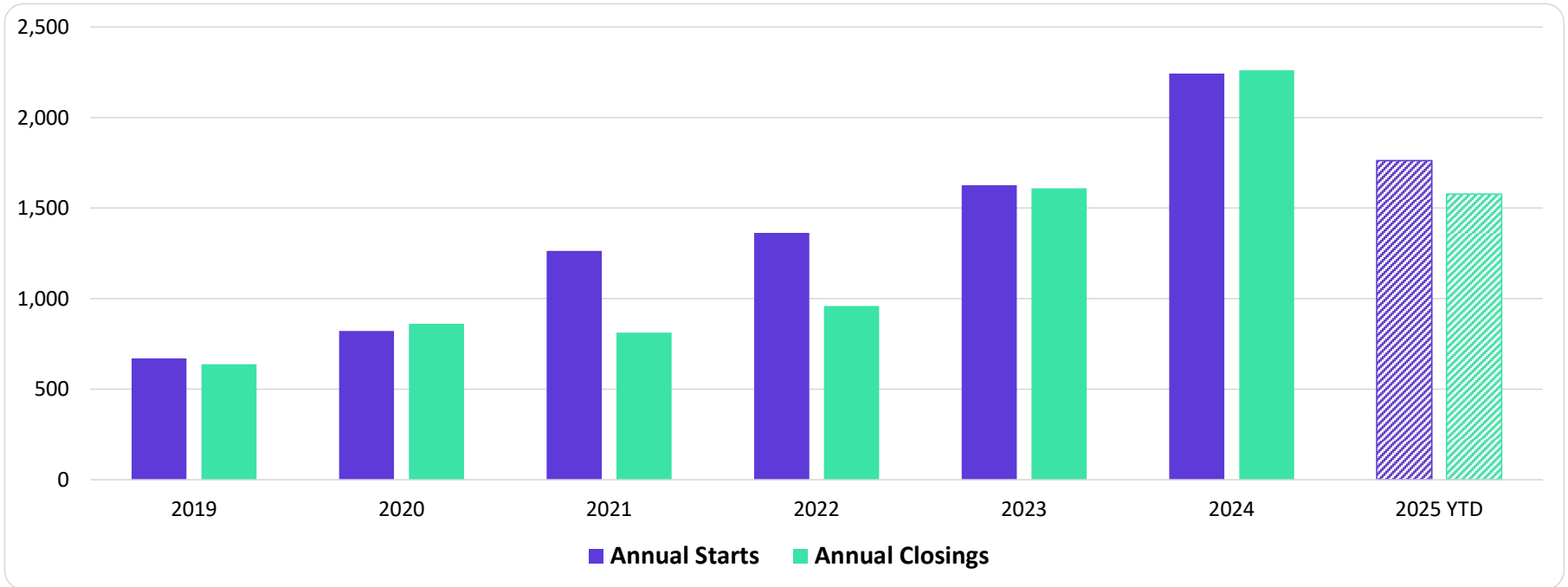
The move was driven by signs of a softening labor market, and weakening job growth.

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



McKinney ISD New Home Activity

Single-Family Housing



Starts	2019	2020	2021	2022	2023	2024	2025
1Q	136	165	238	264	170	672	622
2Q	124	228	365	267	363	464	438
3Q	224	192	319	349	354	691	678
4Q	186	236	341	483	739	404	
Total	670	821	1,263	1,363	1,626	2,231	1,738

Closings	2019	2020	2021	2022	2023	2024	2025
1Q	124	216	146	188	262	378	540
2Q	192	199	206	157	445	677	473
3Q	156	278	171	73	460	646	583
4Q	166	167	289	541	442	570	
Total	638	860	812	959	1,609	2,271	1,596

Source: Zonda



McKinney ISD New Home Activity by Elementary Zone

Single-Family Housing



Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	U/C	Inventory	VDL	Future
BENNETT	0	0	0	0	0	0	0	0
BURKS	6	0	0	0	6	6	0	0
EDDINS	0	0	0	0	0	0	0	0
FINCH	6	0	17	0	1	6	37	170
FRAZIER	279	88	278	54	193	277	757	3,637
GLEN OAKS	0	0	1	0	0	0	4	12
JOHNSON	0	0	0	0	0	0	0	0
MALVERN	0	0	2	0	0	0	24	33
MCCLURE	678	233	608	210	342	439	1,130	146
MCGOWEN	21	1	28	8	9	13	24	167
MCNEIL	0	0	0	0	0	0	0	0
MINSHEW	33	8	33	12	13	19	77	168
PRESS	326	72	486	117	94	122	532	10,992
SLAUGHTER	1	0	6	1	0	0	1	0
VALLEY CREEK	1	0	0	0	1	1	215	0
VEGA	0	0	0	0	0	0	0	0
WALKER	0	0	0	0	0	0	0	0
WEBB	791	276	707	181	288	430	1,136	1,509
WILMETH	0	0	0	0	0	0	0	0
WOLFORD	0	0	0	0	0	0	0	0
Grand Total	2,142	678	2,166	583	947	1,313	3,937	16,834

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



District Future Housing Overview

- The district has 47 active subdivisions with approximately 950 homes under construction and nearly 3,950 lots ready to be built on
- Within MISD there are 19 potential future subdivisions totaling more than 16,800 single family lots
- Groundwork is underway on approximately 2,250 lots within 10 subdivisions

