



Spring Branch Independent School District

Fall 2025 Enrollment and Housing Report

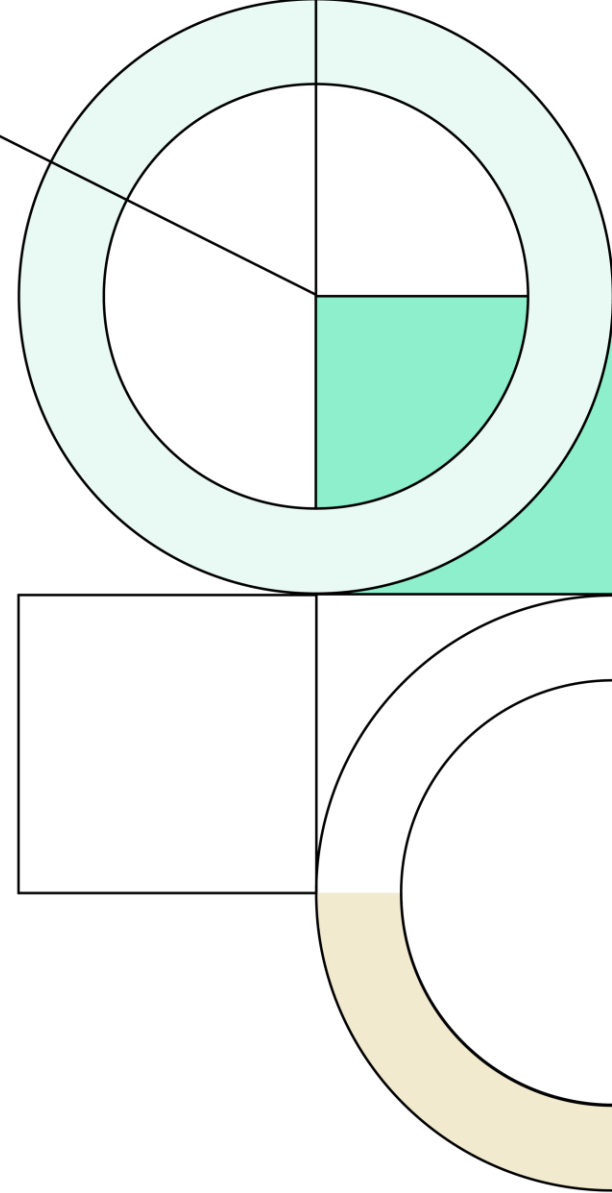


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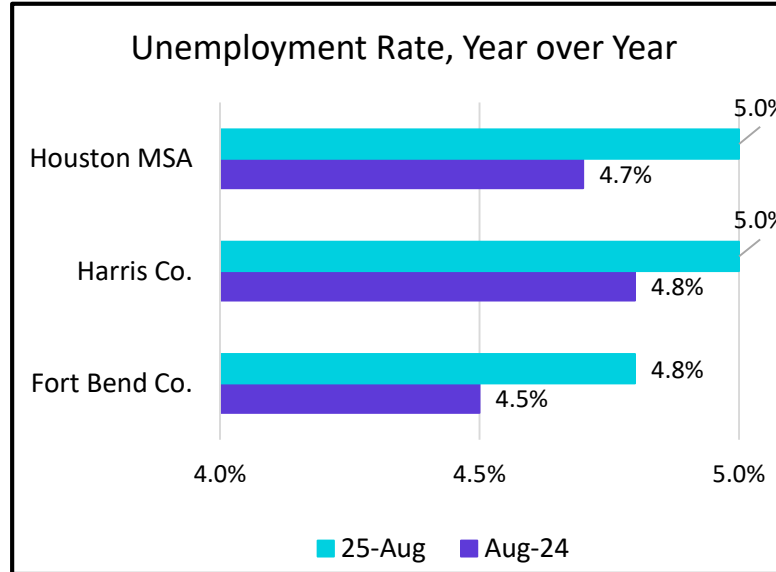


Economic Conditions

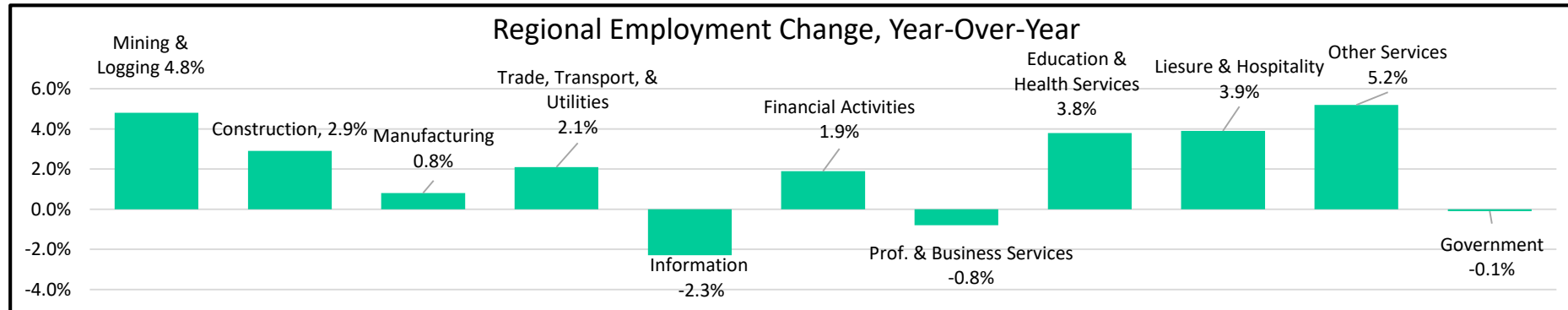
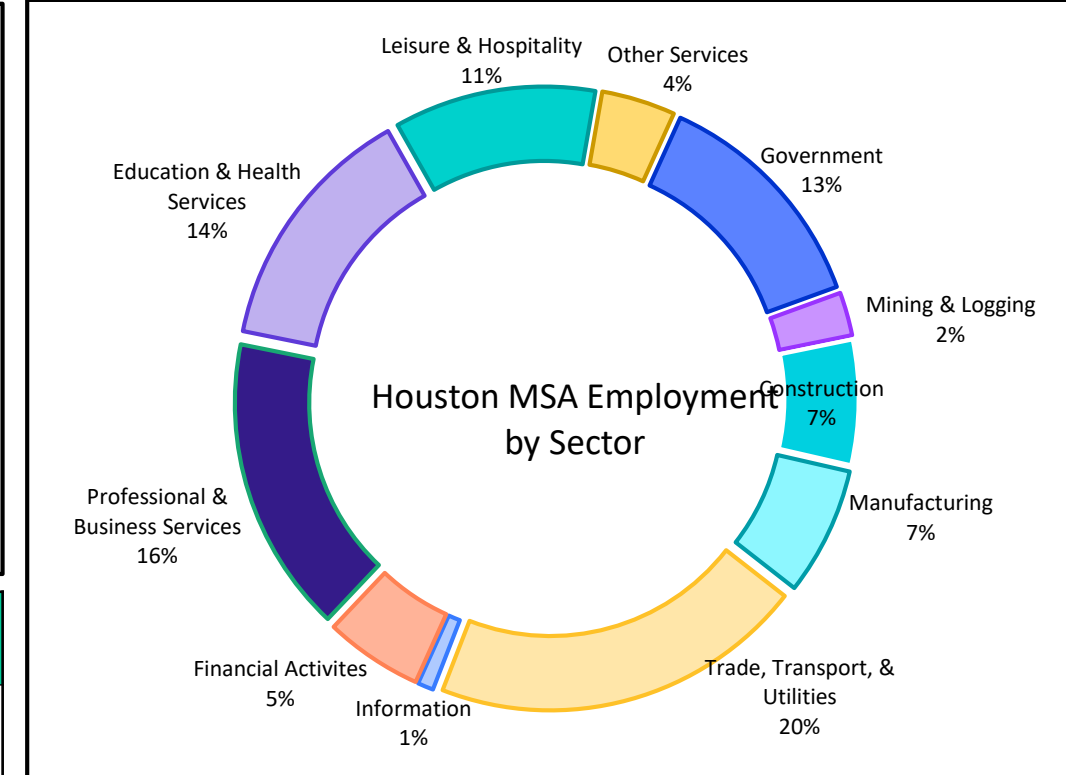
Local Economic Data



- Unemployment levels in the region have increased approximately 0.2% to 0.3% from last year numbers
- 32,934 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
- Sectors with the greatest increases in job numbers over the past year included Other Services and Mining & Logging
- The largest decline this past year was in the Information sector, followed by the Professional & Business Services sector



All Industry Sectors	Aug-2024	Aug-2025	YOY Change
(Houston MSA) Total Nonfarm Employment #s	3,667,700	3,700,600	0.1%

