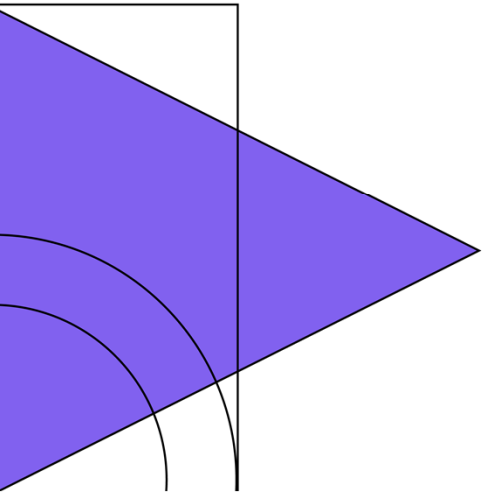
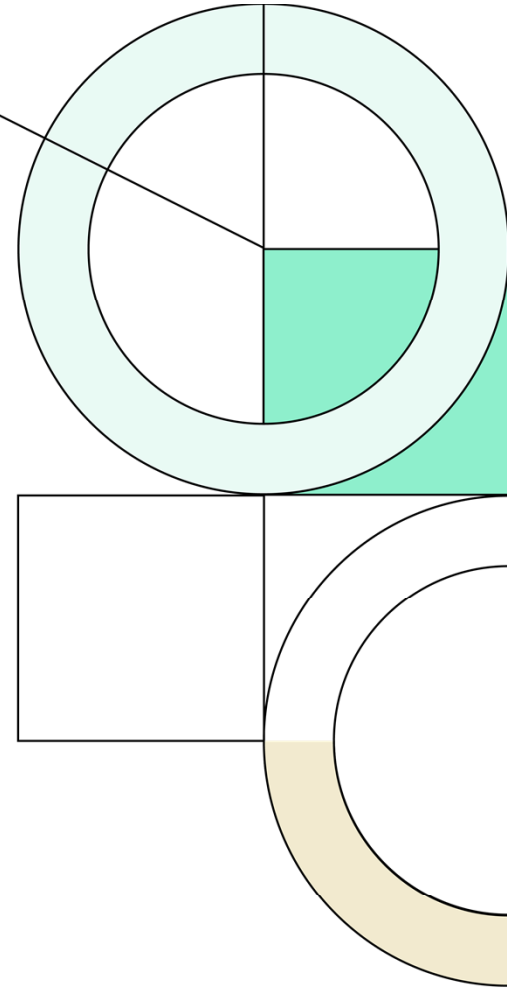


