



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Northwest

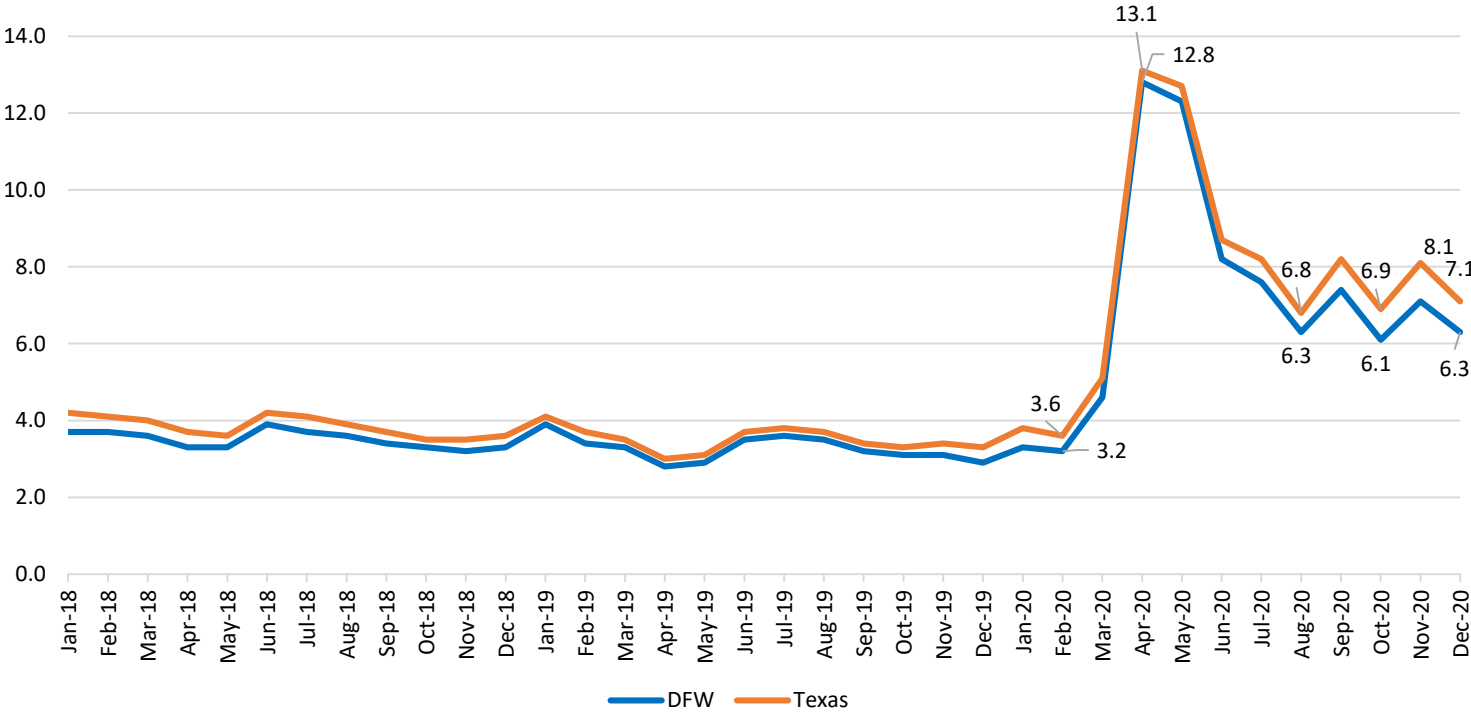
INDEPENDENT SCHOOL DISTRICT

Quarterly Report 4Q20

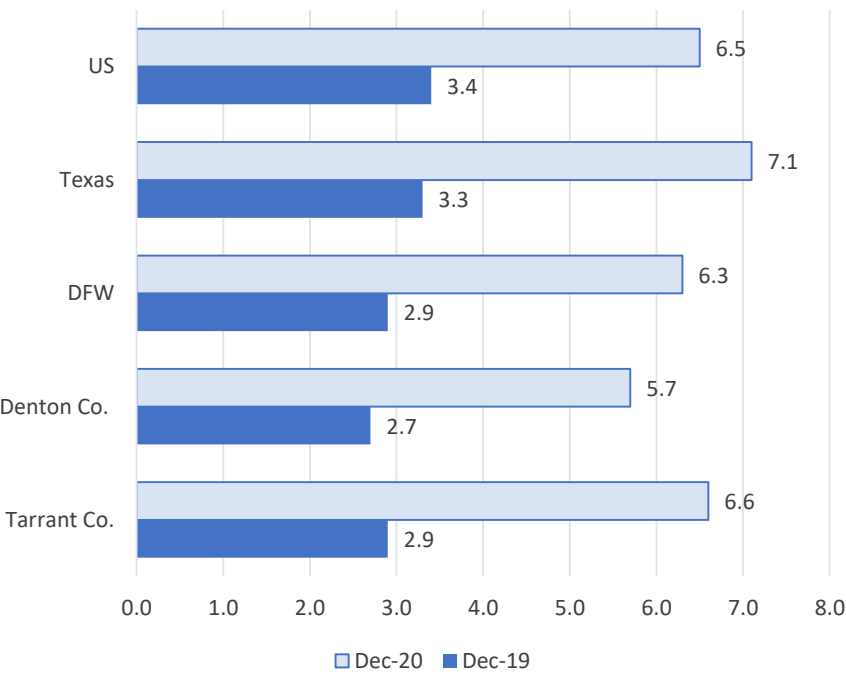


DFW MSA Economic Update

Unemployment Rate, Jan 2018 - Dec 2020



Unemployment Rate, Year Over Year





Local Economic Update- Fort Worth



Facebook Expansion

- Announced expansion of data center located at 5000 Like Way in December 2020
- Construction of 170,000 sq. ft. expansion underway with completion anticipated in 2022
- Total cost approx. \$200 million
- Created 50 new jobs

Charles Schwab

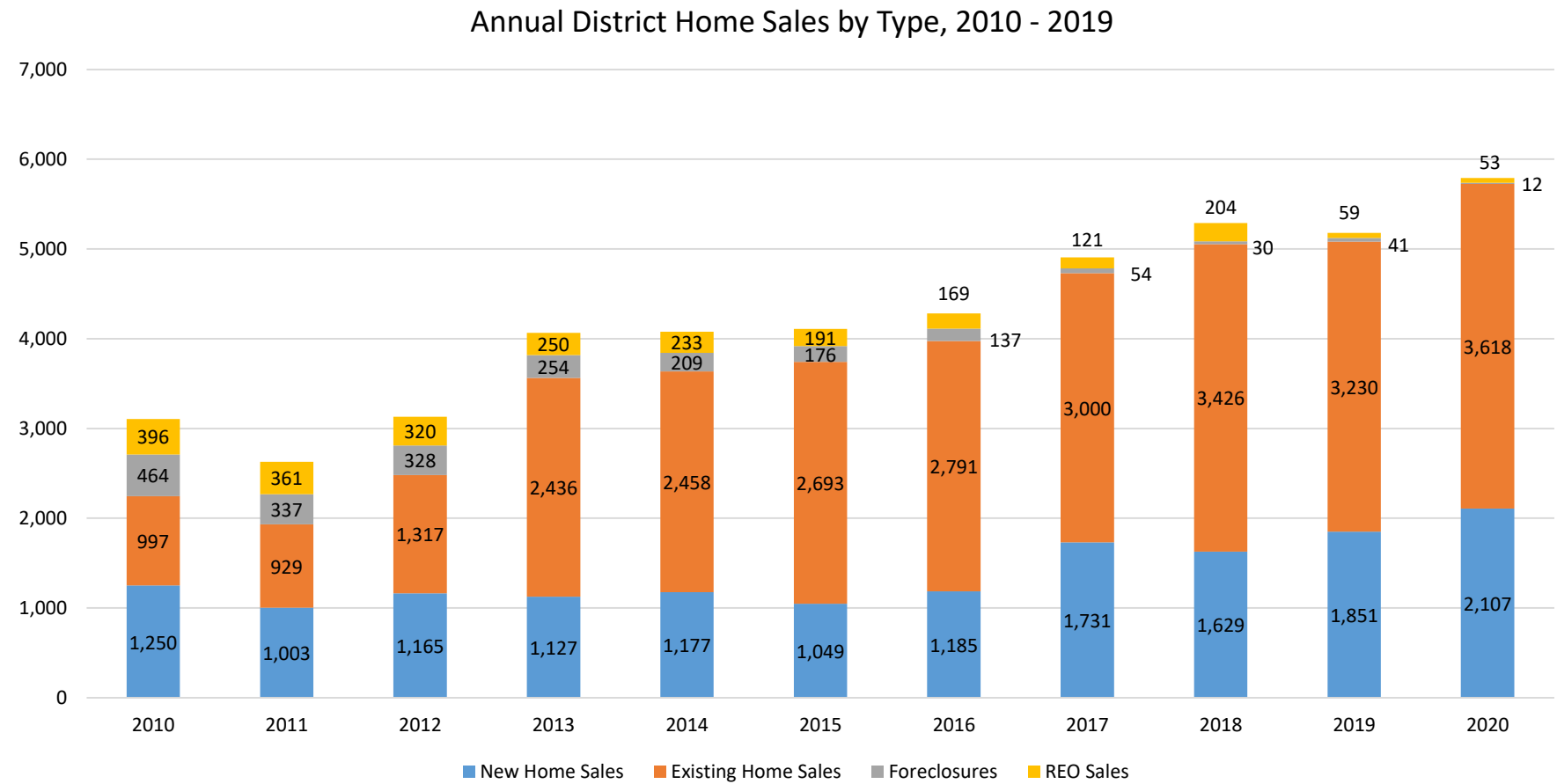
- Officially moved HQ to Westlake in January 2021
- New \$100 million campus spans 500,000 sq. ft. on more than 70 acres at Hwy 170 & Hwy 114
- Merged with Ameritrade in October 2020 for \$26 million; combined employee force of Charles Schwab (2,500 employees) and 2,000 Ameritrade employees
- Entire HQ at capacity could house more than 6,000 workers