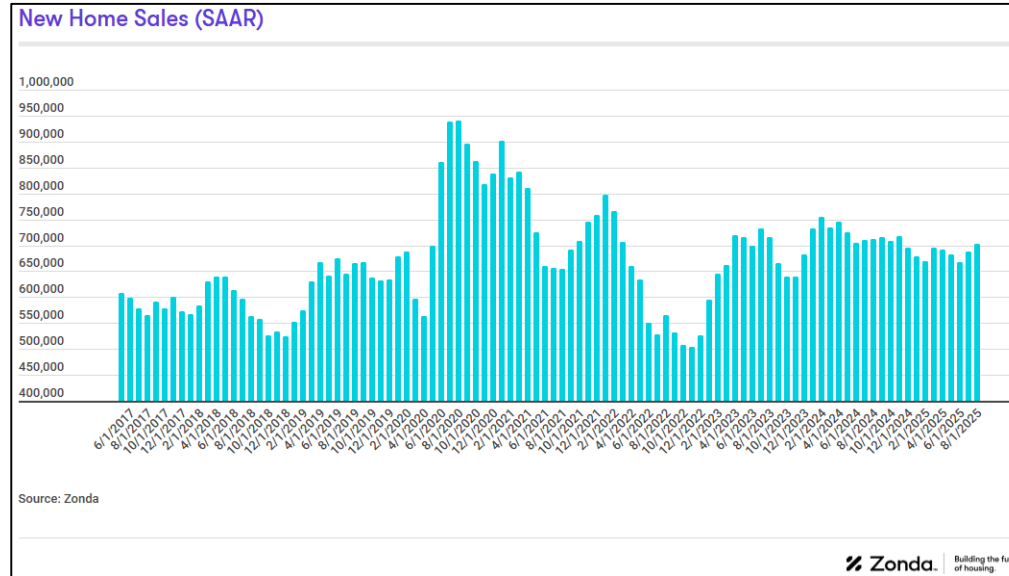


Source: US BLS; US BEA

Single-Family Housing

National Market Information & Area Sales Data

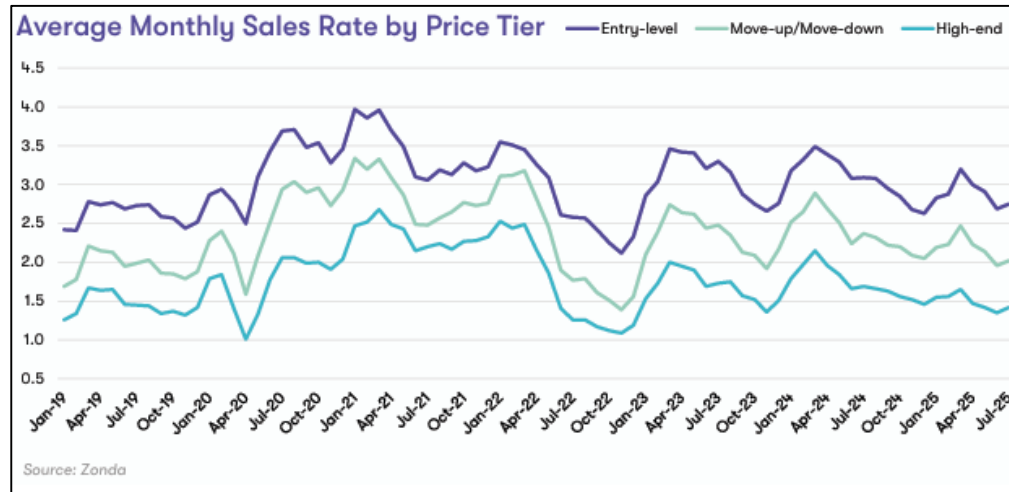




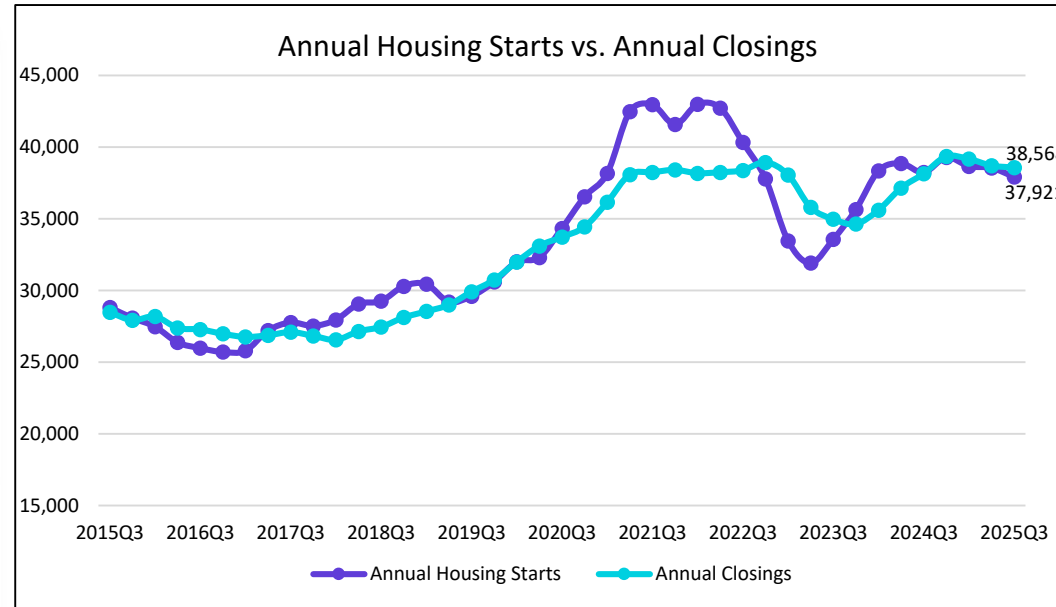
There were 703,000 new homes sold in August on a seasonally adjusted annualized rate. This is an increase of 2.1% from last July sales numbers and a drop of -1.2% from a year ago.

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.



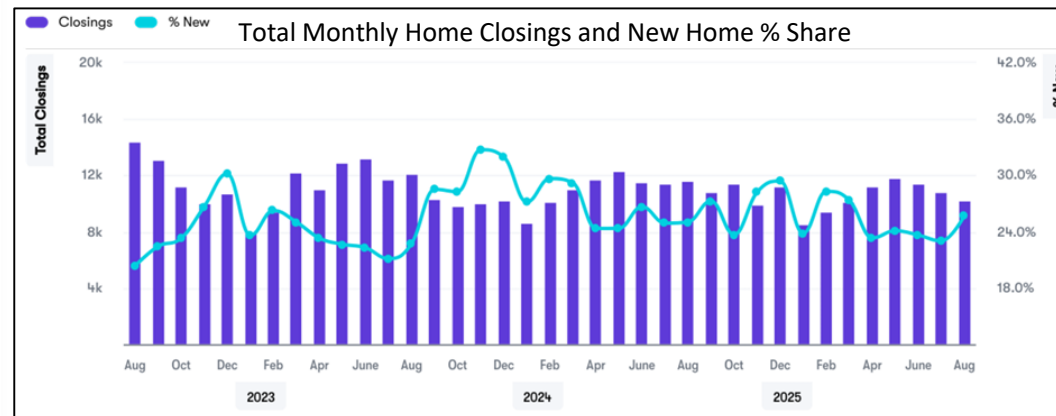
Monitoring Several Variables Impacting the Market Potential shifts in monetary policy, fiscal policy, international relations, investor sentiment, and consumer behavior are all being evaluated as to what impacts we may see in the coming months.



Houston maintains an average monthly sales rate of 2.1 net monthly sales per community among active projects.

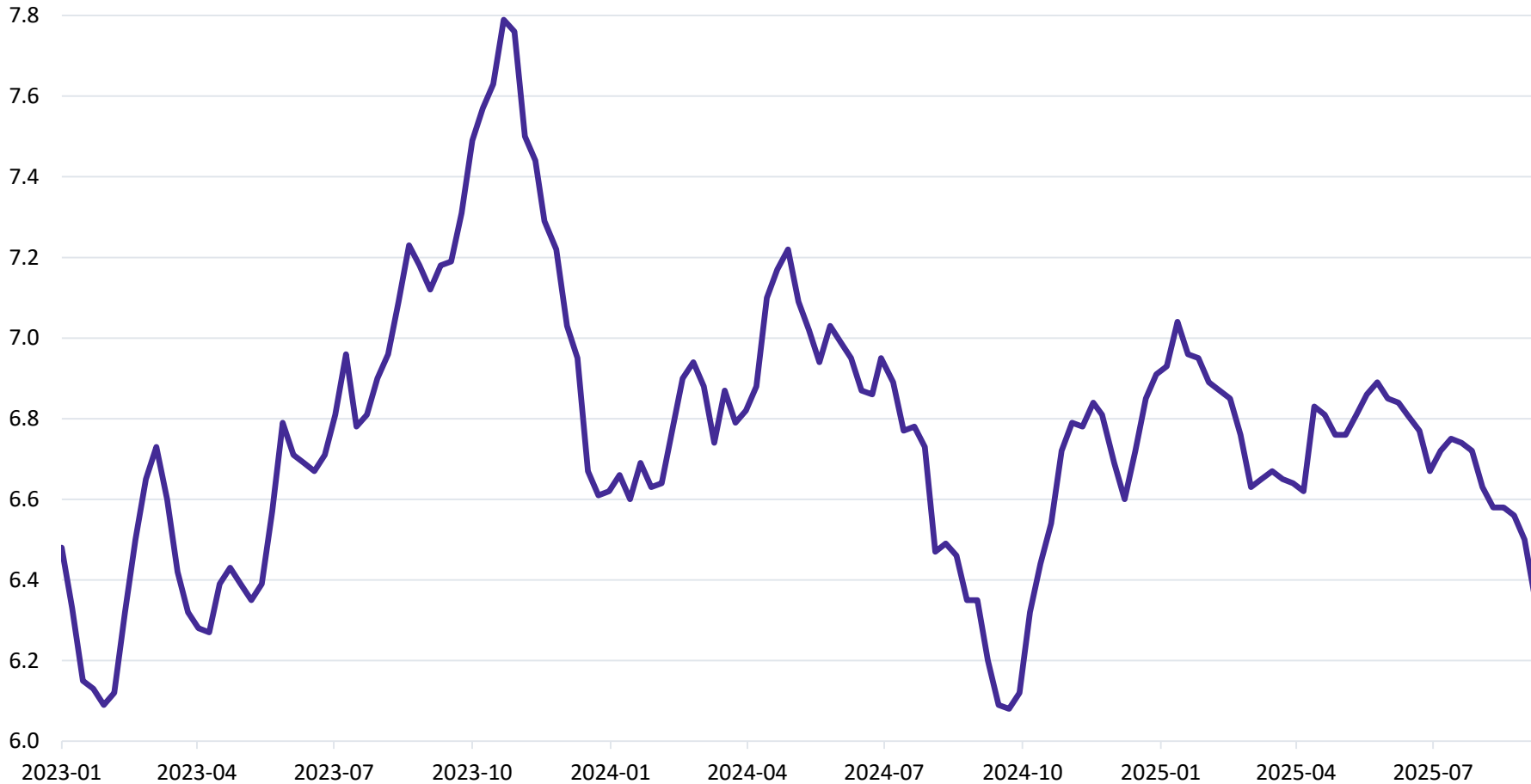
Among Texas’ four major markets, one market (San Antonio) is overperforming, two markets (Dallas and Houston) are average, and one market (Austin) is underperforming in terms of new home sales adjusted for supply and seasonality.

The Houston-Pasadena-The Woodlands MSA experienced 32,584 new home closings in the last 12 months, a decrease of -8.4%.



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%.

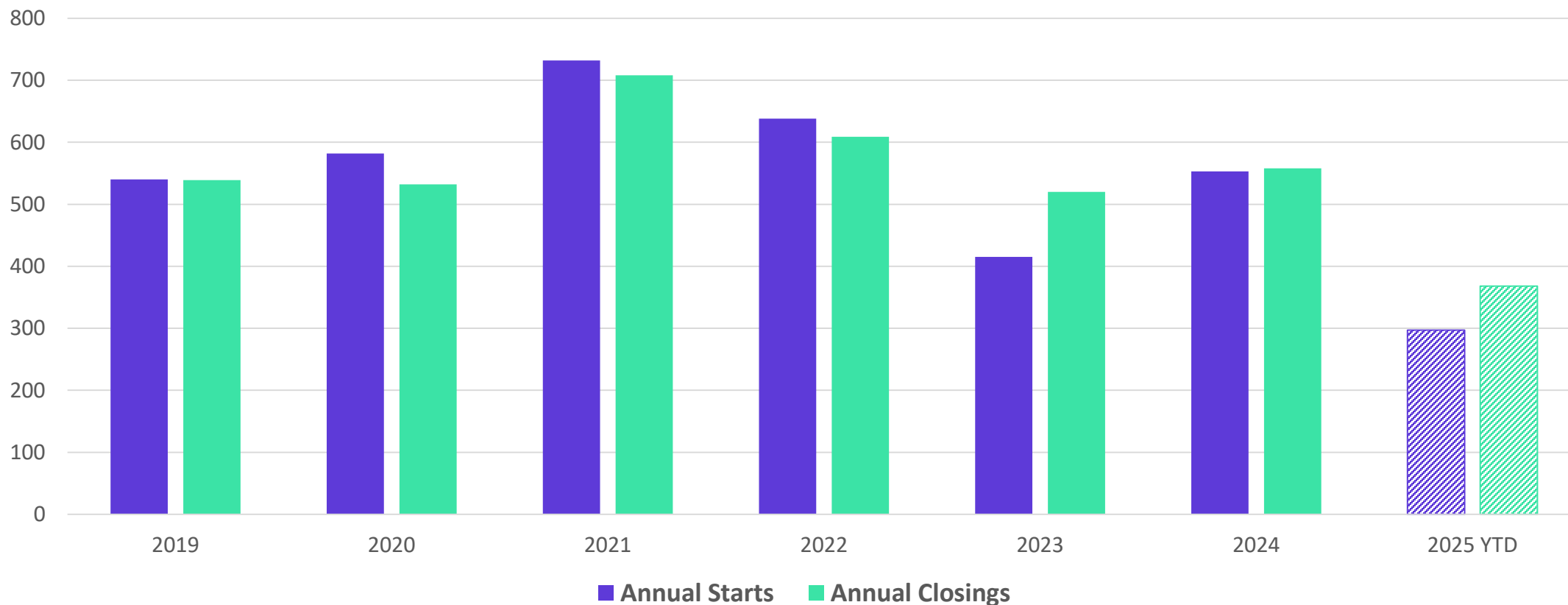
The move was driven by signs of a softening labor market, and weakening job growth.

