



Mansfield
Independent
School
District

Quarterly Report 4Q 2020



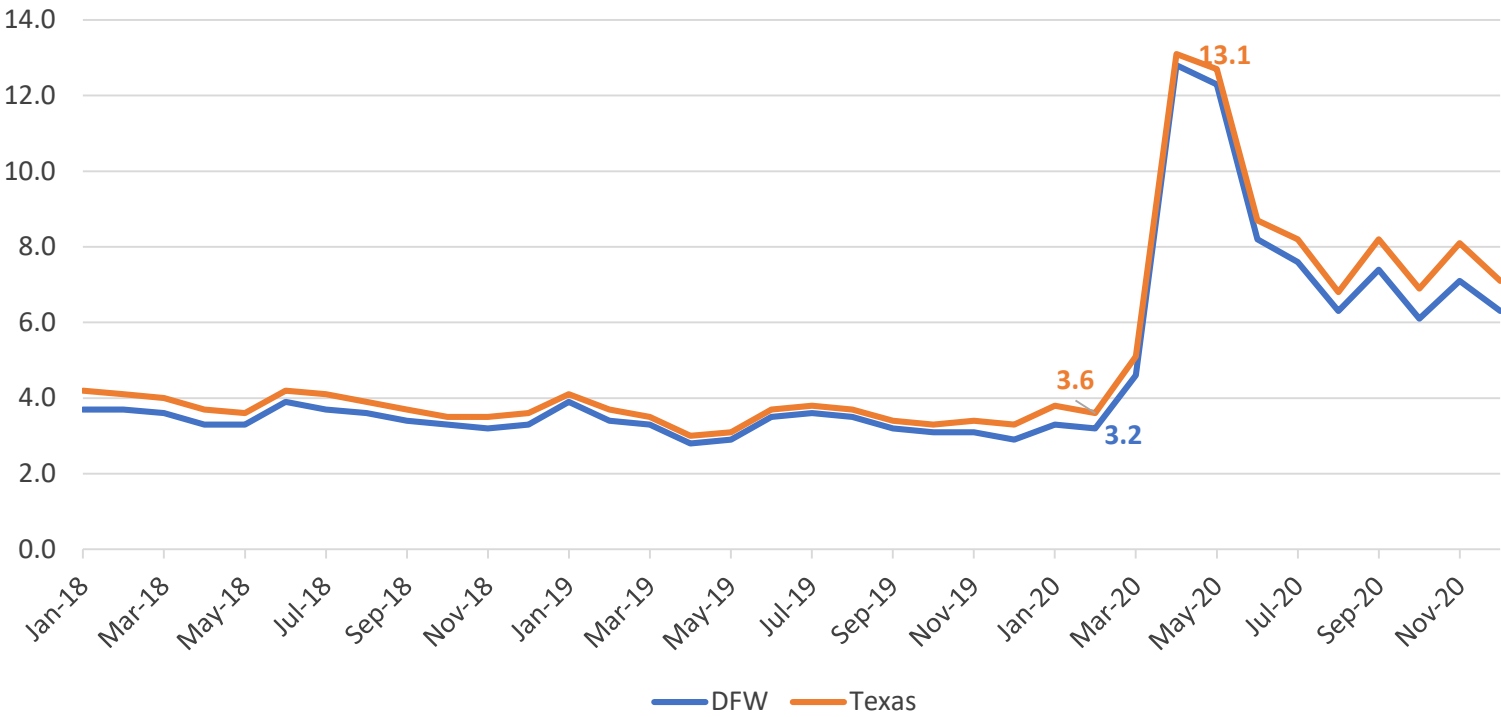
TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy

