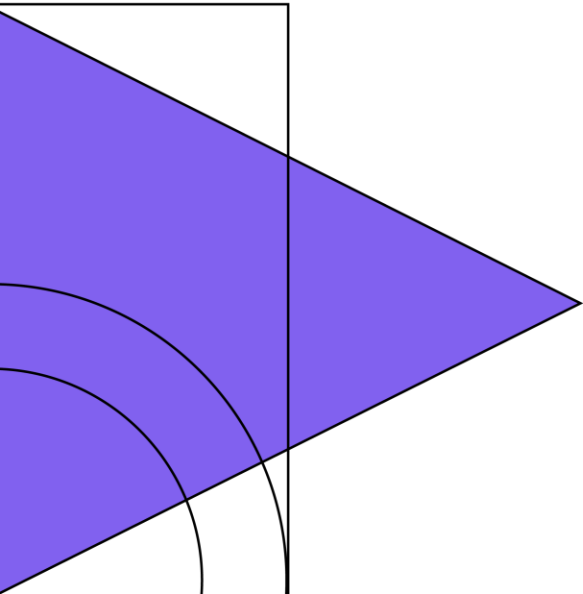
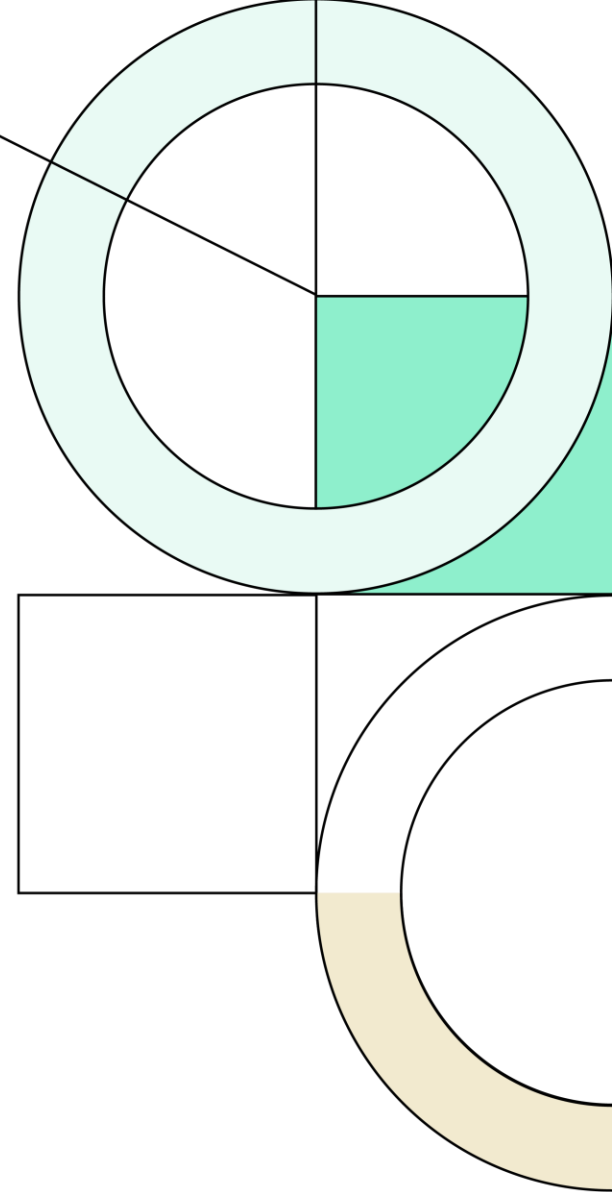




4Q21

Demographic Report





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q21

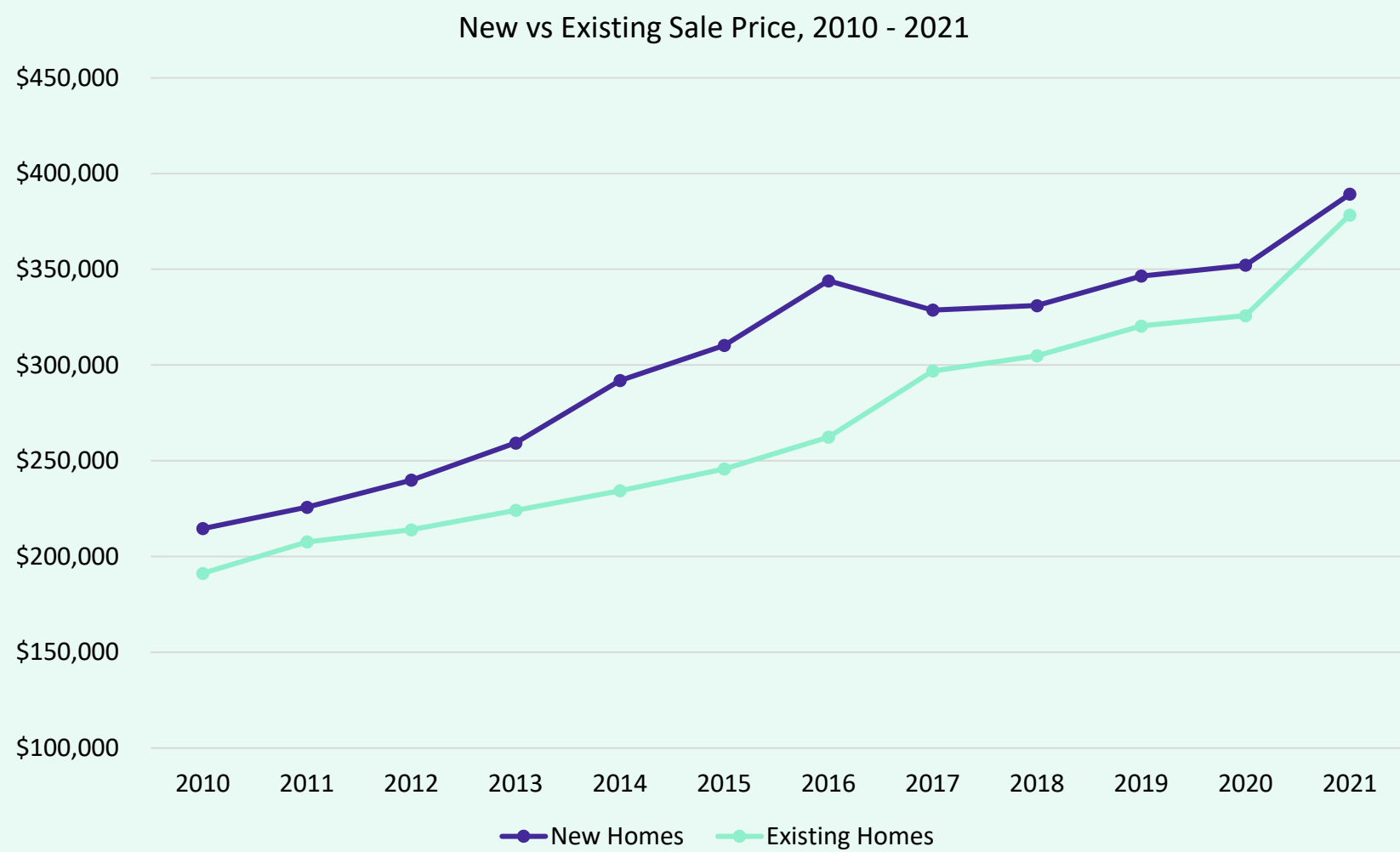
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Northwest ISD*	4,590	3,669	2,451	3,144	38,366
2	Denton ISD	3,546	2,946	2,109	2,927	18,228
3	Prosper ISD	3,459	2,589	2,269	2,694	22,114
4	Forney ISD	3,224	2,525	1,707	1,684	30,754
5	Frisco ISD	2,064	2,037	1,327	1,598	8,154
6	Dallas ISD	1,952	1,636	1,798	2,359	6,354
7	Eagle Mt.-Saginaw ISD	1,194	1,462	535	1,372	20,504
8	Princeton ISD	2,054	1,423	1,167	1,872	6,356
9	Royse City ISD	1,753	1,416	1,014	1,824	8,411
10	Crandall ISD	1,281	1,216	507	1,483	7,420
11	Crowley ISD	1,389	1,172	582	1,702	17,416
12	Rockwall ISD	1,208	1,166	731	2,483	9,617
13	Anna ISD	1,270	1,046	661	981	5,690
14	Aubrey ISD	951	998	468	921	5,179
15	McKinney ISD	1,369	991	851	1,620	13,350
16	Midlothian ISD	1,337	989	908	1,632	16,658
17	Mansfield ISD	1,149	930	854	1,988	6,264
18	Community ISD	1,175	918	664	1,125	6,802
19	Fort Worth ISD	961	879	487	1,598	5,080
20	Lewisville ISD	1,191	879	873	1,807	2,062

