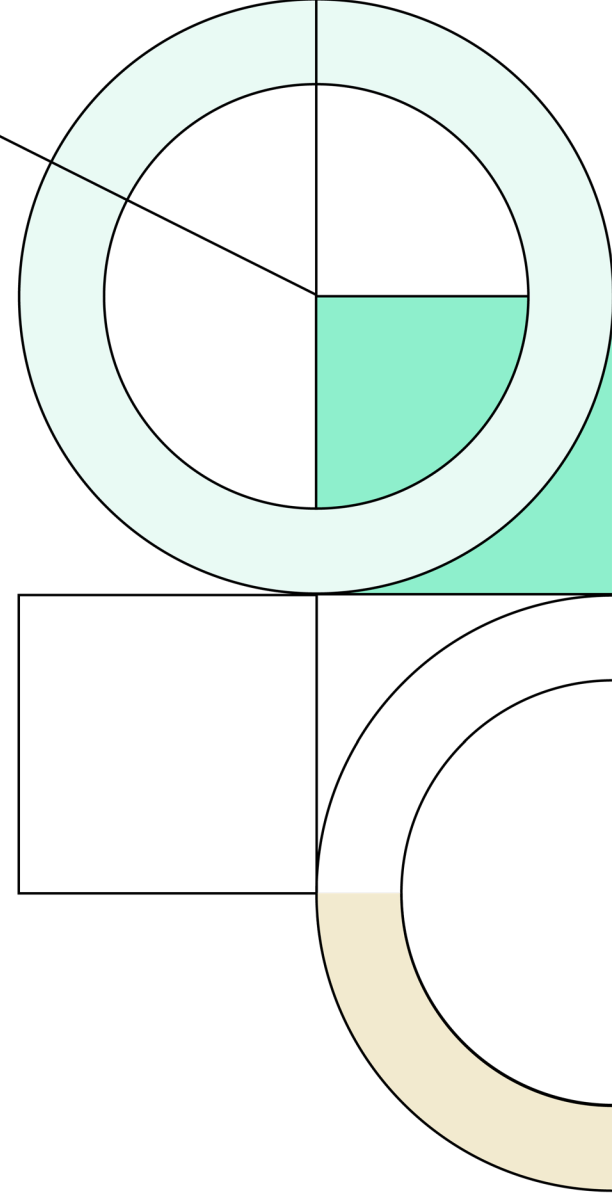




Northwest Independent School District

2Q21

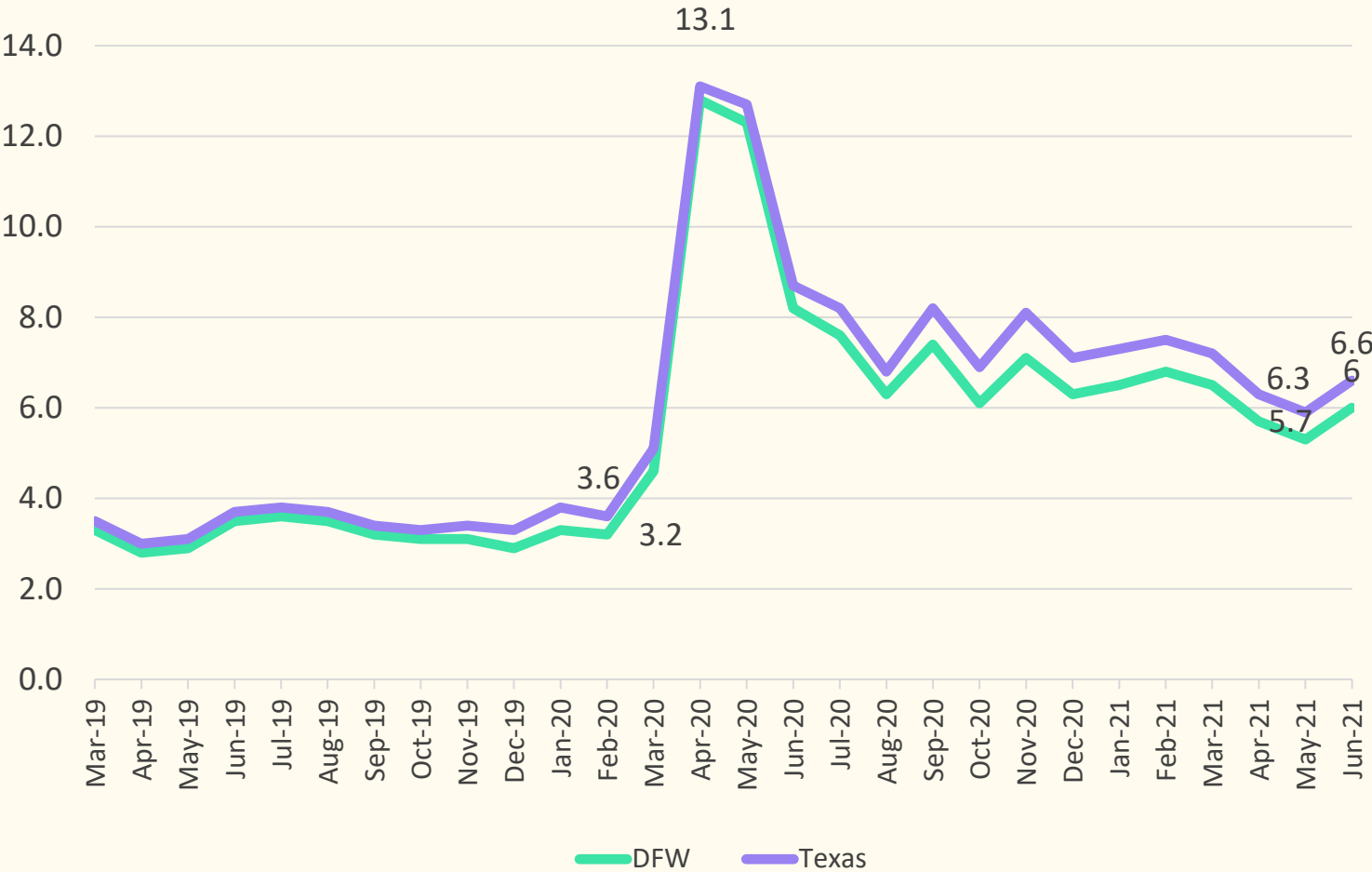
Demographic Report



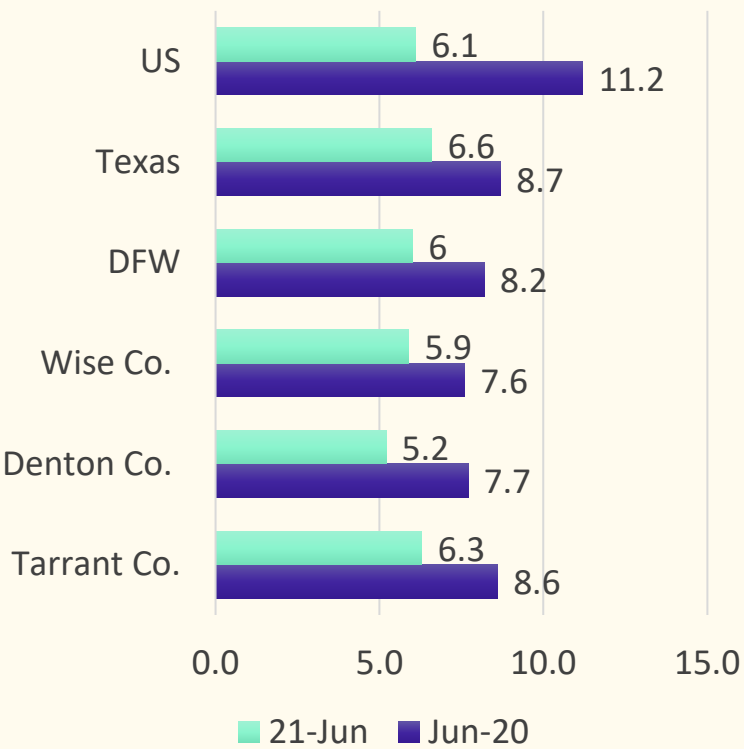


Local Economic Conditions

Unemployment Rate, Jan 2018 - June 2021



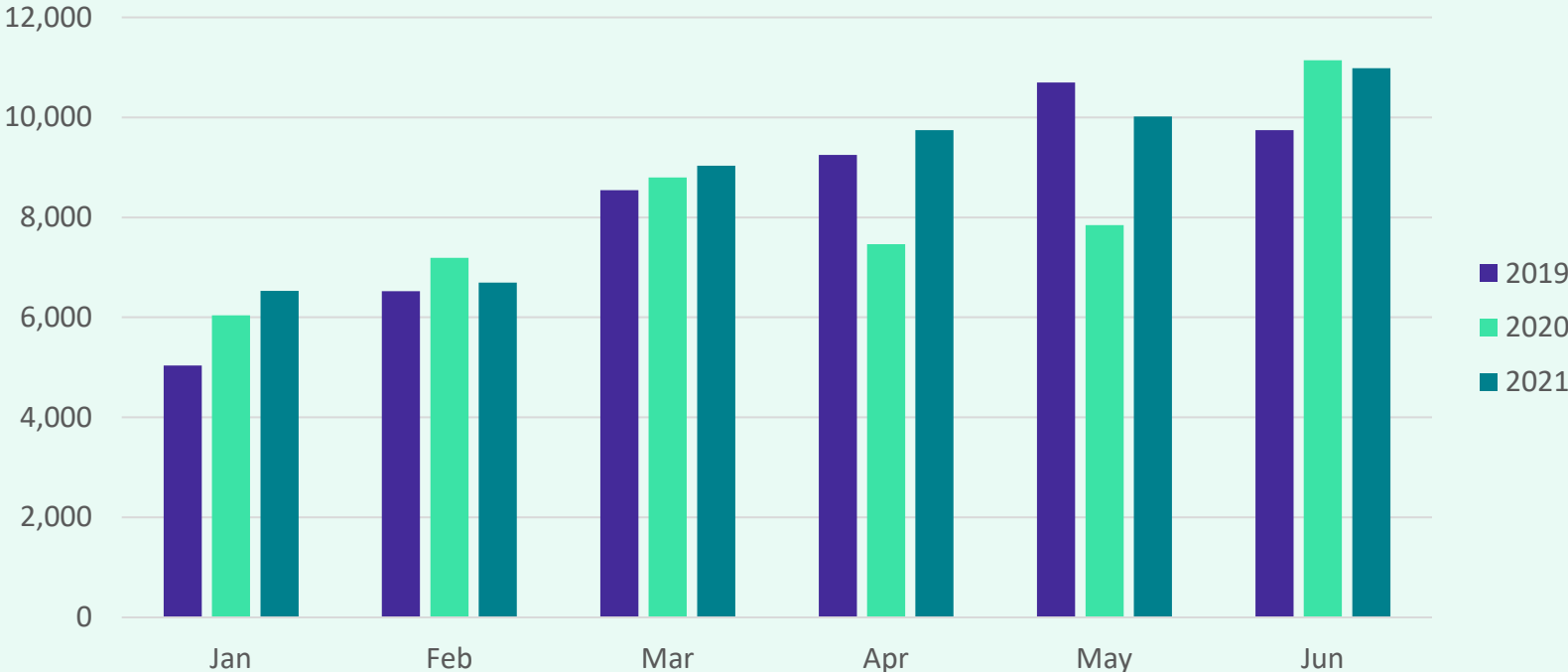
