Demographics and Planning for School Districts

TEMPLETON DEMOGRAPHICS

QUARTERLY REPORT 4Q14

Little Elm Independent School District



February 2014

Learn from Yesterday... Understand Today... Plan for Tomorrow

Economic Conditions – DFW Area



Unemployment Rate

-0.9%

- U.S. 5.4%
- Texas 4.1%
- DFW MSA 4.0%
- Little Elm 2.7%



4.9%

DFW Job Growth

- 108,100 new jobs created
- 2.2% above the national rate



24,110

DFW Annualized Home Starts

- 2,975 more than 2013

Sources: Texas Workforce Commission & Metrostudy

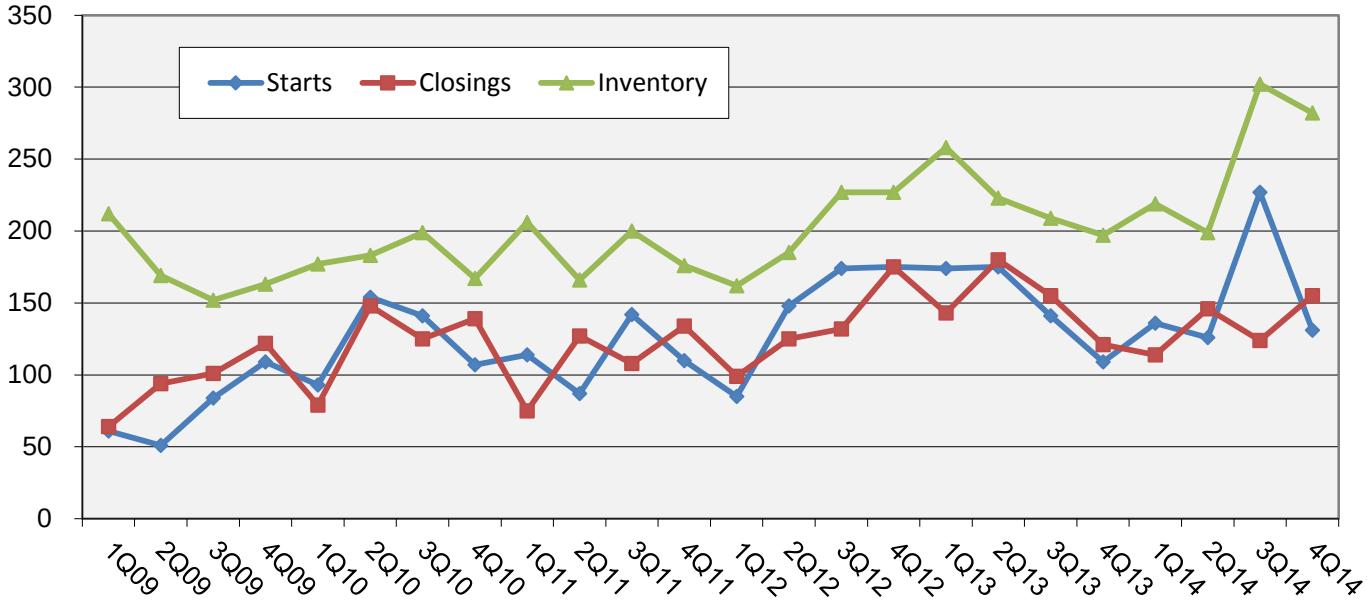
DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q14

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,743	2,669	4,064	7,319
2	Denton ISD	1,830	1,666	2,384	15,088
3	Northwest ISD	1,223	1,229	1,507	22,180
4	Prosper ISD	1,335	1,133	2,138	19,503
5	Keller ISD	1,022	1,000	1,293	3,094
6	Dallas ISD	928	914	1,956	5,824
7	Lewisville ISD	919	873	2,248	3,705
8	Eagle Mtn. - Saginaw ISD	832	825	1,661	19,645
9	Allen ISD	656	623	766	1,411
10	Rockwall ISD	726	619	1,649	7,701
11	McKinney ISD	601	561	1,202	6,837
12	Mansfield ISD	543	546	1,043	5,443
13	Forney ISD	565	542	922	11,397
14	**Little Elm ISD**	**624**	**539**	**1,306**	***6,701**
15	Crowley ISD	494	425	1,476	8,483
16	Burleson ISD	404	416	734	3,793
17	Plano ISD	416	383	1,132	1,306
18	HEB ISD	436	371	375	5,361
19	Wylie ISD	459	368	552	4,755
20	Midlothian ISD	446	365	919	20,294

*Adjusted total based on additional TD research

New Housing Activity



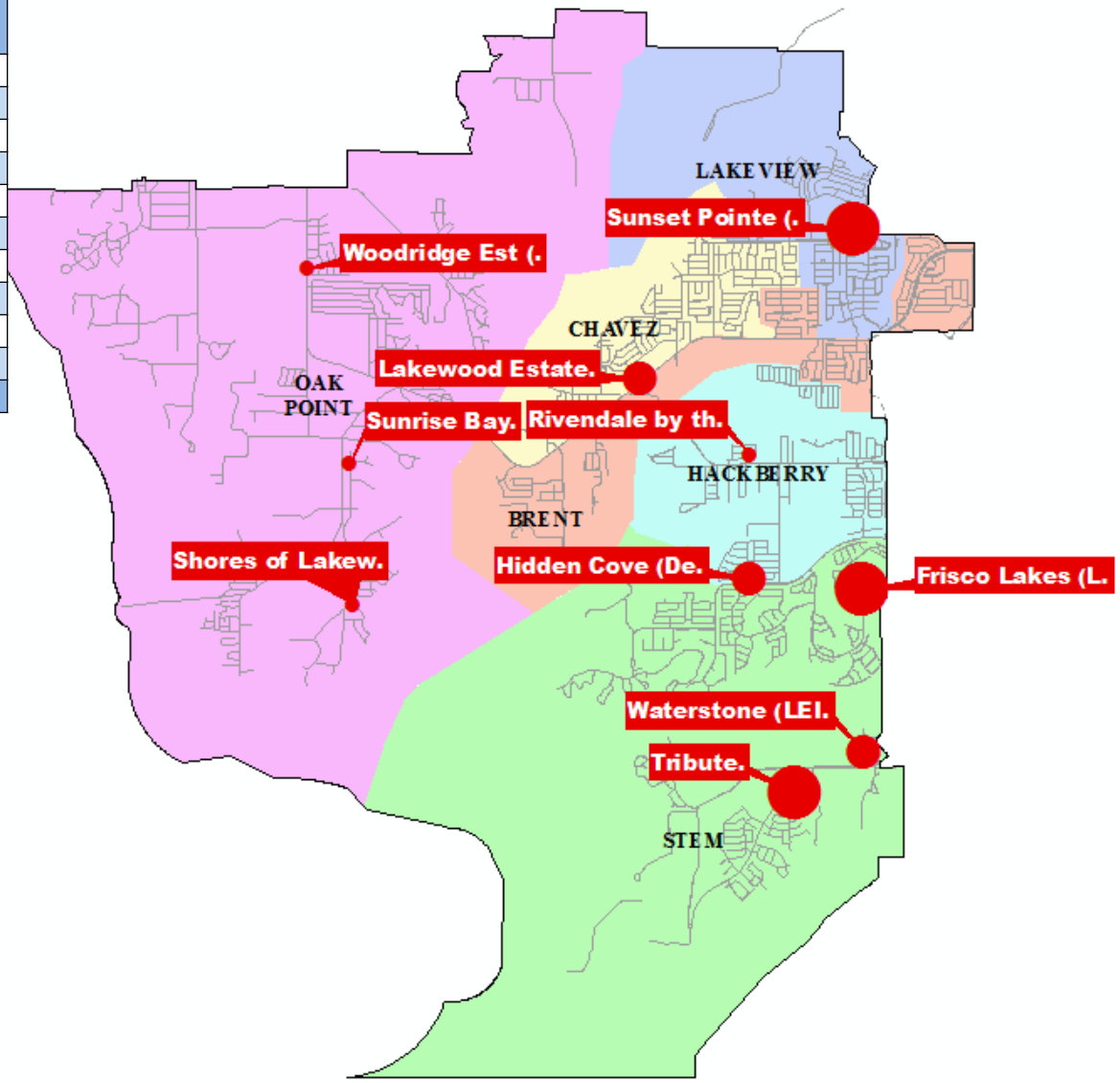
Starts	2009	2010	2011	2012	2013	2014
1Q	61	93	114	85	174	136
2Q	51	154	87	148	175	126
3Q	84	141	142	174	141	231
4Q	109	107	110	175	109	131
Total	305	495	453	582	599	624

Closings	2009	2010	2011	2012	2013	2014
1Q	64	79	75	99	143	114
2Q	94	148	127	125	180	146
3Q	101	125	108	132	155	124
4Q	122	139	134	175	121	155
Total	381	491	444	531	599	539

- 4Q14 starts are down from 3Q14 but should rebound as inventory levels remain high.
- The decline is due to fewer starts in Frisco Lakes and Rivendale by the Lake.
- 4Q14 closings totaled 155 and outpaced housing starts during the 4Q14.

Annual Closing Distribution 3Q14

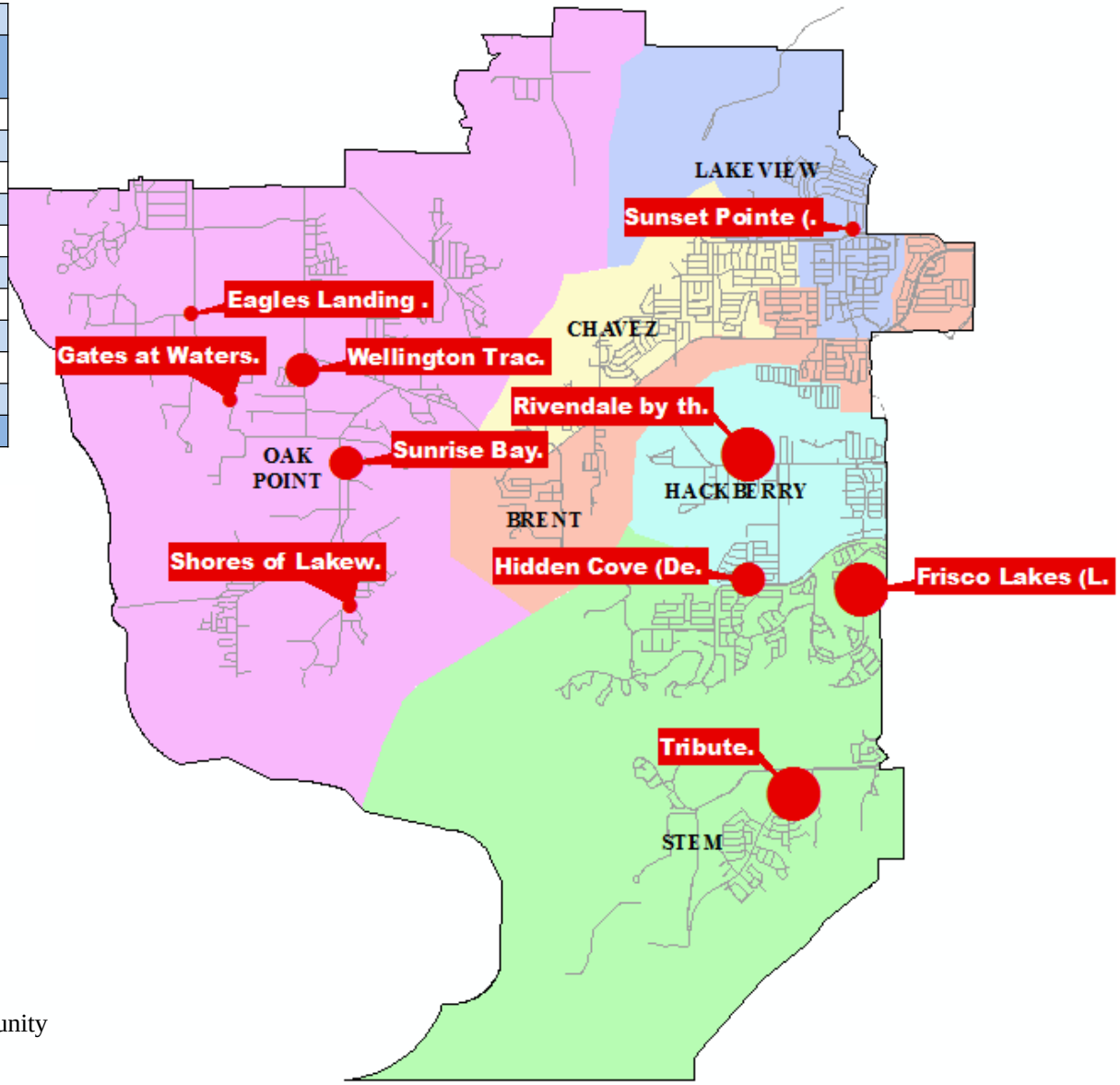
Top 10 Subdivisions - 4Q14 (Ranked by Annual Closings)				
Rank	Subdivision	Annual Closings	Quarter Closings	VDL
1	*Frisco Lakes (LEISD)	112	52	222
2	Sunset Pointe (LEISD)	109	28	54
3	Tribute	101	15	406
4	Hidden Cove (Denton Co)	93	25	123
5	Waterstone (LEISD)	41	8	17
6	Lakewood Estates (Little Elm)	40	12	0
7	Woodridge Est (Oak Point)	29	6	3
8	Rivendale by the Lake	4	4	210
9	Shores of Lakewood Village	2	1	26
10	Sunrise Bay	2	1	67
	TOTALS	533	152	1,128



