



Keller Independent School District

Fall 2025 Enrollment and Housing Report

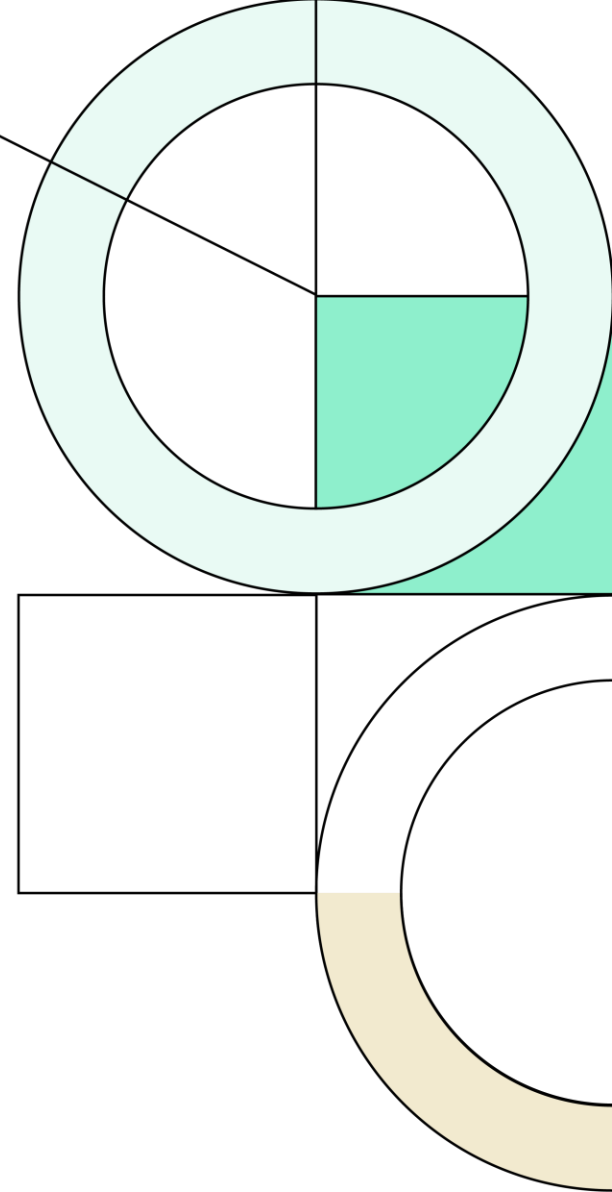
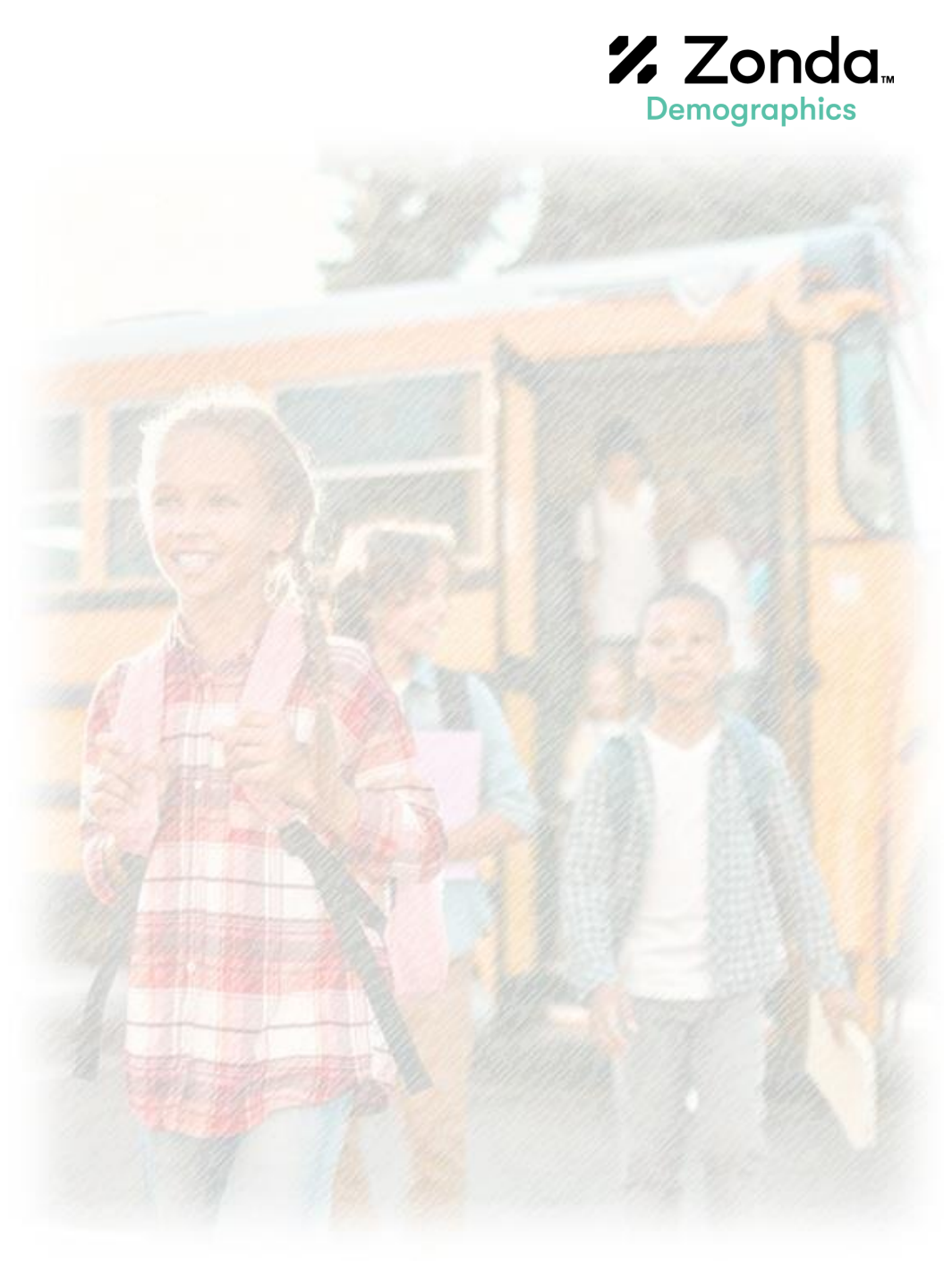


Table of Contents

Economic Conditions	3
Local Economic Data	
Single-Family Housing	5
National Market Information & Area Sales Data	
Single-Family Housing Construction	11
District Housing Activity Information	
Multifamily	23
Student Yield Analysis	
Enrollment – State Trends & Data	28
Student Mobility & Birthrates	
Enrollment Forecast	31
10 Year Forecast & Campus Projections	

