



Northwest
Independent
School
District

Quarterly Report 4Q19

TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



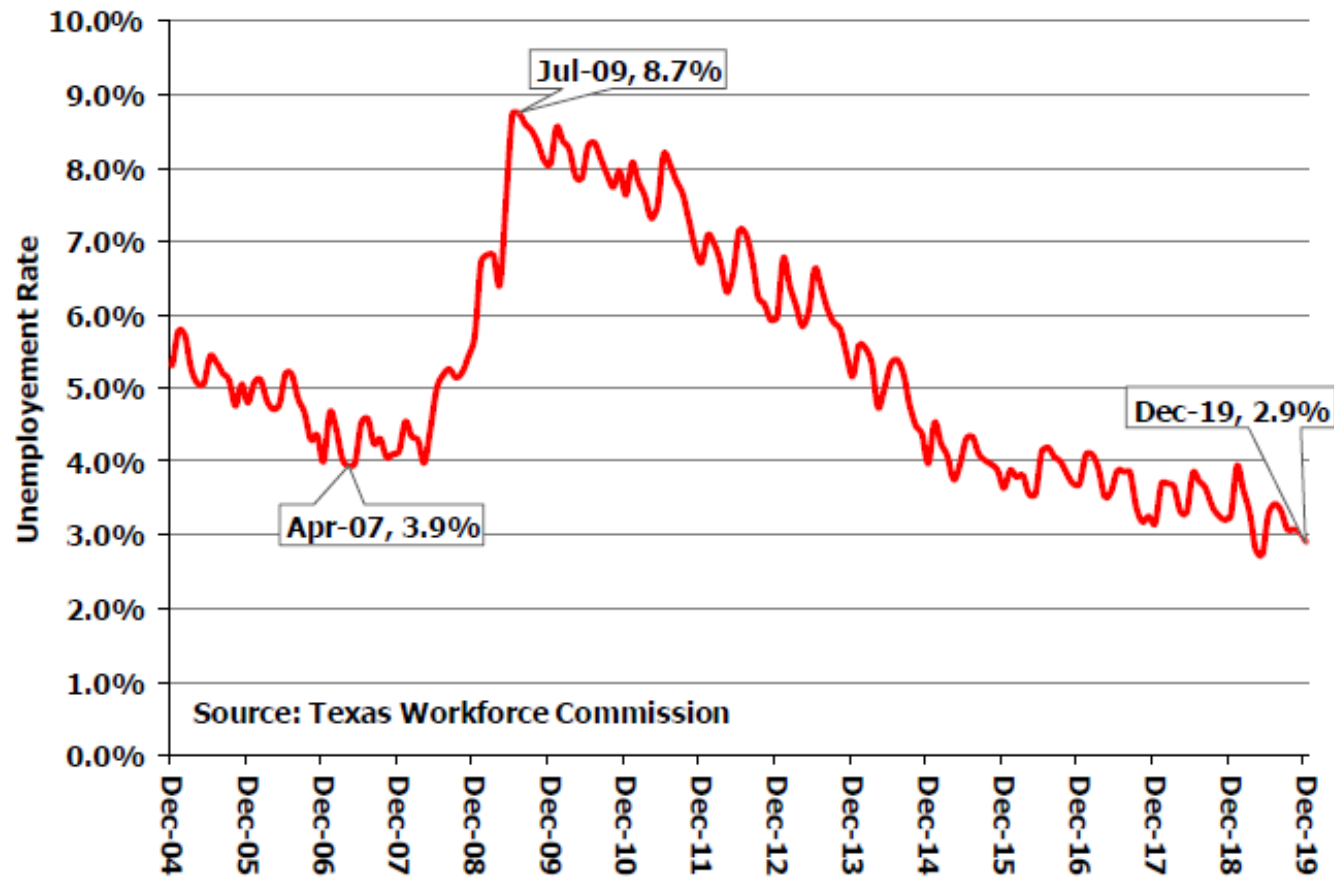
National Economic Conditions (November 2019)

Top Job Growth Markets Ranked by Change in Employment

Rank	MSA	Total Employment	Annual Job Growth	% Annual Job Growth
1	Dallas-Fort Worth-Arlington, TX	3,870,400	120,700	3.2%
2	New York-Newark-Jersey City, NY-NJ-PA	10,080,100	99,400	1.0%
3	Los Angeles-Long Beach-Anaheim, CA	6,343,200	96,000	1.5%
4	Houston-The Woodlands-Sugar Land, TX	3,223,100	85,500	2.7%
5	Atlanta-Sandy Springs-Roswell, GA	2,887,900	61,200	2.2%
6	Washington-Arlington-Alexandria, DC-VA-MD-WV	3,384,900	61,100	1.8%
7	San Francisco-Oakland-Hayward, CA	2,538,700	59,500	2.4%
8	Seattle-Tacoma-Bellevue, WA	2,132,900	59,200	2.9%
9	Phoenix-Mesa-Scottsdale, AZ	2,225,800	56,500	2.6%
10	Miami- Fort Lauderdale-West Palm Beach, FL	2,775,100	40,100	1.5%
11	Orlando-Kissimmee-Sanford, FL	1,364,900	36,700	2.8%
12	Denver-Aurora-Lakewood, CO	1,546,000	35,900	2.4%
13	San Diego-Carlsbad, CA	1,538,100	34,300	2.3%
14	San Antonio-New Braunfels, TX	1,102,200	33,700	3.2%
15	Riverside-San Bernardino-Ontario, CA	1,571,900	33,000	2.1%
16	San Jose-Sunnyvale-Santa Clara, CA	1,174,400	32,500	2.8%
17	Tampa- St. Petersburg-Clearwater, FL	1,404,700	30,800	2.2%
18	Las Vegas-Henderson-Paradise, NV	1,052,200	29,200	2.9%
19	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	3,011,300	29,000	1.0%
20	Austin-Round Rock, TX	1,112,200	29,000	2.7%
21	Charlotte-Concord-Gastonia, NC-SC	1,252,800	28,800	2.4%
22	Chicago-Naperville-Elgin, IL-IN-WI	4,848,600	28,600	0.6%
23	Jacksonville, FL	738,100	24,400	3.4%
24	Raleigh, NC	660,700	24,200	3.8%
25	Baltimore-Columbia-Towson, MD	1,456,900	23,600	1.6%