*Frisco Lakes is an age restricted community

Vacant Developed Lots 3Q14

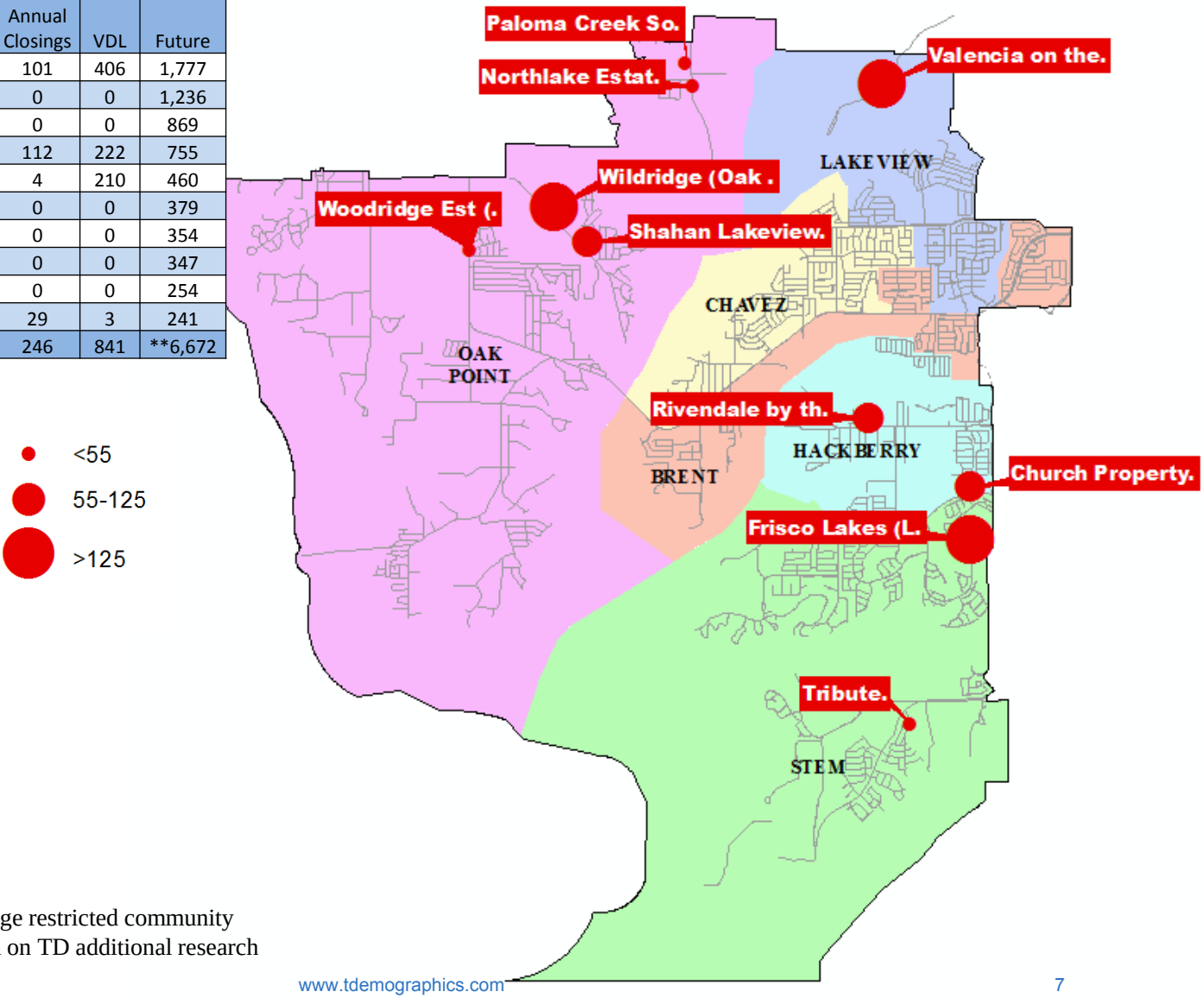
Top 10 Subdivisions - 4Q14 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Tribute	101	406	1,777
2	*Frisco Lakes (LEISD)	112	222	755
3	Rivendale by the Lake	4	210	460
4	Hidden Cove (Denton Co)	93	123	3
5	Sunrise Bay	2	67	0
6	Wellington Trace	0	60	0
7	Sunset Pointe (LEISD)	109	54	0
8	Gates at Waters Edge	1	53	0
9	Shores of Lakewood Village	2	26	0
10	Eagles Landing (Oak Point)	1	26	0
	TOTALS	425	1,247	2,995



*Frisco Lakes is an age restricted community

Future Lots 3Q14

Top 10 Subdivisions - 4Q14 (Ranked by Future Inventory)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Tribute	101	406	1,777
2	Valencia on the Lake	0	0	1,236
3	Wildridge (Oak Point)	0	0	869
4	*Frisco Lakes (LEISD)	112	222	755
5	Rivendale by the Lake	4	210	460
6	Shahan Lakeview Addition	0	0	379
7	Church Property	0	0	354
8	Paloma Creek South (LEISD)	0	0	347
9	Northlake Estates (Little Elm)	0	0	254
10	Woodridge Est (Oak Point)	29	3	241
	TOTALS	246	841	**6,672



*Frisco Lakes is an age restricted community
**Adjusted totals based on TD additional research

Overall Housing Data

By Elementary Attendance Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future Lots
BRENT	3	1	1	1	2	10	0
CHAVEZ	30	1	40	12	1	0	0
HACKBERRY	171	57	97	29	105	333	817
LAKEVIEW	92	17	109	28	33	54	1,236
OAK POINT	47	12	38	10	28	264	2,116
STEM	142	31	142	23	79	423	1,777
Grand Total	**485**	**119**	**427**	**103**	**248**	**1,084**	***5,946**

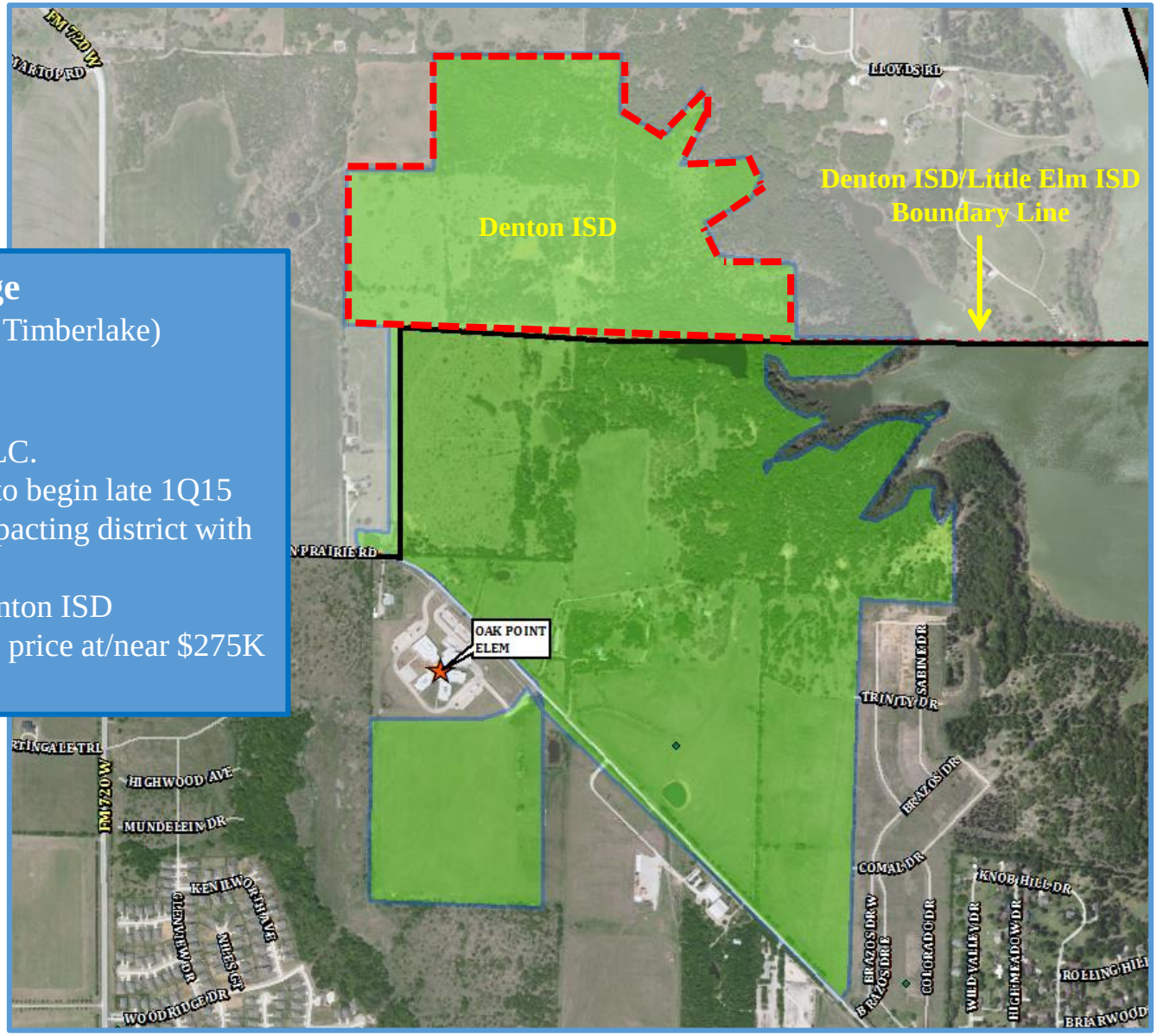
*Adjusted total based on additional TD research and excluding Frisco Lakes