* Based on additional Templeton Demographics housing research

**Includes Age-Restricted subdivisions



Average New vs. Existing Home Sale Price, 2010 – 2021



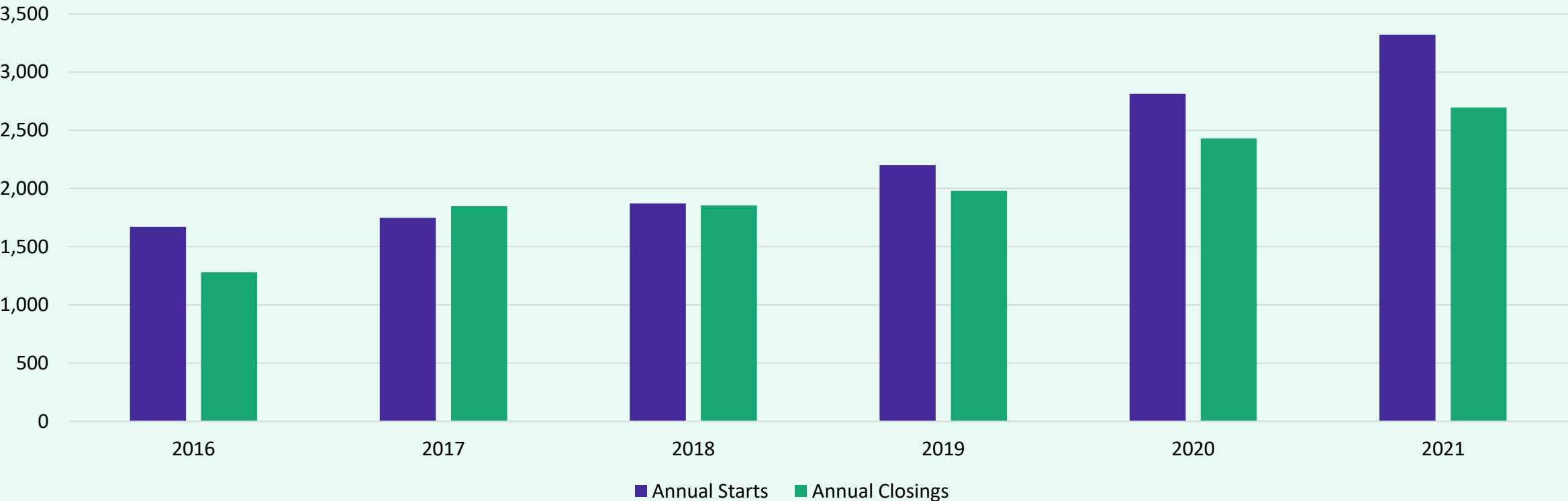
	Avg New Home Price	Avg Existing Home Price
2010	\$214,586	\$191,241
2011	\$225,780	\$207,615
2012	\$239,905	\$213,935
2013	\$259,313	\$224,141
2014	\$291,933	\$234,350
2015	\$310,196	\$245,737
2016	\$343,952	\$262,351
2017	\$328,674	\$296,887
2018	\$331,063	\$304,864
2019	\$346,476	\$320,410
2020	\$352,147	\$325,772
2021	\$389,226	\$378,332

- Since 2010, the average new home price in Northwest ISD has increased by \$174,640, or 81.4%
- The average existing home price within the district has increased by 97.8%, or roughly \$187,091 since 2010



District New Home Starts and Closings

Annual New Home Starts and Closings



Starts	2016	2017	2018	2019	2020	2021
1Q	309	449	493	493	630	719
2Q	321	445	471	490	557	1,156
3Q	537	458	501	599	560	1,415
4Q	503	396	407	619	1,066	1,300
Total	1,670	1,748	1,872	2,201	2,813	4,590

Closings	2016	2017	2018	2019	2020	2021
1Q	279	426	417	402	511	785
2Q	345	562	517	504	710	1,024
3Q	320	473	549	513	614	920
4Q	337	386	373	562	594	940
Total	1,281	1,847	1,856	1,981	2,429	3,669



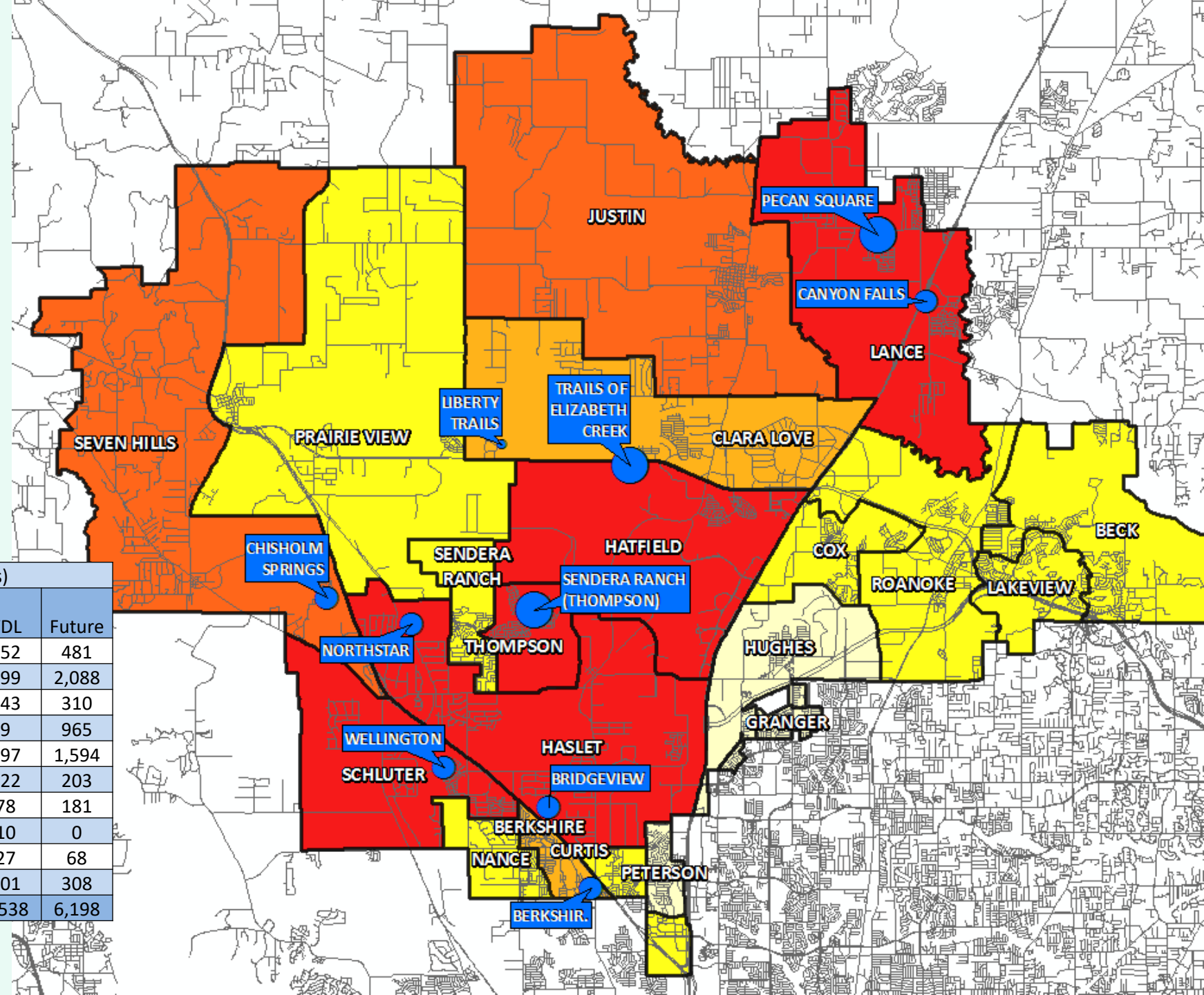
Annual Closing Distribution

Annual Closings by Sub

- < 150
- 150 - 300
- > 300

Annual Closings by Elem

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



Top 10 Subdivisions- 4Q21 (Ranked by Annual Closings)

Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	SENDERA RANCH (THOMPSON)	366	67	152	481
2	PECAN SQUARE	360	73	299	2,088
3	TRAILS OF ELIZABETH CREEK	327	152	343	310
4	WELLINGTON	298	48	9	965
5	NORTHSTAR	241	47	197	1,594
6	CHISHOLM SPRINGS	196	40	222	203
7	BRIDGEVIEW	192	0	78	181
8	CANYON FALLS	186	61	10	0
9	BERKSHIRE	183	30	27	68
10	LIBERTY TRAILS	126	92	201	308
TOTALS		2,475	610	1,538	6,198



VDL Distribution

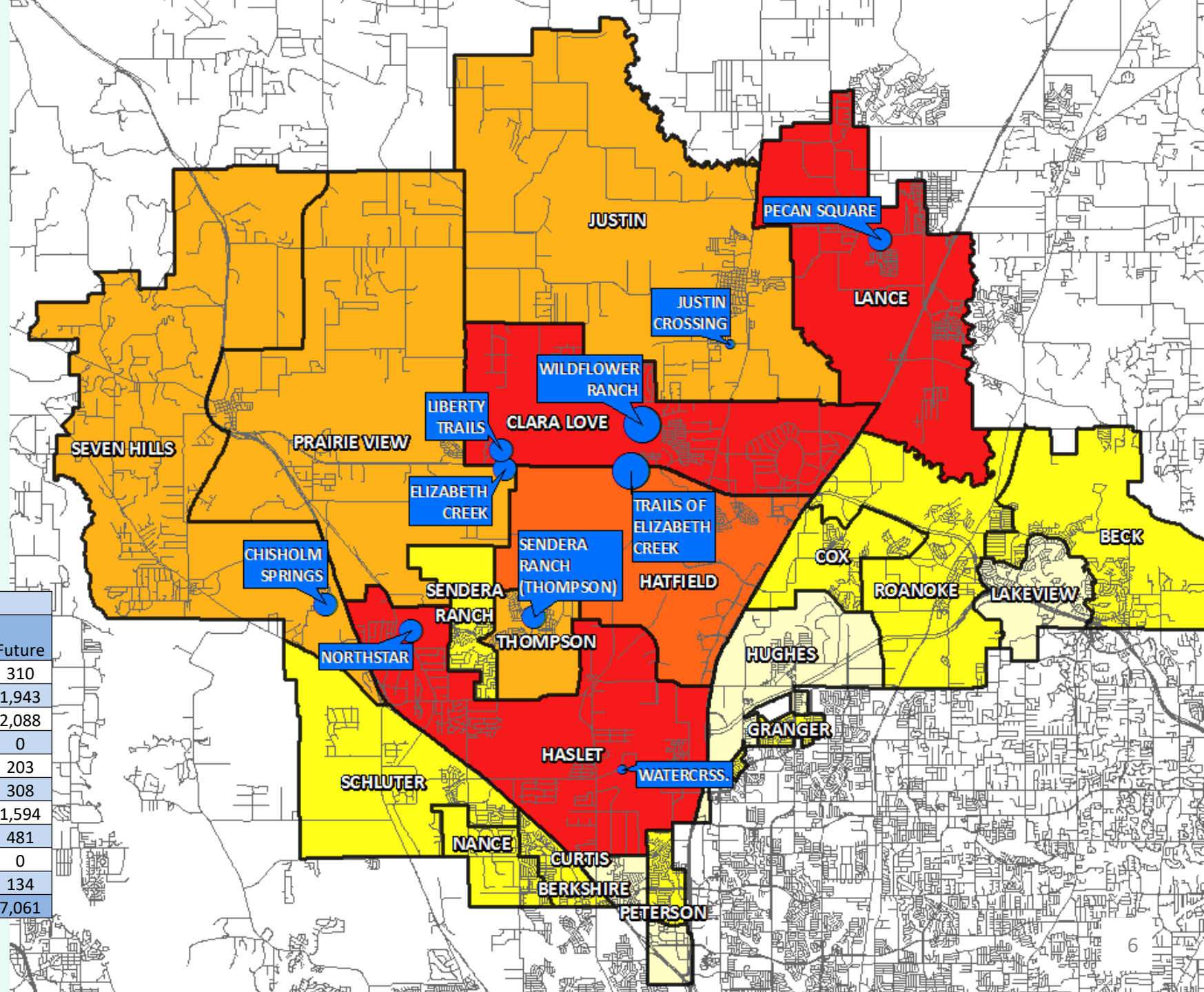
VDL by Sub

- < 150
- 150 - 300
- > 300

VDL by Elem

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

Top 10 Subdivisions- 4Q21 (Ranked by remaining VDL)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	TRAILS OF ELIZABETH CREEK	327	152	343	310
2	WILDFLOWER RANCH	0	0	336	1,943
3	PECAN SQUARE	360	73	299	2,088
4	ELIZABETH CREEK	58	33	224	0
5	CHISHOLM SPRINGS	196	40	222	203
6	LIBERTY TRAILS	126	92	201	308
7	NORTHSTAR	241	47	197	1,594
8	SENDERA RANCH (THOMPSON)	366	67	152	481
9	JUSTIN CROSSING	0	0	116	0
10	WATERCRESS	0	0	115	134
TOTALS		1,674	504	2,205	7,061