Subdivisions

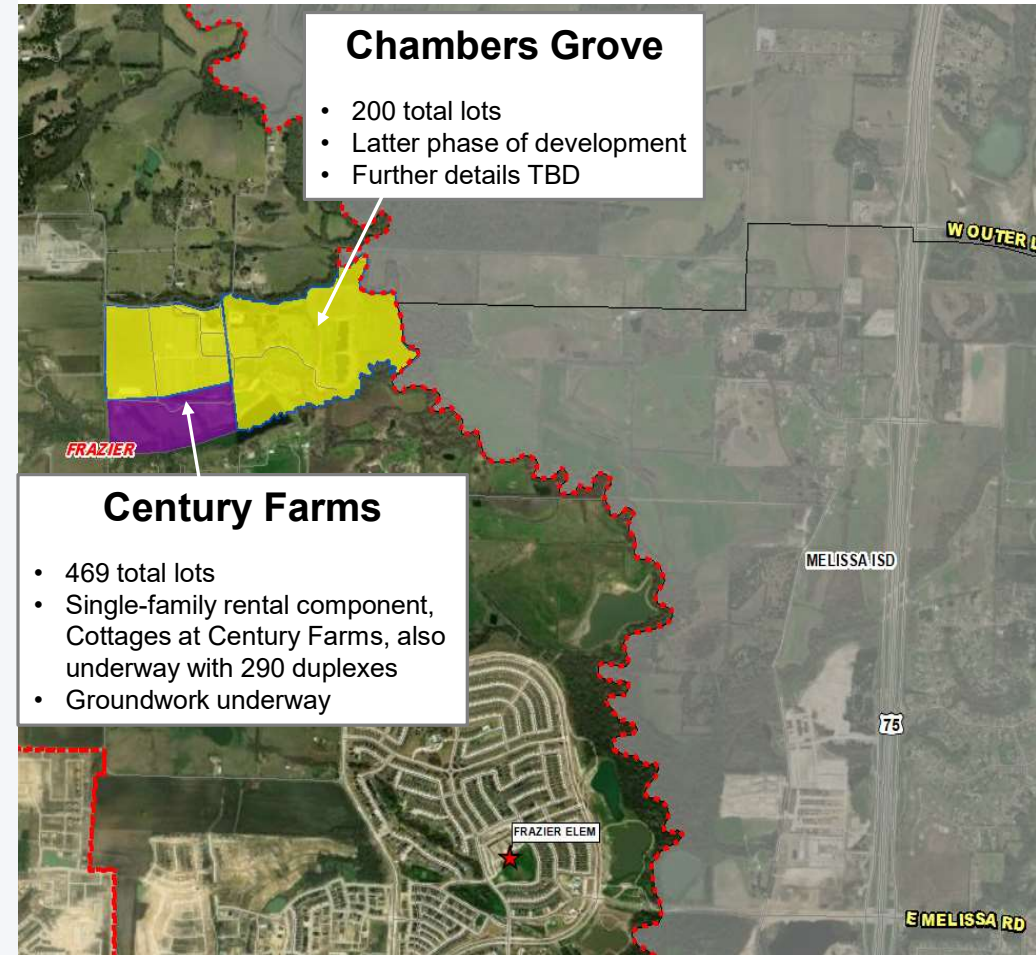
- ACTIVE
- FUTURE
- Groundwork Underway

The following pages highlight major and new developments

District Single-Family Activity

Single-Family Housing Construction

October 2025



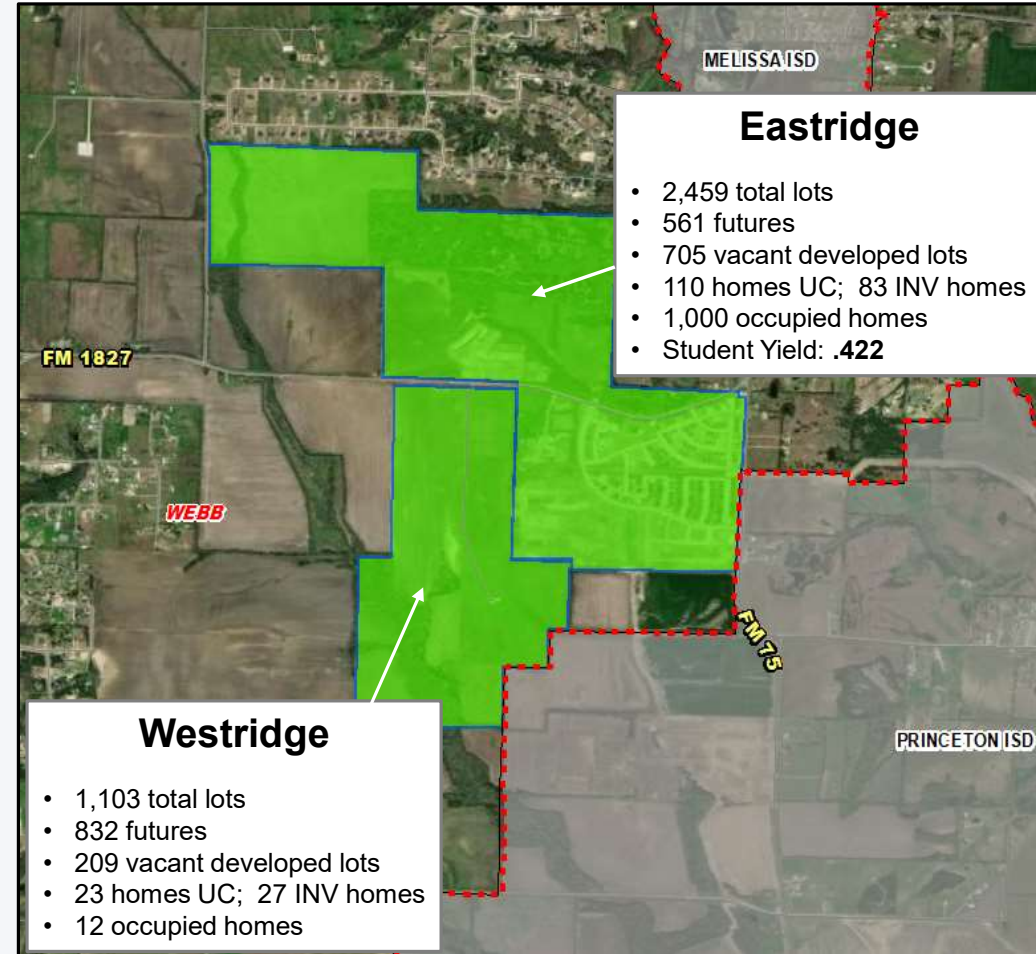
District Single-Family Activity

Single-Family Housing Construction

October 2025



Zonda
Demographics



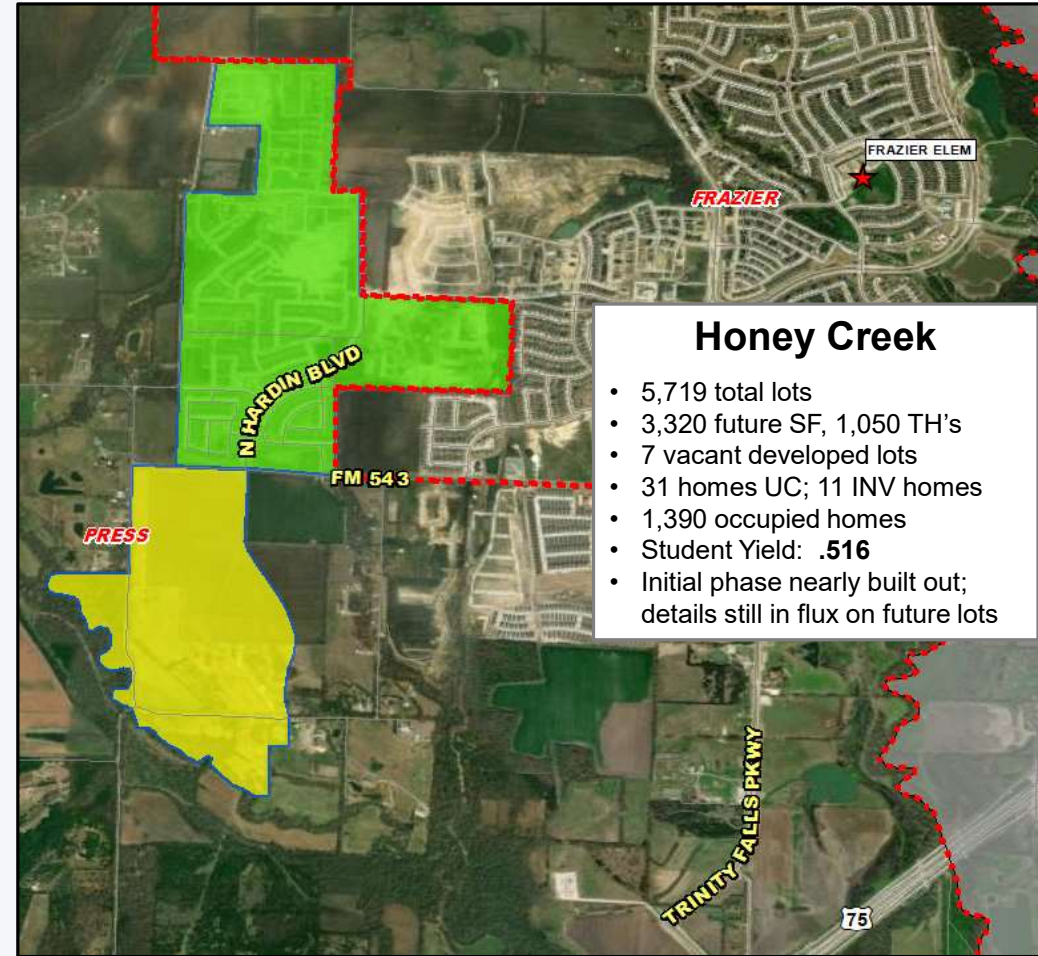
District Single-Family Activity

Single-Family Housing Construction

October 2025