Unemployment Rate, Year Over Year





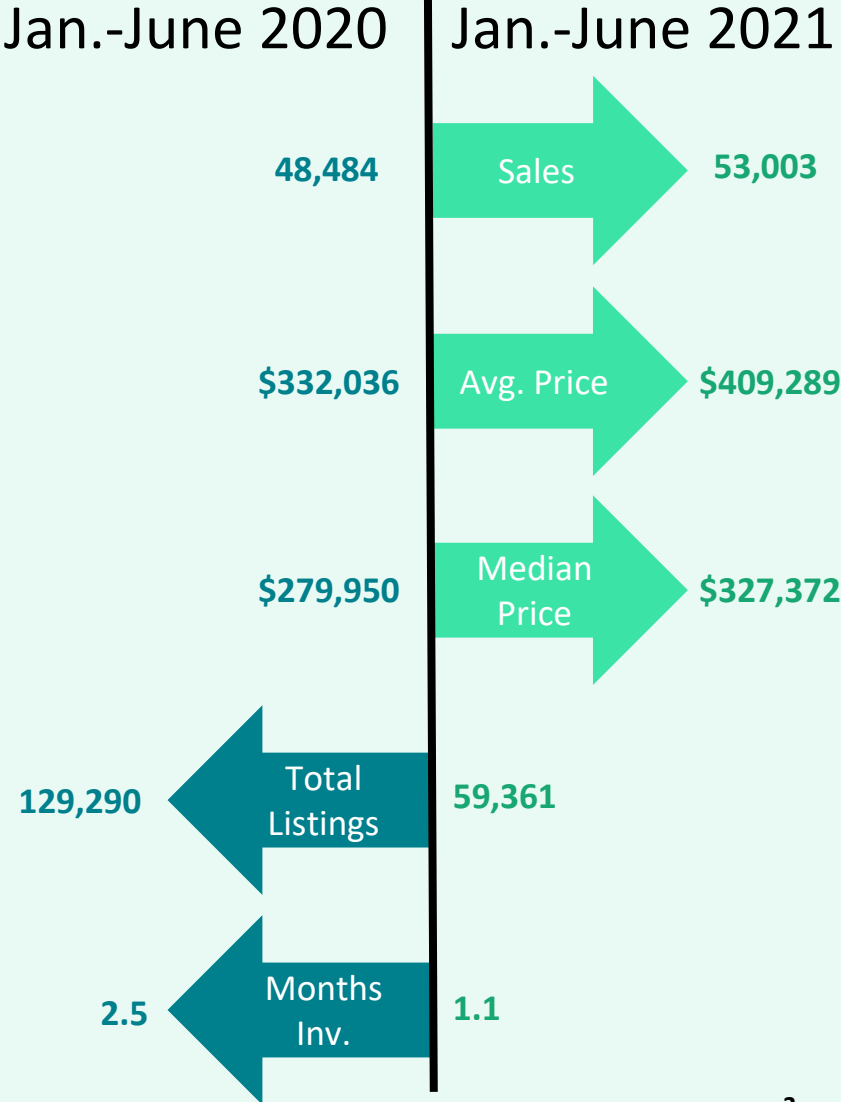
Housing Market Trends

DFW Monthly Sales, 2019-2021



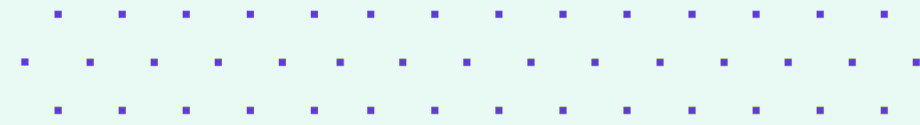
- Median home prices remain at record highs across the state