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



Spring Branch ISD New Home Activity

Single-Family Housing



Starts	2019	2020	2021	2022	2023	2024	2025
1Q	117	114	195	159	92	134	128
2Q	137	109	208	244	139	75	88
3Q	170	197	157	103	69	216	81
4Q	116	162	172	132	115	128	0
Total	540	582	732	638	415	553	297

Closings	2019	2020	2021	2022	2023	2024	2025
1Q	101	154	167	161	154	92	131
2Q	127	137	150	142	150	113	87
3Q	163	117	182	159	90	213	150
4Q	148	124	209	147	126	140	0
Total	539	532	708	609	520	558	368

Source: Zonda



Spring Branch ISD New Home Activity by Elementary Zone

Single-Family Housing

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Futures
BUFFALO CREEK	48	27	25	12	38	74	19	49
CEDAR BROOK	15	0	29	10	0	2	13	38
EDGEWOOD	22	5	61	12	21	37	91	321
FROSTWOOD	2	1	13	4	1	5	12	0
HOUSMAN	61	6	61	19	40	74	43	40
MEADOW WOOD	14	4	17	5	6	11	31	0
MEMORIAL DRIVE	0	0	5	0	0	0	0	0
PINE SHADOWS	0	0	0	0	0	0	0	75
RIDGECREST	2	0	16	4	0	5	25	0
RUMMEL CREEK	8	0	0	0	8	12	7	0
SHERWOOD	11	1	18	4	6	15	25	61
SPRING BRANCH	61	3	56	33	32	53	5	20
TERRACE	158	22	201	45	28	68	100	0
VALLEY OAKS	13	2	3	2	29	38	78	12
WOODVIEW	10	10	0	0	10	10	0	0
Grand Total	425	81	508	150	219	404	449	616

**Only elementary zones with activity are shown*

	Highest activity in the category
	Second highest activity in the category
	Third highest activity in the category

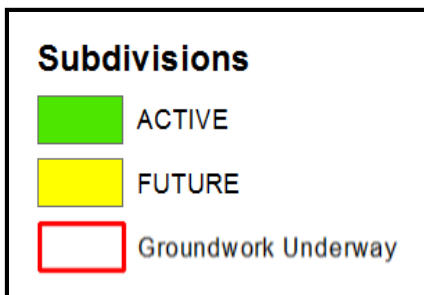
Single-Family Housing Construction

District Housing Activity Information



District Future Housing Overview

- The district has 49 active subdivisions with nearly 220 homes under construction and approximately 450 lots ready to be built on
- Within SBISD there are 20 potential future subdivisions totaling more than 600 single family lots
- Groundwork is currently underway on approximately 340 lots within 3 subdivisions

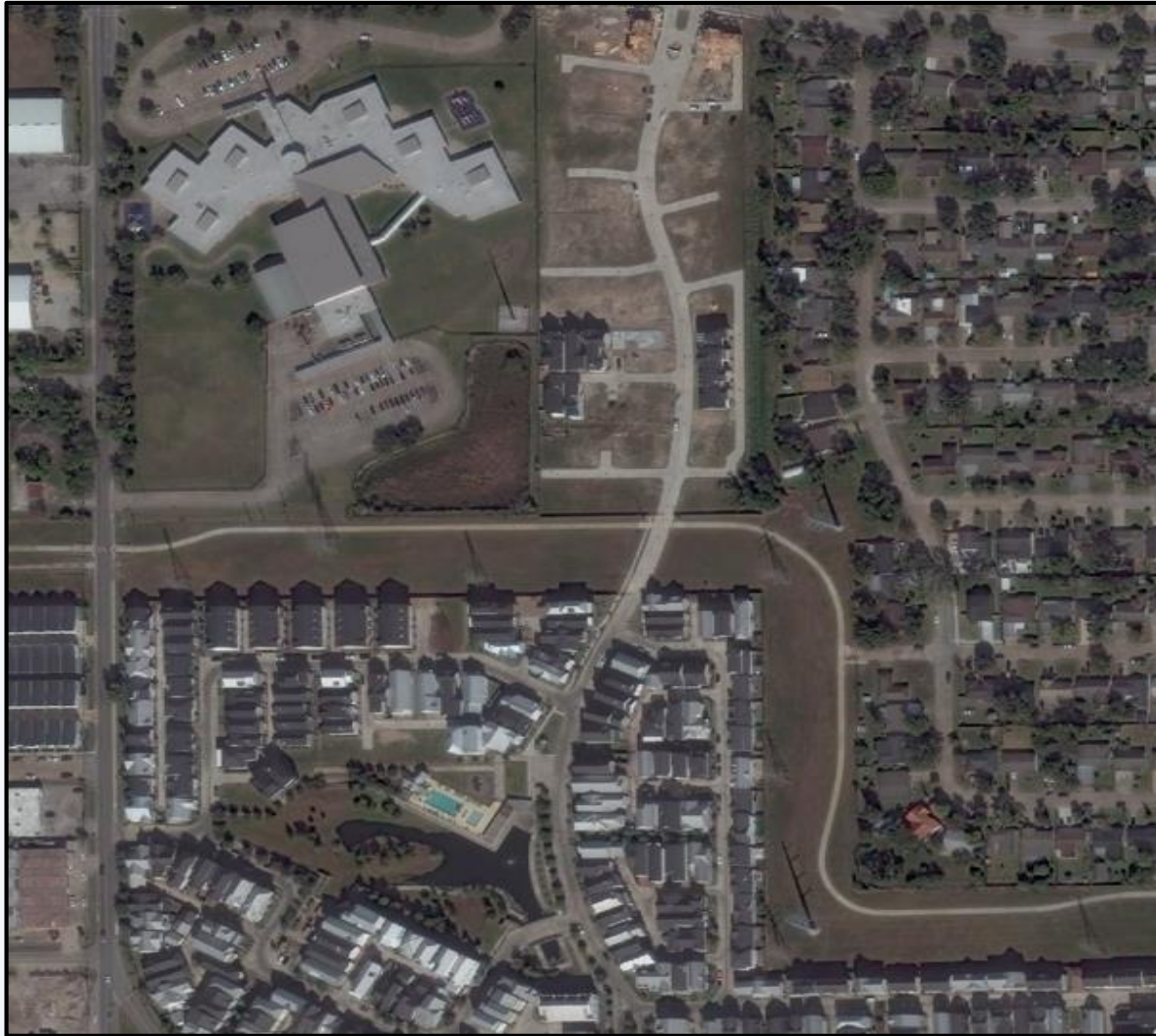


The following pages highlight major and new developments

November 2025



November 2025



Kolbe Farms

- 391 total lots (328 SF, 63 TH)
- 81 vacant developed lots
- 9 homes UC; 2 FV homes
- 299 occupied homes
- Student Yield: **.047**



November 2025



November 2025



Long Point Villas

- 38 total lots
- 38 futures
- Lot clearing has been completed
- Community to feature 24' lots; pricing TBD