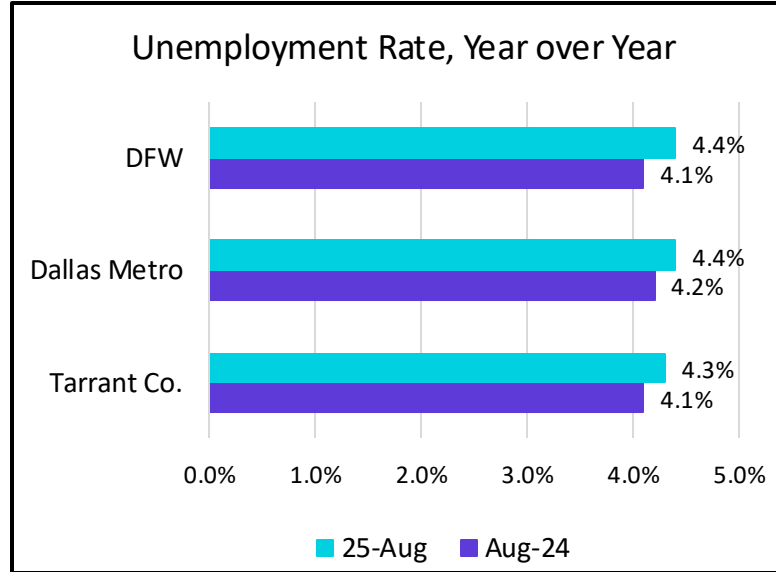


Economic Conditions

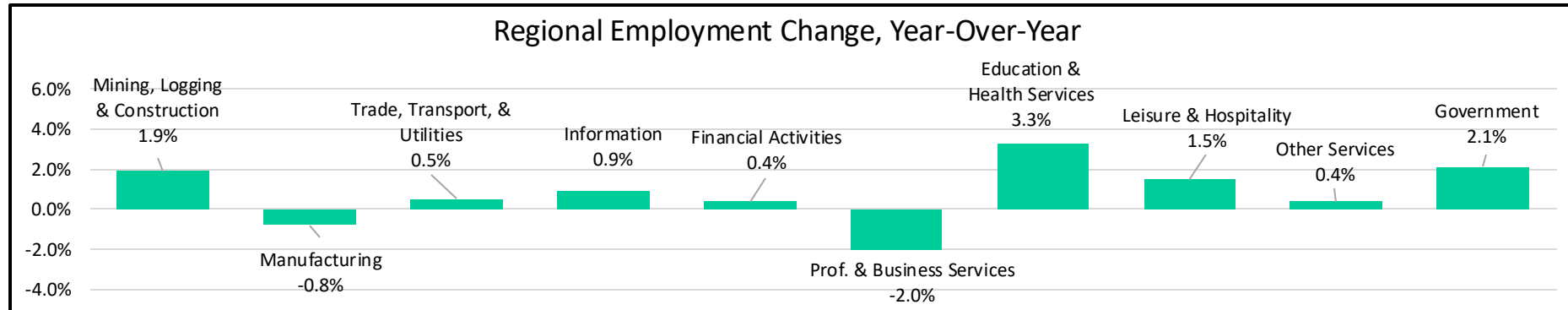
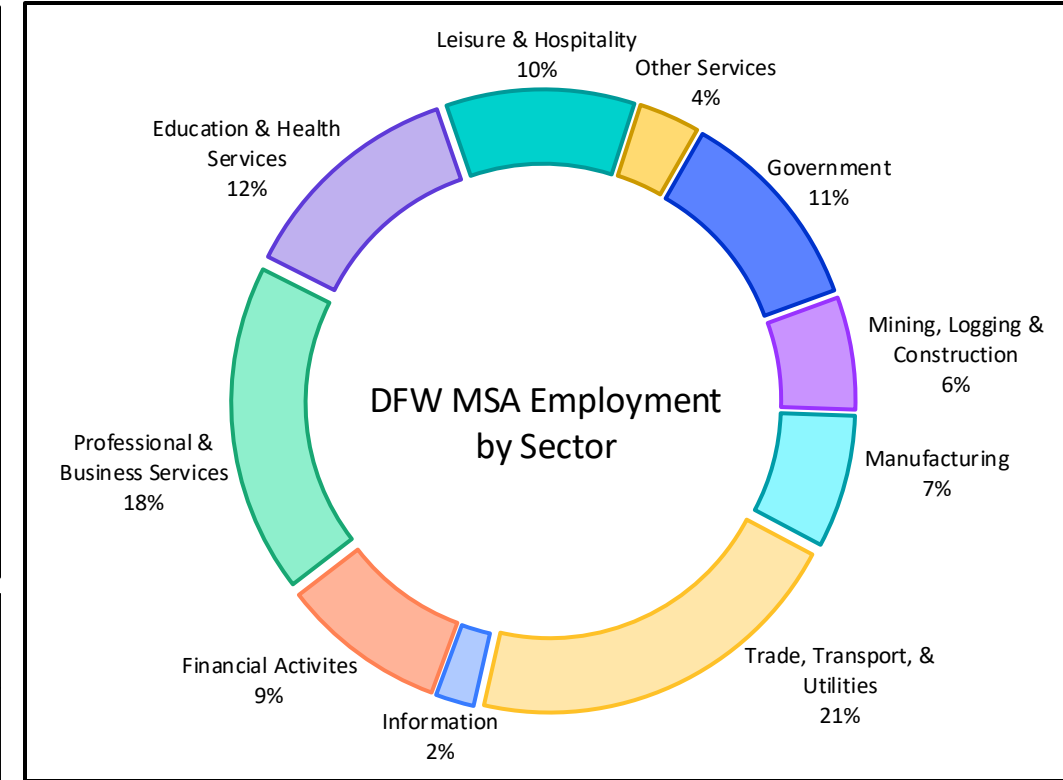
Local Economic Data



- Unemployment levels in the region have increased approximately 0.1% to 0.3% from last year numbers
- 33,882 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Trade, Transportation, & Utilities, as well as Professional & Business Services sectors
- Sector with the greatest increases in job numbers over the past year was in the Education and Health Services sector
- The largest decline this past year was in Professional & Business Services the last 12 months



All Industry Sectors	Aug-2024	Aug-2025	YOY Change
(DFW MSA) Total Nonfarm Employment #s	4,271,300	4,298,600	0.6%

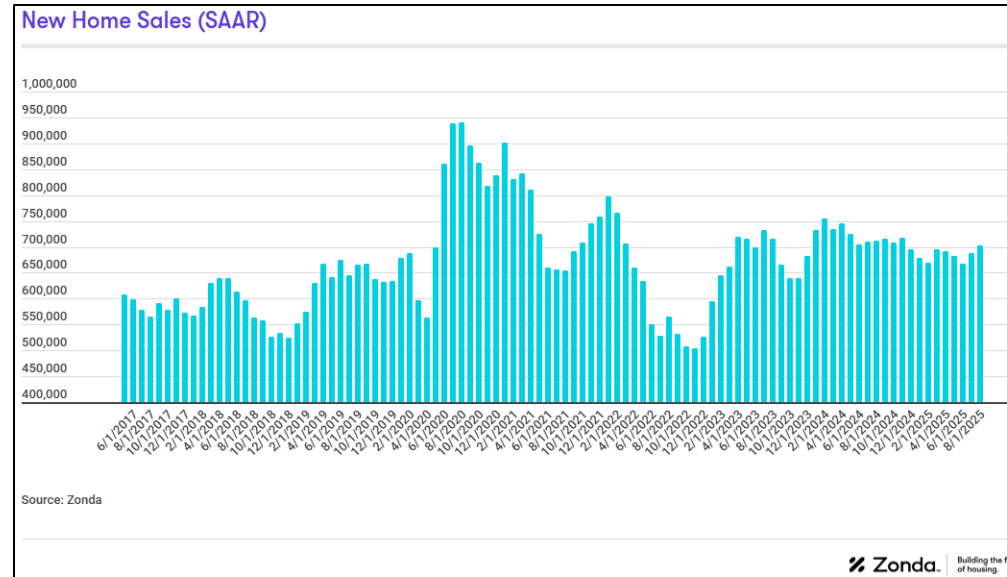


Source: US BLS; US BEA

Single-Family Housing

National Market Information & Area Sales Data

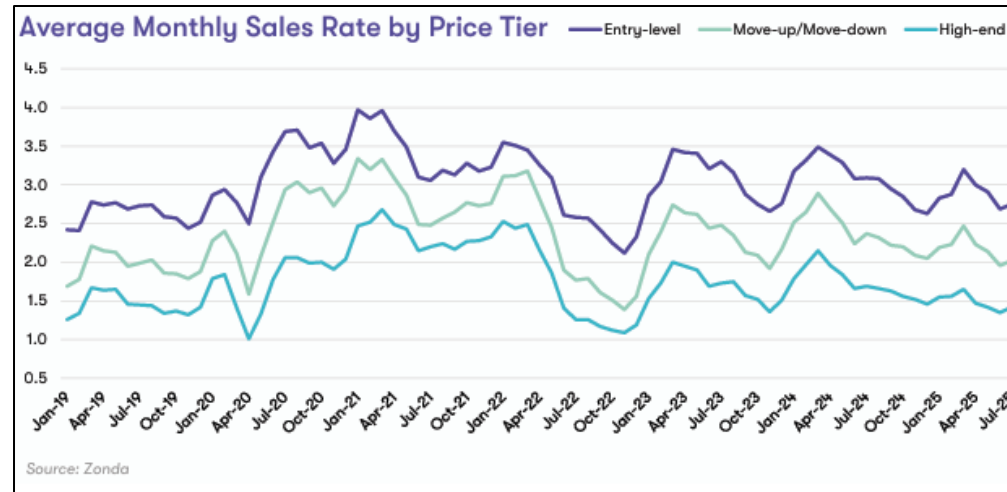




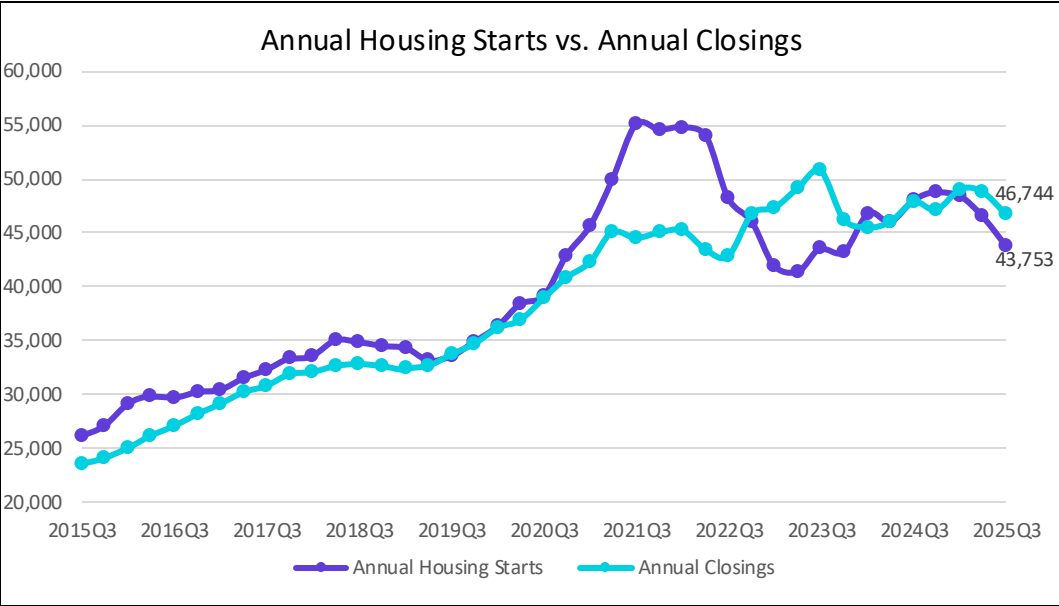
There were 703,000 new homes sold in August on a seasonally adjusted annualized rate. This is an increase of 2.1% from last July sales numbers and a drop of -1.2% from a year ago.

Among Zonda's top 50 major markets across the country, 32% were overperforming, 42% were average, and 26% were underperforming.

Recent Market Moderation (past four months). Home sales for new communities have trended directionally together across different price points; entry level homes continuously sell at a higher rate than upper-level homes.