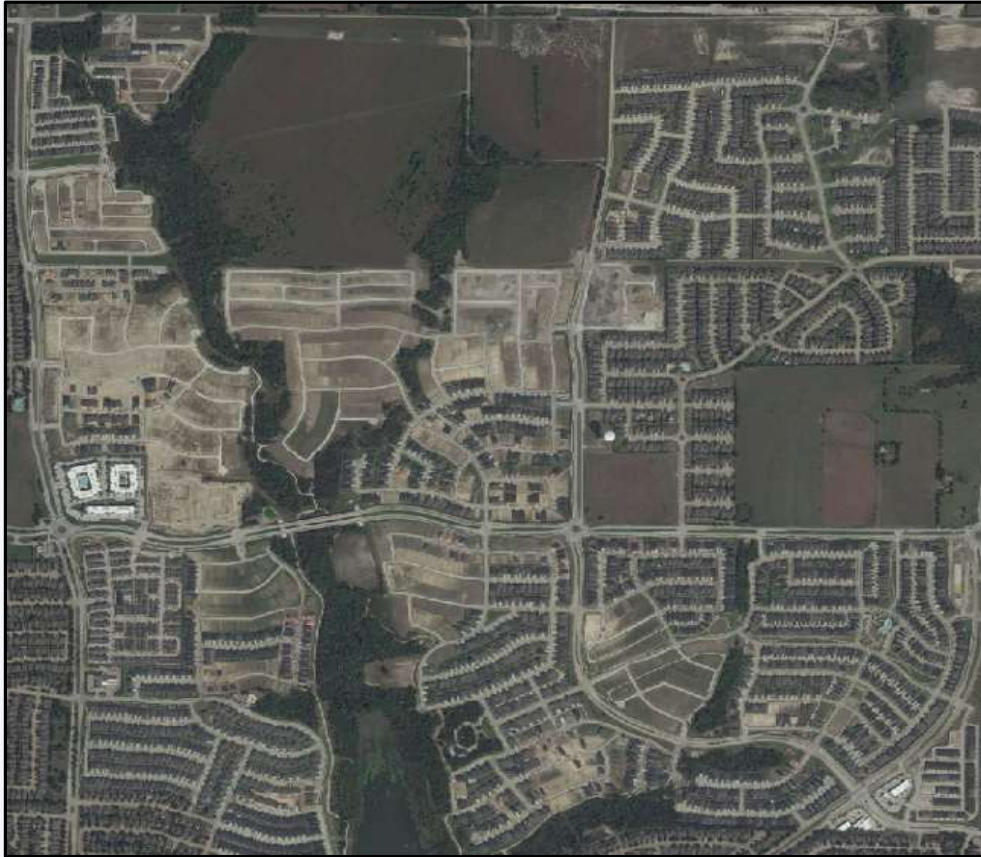


Zonda
Demographics



District Single-Family Activity Single-Family Housing Construction

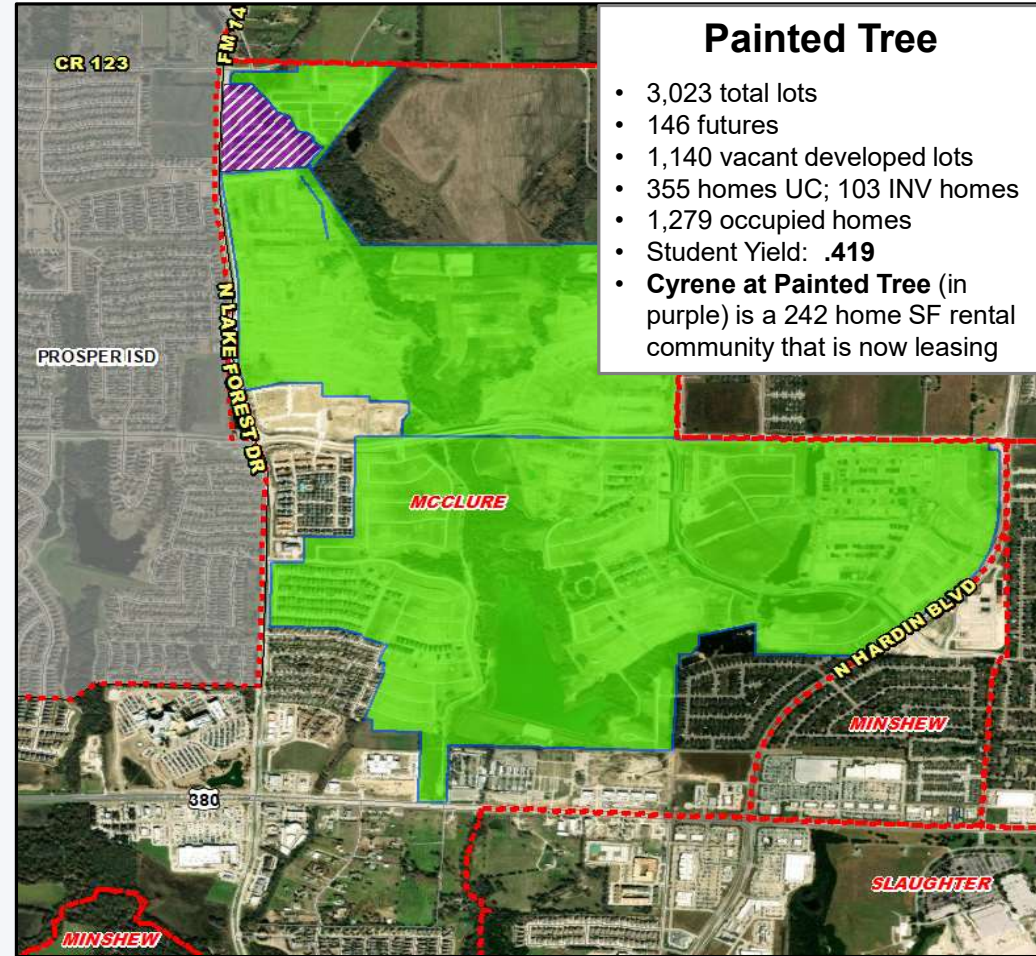
October 2025



 Zonda
Demographics

Painted Tree

- 3,023 total lots
- 146 futures
- 1,140 vacant developed lots
- 355 homes UC; 103 INV homes
- 1,279 occupied homes
- Student Yield: .419
- **Cyrene at Painted Tree** (in purple) is a 242 home SF rental community that is now leasing

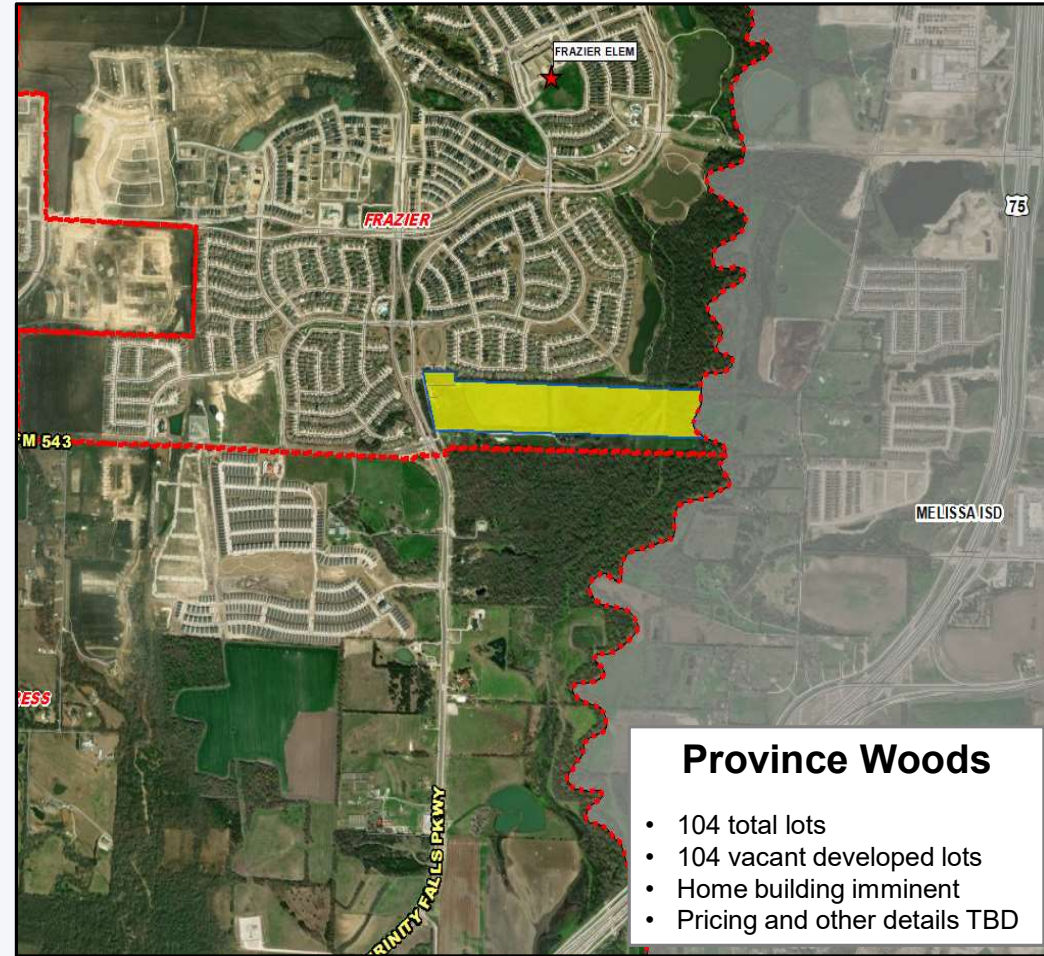
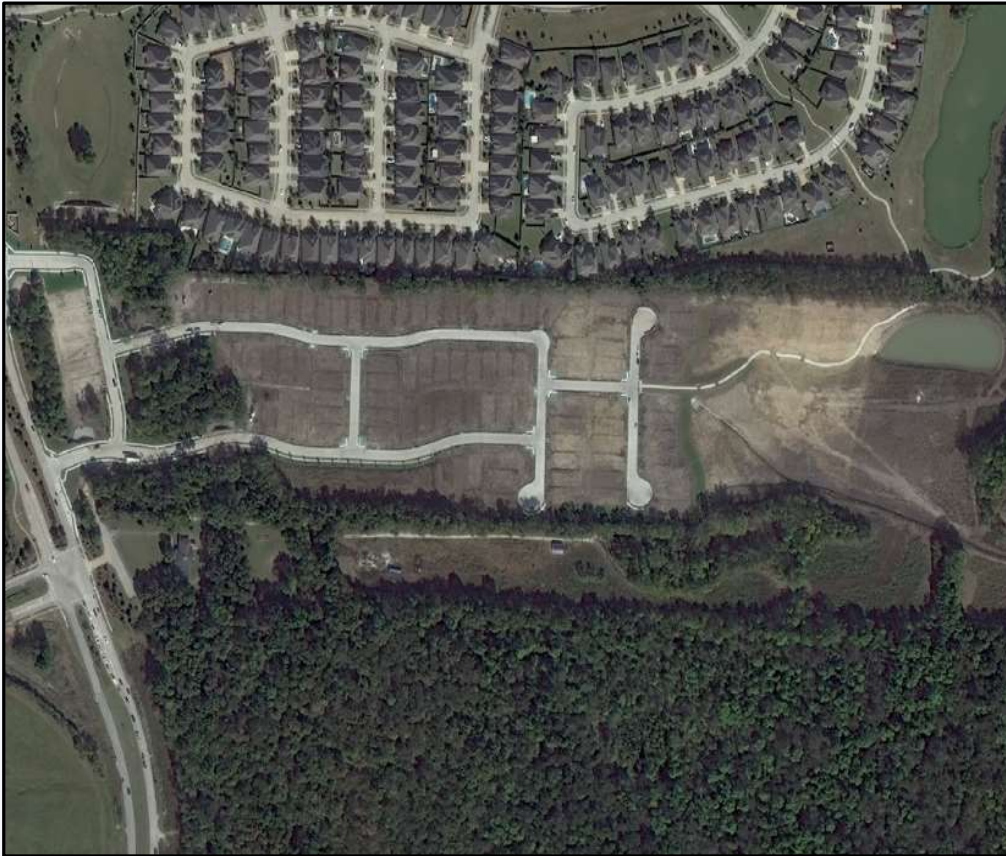