Northwest ISD Housing Market Analysis

Home Sales by Transaction Type, 2010 – 2020



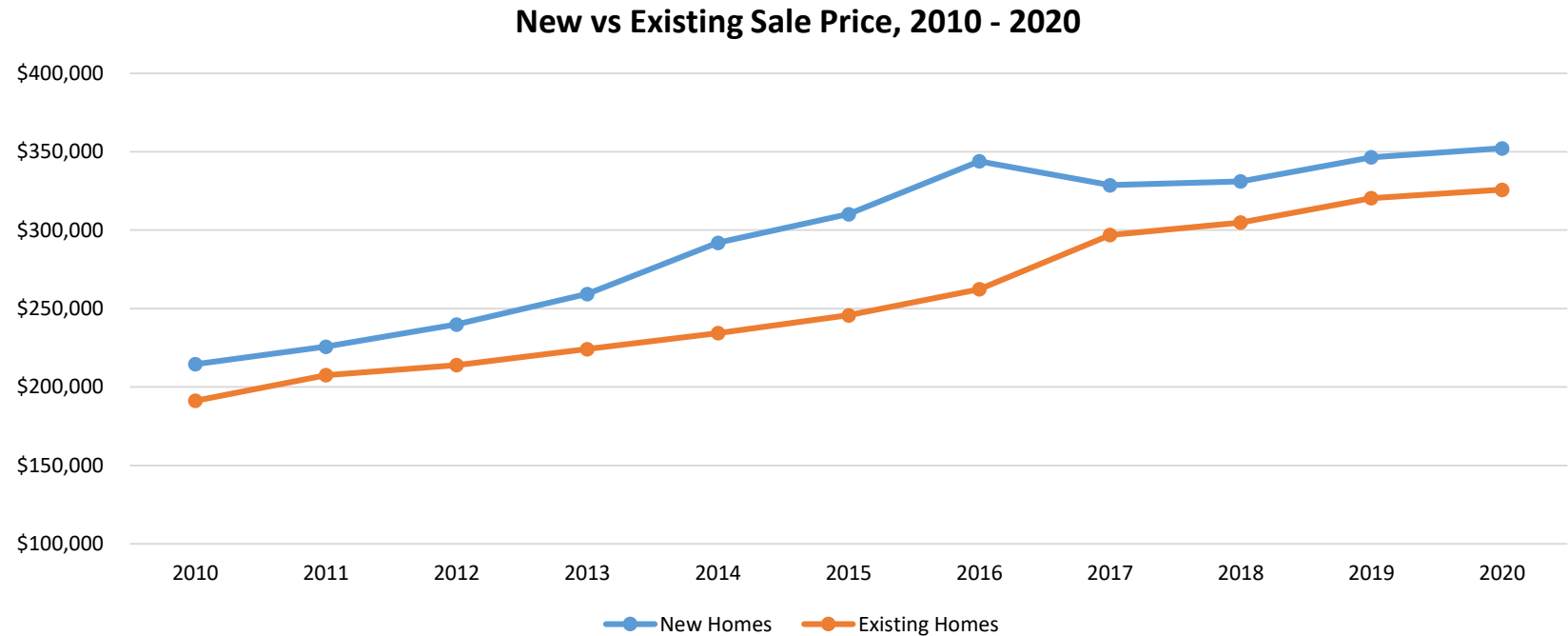
- In 2020 there have been approx. 5,800 home sales in Northwest ISD
- Total foreclosures and REO sales throughout Northwest ISD have decreased by more than 92% since 2010
- New homes sales within the district have increased by 69% since 2010





Northwest ISD Housing Market

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



	Avg New Home Price	Avg Existing Home Price
2010	\$214,586	\$191,241
2011	\$225,780	\$207,615
2012	\$239,905	\$213,935
2013	\$259,313	\$224,141
2014	\$291,933	\$234,350
2015	\$310,196	\$245,737
2016	\$343,952	\$262,351
2017	\$328,674	\$296,887
2018	\$331,063	\$304,864
2019	\$346,476	\$320,410
2020	\$352,147	\$325,772

- Since 2010, the average new home price in Northwest ISD has increased by \$137,561, or 64%
- The average existing home price within the district has increased by 70%, or roughly \$134,531 since 2010



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q20

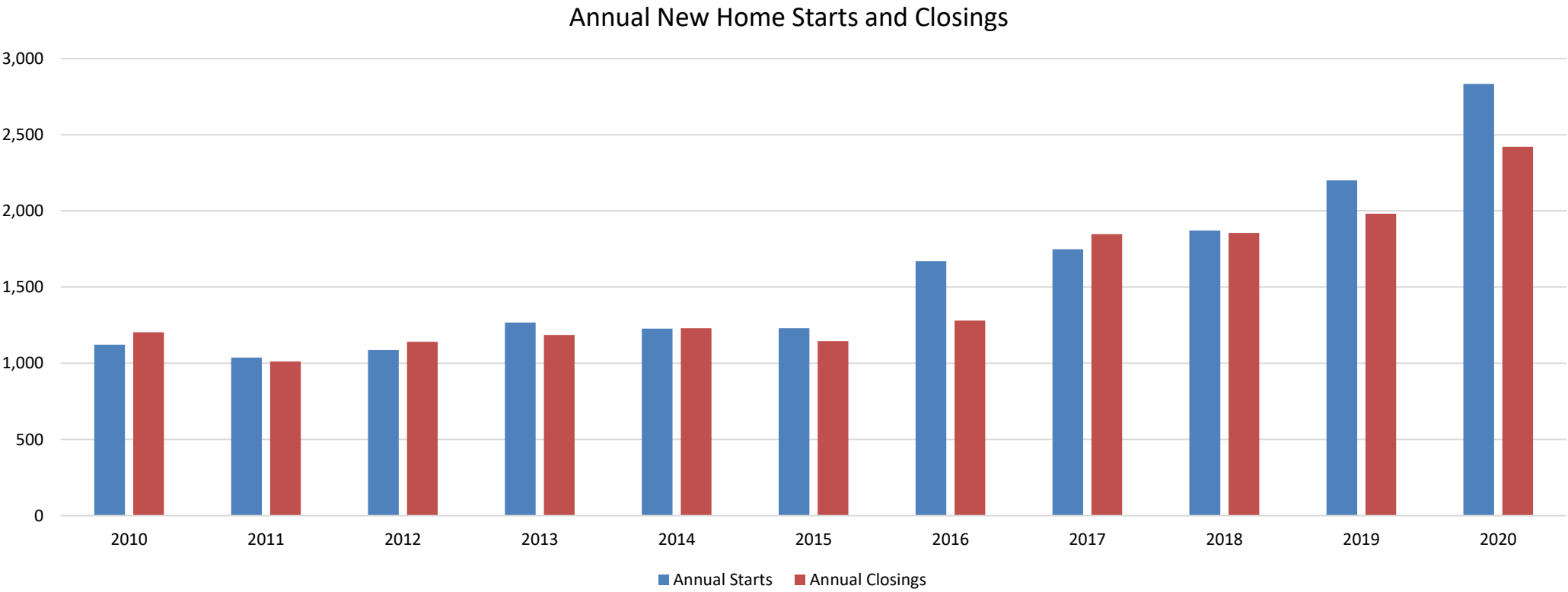
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Prosper ISD	2,711	2,874	1,404	3,708	19,968
2	Denton ISD	2,895	2,783	1,512	3,884	19,641
3	Frisco ISD	2,262	2,578	1,311	2,826	8,156
4	Northwest ISD*	2,833	2,421	1,535	3,423	45,872
5	Eagle Mt.-Saginaw ISD	2,217	2,162	803	1,454	19,419
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	1,039	928	622	1,074	7,099
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