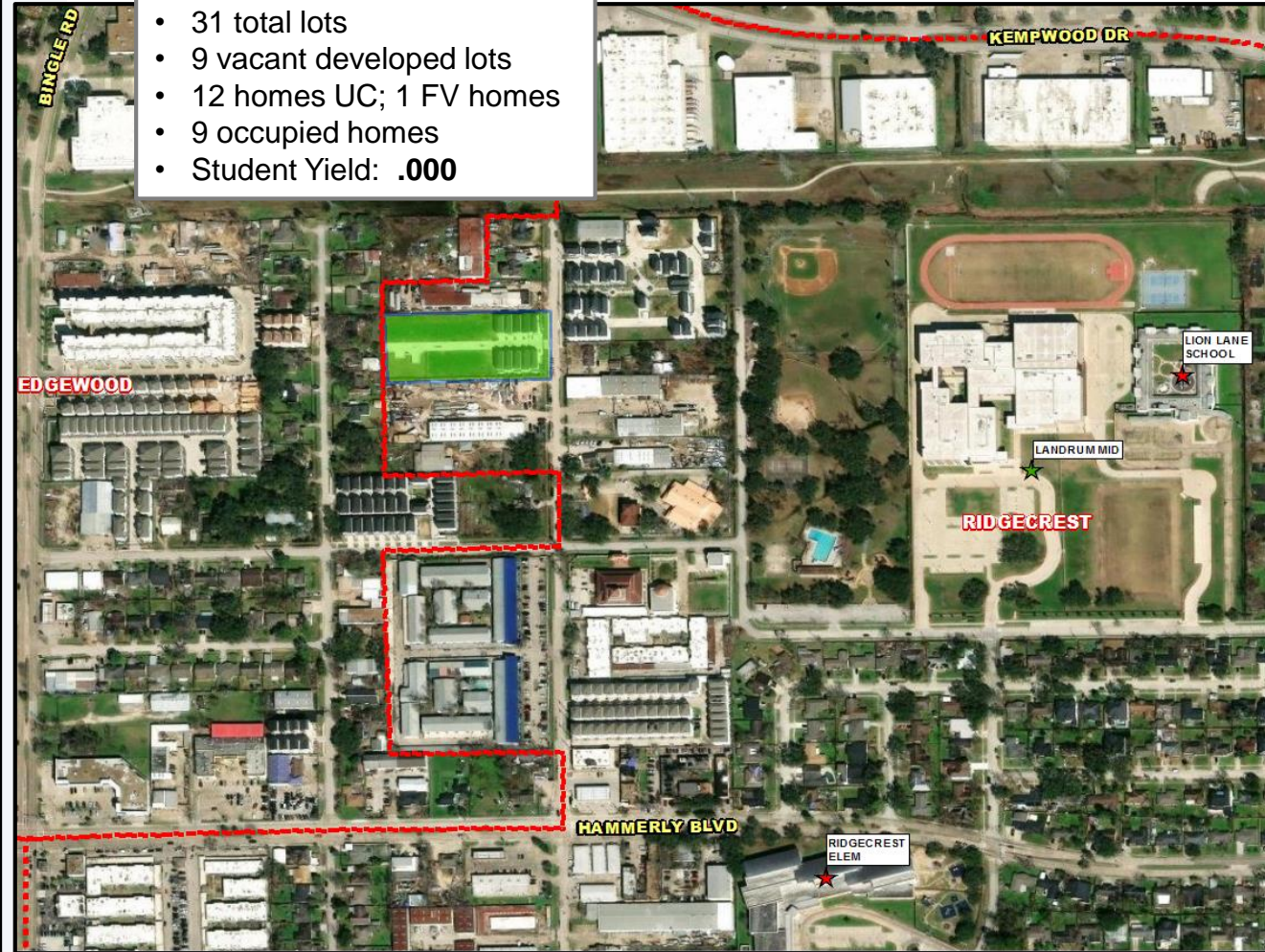


November 2025



Pech Landing

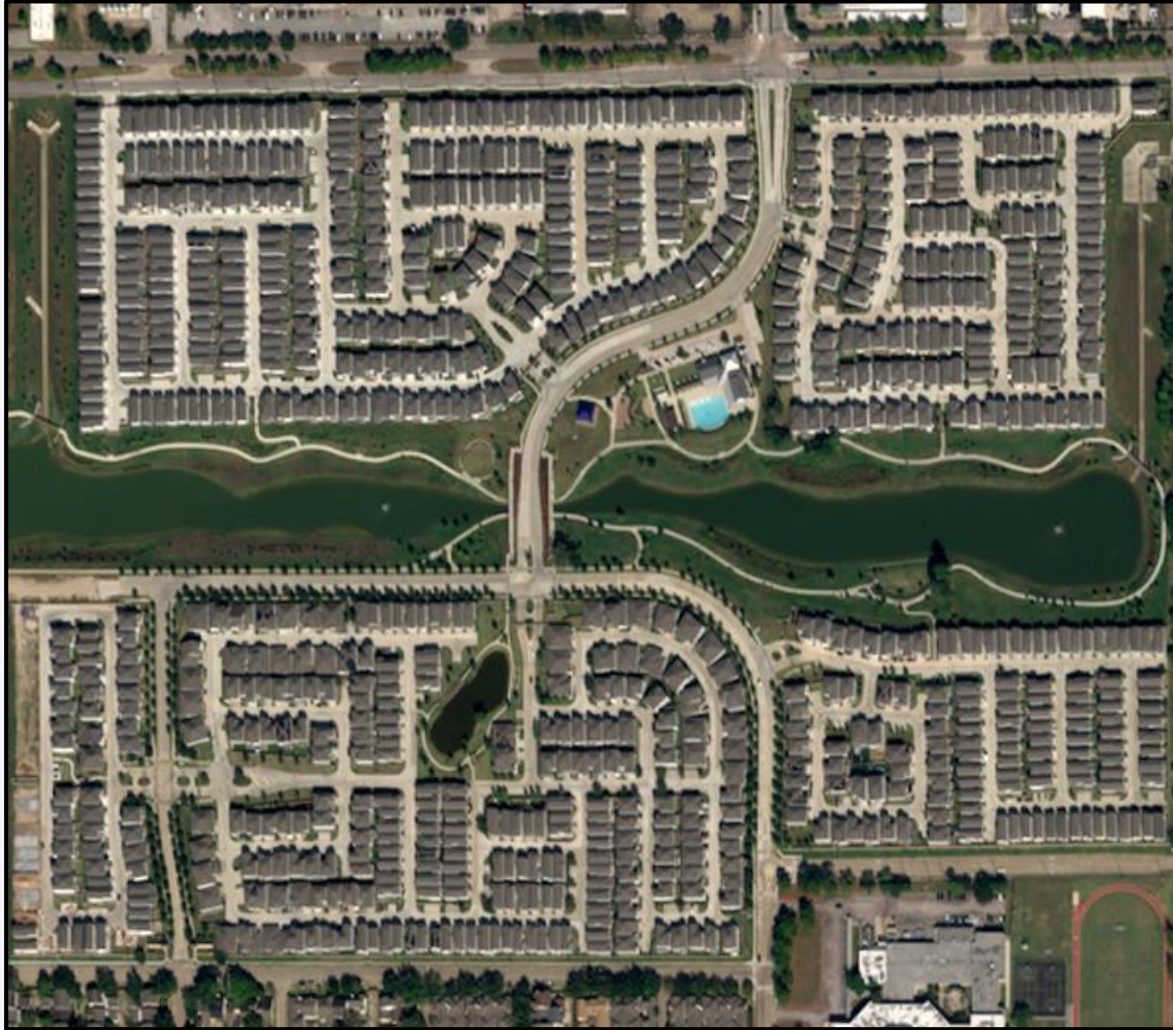
- 31 total lots
- 9 vacant developed lots
- 12 homes UC; 1 FV homes
- 9 occupied homes
- Student Yield: .000



November 2025



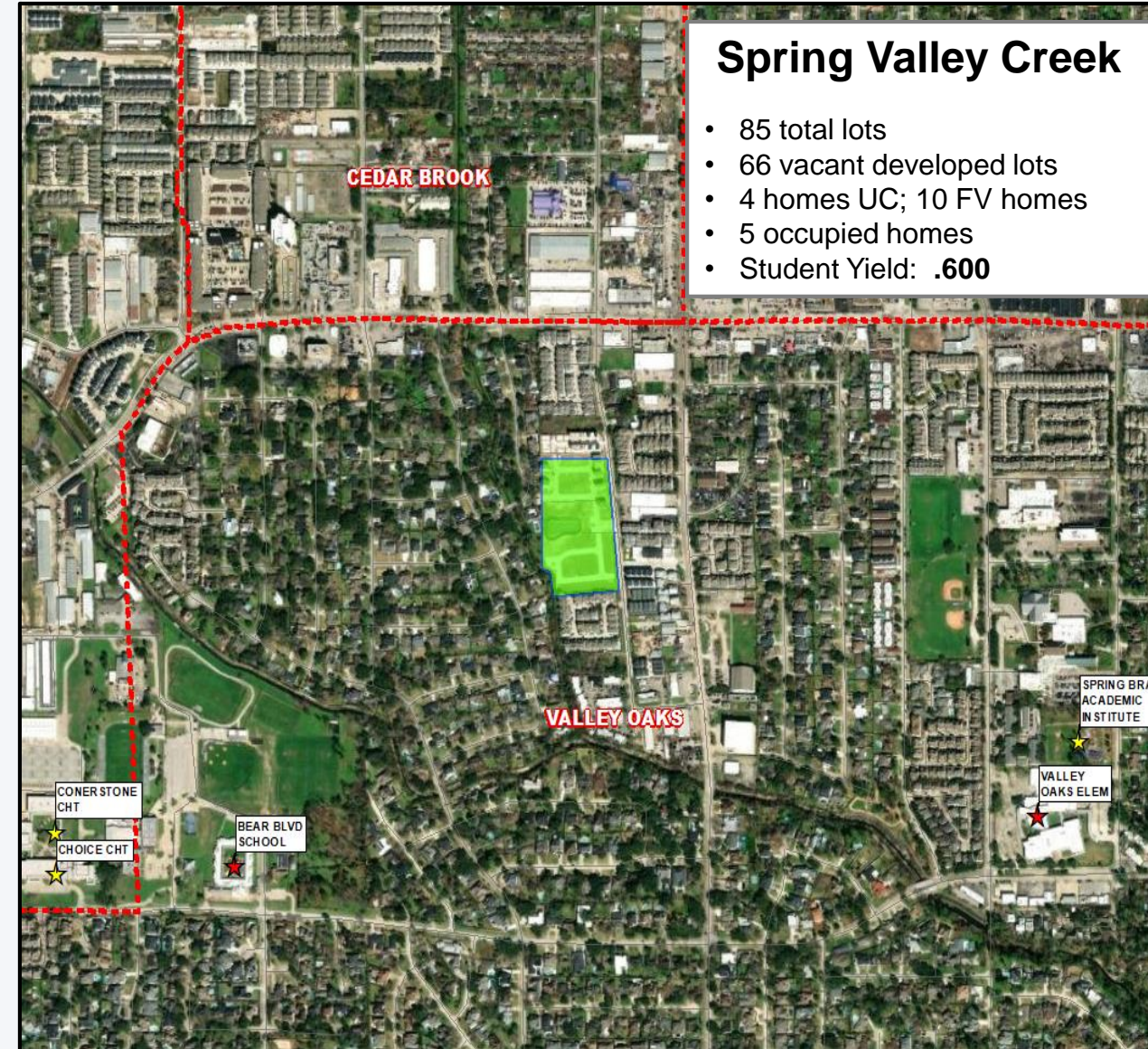
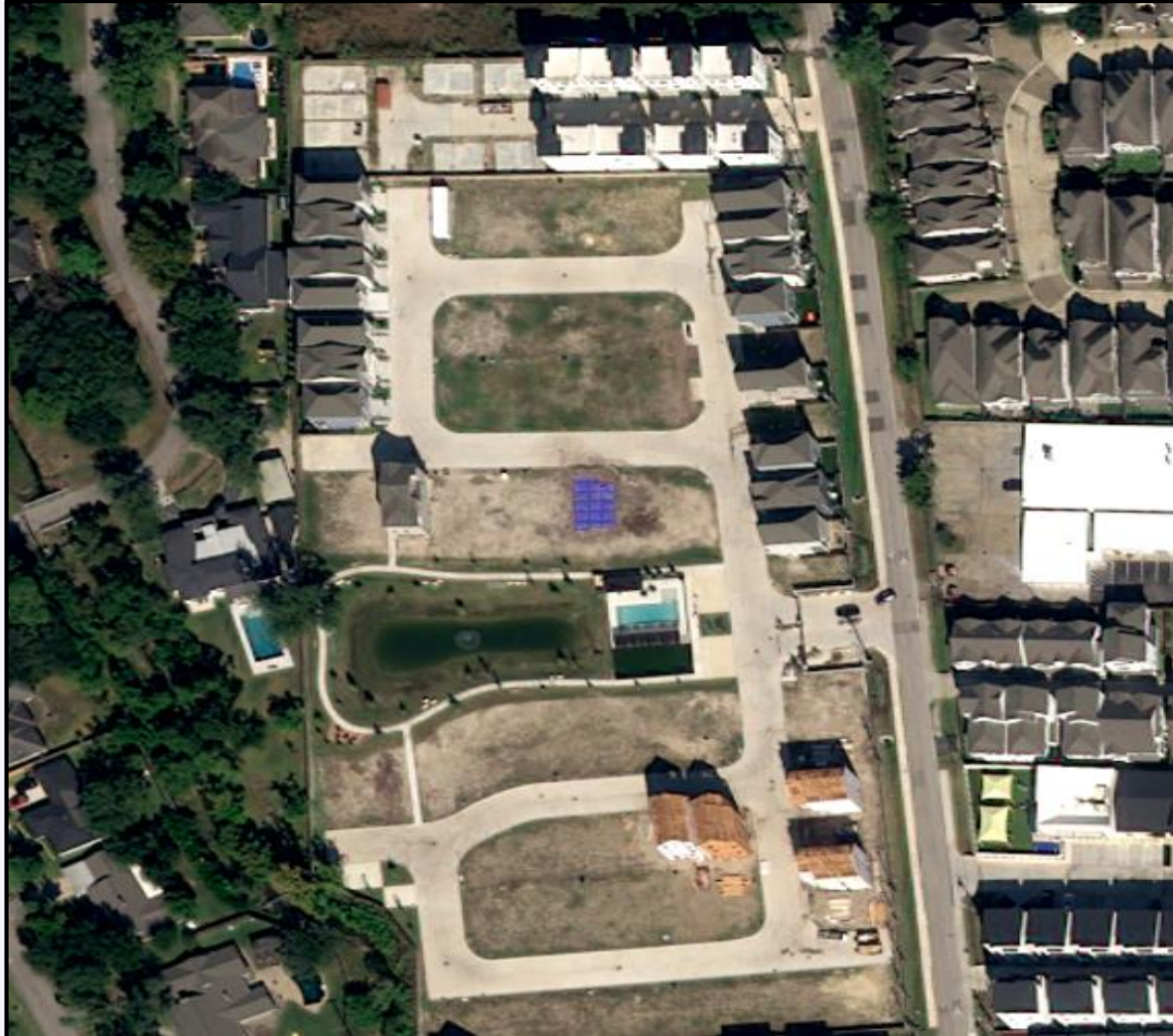
November 2025



Spring Brook Village

- 942 total lots
- 32 vacant developed lots
- 24 homes UC; 35 FV homes
- 851 occupied homes
- Student Yield: .053