District Single-Family Activity

Single-Family Housing Construction

October 2025

Zonda
Demographics



District Single-Family Activity Single-Family Housing Construction

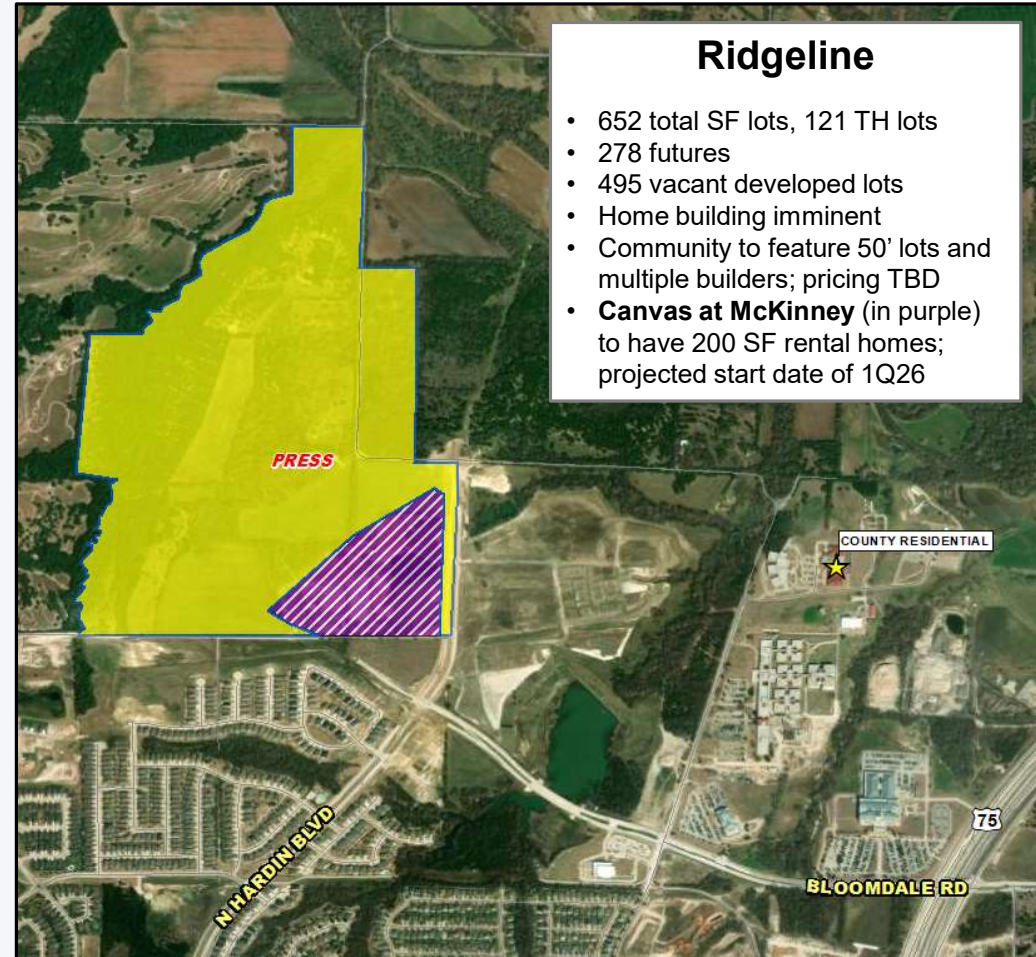
October 2025



 Zonda
Demographics

Ridgeline

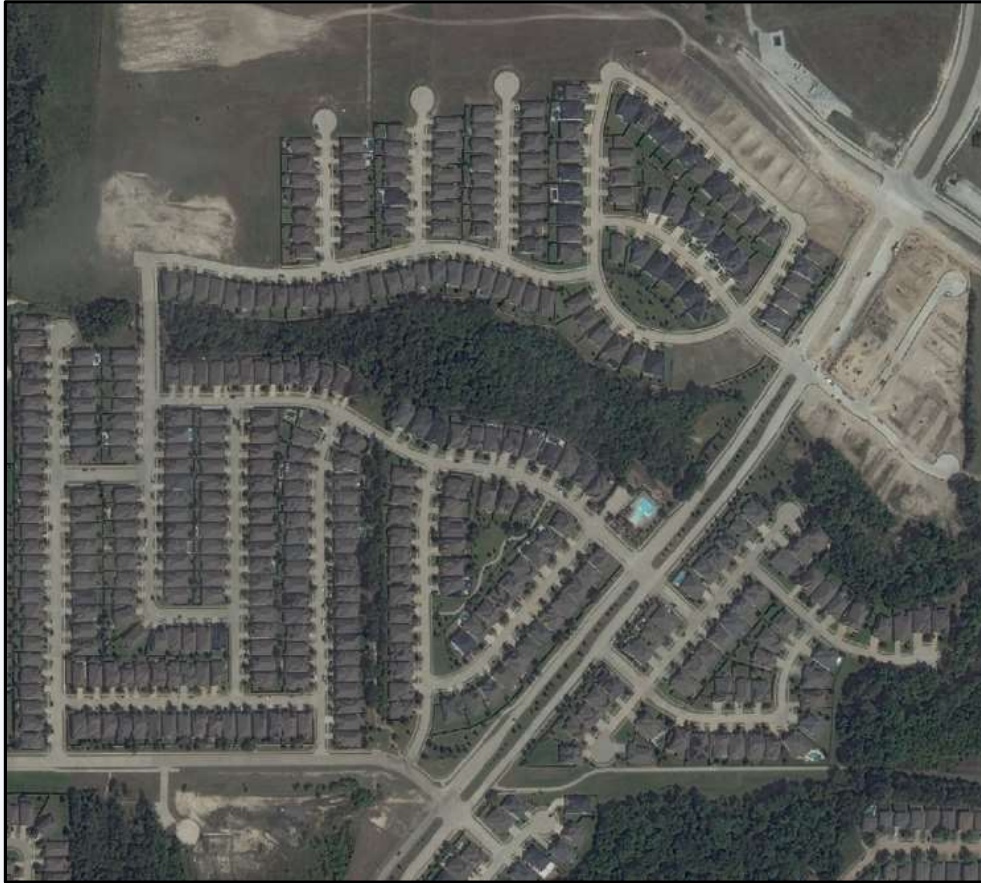
- 652 total SF lots, 121 TH lots
- 278 futures
- 495 vacant developed lots
- Home building imminent
- Community to feature 50' lots and multiple builders; pricing TBD
- **Canvas at McKinney** (in purple) to have 200 SF rental homes; projected start date of 1Q26



District Single-Family Activity

Single-Family Housing Construction

October 2025



Timber Creek

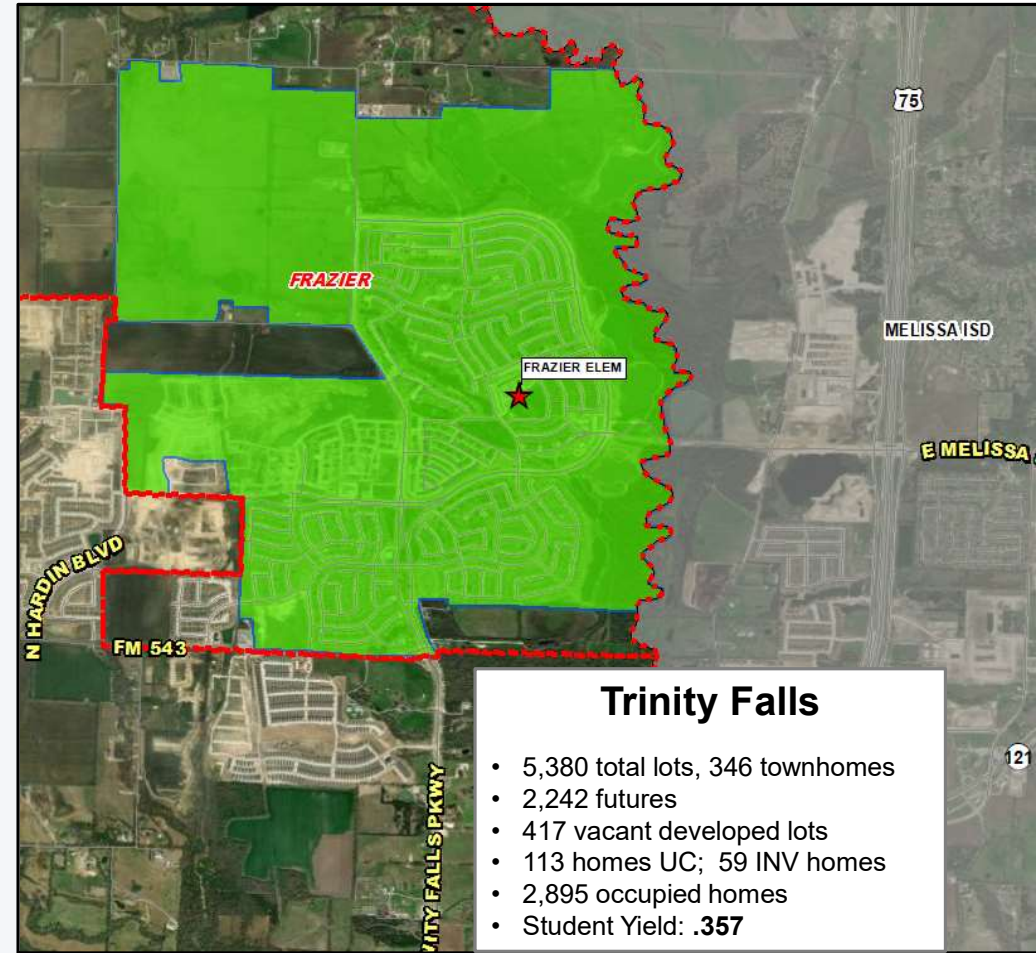
- 743 total lots
- 36 futures
- 4 vacant developed lots
- 1 inventory home
- 702 occupied homes
- Student Yield: .4003