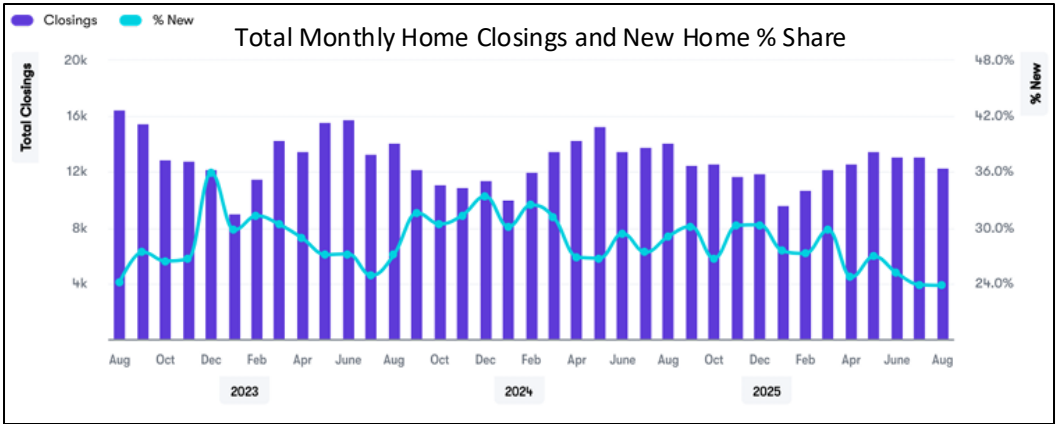


Monitoring Several Variables Impacting the Market Potential shifts in monetary policy, fiscal policy, international relations, investor sentiment, and consumer behavior are all being evaluated as to what impacts we may see in the coming months.



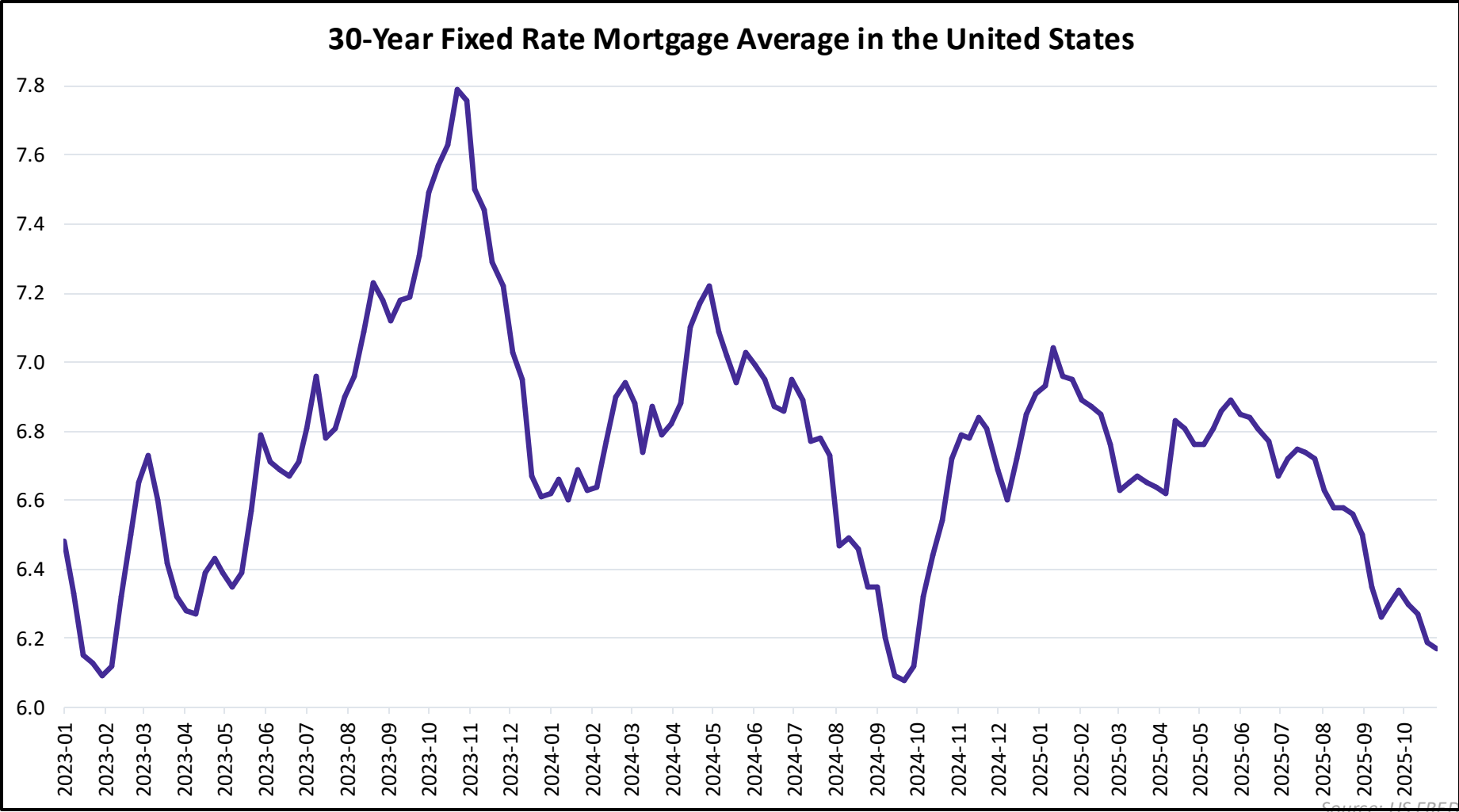
Dallas/Fort Worth maintains an average monthly sales rate of 2.0 net monthly sales per community among active projects.

Among Texas’ four major markets, one market (San Antonio) is overperforming, two markets (Dallas and Houston) are average, and one market (Austin) is underperforming in terms of new home sales adjusted for supply and seasonality.



Dallas - Ft Worth - Arlington MSA experienced 39,716 new home closings in the last 12 months, a decrease of -12.6%.

Builder surveys report that affordability and consumer confidence are keeping consumers on the sidelines leading to tempering of new home activity.



The Federal Reserve Board cut its benchmark federal funds rate by 25 basis points on September 17 and October 29th, resulting in a reduction of the 30-year fixed rate mortgage average to 6.17% at the end of October, the lowest since October 2024.

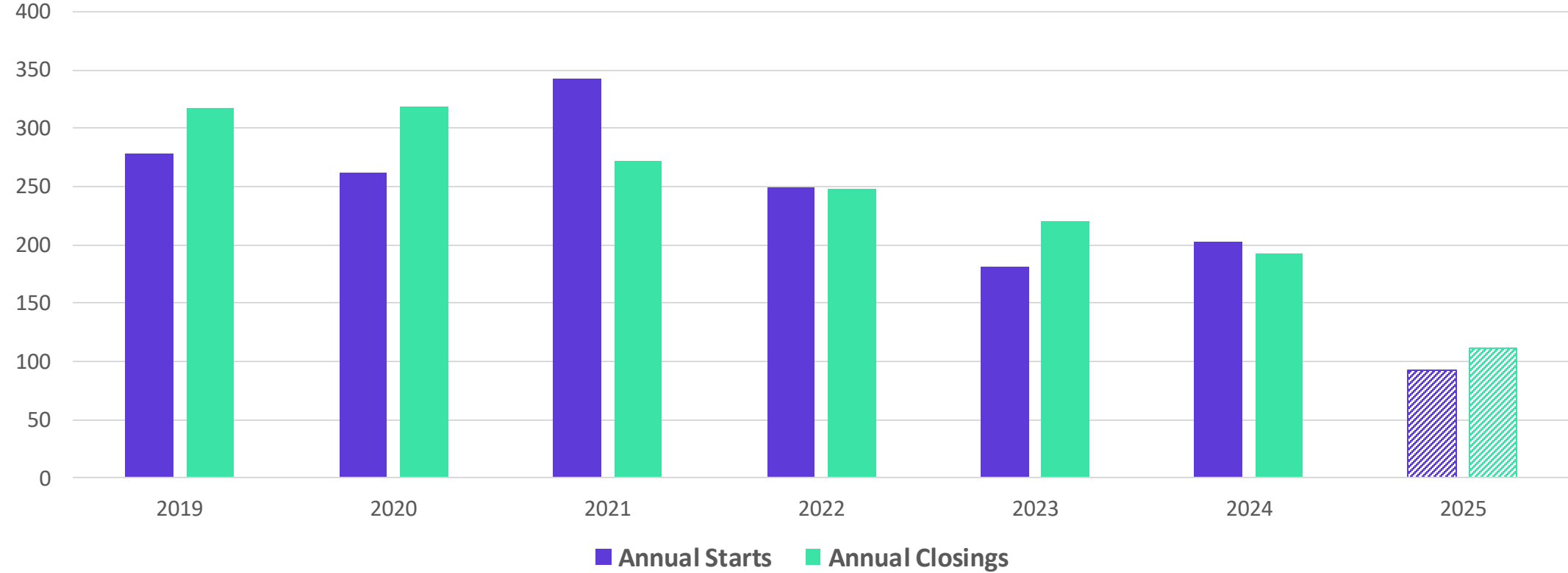
The move was driven by signs of a softening labor market, and weakening job growth.

Mortgage rates remain elevated compared to pre-2022 levels, reflecting ongoing inflationary pressures and cautious monetary policy.