**Forney**  
Independent  
School  
District

2Q24

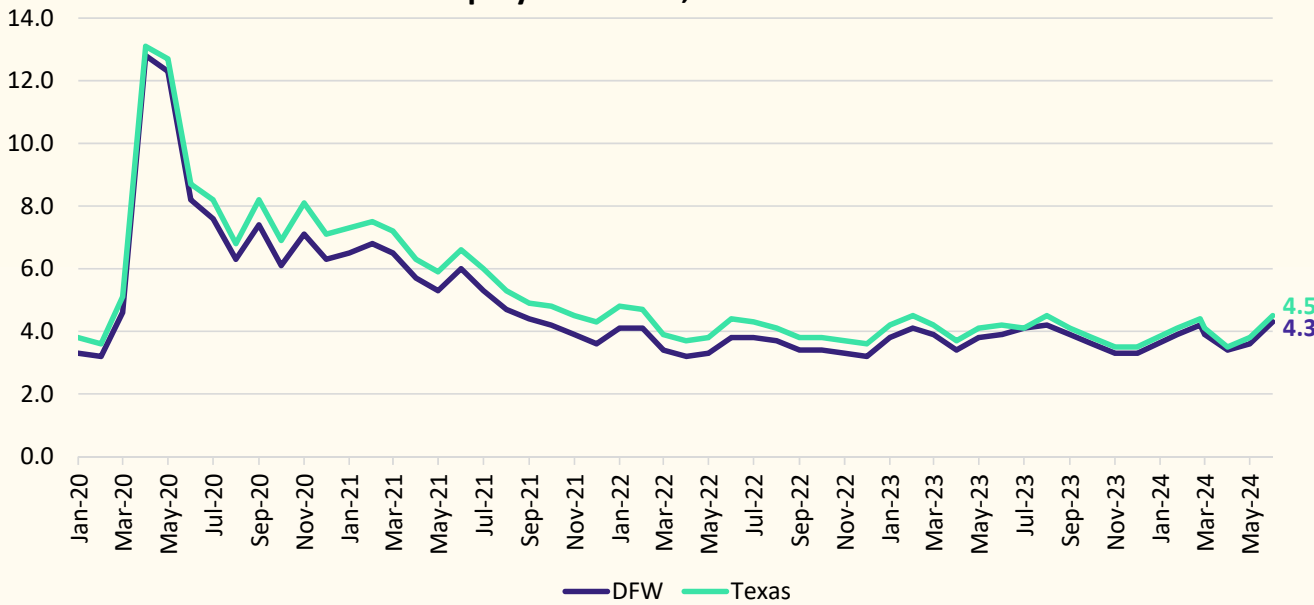
Demographic Report



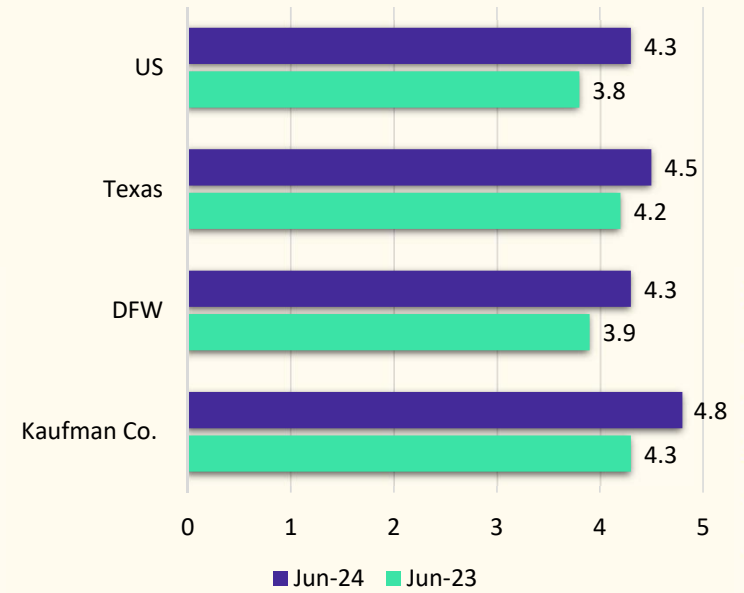


# Local Economic Conditions

### Unemployment Rate, Jan. 2020 - June 2024



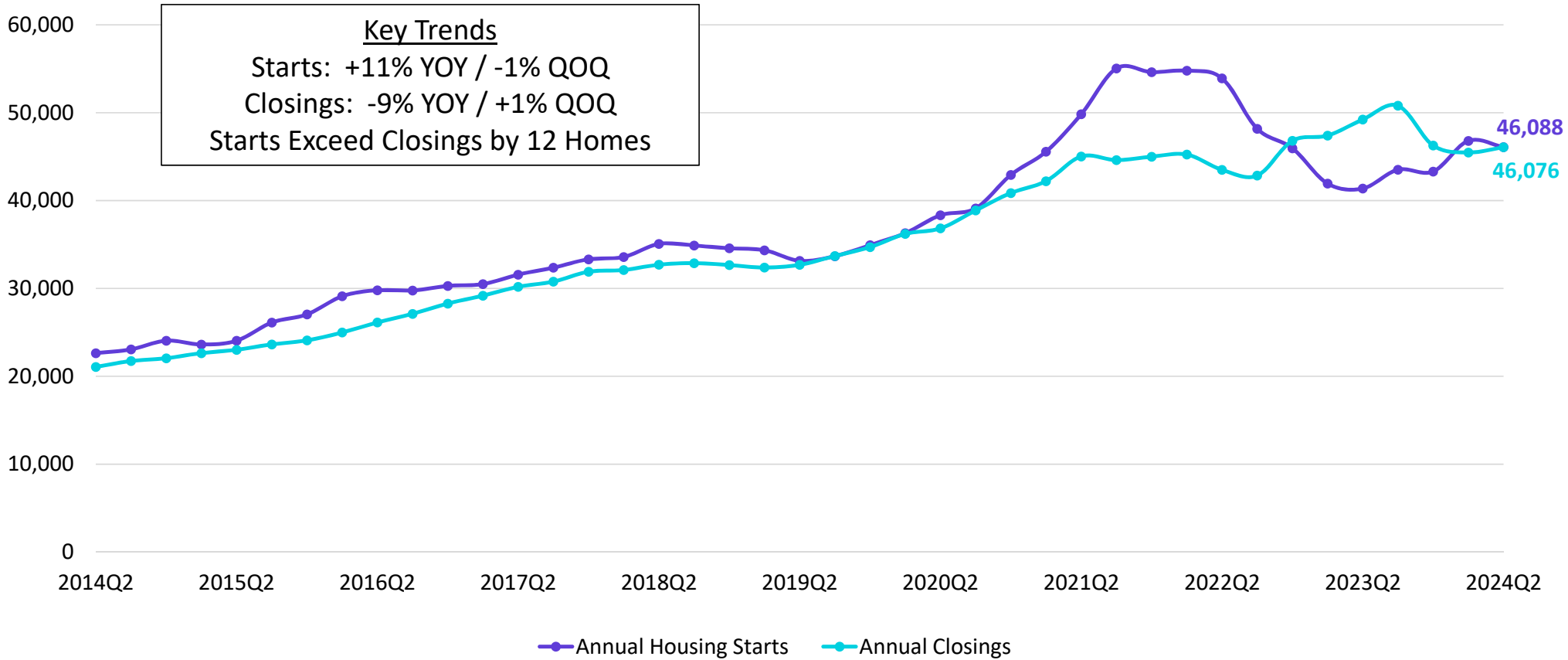
### Unemployment Rate, Year over Year





# DFW New Home Starts & Closings

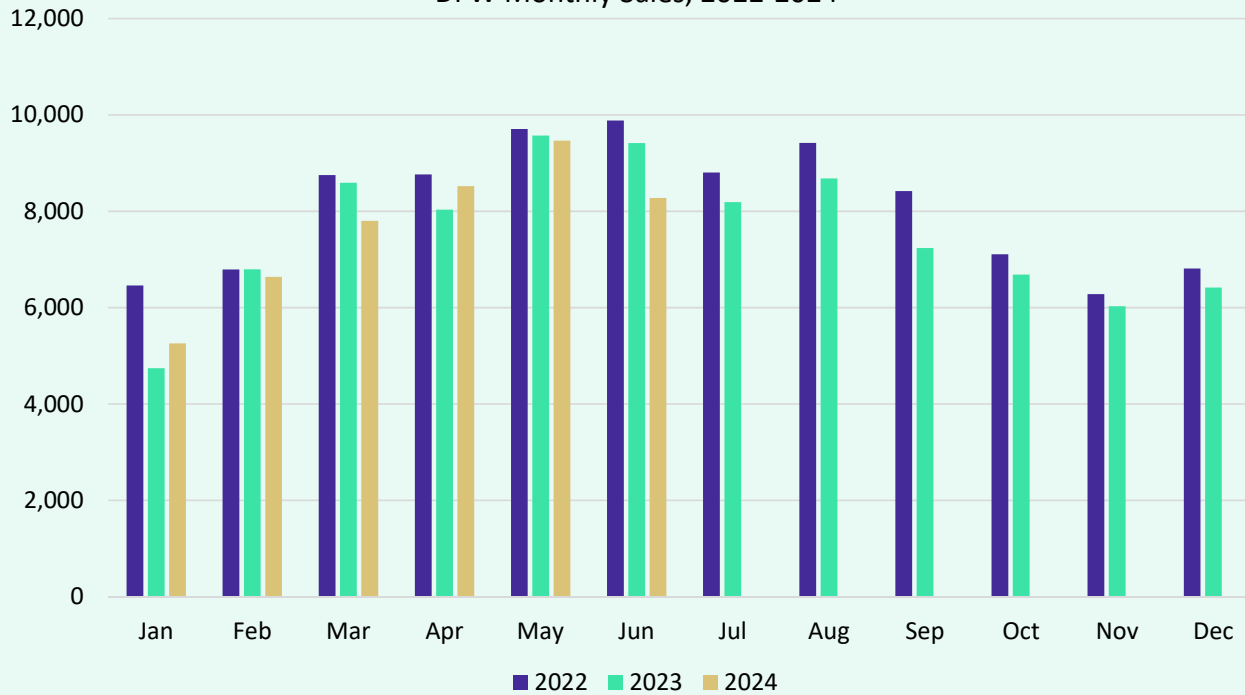
Annual Housing Starts vs. Annual Closings