November 2025

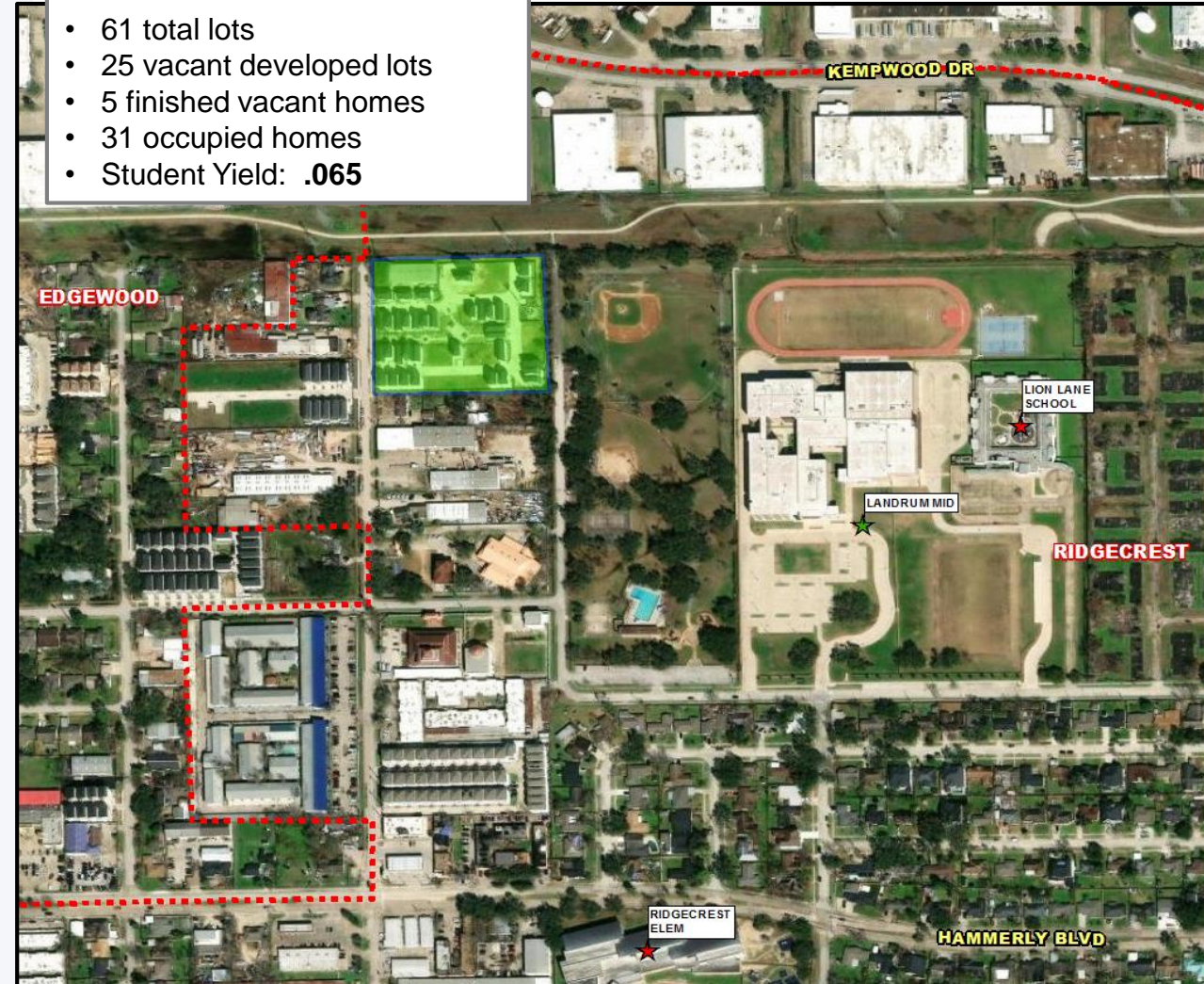


November 2025



Springwood Villas

- 61 total lots
- 25 vacant developed lots
- 5 finished vacant homes
- 31 occupied homes
- Student Yield: .065



Multifamily Housing

Multifamily Construction and Student Yield Analysis

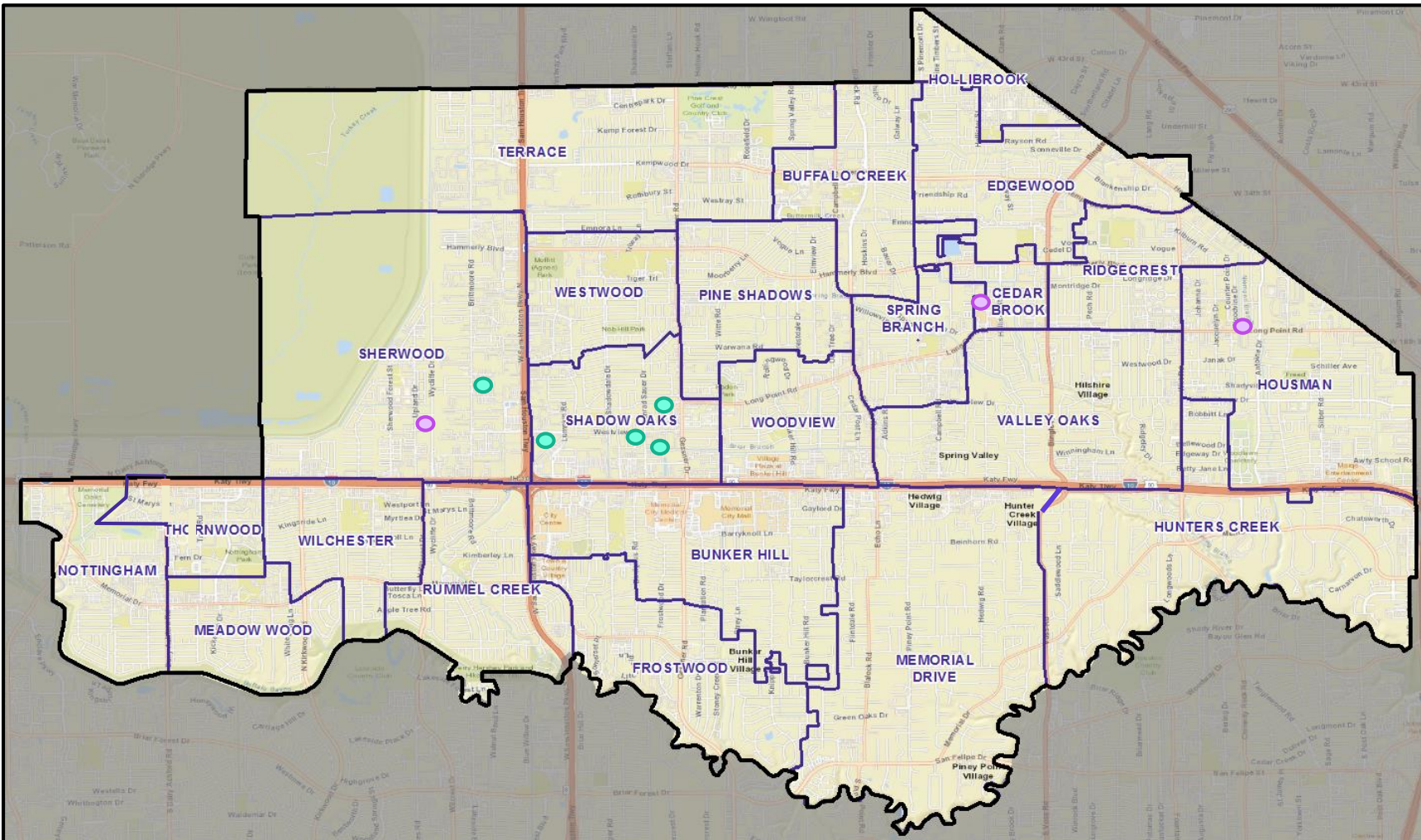


District Multifamily Overview

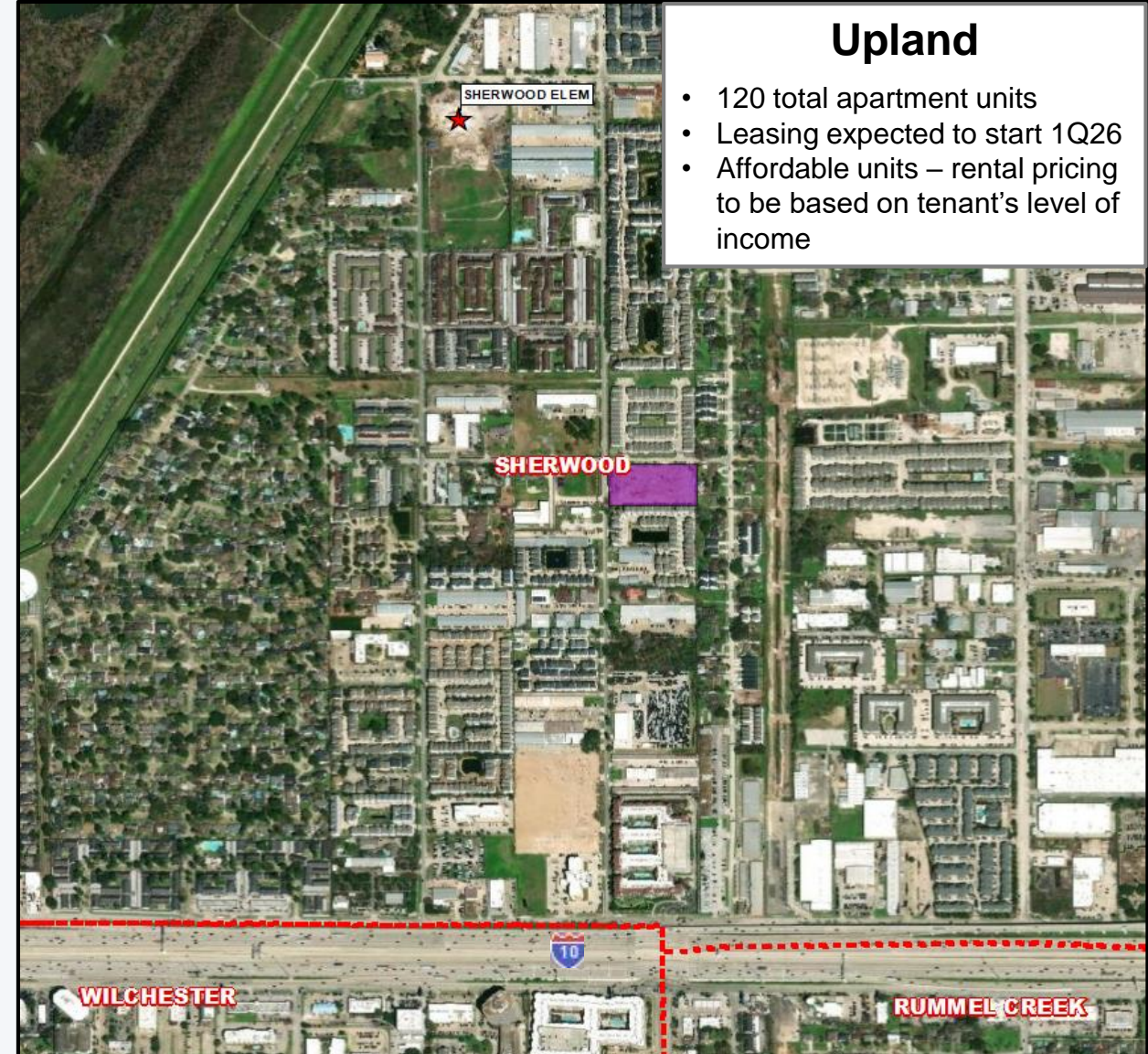
- There are currently three multi-family projects under construction within the District comprising 238 units, however, 100 of those units are for senior housing (no impact on district)
- There are five multi-family projects in the planning stages comprising more than 850 future units