District Single-Family Activity

Single-Family Housing Construction

October 2025



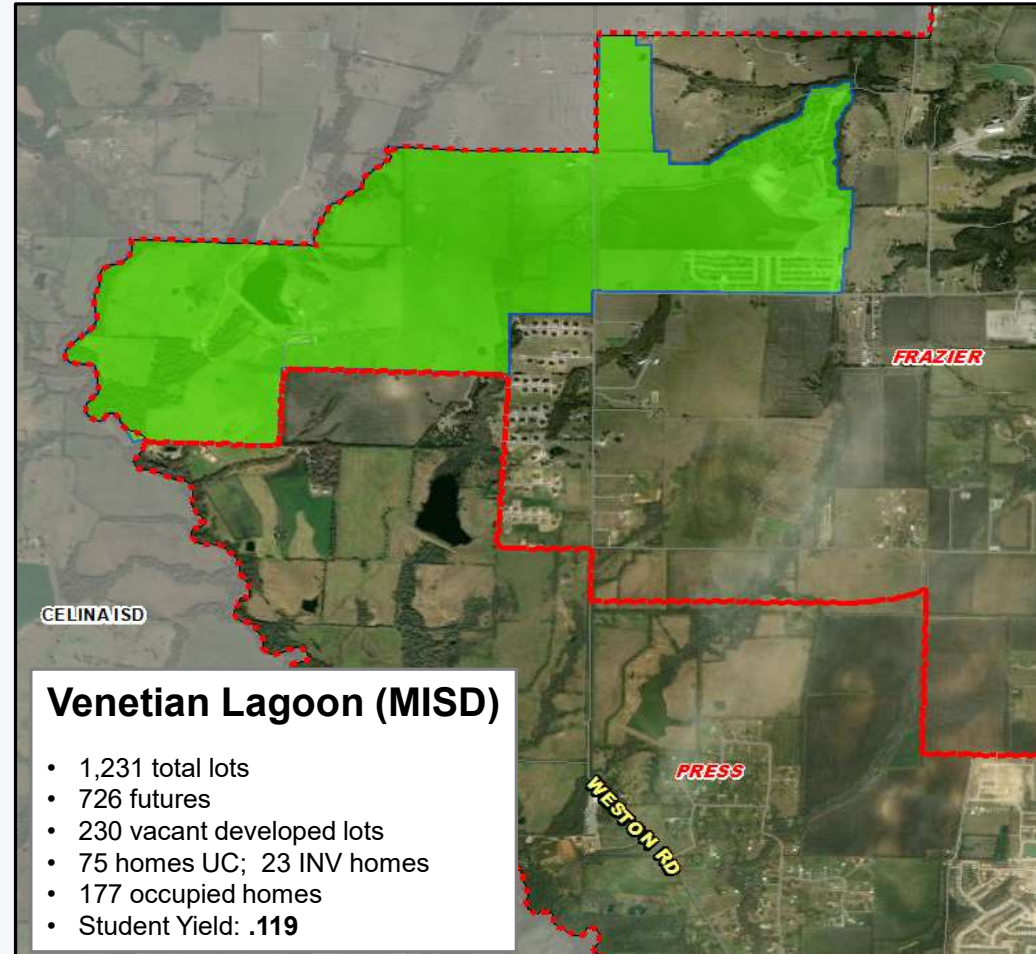
District Single-Family Activity

Single-Family Housing Construction

October 2025



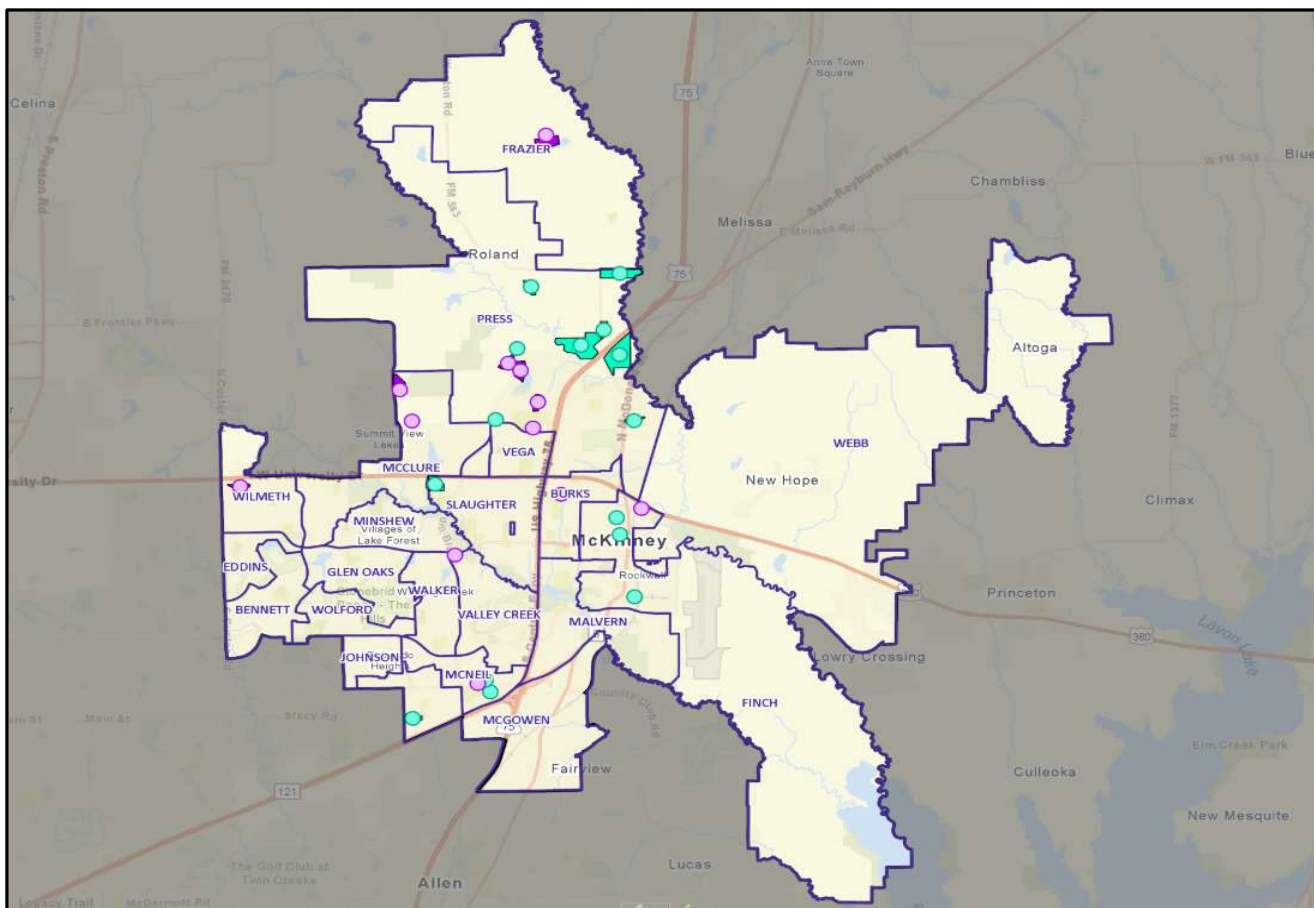
 Zonda
Demographics



Multifamily Housing

Multifamily Construction and Student Yield Analysis





District Multifamily Overview

- There are approximately 3,200 rental units currently under construction in MISD with appx 960 of them being single family rental homes
- There are more than 7,800 future rental units in various stages of planning across the district with only 102 of them age-restricted (no impact on District)