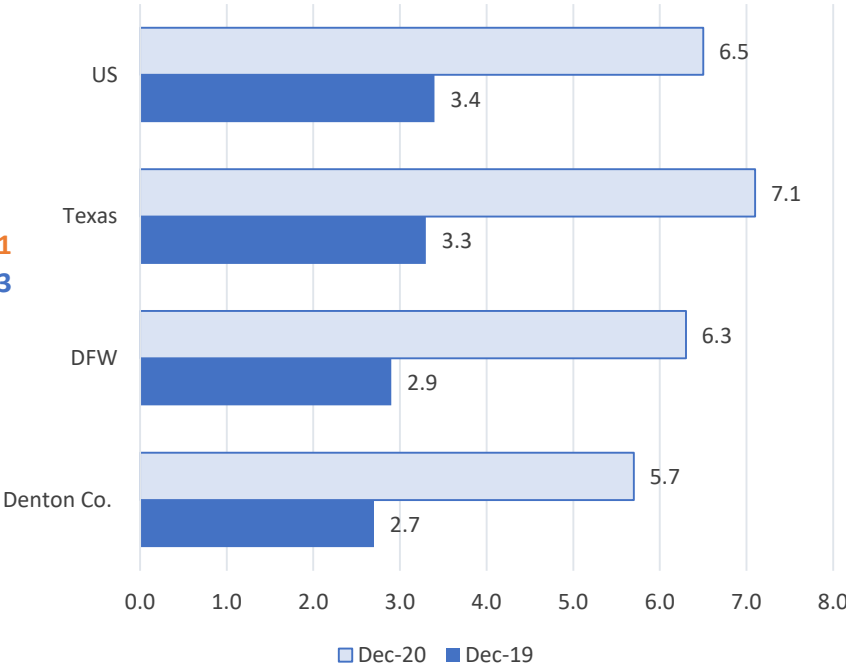


DFW MSA Economic Update

Unemployment Rate, Jan 2018 - Dec 2020



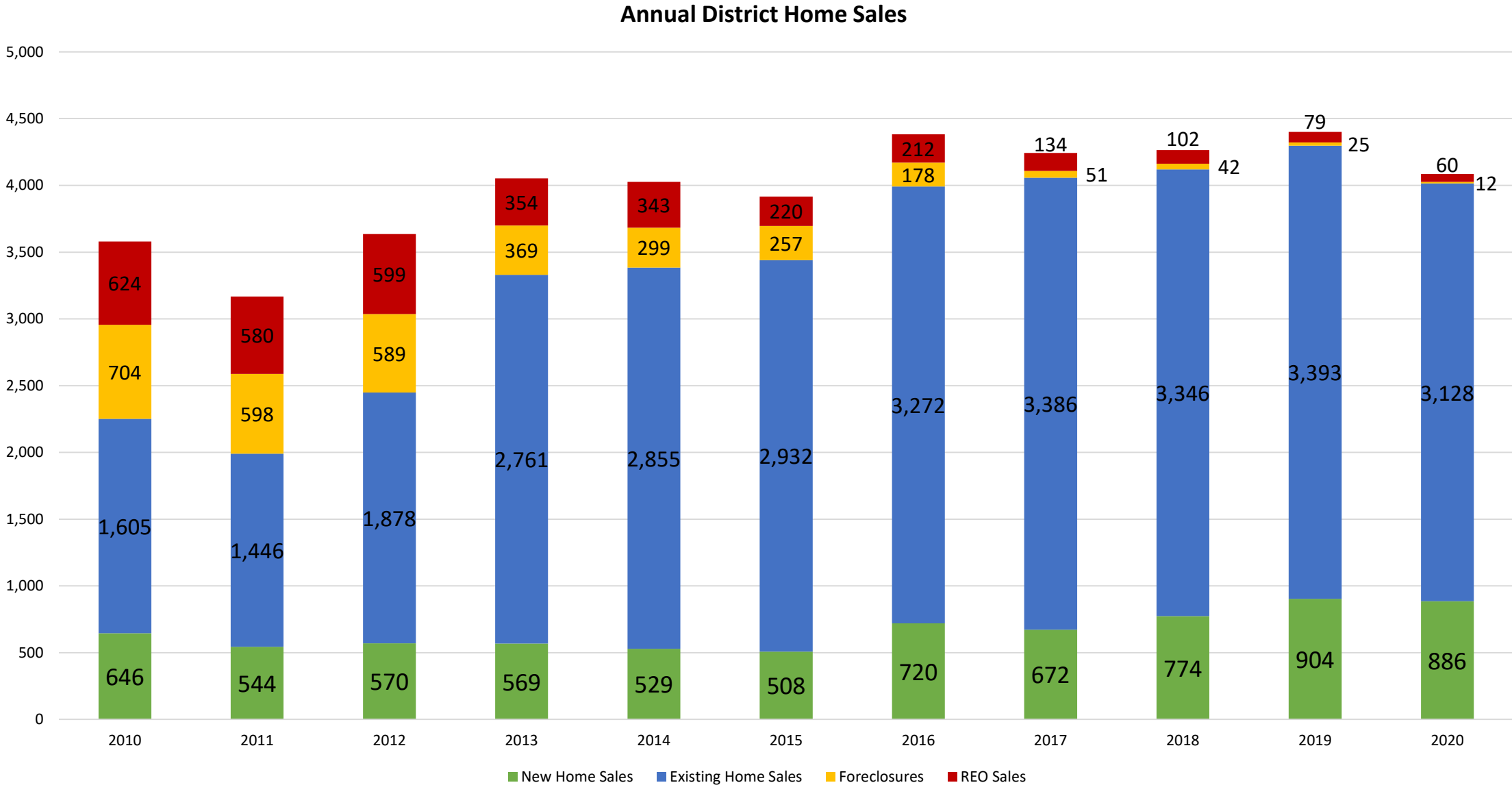
Unemployment Rate, Year Over Year





Mansfield ISD Housing Market Analysis

Home Sales by Transaction Type, 2010 – 2020

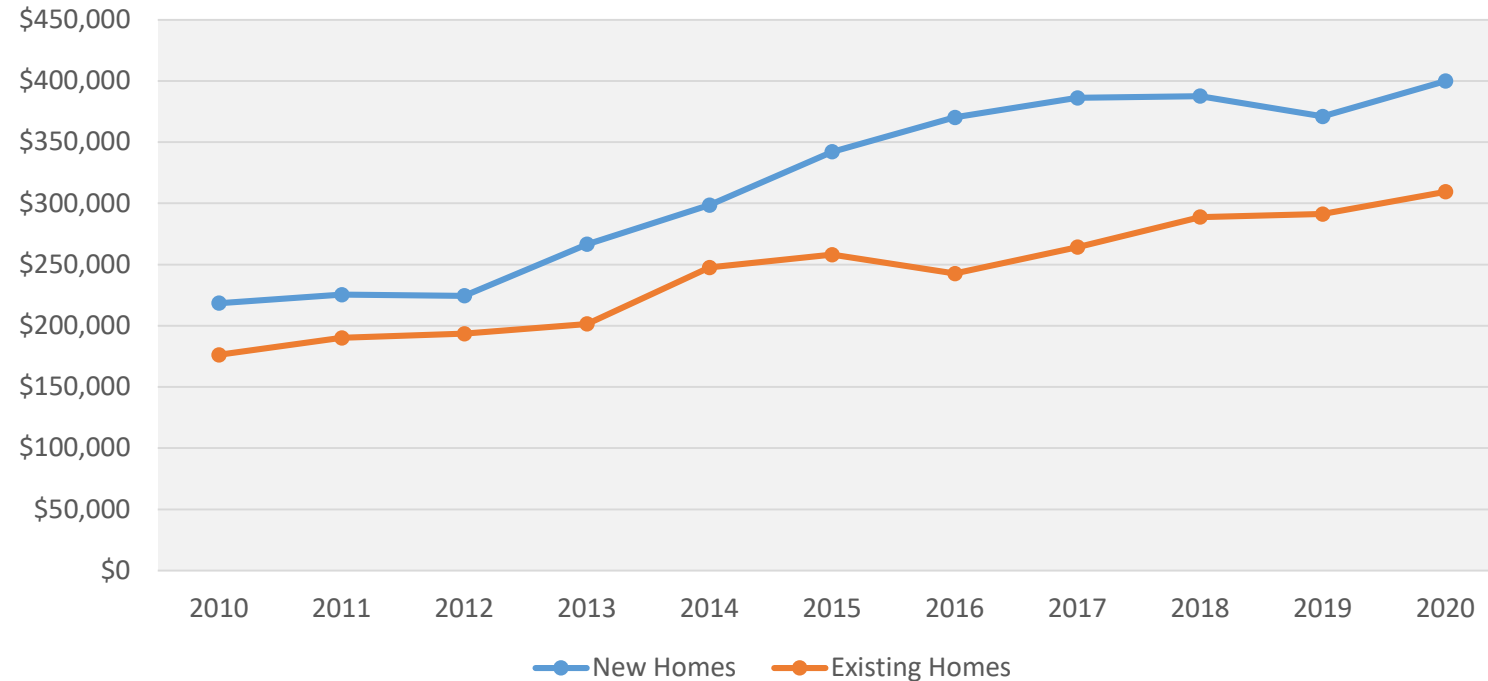


Sources: Metrostudy & Tarrant County Deed Transactions



Mansfield ISD Housing Market

Average New vs. Existing Home Sale Price, 2010 – 2020



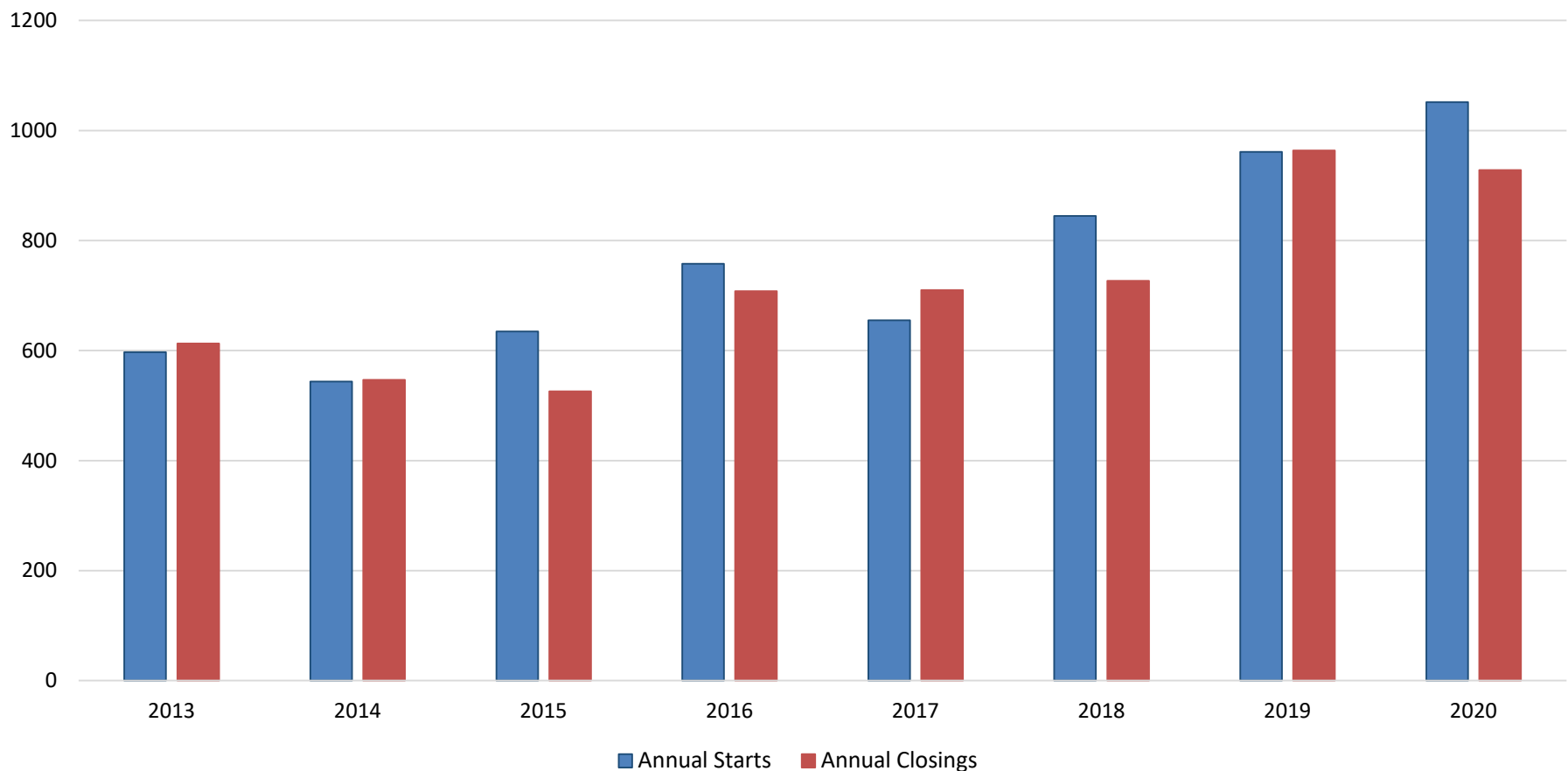
	Avg New Home Price	Avg Existing Home Price
2010	\$218,514	\$176,247
2011	\$225,375	\$190,065
2012	\$224,494	\$193,525
2013	\$266,513	\$201,429
2014	\$298,579	\$247,633
2015	\$342,114	\$258,113
2016	\$370,176	\$242,626
2017	\$386,133	\$264,204
2018	\$387,609	\$288,820
2019	\$371,015	\$291,245
2020	\$399,932	\$309,437

- Since 2010, the average new home price in Mansfield ISD has increased by \$181,418, or 83%
- The average existing home price within the district has increased by 75%, or \$133,190 since 2010



New Housing Activity

Mansfield ISD



Starts	2015	2016	2017	2018	2019	2020
1Q	113	189	164	186	233	197
2Q	135	150	153	201	231	267
3Q	226	258	139	257	264	281
4Q	161	161	199	201	233	307
Total	635	758	655	845	961	1,052

Closings	2015	2016	2017	2018	2019	2020
1Q	130	173	182	130	208	230
2Q	127	191	196	211	268	275
3Q	148	189	177	191	296	209
4Q	121	155	155	195	192	214
Total	526	708	710	727	964	928





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q20