ISD New Home Starts and Closings



Starts	2015	2016	2017	2018	2019	2020
1Q	230	309	449	493	493	629
2Q	310	321	445	471	490	560
3Q	377	537	458	501	599	577
4Q	314	503	396	407	619	1,066
Total	1,231	1,670	1,748	1,872	2,201	2,832

Closings	2015	2016	2017	2018	2019	2020
1Q	287	279	426	417	402	512
2Q	263	345	562	517	504	711
3Q	283	320	473	549	513	607
4Q	313	337	386	373	562	591
Total	1,146	1,281	1,847	1,856	1,981	2,421



Annual Closing Distribution

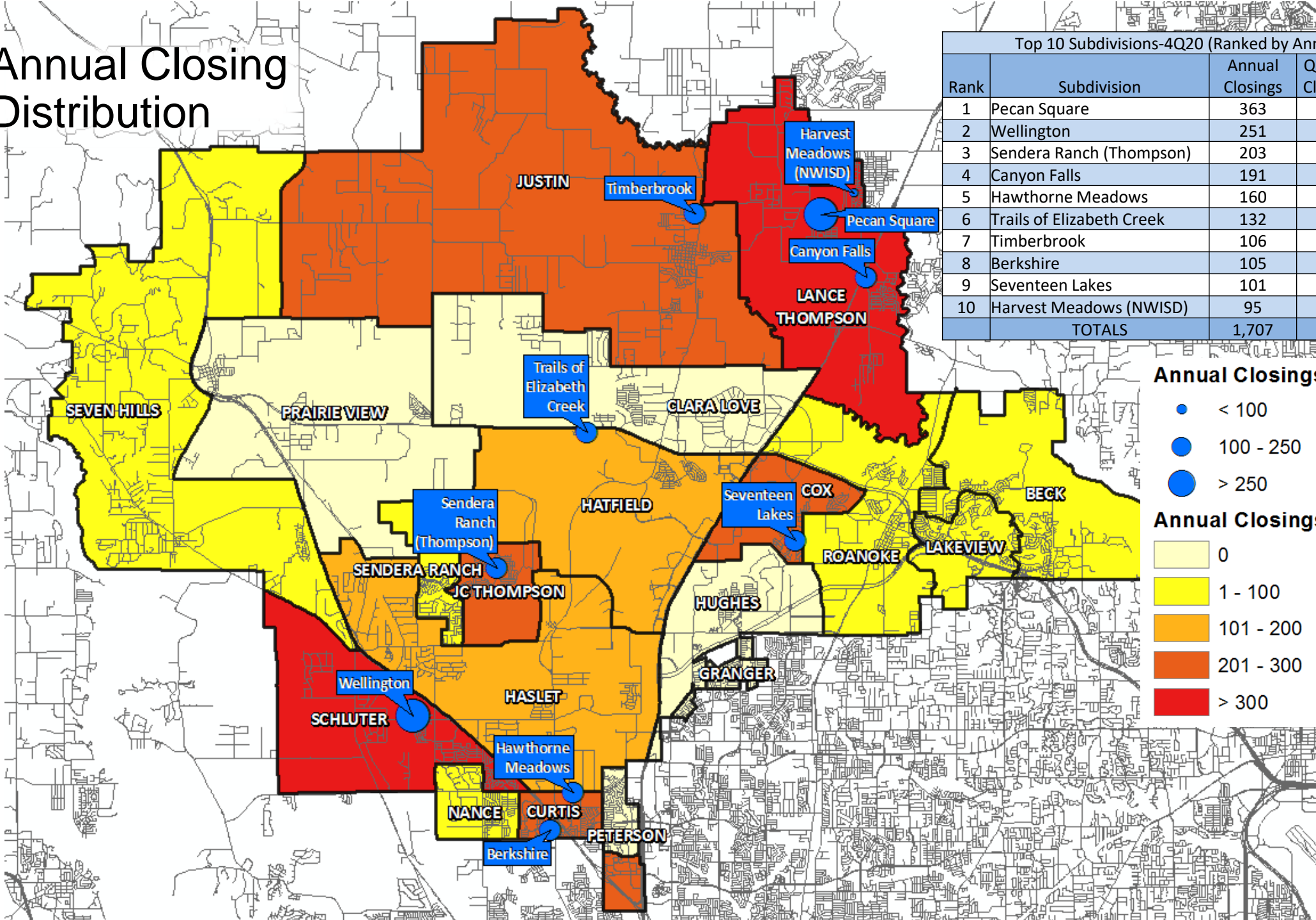
Top 10 Subdivisions-4Q20 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Pecan Square	363	109	213	2580
2	Wellington	251	57	208	917
3	Sendera Ranch (Thompson)	203	41	291	669
4	Canyon Falls	191	60	78	70
5	Hawthorne Meadows	160	4	0	0
6	Trails of Elizabeth Creek	132	1	25	975
7	Timberbrook	106	36	114	1643
8	Berkshire	105	35	146	68
9	Seventeen Lakes	101	17	54	0
10	Harvest Meadows (NWISD)	95	17	7	207
TOTALS		1,707	377	1,136	7,129