Highest activity in the category

Second highest activity in the category

Active Development

Wildridge – Town of Oak Point



Wildridge

(Formerly Known As Timberlake)

- 869 future lots
- Taylor-Duncan Interests, LLC.
- Model homes construction to begin late 1Q15
- Development will begin impacting district with new students in Fall 2015
- Split between LEISD & Denton ISD
- $250K+ with average home price at/near $275K
- Oak Point Elementary

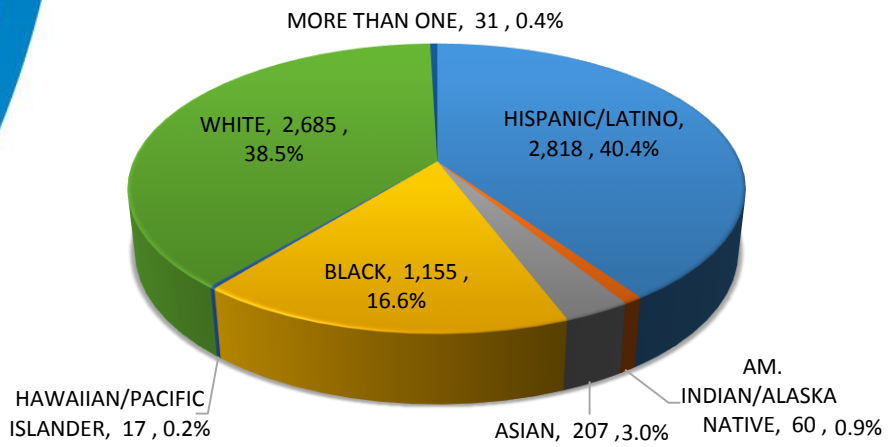
Enrollment History

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2010/11	424	553	528	502	473	478	490	464	442	390	472	445	316	333	6,310		
2011/12	243	549	556	547	514	488	486	496	466	460	479	438	331	353	6,406	96	2%
2012/13	201	536	559	534	525	515	478	472	484	461	525	398	379	333	6,400	-6	-0.1%
2013/14	226	512	551	570	537	521	524	483	481	494	611	492	299	336	6,637	237	3.7%
2014/15	211	536	555	562	605	566	542	539	492	499	596	565	402	303	6,973	336	5.1%

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

Student Race/Ethnicity Totals

Year (Oct.)	Total	Black or African American	%	Hispanic	%	American Indian or Alaska Native	%	Asian	%	White	%	Two or more races	%	Native Hawaiian/ Other Pacific Islander	%
2010/11	6,310	865	13.7%	2,509	39.8%	25	0.4%	124	2.0%	2,635	41.8%	146	2.3%	6	0.1%
2011/12	6,406	948	14.8%	2,485	38.8%	23	0.4%	125	2.0%	2,657	41.5%	161	2.5%	7	0.1%
2012/13	6,400	909	14.2%	2,531	39.5%	23	0.4%	130	2.0%	2,622	41.0%	181	2.8%	4	0.1%
2013/14	6,637	974	14.7%	2,661	40.1%	24	0.4%	134	2.0%	2,640	39.8%	197	3.0%	7	0.1%
2014/15	6,973	1,155	16.6%	2,818	40.4%	60	0.9%	207	3.0%	2,685	38.5%	31	0.4%	17	0.2%



Year (Oct.)	Economically Disadvantaged	% ED
2010/11	2,893	45.8%
2011/12	2,930	45.7%
2012/13	2,925	45.7%
2013/14	3,165	47.7%
2014/15	3,063	43.9%

Ten Year Forecast

By Grade Level

Year (Oct.)	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2010/11	553	528	502	473	478	490	464	442	390	472	445	316	333	6,310		
2011/12	549	556	547	514	488	486	496	466	460	479	438	331	353	6,406	96	2%
2012/13	536	559	534	525	515	478	472	484	461	525	398	379	333	6,400	-6	-0.1%
2013/14	512	551	570	537	521	524	483	481	494	611	492	299	336	6,637	237	3.7%
2014/15	536	555	562	605	566	542	539	492	499	596	565	402	303	6,973	336	5.1%
2015/16	559	567	580	582	624	586	554	542	498	549	548	537	392	7,329	356	5.1%
2016/17	570	594	589	600	609	643	598	565	551	543	505	521	521	7,620	291	4.0%
2017/18	594	605	612	612	622	631	649	606	575	617	505	480	508	7,827	207	2.7%
2018/19	611	624	629	634	634	639	640	660	615	627	574	477	461	8,036	209	2.7%
2019/20	638	644	647	651	658	664	650	640	650	646	583	545	463	8,290	254	3.2%
2020/21	642	665	662	667	671	679	681	639	650	715	601	551	523	8,557	267	3.2%
2021/22	659	671	686	685	689	687	684	682	642	715	665	567	529	8,772	215	2.5%
2022/23	695	679	685	709	709	714	694	695	693	719	665	628	544	9,040	268	3.1%
2023/24	714	719	693	706	739	732	726	703	705	773	669	632	603	9,325	285	3.2%
2024/25	734	742	737	712	731	759	741	738	715	786	719	636	607	9,568	243	2.6%

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

- Little Elm ISD will reach over 7,000 students in the fall of 2015 and over 8,000 in the fall of 2018
- 5 year growth = 1,317 students
- 2019/20 enrollment = 8,290 students
- 10 year growth = 2,595 students
- 2024/25 enrollment = 9,568 students

Ten Year Forecast

By Elementary Campus

	Capacity		HISTORY	Current	ENROLLMENT PROJECTIONS									
Campus	Functional	Maximum	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Brent Elementary	800	800	570	618	613	622	608	610	628	615	606	608	619	625
Chavez Elementary	750	800	605	745	741	731	734	740	743	736	733	734	732	725
Hackberry Elementary	700	750	749	681	697	715	701	721	762	784	809	833	853	881
Lakeview Elementary	700	750	561	600	650	671	687	719	730	750	771	798	819	855
Oak Point Elementary	700	750	635	612	652	697	762	792	850	914	971	1,030	1,090	1,144
Preswick Elementary (EE-5th)	350	405	0	321	356	380	395	400	400	398	398	399	401	396
Elementary School Totals	4,470	4,699	3,441	3,577	3,709	3,816	3,887	3,982	4,113	4,197	4,288	4,402	4,514	4,626
Elementary Absolute Growth			93	136	132	107	71	95	131	84	91	114	112	112
Elementary Percent Growth			2.78%	3.95%	3.69%	2.88%	1.86%	2.44%	3.29%	2.04%	2.17%	2.66%	2.54%	2.48%

*Yellow box = over maximum stated capacity

- Hackberry Elementary may have 700 students by 2016, and 800 by 2021
- Lakeview Elementary may reach 700 students by 2018
- Oak Point Elementary may be over stated capacity by the fall of 2017, reaching 850 students by 2019
- Little Elm ISD may have three elementary schools over stated capacity by 2020

Ten Year Forecast

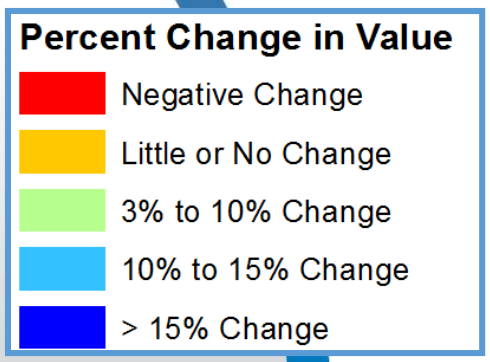
By Middle School & High School Campus

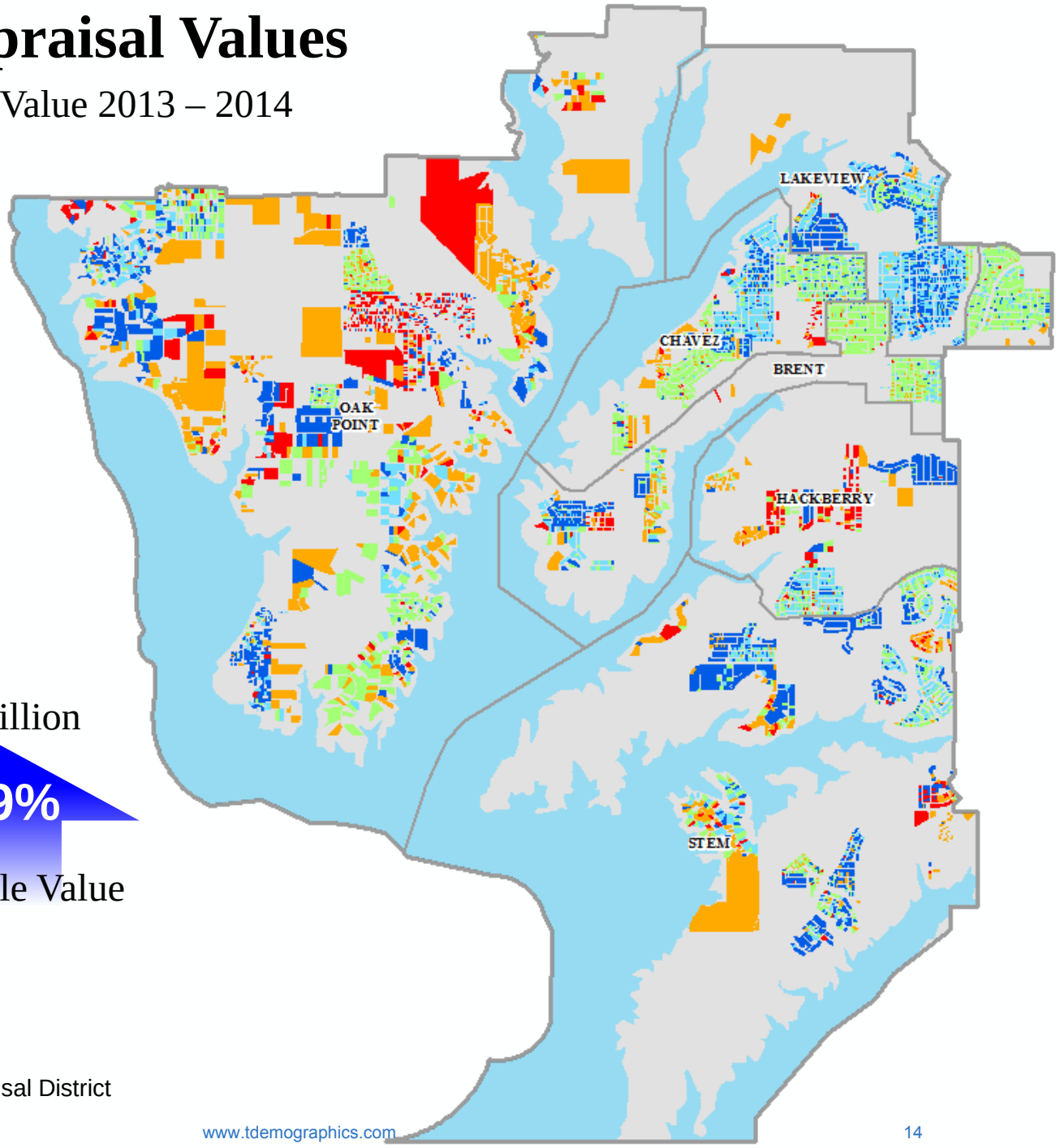
	HISTORY	Current	ENROLLMENT PROJECTIONS									
Campus	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
STEM Junior High (6th-8th)	0	343	408	440	448	449	446	444	448	447	442	444
Lakeside Middle School	1,457	1,187	1,186	1,274	1,382	1,466	1,494	1,526	1,560	1,635	1,692	1,750
Middle School Totals	1,457	1,530	1,594	1,714	1,830	1,915	1,940	1,970	2,008	2,082	2,134	2,194
Middle School Absolute Growth	40	73	64	120	116	85	25	30	38	74	52	60
Middle School Percent Growth	2.82%	5.01%	4.18%	7.53%	6.77%	4.64%	1.31%	1.55%	1.93%	3.69%	2.50%	2.81%
Little Elm High School	1,736	1,866	2,026	2,090	2,110	2,139	2,237	2,390	2,476	2,556	2,677	2,748
Denton County JJ AEP	3	0	0	0	0	0	0	0	0	0	0	0
High School Total	1,739	1,866	2,026	2,090	2,110	2,139	2,237	2,390	2,476	2,556	2,677	2,748
High School Absolute Growth	104	127	160	64	20	29	98	153	86	80	121	71
High School Percent Growth	6.36%	7.30%	8.57%	3.16%	0.96%	1.37%	4.58%	6.84%	3.60%	3.23%	4.73%	2.65%
DISTRICT TOTALS	**6,637**	**6,973**	**7,329**	**7,620**	**7,827**	**8,036**	**8,290**	**8,557**	**8,772**	**9,040**	**9,325**	**9,568**
District Absolute Growth	237	336	356	291	207	209	254	267	215	268	285	243
District Percent Growth	3.70%	5.06%	5.11%	3.97%	2.72%	2.67%	3.16%	3.22%	2.51%	3.06%	3.15%	2.61%