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Prosper ISD	2,711	2,874	1,404	3,708	19,968
2	Denton ISD	2,895	2,783	1,512	3,884	19,641
3	Frisco ISD	2,262	2,578	1,311	2,826	8,156
4	Northwest ISD	2,833	2,421	1,535	3,423	25,118
5	Eagle Mt.-Saginaw ISD	2,217	2,162	803	1,454	19,419
6	Dallas ISD	1,445	1,810	1,513	2,283	6,762
7	Forney ISD	1,936	1,614	1,059	3,074	26,741
8	Lewisville ISD	1,010	1,214	566	1,551	2,863
9	Crowley ISD	943	1,161	366	1,625	16,488
10	Rockwall ISD	1,188	1,112	687	1,838	9,045
11	Little Elm ISD	880	1,008	442	731	1,665
12	Princeton ISD	1,209	978	507	1,188	7,617
13	Mansfield ISD**	1,053	928	636	1,097	7,212
14	McKinney ISD	878	921	484	1,871	10,124
15	Royse City ISD	1,247	906	671	2,229	9,784
16	Waxahachie ISD	879	822	504	868	19,434
17	Melissa ISD	943	790	447	473	4,783
18	Wylie ISD	853	742	446	822	3,237
19	Allen ISD	582	687	374	1,003	596
20	Midlothian ISD	874	681	563	1,080	17,827

*Adjusted based on additional research by Templeton Demographics staff

**Includes Age-Restricted communities in Mansfield ISD



Annual Closing Distribution

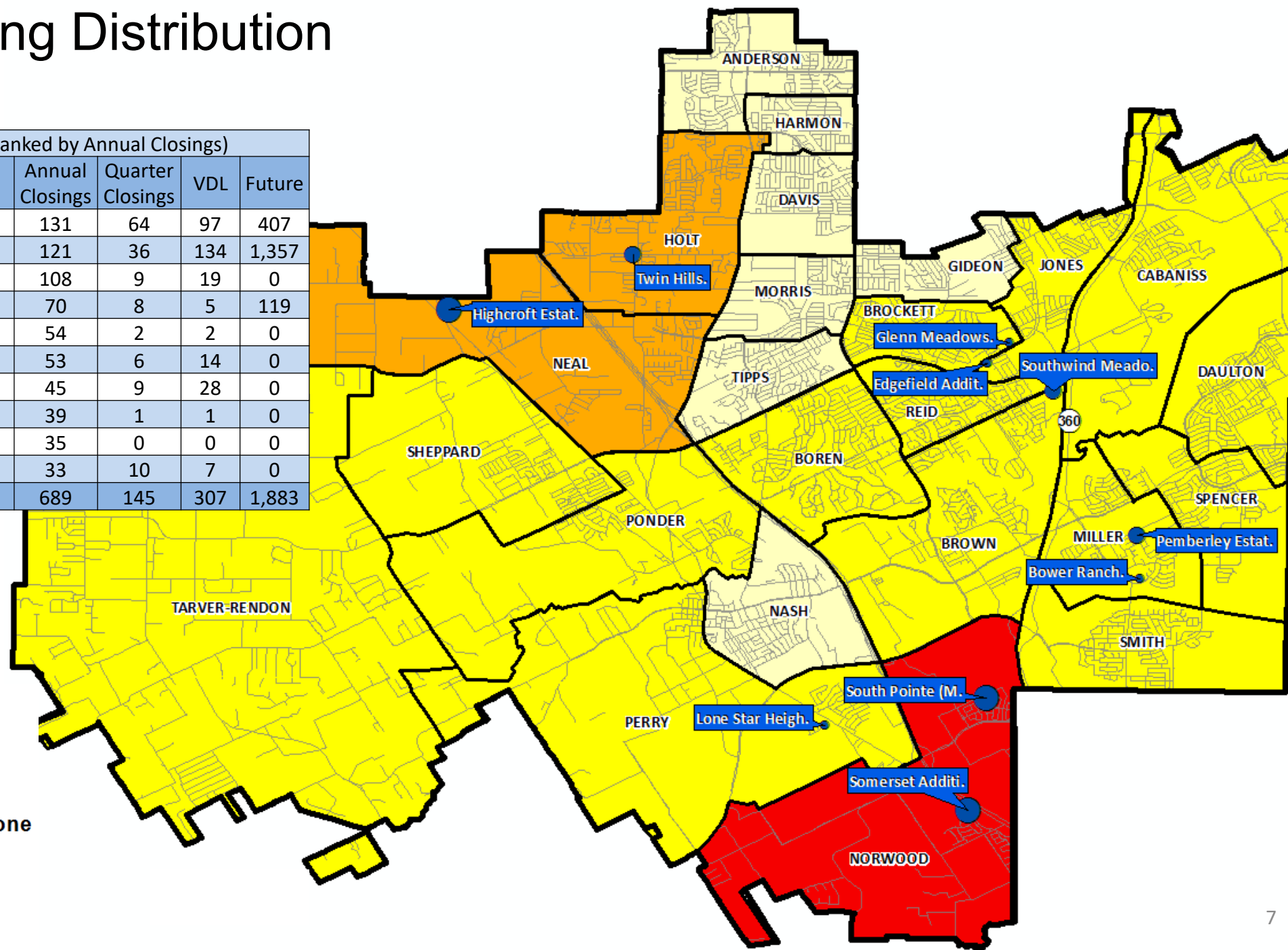
Top 10 Subdivisions - 4Q20 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Somerset Addition	131	64	97	407
2	South Pointe (Mansfield)	121	36	134	1,357
3	Highcroft Estates	108	9	19	0
4	Twin Hills	70	8	5	119
5	Southwind Meadows	54	2	2	0
6	Pemberley Estates	53	6	14	0
7	Bower Ranch	45	9	28	0
8	Lone Star Heights	39	1	1	0
9	Glenn Meadows	35	0	0	0
10	Edgefield Addition	33	10	7	0
TOTALS		689	145	307	1,883