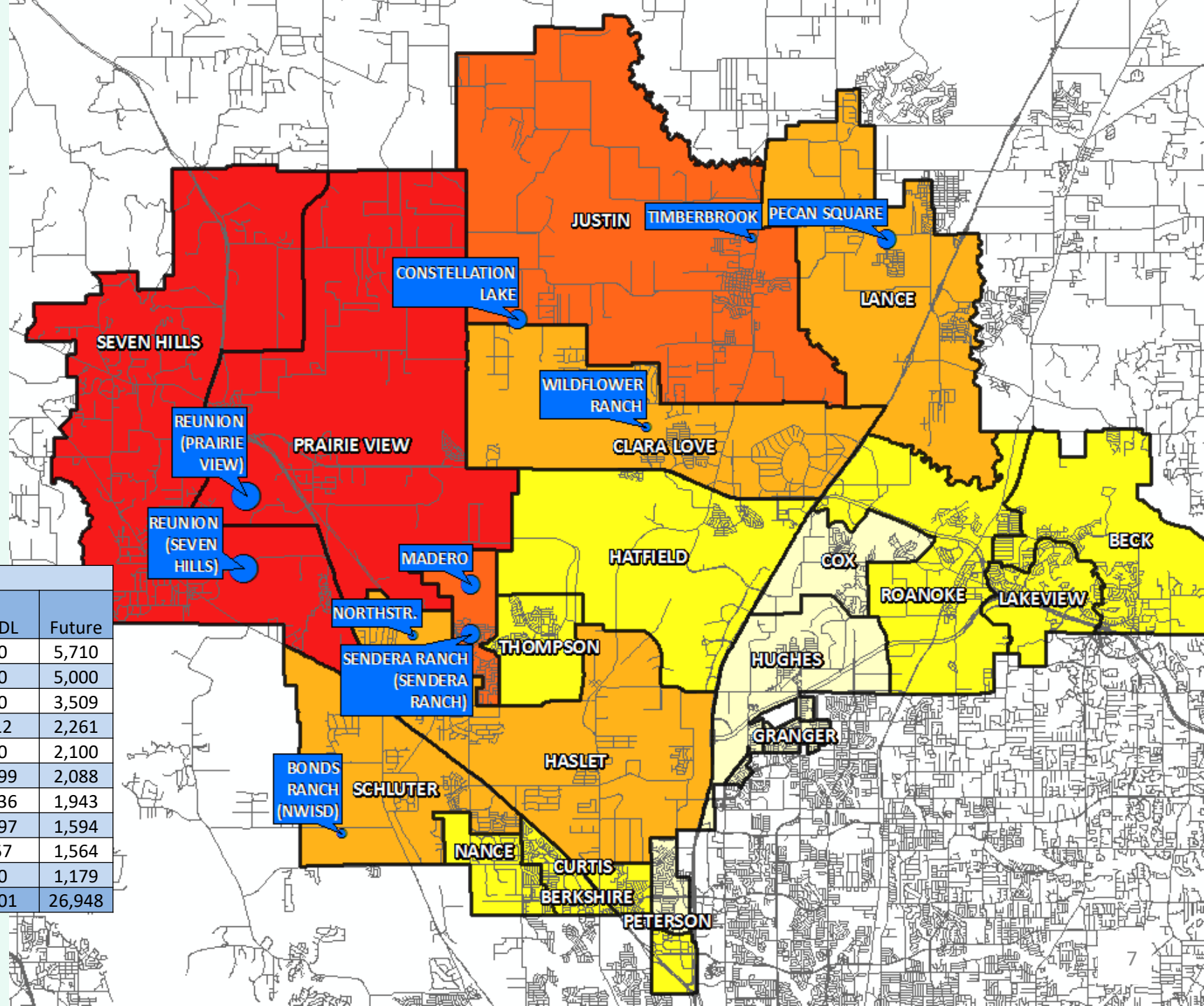
Futures Distribution

Futures by Sub

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

Futures by Elem

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



Top 10 Subdivisions - 4Q21 (Ranked by Future Inventory)

Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	REUNION (SEVEN HILLS)	0	0	0	5,710
2	REUNION (PRAIRIE VIEW)	0	0	0	5,000
3	MADERO	0	0	0	3,509
4	SENDERA RANCH (SENDERA RANCH)	3	0	12	2,261
5	CONSTELLATION LAKE	0	0	0	2,100
6	PECAN SQUARE	360	73	299	2,088
7	WILDFLOWER RANCH	0	0	336	1,943
8	NORTHSTAR	241	47	197	1,594
9	TIMBERBROOK	126	23	57	1,564
10	BONDS RANCH (NWISD)	0	0	0	1,179
TOTALS		730	143	901	26,948

District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BECK	5	1	6	0	6	8	23	93
BERKSHIRE	121	20	197	37	33	37	31	417
CLARA LOVE	381	180	126	92	251	255	537	2,753
COX	64	9	76	11	37	39	29	0
CURTIS	0	0	2	0	0	0	0	40
GRANGER	0	0	0	0	0	0	4	0
HASLET	1,191	301	759	159	676	729	657	3,436
HATFIELD	319	152	327	152	163	166	343	310
HUGHES	0	0	0	0	0	0	0	0
JUSTIN	309	94	238	43	200	212	296	4,565
LAKEVIEW	0	0	26	0	0	0	0	16
LANCE	989	257	707	206	484	530	514	2,868
NANCE	81	13	75	18	39	43	20	1,323
PETERSON	0	0	0	0	0	1	2	0
PRAIRIE VIEW	153	68	64	33	91	95	224	7,451
ROANOKE	10	2	6	1	19	19	14	85
SCHLUTER	320	42	396	73	100	113	39	2,322
SENDERA RANCH	3	2	3	0	2	4	12	5,770
SEVEN HILLS	256	64	295	48	63	67	247	6,436
THOMPSON	388	95	366	67	114	133	152	481
TOTAL	4,590	1,300	3,669	940	2,278	2,451	3,144	38,366