Economic Conditions – DFW Area (December 2019)





Economic Conditions- DFW Area (December 2019)

Top Metrostudy CBSAs - Ranked by Annual Starts

Rank	Market	Annual Starts	Annual Change	% Change
1	Dallas/ Ft. Worth	34,718	1,117	3.3%
2	Houston	30,547	2,872	10.4%
3	Central Florida	26,632	1,674	6.7%
4	Phoenix/Tucson	25,877	2,755	11.9%
5	Atlanta	24,416	-35	-0.1%
6	Denver/Colorado Springs	19,287	-820	-4.1%
7	Austin	18,905	2,448	14.9%
8	Southern California	16,794	-3,596	-17.6%
9	Northern California	14,580	-2,742	-15.8%
10	San Antonio	13,748	2,626	23.6%
11	Raleigh/Durham	13,080	881	7.2%
12	Salt Lake City	12,860	-182	-1.4%
13	Tampa	12,754	2,131	20.1%
14	Charlotte	12,543	249	2.0%
15	Philadelphia Region	11,846	956	8.8%
16	Seattle	10,888	784	7.8%
17	Central California	10,843	130	1.2%
18	Suburban Maryland	10,710	421	4.1%
19	Las Vegas	10,635	-60	-0.6%
20	South Florida	9,150	1,188	14.9%
21	Nashville	9,138	467	5.4%
22	Jacksonville	8,695	736	9.2%
23	Northern Virginia	8,538	-687	-7.4%
24	Twin Cities	7,945	12	0.2%
25	Sarasota/Bradenton	6,908	1,254	22.2%



DFW Housing Market Analysis

Multiple Listing Service – YTD SFD Activity & Inventory

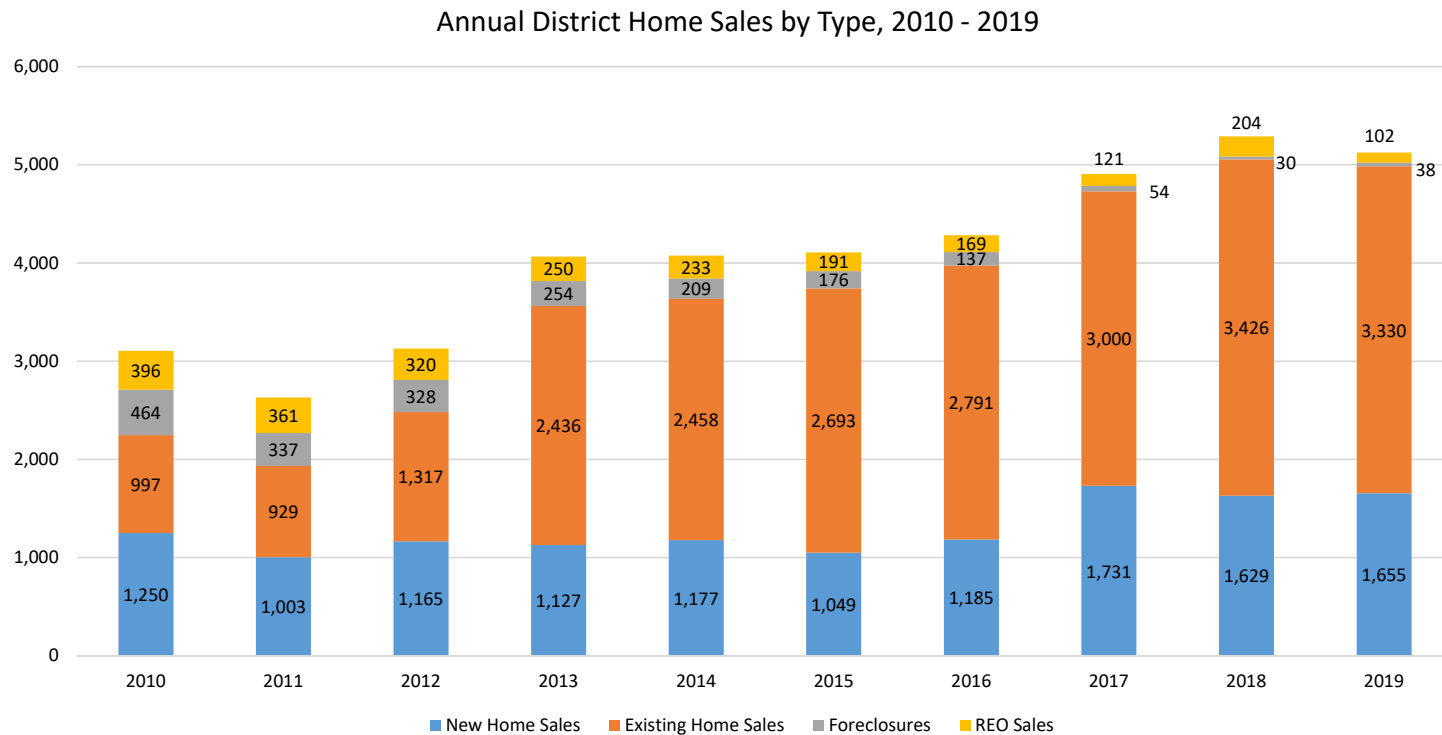
	Dec-19	% Change
YTD Sales	108,489	3.6%
Average Price	\$317,773	2%
Median Price	\$265,000	2%
Listings	20,535	-3.6%
DOM	60	3.4%
Months Supply	2.3	-7.0%