Keller ISD New Home Activity

Single-Family Housing



Starts	2019	2020	2021	2022	2023	2024	2025
1Q	79	81	74	80	98	30	22
2Q	57	63	125	52	41	99	54
3Q	82	51	71	93	14	30	17
4Q	60	67	72	24	28	45	
Total	278	262	342	249	181	204	93

Closings	2019	2020	2021	2022	2023	2024	2025
1Q	78	81	64	73	117	26	29
2Q	64	54	57	46	57	53	55
3Q	100	89	77	63	19	62	28
4Q	75	95	74	66	27	49	
Total	317	319	272	248	220	189	112

Source: Zonda



Keller New Home Activity by Elementary Zone

Single-Family Housing

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	U/C	Inventory	VDL	Future
BASSWOOD	0	0	0	0	0	0	0	0
BETTE PEROT	0	0	0	0	0	0	0	0
BLUEBONNET	0	0	0	0	0	0	0	0
CAPROCK	3	0	0	0	3	3	10	121
EAGLE RIDGE	0	0	0	0	0	0	0	17
FLORENCE	22	9	16	10	24	31	124	46
FREEDOM	5	0	43	1	0	0	0	0
FRIENDSHIP	0	0	0	0	0	0	0	29
HERITAGE	0	0	0	0	0	0	0	0
HIDDEN LAKES	0	0	0	0	0	0	0	0
INDEPENDENCE	0	0	0	0	0	0	0	0
KELLER-HARVEL	11	6	6	0	9	11	42	134
LIBERTY	31	1	10	3	19	27	98	49
LONE STAR	0	0	0	0	0	0	0	0
NORTH RIVERSIDE	0	0	0	0	0	0	0	0
PARK GLEN	0	0	0	0	0	0	0	0
PARKVIEW	0	0	0	0	0	0	0	0
RIDGEVIEW	1	0	0	0	1	1	5	28
SHADY GROVE	0	0	0	0	0	0	0	33
SUNSET VALLEY	0	0	0	0	0	0	0	0
WHITLEY ROAD	52	0	82	14	4	6	133	12
WILLIS LANE	13	1	4	0	9	15	29	22
WOODLAND SPRINGS	0	0	0	0	0	0	0	0
Grand Total	138	17	161	28	69	94	441	491



Highest activity in the category



Second highest activity in the category



Third highest activity in the category

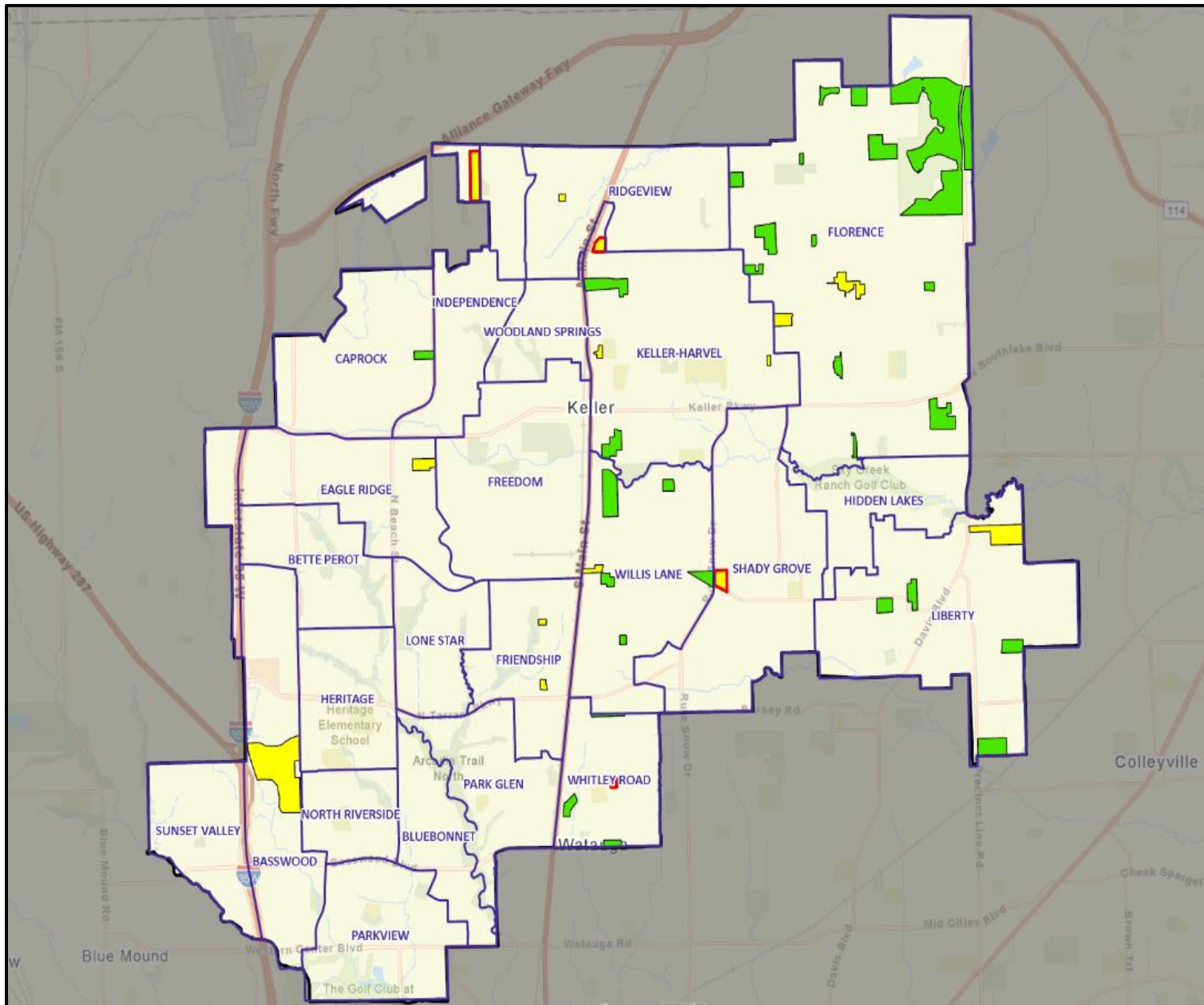
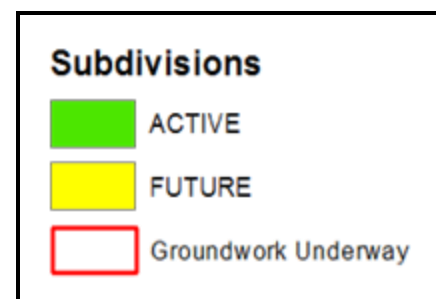
Single-Family Housing Construction

District Housing Activity Information



District Future Housing Overview

- The district has 30 active subdivisions with approximately 70 homes under construction and nearly 440 lots ready to be built on
- Within KISD there are 14 potential future subdivisions totaling nearly 500 single family lots
- Groundwork is underway on approximately 200 lots within four subdivisions



The following pages highlight major and new developments

October 2025

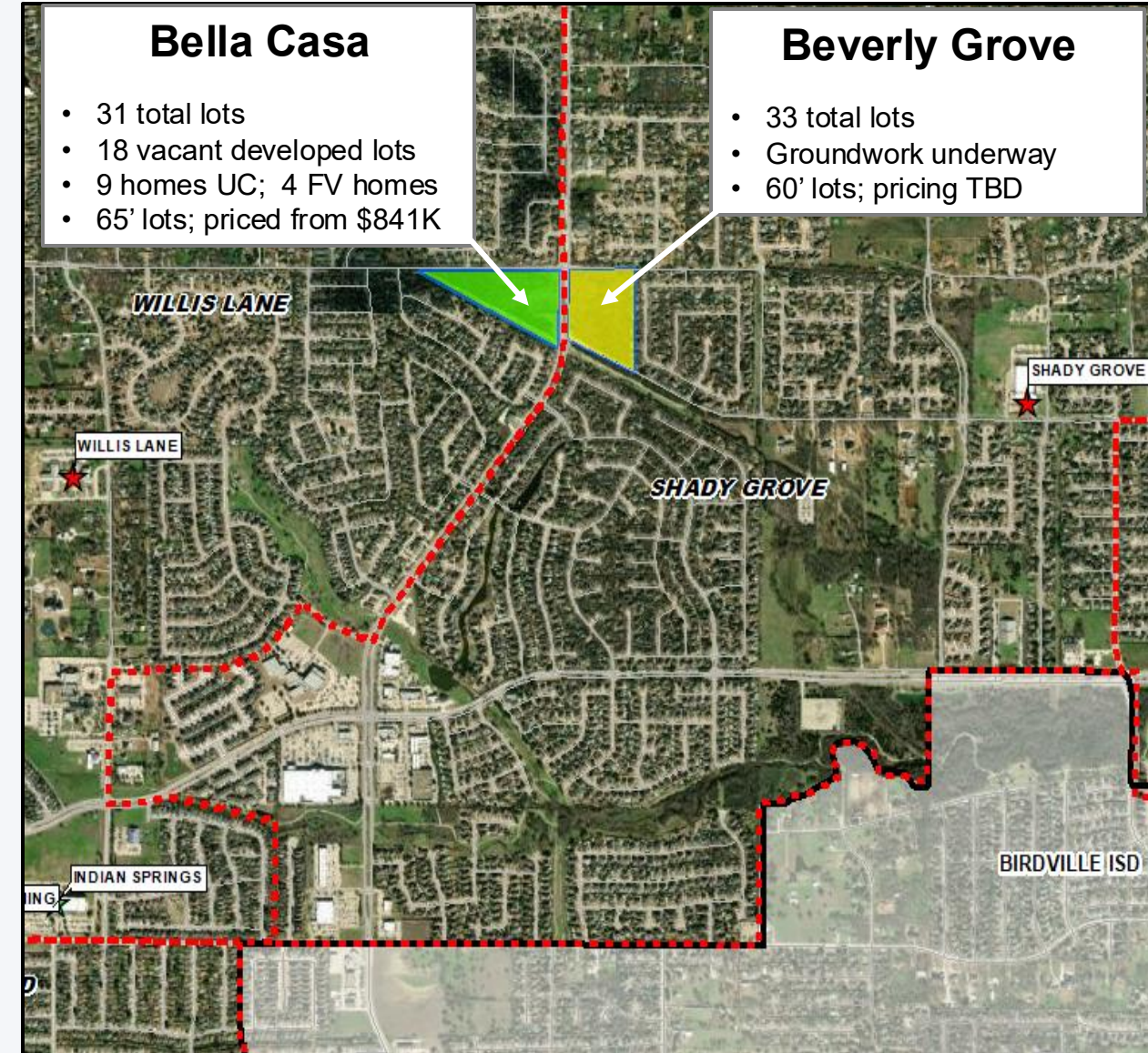


Adkins Park

- 75 total lots
- 53 vacant developed lots
- 13 homes UC; 6 FV homes
- 3 occupied homes
- Student Yield: .667