- Lakeside Middle School may reach 1,380 students by 2017
- Little Elm High School may have more than 2,000 students by Fall 2015
- Little Elm ISD is expected to grow by 5.11% next fall

County Appraisal Values

Percent Change in Value 2013 – 2014





$2.4 Billion

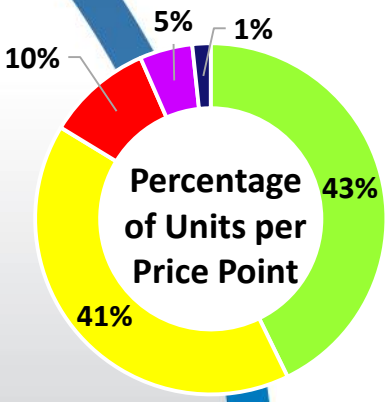
16.9%

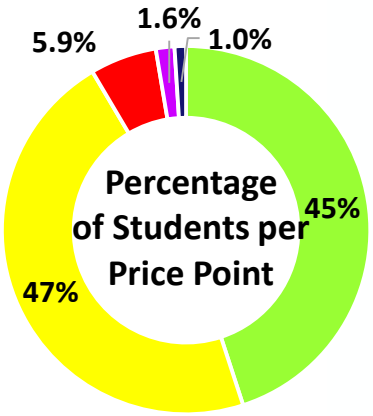
Net Taxable Value

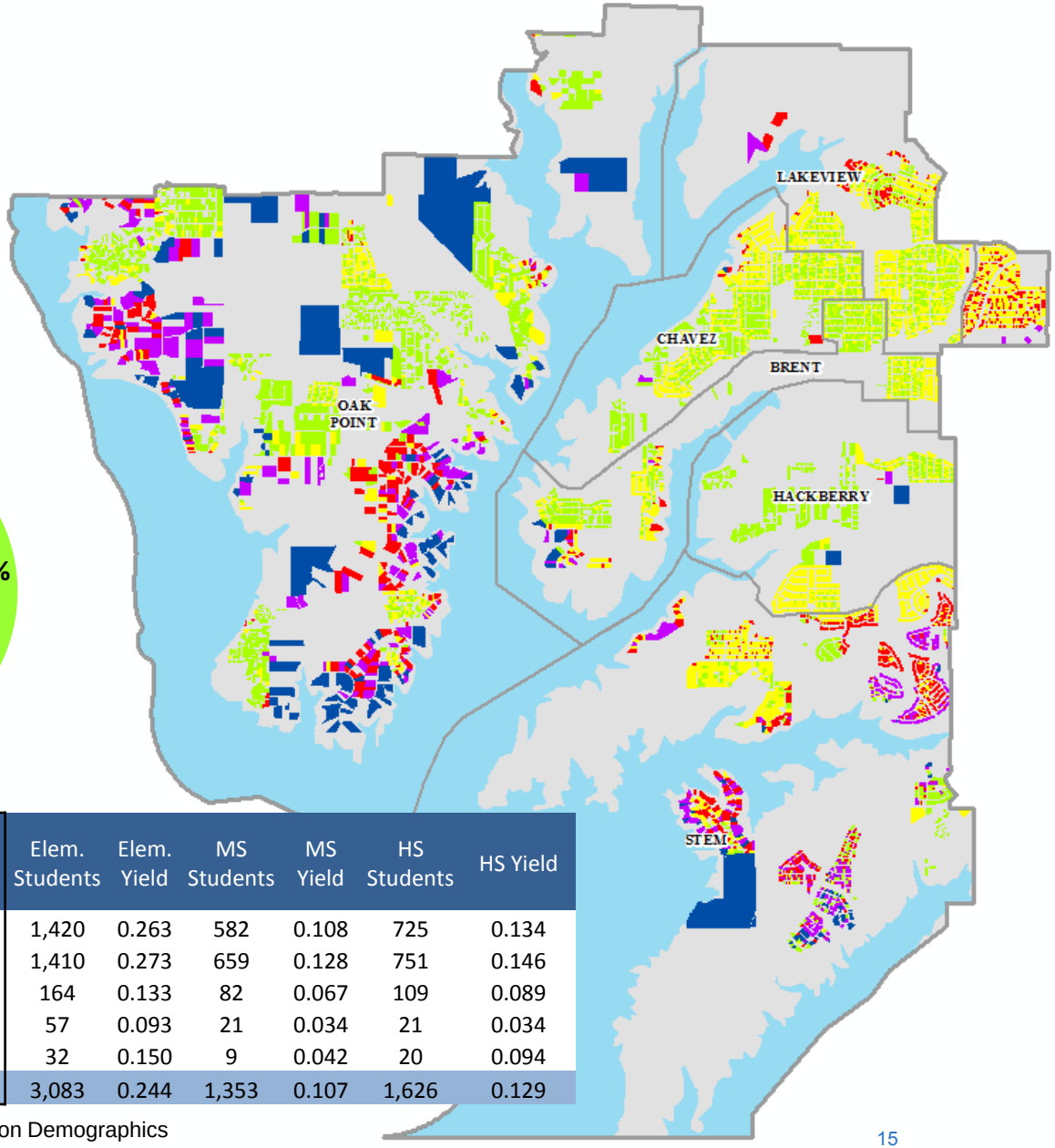
Source: Denton County Appraisal District

2014 County Appraisal Values

Appraisal Values Map and Average Student Yield by Price Point







Legend	Appraisal Values	Units	**Total Students**	**Total Yield**	Elem. Students	Elem. Yield	MS Students	MS Yield	HS Students	HS Yield
	< $150K	5,396	**2,727**	**0.505**	1,420	0.263	582	0.108	725	0.134
	$150K - $250K	5,159	**2,820**	**0.547**	1,410	0.273	659	0.128	751	0.146
	$250K - $350K	1,229	**355**	**0.289**	164	0.133	82	0.067	109	0.089
	$350K - $500K	613	**99**	**0.162**	57	0.093	21	0.034	21	0.034
	> $500K	213	**61**	**0.286**	32	0.150	9	0.042	20	0.094
	Grand Total	12,610	**6,062**	**0.481**	3,083	0.244	1,353	0.107	1,626	0.129

Source: Denton County Appraisal District & Templeton Demographics

Summary

- Texas economy continues to be the strongest state economy in the country.
- DFW will continue to be a leader in job and population growth due to the strong housing market and its diverse economy.
- New housing starts totaled 131 in 4Q14.
- Vacant Developed Lot supply is in good position to sustain new housing growth.
- Prestwick and Hackberry elementary zones continue to have the highest activity of new home starts representing more than 64.5% of the total annual starts for the district.
- LEISD can expect an increase of 1,300 students during the next 5 years.
- 2019/20 enrollment projection is 8,290 students.
- Little Elm ISD is projected to have over 9,500 students for the 2024/25 school year.

Housing Analysis

Prepared for Templeton Demographics
Little Elm ISD

Dallas/Ft. Worth

4Q14

Table of Contents

Area of Interest (Map)