Source: Texas A&M Real Estate Center for NTREIS



Northwest ISD Housing Market Analysis

Home Sales by Transaction Type, 2010 – 2019



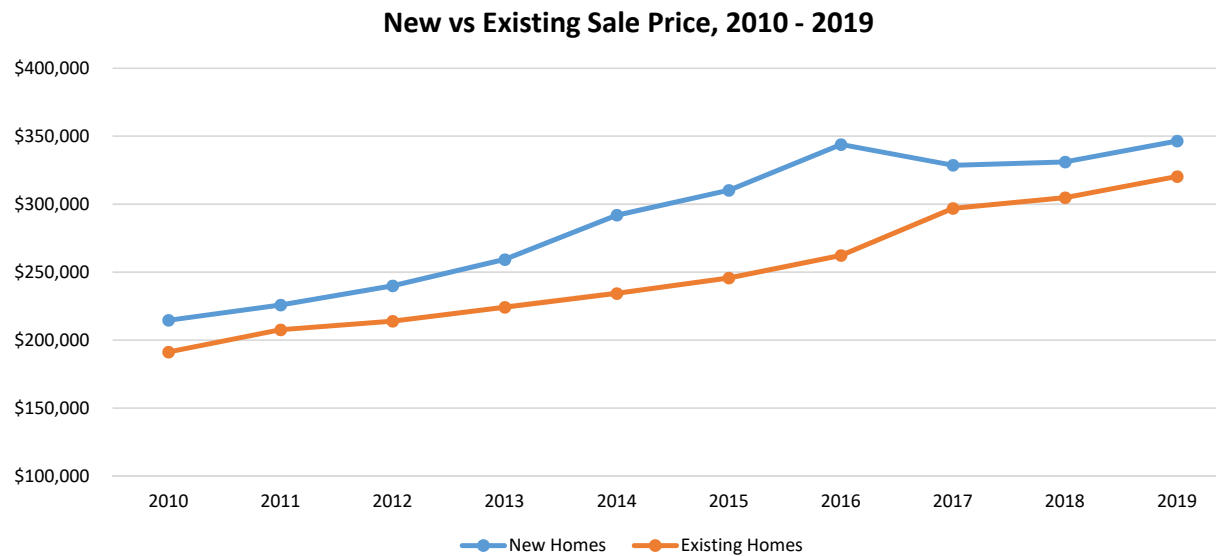
- In 2019 there have been approx. 5,100 home sales in Northwest ISD
- Total foreclosures and REO sales throughout Northwest ISD have decreased by more than 84% since 2010
- New homes sales within the district have increased by 32% since 2010