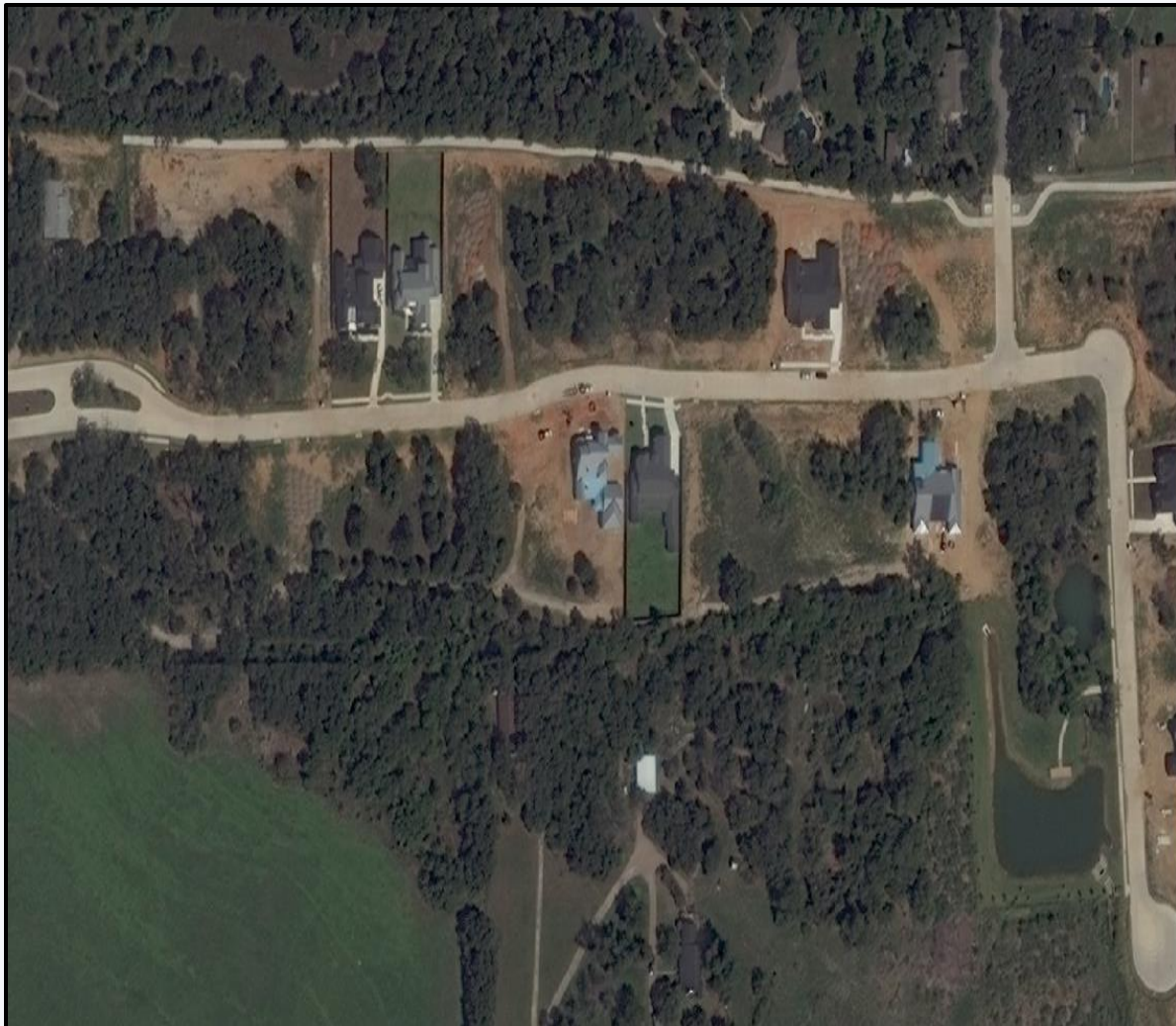
October 2025



September 2025



October 2025

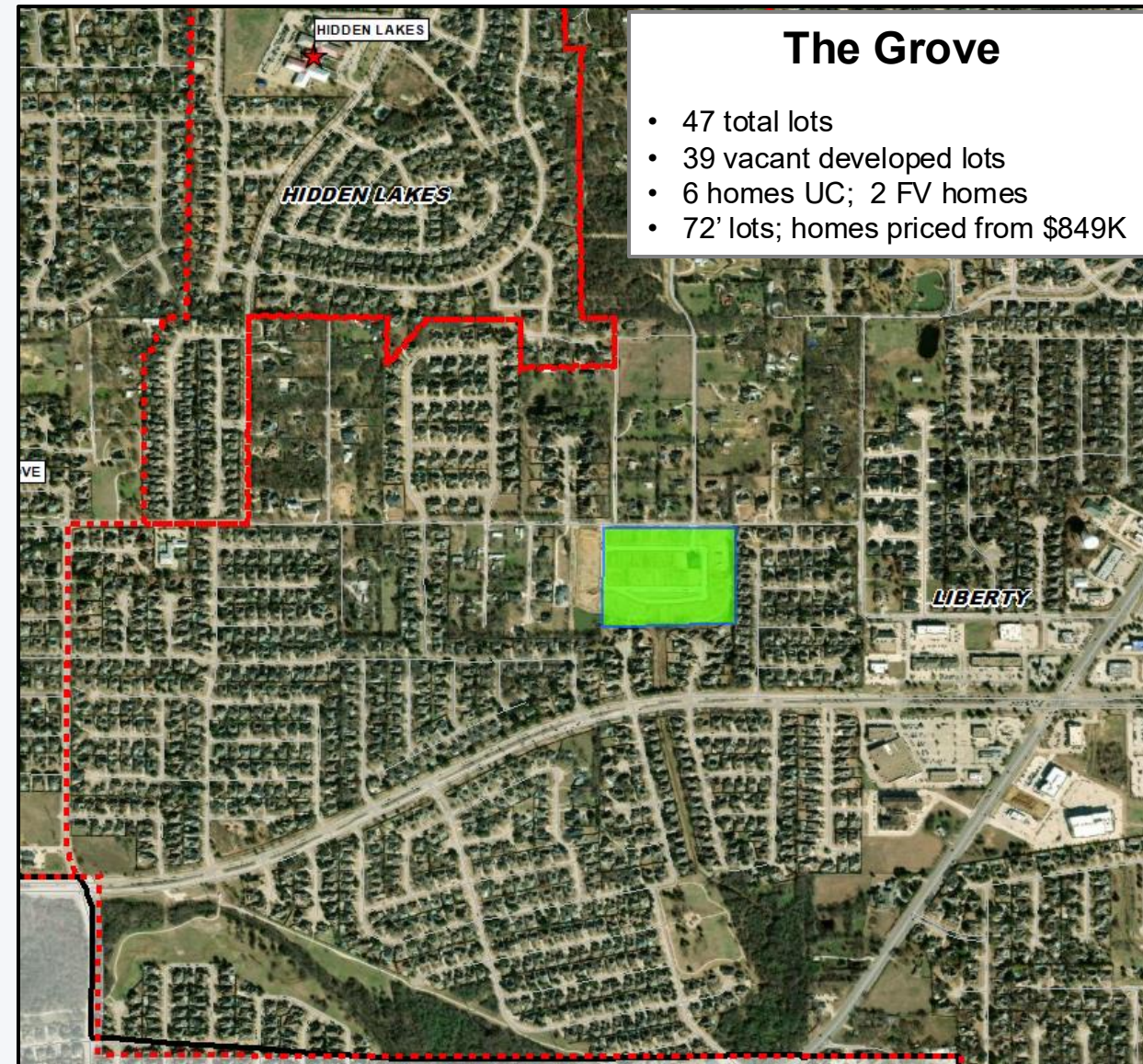


Greenway Park

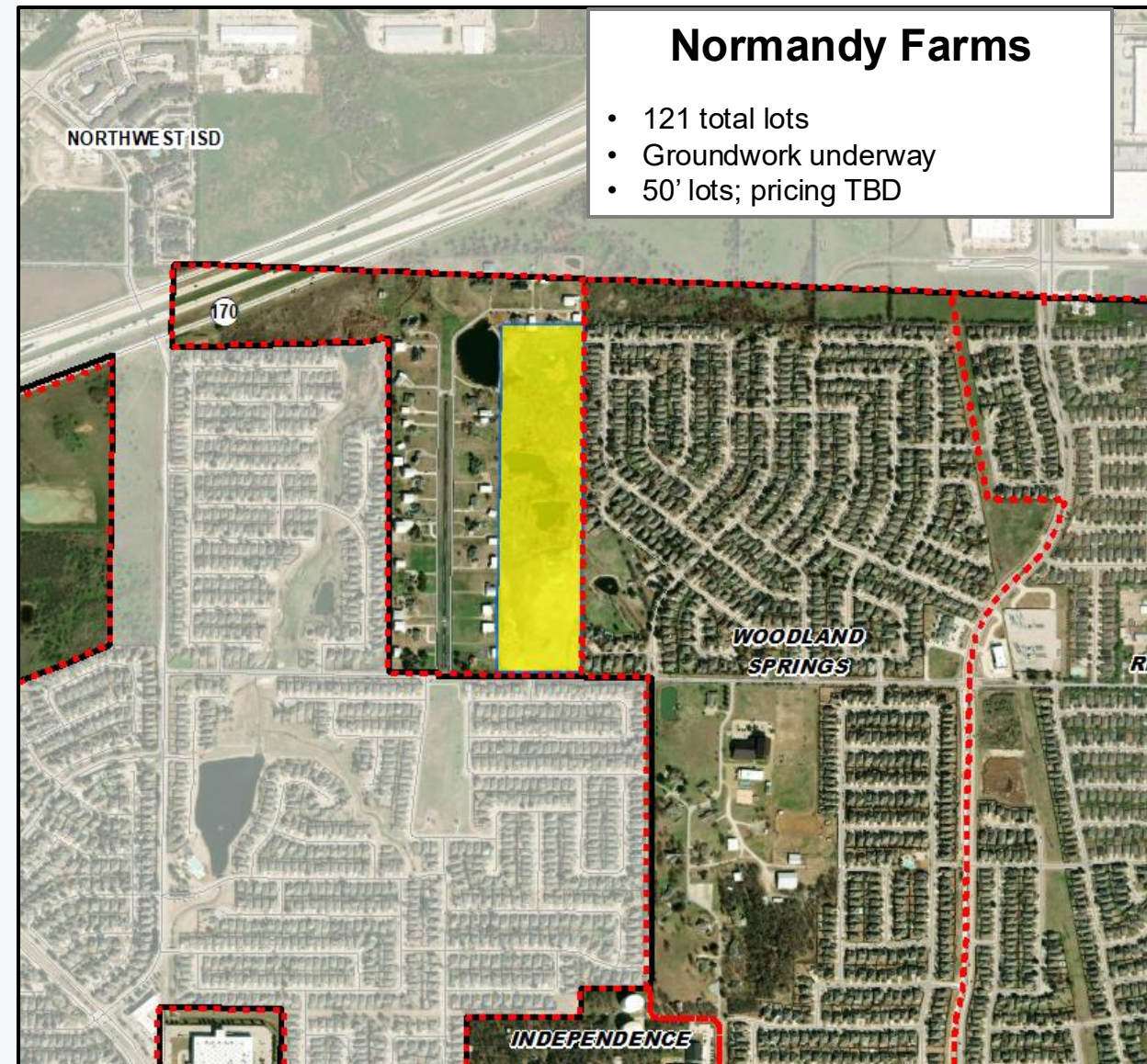
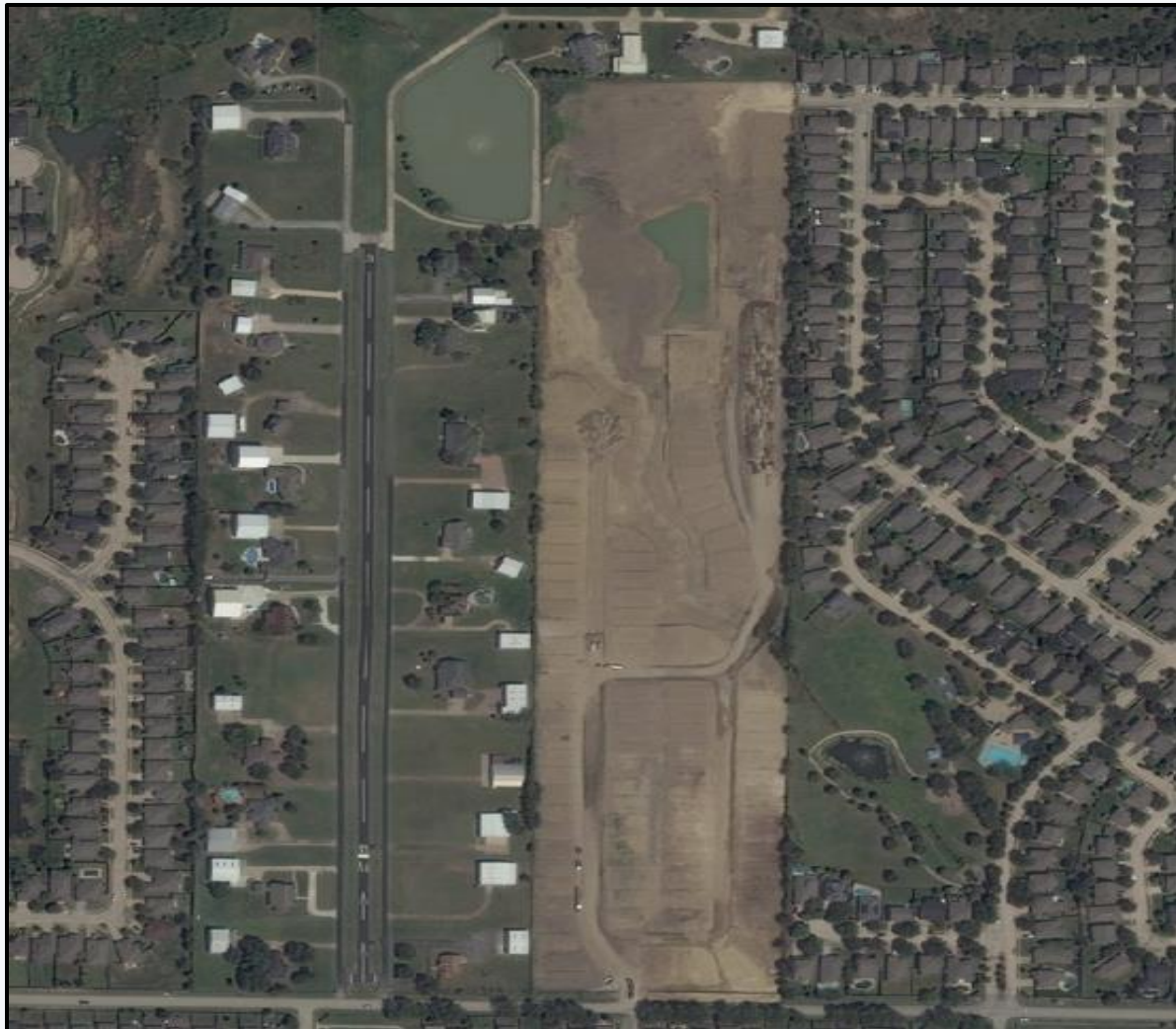
- 38 total lots
- 30 vacant developed lots
- 6 homes UC; 2 FV homes
- 90' lots; pricing TBD