Multifamily Developments

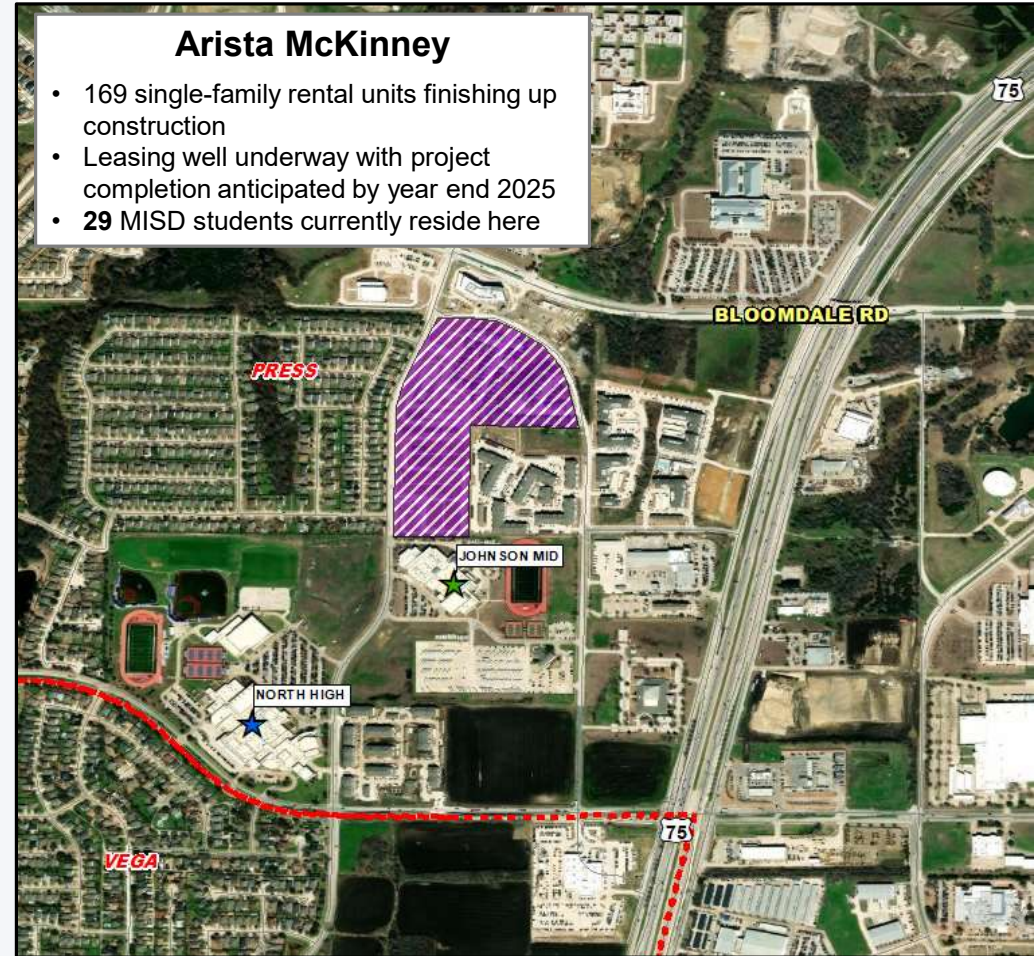
- FUTURE
- UNDER CONSTRUCTION

October 2025

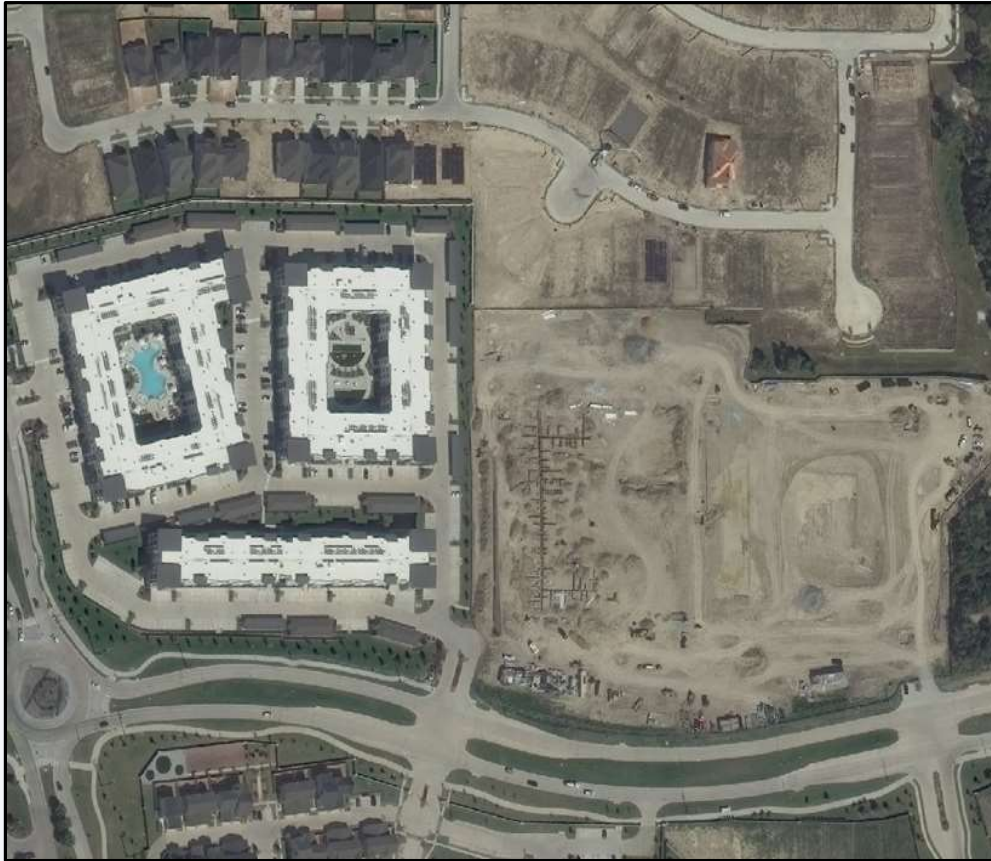


Arista McKinney

- 169 single-family rental units finishing up construction
- Leasing well underway with project completion anticipated by year end 2025
- **29** MISD students currently reside here



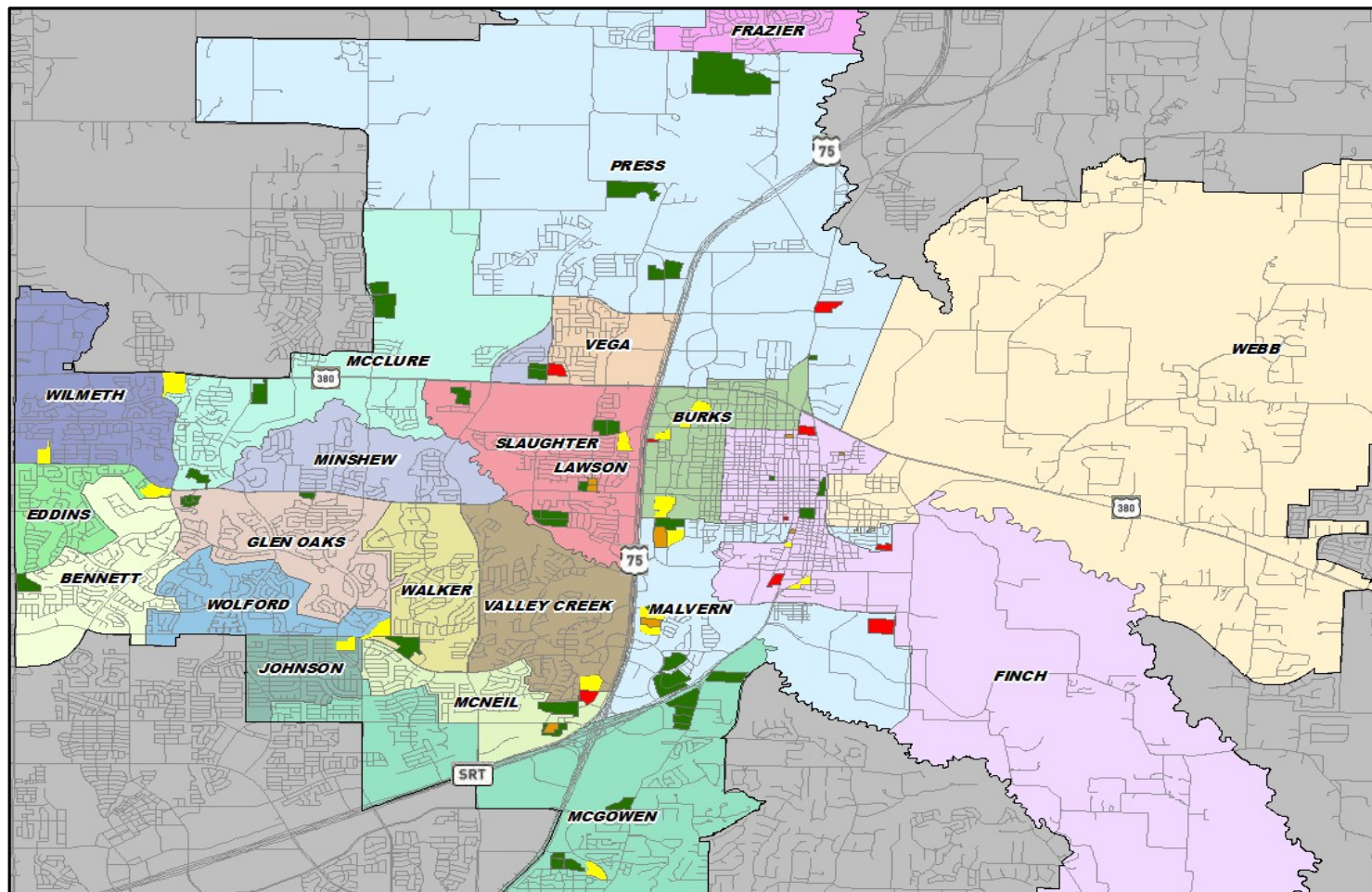
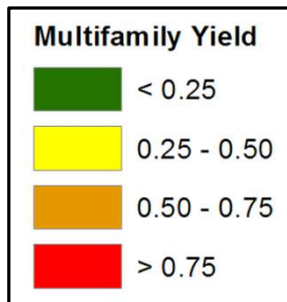
October 2025



District Multifamily Yield Analysis

Multifamily Housing

- There are 3,656 students residing in 16,206 total non-age restricted multifamily units.
- The overall district multifamily yield is 0.226



Enrollment – Data & Trends

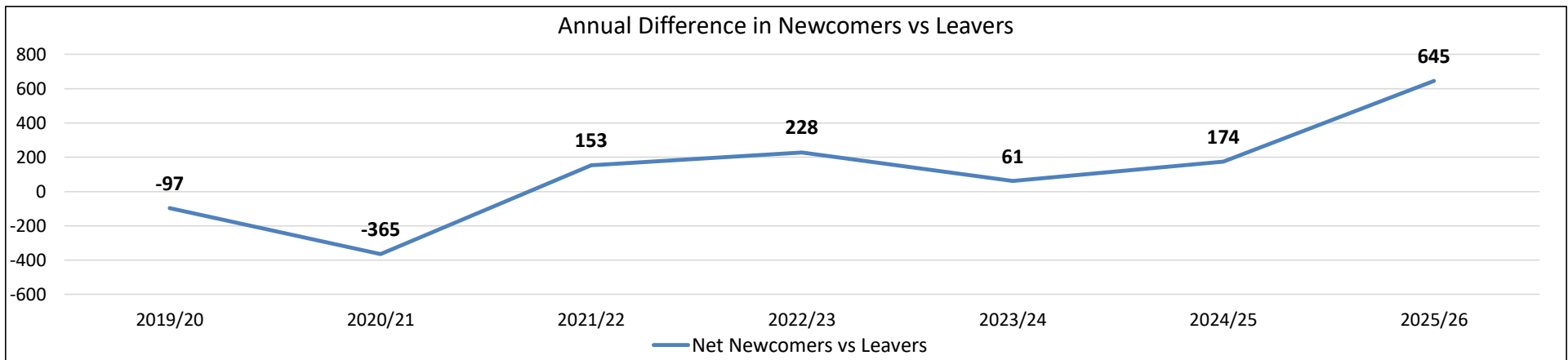
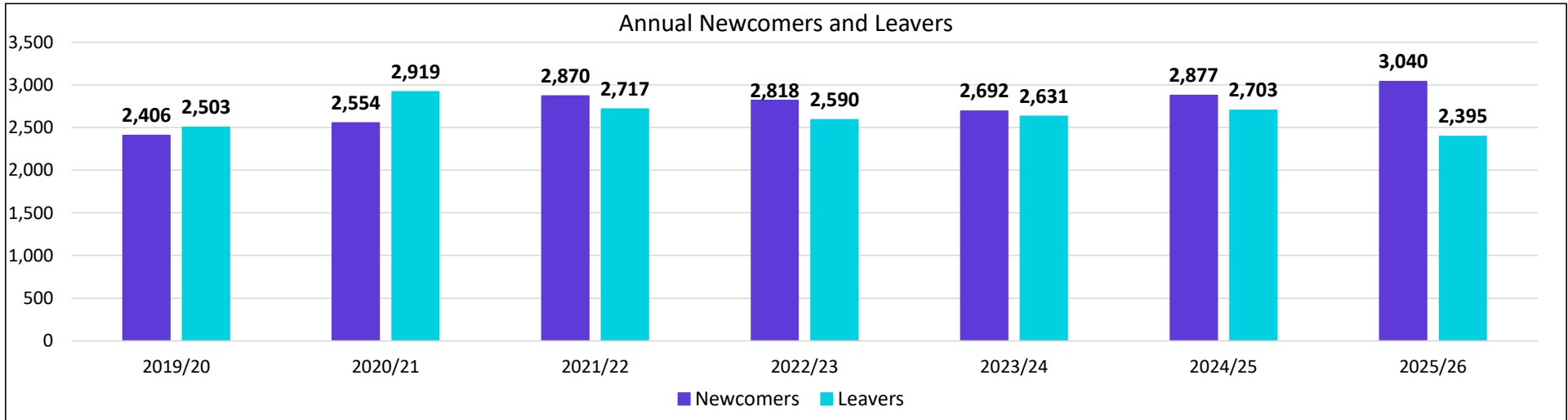
Student Mobility & Birthrates