Multifamily Developments

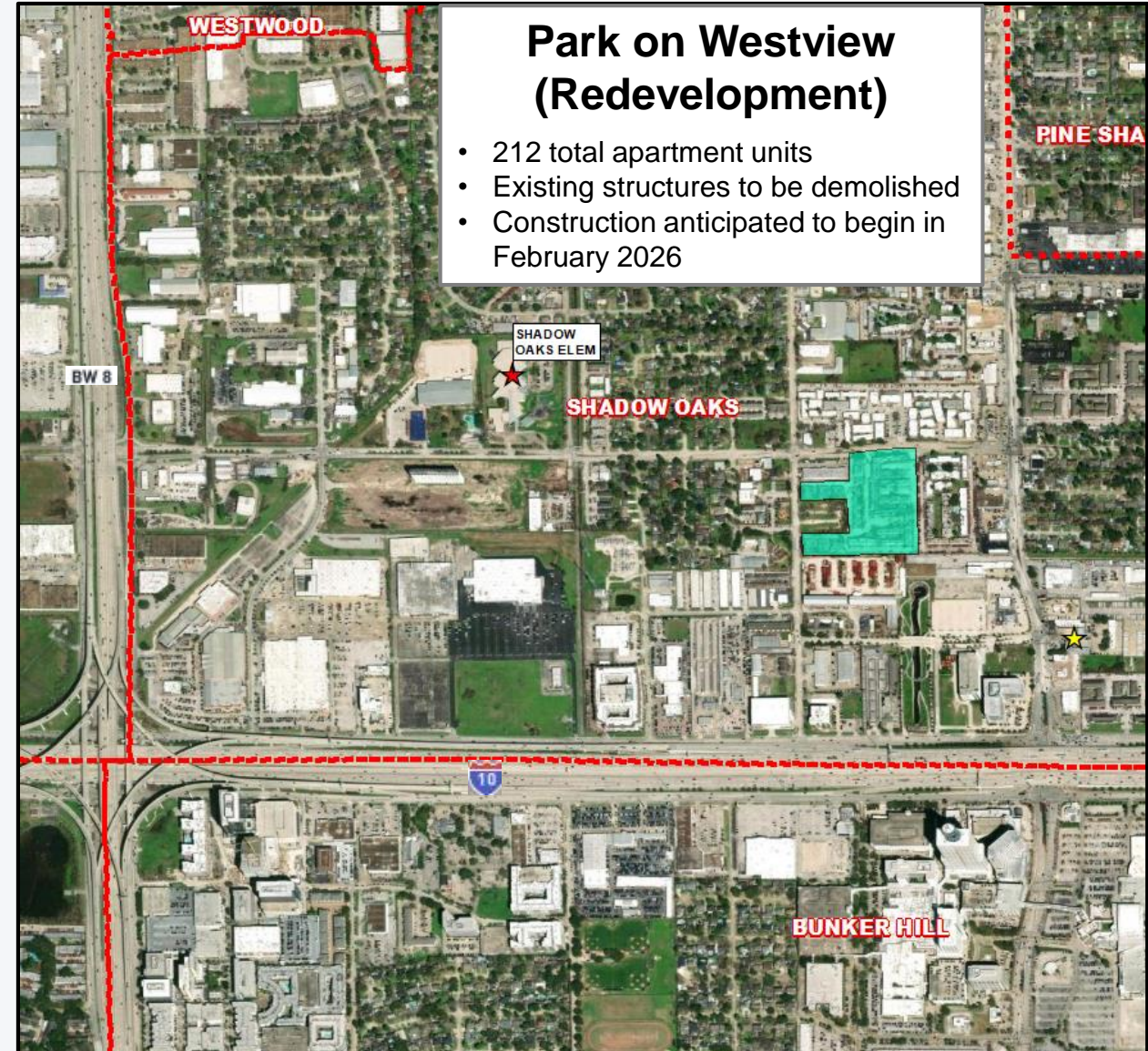
- FUTURE
- UNDER CONSTRUCTION



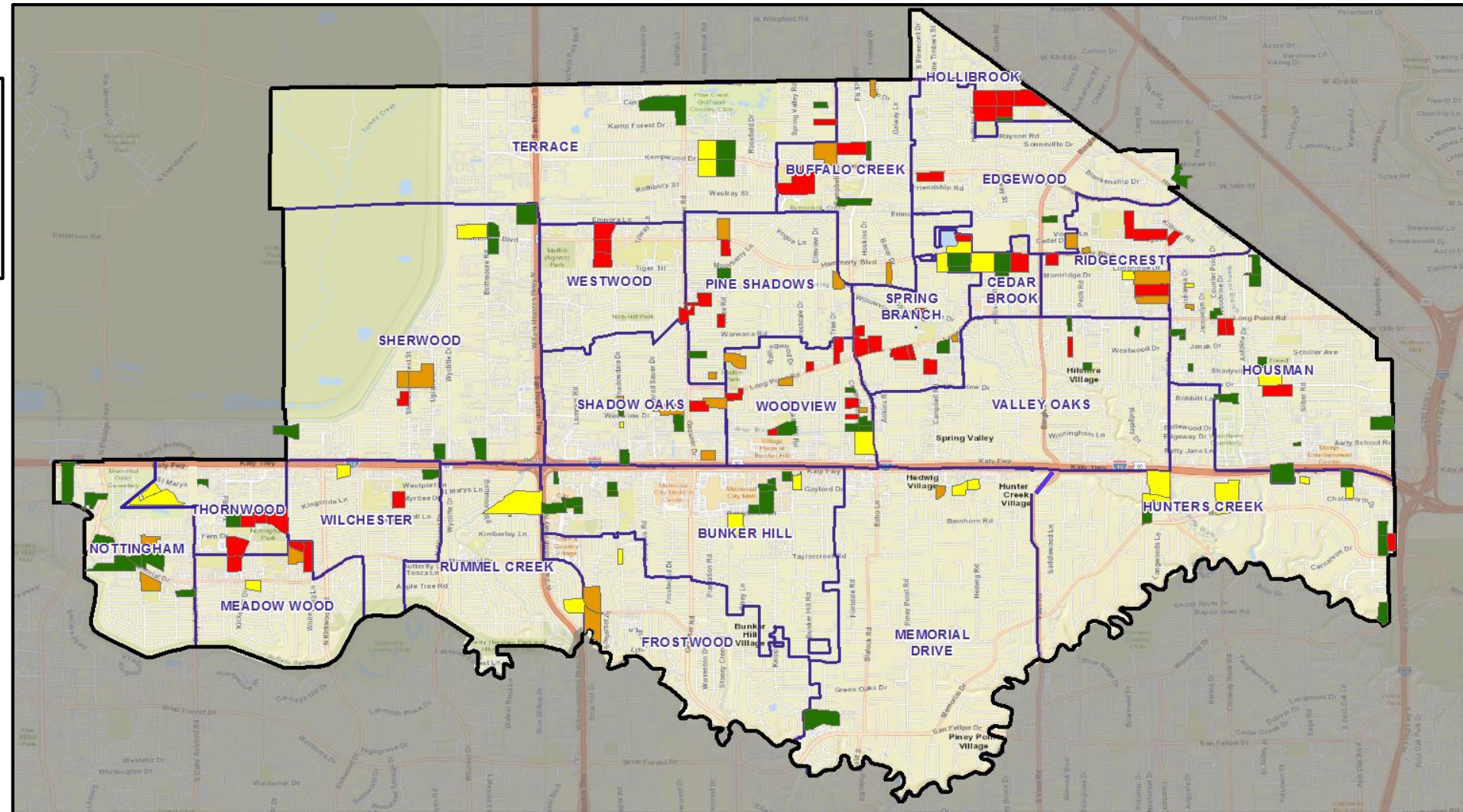
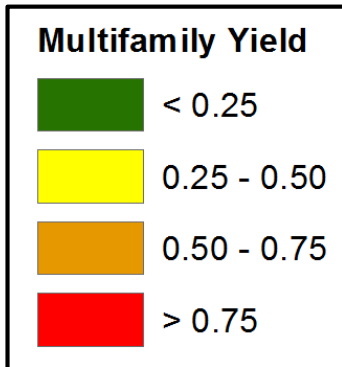
November 2025



November 2025



- There are 15,683 students residing in 35,544 total non-age restricted multifamily units.
- The overall district multifamily yield is 0.441



Enrollment – Data & Trends

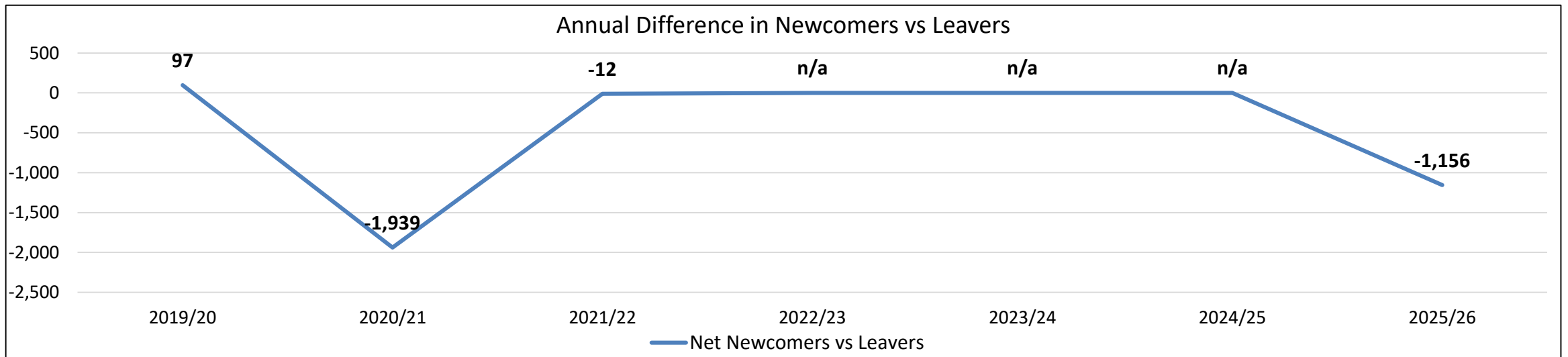
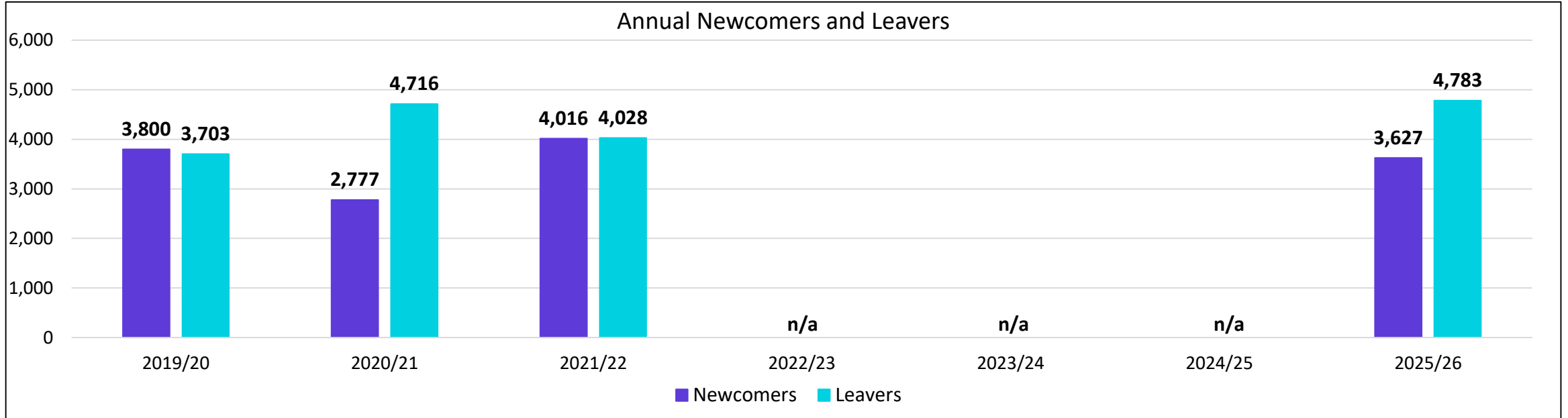
Student Mobility & Birthrates