Sources: Metrostudy & Tarrant County Deed Transactions



Northwest ISD Housing Market

Average New vs. Existing Home Sale Price, 2010 – 2019

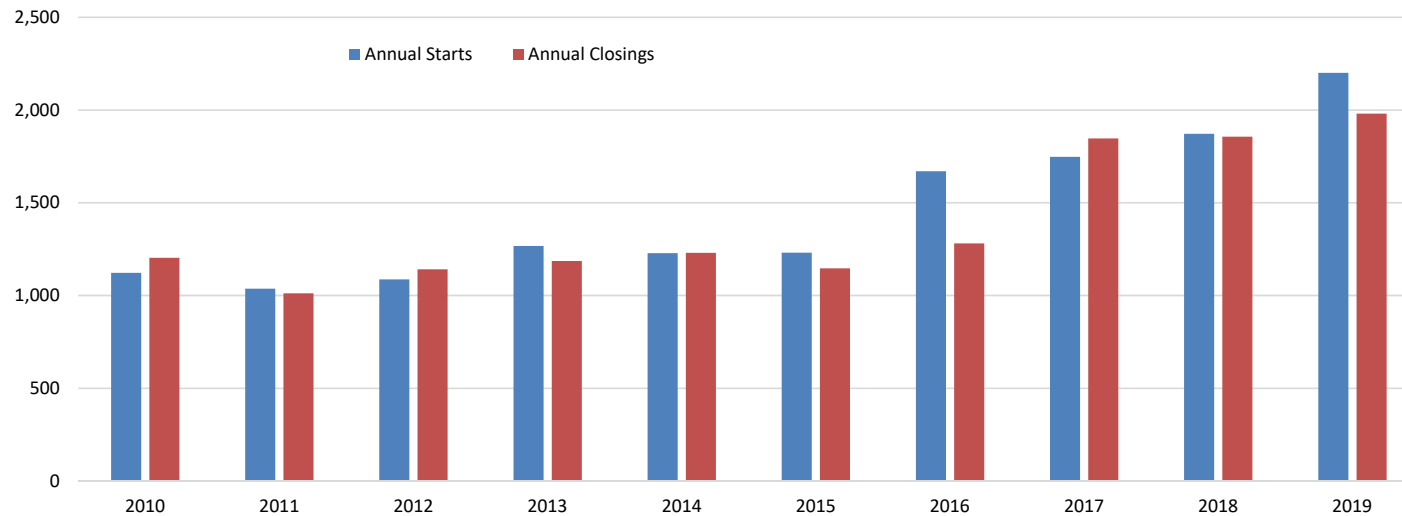


	Avg New Home Price	Avg Existing Home Price
2010	\$214,586	\$191,241
2011	\$225,780	\$207,615
2012	\$239,905	\$213,935
2013	\$259,313	\$224,141
2014	\$291,933	\$234,350
2015	\$310,196	\$245,737
2016	\$343,952	\$262,351
2017	\$328,674	\$296,887
2018	\$331,063	\$304,864
2019	\$346,476	\$320,410

- Since 2010, the average new home price in Northwest ISD has increased by \$131,890, or 62%
- The average existing home price within the district has increased by 68%, or roughly \$129,169 since 2010



Northwest ISD New Housing Activity



Starts	2013	2014	2015	2016	2017	2018	2019
1Q	288	357	230	309	449	493	493
2Q	362	282	310	321	445	471	490
3Q	347	350	377	537	458	501	599
4Q	270	239	314	503	396	407	619
Total	1,267	1,228	1,231	1,670	1,748	1,872	2,201

Closings	2013	2014	2015	2016	2017	2018	2019
1Q	225	269	287	279	426	417	402
2Q	318	341	263	345	562	517	504
3Q	299	347	283	320	473	549	513
4Q	344	273	313	337	386	373	562
Total	1,186	1,230	1,146	1,281	1,847	1,856	1,981

- Northwest ISD started more than 610 homes in 4Q19, the most starts in the past ten years
- The district closed approx. 1,981 homes in 2019, again, most annual closings since 2007



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q19

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,361	2,771	4,216	21,262
2	Denton ISD	2,380	2,279	4,986	18,777
3	Frisco ISD	2,093	2,153	4,133	4,470
4	Northwest ISD*	2,195	1,980	3,076	39,258
5	Eagle Mt.-Saginaw ISD	1,750	1,647	1,914	17,736
6	Dallas ISD	1,667	1,517	1,973	5,655
7	Little Elm ISD	1,067	1,334	1,188	2,181
8	Lewisville ISD	1,151	1,255	1,908	3,124
9	Forney ISD	1,260	1,103	2,253	27,579
10	Crowley ISD	1,010	968	1,247	16,829
11	Mansfield ISD	929	967	1,181	7,288
12	Rockwall ISD	827	847	2,494	9,367
13	Royse City ISD	742	783	1,372	12,958
14	Wylie ISD	613	776	765	3,881
15	McKinney ISD	816	771	2,081	9,063
16	Princeton ISD	545	692	1,025	7,984
17	Melissa ISD	629	673	752	5,455
18	Fort Worth ISD	726	667	1,337	5,474
19	Allen ISD	554	663	1,139	1,023
20	Midlothian ISD	591	643	1,292	19,171