Annual Closings by Sub

- < 50
- 50 - 75
- > 75

Annual Closings by Elem Zone

- 0
- 1 - 100
- 101 - 200
- > 200





VDL Distribution

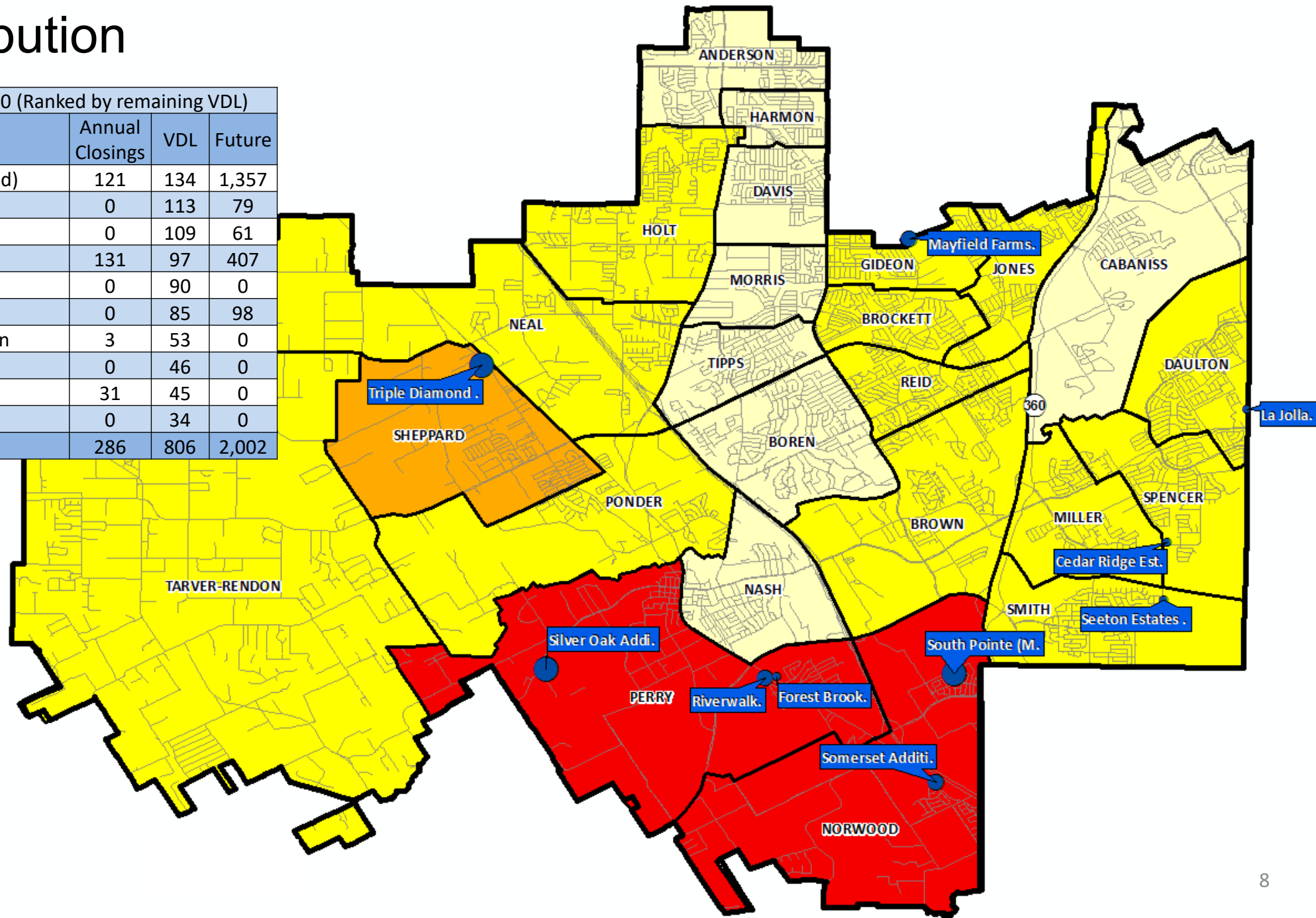
Top 10 Subdivisions - 4Q20 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	South Pointe (Mansfield)	121	134	1,357
2	Silver Oak Addition	0	113	79
3	Triple Diamond Ranch	0	109	61
4	Somerset Addition	131	97	407
5	Riverwalk	0	90	0
6	Mayfield Farms	0	85	98
7	Seeton Estates Addition	3	53	0
8	Forest Brook	0	46	0
9	La Jolla	31	45	0
10	Cedar Ridge Estates	0	34	0
TOTALS		286	806	2,002