# DFW Housing Market Trends

DFW Monthly Sales, 2022-2024

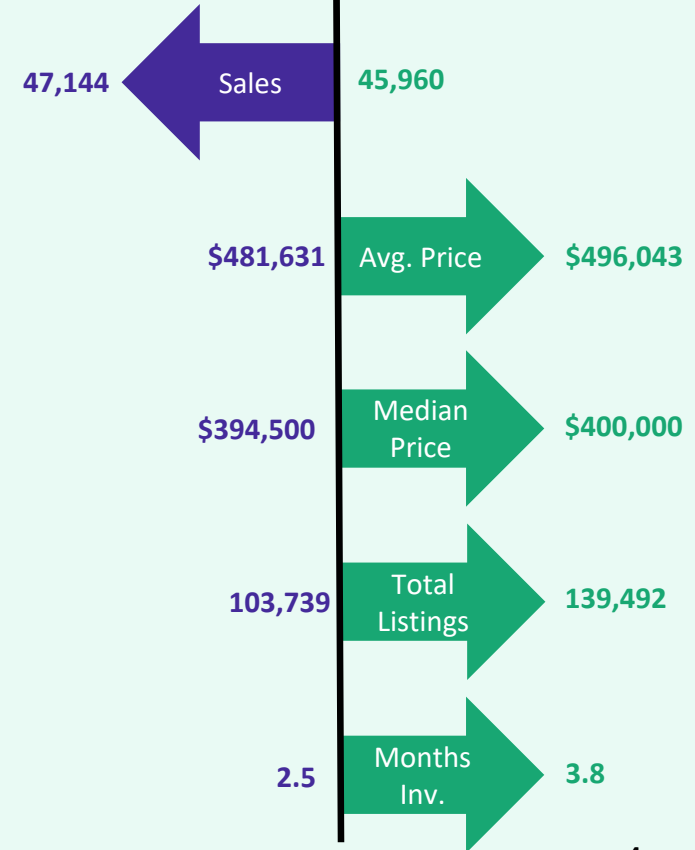


- Median and average home prices increased in the first half of 2024 as the number of listings increased over the same period in 2023
- After a solid start to the year, buyer confidence has tempered, and sales have followed
- Inventory is increasing across the DFW region as sales have slowed due to price increases



## YOY Housing Trends

Jan.-June 2023 | Jan.-June 2024



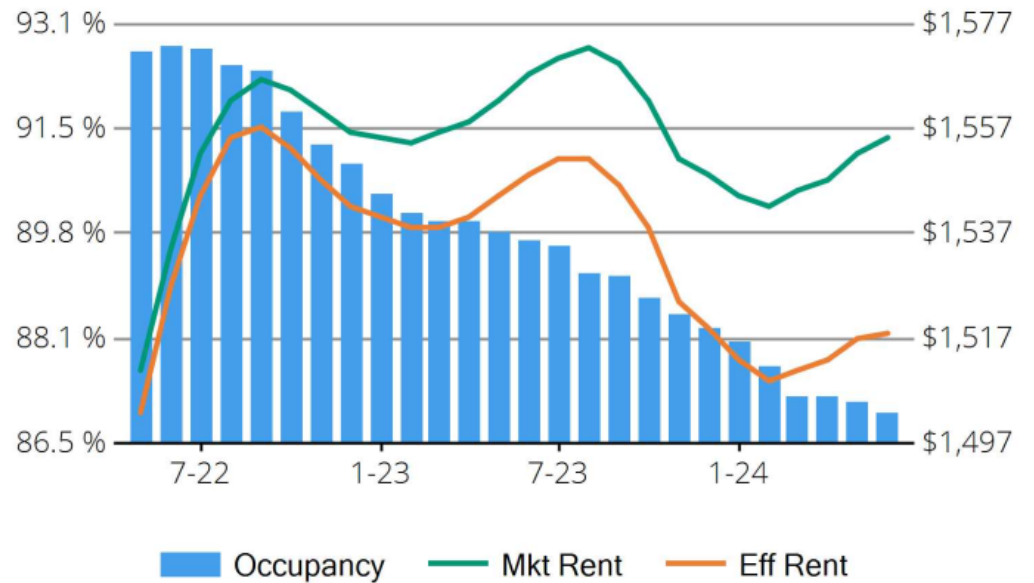


# Housing Market Trends: Multi-family Market- June 2024

## Stabilized and Lease-up Properties

Conventional Properties	Jun 2024	Annual Change
Occupancy	86.9	-3.1%
Unit Change	38,095	
Units Absorbed (Annual)	10,627	
Average Size (SF)	877	+0.3%
Asking Rent	\$1,555	-0.7%
Asking Rent per SF	\$1.77	-1.1%
Effective Rent	\$1,518	-1.9%
Effective Rent per SF	\$1.73	-2.3%
% Offering Concessions	34%	+67.4%
Avg. Concession Package	6.3%	+28.4%