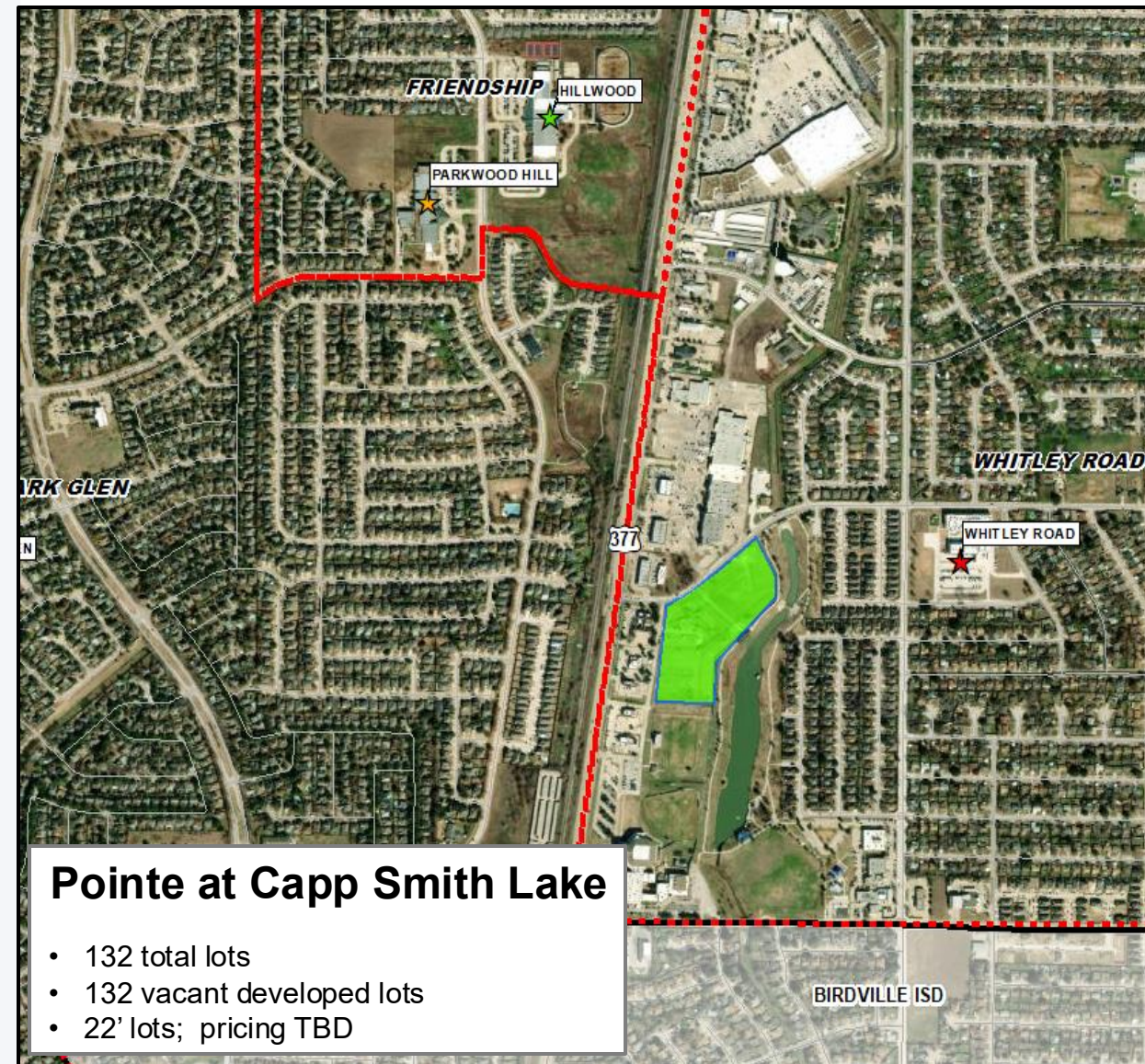
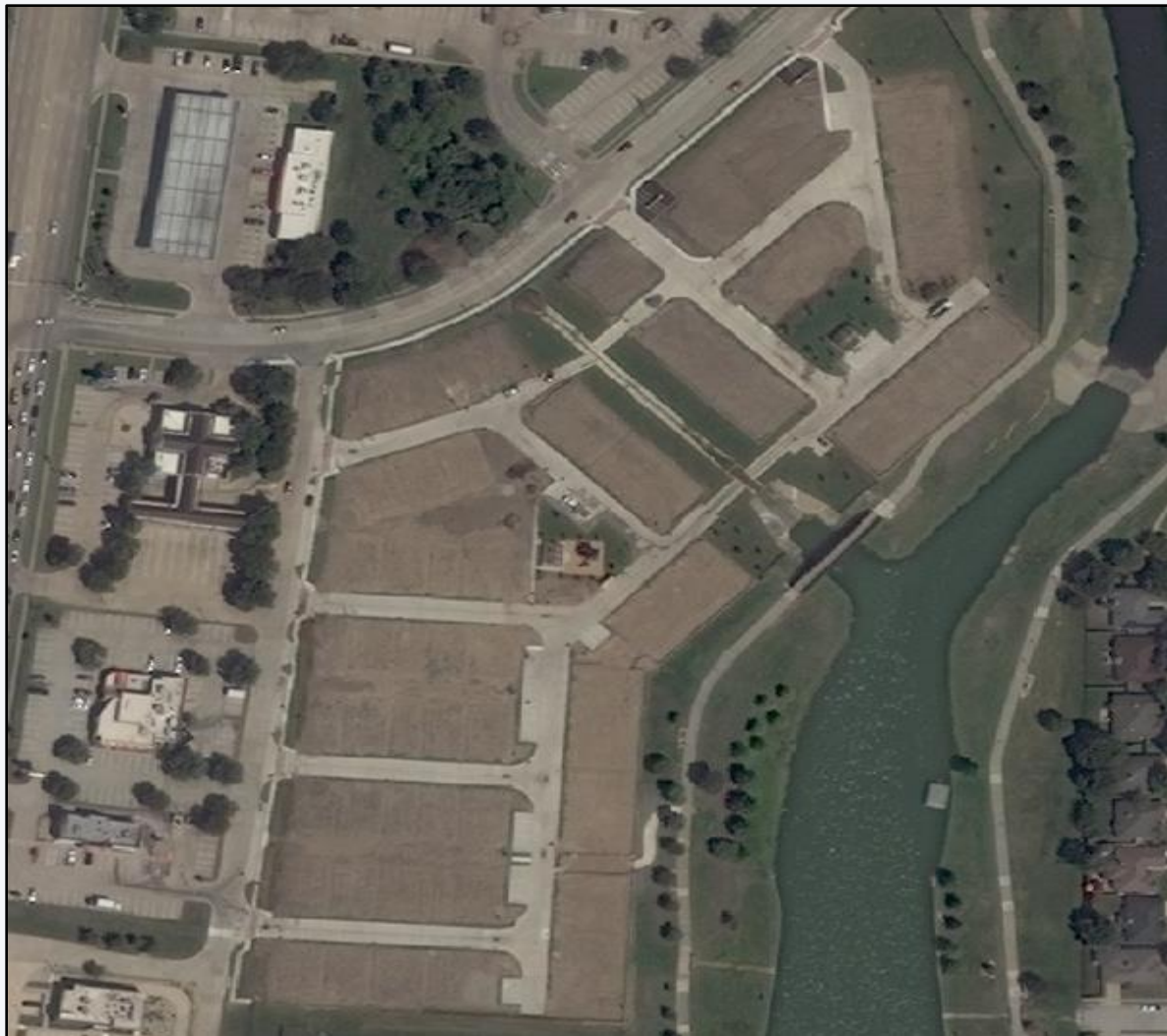
October 2025