VDL by Sub

- < 75
- 75 - 100
- > 100

VDL by Elem Zone

- 0
- 1 - 100
- 101 - 200
- > 200





Futures Distribution

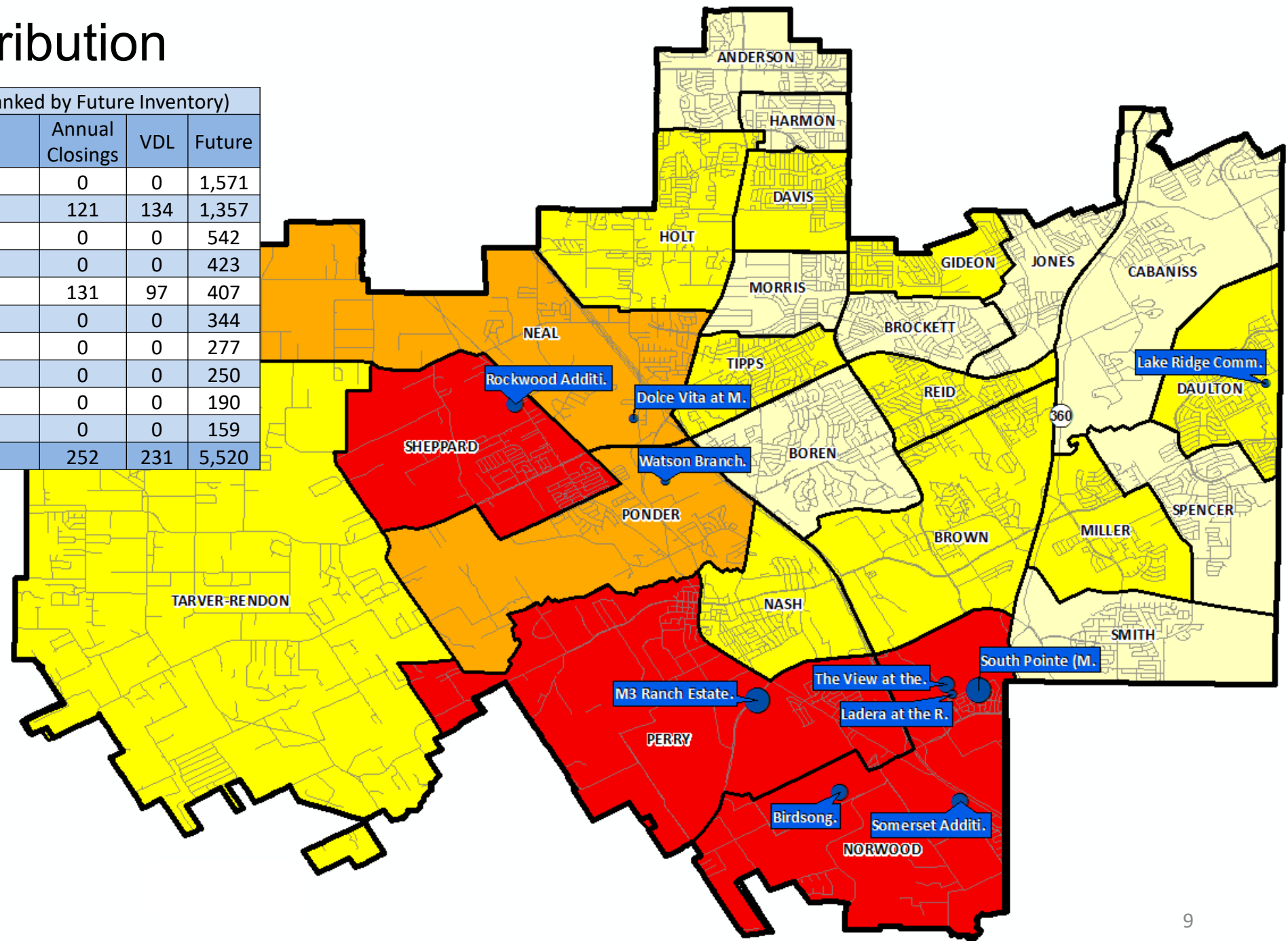
Top 10 Subdivisions - 4Q20 (Ranked by Future Inventory)				
Rank	Subdivision	Annual Closings	VDL	Future
1	M3 Ranch Estates	0	0	1,571
2	South Pointe (Mansfield)	121	134	1,357
3	Birdsong	0	0	542
4	Rockwood Addition	0	0	423
5	Somerset Addition	131	97	407
6	The View at the Reserve	0	0	344
7	Dolce Vita at Mansfield	0	0	277
8	Watson Branch	0	0	250
9	Lake Ridge Commons	0	0	190
10	Ladera at the Reserve	0	0	159
TOTALS		252	231	5,520

Future by Sub

- < 300
- 300 - 600
- > 600

Future by Elem Zone

- 0
- 1 - 250
- 251 - 500
- > 500





New Housing Activity by Elementary Zone

ELEMENTARY ATTENDANCE ZONE	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	VDL	Futures
ANDERSON	0	0	0	0	0	0	0	0
BOREN	0	0	1	0	0	0	0	0
BROCKETT	4	0	40	0	0	0	19	0
BROWN	22	7	55	2	7	8	5	25
CABANISS	7	4	19	13	6	6	0	0
DAULTON	69	15	31	10	49	59	45	237
DAVIS	0	0	0	0	0	0	0	125
GIDEON	43	39	0	0	42	43	100	98
HARMON	0	0	0	0	0	0	0	0
HOLT	64	7	102	21	11	27	53	145
JONES	30	2	40	10	4	10	23	0
MILLER	70	22	98	15	35	44	42	105
MORRIS	0	0	0	0	0	0	0	0
NASH	0	0	0	0	0	0	0	77
NEAL	104	3	112	9	5	8	23	350
NORWOOD	452	138	252	100	241	312	231	2,924
PERRY	34	9	46	5	9	10	260	2,043
PONDER	25	4	30	8	6	7	28	297
REID	28	8	28	5	9	17	6	52
SHEPPARD	6	6	1	0	6	6	109	566
SMITH	28	19	5	2	23	25	71	0
SPENCER	50	22	40	6	36	44	55	0
TARVER-RENDON	6	2	4	3	7	9	27	99
TIPPS	0	0	0	0	0	0	0	69
TOTALS*	1,042	307	904	209	496	635	1,097	7,212