### Dallas/Fort Worth, TX





# DFW New Home Ranking Report

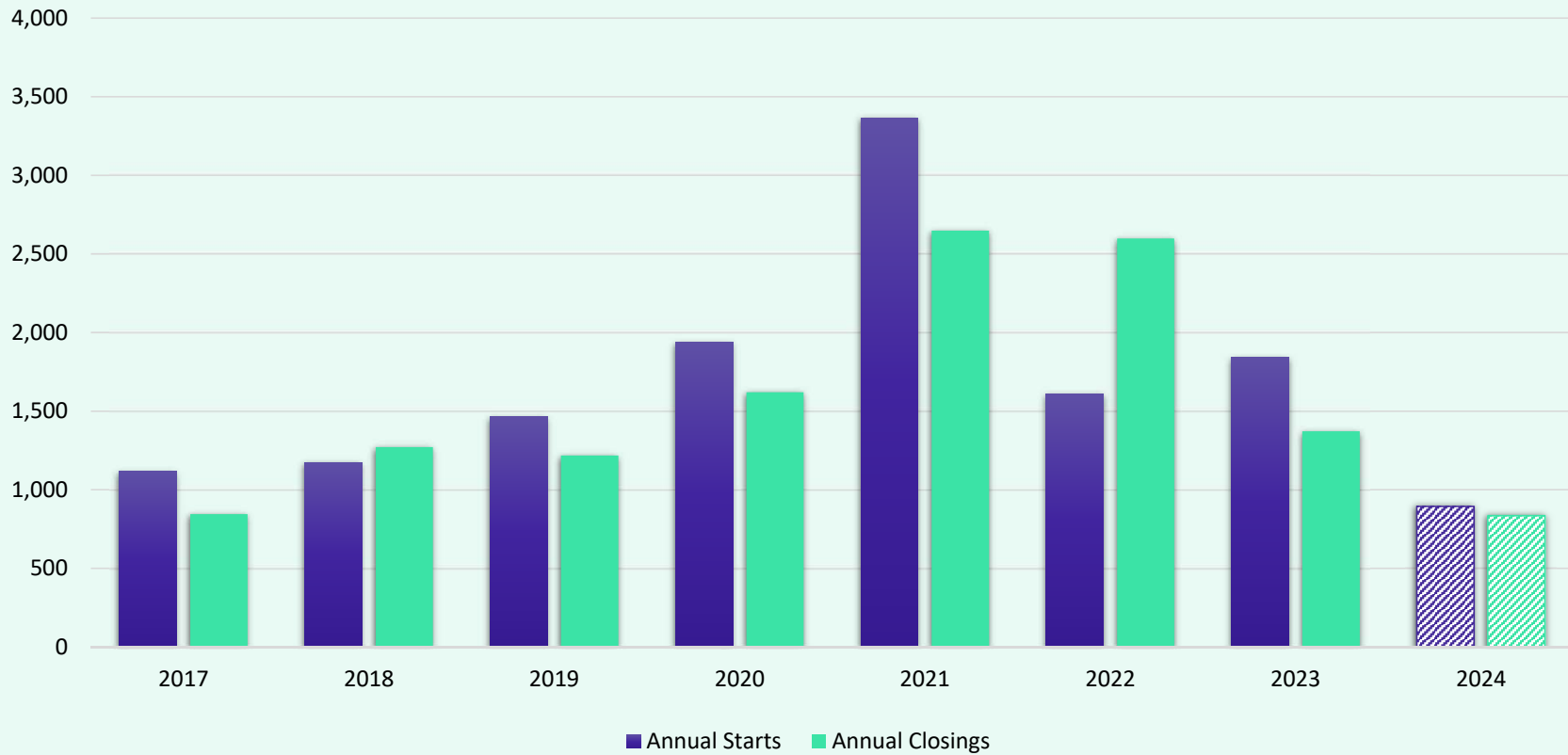
ISD Ranked by Annual Closings – 2Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	PROSPER ISD	2,734	3,124	1,598	2,391	17,294
2	NORTHWEST ISD	3,109	3,108	1,592	4,286	39,238
3	DENTON ISD	2,576	2,766	1,380	3,136	26,965
4	PRINCETON ISD	2,784	2,668	1,345	3,406	11,487
5	EMS ISD	1,925	2,120	892	1,906	10,984
6	AUBREY ISD	2,160	2,081	1,022	1,359	9,420
7	MCKINNEY ISD	2,019	1,856	1,134	2,837	8,873
<b>8</b>	<b>FORNEY ISD</b>	<b>2,027</b>	<b>1,608</b>	<b>1,291</b>	<b>4,028</b>	<b>22,735*</b>
9	DALLAS ISD	931	1,427	1,230	2,018	4,641
10	MELISSA ISD	1,016	1,366	522	1,007	1,596
11	CROWLEY ISD	941	1,222	703	2,838	14,583
12	ROYSE CITY ISD	1,054	1,180	597	2,406	15,647
13	ANNA ISD	1,220	1,134	671	1,299	9,829
14	COMMUNITY ISD	1,492	1,121	982	2,302	10,011
15	CELINA ISD	995	1,072	612	3,521	46,258
16	ROCKWALL ISD	976	1,012	753	3,214	12,275
17	GARLAND ISD	730	1,004	442	886	2,083
18	FRISCO ISD	1,003	996	699	2,042	8,192
19	MANSFIELD ISD	928	991	642	2,240	6,989
20	MIDLOTHIAN ISD	1,011	821	687	2,416	11,037

\* Based on additional research by Zonda Education  
 \*\* Totals **DO NOT** include age-restricted communities



# District New Home Activity

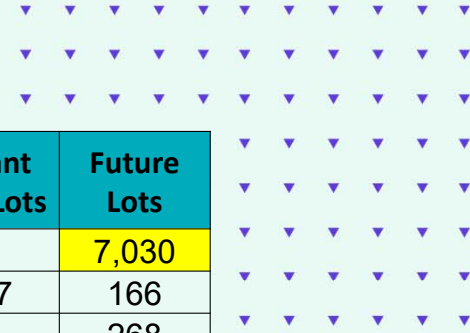


Starts	2017	2018	2019	2020	2021	2022	2023	2024
1Q	198	313	260	310	560	490	248	349
2Q	207	361	403	367	1071	526	460	545
3Q	332	281	397	520	1156	237	565	
4Q	379	220	403	739	579	357	568	
Total	1,116	1,175	1,463	1,936	3,366	1,610	1,841	894

Closings	2017	2018	2019	2020	2021	2022	2023	2024
1Q	161	262	219	298	538	699	235	407
2Q	194	406	250	401	704	804	364	428
3Q	211	302	336	384	714	369	374	
4Q	279	302	413	537	692	726	399	
Total	845	1,272	1,218	1,620	2,648	2,598	1,372	835



# District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BLACKBURN	0	0	0	0	0	0	0	7,030
CLAYBON	71	30	64	4	30	41	147	166
CRISWELL	82	5	271	27	18	23	7	268
CROSBY	166	59	73	12	97	136	986	1,789
DEWBERRY	367	89	189	88	130	246	421	4,724
GRIFFIN	646	147	510	149	178	379	934	2,150
HENDERSON	161	59	113	38	77	111	557	1,259
JOHNSON	168	61	77	27	93	136	380	3,808
LEWIS	69	14	70	10	18	53	6	0
WILLETT	297	81	241	73	92	166	590	1,541
<b>Grand Totals</b>	<b>2,027</b>	<b>545</b>	<b>1,608</b>	<b>428</b>	<b>733</b>	<b>1,291</b>	<b>4,028</b>	<b>22,735</b>