Current Activity and Profile

Quarterly Activity and Inventory

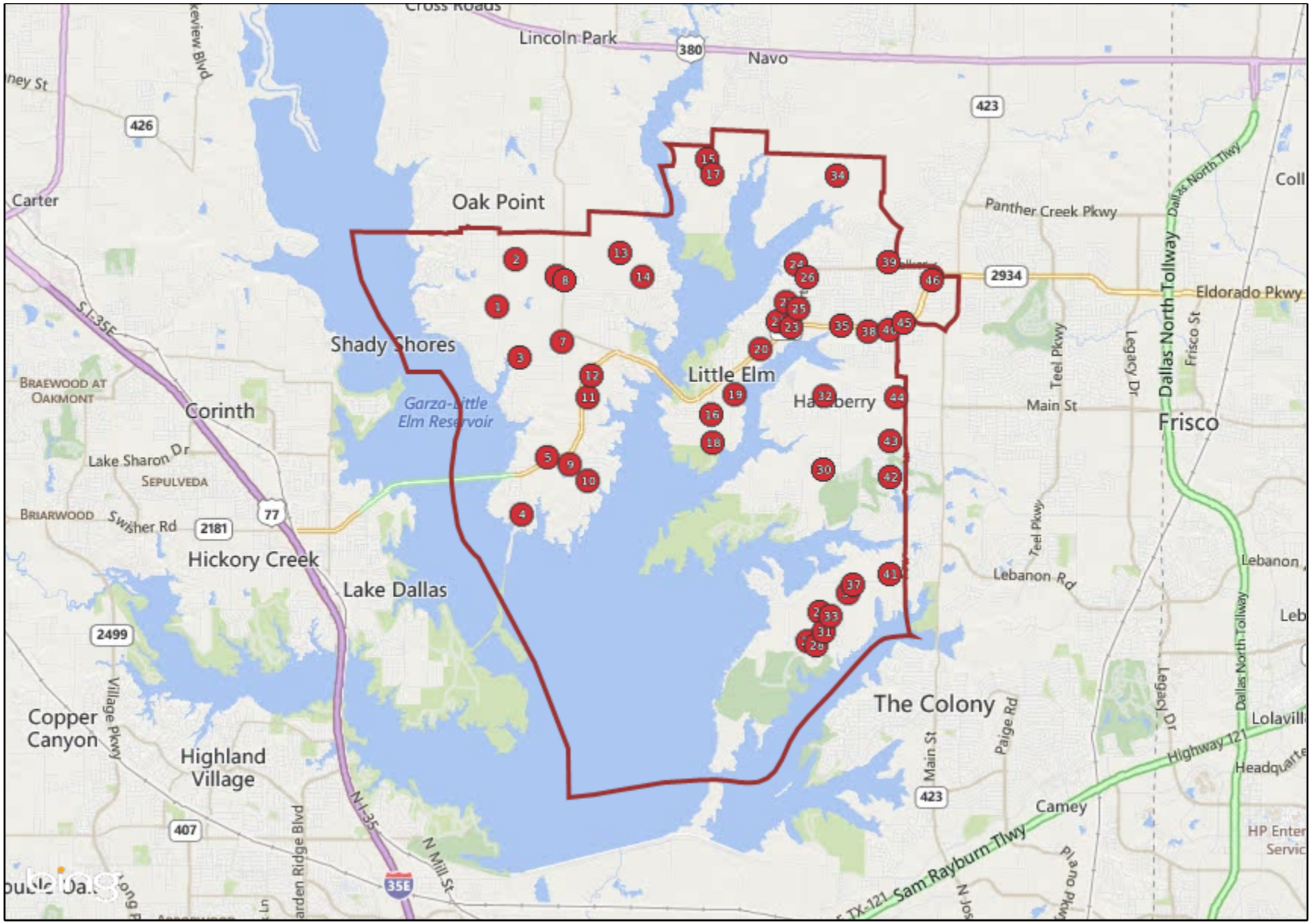
Historical Housing Activity

Price Range Analysis

Household Growth Summary

Area of Interest

Little Elm ISD



TX | Denton Co. (4Q14)
Copyright Metrostudy

metrostudy
A hanleywood Company
Sales: 1-800-227-8839

Current Activity and Profile Report

Little Elm ISD

Sorted by Subdivision

Map No	Subdivision Name	Sub Area	Status	Lot Size	Price Range	Qtr Starts	Ann Starts	Qtr Clos	Ann Clos	Occ	Inventory			VDL	Future	Total
											Mod	Fin Vac	U/C			
38	Arbor Creek Addition	DNE-LtlElm	BO 4Q08	36'	$98-$125	0	0	0	0	83	0	0	0	0	0	83
12	Bay Ridge Estates	DNE-LtlElm	Act 4Q97	175'	$350-$1000	0	4	1	1	27	0	2	1	12	0	42
4	Braewood Bay	DONW-DenCo	Act 1Q05	120'	$510-$1100	0	1	0	1	5	0	0	0	6	0	11
43	Church Property	DNE-Frisco	Future	55'-74'	$0-$0	0	0	0	0	0	0	0	0	0	354	354
19	Cottonwood Point	DNE-LtlElm	BO 4Q11	80'-95'	$127-$380	0	0	0	0	107	0	0	0	0	0	107
1	Eagles Landing (Oak Point)	DONW-OakPt	Act 4Q94	143'	$350-$650	0	1	0	1	90	0	0	0	26	0	116
46	Eldorado Estates West	DNE-LtlElm	BO 4Q12	62'-65'	$130-$316	0	0	0	0	715	0	0	0	0	0	715
42	Frisco Lakes (LEISD)	DNE-Frisco	Act 2Q06	45'-70'	$190-$373	12	139	52	112	1,114	0	14	20	222	755	2,125
3	Gates at Waters Edge	DONW-OakPt	Act 2Q08	117'-175'	$700-$1000	0	1	1	1	6	0	0	0	53	0	59
40	Glen Cove	DNE-LtlElm	BO 4Q05	52'-60'	$124-$199	0	0	0	0	373	0	0	0	0	0	373
30	Hidden Cove (Denton Co)	DONW-DenCo	Act 2Q06	45'-55'	$136-$309	53	136	25	93	877	3	12	59	123	3	1,077
21	Hillside South	DNE-LtlElm	BO 4Q00	60'	$88-$125	0	0	0	0	61	0	0	0	0	0	61
6	Hunter's Ridge Estates	DONW-OakPt	Act 4Q07	190'	$599-$799	0	0	0	1	5	0	0	0	11	0	16
44	King's Crossing	DNE-LtlElm	BO 1Q07	50'	$130-$221	0	0	0	0	280	0	0	0	0	0	280
16	Lakes of Little Elm	DNE-LtlElm	BO 4Q00	60'	$86-$129	0	0	0	0	195	0	0	0	0	0	195
23	Lakeside	DNE-LtlElm	BO 4Q05	60'	$115-$165	0	0	0	0	42	0	0	0	0	0	42
22	Lakeside II	DNE-LtlElm	BO 4Q07	60'	$100-$168	0	0	0	0	183	0	0	0	0	0	183
9	Lakeview Estates (Lakewood	DNE-LkwdVil	Future	246'	$0-$0	0	0	0	0	0	0	0	0	0	4	4
20	Lakewood Estates (Little Elm)	DNE-LtlElm	Act 3Q01	60'	$130-$211	1	30	12	40	393	0	1	0	0	0	394
25	Mariner Point	DNE-LtlElm	BO 4Q02	50'	$99-$142	0	0	0	0	265	0	0	0	0	0	265
17	Northlake Estates (Little Elm)	DNE-LtlElm	Future	70'-80'	$0-$0	0	0	0	0	0	0	0	0	0	254	254
15	Paloma Creek South (LEISD)	DONW-DenCo	Future	40'	$0-$0	0	0	0	0	0	0	0	0	0	347	347
2	Prestonwood Polo and Country	DONW-OakPt	Future	400'	$0-$0	0	0	0	0	0	0	0	0	0	22	22
32	Rivendale by the Lake	DONW-DenCo	Act 1Q14	50'	$215-$281	4	35	4	4	4	2	7	22	210	460	705
26	Robinson Ridge (Little Elm)	DNE-LtlElm	BO 2Q06	60'-68'	$115-$197	0	0	0	0	556	0	0	0	0	0	556
5	Rustic Oaks Estates	DNE-LtlElm	BO 4Q01	166'	$400-$900	0	0	0	0	4	0	0	0	0	0	4

Copyright Metrostudy

metrostudy
A hanleywood Company
Sales: 1-800-227-8839

Current Activity and Profile Report

Little Elm ISD

Sorted by Subdivision

Map No	Subdivision Name	Sub Area	Status	Lot Size	Price Range	Qtr Starts	Ann Starts	Qtr Clos	Ann Clos	Occ	Inventory			VDL	Future	Total
											Mod	Fin Vac	U/C			
14	Shahan Lakeview Addition	DONW-OakPt	Future	50'-100'	$0-$0	0	0	0	0	0	0	0	0	0	379	379
18	Shell Beach	DNE-LtlElm	Act 2Q98	80'-120'	$163-$1000	1	3	1	1	75	0	0	2	10	0	87
10	Shores of Lakewood Village	DNE-LtlElm	Act 2Q98	144'-150'	$350-$1500	0	2	1	2	76	0	0	1	26	0	103
24	Stardust Ranch	DNE-LtlElm	BO 3Q12	60'-75'	$145-$226	0	0	0	0	342	0	0	0	0	0	342
11	Sunrise Bay	DNE-LkwdVil	Act 2Q96	140'	$350-$1000	0	3	1	2	110	0	0	2	67	0	179
39	Sunset Pointe (LEISD)	DNE-LtlElm	Act 2Q04	50'-77'	$192-$363	17	92	28	109	957	1	6	26	54	0	1,044
29	Tribute/Aberdeen	DNW-Colony	Act 2Q07	50'	$295-$419	1	22	1	26	170	1	4	3	88	0	266
28	Tribute/Balmerino	DNW-Colony	Act 2Q07	60'-90'	$290-$850	5	20	4	31	87	1	3	5	4	0	100
36	Tribute/Gardens	DNW-Colony	Act 2Q07	50'	$250-$498	9	16	2	9	52	1	1	10	34	32	130
31	Tribute/Glen	DNW-Colony	Act 2Q07	77'-85'	$451-$751	5	19	5	20	69	1	4	7	76	0	157
33	Tribute/Lochs	DNW-Colony	Act 2Q07	60'-90'	$279-$496	3	17	3	15	67	0	6	5	56	91	225
37	Tribute/Stonehaven	DNW-Colony	Act 3Q14	50'-60'	$333-$490	0	2	0	0	0	2	0	0	114	62	178
27	Tribute/Tullamore Meadows	DNW-Colony	Act 4Q14	60'	$400-$496	0	0	0	0	0	0	0	0	34	0	34
34	Valencia on the Lake	DNE-LtlElm	Future	40'-100'	$0-$0	0	0	0	0	0	0	0	0	0	1,236	1,236
45	Villages of Woodlake	DNE-LtlElm	BO 4Q06	50'-65'	$94-$197	0	0	0	0	1,032	0	0	0	0	0	1,032
41	Waterstone (LEISD)	DNE-Frisco	Act 3Q12	70'	$337-$439	8	46	8	41	51	1	3	21	17	0	93
7	Wellington Trace	DONW-OakPt	Act 1Q04	65'	$160-$291	5	6	0	0	105	1	0	5	60	0	171
13	Wildridge (Oak Point)	DONW-OakPt	Future	50'-70'	$0-$0	0	0	0	0	0	0	0	0	0	869	869
8	Woodridge Est (Oak Point)	DONW-OakPt	Act 1Q05	64'-106'	$215-$282	7	29	6	29	219	1	3	12	3	241	479
35	Wynfield Farms	DNE-LtlElm	BO 1Q05	50'-52'	$100-$156	0	0	0	0	530	0	0	0	0	0	530
	Selection Totals					131	624	155	539	9,327	15	66	201	1,306	5,109	16,024

Quarterly Activity & Inventory Report

Little Elm ISD

Sorted By Subdivision

Subdivision Name (Map No) / Price Range / Active Builders	Lot Size	Sub Area / Status		4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	Ann. Rates/ *Inv. Supply
Arbor Creek Addition (38)		DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$98-$125	*36'*	BO 4Q08	Closings	0	0	0	0	0	0	0	0	0	**0**
			Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
			VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Bay Ridge Estates (12)		DNE-LtlElm	Starts	1	0	0	0	0	0	3	1	0	**4**
$350-$1000	*175'*	Act 4Q97	Closings	2	0	0	0	0	0	0	0	1	**1**
Cashion Custom Homes/Thaddeus Drew Homes			Housing Inv	0	0	0	0	0	0	3	4	3	**36.0** *mos*
			VDL Inv	16	16	16	16	16	16	13	12	12	**36.0** *mos*
Braewood Bay (4)		DONW-DenCo	Starts	0	0	0	0	0	0	1	0	0	**1**
$510-$1100	*120'*	Act 1Q05	Closings	0	0	0	0	0	0	1	0	0	**1**
Braewood Custom Homes/Parkway Custom Homes			Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
			VDL Inv	7	7	7	7	7	7	6	6	6	**72.0** *mos*
Church Property (43)		DNE-Frisco	Starts		0	0	0	0	0	0	0	0	**0**
$0-$0	*55'-74'*	Future	Closings		0	0	0	0	0	0	0	0	**0**
			Housing Inv		0	0	0	0	0	0	0	0	**0.0**
			VDL Inv		0	0	0	0	0	0	0	0	**0.0**
Cottonwood Point (19)		DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$127-$380	*80'-95'*	BO 4Q11	Closings	0	0	0	0	0	0	0	0	0	**0**
			Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
			VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Eagles Landing (Oak (1)		DONW-OakPt	Starts	0	0	0	0	0	0	1	0	0	**1**
$350-$650	*143'*	Act 4Q94	Closings	0	0	0	0	0	0	0	1	0	**1**
Coventry Homes			Housing Inv	0	0	0	0	0	0	1	0	0	**0.0**
			VDL Inv	27	27	27	27	27	27	26	26	26	**312.0** *mos*
Eldorado Estates Wes (46)		DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$130-$316	*62'-65'*	BO 4Q12	Closings	3	0	0	0	0	0	0	0	0	**0**
			Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
			VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Frisco Lakes (LEISD) (42)		DNE-Frisco	Starts	64	48	18	14	4	24	28	75	12	**139**
$190-$373	*45'-70'*	Act 2Q06	Closings	45	49	72	18	10	10	21	29	52	**112**
Del Webb			Housing Inv	72	71	17	13	7	21	28	74	34	**3.6** *mos*
			VDL Inv	96	48	102	88	84	60	142	234	222	**19.2** *mos*
Gates at Waters Edge (3)		DONW-OakPt	Starts	0	0	0	0	0	0	1	0	0	**1**
$700-$1000	*117'-175'*	Act 2Q08	Closings	0	0	0	0	0	0	0	0	1	**1**
Braewood Custom Homes/Cisneros Custom Homes/Our Country Homes/Summerstone Homes			Housing Inv	0	0	0	0	0	0	1	1	0	**0.0**
			VDL Inv	12	12	12	12	12	12	11	11	53	**636.0** *mos*
Glen Cove (40)		DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$124-$199	*52'-60'*	BO 4Q05	Closings	0	0	0	0	0	0	0	0	0	**0**
			Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
			VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**