Highest activity in the category



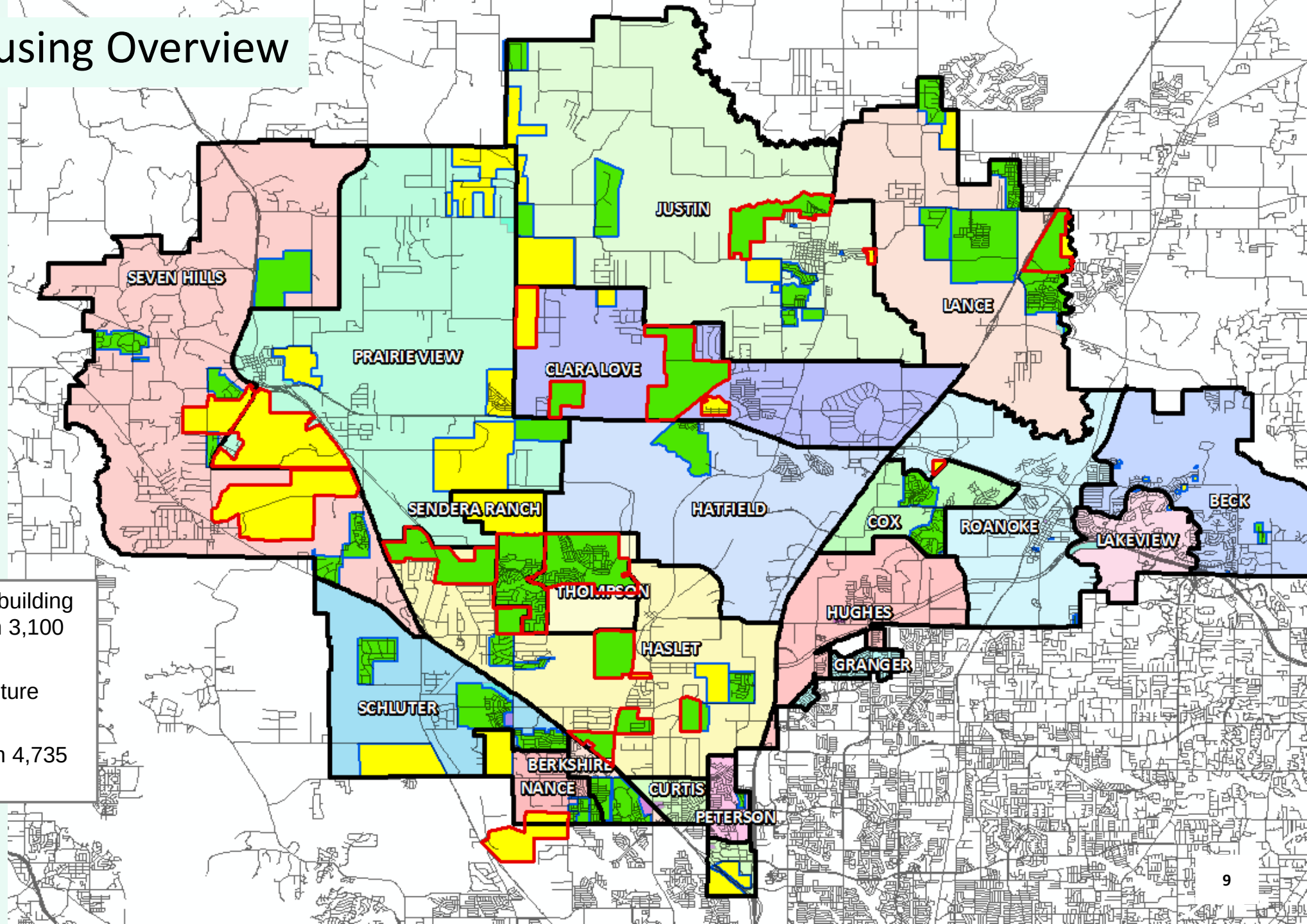
Second highest activity in the category



Third highest activity in the category



District Housing Overview



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

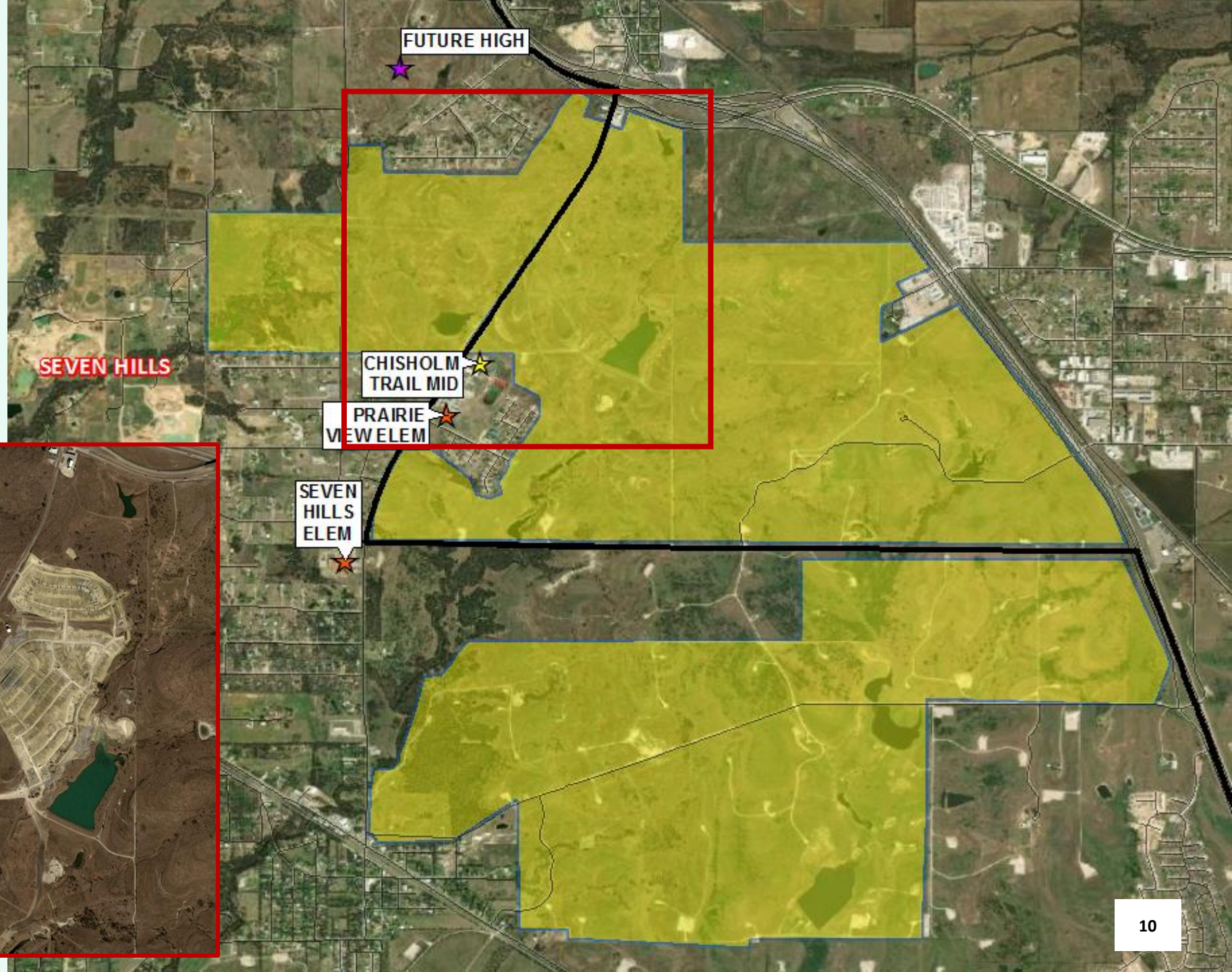
- The district has 54 actively building subdivisions with more than 3,100 lots available to build on
- Within NISD there are 41 future subdivisions proposed
- Groundwork is underway on 4,735 lots in 18 subdivisions



Housing Activity

Reunion

- 10,710 total future lots
- Groundwork underway on 784 lots
- Lots to be delivered to builders by June 2022
- Anticipating building 400+ homes/year once fully underway
- Anticipated PP: \$250K-\$500K
- Previously known as Rolling V Ranch
- Split between Seven Hill Elementary Zone and Prairie View Elementary Zone

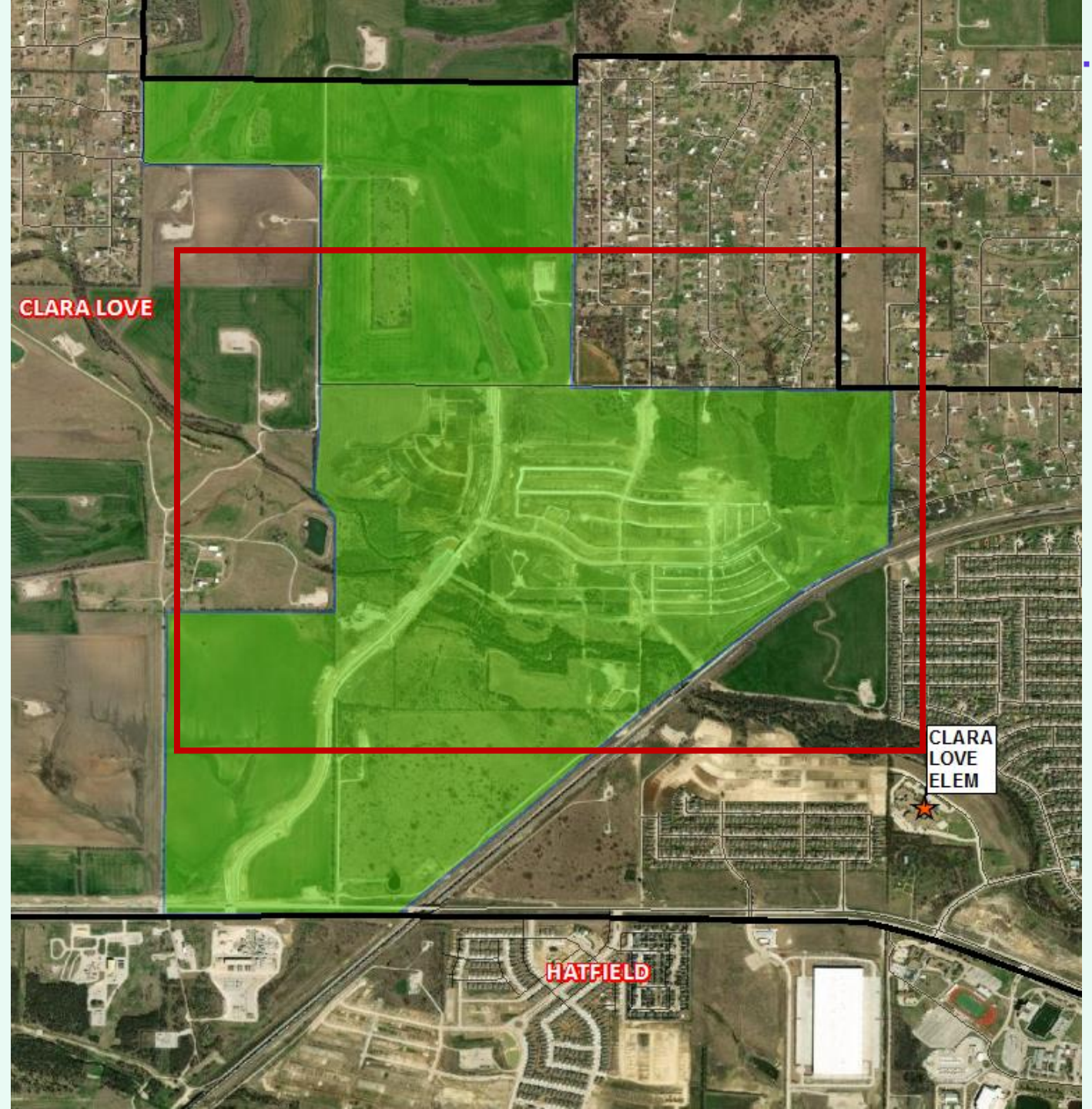




Housing Activity

Wildflower Ranch

- 2,356 total lots
- 1,943 future lots
- 336 VDL and 77 homes under construction
- Groundwork underway on 1,174 lots
- Anticipate building 300+ homes/year
- Mixed-Use Development
- Average PP: \$278K-\$515K
- Clara Love Elementary Zone