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

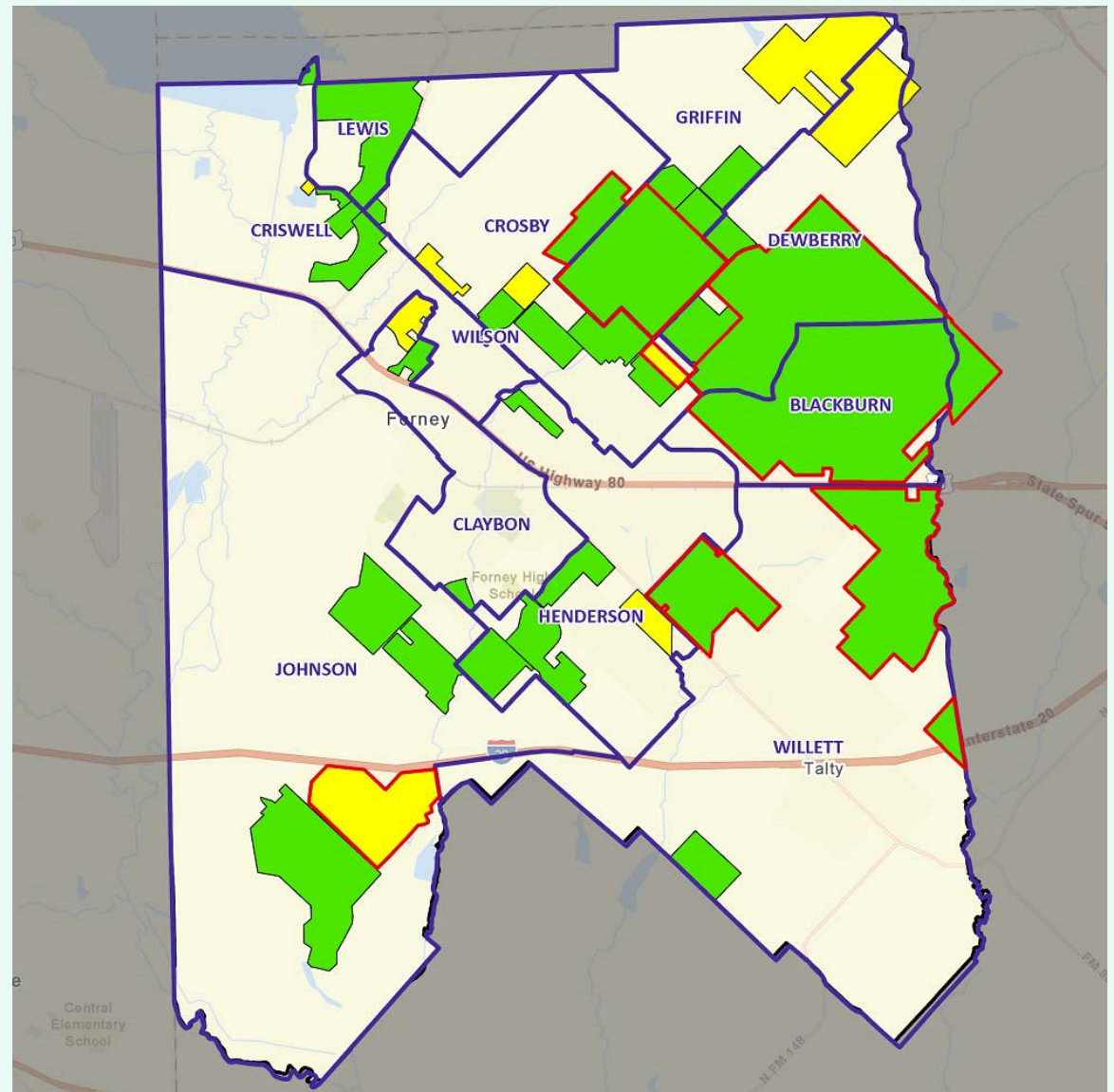






## District Housing Overview

- The district has 27 actively building subdivisions
- Within FISD there are 8 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 1,000 lots within 6 subdivisions
- 187 lots were delivered in the 2<sup>nd</sup> quarter