**Inventory Supply = Housing Inv/(Annual Closings/12)*
Vacant Developed Lot Supply = VDL Inv/(Annual Starts/12)

N/A indicates Inventory is present but cannot calculate months of supply without starts or closings (see above).

Copyright Metrostudy

metrostudy
A hanleywood Company
Sales: 1-800-227-8839

Quarterly Activity & Inventory Report

Little Elm ISD

Sorted By Subdivision

Subdivision Name (Map No) / Price Range / Lot Size / Active Builders	Sub Area / Status		4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	Ann. Rates/ *Inv. Supply
Hidden Cove (Denton (30)	DONW-DenCo	Starts	39	54	38	27	22	29	9	45	53	**136**
$136-$309 *45'-55'*	Act 2Q06	Closings	70	43	38	57	26	29	31	8	25	**93**
Gehan Homes/Holiday Builders/Lennar Homes		Housing Inv	54	65	65	35	31	31	9	46	74	**9.5** *mos*
		VDL Inv	64	90	52	25	58	29	69	176	123	**10.9** *mos*
Hillside South (21)	DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$88-$125 *60'*	BO 4Q00	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Hunter's Ridge Estat (6)	DONW-OakPt	Starts	0	0	0	0	0	0	0	0	0	**0**
$599-$799 *190'*	Act 4Q07	Closings	0	1	0	0	0	1	0	0	0	**1**
Custom Builders		Housing Inv	2	1	1	1	1	0	0	0	0	**0.0**
		VDL Inv	11	11	11	11	11	11	11	11	11	**n/a**
King's Crossing (44)	DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$130-$221 *50'*	BO 1Q07	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Lakes of Little Elm (16)	DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$86-$129 *60'*	BO 4Q00	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Lakeside (23)	DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$115-$165 *60'*	BO 4Q05	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Lakeside II (22)	DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$100-$168 *60'*	BO 4Q07	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Lakeview Estates (La (9)	DNE-LkwdVil	Starts	0	0	0	0	0	0	0	0	0	**0**
$0-$0 *246'*	Future	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Lakewood Estates (Li (20)	DNE-LtlElm	Starts	11	5	5	3	8	6	15	8	1	**30**
$130-$211 *60'*	Act 3Q01	Closings	5	4	8	4	3	2	15	11	12	**40**
D.R. Horton Homes		Housing Inv	9	10	7	6	11	15	15	12	1	**0.3** *mos*
		VDL Inv	51	46	41	38	30	24	8	1	0	**0.0**
Mariner Point (25)	DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$99-$142 *50'*	BO 4Q02	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Northlake Estates (L (17)	DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$0-$0 *70'-80'*	Future	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**

**Inventory Supply = Housing Inv/(Annual Closings/12)*
Vacant Developed Lot Supply = VDL Inv/(Annual Starts/12)

N/A indicates Inventory is present but cannot calculate months of supply without starts or closings (see above).

Copyright Metrostudy

metrostudy
A hanleywood Company
Sales: 1-800-227-8839

Quarterly Activity & Inventory Report

Little Elm ISD

Sorted By Subdivision

Subdivision Name (Map No) / Price Range / Lot Size / Active Builders	Sub Area / Status		4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	Ann. Rates/ *Inv. Supply
Paloma Creek South ((15)	DONW-DenCo	Starts	0	0	0	0	0	0	0	0	0	**0**
$0-$0 *40'*	Future	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Prestonwood Polo and (2)	DONW-OakPt	Starts					0	0	0	0	0	**0**
$0-$0 *400'*	Future	Closings					0	0	0	0	0	**0**
		Housing Inv					0	0	0	0	0	**0.0**
		VDL Inv					0	0	0	0	0	**0.0**
Rivendale by the Lak (32)	DONW-DenCo	Starts			0	0	0	0	6	25	4	**35**
$215-$281 *50'*	Act 1Q14	Closings			0	0	0	0	0	0	4	**4**
D.R. Horton Homes		Housing Inv			0	0	0	0	6	31	31	**93.0** *mos*
		VDL Inv			0	0	0	120	114	89	210	**72.0** *mos*
Robinson Ridge (Litt (26)	DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$115-$197 *60'-68'*	BO 2Q06	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Rustic Oaks Estates (5)	DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$400-$900 *166'*	BO 4Q01	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Shahan Lakeview Addi (14)	DONW-OakPt	Starts	0	0	0	0	0	0	0	0	0	**0**
$0-$0 *50'-100'*	Future	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Shell Beach (18)	DNE-LtlElm	Starts	0	1	0	0	0	0	1	1	1	**3**
$163-$1000 *80'-120'*	Act 2Q98	Closings	0	0	0	0	1	0	0	0	1	**1**
Anderson Sargent Custom Builder/Bailey Family Custom Homes/UBUILDIT.COM		Housing Inv	0	1	1	1	0	0	1	2	2	**24.0** *mos*
		VDL Inv	14	13	13	13	13	13	12	11	10	**40.0** *mos*
Shores of Lakewood V (10)	DNE-LtlElm	Starts	0	0	0	0	1	0	1	1	0	**2**
$350-$1500 *144'-150'*	Act 2Q98	Closings	0	0	0	0	0	0	0	1	1	**2**
		Housing Inv	0	0	0	0	1	1	2	2	1	**6.0** *mos*
		VDL Inv	29	29	29	29	28	28	27	26	26	**156.0** *mos*
Stardust Ranch (24)	DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$145-$226 *60'-75'*	BO 3Q12	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Sunrise Bay (11)	DNE-LkwdVil	Starts	0	0	0	0	1	0	2	1	0	**3**
$350-$1000 *140'*	Act 2Q96	Closings	0	0	1	0	0	0	1	0	1	**2**
Alan Hoffman Company/Kenneth Graham Custom Homes/Knight CH/Villa Custom Homes		Housing Inv	1	1	0	0	1	1	2	3	2	**12.0** *mos*
		VDL Inv	71	71	71	71	70	70	68	67	67	**268.0** *mos*

**Inventory Supply = Housing Inv/(Annual Closings/12)*
Vacant Developed Lot Supply = VDL Inv/(Annual Starts/12)

N/A indicates Inventory is present but cannot calculate months of supply without starts or closings (see above).

Copyright Metrostudy

metrostudy
A hanleywood Company
Sales: 1-800-227-8839

Quarterly Activity & Inventory Report

Little Elm ISD

Sorted By Subdivision

Subdivision Name (Map No) / Price Range / Lot Size / Active Builders	Sub Area / Status		4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	Ann. Rates/ *Inv. Supply
Sunset Pointe (LEISD (39)	DNE-LtlElm	Starts	32	25	45	23	34	23	31	21	17	**92**
$192-$363 *50'-77'*	Act 2Q04	Closings	29	26	29	36	29	24	28	29	28	**109**
Beazer Homes/Dunhill Homes/Meritage Homes		Housing Inv	43	42	58	45	50	49	52	44	33	**3.6** *mos*
		VDL Inv	273	248	203	180	146	123	92	71	54	**7.0** *mos*
Tribute/Aberdeen (29)	DNW-Colony	Starts	5	13	11	13	9	11	9	1	1	**22**
$295-$419 *50'*	Act 2Q07	Closings	8	4	11	13	14	7	7	11	1	**26**
American Legend Homes/Highland Homes		Housing Inv	8	17	17	17	12	16	18	8	8	**3.7** *mos*
		VDL Inv	68	55	44	31	22	11	2	1	88	**48.0** *mos*
Tribute/Balmerino (28)	DNW-Colony	Starts	8	6	9	19	8	8	1	6	5	**20**
$290-$850 *60'-90'*	Act 2Q07	Closings	5	5	9	9	12	8	13	6	4	**31**
American Legend Homes/Belclaire Homes/Coventry Homes/Flagstone Custom Homes/Sanders Custom Homes		Housing Inv	13	14	14	24	20	20	8	8	9	**3.5** *mos*
		VDL Inv	63	60	51	32	24	16	15	9	4	**2.4** *mos*
Tribute/Gardens (36)	DNW-Colony	Starts	3	4	5	3	1	4	0	3	9	**16**
$250-$498 *50'*	Act 2Q07	Closings	1	2	3	5	7	2	3	2	2	**9**
Grand Homes/Reflection Homes		Housing Inv	9	11	13	11	5	7	4	5	12	**16.0** *mos*
		VDL Inv	62	58	53	50	49	45	45	42	34	**25.5** *mos*
Tribute/Glen (31)	DNW-Colony	Starts	5	3	6	7	5	4	1	9	5	**19**
$451-$751 *77'-85'*	Act 2Q07	Closings	3	3	3	3	5	9	3	3	5	**20**
Darling Homes/Highland Homes/S Clements Homes		Housing Inv	6	6	9	13	13	8	6	12	12	**7.2** *mos*
		VDL Inv	45	43	36	29	24	20	19	11	76	**48.0** *mos*
Tribute/Lochs (33)	DNW-Colony	Starts	4	4	0	7	3	9	1	4	3	**17**
$279-$496 *60'-90'*	Act 2Q07	Closings	2	5	2	2	3	6	4	2	3	**15**
Grand Homes/Reflection Homes		Housing Inv	7	6	4	9	9	12	9	11	11	**8.8** *mos*
		VDL Inv	39	35	35	28	74	65	64	60	56	**39.5** *mos*
Tribute/Stonehaven (37)	DNW-Colony	Starts	0	0	0	0	0	0	0	2	0	**2**
$333-$490 *50'-60'*	Act 3Q14	Closings	0	0	0	0	0	0	0	0	0	**0**
Meritage Homes		Housing Inv	0	0	0	0	0	0	0	2	2	**n/a**
		VDL Inv	0	0	0	0	0	0	0	114	114	**684.0** *mos*
Tribute/Tullamore Me (27)	DNW-Colony	Starts					0	0	0	0	0	**0**
$400-$496 *60'*	Act 4Q14	Closings					0	0	0	0	0	**0**
American Legend Homes		Housing Inv					0	0	0	0	0	**0.0**
		VDL Inv					0	0	0	0	34	**n/a**
Valencia on the Lake (34)	DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$0-$0 *40'-100'*	Future	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Villages of Woodlake (45)	DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$94-$197 *50'-65'*	BO 4Q06	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**

**Inventory Supply = Housing Inv/(Annual Closings/12)*
Vacant Developed Lot Supply = VDL Inv/(Annual Starts/12)

N/A indicates Inventory is present but cannot calculate months of supply without starts or closings (see above).