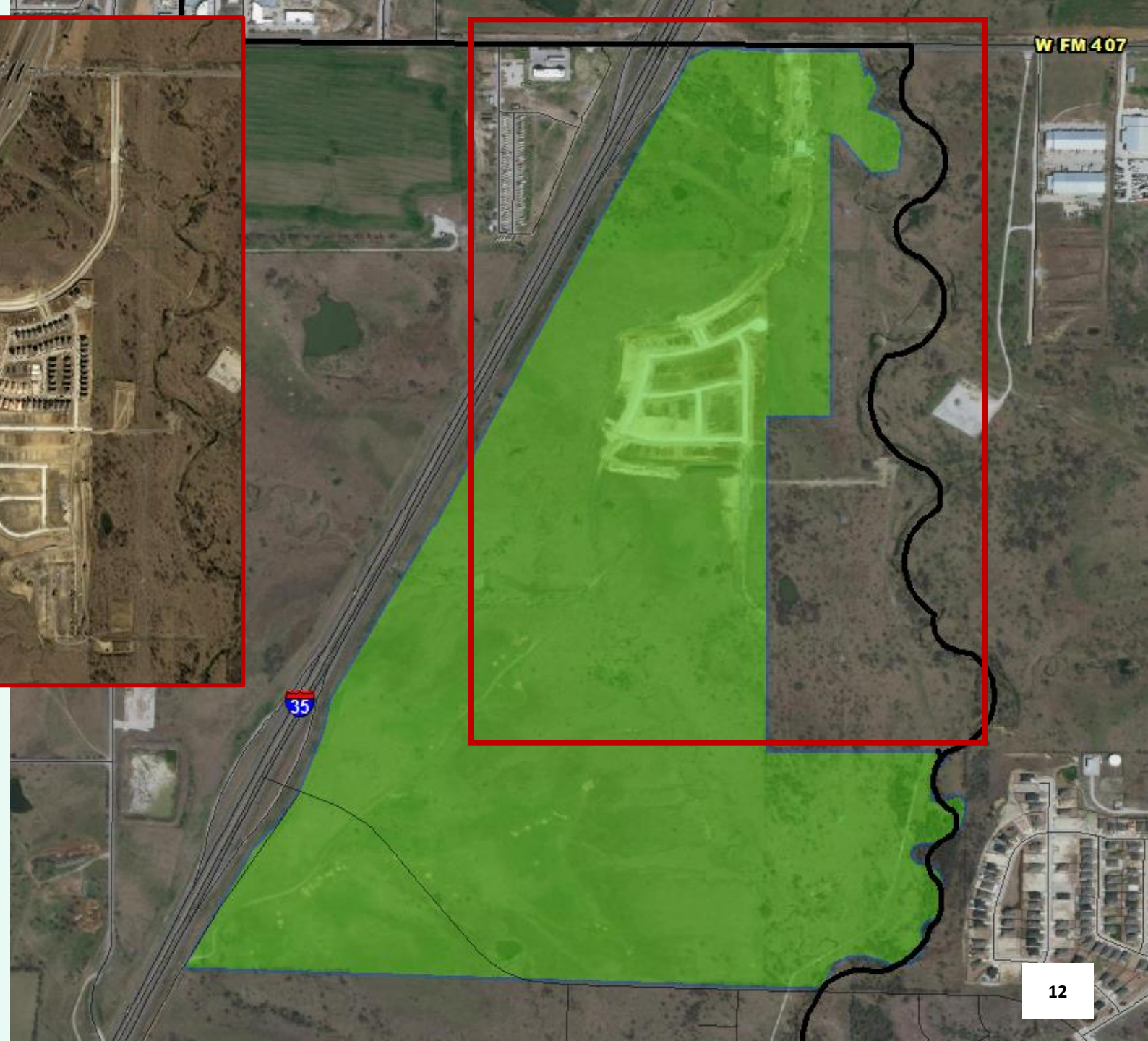




Housing Activity

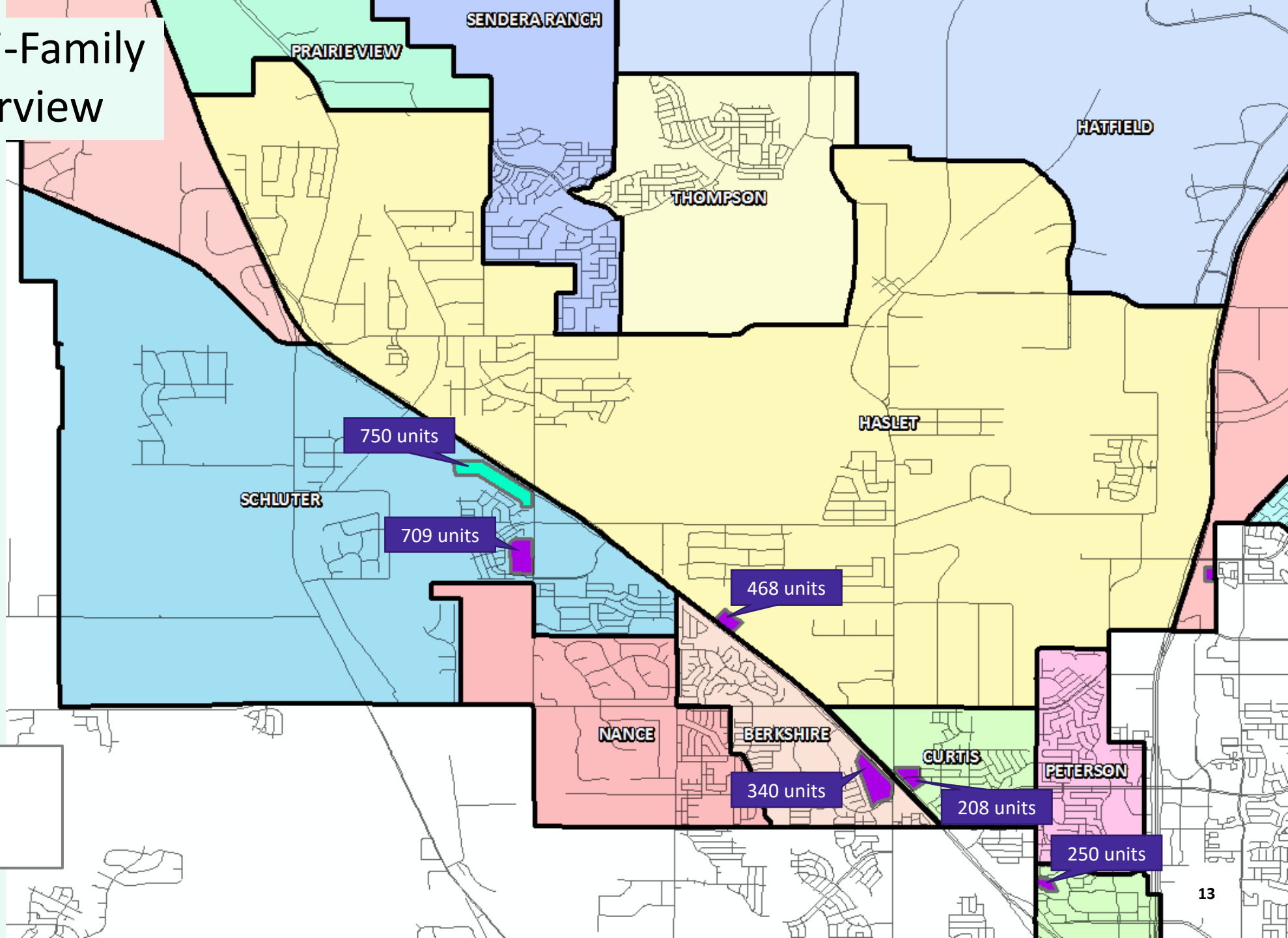
Avalon at Argyle

- 401 total lots
- 304 future lots
- 44 VDL and 53 homes under construction
- Streets being paved for 130 additional lots
- Average PP: \$405K-\$478K