# Residential Activity



May 2024

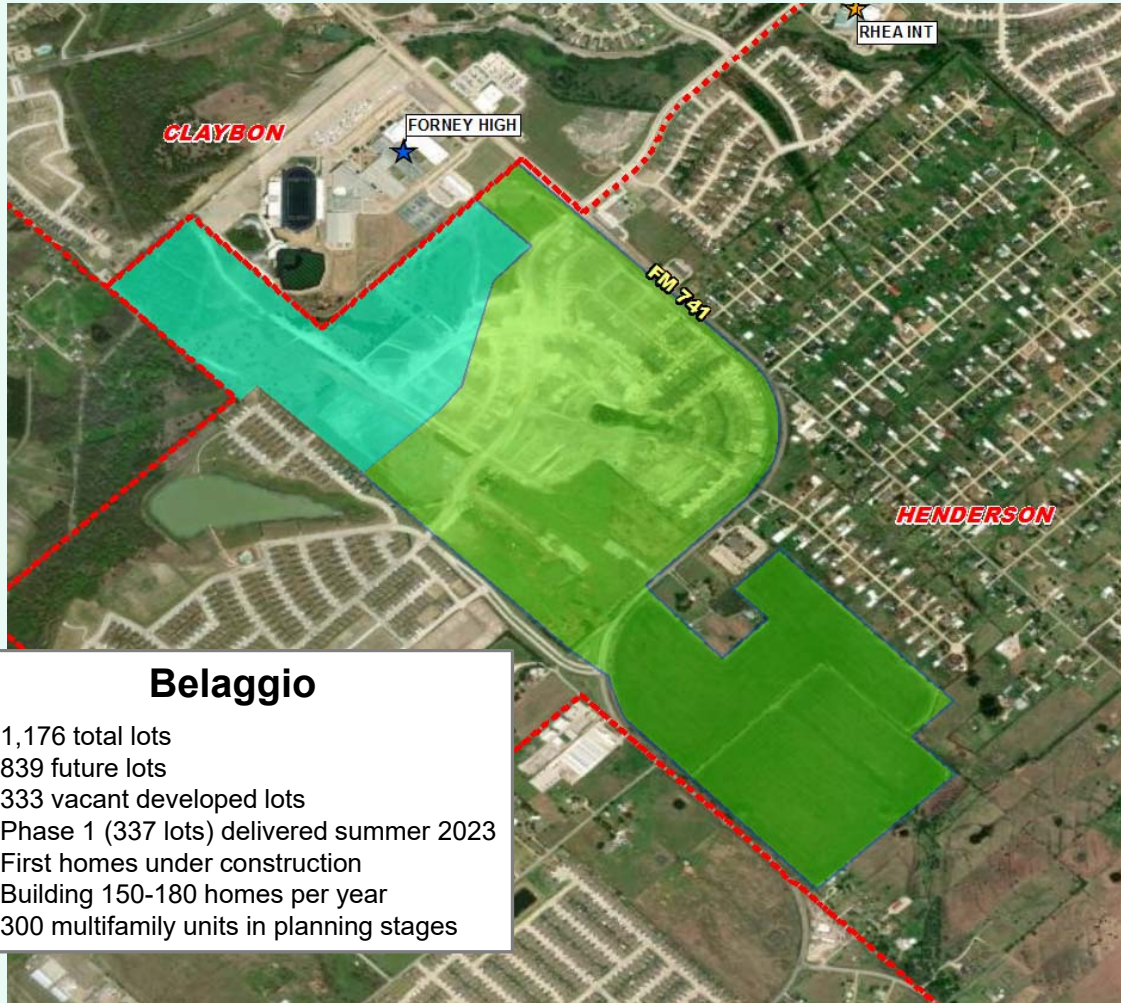
## Gateway Parks

- 1,845 total lots
- 600 future lots
- 216 vacant developed lots
- 51 homes under construction
- 941 homes occupied
- Phase 4A (120 lots) groundwork nearing completion, lots preselling
- Phase 5A (65 lots) groundwork underway
- Building 120-150 homes per year





# Residential Activity

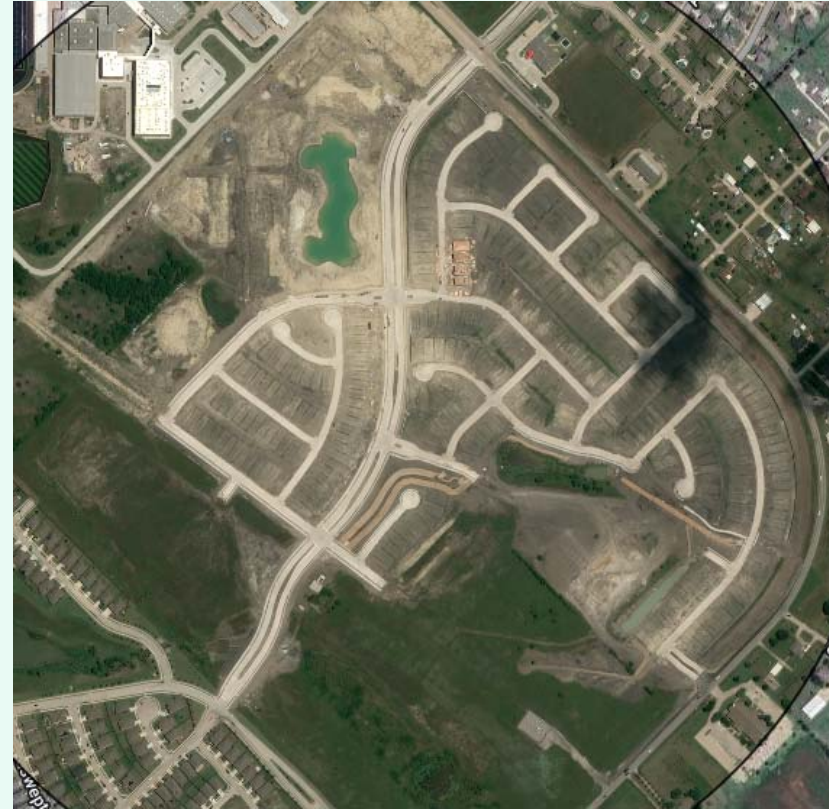


**Belaggio**

- 1,176 total lots
- 839 future lots
- 333 vacant developed lots
- Phase 1 (337 lots) delivered summer 2023
- First homes under construction
- Building 150-180 homes per year
- 300 multifamily units in planning stages