- Home inventory remains extremely tight as sales continue to outperform 2019 and 2020 rates
- Home sales through June in DFW are up 9.3% from the same period in 2020
- Historically low interest rates and pent up demand have resulted in continued record levels of activity in the housing market

YOY Housing Trends





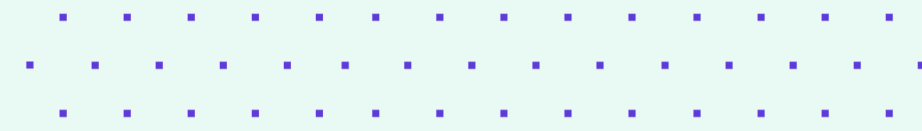
Housing Market Trends



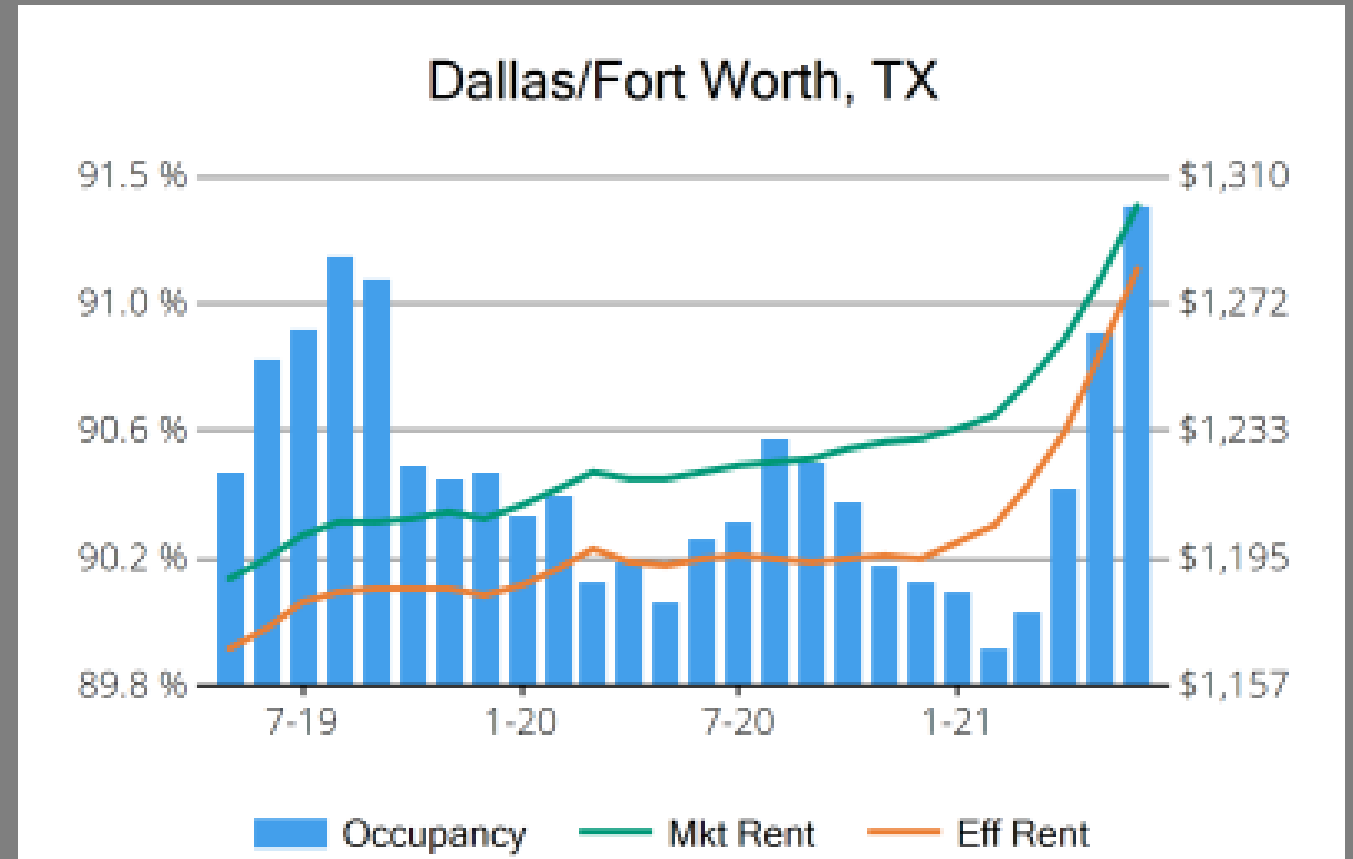
	2Q21	% YOY
Annual Starts	49,733	30.0%
Quarter Starts	14,909	39.5%
Annual Closings	45,074	22.6%
Quarter Closings	12,555	30.7%
Housing Inventory	27,455	20.2%
VDL Inventory	55,803	-4.2%