District Multi-Family Housing Overview



Multi-Family

FUTURE

UC

- There are roughly 2,630 multi-family units currently under construction and roughly 2,500 units in the planning stages



District Multi-Family Housing Overview

- There are roughly 2,630 multi-family units currently under construction and roughly 2,500 units in the planning stages

Multi-Family
FUTURE
UC

SEVEN HILLS

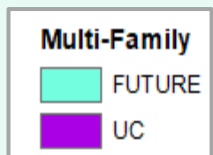
PRAIRIEVIEW

250 units

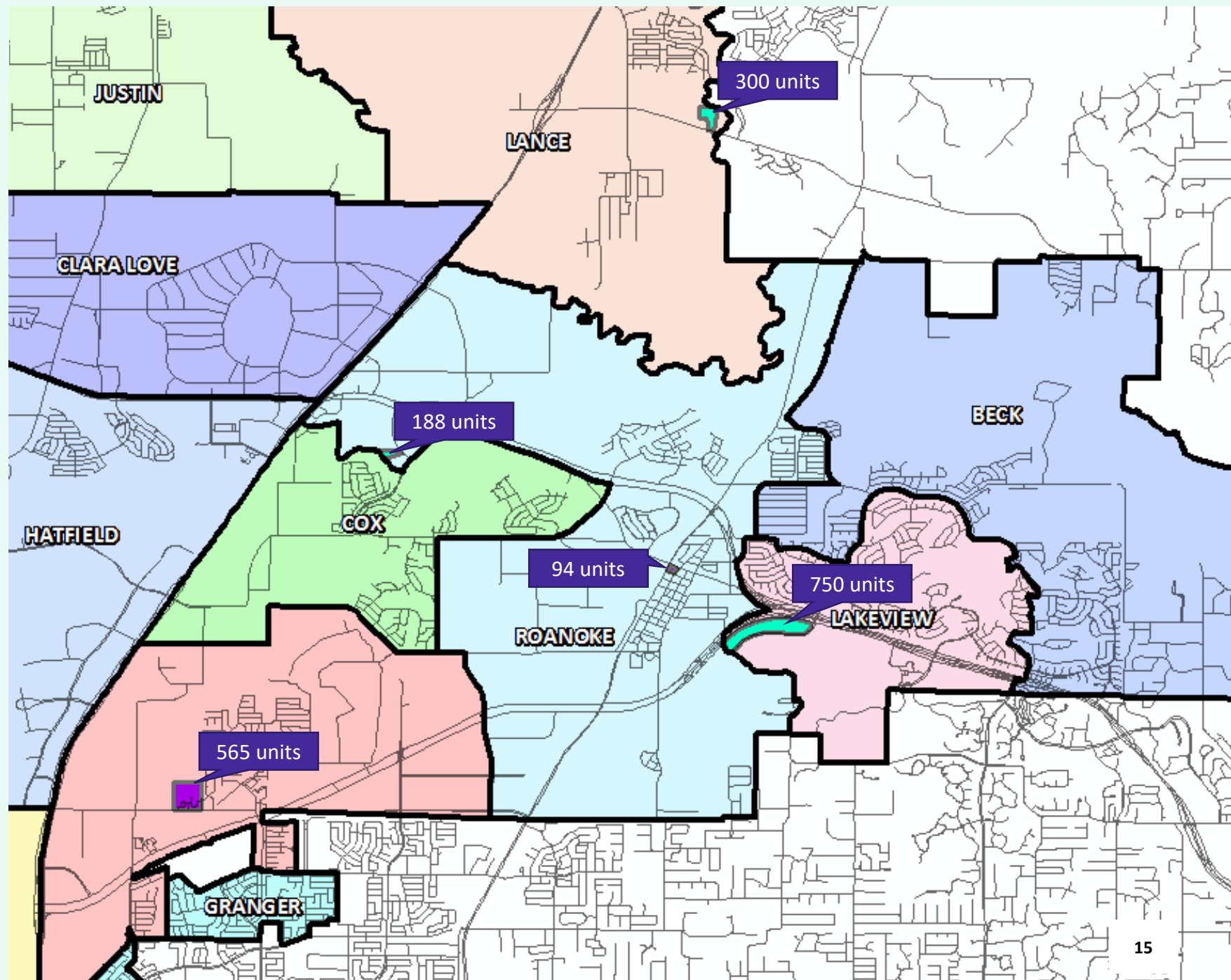
240 units



District Multi-Family Housing Overview



- There are roughly 2,630 multi-family units currently under construction and roughly 2,500 units in the planning stages





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
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		
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	180	439	1,982	1,975	2,068	2,115	2,168	2,108	2,129	2,123	2,168	2,325	2,136	1,942	1,754	27,612	2,213	8.7%
2022/23	180	517	2,220	2,317	2,242	2,317	2,381	2,413	2,280	2,301	2,279	2,404	2,382	2,039	1,882	30,154	2,542	9.2%
2023/24	180	522	2,405	2,529	2,585	2,478	2,523	2,589	2,528	2,407	2,408	2,510	2,414	2,248	1,973	32,299	2,145	7.1%
2024/25	180	522	2,602	2,676	2,774	2,810	2,671	2,702	2,703	2,649	2,504	2,670	2,532	2,271	2,163	34,429	2,130	6.6%
2025/26	180	522	2,743	2,834	2,866	2,963	2,984	2,819	2,803	2,826	2,749	2,755	2,702	2,368	2,207	36,321	1,892	5.5%
2026/27	180	522	2,936	3,019	3,034	3,068	3,170	3,170	2,922	2,931	2,940	3,005	2,776	2,518	2,301	38,492	2,171	6.0%
2027/28	180	525	3,106	3,210	3,225	3,240	3,273	3,349	3,278	3,074	3,030	3,204	3,026	2,617	2,440	40,777	2,285	5.9%
2028/29	180	525	3,277	3,397	3,404	3,445	3,442	3,456	3,455	3,410	3,191	3,293	3,218	2,848	2,535	43,076	2,299	5.6%
2029/30	180	530	3,404	3,561	3,578	3,617	3,645	3,590	3,597	3,590	3,516	3,446	3,293	3,026	2,756	45,329	2,253	5.2%
2030/31	180	530	3,589	3,683	3,787	3,770	3,810	3,795	3,727	3,748	3,703	3,776	3,443	3,097	2,922	47,560	2,231	4.9%
2031/32	180	530	3,801	3,888	3,831	3,997	3,977	3,970	3,945	3,875	3,868	3,974	3,776	3,234	2,992	49,838	2,278	4.8%