September 2025



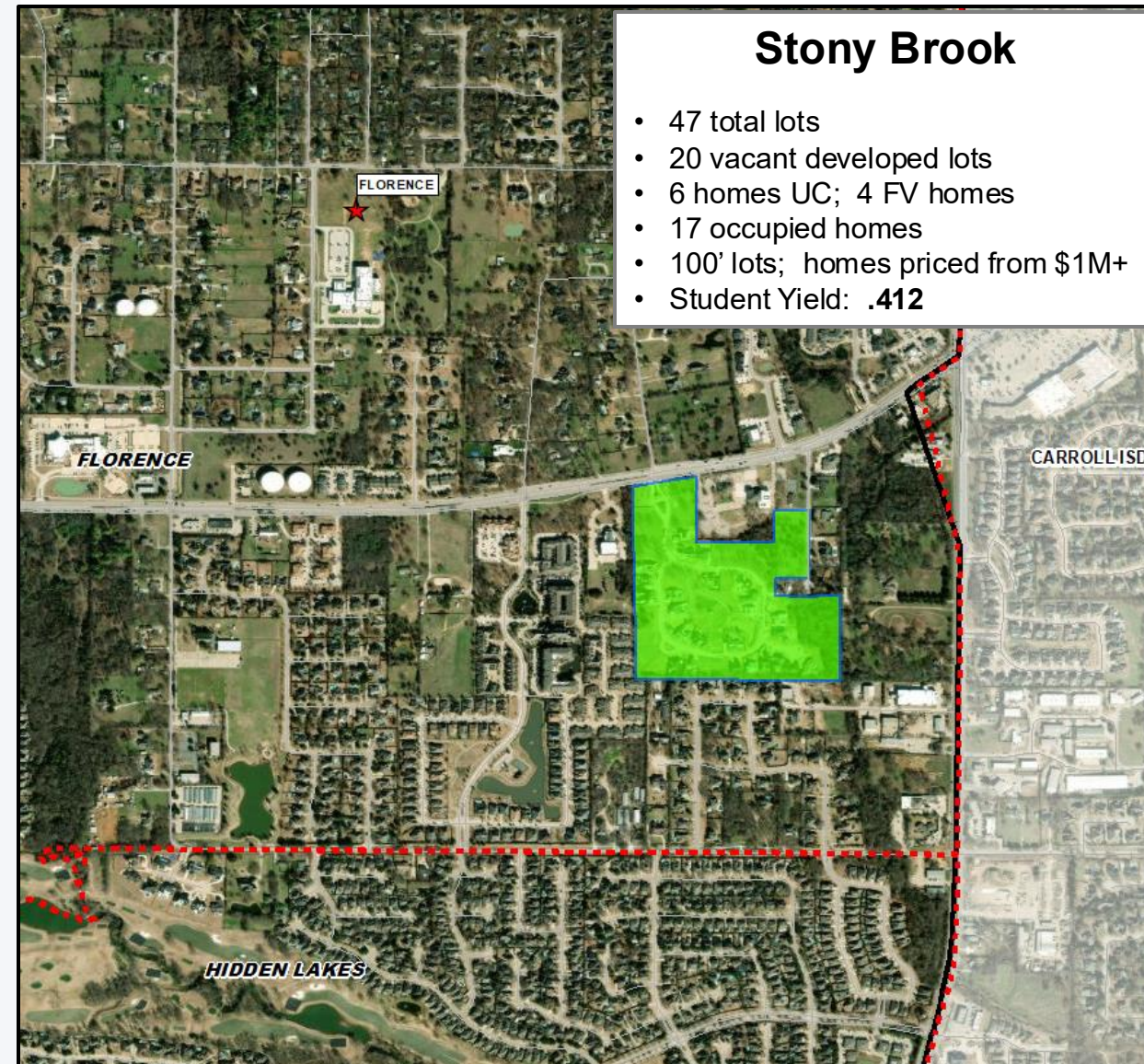
September 2025



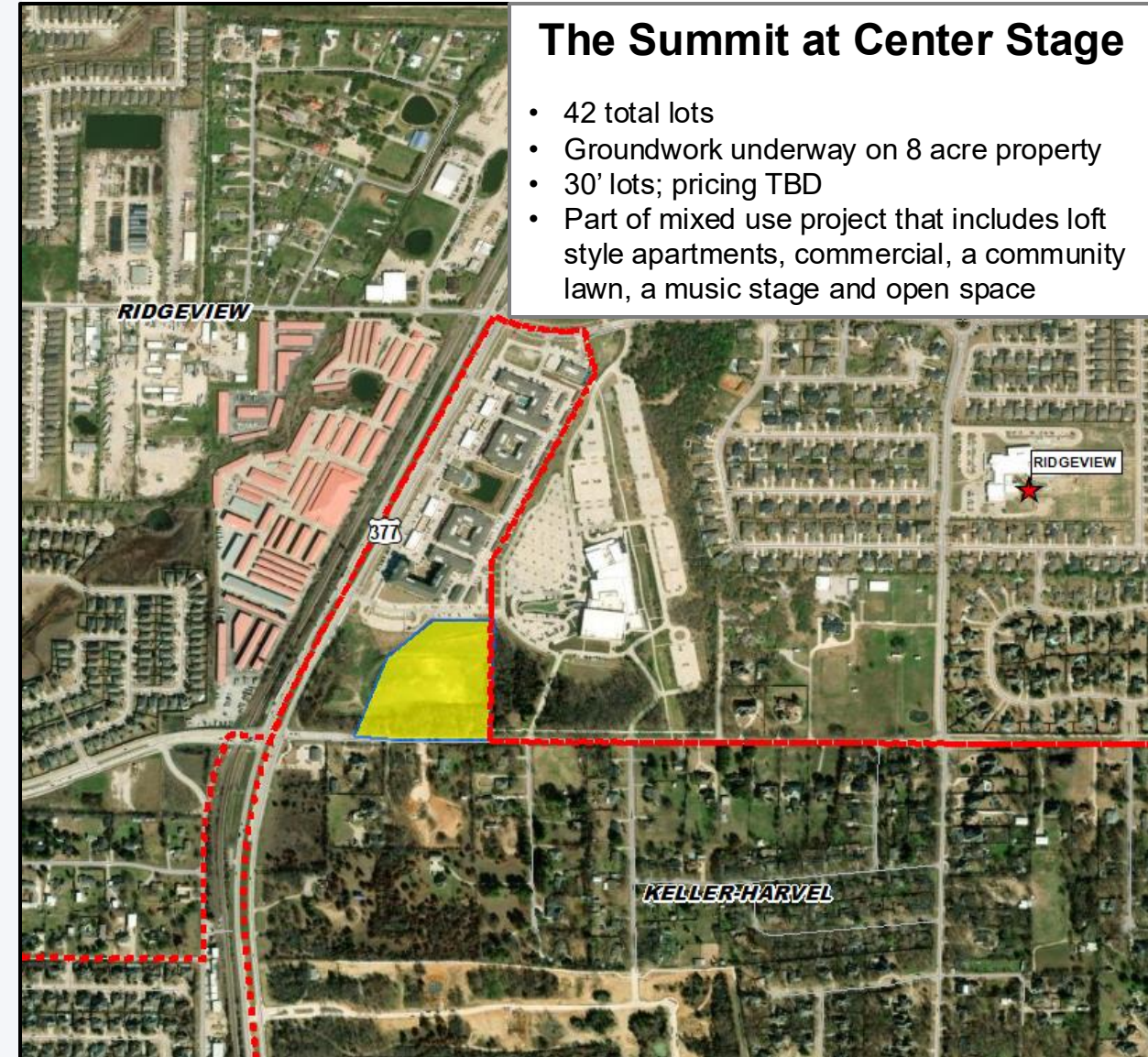
Pointe at Capp Smith Lake

- 132 total lots
- 132 vacant developed lots
- 22' lots; pricing TBD