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

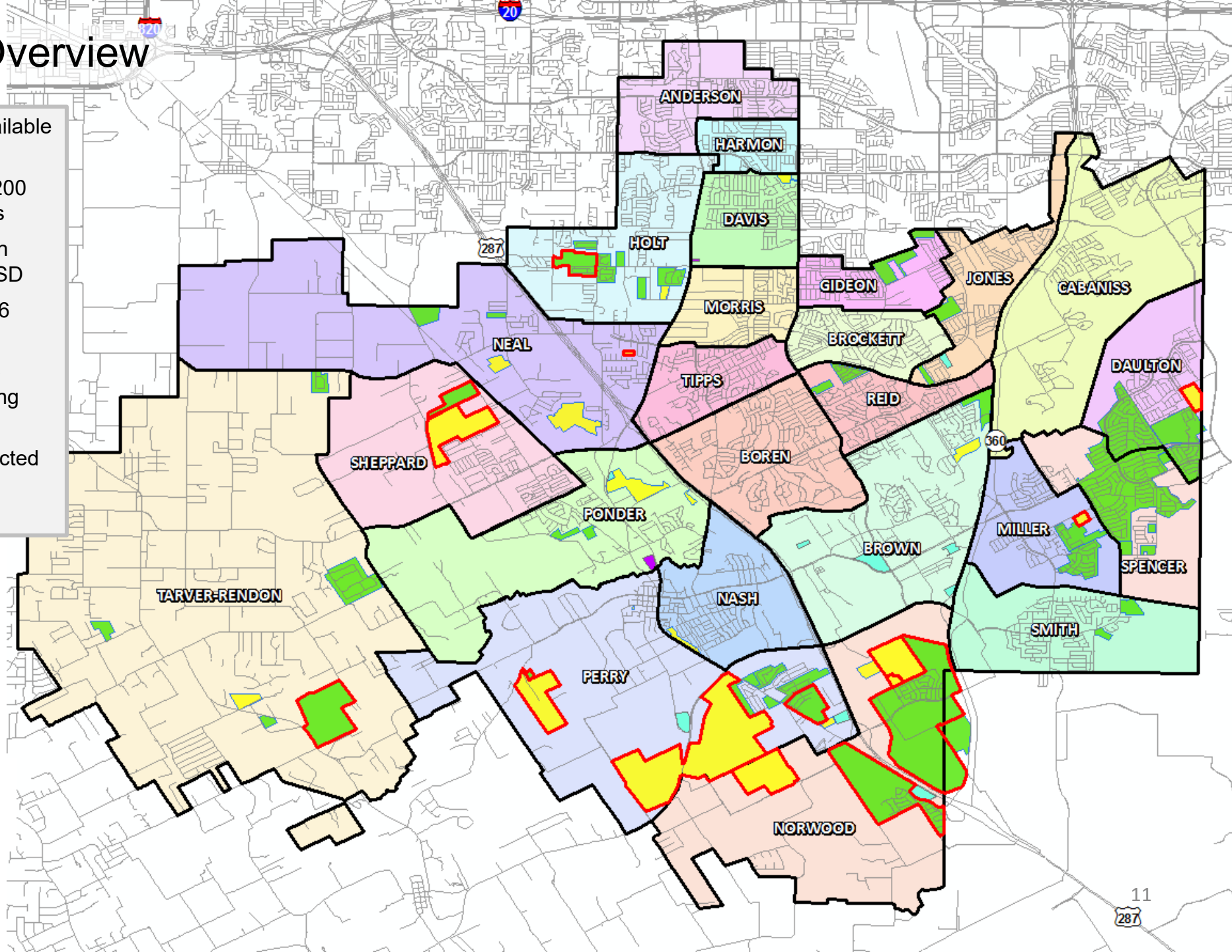
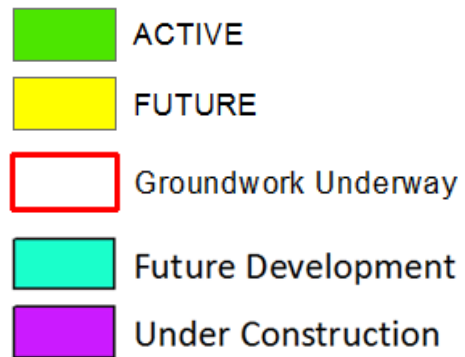
*Does **NOT** include Age-Restricted communities in Mansfield ISD



District Housing Overview

- The district has nearly 1,100 lots available to build on in 44 active subdivisions
- Within MISD there are more than 7,200 planned future lots in 21 subdivisions
- Of those, groundwork is underway on approx. 2,245 lots within Mansfield ISD
- Within the district there are about 446 multi-family units under construction
- Within MISD there are roughly 2,265 future multi-family units in the planning stages
- Of those, 254 units are in Age-Restricted communities and will not impact the district enrollment

Subdivisions





Residential Development

The View at the Reserve

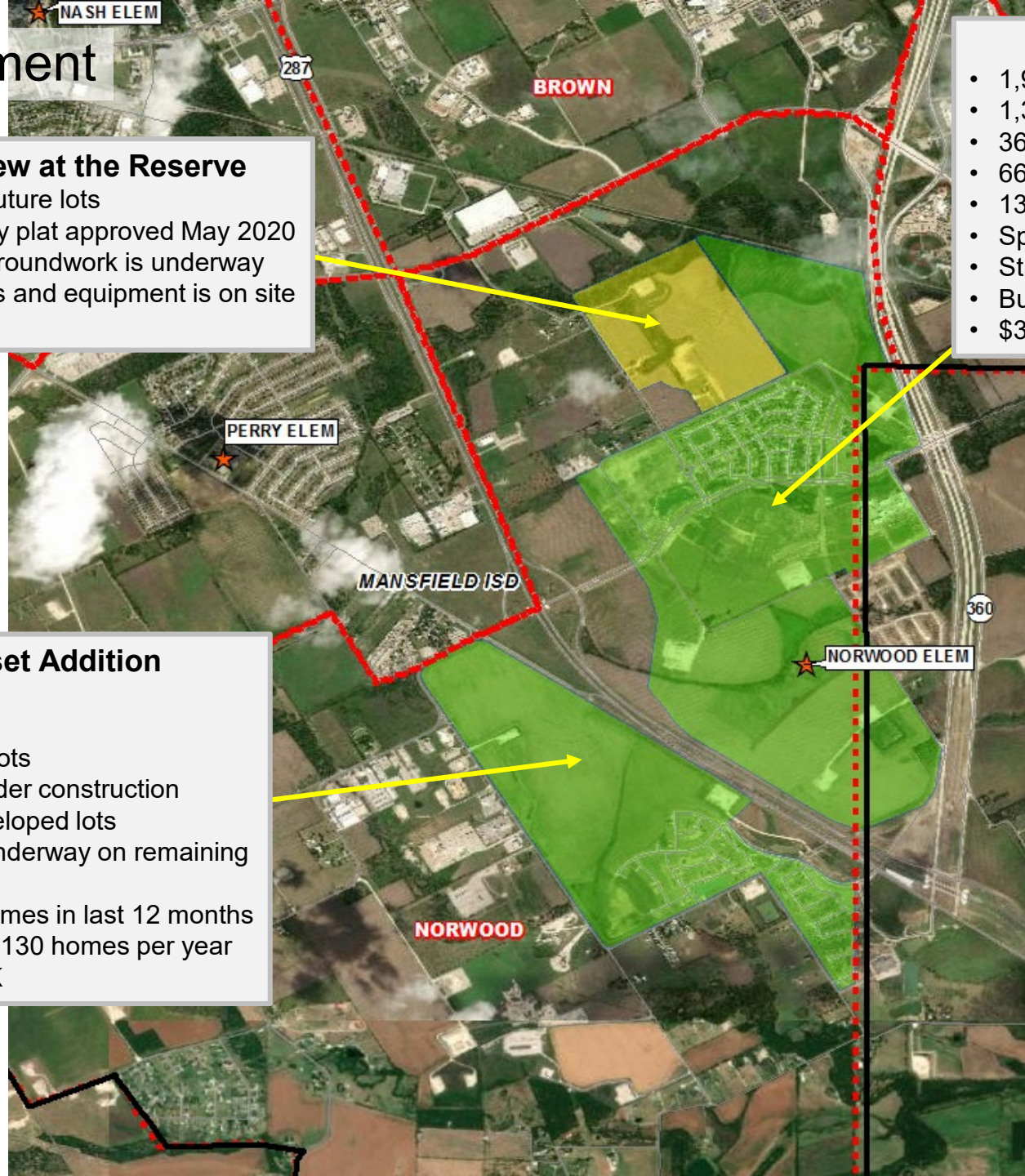
- 344 total future lots
- Preliminary plat approved May 2020
- In Sec 1 groundwork is underway on 112 lots and equipment is on site for 29 lots

Somerset Addition

- 1,202 total lots
- 407 future lots
- 386 occupied lots
- 175 homes under construction
- 97 vacant developed lots
- Groundwork underway on remaining lots
- Started 290 homes in last 12 months
- Building 120 – 130 homes per year
- \$300K - \$450K

South Pointe

- 1,960 total lots
- 1,357 future lots
- 369 occupied lots
- 66 homes under construction
- 134 vacant developed lots
- Split with Midlothian ISD
- Streets paved in Sec 4 & Sec 5
- Building 100 – 120 homes per year
- \$395K+