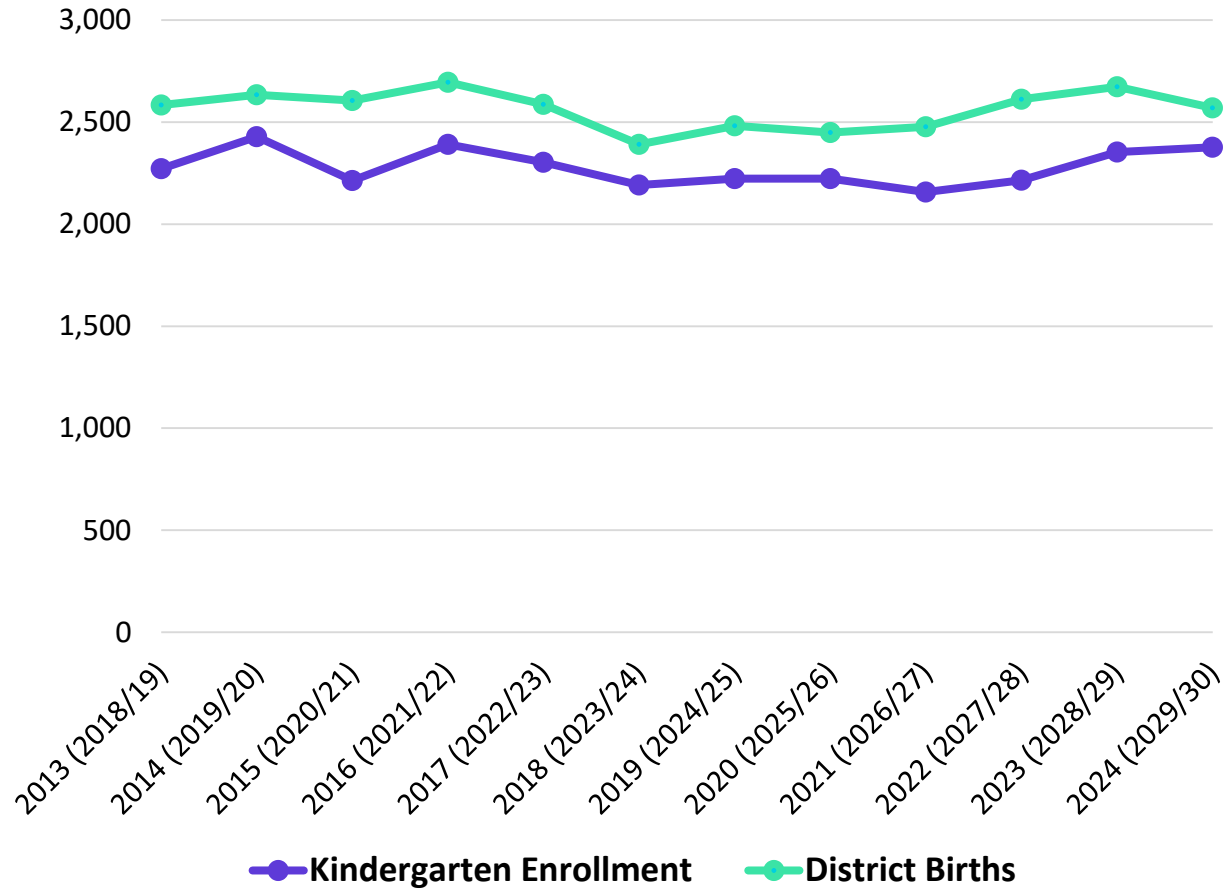


Newcomers and Leavers Mobility Analysis

Enrollment- Data & Trends

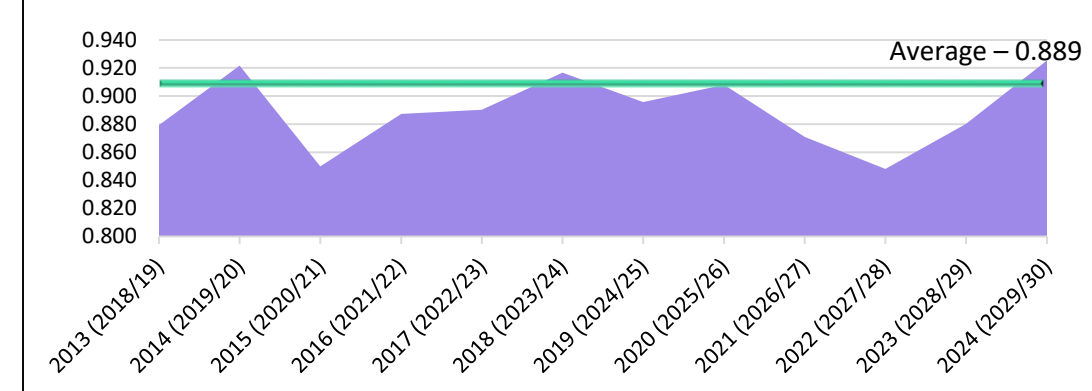


KG Enrollment vs. District Births



Birth Yr (School Yr)	District Births	Kindergarten Enrollment	Enrolled Ratio
2013 (2018/19)	2,583	2,271	0.879
2014 (2019/20)	2,634	2,428	0.922
2015 (2020/21)	2,605	2,214	0.850
2016 (2021/22)	2,695	2,391	0.887
2017 (2022/23)	2,586	2,302	0.890
2018 (2023/24)	2,391	2,192	0.917
2019 (2024/25)	2,482	2,223	0.896
2020 (2025/26)	2,448	2,223	0.908
2021 (2026/27)	2,477	2,157	0.871
2022 (2027/28)	2,612	2,215	0.848
2023 (2028/29)	2,673	2,353	0.880
2024 (2029/30)	2,569	2,377	0.925

District Birth to KG Enrollment Ratio



Source: Texas Dept. of Health and Human Services

Enrollment Forecast

10 Year Forecast & Campus Projections



Year	EE	Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	62	1,703	2,391	2,376	2,439	2,361	2,325	2,383	2,444	2,511	2,552	2,856	2,431	2,439	2,272	33,545	253	
2022/23	95	1,659	2,302	2,513	2,470	2,445	2,359	2,338	2,380	2,453	2,548	2,753	2,655	2,347	2,332	33,649	104	0.3%
2023/24	74	1,619	2,189	2,413	2,497	2,449	2,476	2,362	2,334	2,379	2,486	2,825	2,568	2,455	2,281	33,407	-242	-0.7%
2024/25	85	1,406	2,238	2,293	2,442	2,493	2,437	2,529	2,262	2,254	2,277	2,675	2,591	2,412	2,274	32,668	-739	-2.2%
2025/26	57	1,368	2,097	2,232	2,238	2,329	2,488	2,398	2,442	2,234	2,235	2,412	2,387	2,320	2,270	31,507	-1,161	-3.6%

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

Cohort	EE	Pre-K	KG	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MS	HS
3 year avg	0.866	0.939	0.970	1.031	0.994	0.981	1.002	1.002	0.974	0.984	0.987	1.081	0.914	0.920	0.946	0.997	0.982	0.965
2022/23	1.532	0.974	0.963	1.051	1.040	1.002	0.999	1.006	0.999	1.004	1.015	1.079	0.930	0.965	0.956	1.010	1.006	0.982
2023/24	0.779	0.976	0.951	1.048	0.994	0.991	1.013	1.001	0.998	1.000	1.013	1.109	0.933	0.925	0.972	1.000	1.004	0.985
2024/25	1.149	0.868	1.022	1.048	1.012	0.998	0.995	1.021	0.958	0.966	0.957	1.076	0.917	0.939	0.926	1.016	0.960	0.965
2025/26	0.671	0.973	0.937	0.997	0.976	0.954	0.998	0.984	0.966	0.988	0.992	1.059	0.892	0.895	0.941	0.974	0.982	0.947

- The highest cohort occurred in 9th grade
- Additional grades with higher cohorts include 1st, 4th and 8th grades

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	Percent
2021/22	62	1,703	2,391	2,376	2,439	2,361	2,325	2,383	2,444	2,511	2,552	2,856	2,431	2,439	2,272	33,545	253	
2022/23	95	1,659	2,302	2,513	2,470	2,445	2,359	2,338	2,380	2,453	2,548	2,753	2,655	2,347	2,332	33,649	104	0.3%
2023/24	74	1,619	2,189	2,413	2,497	2,449	2,476	2,362	2,339	2,388	2,494	2,825	2,568	2,455	2,281	33,429	-220	-0.7%
2024/25	85	1,406	2,238	2,293	2,442	2,493	2,437	2,529	2,264	2,264	2,295	2,675	2,591	2,412	2,274	32,698	-731	-2.2%
2025/26	57	1,368	2,097	2,232	2,238	2,329	2,488	2,398	2,442	2,234	2,235	2,412	2,387	2,320	2,270	31,507	-1,191	-3.6%
2026/27	57	1,377	2,116	2,152	2,188	2,188	2,324	2,464	2,327	2,425	2,207	2,333	2,226	2,175	2,220	30,779	-728	-2.3%
2027/28	57	1,458	2,239	2,180	2,106	2,135	2,182	2,306	2,384	2,314	2,405	2,306	2,160	2,033	2,079	30,344	-435	-1.4%
2028/29	57	1,483	2,292	2,294	2,123	2,047	2,133	2,158	2,243	2,370	2,285	2,476	2,135	1,978	1,942	30,016	-328	-1.1%
2029/30	57	1,443	2,195	2,347	2,234	2,066	2,041	2,104	2,122	2,230	2,340	2,358	2,295	1,954	1,897	29,683	-333	-1.1%
2030/31	57	1,418	2,154	2,252	2,279	2,158	2,060	2,018	2,077	2,108	2,204	2,424	2,182	2,106	1,873	29,370	-312	-1.1%
2031/32	57	1,418	2,140	2,200	2,258	2,277	2,151	2,033	2,000	2,063	2,078	2,262	2,235	2,000	2,016	29,188	-182	-0.6%
2032/33	57	1,418	2,126	2,183	2,206	2,256	2,264	2,120	2,014	1,987	2,036	2,124	2,093	2,045	1,917	28,846	-342	-1.2%
2033/34	57	1,418	2,164	2,168	2,190	2,200	2,245	2,235	2,084	2,001	1,961	2,081	1,963	1,917	1,958	28,642	-204	-0.7%
2034/35	57	1,418	2,155	2,208	2,177	2,189	2,191	2,213	2,184	2,070	1,973	1,994	1,930	1,795	1,839	28,393	-249	-0.9%
2035/36	57	1,418	2,147	2,197	2,216	2,174	2,178	2,155	2,166	2,170	2,041	2,010	1,848	1,767	1,724	28,268	-125	-0.4%