Housing Market Trends: Multi-family Market



DFW Multi-Family Market	June-21	% YOY
Occupancy	91.4	+1.2%
Unit Change	31,620	
Units Absorbed (Annual)	37,301	
Average Size	870	+0.2%
Asking Rent	\$1,301	+6.6%
Asking Rent per Sq. Ft.	\$1.50	+6.4%
Effective Rent	\$1,282	+7.3%
Effective Rent per SqFt	\$1.47	+7.2%
% Offering Concessions	22%	-26.0%
Avg Concession Package	5.7%	-3.9%





DFW New Home Ranking Report

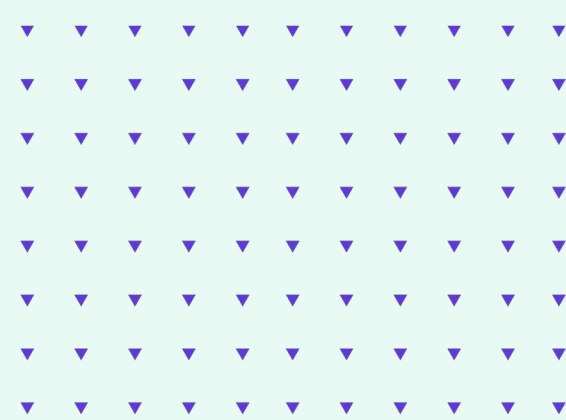
ISD Ranked by Annual Closings – 2Q21

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Northwest ISD*	3,510	3,011	1,588	3,176	37,954
2	Denton ISD	3,597	2,955	1,968	2,731	19,679
3	Prosper ISD	3,204	2,660	2,108	3,044	22,050
4	Frisco ISD	2,350	2,394	1,523	1,759	8,775
5	Forney ISD	2,735	2,156	1,291	3,044	31,108
6	Eagle Mt.-Saginaw ISD	1,771	2,136	582	990	18,393
7	Dallas ISD	1,475	1,889	1,461	2,436	6,187
8	Rockwall ISD	1,337	1,254	742	1,693	10,301
9	Princeton ISD	1,539	1,231	724	1,870	6,796
10	Royse City ISD	1,559	1,163	848	2,124	9,125
11	Lewisville ISD	1,019	1,044	721	1,885	2,026
12	Crowley ISD	1,267	1,025	614	1,175	17,377
13	Melissa ISD	1,005	975	431	688	4,843
14	Mansfield ISD	1,027	968	529	1,747	6,015
15	Crandall ISD	1,235	961	541	766	8,011
16	Anna ISD	1,109	945	503	1,411	10,149
17	McKinney ISD	1,106	937	670	1,814	13,069
18	Fort Worth ISD	938	877	420	1,410	5,213
19	Midlothian ISD	1,216	869	737	1,192	16,413
20	Little Elm ISD	796	843	412	750	1,309