Residential Development





Ten Year Forecast by Grade Level

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Percent
2016/17	192	789	2,085	2,203	2,389	2,496	2,522	2,596	2,608	2,777	2,758	3,060	2,795	2,666	2,373	34,309		
2017/18	185	771	2,171	2,259	2,320	2,464	2,638	2,578	2,653	2,729	2,890	3,164	2,907	2,737	2,513	34,979	670	2.0%
2018/19	231	628	2,215	2,270	2,314	2,399	2,566	2,698	2,575	2,880	2,797	3,236	3,022	2,826	2,536	35,193	214	0.6%
2019/20	201	755	2,219	2,319	2,358	2,408	2,514	2,622	2,737	2,836	2,876	3,163	3,052	2,929	2,602	35,591	398	1.1%
2020/21	177	584	2,027	2,288	2,289	2,422	2,421	2,544	2,710	2,863	2,867	3,169	2,970	3,024	2,808	35,163	-428	-1.2%
Jan 2021	209	598	2,052	2,295	2,318	2,423	2,454	2,569	2,722	2,892	2,895	3,158	2,956	2,967	2,749	35,257	94	0.2%
2021/22	177	702	2,257	2,299	2,390	2,430	2,561	2,568	2,768	3,091	3,005	3,285	2,945	2,771	2,959	36,206	1,043	3.0%
2022/23	177	739	2,283	2,428	2,388	2,483	2,537	2,634	2,692	2,854	3,150	3,479	3,006	2,753	2,715	36,318	112	0.3%
2023/24	177	739	2,341	2,452	2,517	2,488	2,575	2,607	2,701	2,813	2,906	3,624	3,162	2,817	2,661	36,578	261	0.7%
2024/25	177	739	2,368	2,501	2,527	2,616	2,577	2,641	2,678	2,827	2,828	3,308	3,310	2,945	2,724	36,765	187	0.5%
2025/26	177	739	2,396	2,542	2,601	2,661	2,701	2,671	2,704	2,801	2,843	3,311	3,003	3,106	2,851	37,105	340	0.9%
2026/27	177	739	2,437	2,558	2,625	2,704	2,734	2,786	2,688	2,807	2,815	3,405	3,002	2,824	3,018	37,318	213	0.6%
2027/28	177	739	2,485	2,608	2,638	2,710	2,782	2,795	2,851	2,785	2,843	3,322	3,111	2,786	2,724	37,355	37	0.1%
2028/29	177	739	2,524	2,623	2,683	2,738	2,800	2,825	2,868	2,909	2,797	3,335	3,031	2,879	2,687	37,614	259	0.7%
2029/30	177	739	2,538	2,630	2,683	2,771	2,798	2,850	2,887	2,921	2,933	3,307	3,020	2,809	2,762	37,825	211	0.6%
2030/31	177	739	2,564	2,650	2,693	2,777	2,833	2,855	2,915	2,941	2,946	3,466	2,995	2,802	2,697	38,048	224	0.6%

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



Ten Year Forecast by Elementary

Campus Name	HISTORY		Fall	ENROLLMENT PROJECTIONS									
	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2027/29	2029/30	2030/31
Academy of Early Learners		461	348	441	476	476	476	476	476	476	476	476	476
Anderson Elementary	800	408	384	413	410	416	411	414	415	426	430	429	420
Boren Elementary	800	554	545	540	519	506	492	493	491	493	493	489	493
Brockett Elementary	800	513	468	476	467	448	442	448	453	456	453	452	448
Brown Elementary	800	569	554	575	604	648	662	675	667	670	673	661	654
Cabaniss Elementary	800	575	568	587	553	545	535	531	540	543	545	549	550
Daulton Elementary	800	750	707	711	710	679	665	689	707	711	719	712	715
Davis Elementary	800	380	359	359	359	364	374	385	394	397	392	386	376
Gideon Elementary	800	371	367	351	363	365	358	368	376	376	366	363	358
Harmon Elementary	800	474	449	480	504	517	513	504	504	508	502	492	495
Holt Elementary	800	437	414	456	469	474	498	503	506	497	486	476	461
Jones Elementary	800	434	429	445	440	441	440	431	413	411	409	408	414
Miller Elementary	800	563	578	578	588	607	605	599	596	597	598	600	600
Morris Elementary	800	541	537	568	567	562	551	539	537	542	537	532	531
Nash Elementary	800	602	640	644	638	644	641	631	619	601	586	565	540
Neal Elementary	800	445	421	421	429	408	421	425	429	445	463	470	477
Norwood Elementary (700 trad/200 choice)	900	0	0	294	408	516	607	770	850	938	1,052	1,145	1,217
Perry Elementary	800	525	573	442	495	576	696	828	916	943	980	1,020	1,092
Ponder Elementary	800	644	572	630	627	660	664	663	651	652	645	639	637
Reid Elementary	800	549	509	535	535	538	552	558	557	563	563	561	556
Sheppard Elementary	800	459	421	450	460	477	480	487	485	496	505	512	524
Smith Elementary	800	624	607	617	621	616	624	611	613	613	619	616	621
Spencer Elementary	800	694	689	693	686	693	683	701	696	705	706	698	693
Tarver-Rendon Elementary	800	625	556	597	597	606	602	586	588	586	586	586	585
Tipps Elementary	800	569	513	513	510	507	513	502	495	494	500	499	500
ELEMENTARY SCHOOL TOTALS	19,200	12,766	12,208	12,816	13,035	13,289	13,505	13,817	13,974	14,139	14,284	14,336	14,433
Elementary Absolute Change		143	-558	608	219	254	216	312	157	165	145	52	97
Elementary Percent Change		1.13%	-4.37%	4.98%	1.71%	1.95%	1.63%	2.31%	1.14%	1.18%	1.03%	0.36%	0.68%

Yellow box = over capacity
Green box = within 5% of capacity



Ten Year Forecast by Secondary Campus (Martinez and McKinzey Opening Fall 2021)