Copyright Metrostudy

metrostudy
A hanleywood Company
Sales: 1-800-227-8839

Quarterly Activity & Inventory Report

Little Elm ISD

Sorted By Subdivision

Subdivision Name (Map No) / Price Range / Lot Size / Active Builders	Sub Area / Status		4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	Ann. Rates/ *Inv. Supply
Waterstone (LEISD) (41)	DNE-Frisco	Starts	3	4	0	15	8	11	9	18	8	**46**
$337-$439 *70'*	Act 3Q12	Closings	0	0	0	4	6	11	11	11	8	**41**
Meritage Homes		Housing Inv	3	7	7	18	20	20	18	25	25	**7.3** *mos*
		VDL Inv	90	86	86	71	63	52	43	25	17	**4.4** *mos*
Wellington Trace (7)	DONW-OakPt	Starts	0	4	1	0	0	0	1	0	5	**6**
$160-$291 *65'*	Act 1Q04	Closings	0	0	4	1	0	0	0	0	0	**0**
Bloomfield Homes		Housing Inv	0	4	1	0	0	0	1	1	6	**n/a**
		VDL Inv	9	5	4	5	5	5	3	65	60	**120.0** *mos*
Wildridge (Oak Point (13)	DONW-OakPt	Starts	0	0	0	0	0	0	0	0	0	**0**
$0-$0 *50'-70'*	Future	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Woodridge Est (Oak P (8)	DONW-OakPt	Starts	0	2	6	10	5	7	5	10	7	**29**
$215-$282 *64'-106'*	Act 1Q05	Closings	1	0	0	3	4	5	8	10	6	**29**
Holiday Builders/Megatel Homes		Housing Inv	0	2	8	15	16	18	15	15	16	**6.6** *mos*
		VDL Inv	55	53	47	37	32	25	20	10	3	**1.2** *mos*
Wynfield Farms (35)	DNE-LtlElm	Starts	0	0	0	0	0	0	0	0	0	**0**
$100-$156 *50'-52'*	BO 1Q05	Closings	0	0	0	0	0	0	0	0	0	**0**
		Housing Inv	0	0	0	0	0	0	0	0	0	**0.0**
		VDL Inv	0	0	0	0	0	0	0	0	0	**0.0**
Selection Totals		Starts	**175**	**173**	**144**	**141**	**109**	**136**	**126**	**231**	**131**	**624**
		Closings	**174**	**142**	**180**	**155**	**120**	**114**	**146**	**124**	**155**	**539**
		Housing Inv	**227**	**258**	**222**	**208**	**197**	**219**	**199**	**306**	**282**	**6.3** *mos*
		VDL Inv	**1,102**	**1,013**	**940**	**800**	**795**	**779**	**810**	**1,078**	**1,306**	**25.1** *mos*

**Inventory Supply = Housing Inv/(Annual Closings/12)*
Vacant Developed Lot Supply = VDL Inv/(Annual Starts/12)

N/A indicates Inventory is present but cannot calculate months of supply without starts or closings (see above).

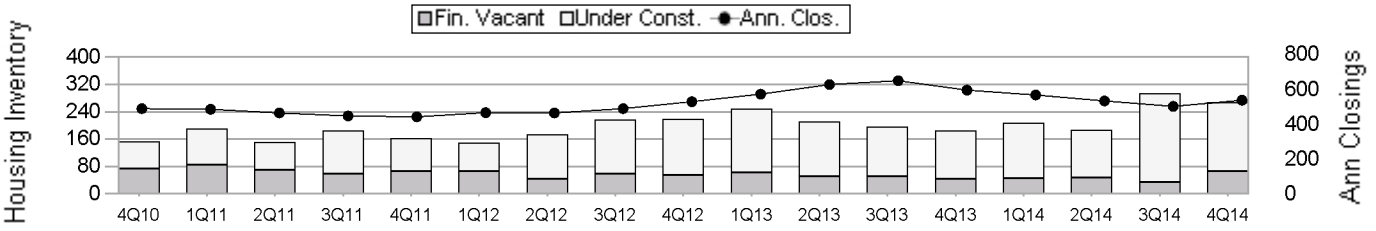
metrostudy
A hanleywood Company
Sales: 1-800-227-8839

Historical Housing Activity Summary

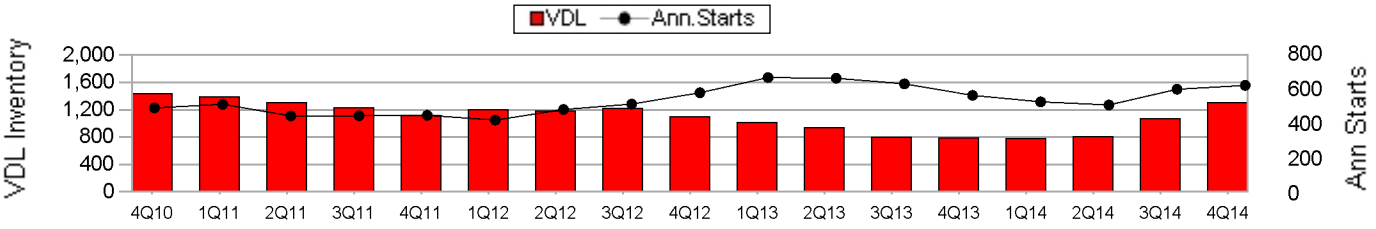
Little Elm ISD

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
4Q10	139	491	14	74	79	167	4.1	107	495	1,436	34.8	5,602	457
1Q11	75	487	15	86	105	206	5.1	114	516	1,392	32.4	5,593	526
2Q11	127	466	15	70	81	166	4.3	87	449	1,308	35.0	5,558	349
3Q11	108	449	15	59	126	200	5.3	142	450	1,238	33.0	5,486	151
4Q11	134	444	13	67	96	176	4.8	110	453	1,124	29.8	5,651	141
1Q12	99	468	14	66	83	163	4.2	86	425	1,207	34.1	5,486	240
2Q12	125	466	12	43	131	186	4.8	148	486	1,187	29.3	5,354	365
3Q12	133	491	10	58	158	226	5.5	173	517	1,225	28.4	5,144	504
4Q12	174	531	9	56	162	227	5.1	175	582	1,102	22.7	5,150	560
1Q13	142	574	10	62	186	258	5.4	173	669	1,013	18.2	5,520	475
2Q13	180	629	11	51	160	222	4.2	144	665	940	17.0	6,188	418
3Q13	155	651	12	51	145	208	3.8	141	633	800	15.2	6,167	208
4Q13	120	597	12	44	141	197	4.0	109	567	795	16.8	6,042	260
1Q14	114	569	12	46	161	219	4.6	136	530	779	17.6	5,973	296
2Q14	146	535	12	47	140	199	4.5	126	512	810	19.0	5,965	382
3Q14	124	504	13	34	259	306	7.3	231	602	1,078	21.5	5,468	880
4Q14	155	539	15	66	201	282	6.3	131	624	1,306	25.1	5,109	1,135

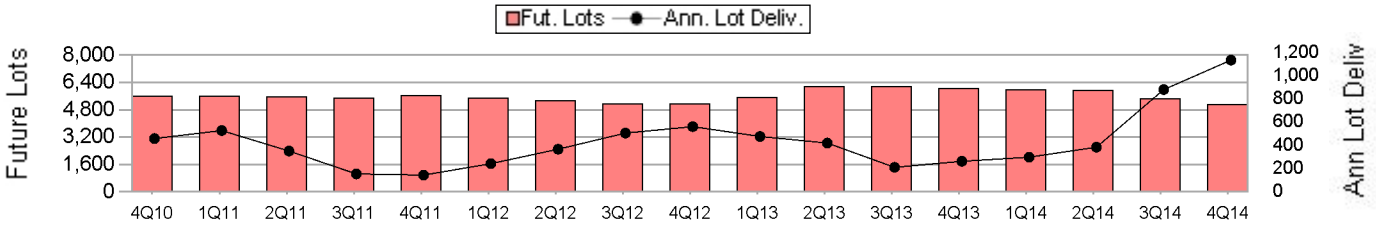
Housing Inventory and Closings By Quarter