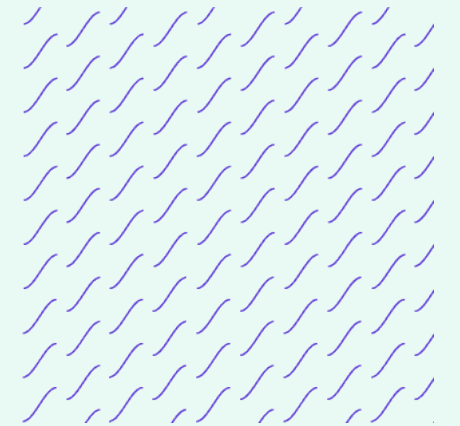
* Based on additional Templeton Demographics housing research



1 Year Change in District Housing



	2Q20	2Q21	Difference
Annual Starts	2,403	3,510	+1,107
Quarterly Starts	557	1,148	+1,705
Annual Closings	2,297	3,011	+714
Quarterly Closings	710	1,024	+314
Under Construction	641	1,401	+760
Inventory	1,110	1,588	+478
VDL	3,451	3,176	-275
Futures	42,465	37,954	-4,511





District Housing Overview by Elementary Zone

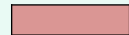
Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
BECK	7	1	9	3	7	8	25	42
BERKSHIRE	179	32	166	41	60	78	89	417
CLARA LOVE	38	8	25	25	12	13	175	3,375
COX	89	20	154	28	28	32	58	61
CURTIS	1	0	44	0	0	1	0	40
GRANGER	0	0	0	0	0	0	4	0
HASLET	796	280	465	279	356	425	852	3,415
HATFIELD	202	28	200	69	28	30	159	783
HUGHES	0	0	0	0	0	0	0	0
JUSTIN	256	67	251	74	126	139	403	4,565
LAKEVIEW	19	0	39	6	0	0	0	7
LANCE	720	294	723	162	311	346	719	2,888
NANCE	76	38	51	31	40	43	63	205
PETERSON	0	0	0	0	0	1	2	0
PRAIRIE VIEW	46	38	0	0	44	46	151	7,625
ROANOKE	8	0	2	0	14	15	25	24
SCHLUTER	408	103	402	93	127	144	174	2,212
SENDERA RANCH	1	0	3	3	0	2	14	5,770
SEVEN HILLS	323	113	201	92	119	124	47	5,943
THOMPSON	341	126	276	118	129	141	217	582
GRAND TOTAL*	3,510	1,148	3,011	1,024	1,401	1,588	3,176	37,954