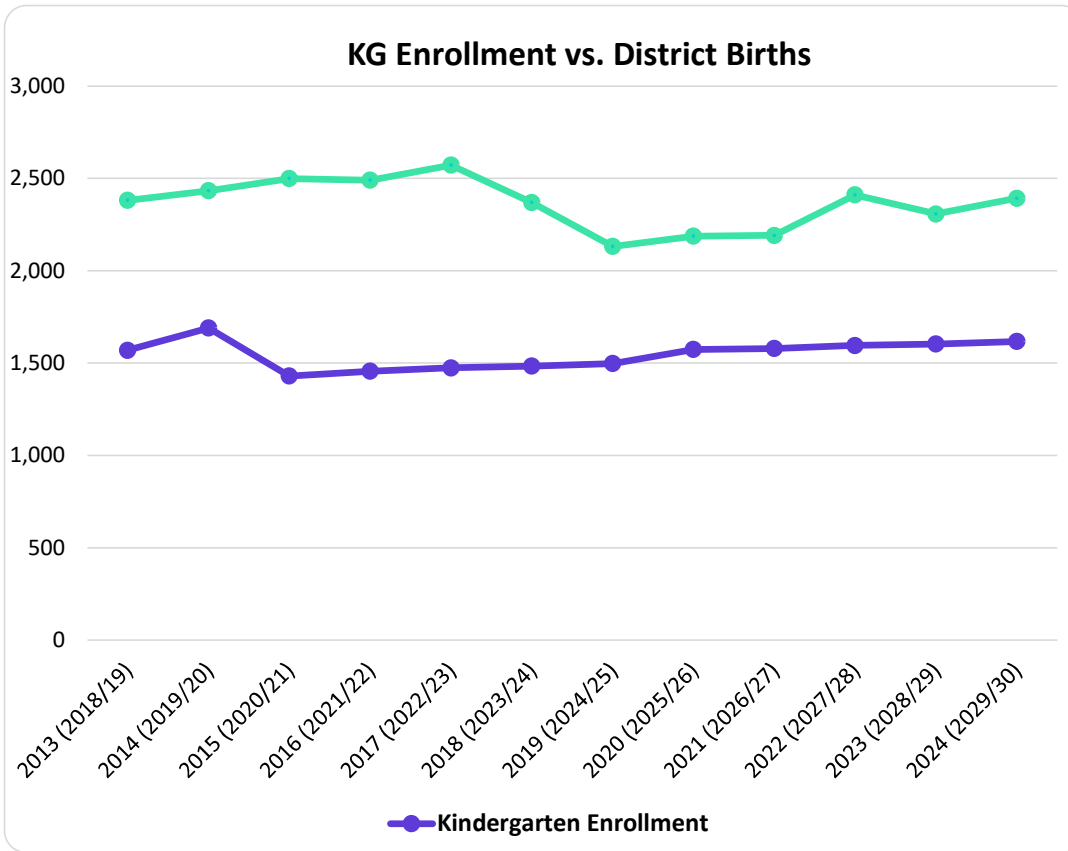
Newcomers and Leavers Mobility Analysis

Enrollment- Data & Trends

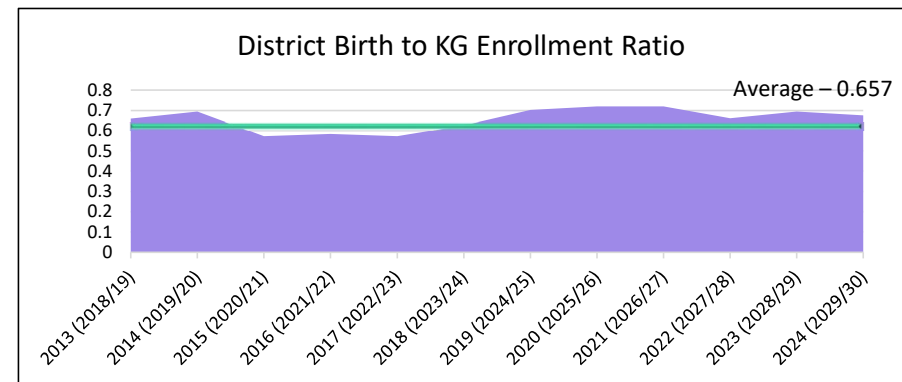


McKinney ISD – Birth Rate Analysis

Enrollment- Data & Trends



Birth Yr (School Yr)	District Births	Kindergarten Enrollment	Enrolled Ratio
2013 (2018/19)	2,381	1,569	0.659
2014 (2019/20)	2,432	1,690	0.695
2015 (2020/21)	2,498	1,430	0.572
2016 (2021/22)	2,490	1,455	0.584
2017 (2022/23)	2,572	1,474	0.573
2018 (2023/24)	2,369	1,483	0.626
2019 (2024/25)	2,131	1,497	0.702
2020 (2025/26)	2,186	1,525	0.698
2021 (2026/27)	2,191	1,531	0.699
2022 (2027/28)	2,410	1,544	0.641
2023 (2028/29)	2,307	1,547	0.671
2024 (2029/30)	2,392	1,560	0.652



Source: Texas Dept. of Health and Human Services

Enrollment Forecast

10 Year Forecast & Campus Projections



GRADE LEVEL ENROLLMENT HISTORY

Year	SPED/E	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	%
2021/22	356	380	1,455	1,503	1,620	1,472	1,562	1,625	1,748	1,885	1,877	2,091	1,974	1,987	1,868	23,403		
2022/23	442	361	1,474	1,548	1,554	1,649	1,515	1,592	1,682	1,800	1,918	2,080	2,010	1,891	1,890	23,406	3	0.0%
2023/24	478	383	1,483	1,522	1,620	1,630	1,660	1,551	1,663	1,741	1,877	2,090	1,988	1,922	1,775	23,383	-23	-0.1%
2024/25	515	360	1,497	1,494	1,576	1,666	1,632	1,700	1,673	1,735	1,756	2,088	1,974	1,896	1,765	23,327	-56	-0.2%
2025/26	578	366	1,525	1,593	1,581	1,663	1,724	1,719	1,805	1,746	1,795	1,989	2,041	1,957	1,807	23,889	562	2.4%

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

GRADE LEVEL COHORT HISTORY

Cohort	SPED/EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS	Total
3-Year Avg	1.094	1.006	1.011	1.035	1.047	1.044	1.014	1.034	1.062	1.041	1.029	1.112	0.959	0.967	0.937	1.031	1.044	0.994	1.022
2022/23	1.242	0.950	1.013	1.064	1.034	1.018	1.029	1.019	1.035	1.030	1.018	1.108	0.961	0.958	0.951	1.030	1.027	0.995	1.018
2023/24	1.081	1.061	1.006	1.033	1.047	1.049	1.007	1.024	1.045	1.035	1.043	1.090	0.956	0.956	0.939	1.027	1.041	0.985	1.017
2024/25	1.077	0.940	1.009	1.007	1.035	1.028	1.001	1.024	1.079	1.043	1.009	1.112	0.944	0.954	0.918	1.018	1.044	0.982	1.013
2025/26	1.122	1.017	1.019	1.064	1.058	1.055	1.035	1.053	1.062	1.044	1.035	1.133	0.977	0.991	0.953	1.047	1.047	1.014	1.037

- Elementary cohort growth for 25/26 was the highest on record.
- KG and 1st grade cohorts also the highest in recent history

Ten Year Forecast by Grade Level

Enrollment Forecast



GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Year	SPED/EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	356	380	1,455	1,503	1,620	1,472	1,562	1,625	1,748	1,885	1,877	2,091	1,974	1,987	1,868	23,403		
2022/23	442	361	1,474	1,548	1,554	1,649	1,515	1,592	1,682	1,800	1,918	2,080	2,010	1,891	1,890	23,406	3	0.0%
2023/24	478	383	1,483	1,522	1,620	1,630	1,660	1,551	1,663	1,741	1,877	2,090	1,988	1,922	1,775	23,383	-23	-0.1%
2024/25	515	360	1,497	1,494	1,576	1,666	1,632	1,700	1,673	1,735	1,756	2,088	1,974	1,896	1,765	23,327	-56	-0.2%
2025/26	578	366	1,525	1,593	1,581	1,663	1,724	1,719	1,805	1,746	1,795	1,989	2,041	1,957	1,807	23,889	562	2.4%
2026/27	576	352	1,531	1,610	1,669	1,652	1,707	1,797	1,813	1,870	1,786	1,971	1,911	1,972	1,839	24,056	167	0.7%
2027/28	597	366	1,544	1,601	1,692	1,741	1,720	1,784	1,902	1,876	1,901	1,986	1,895	1,849	1,853	24,307	251	1.0%
2028/29	587	367	1,547	1,604	1,685	1,769	1,816	1,793	1,888	1,964	1,920	2,108	1,910	1,830	1,752	24,540	234	1.0%
2029/30	592	371	1,560	1,625	1,700	1,768	1,845	1,909	1,898	1,948	2,013	2,119	2,018	1,839	1,728	24,933	393	1.6%
2030/31	595	374	1,586	1,632	1,718	1,780	1,844	1,937	2,019	1,966	1,994	2,232	2,030	1,948	1,742	25,397	465	1.9%
2031/32	593	374	1,590	1,658	1,723	1,798	1,858	1,936	2,048	2,102	2,018	2,214	2,138	1,965	1,856	25,870	473	1.9%
2032/33	595	376	1,601	1,664	1,749	1,804	1,874	1,951	2,047	2,131	2,160	2,242	2,120	2,072	1,875	26,261	390	1.5%
2033/34	596	378	1,607	1,677	1,757	1,831	1,885	1,973	2,065	2,133	2,190	2,405	2,146	2,057	1,988	26,688	427	1.6%
2034/35	597	380	1,617	1,674	1,762	1,831	1,903	1,975	2,088	2,154	2,193	2,439	2,302	2,085	1,975	26,975	287	1.1%
2035/36	598	383	1,627	1,684	1,755	1,835	1,901	1,990	2,089	2,170	2,215	2,445	2,334	2,241	2,007	27,275	300	1.1%