Annual Closings by Sub

- < 100
- 100 - 250
- > 250

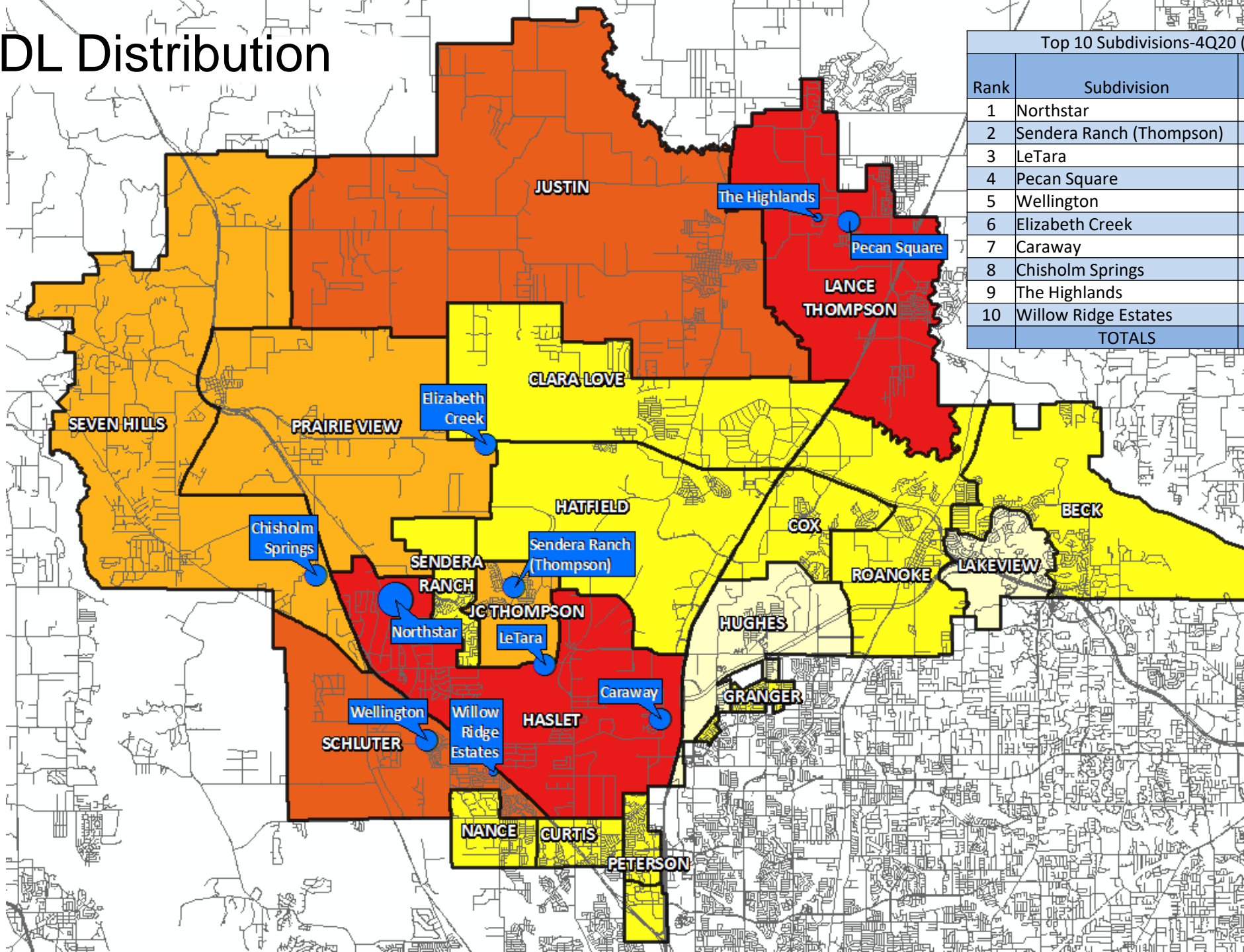
Annual Closings by Elem Zone

- 0
- 1 - 100
- 101 - 200
- 201 - 300
- > 300





VDL Distribution



Top 10 Subdivisions-4Q20 (Ranked by remaining VDL)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Northstar	0	0	397	1,863
2	Sendera Ranch (Thompson)	203	41	291	669
3	LeTara	0	0	230	250
4	Pecan Square	363	109	213	2,580
5	Wellington	251	57	208	917
6	Elizabeth Creek	0	0	191	186
7	Caraway	78	10	176	0
8	Chisholm Springs	33	28	154	426
9	The Highlands	15	10	150	15
10	Willow Ridge Estates	72	22	147	31
TOTALS		1,015	277	2,157	6,937

VDL by Sub

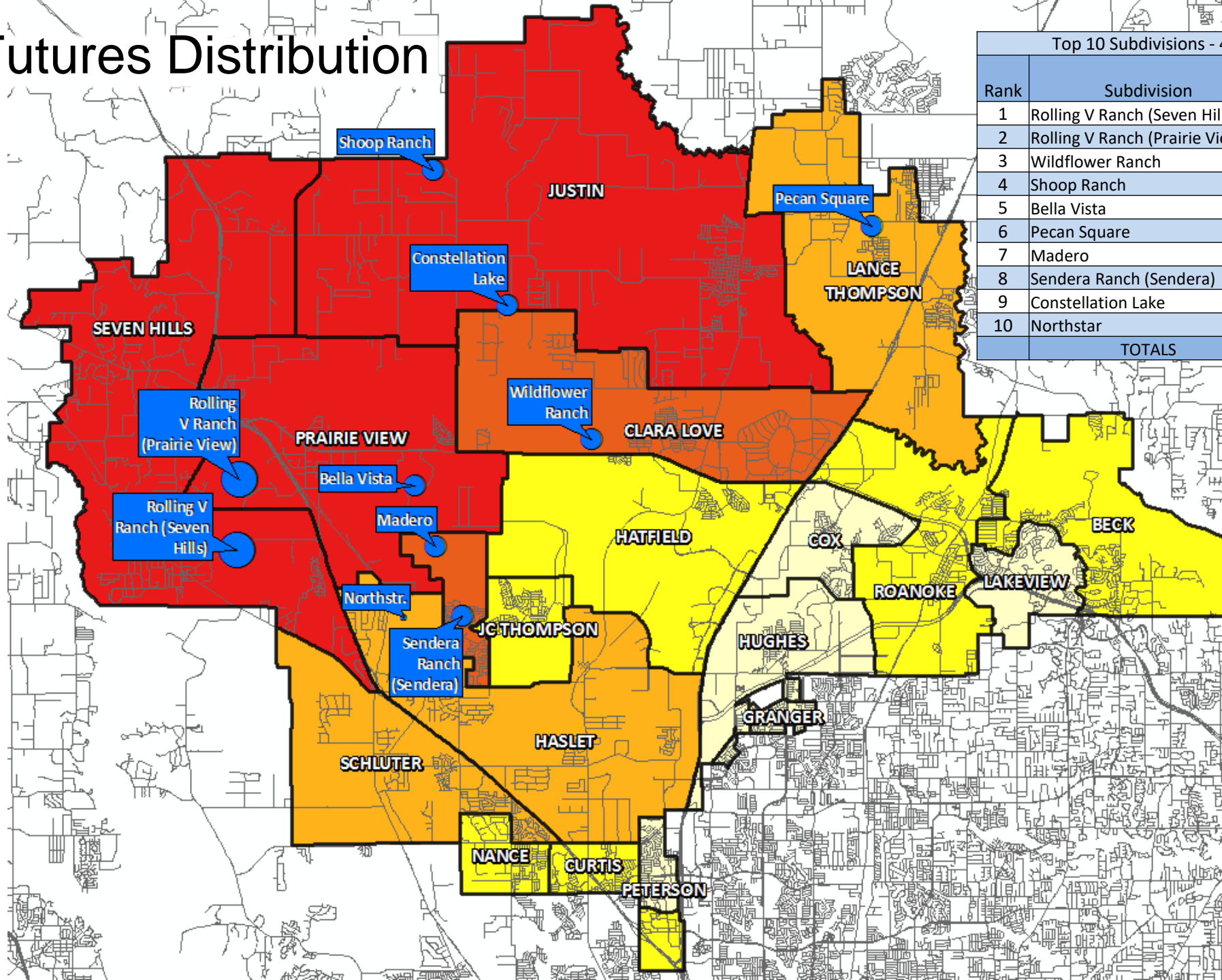
- < 150
- 150 - 300
- > 300

VDL by Elem Zone

- 0
- 1 - 150
- 151 - 300
- 301 - 450
- > 450



Futures Distribution



Top 10 Subdivisions - 4Q20 (Ranked by Future Inventory)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Rolling V Ranch (Seven Hills)	0	0	0	5,000
2	Rolling V Ranch (Prairie View)	0	0	0	5,000
3	Wildflower Ranch	0	0	0	3,300
4	Shoop Ranch	0	0	0	3,000
5	Bella Vista	0	0	0	2,623
6	Pecan Square	363	109	213	2,580
7	Madero	0	0	0	2,500
8	Sendera Ranch (Sendera)	6	0	75	2,261
9	Constellation Lake	0	0	0	2,100
10	Northstar	0	0	397	1,863
TOTALS		369	109	685	30,227

Future by Sub

- < 2,000
- 2,000 - 4,000
- > 4,000

Future by Elem Zone

- 0
- 1 - 2,000
- 2,001 - 4,000
- 4,001 - 6,000
- > 6,000



New Housing Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BECK	13	4	12	1	9	12	28	42
CLARA LOVE	0	0	0	0	0	0	47	4,473
COX	161	32	215	45	42	51	93	0
CURTIS	197	65	269	39	74	98	146	368
GRANGER	0	0	0	0	0	0	4	0
HASLET	365	227	152	30	235	297	932	3,913
HATFIELD	310	172	143	4	171	174	25	975
HUGHES	0	0	0	0	0	0	0	0
JC THOMPSON	212	62	203	41	56	111	291	669
JUSTIN	258	74	234	76	114	141	368	7,112
LAKEVIEW	33	0	17	7	19	26	0	0
LANCE	666	165	722	220	165	248	503	3,730
NANCE	61	33	75	9	42	54	108	1,190
PETERSON	0	0	0	0	0	1	2	0
PRAIRIE VIEW	6	6	0	0	6	6	191	9,192
ROANOKE	16	8	5	2	14	15	25	8
SCHLUTER	386	118	324	79	123	189	359	3,057
SENDERA RANCH	0	0	6	0	0	4	75	4,761
SEVEN HILLS	148	100	44	38	83	108	226	6,382
Grand Total	2,832	1,066	2,421	591	1,153	1,535	3,423	45,872