* Based on additional Templeton Demographics housing research



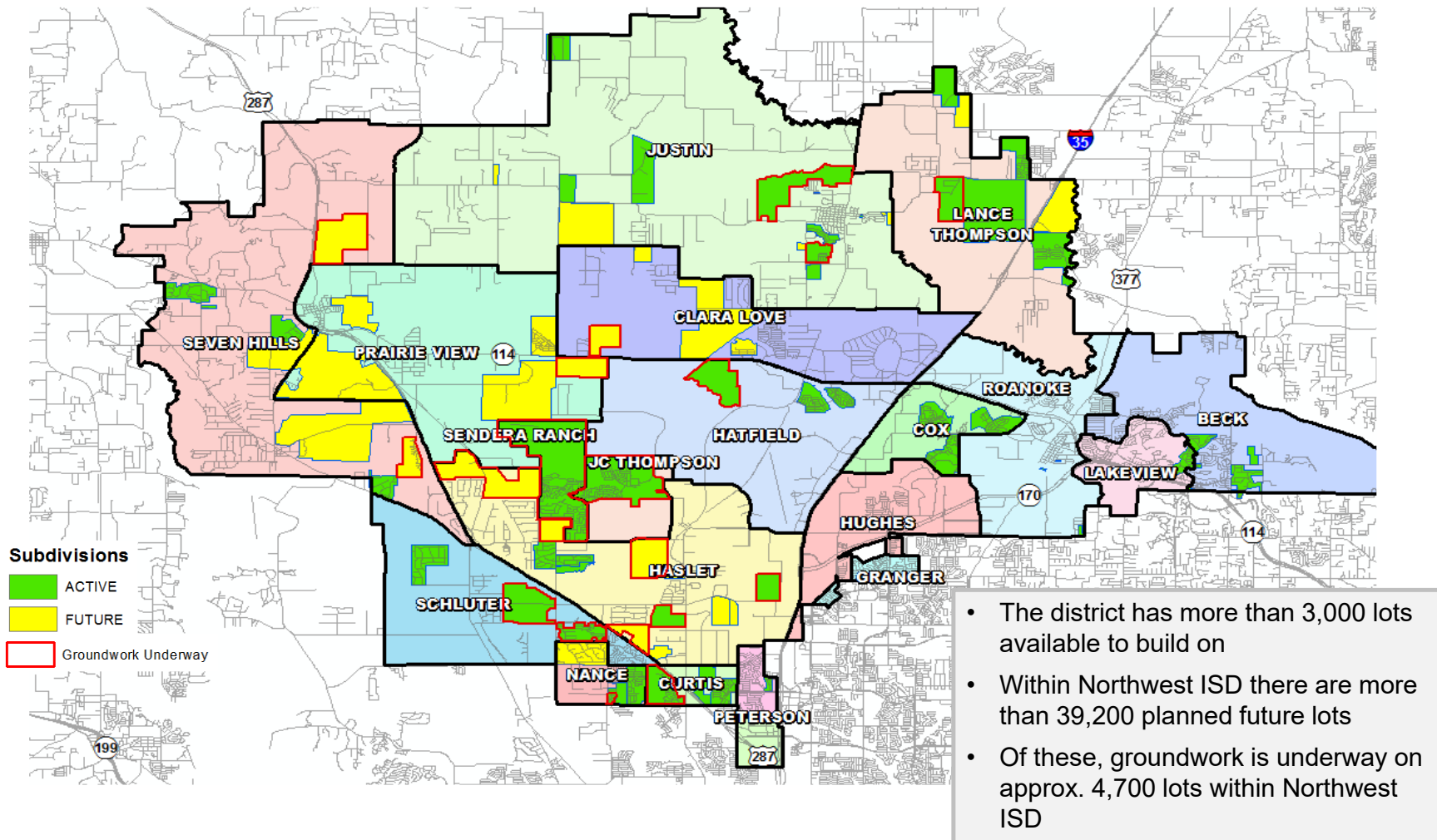
District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	Vacant Dev. Lots	Future Lots
BECK	20	4	28	6	11	41	12
CLARA LOVE	0	0	0	0	0	0	4,520
COX	249	61	215	105	105	254	0
CURTIS	260	148	262	24	170	236	461
GRANGER	0	0	0	0	0	4	0
HASLET	110	32	59	19	82	294	4,782
HATFIELD	176	2	263	44	7	160	1,106
HUGHES	0	0	9	0	0	0	0
JUSTIN	202	55	157	47	117	308	3,690
LAKEVIEW	14	6	8	2	10	33	0
LANCE	507	157	390	120	304	1,026	906
NANCE	106	29	99	34	68	36	660
PETERSON	0	0	0	0	0	2	0
PRAIRIE VIEW	0	0	0	0	0	0	9,383
ROANOKE	3	2	6	1	4	41	8
SCHLUTER	276	58	243	67	127	514	2,505
SENDERA RANCH	0	0	0	0	4	15	3,587
SEVEN HILLS	2	2	0	0	2	18	6,500
THOMPSON	270	63	241	93	108	94	1,138
TOTAL	2,195	619	1,980	562	1,119	3,076	39,258