Vacant Developed Lots and Starts By Quarter



Future Lots and Deliveries By Quarter



Copyright Metrostudy

metrostudy
A hanleywood Company
Sales: 1-800-227-8839

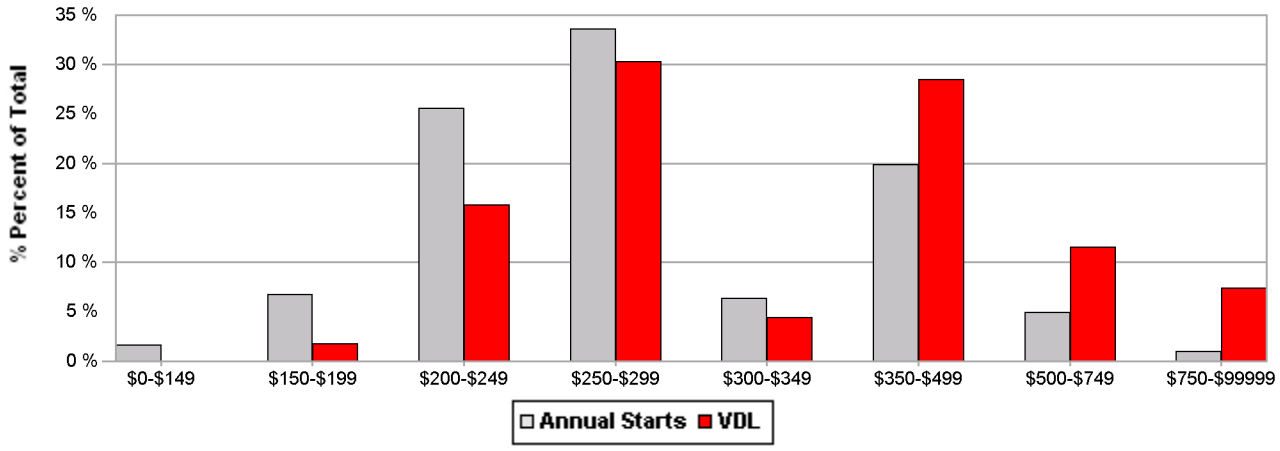
www.tdemographics.com

Price Range Analysis

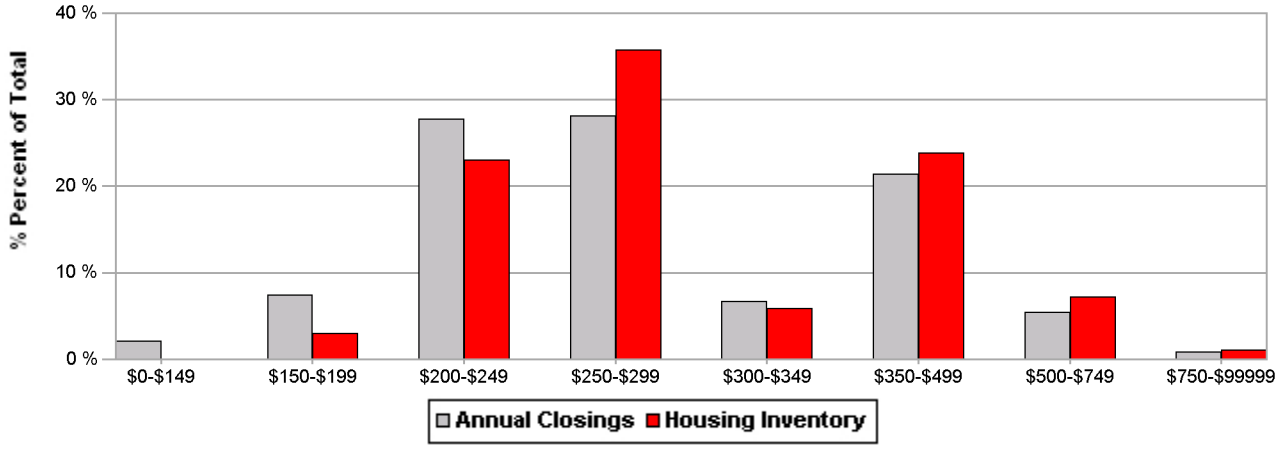
Little Elm ISD

		$0 $149,999	$150,000 $199,999	$200,000 $249,999	$250,000 $299,999	$300,000 $349,999	$350,000 $499,999	$500,000 $749,999	$750,000 $99999999	*Total
Custom Market Numerical Totals	Ann Starts	10	42	160	210	40	124	31	7	**624**
	Ann Closings	11	40	150	152	36	116	29	5	**539**
	Housing Inv	0	9	65	101	17	67	20	3	**282**
	VDL Inv	0	23	207	396	58	373	151	97	**1,306**
	Housing Supply (Mos)	***-***	***2.6***	***5.2***	***8.0***	***5.6***	***7.0***	***8.3***	***8.0***	***6.3***
	VDL Supply (Mos)	***-***	***6.6***	***15.6***	***22.7***	***17.4***	***36.1***	***58.4***	***179.5***	***25.1***
Custom Market Percentage Totals	Ann Starts	1.7 %	6.8 %	25.6 %	33.6 %	6.4 %	19.9 %	5.0 %	1.0 %	**100 %**
	Ann Closings	2.1 %	7.5 %	27.8 %	28.1 %	6.7 %	21.5 %	5.5 %	0.9 %	**100 %**
	Housing Inv		3.0 %	23.1 %	35.8 %	5.9 %	23.8 %	7.3 %	1.1 %	**100 %**
	VDL Inv		1.8 %	15.9 %	30.3 %	4.4 %	28.5 %	11.6 %	7.5 %	**100 %**

Price Range Distribution of Annual Starts vs VDL



Price Range Distribution of Annual Closings vs Housing Inventory



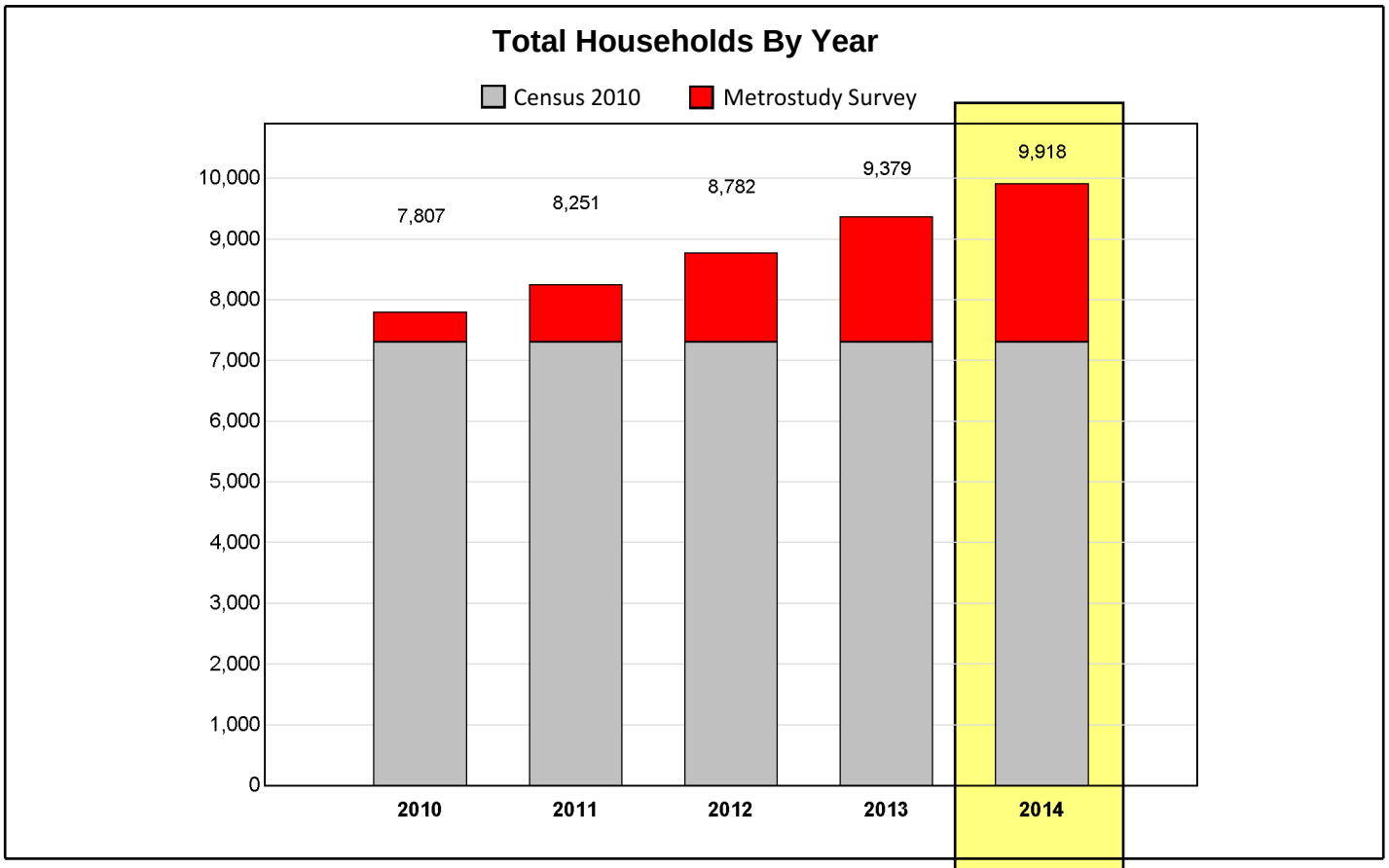
Copyright Metrostudy

metrostudy
A hanleywood Company
Sales: 1-800-227-8839

**Because this report excludes sections without pricing information, the totals may not match those shown on other summary reports.*

Household Growth Summary

Little Elm ISD



Household Development Summary

	Selected Subdivisions		Households By Construction Status					
Source	**Count**	**Status**	**Future Lots**	**Vacant Lots**	**Housing Inventory**	**Occupied Units**	**Annual Closings**	**Potential Households**
Census						7,316		
Metrostudy	15	Builtout	0	0	0	209[1]		
Metrostudy	23	Active	1,644	1,306	282	2,393[1]		
Metrostudy	8	Future	3,465	0	0	0		
Totals	**46**		**5,109**	**1,306**	**282**	**9,918**	**539**	**16,615**

1. Cumulative closings since the Year 2010; Occupied units are recorded from onsite surveyor inspections performed during the Metrostudy residential survey. Closings are calculated as the change in occupied units between quarters.

Copyright Metrostudy

metrostudy

Metrostudy Definitions and Methodology

REPORTS:

Residential Survey Report – 6 Quarter History of Quarterly Closings, Inventory Levels, Starts (Lot Absorption), Subdivision Section Profiles, Price Range(s), Lot Sizes & Current Lot Supply, Active Builder List, (Detail for Starts & Closings is at the Subdivision Level, Detail for Price Ranges and Lot Sizes is at the Section Level)

Price Analysis Report – Annual Closings, Starts, Current Quarter Inventory, & Lots by Price Range (Depth of Market by Price Range)

VDL Analysis Report – Annual Starts and Current Inventory Levels by Lot Size by Submarket, & Subdivision

MARKET:

Market – encompasses the overall Dallas/Fort Worth region

Market Area – within the Market are smaller geographic regions. The 16 market areas are: *City of Dallas, Dallas Northwest, Dallas Outer Northwest, Dallas Northeast, Dallas East, Dallas Outer East, Dallas Southwest, Dallas West, City of Arlington, City of Fort Worth, Fort Worth Northwest, Fort Worth Far North, Fort Worth Northeast, Fort Worth Southeast, Fort Worth South & Southeast, and Parker County.*

Sub-Market – within a market area more specific territory in which the subdivision is located, generally corresponds with the various municipalities in the Dallas/Fort Worth Metroplex.

SURVEY PROCESS:

We gather all single-family subdivision plats in the Dallas/Fort Worth market, and our 'Surveyors' physically inspect each lot every 90 days. This task begins at the end of each quarter and is completed within ten days. The results of these surveys are totaled, tabulated and delivered in the form of briefings, publications, site assessments, and market studies. Each of our reports will include the following terms and abbreviations that are defined as follows:

Future Lot Inventory – as soon as a preliminary plat is submitted (sometimes a site plan) for consideration by a city, the subdivision lots are considered to be Future Lots.

Vacant Developed Lot (VDL) – after the subdivision streets have been paved and our surveyor can physically drive in front of the lot, we consider the subdivision to be developed and to contain Vacant Developed Lots, or 'VDL'.

Start – as we inspect lots, when a housing slab or foundation has been poured, we record a housing 'Start'.

Inventory – after a home has been started, it remains as 'Inventory' until it is occupied. It can remain in the following three states until occupancy takes place. It is possible for a home to be started and closed within the quarter and to skip the inventory state. In such case, a Start and Closing are recorded for the quarter.

- ***Under Construction (UC)*** – a slab has been poured and the unit is "in process" and unfinished.
- ***Finished Vacant (FV)*** – when all improvements are complete, the lot & yard are cleaned-up, and the house is ready for occupancy, the inventory unit is classified as 'Finished Vacant'-FV.
- ***Finished Model (FM)*** – builders often use a finished home as a center for sales and marketing. In such case, the inventory unit is classified as a 'Finished Model' home.

Closing – when an actual 'Move-In' has occurred, the home becomes 'Occupied' and a Closing is recorded.

Annual Starts & Closings – is the sum of activity for the most recent four quarters. Totals for all categories (Starts, Closings, VDL, Inventory, etc.) for the quarters are available as follows:

First Quarter (1Q).....first week in May
Second Quarter (2Q).....first week in August
Third Quarter (3Q).....first week in November
Fourth Quarter (4Q).....first week in February

Months of Supply (MOS) – this can be applied to the three categories of housing inventory as well as vacant developed lots and future lots. MOS for lots, either developed or future, is calculated by dividing the lots by the Annual Starts divided by twelve:

MOS for lots = VDL/(Annual Starts/12)

MOS for housing inventory is calculated similarly, but with Annual Closings:

MOS for Housing Inventory = Inventory/(Annual Closings/12)

Target Market Area (TMA) – these are the most competitive subdivisions-similar/comparative lot size, lot price, home price, amenity level, etc. They are not necessarily confined to the same Sub Market as the subdivision under study.