Highest activity in the category



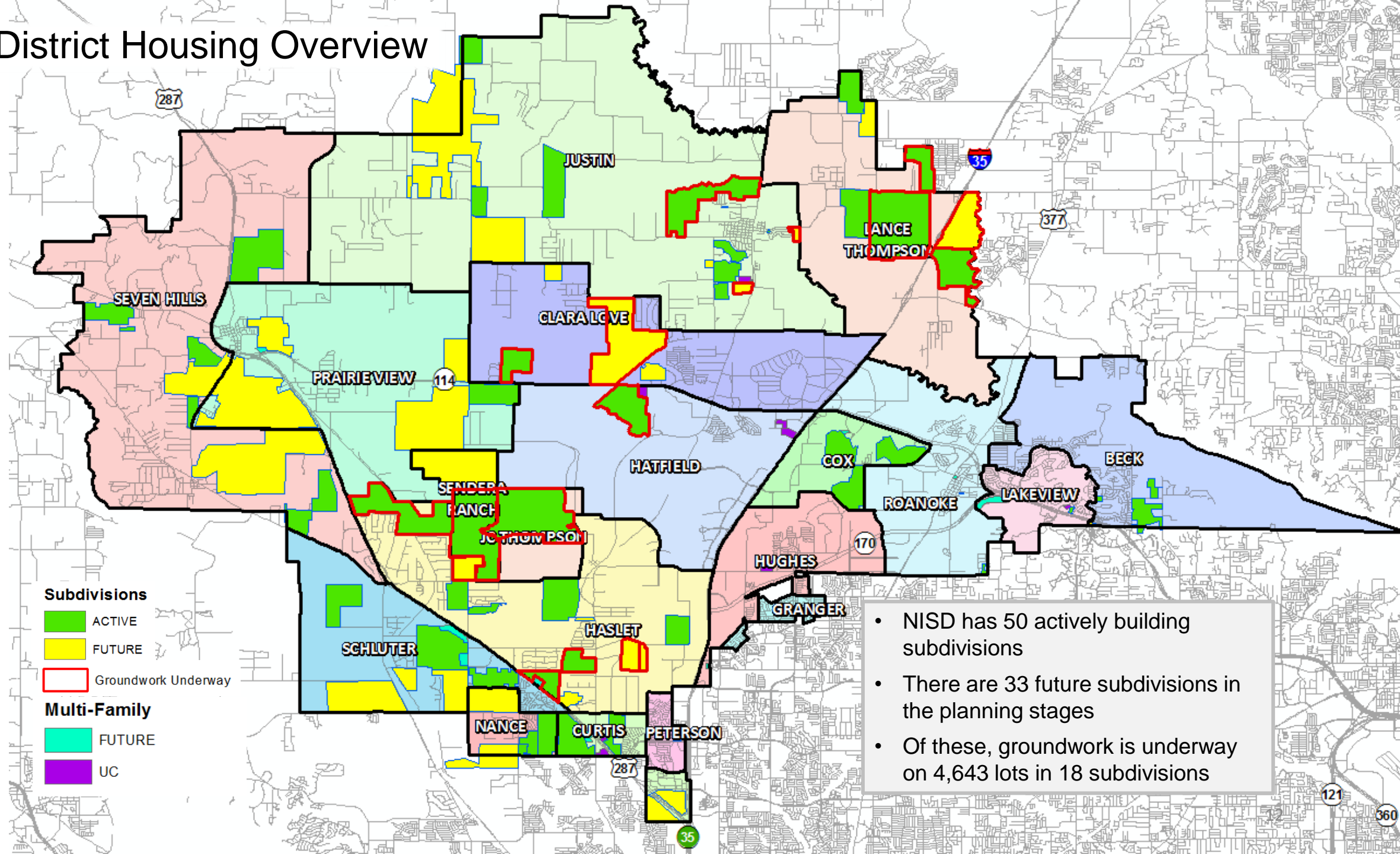
Second highest activity in the category



Third highest activity in the category



District Housing Overview



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

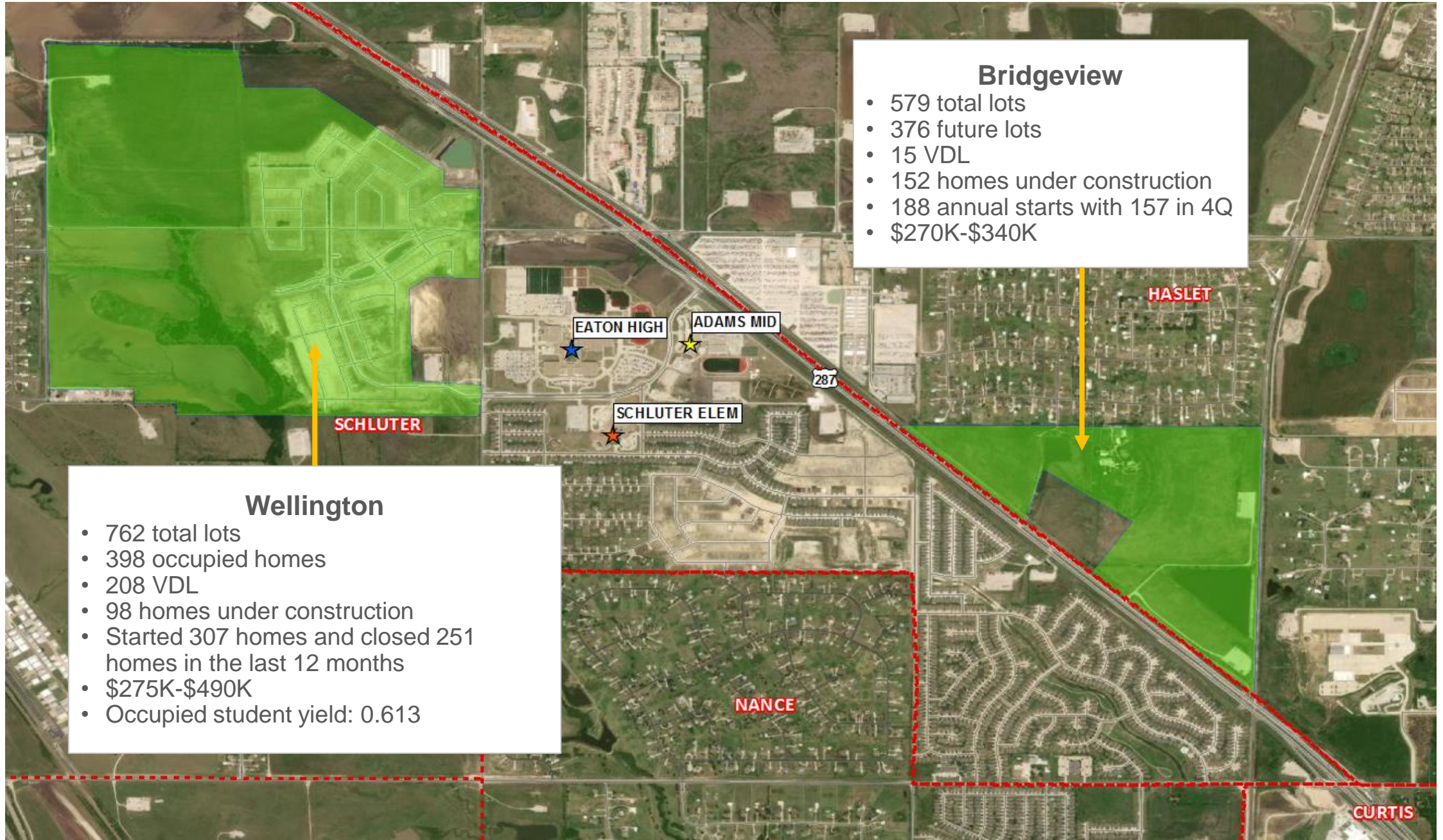
Multi-Family

- FUTURE
- UC

- NISD has 50 actively building subdivisions
- There are 33 future subdivisions in the planning stages
- Of these, groundwork is underway on 4,643 lots in 18 subdivisions