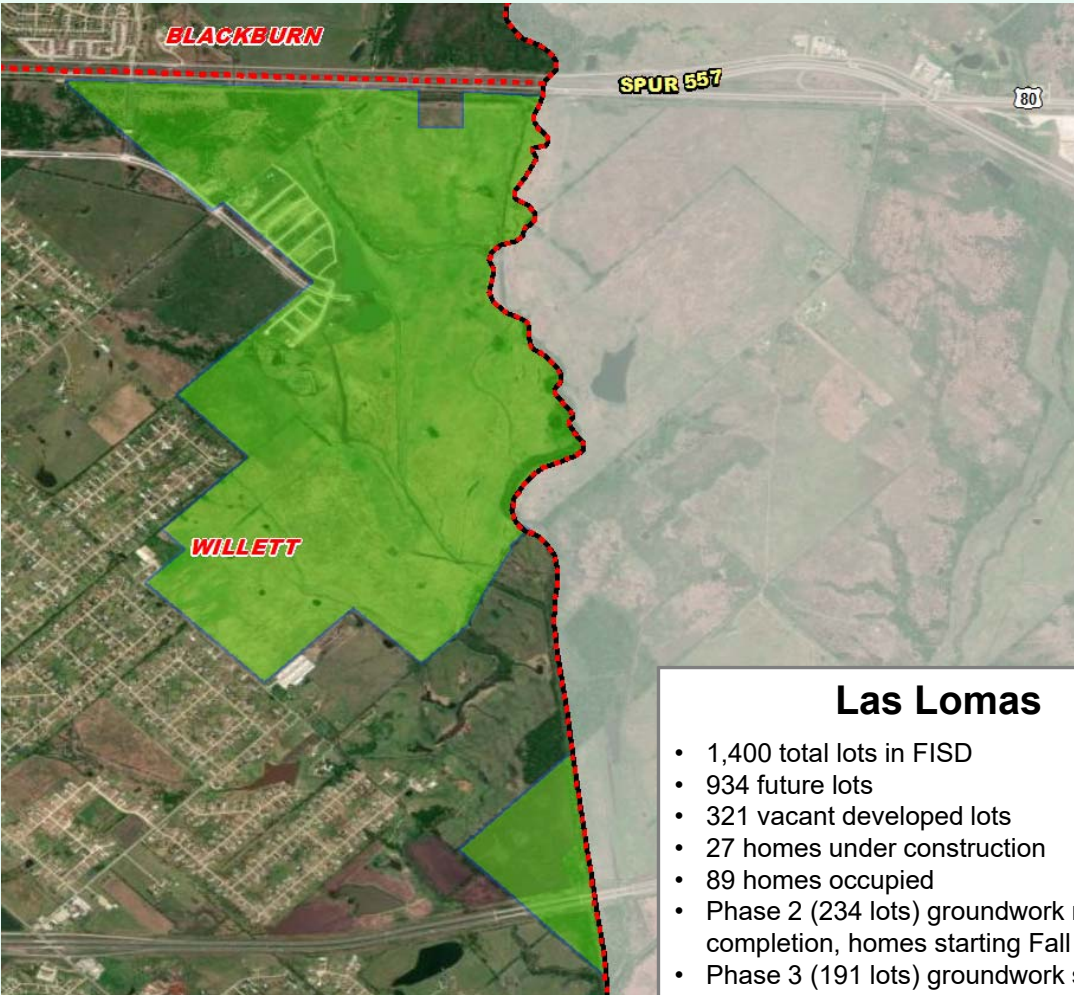
*May 2024*







# Residential Activity



May 2024

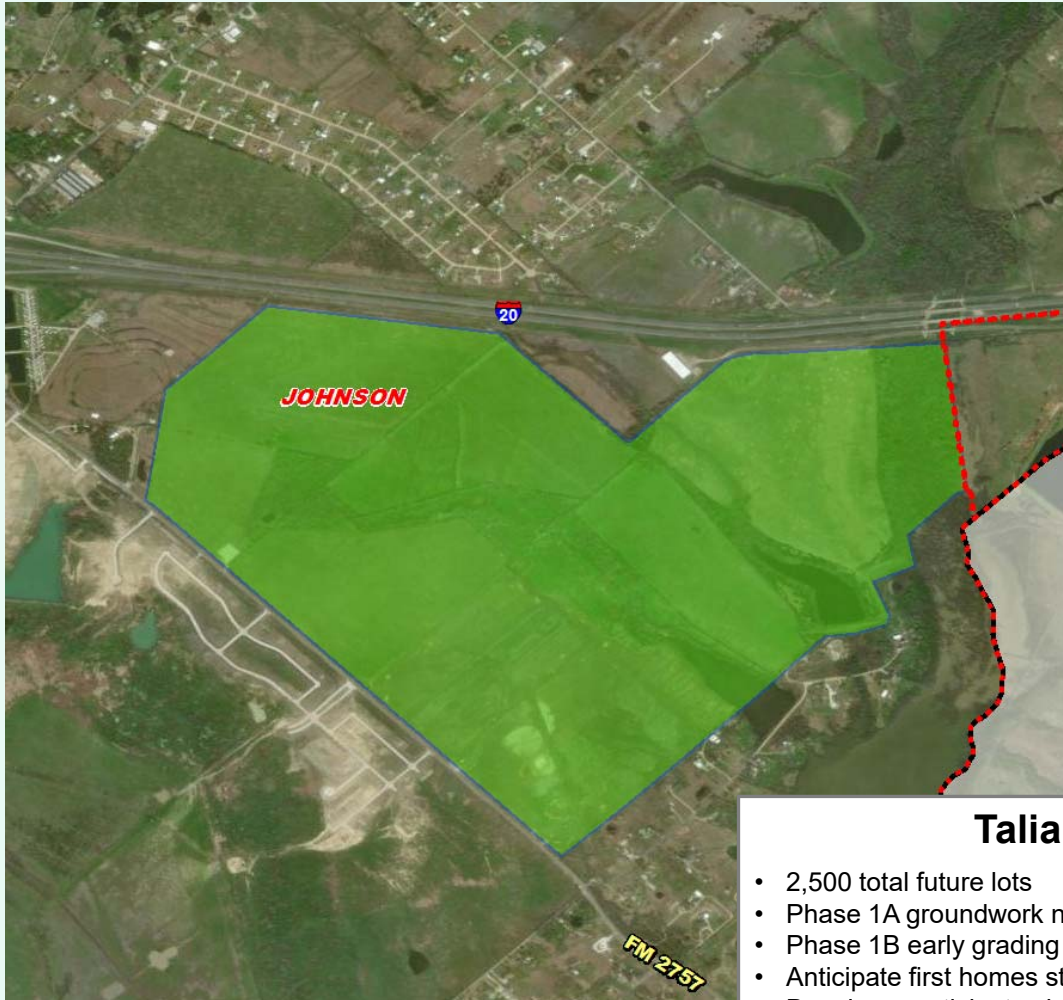
## Las Lomas

- 1,400 total lots in FISD
- 934 future lots
- 321 vacant developed lots
- 27 homes under construction
- 89 homes occupied
- Phase 2 (234 lots) groundwork nearing completion, homes starting Fall 2024
- Phase 3 (191 lots) groundwork started summer 2024, delivering summer 2026
- Building 100-150 homes per year





## Residential Activity



### Talia

- 2,500 total future lots
- Phase 1A groundwork nearing completion
- Phase 1B early grading underway
- Anticipate first homes starting fall 2024
- Developer anticipates building 200-250 homes per year