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



Ten Year Forecast by Elementary Campus

		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Beck Elementary	850	755	758	733	745	750	738	737	743	748	760	776
Berkshire Elementary	850	598	690	737	788	828	864	860	862	857	860	869
Clara Love Elementary	850	644	757	874	976	1,082	1,193	1,315	1,440	1,570	1,712	1,867
Cox Elementary	850	757	801	797	808	810	821	831	822	824	822	831
Curtis Elementary	850	618	628	632	631	642	651	659	669	685	704	717
Granger Elementary	850	743	723	694	685	662	675	699	715	729	743	759
Haslet Elementary	850	775	1,104	1,365	1,627	1,823	2,001	2,112	2,204	2,283	2,353	2,406
Hatfield Elementary	450/850	510	622	735	817	869	919	966	1,018	1,078	1,132	1,188
Hughes Elementary	850	673	697	705	695	688	694	717	728	738	747	769
Justin Elementary	650	608	714	807	889	959	1,019	1,100	1,179	1,268	1,380	1,475
Lakeview Elementary	650	561	548	551	548	541	565	577	590	612	624	643
Lance Elementary	850	674	955	1,184	1,422	1,596	1,762	1,929	2,098	2,253	2,418	2,565
Nance Elementary	650	521	558	611	634	682	730	756	784	809	815	822
Peterson Elementary	850	685	682	652	633	605	623	624	629	631	640	653
Prairie View Elementary	650	590	694	755	829	935	1,090	1,242	1,398	1,536	1,688	1,824
Roanoke Elementary	850	656	651	671	679	675	670	678	690	708	725	741
Sendera Ranch Elementary	850	586	594	607	615	631	656	695	761	819	876	935
Seven Hills Elementary	650	602	710	832	951	1,071	1,200	1,290	1,401	1,512	1,627	1,745
Schluter Elementary	850	684	765	841	895	977	1,103	1,187	1,282	1,340	1,404	1,482
Thompson Elementary	850	795	936	1,028	1,070	1,085	1,125	1,134	1,113	1,105	1,114	1,107
ELEMENTARY SCHOOL TOTALS	15,150	13,035	14,587	15,811	16,937	17,911	19,099	20,108	21,126	22,105	23,144	24,174
Elementary Absolute Growth		1,257	1,552	1,224	1,126	974	1,188	1,009	1,018	979	1,039	1,030
Elementary Percent Growth		10.67%	11.91%	8.39%	7.12%	5.75%	6.63%	5.28%	5.06%	4.63%	4.70%	4.45%



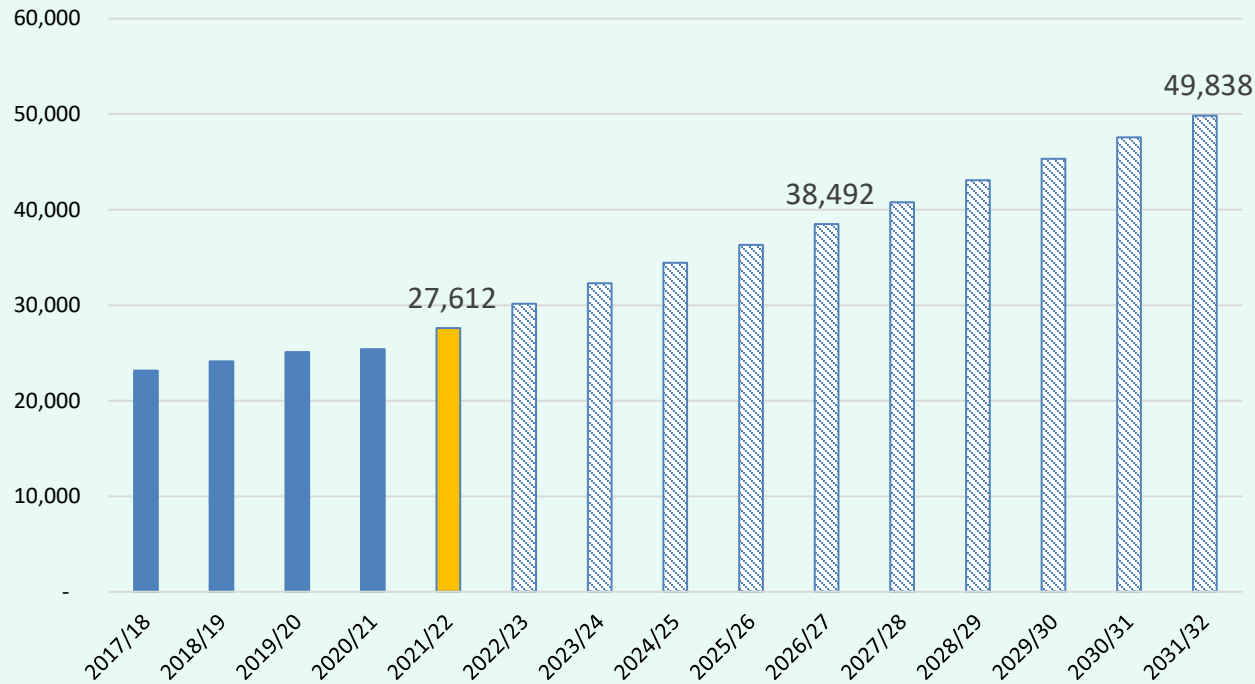
Ten Year Forecast by Secondary Campus

		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Adams Middle School	1,200	1,331	1,418	1,491	1,561	1,576	1,583	1,663	1,814	1,978	2,023	2,051
Chisholm Trail Middle School	1,100	629	724	806	846	914	946	1,066	1,235	1,442	1,584	1,753
Gene Pike Middle School	1,100	1,111	1,237	1,369	1,572	1,805	2,090	2,348	2,582	2,753	2,928	3,166
Medlin Middle School	1,200	994	1,017	1,052	1,051	1,026	1,014	1,006	992	974	1,006	1,024
Tidwell Middle School	1,200	1,061	1,053	1,083	1,108	1,170	1,148	1,114	1,078	1,065	1,112	1,126
Wilson Middle School	1,200	1,294	1,411	1,542	1,718	1,887	2,012	2,185	2,355	2,491	2,525	2,568
MIDDLE SCHOOL TOTALS	7,000	6,420	6,860	7,343	7,856	8,378	8,793	9,382	10,056	10,703	11,178	11,688
Middle School Absolute Growth		355	440	483	513	522	415	589	674	647	475	510
Middle School Percent Growth		5.85%	6.85%	7.04%	6.99%	6.64%	4.95%	6.70%	7.18%	6.43%	4.44%	4.56%
Northwest High School	3,200	2,181	2,387	2,570	2,815	2,990	3,268	3,589	3,909	4,326	4,770	5,210
Byron Nelson High School	3,200	2,737	2,843	2,874	2,870	2,893	2,938	2,968	3,040	3,043	2,934	2,924
Eaton High School	3,200	2,999	3,237	3,461	3,711	3,909	4,154	4,490	4,705	4,912	5,294	5,602
Steele Accelerated High School	450	237	237	237	237	237	237	237	237	237	237	237
Denton County JJAEP		3	3	3	3	3	3	3	3	3	3	3
HIGH SCHOOL TOTALS	10,050	8,157	8,707	9,145	9,636	10,032	10,600	11,287	11,894	12,521	13,238	13,976
High School Absolute Growth		601	550	438	491	396	568	687	607	627	717	738
High School Percent Growth		7.95%	6.74%	5.03%	5.37%	4.11%	5.66%	6.48%	5.38%	5.27%	5.73%	5.57%
DISTRICT TOTALS	32,200	27,612	30,154	32,299	34,429	36,321	38,492	40,777	43,076	45,329	47,560	49,838
District Absolute Growth		2,213	2,542	2,145	2,130	1,892	2,171	2,285	2,299	2,253	2,231	2,278
District Percent Growth		8.7%	9.2%	7.1%	6.6%	5.5%	6.0%	5.9%	5.6%	5.2%	4.9%	4.8%



Key Takeaways

Enrollement Forecast



- The annual new home start rate has double in the last two years
- Multifamily construction also surging with 2,630 units under construction
- Northwest ISD has 4,400 future lots in the development pipeline
- Fall 2022 will again be record breaking year for enrollment growth (2,500+)
- Northwest ISD can expect to enroll more than 38,400 students by 2026/27 and more than 49,800 by 2031/32