Highest activity in the category



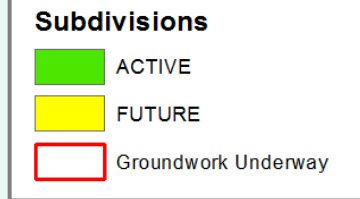
Second highest activity in the category



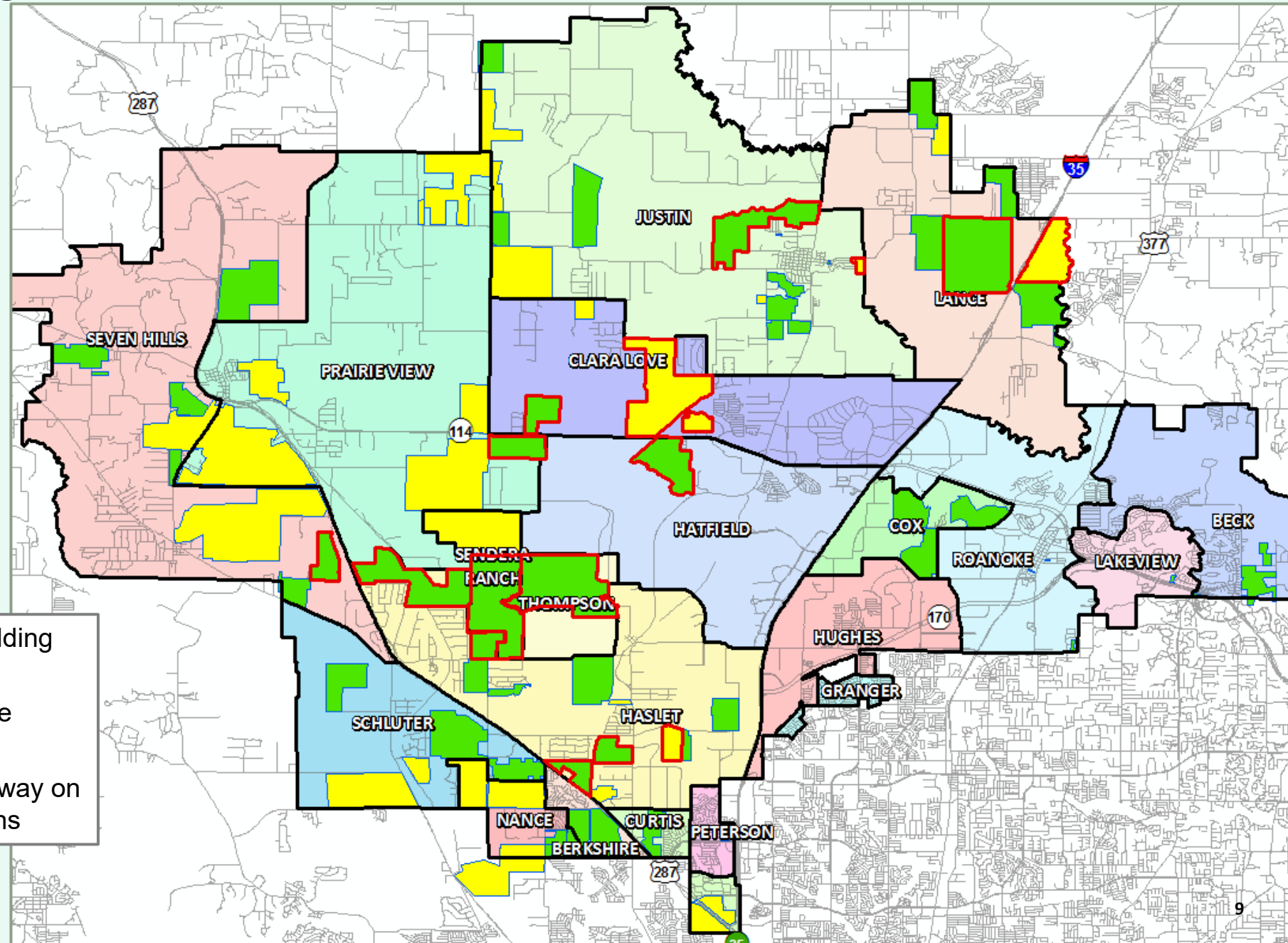
Third highest activity in the category



District Housing Overview

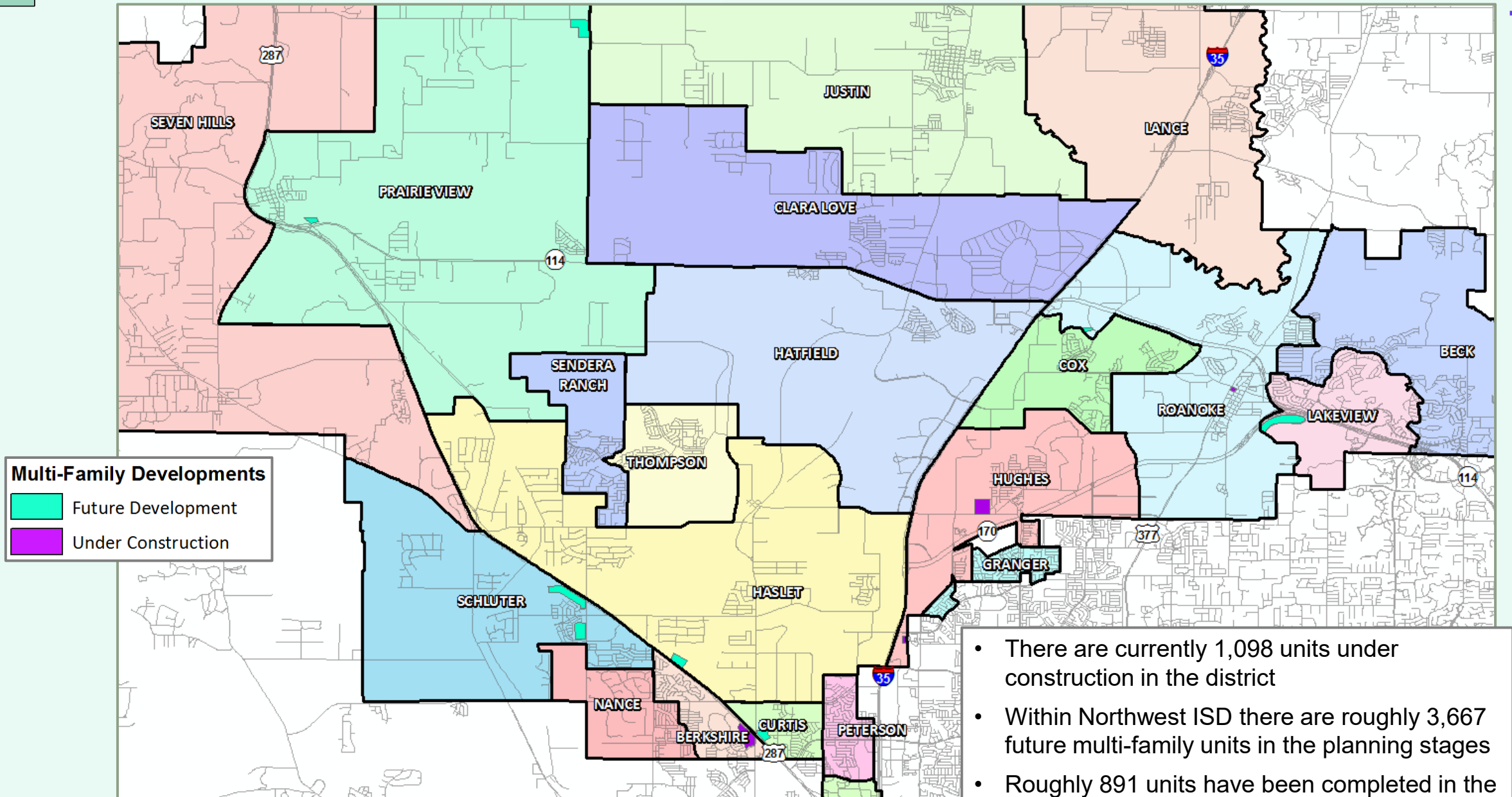


- The district has 54 actively building subdivisions
- Within NISD there are 30 future subdivisions
- Of these, groundwork is underway on 4,100 lots within 16 subdivisions





Multi-Family Housing Overview





Ten Year Forecast by Grade Level

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2016/17	124	235	1,622	1,621	1,736	1,714	1,783	1,727	1,747	1,725	1,658	1,727	1,778	1,546	1,300	22,043		
2017/18	159	287	1,753	1,709	1,705	1,822	1,814	1,882	1,813	1,782	1,784	1,802	1,763	1,665	1,402	23,142	1,099	5.0%
2018/19	172	335	1,792	1,814	1,808	1,803	1,861	1,911	1,942	1,883	1,822	1,952	1,829	1,617	1,579	24,120	978	4.2%
2019/20	192	388	1,797	1,888	1,963	1,895	1,933	1,961	1,969	2,024	1,936	2,014	1,927	1,710	1,495	25,092	972	4.0%
2020/21	180	342	1,672	1,810	1,915	1,981	1,913	1,965	1,963	2,017	2,085	2,079	2,023	1,817	1,637	25,399	307	1.2%