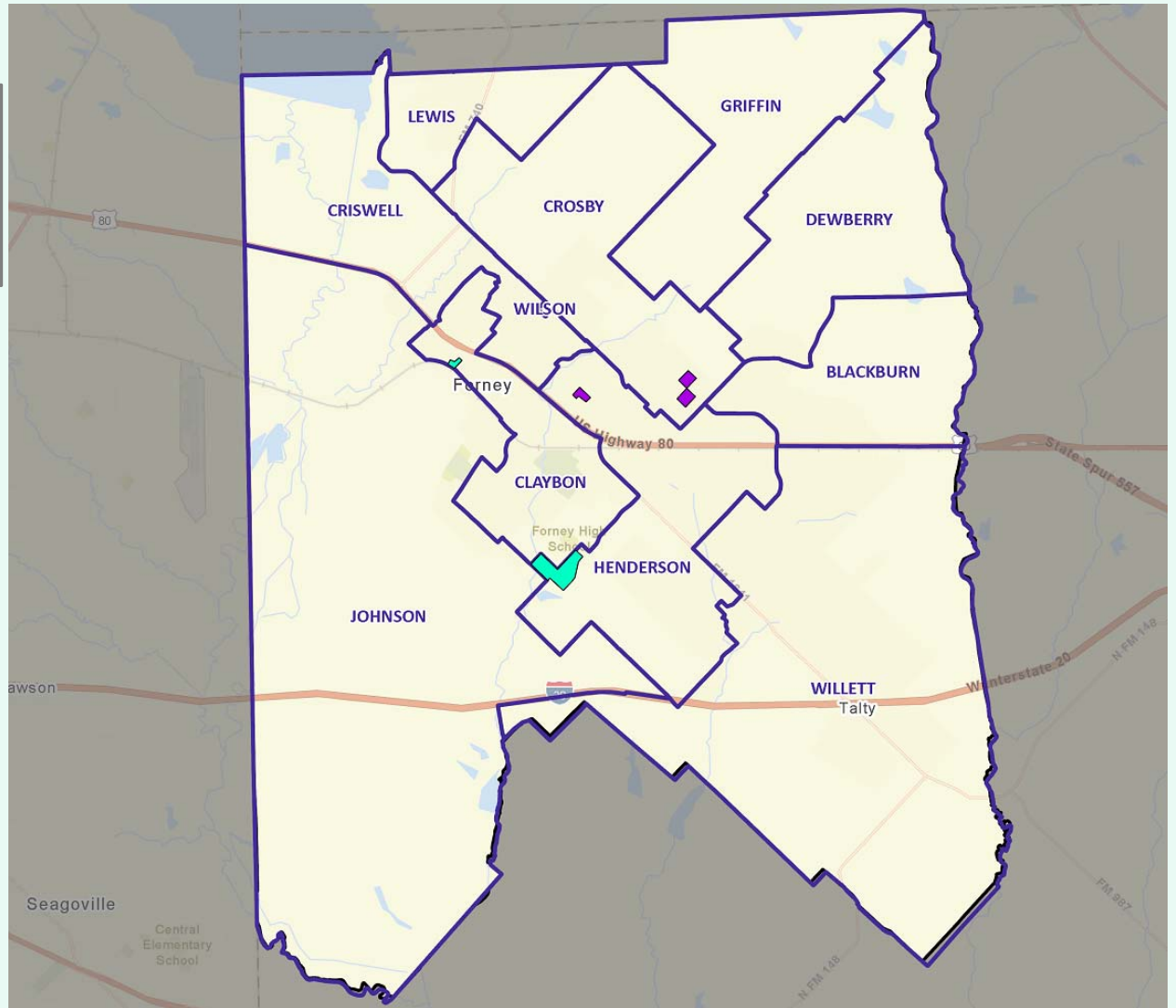
July 2024






## District Multifamily Overview

- There are roughly 975 multifamily units under construction across the district
- There are roughly 450 future multifamily units in various stages of planning across the district, including 150 single family rental units



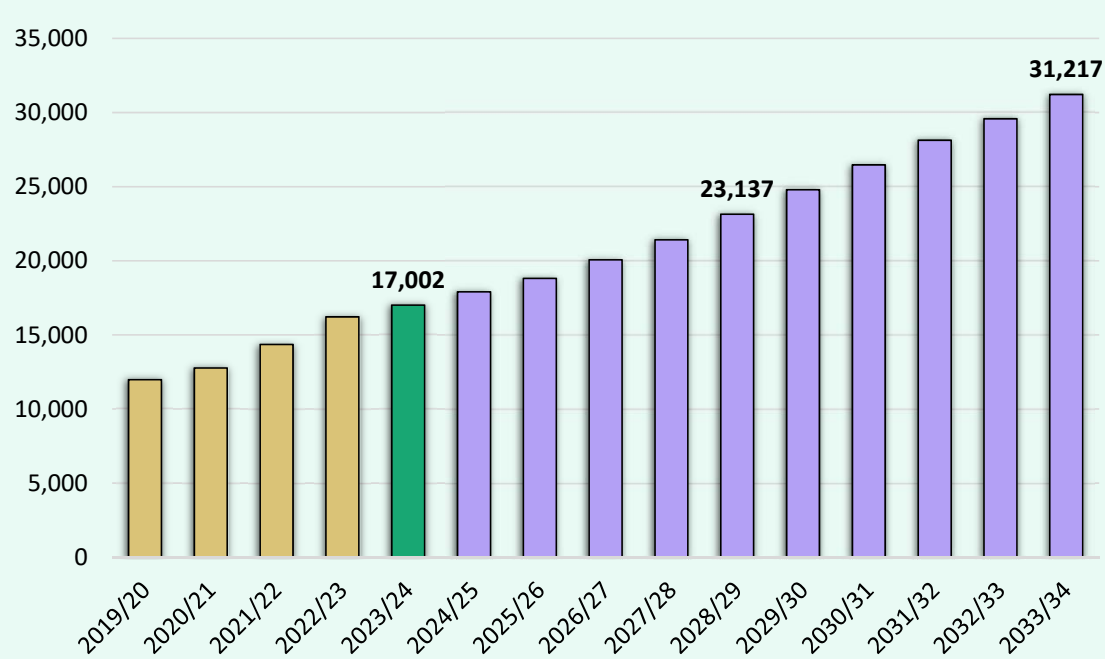
 Future

 Under Construction



## Key Takeaways

### Enrollment Forecast



- FIDSD saw strong new home starts and closings activity in the 2<sup>nd</sup> quarter
- FIDSD has nearly 1,300 homes currently in inventory, including over 500 finished vacant homes
- FIDSD has over 4,000 additional lots available to build on
- Groundwork is underway on more than 1,000 lots within 6 subdivisions
- Forney ISD is forecasted to enroll more than 23,000 students by 2028/29 and more than 31,000 students by 2033/34



# The Year Ahead- 2024/25