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

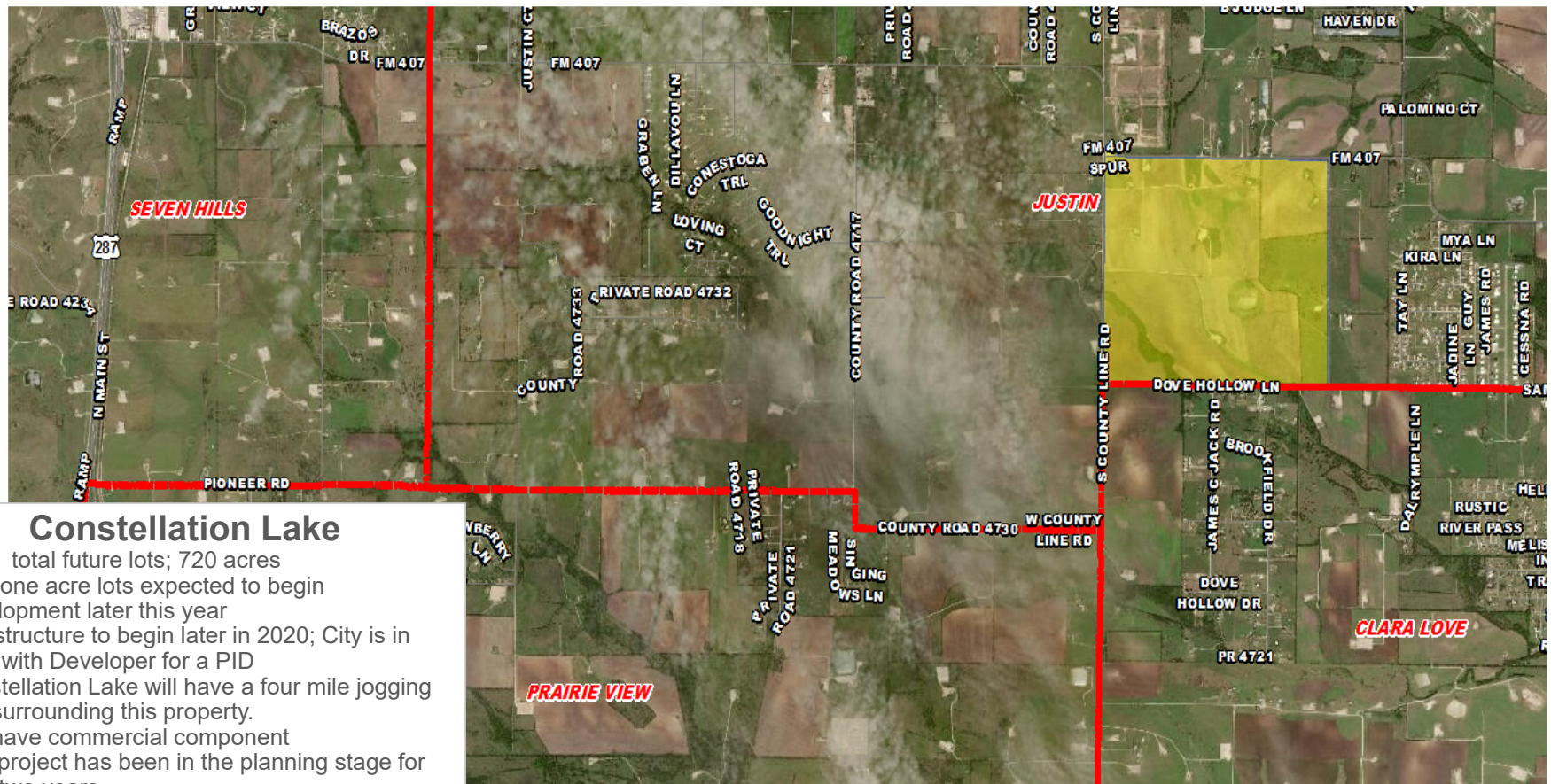


District Housing Overview





Residential Activity



Constellation Lake

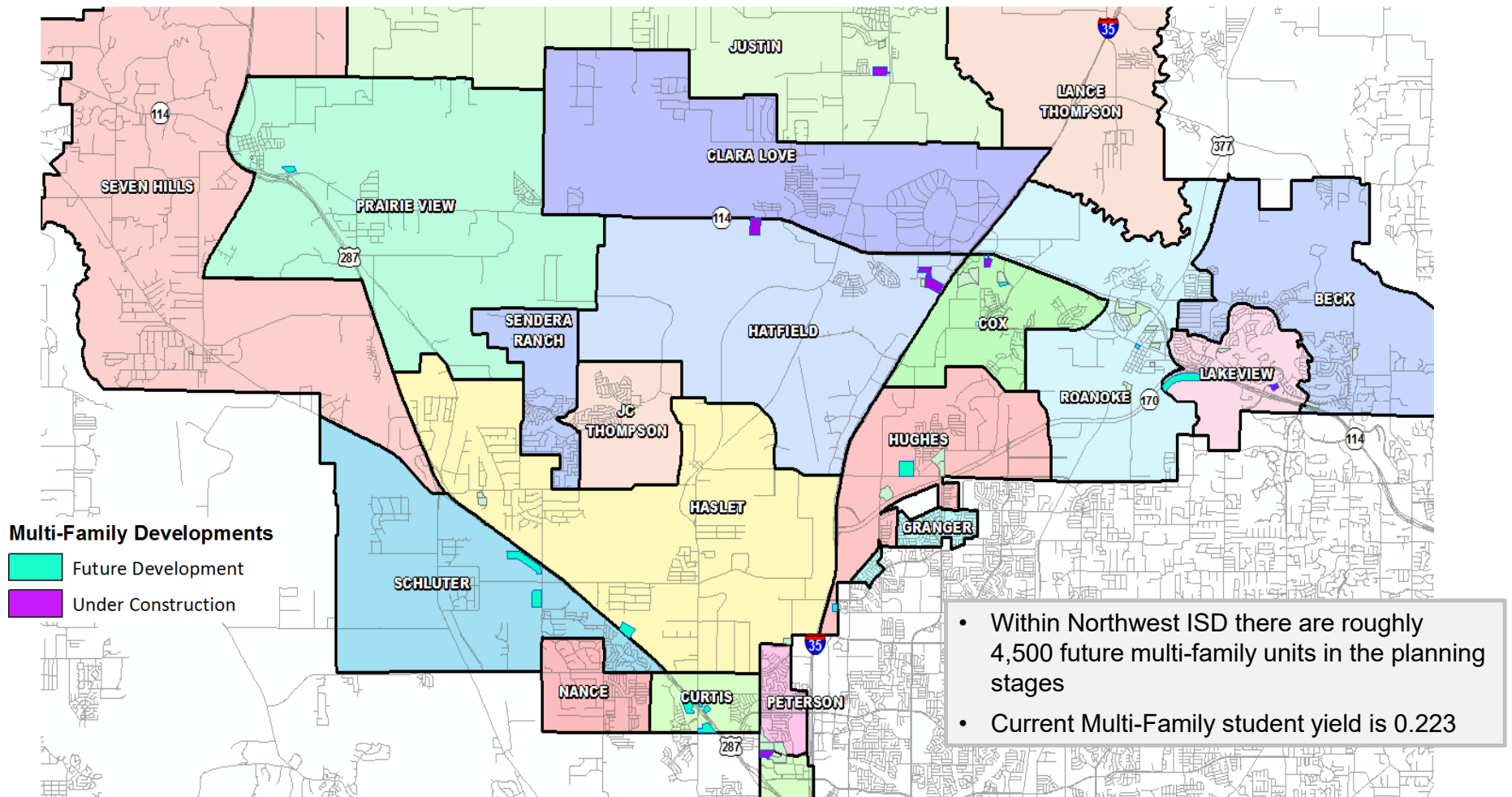
- 2100 total future lots; 720 acres
- 100 -one acre lots expected to begin development later this year
- Infrastructure to begin later in 2020; City is in talks with Developer for a PID
- Constellation Lake will have a four mile jogging trail surrounding this property.
- Will have commercial component
- This project has been in the planning stage for over two years.
- Final steps should be complete in approximately three months and dirt work should begin in April 2020.