Residential Activity

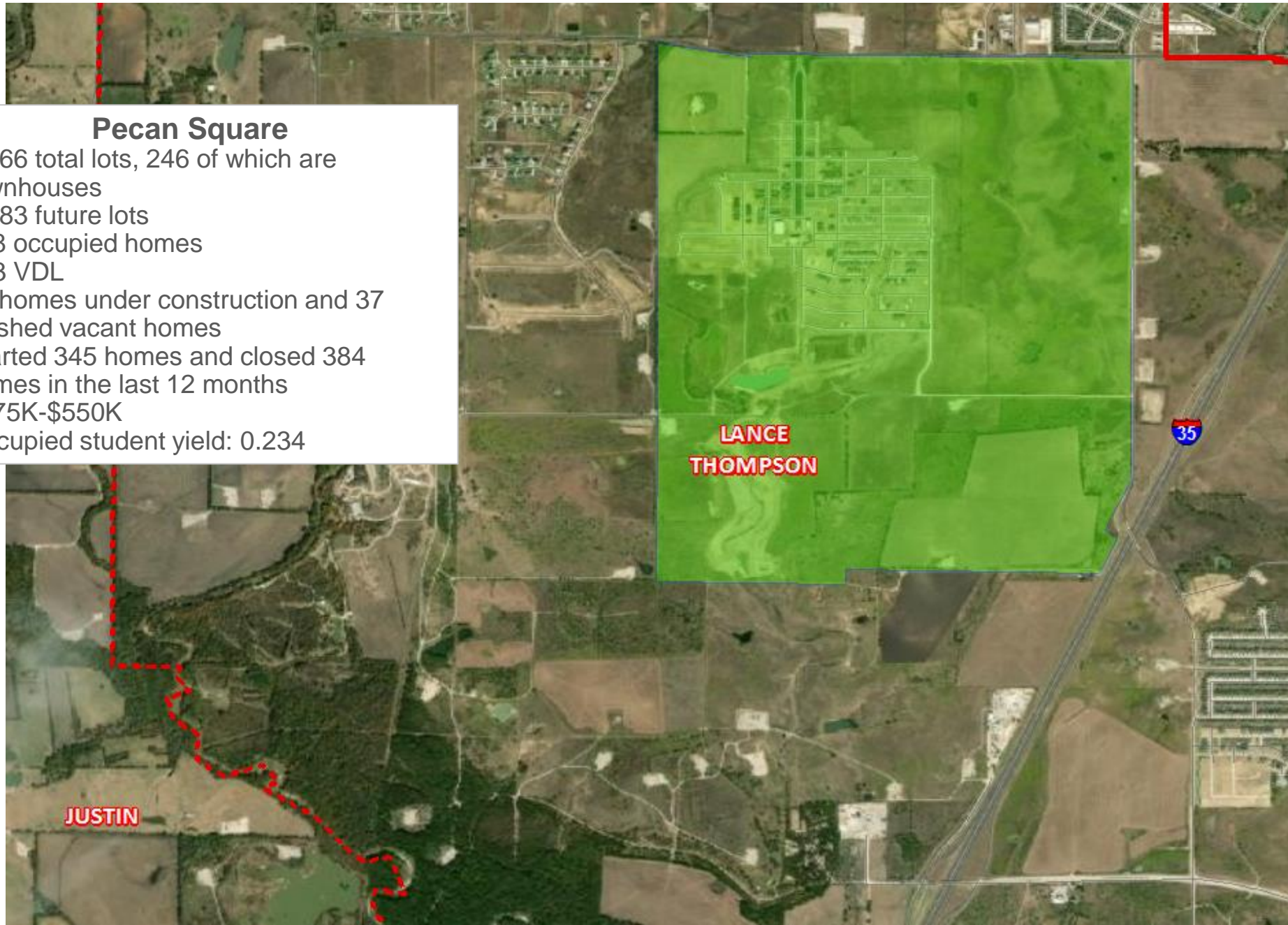




Residential Activity

Pecan Square

- 3,266 total lots, 246 of which are townhouses
- 2,783 future lots
- 398 occupied homes
- 213 VDL
- 70 homes under construction and 37 finished vacant homes
- Started 345 homes and closed 384 homes in the last 12 months
- \$275K-\$550K
- Occupied student yield: 0.234





Residential Activity

Trails of Elizabeth Creek

- 1,306 total lots
- 975 future lots
- 132 occupied homes
- 25 VDL
- 171 homes under construction
- Started 306 homes and closed 132 homes in the last 12 months
- \$270K-\$330K
- Occupied student yield: 1.212