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



Ten Year Forecast by Campus Level

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

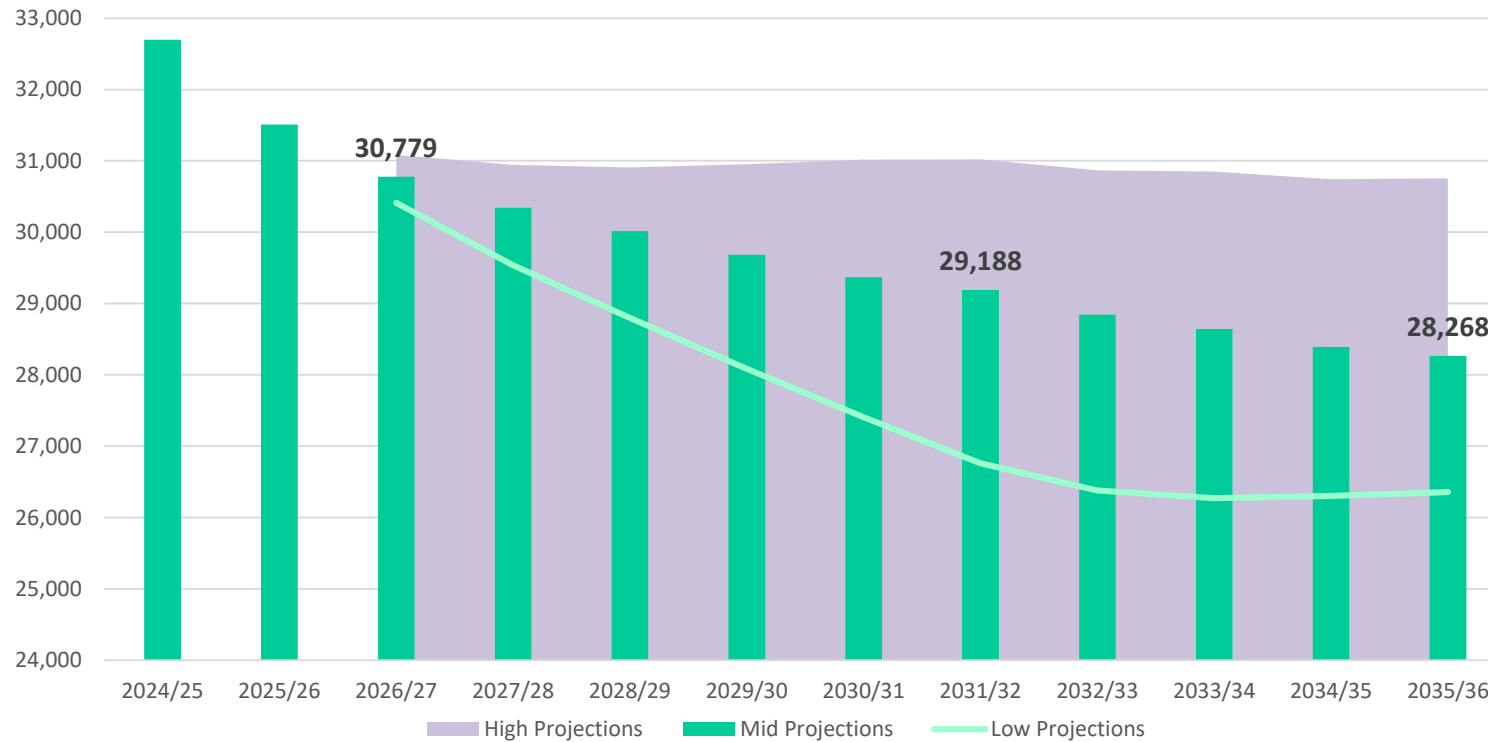
Campus Name	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Wildcat Way School	324	272	277	302	307	307	307	307	307	307	307	307
Tiger Trail School	324	287	291	307	317	302	297	297	297	297	297	297
Bear Boulevard School	324	251	251	267	277	262	252	252	252	252	252	252
Lion Lane School	324	240	240	264	264	254	244	244	244	244	244	244
PRIMARY SCHOOL TOTALS	1,296	1,050	1,059	1,140	1,165	1,125	1,100	1,100	1,100	1,100	1,100	1,100
Primary School Absolute Change		-48	9	81	25	-40	-25	0	0	0	0	0
Primary School Percent Change		-4.37%	0.86%	7.65%	2.19%	-3.43%	-2.22%	0.00%	0.00%	0.00%	0.00%	0.00%
Rummel Creek Elementary	835	804	776	785	791	800	821	828	829	826	813	795
Bunker Hill Elementary	753	780	760	778	769	752	760	762	763	763	757	749
Edgewood Elementary	826	482	480	485	492	495	502	517	528	536	538	541
Frostwood Elementary	894	735	690	634	600	580	559	572	584	590	593	594
Holibrook Elementary	893	597	560	509	484	460	434	438	439	437	439	437
Housman Elementary	636	592	597	593	607	609	609	626	628	628	619	613
Hunters Creek Elementary	712	537	494	466	447	436	424	430	437	445	442	438
Meadow Wood Elementary	678	637	600	577	584	585	580	584	589	593	591	594
Memorial Drive Elementary	537	413	424	428	427	442	430	435	446	450	451	450
Pine Shadows Elementary	931	794	777	764	776	777	775	782	783	789	783	779
Ridgecrest Elementary	908	731	683	641	619	605	628	640	648	652	648	644
Shadow Oaks Elementary	862	447	439	422	414	407	401	404	408	409	404	401
Spring Branch Elementary	696	532	550	555	556	556	562	569	568	566	556	548
Valley Oaks Elementary	1,007	905	914	917	927	940	924	906	896	893	889	887
Westwood Elementary	765	473	463	465	467	455	443	445	447	451	449	448
Woodview Elementary	702	542	550	535	529	537	530	538	544	546	545	542
Wilchester Elementary	859	829	783	740	720	712	692	694	697	695	690	690
Sherwood Elementary	688	440	440	445	450	463	462	476	477	478	481	477
Nottingham Elementary	720	717	702	698	668	658	642	642	642	645	645	647
Terrace Elementary	659	406	385	380	376	377	368	385	398	405	409	410
Thornwood Elementary	645	382	375	375	380	374	388	390	398	398	395	394
Buffalo Creek Elementary	677	646	658	641	643	648	653	655	659	660	658	657
Cedar Brook Elementary	820	648	619	602	608	606	621	628	634	634	625	619
ELEMENTARY TOTALS	17,703	14,069	13,719	13,435	13,334	13,274	13,208	13,346	13,442	13,489	13,420	13,354
Elementary Absolute Change		-636	-350	-284	-101	-60	-66	138	96	47	-69	-66
Elementary Percent Change		-4.33%	-2.49%	-2.07%	-0.75%	-0.45%	-0.50%	1.04%	0.72%	0.35%	-0.51%	-0.49%

Ten Year Forecast by Campus Level

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Campus Name	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
Cornerstone Academy		438	436	437	433	436	435	434	434	434	434	434
Northbrook Middle School	1,229	467	448	479	462	449	417	384	366	364	382	393
Spring Oaks Middle School	1,220	546	535	533	512	507	500	477	461	444	464	479
Spring Forest Middle School	1,329	1,050	1,050	1,048	991	944	895	863	857	857	879	896
Landrum Middle School	1,406	681	675	702	695	682	625	595	572	589	614	637
Memorial Middle School	1,450	1,342	1,452	1,482	1,424	1,345	1,273	1,189	1,142	1,147	1,188	1,227
Spring Woods Middle School	1,229	770	784	825	806	792	723	710	707	731	762	781
Spring Branch Middle School	1,311	1,137	1,099	1,117	1,095	1,057	1,041	1,009	1,018	1,000	1,024	1,050
MIDDLE SCHOOL TOTALS	9,174	6,431	6,479	6,623	6,418	6,212	5,909	5,661	5,557	5,566	5,747	5,897
Middle School Absolute Change		67	48	144	-205	-206	-302	-248	-104	9	181	150
Middle School Percent Change		1.05%	0.75%	2.22%	-3.10%	-3.21%	-4.87%	-4.20%	-1.84%	0.16%	3.25%	2.61%
Stratford High School	2,478	2,381	2,377	2,447	2,514	2,530	2,541	2,474	2,339	2,243	2,129	2,062
Memorial High School	2,682	2,620	2,532	2,441	2,465	2,512	2,527	2,547	2,429	2,356	2,264	2,180
Spring Woods High School	2,584	1,799	1,616	1,477	1,416	1,362	1,379	1,362	1,316	1,303	1,242	1,216
Northbrook High School	2,708	2,108	1,948	1,732	1,655	1,619	1,657	1,649	1,614	1,536	1,442	1,410
HIGH SCHOOL TOTALS	10,452	8,908	8,473	8,097	8,050	8,023	8,104	8,032	7,698	7,438	7,077	6,868
High School Absolute Change		-506	-435	-376	-47	-27	81	-72	-334	-260	-361	-209
High School Percent Change		-5.37%	-4.88%	-4.44%	-0.58%	-0.34%	1.01%	-0.89%	-4.16%	-3.38%	-4.85%	-2.95%
Spring Branch Academic Institute		185	185	185	185	185	185	185	185	185	185	185
Westchester Academy		864	864	864	864	864	864	864	864	864	864	864
ALTERNATIVE SCHOOL TOTALS		1,049	1,049	1,049	1,049	1,049	1,049	1,049	1,049	1,049	1,049	1,049
DISTRICT TOTALS	37,329	31,507	30,779	30,344	30,016	29,683	29,370	29,188	28,846	28,642	28,393	28,268
District Absolute Change		-1,225	-728	-435	-328	-333	-312	-182	-342	-204	-249	-125
District Percent Change		-3.7%	-2.3%	-1.4%	-1.1%	-1.1%	-1.1%	-0.6%	-1.2%	-0.7%	-0.9%	-0.4%

Enrollment Range Forecast



School Year	Low Projections	Mid Projections	High Projections
2024/25		32,698	
2025/26		31,507	
2026/27	30,411	30,779	31,083
2027/28	29,538	30,344	30,942
2028/29	28,798	30,016	30,910
2029/30	28,086	29,683	30,954
2030/31	27,409	29,370	31,014
2031/32	26,762	29,188	31,021
2032/33	26,378	28,846	30,867
2033/34	26,271	28,642	30,850
2034/35	26,302	28,393	30,742
2035/36	26,356	28,268	30,756

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
- KG enrollment keeps pace with birth rates



District Information -



Spring Branch ISD enrollment decreased by **2,038 students in the last five years**. The District saw enrollment decline by 1,161 students from the previous year entering the 2025-26 school year.

Housing Market Conditions -



2025 new home starts and closings in SBISD are currently trending below 2024 totals and are anticipated to finish below 2024 totals due to continued economic uncertainty and higher inflation and mortgage interest rates.

Housing Activity & Future Developments -



The district currently has approximately **400 homes in active inventory**, nearly 450 lots available to build on, and more than 600 planned in the future.

Enrollment Forecast -



SBISD Enrollment is forecasted to enroll approximately 29,330 students in the 2030/31 school year; enrollment is anticipated to continue to decline to roughly 28,260 students by the 2035/36 school year.