2021/22	172	408	1,931	1,962	1,976	2,078	2,130	2,043	2,119	2,093	2,161	2,331	2,040	1,896	1,710	27,050	1,651	6.5%
2022/23	172	408	1,988	2,106	2,096	2,104	2,222	2,254	2,143	2,209	2,182	2,402	2,288	1,906	1,762	28,242	1,192	4.4%
2023/24	172	408	2,097	2,173	2,264	2,243	2,232	2,357	2,315	2,196	2,273	2,427	2,339	2,153	1,774	29,423	1,181	4.2%
2024/25	172	408	2,215	2,288	2,318	2,405	2,378	2,358	2,448	2,391	2,264	2,524	2,364	2,200	2,000	30,733	1,310	4.5%
2025/26	172	408	2,320	2,397	2,423	2,460	2,539	2,497	2,446	2,551	2,474	2,517	2,459	2,221	2,067	31,951	1,218	4.0%
2026/27	172	408	2,433	2,509	2,541	2,569	2,606	2,676	2,582	2,544	2,667	2,742	2,452	2,310	2,079	33,290	1,339	4.2%
2027/28	172	408	2,546	2,636	2,650	2,680	2,699	2,716	2,775	2,689	2,656	2,950	2,674	2,333	2,192	34,776	1,486	4.5%
2028/29	172	408	2,668	2,748	2,775	2,793	2,822	2,821	2,813	2,885	2,793	2,941	2,829	2,544	2,210	36,222	1,446	4.2%
2029/30	172	408	2,782	2,884	2,882	2,915	2,934	2,947	2,895	2,912	2,999	3,094	2,817	2,671	2,409	37,721	1,499	4.1%
2030/31	172	408	2,908	3,012	3,031	3,029	3,072	3,066	3,023	3,002	3,028	3,288	2,958	2,656	2,527	39,180	1,459	3.9%

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



The Year Ahead