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

Ten Year Forecast by Campus Level

Enrollment Forecast

Campus	Functional 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
Bennett Elementary	660	409	399	382	371	365	368	371	374	376	378	380
Burks Elementary	420	397	403	408	424	423	427	436	440	448	454	460
Caldwell Dual Language Academy	484	443	442	467	480	487	475	470	468	471	471	469
Eddins Elementary	474	383	392	409	407	415	412	402	395	388	381	375
Finch Elementary	540	320	295	271	268	254	244	248	246	245	245	246
Frazier Elementary	880	810	876	925	950	993	1,042	1,075	1,110	1,148	1,130	1,121
Glen Oaks Elementary	594	474	444	413	384	368	367	365	364	366	367	367
Johnson Elementary	528	361	346	334	338	332	319	324	325	322	319	313
Malvern Elementary	600	430	425	419	425	428	427	442	450	448	443	440
Mcclure Elementary	748	782	878	962	1,003	1,106	1,132	1,100	1,085	1,074	1,065	1,066
Mcgowen Elementary	770	563	562	545	522	513	498	488	481	475	470	466
Mcneil Elementary	464	302	293	300	312	315	336	339	341	341	342	343
Minshaw Elementary	792	446	425	423	424	430	434	433	430	425	419	412
Press Elementary	680	738	811	837	895	1,002	1,083	1,179	1,263	1,334	1,384	1,425
Slaughter Elementary	640	564	558	552	549	541	554	549	543	534	528	522
Valley Creek Elementary	594	524	523	503	516	503	494	488	478	469	462	453
Vega Elementary	640	467	458	456	419	409	379	383	387	389	393	396
Walker Elementary	462	388	387	395	392	393	397	390	389	384	387	393
Webb Elementary	560	522	606	651	728	727	717	701	699	717	748	769
Wilmeth Elementary	748	441	411	399	384	380	374	372	369	370	369	370
Wolford Elementary	518	422	413	412	404	404	399	389	387	387	388	388
ELEMENTARY SCHOOL TOTALS	12,796	10,186	10,347	10,463	10,595	10,788	10,878	10,944	11,024	11,111	11,143	11,174
Elementary Absolute Change		347	161	116	132	193	90	66	80	87	32	31
Elementary Percent Change		3.53%	1.58%	1.12%	1.26%	1.82%	0.83%	0.61%	0.73%	0.79%	0.29%	0.28%

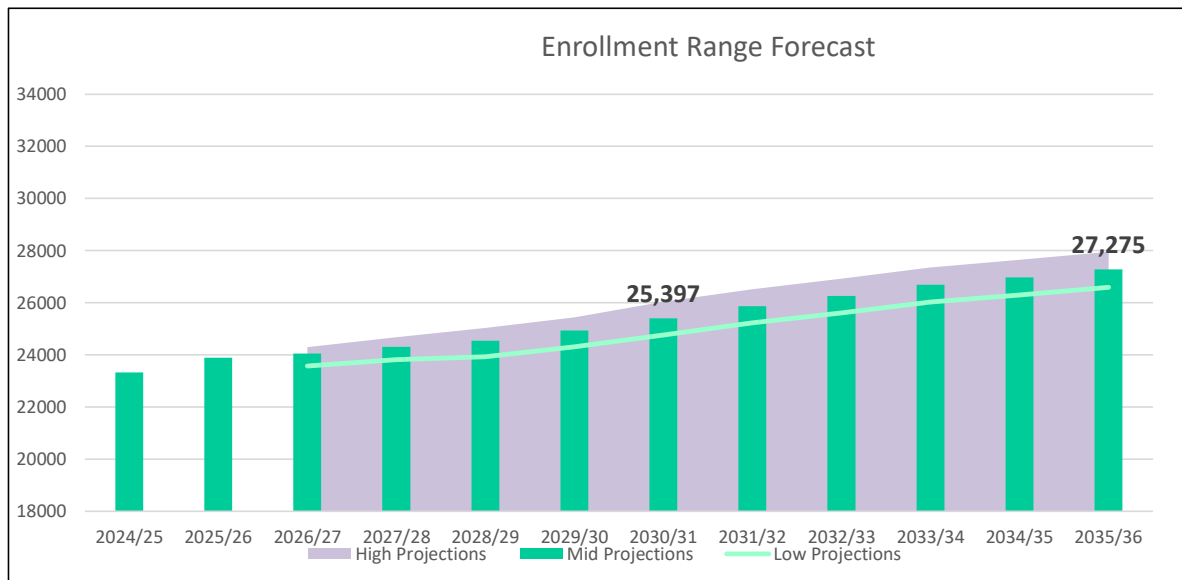
Ten Year Forecast by Campus Level

Enrollment Forecast

	Functional	Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Dowell Middle School	1,108	977	959	929	889	857	812	787	771	774	767	758
Cockrill Middle School	1,233	1,210	1,251	1,262	1,321	1,283	1,305	1,334	1,401	1,419	1,392	1,361
Faubion Middle School	1,339	1,101	1,041	1,025	956	955	947	967	958	960	964	955
Evans Middle School	944	732	735	774	789	780	793	776	772	751	742	745
Johnson Middle School	936	1,309	1,466	1,672	1,800	1,967	2,105	2,287	2,419	2,467	2,553	2,638
MIDDLE SCHOOL TOTALS	5,560	5,329	5,452	5,662	5,755	5,842	5,962	6,151	6,321	6,371	6,418	6,457
Middle School Absolute Change		184	123	210	93	87	120	189	170	50	47	39
Middle School Percent Change		3.58%	2.31%	3.85%	1.64%	1.51%	2.05%	3.17%	2.76%	0.79%	0.74%	0.61%
Boyd High School	3,000	2,595	2,566	2,566	2,558	2,553	2,523	2,507	2,456	2,421	2,424	2,412
Mckinney High School	3,000	2,540	2,403	2,217	2,110	2,041	2,003	1,983	1,951	1,947	1,935	1,934
Mckinney North High School	2,400	2,552	2,617	2,694	2,826	3,004	3,320	3,577	3,796	4,122	4,336	4,575
HIGH SCHOOL TOTALS	8,400	7,687	7,586	7,477	7,494	7,598	7,846	8,067	8,203	8,490	8,695	8,921
High School Absolute Change		70	-101	-109	17	104	248	221	136	287	205	226
High School Percent Change		0.92%	-1.31%	-1.44%	0.23%	1.39%	3.26%	2.82%	1.69%	3.50%	2.41%	2.60%
County Residential Center		103	103	102	102	102	102	102	102	102	102	102
Lawson Early Childhood Sch	788	562	546	581	572	581	587	584	589	592	595	599
Jj Aep		17	17	17	17	17	17	17	17	17	17	17
Serenity High School		5	5	5	5	5	5	5	5	5	5	5
ALTERNATIVE CAMPUS TOTALS	788	687	671	705	696	705	711	708	713	716	719	723
DISTRICT TOTALS	27,544	23,889	24,056	24,307	24,540	24,933	25,397	25,870	26,261	26,688	26,975	27,275
District Absolute Change		562	167	251	234	393	465	473	390	427	287	300
District Percent Change		2.41%	0.70%	1.04%	0.96%	1.60%	1.86%	1.86%	1.51%	1.63%	1.08%	1.11%

Ten Year Forecast Range

Enrollment Forecast



School Year	Low Projections	Mid Projections	High Projections
2024/25		23,327	
2025/26		23,889	
2026/27	23,575	24,056	24,296
2027/28	23,821	24,307	24,671
2028/29	23,927	24,540	25,031
2029/30	24,309	24,933	25,431
2030/31	24,762	25,397	26,032
2031/32	25,224	25,870	26,517
2032/33	25,604	26,261	26,917
2033/34	26,021	26,688	27,355
2034/35	26,300	26,975	27,649
2035/36	26,593	27,275	27,956

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



Key Takeaways

District Information -



McKinney ISD enrollment increased by **430 over the last five years**. The District has seen enrollment increase this new 2025-26 school year by **506 students**.

Housing Market Conditions -



2025 new home starts and closings in MISD are currently trending below 2024 totals and are anticipated to finish below 2024 totals if current economic uncertainty and higher inflation and mortgage interest rates continue through the remainder of the year

Housing Activity & Future Developments -



The district currently has approximately **1,300 homes in active inventory**, roughly 3,950 lots available to build on, and roughly 16,800 planned in the future.

Enrollment Forecast -



MISD Enrollment is forecasted to reach nearly 26,000 students by the 2030/31 school year, and with additional housing growth enrollment is anticipated to rise to approximately 28,400 students by the 2035/36 school year.