- Approximately 800 homes on 1000 acres
- Dirt work in phase one nearly complete
- Home construction should begin in the Spring of 2020



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
2015/16	108	225	1,541	1,662	1,674	1,650	1,674	1,664	1,626	1,595	1,577	1,765	1,622	1,398	1,195	20,976		
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	1,067	5.1%
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	192	388	1,924	1,921	2,034	2,061	2,012	2,046	2,051	2,068	2,054	2,146	1,998	1,808	1,574	26,277	1,185	4.7%
2021/22	192	388	2,043	2,035	2,056	2,168	2,200	2,135	2,146	2,142	2,143	2,282	2,118	1,846	1,664	27,558	1,281	4.9%
2022/23	192	388	1,944	2,239	2,176	2,189	2,315	2,316	2,245	2,241	2,233	2,367	2,269	1,958	1,678	28,750	1,192	4.3%
2023/24	192	388	2,063	2,127	2,397	2,319	2,338	2,441	2,412	2,330	2,341	2,466	2,334	2,099	1,779	30,026	1,276	4.4%
2024/25	192	388	2,177	2,261	2,262	2,528	2,463	2,459	2,556	2,517	2,426	2,581	2,432	2,158	1,906	31,306	1,280	4.3%
2025/26	192	388	2,283	2,365	2,386	2,388	2,667	2,577	2,590	2,684	2,638	2,674	2,545	2,249	1,960	32,586	1,280	4.1%
2026/27	192	388	2,397	2,478	2,499	2,527	2,525	2,795	2,714	2,735	2,825	2,899	2,636	2,355	2,041	34,006	1,420	4.4%
2027/28	192	388	2,506	2,599	2,613	2,622	2,655	2,633	2,950	2,853	2,875	3,102	2,859	2,487	2,180	35,514	1,508	4.4%
2028/29	192	388	2,624	2,708	2,725	2,750	2,754	2,773	2,770	3,104	3,011	3,137	3,007	2,699	2,300	36,942	1,428	4.0%
2029/30	192	388	2,733	2,843	2,838	2,857	2,893	2,871	2,910	2,915	3,251	3,186	3,032	2,840	2,497	38,246	1,304	3.5%

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



Ten Year Forecast by Elementary Campus

		HISTORY	Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Beck Elementary	850	822	805	802	793	797	769	754	746	739	725	728	730
Clara Love Elementary	850	743	697	679	691	732	794	856	925	978	1,024	1,108	1,194
Cox Elementary	850	677	776	862	931	944	961	946	939	933	924	918	924
Curtis Elementary	850	501	619	731	794	836	869	886	904	918	918	937	955
Granger Elementary	850	793	792	782	778	762	738	739	735	736	722	723	721
Haslet Elementary	650	469	477	495	581	674	751	828	910	989	1,068	1,171	1,262
Hatfield Elementary	450	380	401	460	527	578	623	670	708	735	755	790	831
Hughes Elementary	850	693	680	704	727	745	744	749	746	757	754	764	770
Justin Elementary	650	633	576	630	683	712	756	801	828	858	891	958	1,036
Lakeview Elementary	650	592	596	600	601	600	613	612	613	634	636	647	664
Lance Elementary	850	0	347	458	577	707	803	918	1,001	1,074	1,138	1,206	1,276
Nance Elementary	650	616	601	604	637	637	647	642	659	681	693	720	750
Peterson Elementary	850	740	773	774	764	770	763	757	760	757	738	736	729
Prairie View Elementary	650	447	486	486	509	533	584	644	723	808	888	985	1,071
Roanoke Elementary	850	764	642	645	645	624	627	615	611	614	612	624	637
Sendera Ranch Elementary*	850	655	640	625	606	605	607	602	624	643	694	745	789
Seven Hills Elementary	650	564	523	522	526	550	570	597	640	693	745	815	886
Schluter Elementary	850	798	887	948	1,022	1,077	1,128	1,162	1,191	1,236	1,253	1,294	1,334
Thompson Elementary*	850	609	699	771	825	876	918	952	983	1,018	1,030	1,045	1,056
ELEMENTARY SCHOOL TOTALS	14,550	11,496	12,017	12,578	13,217	13,759	14,265	14,730	15,246	15,801	16,208	16,914	17,615
Elementary Absolute Growth		365	521	561	639	542	506	465	516	555	407	706	701
Elementary Percent Growth		3.28%	4.53%	4.67%	5.08%	4.10%	3.68%	3.26%	3.50%	3.64%	2.58%	4.36%	4.14%