District Yields

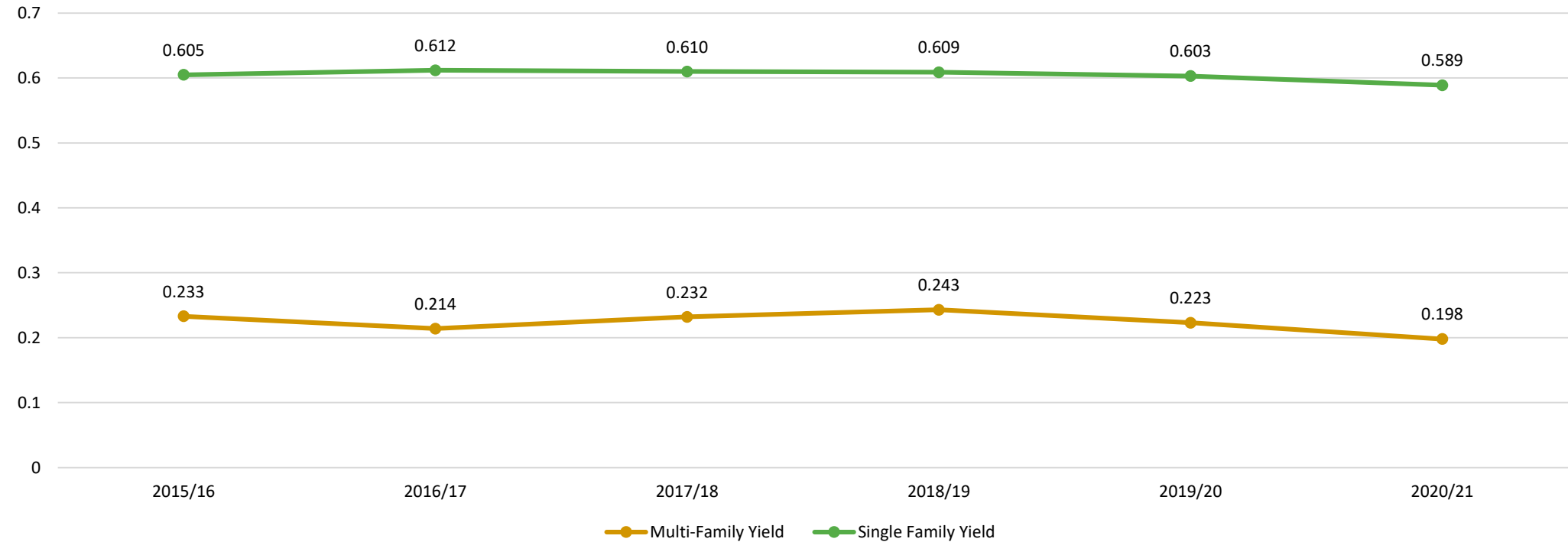


Single Family Yield
0.589



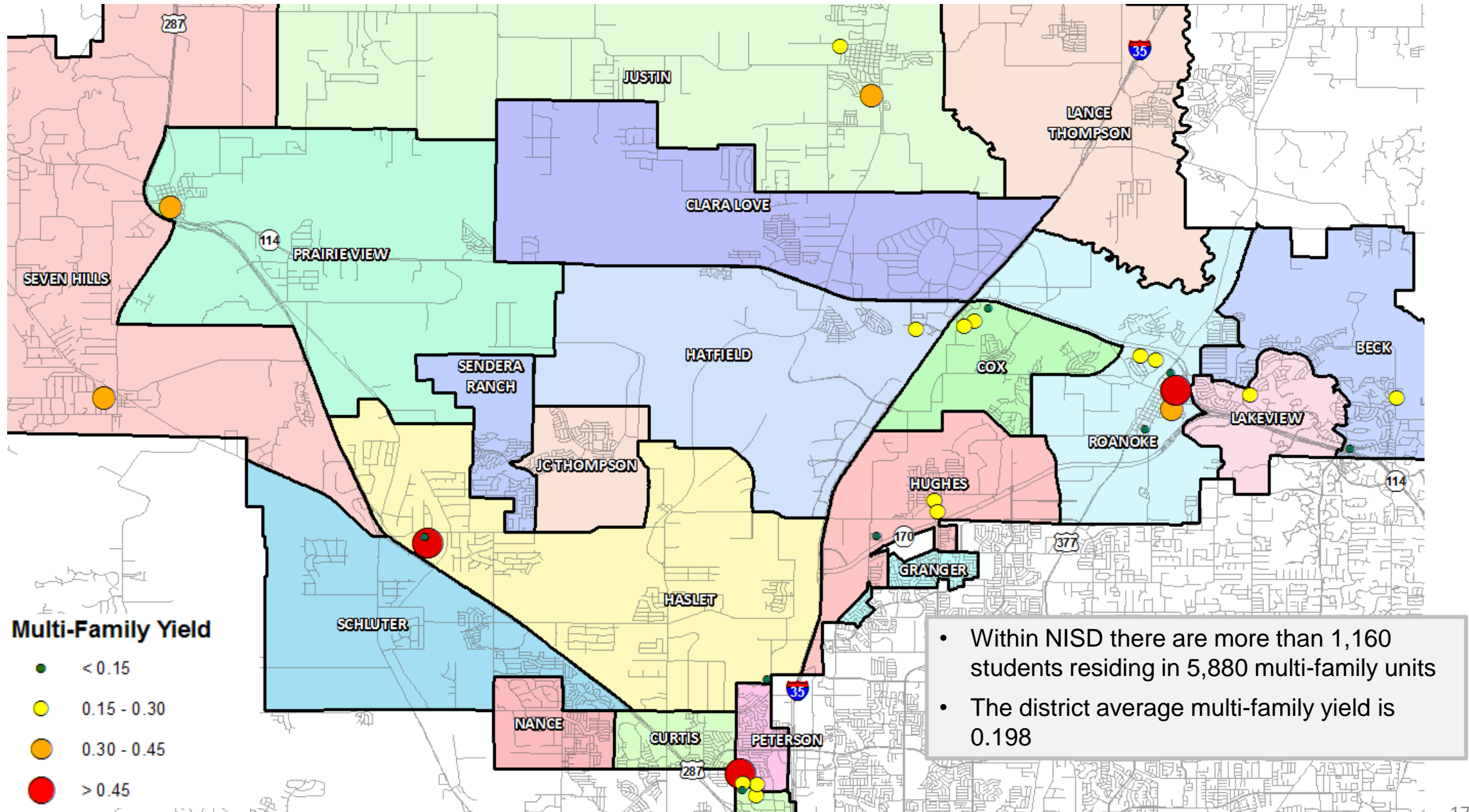
Multi-Family Yield
0.198

NISD Student Yield by Housing Type



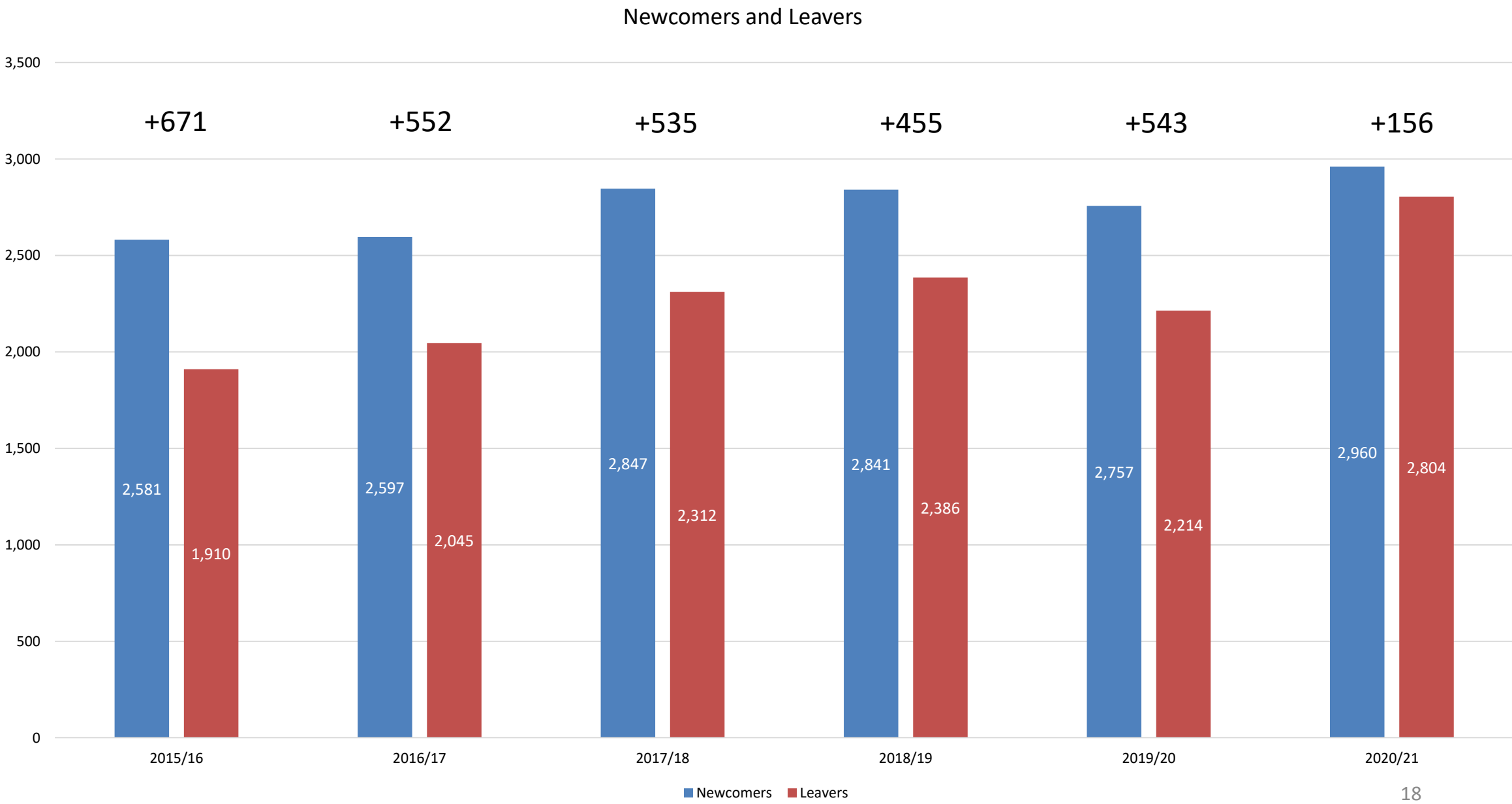


District Multi-Family Yield





Newcomer and Leaver Analysis





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%
JAN 2021	214	355	1,718	1,840	1,941	2,016	1,937	2,000	1,965	2,023	2,085	2,070	2,003	1,747	1,637	25,551	459	1.8%
2021/22	188	405	1,942	1,967	1,960	2,072	2,129	2,040	2,109	2,096	2,164	2,331	2,040	1,896	1,710	27,049	1,650	6.5%
2022/23	188	405	1,994	2,127	2,097	2,084	2,216	2,249	2,141	2,217	2,194	2,404	2,288	1,906	1,762	28,272	1,223	4.5%
2023/24	188	405	2,103	2,184	2,276	2,236	2,211	2,346	2,323	2,222	2,314	2,442	2,341	2,153	1,774	29,518	1,246	4.4%
2024/25	188	405	2,221	2,294	2,320	2,408	2,371	2,328	2,420	2,425	2,312	2,567	2,379	2,202	2,000	30,840	1,322	4.5%
2025/26	188	405	2,322	2,408	2,425	2,451	2,540	2,479	2,413	2,542	2,541	2,569	2,502	2,234	2,069	32,088	1,248	4.0%
2026/27	188	405	2,430	2,517	2,547	2,571	2,592	2,674	2,566	2,548	2,675	2,812	2,504	2,351	2,090	33,470	1,382	4.3%
2027/28	188	405	2,537	2,644	2,651	2,677	2,702	2,705	2,761	2,703	2,676	2,957	2,744	2,383	2,231	34,964	1,494	4.5%
2028/29	188	405	2,660	2,749	2,778	2,797	2,812	2,825	2,776	2,907	2,851	2,962	2,838	2,611	2,256	36,415	1,451	4.1%
2029/30	188	405	2,767	2,891	2,880	2,917	2,943	2,937	2,893	2,921	3,043	3,155	2,837	2,679	2,471	37,927	1,512	4.2%
2030/31	188	405	2,882	3,012	3,034	3,028	3,073	3,081	3,006	3,045	3,058	3,336	3,017	2,677	2,535	39,377	1,450	3.8%