			PEIMS	ENROLLMENT PROJECTIONS									
Campus	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Cross Timbers Intermediate	1,000	743	700	673	668	662	666	685	701	691	688	698	703
Icenhower Intermediate	1,000	913	861	781	817	802	774	754	728	731	742	726	705
Lillard Intermediate	1,000	1,083	1,009	847	851	835	858	817	787	826	824	825	821
Low Intermediate	1,000	739	746	705	687	691	680	664	648	633	633	641	630
Martinez Intermediate (800 trad/400 choice)	1,200	0	0	541	619	659	695	757	858	933	956	1,009	1,082
Orr Intermediate	1,000	932	900	851	802	806	790	823	879	955	961	966	964
Shepard Intermediate	1,000	948	944	841	793	763	769	786	784	786	800	783	776
INTERMEDIATE SCHOOL TOTALS	7,000	5,358	5,160	5,239	5,237	5,217	5,232	5,286	5,385	5,554	5,603	5,646	5,679
Intermed. Absolute Change		85	-198	79	-2	-19	14	54	99	169	48	44	33
Intermed. Percent Change		1.61%	-3.70%	1.52%	-0.04%	-0.37%	0.27%	1.04%	1.88%	3.14%	0.87%	0.78%	0.59%
Coble Middle School	1,000	913	944	959	908	854	875	861	833	810	776	780	788
Howard Middle School	1,000	832	747	752	740	723	690	705	700	709	722	702	695
Jobe Middle School	1,000	889	886	934	916	836	767	743	730	715	726	751	747
Jones Middle School	1,000	1,161	1,030	1,014	1,065	934	898	872	907	886	805	840	855
McKinzey Middle School (800 trad/400 choice)	1,200	0	0	539	588	661	726	786	806	851	965	1,027	1,047
Wester Middle School	1,000	845	957	844	759	733	704	712	699	682	665	641	638
Worley Middle School	1,000	909	979	867	835	788	813	786	769	796	867	933	938
MIDDLE SCHOOL TOTALS	6,000	5,549	5,543	5,909	5,812	5,529	5,473	5,464	5,443	5,449	5,526	5,674	5,708
Middle School Absolute Change		-53	-6	366	-98	-283	-56	-9	-21	6	77	149	34
Middle School Percent Change		-0.95%	-0.11%	6.61%	-1.65%	-4.86%	-1.02%	-0.17%	-0.38%	0.11%	1.41%	2.69%	0.60%
Mansfield High School	2,500	2,449	2,531	2,547	2,589	2,643	2,641	2,572	2,531	2,471	2,478	2,496	2,537
Lake Ridge High School	2,500	2,726	2,626	2,435	2,425	2,597	2,670	2,815	2,840	2,769	2,860	2,854	2,923
Legacy High School	2,500	2,180	2,383	2,417	2,425	2,497	2,502	2,557	2,614	2,559	2,511	2,533	2,577
Summit High School	2,500	2,033	2,006	2,045	2,023	1,950	1,905	1,822	1,769	1,742	1,701	1,701	1,689
Timberview High School	2,500	1,896	1,888	1,932	1,893	1,945	1,932	1,881	1,882	1,804	1,787	1,724	1,645
HIGH SCHOOL TOTALS	12,500	11,284	11,434	11,376	11,356	11,632	11,651	11,647	11,635	11,345	11,337	11,308	11,371
High School Absolute Change		56	150	-58	-21	277	19	-4	-12	-290	-8	-29	62
High School Percent Change		0.50%	1.33%	-0.51%	-0.18%	2.44%	0.16%	-0.03%	-0.10%	-2.49%	-0.07%	-0.25%	0.55%
Early College High School		220	287	331	345	379	384	371	362	345	342	338	336
Frontier High School	400	146	163	163	163	163	163	163	163	163	163	163	163
Phoenix Academy	200	90	87	87	87	87	87	87	87	87	87	87	87
Jerry Knight STEM Academy		256	280	283	282	280	269	269	267	271	270	270	269
Tarrant County J J A E P		7	1	2	2	2	2	2	2	2	2	2	2
ALTERNATIVE SCHOOL TOTALS	600	719	818	866	879	911	905	892	881	868	864	860	857
DISTRICT TOTALS	45,300	35,676	35,163	36,206	36,318	36,578	36,765	37,105	37,318	37,355	37,614	37,825	38,048
District Absolute Change		383	-513	1,043	112	261	187	339	213	37	259	211	224
District Percent Change		1.08%	-1.44%	2.97%	0.31%	0.72%	0.51%	0.92%	0.57%	0.10%	0.69%	0.56%	0.59%

Yellow box = over capacity
Green box = within 5% of capacity

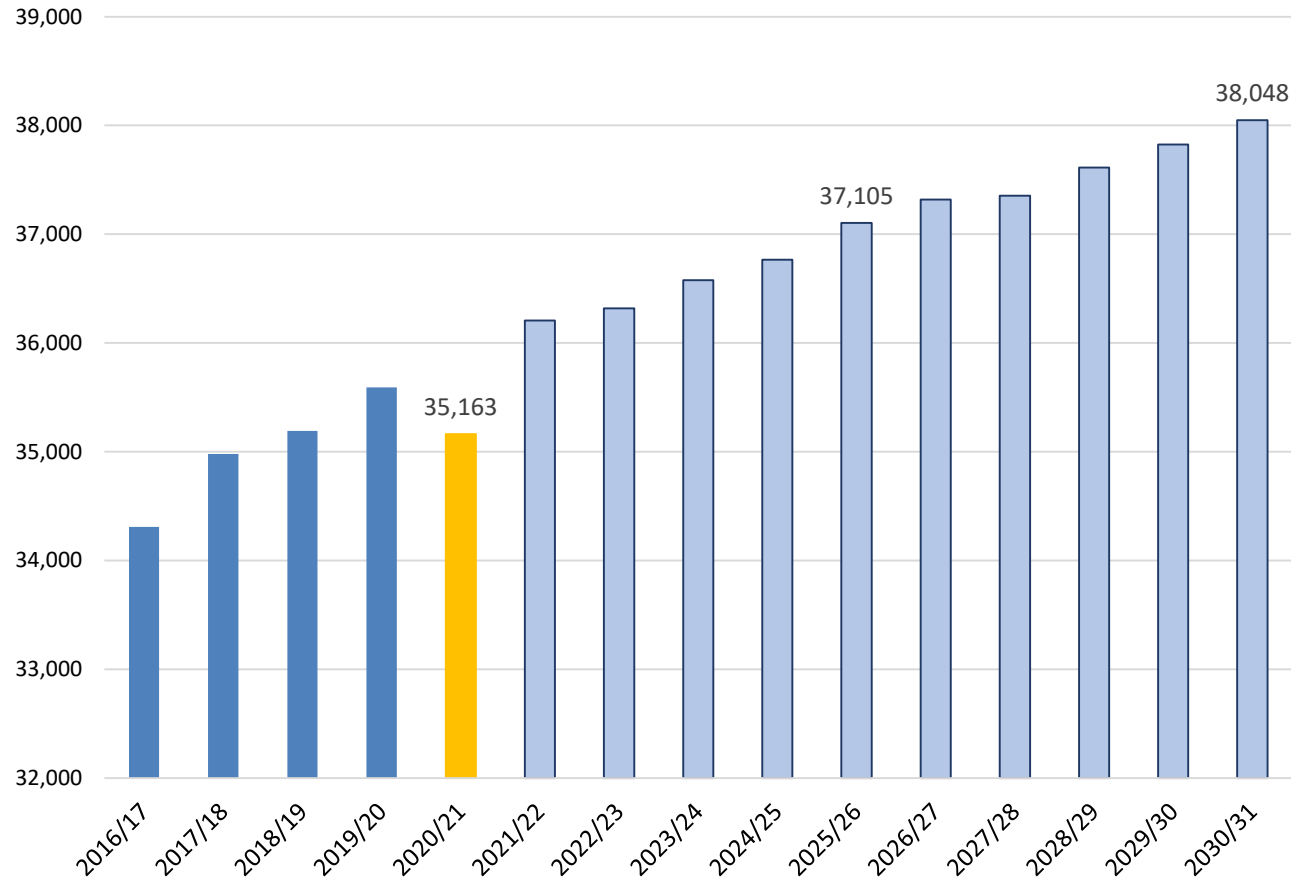




Key Takeaways



Enrollment Projection



- Mansfield ISD will continue to experience enrollment growth due to a strong local economy and housing market
- In 4Q20 MISD had the most housing starts in the last ten years
- The district has over 1,000 lots to build on and over 7,200 planned future lots
- Most new home development will be centered around the Norwood and Perry Elementary zones
- Mansfield ISD is expected to enroll approx. 37,100 students by 2025/26 and more than 38,000 by 2030/31