*Capacity expanded to 850 in 2019/20

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



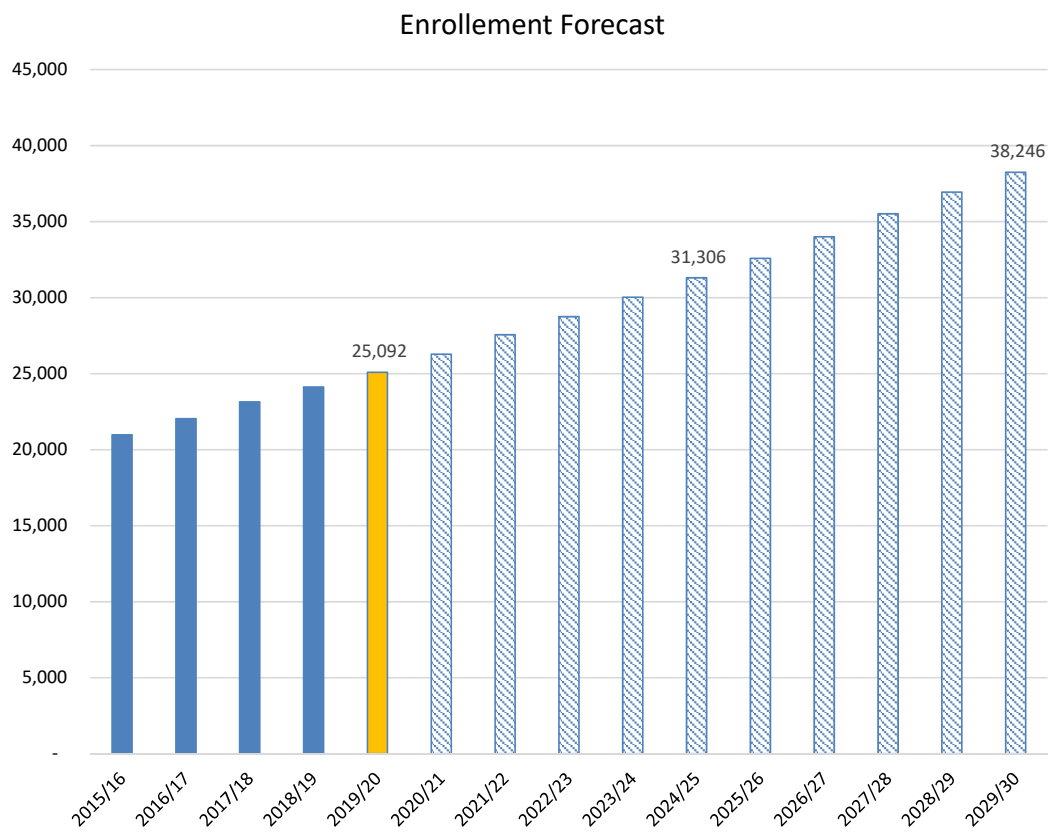
Ten Year Forecast by Secondary Campus

		HISTORY	Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Adams Middle School	1,200	1,177	1,353	1,459	1,553	1,674	1,782	1,904	1,955	1,970	1,982	2,011	2,059
Chisholm Trail Middle School	1,100	472	489	533	553	581	613	684	765	854	971	1,071	1,193
Gene Pike Middle School	1,100	982	1,024	1,095	1,172	1,261	1,296	1,352	1,460	1,641	1,817	1,900	1,955
Medlin Middle School	1,200	1,121	1,098	1,088	1,058	1,064	1,090	1,103	1,103	1,094	1,102	1,070	1,029
Tidwell Middle School	1,200	965	1,032	1,039	1,090	1,110	1,186	1,219	1,281	1,284	1,336	1,298	1,261
Wilson Middle School	1,200	930	932	958	1,004	1,028	1,115	1,236	1,347	1,430	1,469	1,534	1,578
MIDDLE SCHOOL TOTALS	7,000	5,647	5,928	6,172	6,430	6,718	7,082	7,498	7,911	8,273	8,677	8,884	9,075
Middle School Absolute Growth		268	281	244	258	288	364	416	413	362	404	207	191
Middle School Percent Growth		4.98%	4.98%	4.12%	4.18%	4.48%	5.42%	5.87%	5.51%	4.58%	4.88%	2.39%	2.15%
Northwest High School	3,200	1,817	1,904	1,996	2,080	2,170	2,312	2,448	2,584	2,717	2,892	3,091	3,227
Byron Nelson High School	3,200	2,502	2,475	2,571	2,660	2,762	2,836	2,878	2,908	3,003	3,114	3,231	3,290
Eaton High School	3,200	2,437	2,542	2,719	2,930	3,100	3,290	3,511	3,696	3,971	4,382	4,581	4,798
Steele Accelerated High School	450	190	200	200	200	200	200	200	200	200	200	200	200
Denton County JJAEP		1	11	11	11	11	11	11	11	11	11	11	11
Denton Creek		30	15	30	30	30	30	30	30	30	30	30	30
HIGH SCHOOL TOTALS	10,050	6,977	7,147	7,527	7,911	8,273	8,679	9,078	9,429	9,932	10,629	11,144	11,556
High School Absolute Growth		345	170	380	384	362	406	399	351	503	697	515	412
High School Percent Growth		5.20%	2.44%	5.32%	5.10%	4.58%	4.91%	4.60%	3.87%	5.33%	7.02%	4.85%	3.70%
DISTRICT TOTALS	31,600	24,120	25,092	26,277	27,558	28,750	30,026	31,306	32,586	34,006	35,514	36,942	38,246
District Absolute Growth		978	972	1,185	1,281	1,192	1,276	1,280	1,280	1,420	1,508	1,428	1,304
District Percent Growth		4.2%	4.0%	4.7%	4.9%	4.3%	4.4%	4.3%	4.1%	4.4%	4.4%	4.0%	3.5%

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



Key Takeaways



- Northwest ISD will continue to experience enrollment growth due to a strong local economy and housing market
- NISD has the highest number of planned future lots of any district in DFW
- Northwest ISD is expected to add 2,200 to 2,300 homes annually for the next 3-5 years
- NISD will enroll more than 31,300 students for the 2024/25 school year, and more than 38,000 by 2029/30