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



Ten Year Forecast by Campus

			Fall	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
Beck Elementary	850	805	740	759	772	759	760	771	773	770	765	764	762
Clara Love Elementary	850	697	653	688	727	797	859	932	977	1,023	1,107	1,193	1,288
Cox Elementary	850	776	745	840	900	913	929	931	938	941	937	933	925
Curtis Elementary	850	619	685	734	770	787	801	817	831	841	862	881	901
Granger Elementary	850	792	753	778	761	740	744	735	734	726	727	725	725
Haslet Elementary	850	477	518	575	668	750	821	911	988	1,067	1,170	1,261	1,349
Hatfield Elementary	450	401	409	469	513	556	586	632	660	688	718	756	791
Hughes Elementary	850	680	597	656	682	691	698	708	727	740	748	764	775
Justin Elementary	650	576	573	643	671	715	770	810	852	885	952	1,030	1,120
Lakeview Elementary	650	596	535	567	566	581	588	596	617	625	636	653	668
Lance Elementary	850	347	476	598	726	805	915	1,006	1,078	1,144	1,214	1,284	1,361
Nance Elementary	650	601	592	622	639	662	676	707	736	753	772	791	811
Peterson Elementary	850	773	733	770	776	763	765	757	761	756	751	743	737
Prairie View Elementary	650	486	484	514	540	581	641	721	814	904	1,001	1,087	1,197
Roanoke Elementary	850	642	591	627	616	636	634	643	647	646	650	657	668
Sendera Ranch Elementary	850	640	587	593	612	661	686	743	814	887	963	1,034	1,108
Seven Hills Elementary	650	523	521	537	569	586	616	669	735	808	886	968	1,055
Schluter Elementary	850	887	905	976	1,041	1,104	1,136	1,163	1,220	1,256	1,297	1,337	1,383
Thompson Elementary	850	699	681	757	811	862	910	966	1,022	1,049	1,058	1,067	1,079
ELEMENTARY SCHOOL TOTALS	14,750	12,017	11,778	12,703	13,360	13,949	14,535	15,218	15,924	16,509	17,214	17,928	18,703
Elementary Absolute Growth		521	-239	925	657	589	586	683	706	585	705	714	775
Elementary Percent Growth		4.53%	-1.99%	7.85%	5.17%	4.41%	4.20%	4.70%	4.64%	3.67%	4.27%	4.15%	4.32%

Green box = within 5% of capacity
Yellow box = over 105% capacity



Ten Year Forecast by Campus

			Fall	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
Adams Middle School	1,200	1,353	1,466	1,586	1,691	1,791	1,872	1,954	1,950	1,955	1,981	2,044	2,062
Chisholm Trail Middle School	1,100	489	508	531	548	566	608	665	697	760	852	980	1,082
Gene Pike Middle School	1,100	1,024	1,057	1,123	1,220	1,275	1,342	1,411	1,578	1,745	1,864	1,924	1,988
Medlin Middle School	1,200	1,098	1,037	1,070	1,047	1,075	1,067	1,044	1,049	1,061	1,079	1,054	1,037
Tidwell Middle School	1,200	1,032	1,037	1,093	1,066	1,119	1,106	1,175	1,175	1,224	1,219	1,218	1,231
Wilson Middle School	1,200	932	960	966	980	1,033	1,162	1,247	1,340	1,395	1,539	1,637	1,709
MIDDLE SCHOOL TOTALS	7,000	5,928	6,065	6,369	6,552	6,859	7,157	7,496	7,789	8,140	8,534	8,857	9,109
Middle School Absolute Growth		281	137	304	183	307	298	339	293	351	394	323	252
Middle School Percent Growth		4.98%	2.31%	5.01%	2.87%	4.69%	4.34%	4.74%	3.91%	4.51%	4.84%	3.78%	2.85%
Northwest High School	2,525	1,904	1,981	2,057	2,137	2,241	2,371	2,483	2,625	2,771	2,908	3,096	3,300
Byron Nelson High School	3,200	2,475	2,621	2,712	2,838	2,886	2,961	2,965	2,971	3,025	3,062	3,129	3,131
Eaton High School	3,200	2,542	2,714	2,945	3,122	3,320	3,553	3,663	3,898	4,256	4,434	4,654	4,871
Steele Accelerated High School	450	200	232	232	232	232	232	232	232	232	232	232	232
Denton County JJAEP		11	0	0	0	0	0	0	0	0	0	0	0
Denton Creek		15	8	31	31	31	31	31	31	31	31	31	31
HIGH SCHOOL TOTALS	9,375	7,147	7,556	7,977	8,360	8,710	9,148	9,374	9,757	10,315	10,667	11,142	11,565
High School Absolute Growth		170	409	421	383	350	438	226	383	558	352	475	423
High School Percent Growth		2.44%	5.72%	5.57%	4.80%	4.19%	5.03%	2.47%	4.09%	5.72%	3.41%	4.45%	3.80%
DISTRICT TOTALS	31,125	25,092	25,399	27,049	28,272	29,518	30,840	32,088	33,470	34,964	36,415	37,927	39,377
District Absolute Growth		972	307	1,650	1,223	1,246	1,322	1,248	1,382	1,494	1,451	1,512	1,450
District Percent Growth		4.0%	1.2%	6.5%	4.5%	4.4%	4.5%	4.0%	4.3%	4.5%	4.1%	4.2%	3.8%

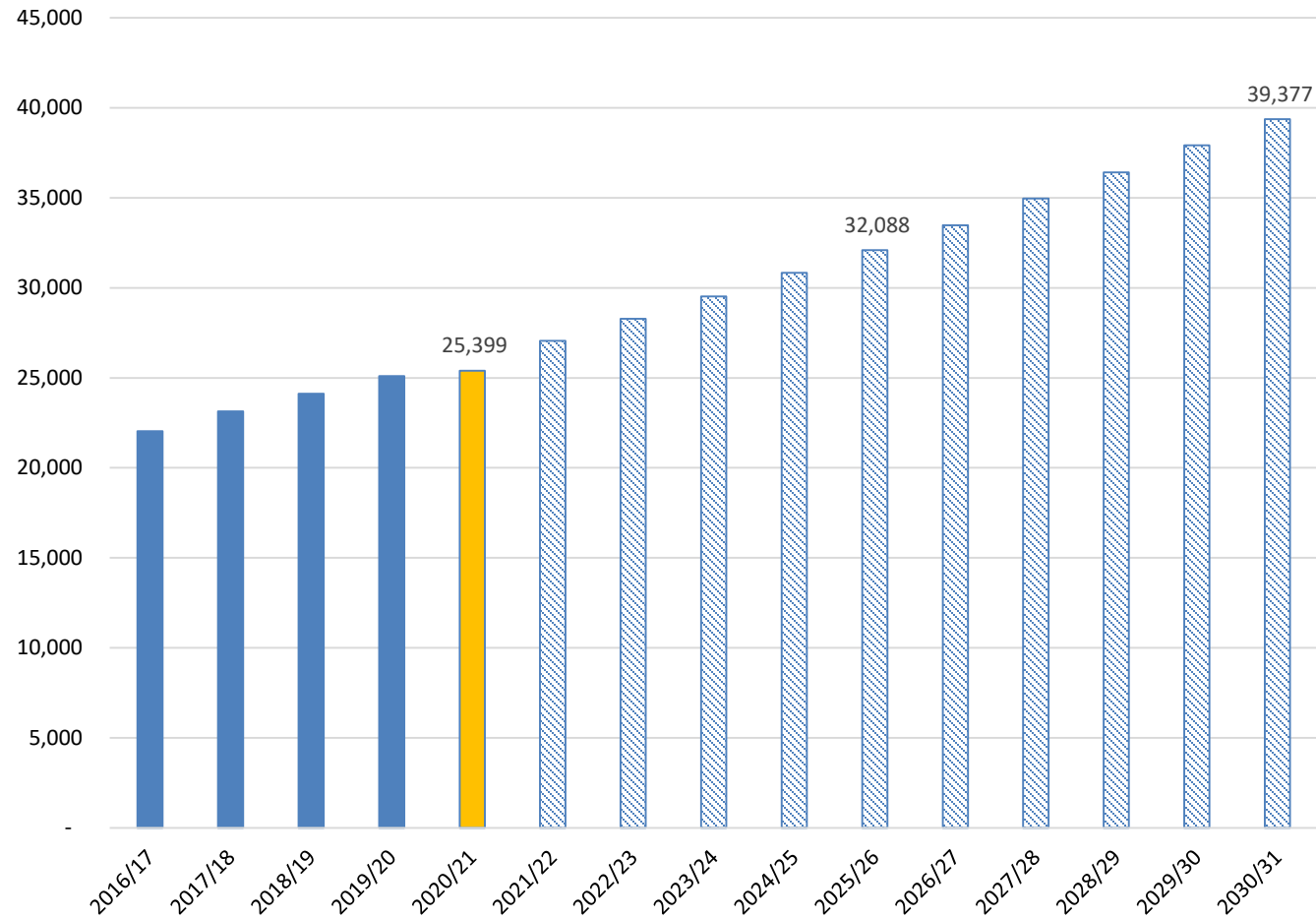
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Yellow box = over 105% capacity



Key Takeaways



Enrollement Forecast



- NISD had a recording-breaking 1,066 new home starts in the 4th quarter
- The district's average Multi-Family yield is 0.198
- Northwest ISD is expected to add 2,500 to 3,000 homes annually for the next 3-5 years
- NISD will enroll more than 32,000 students for the 2025/26 school year, and more than 39,300 by 2030/31