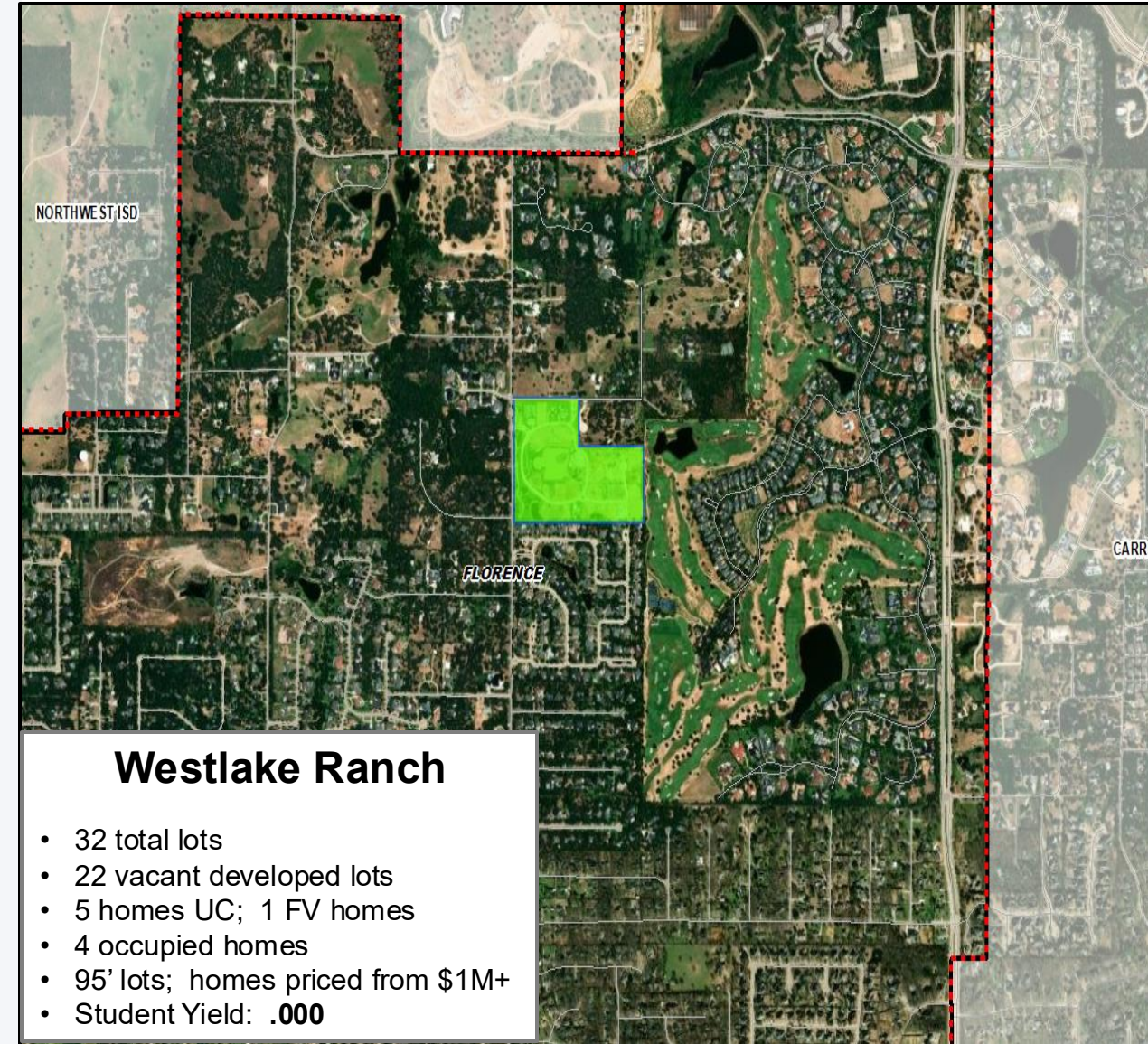
October 2025



September 2025



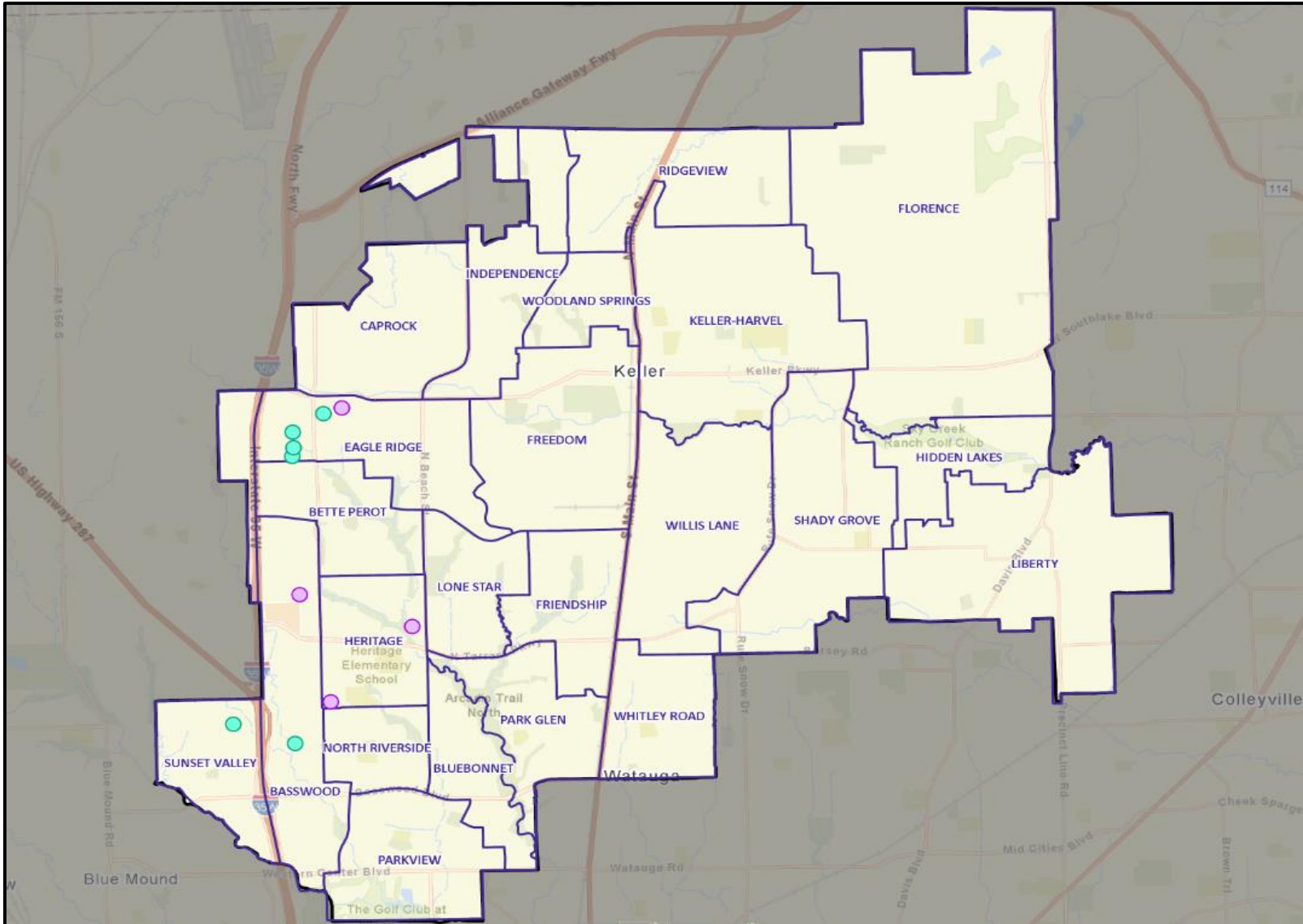
October 2025



Multifamily Housing

Multifamily Construction and Student Yield Analysis





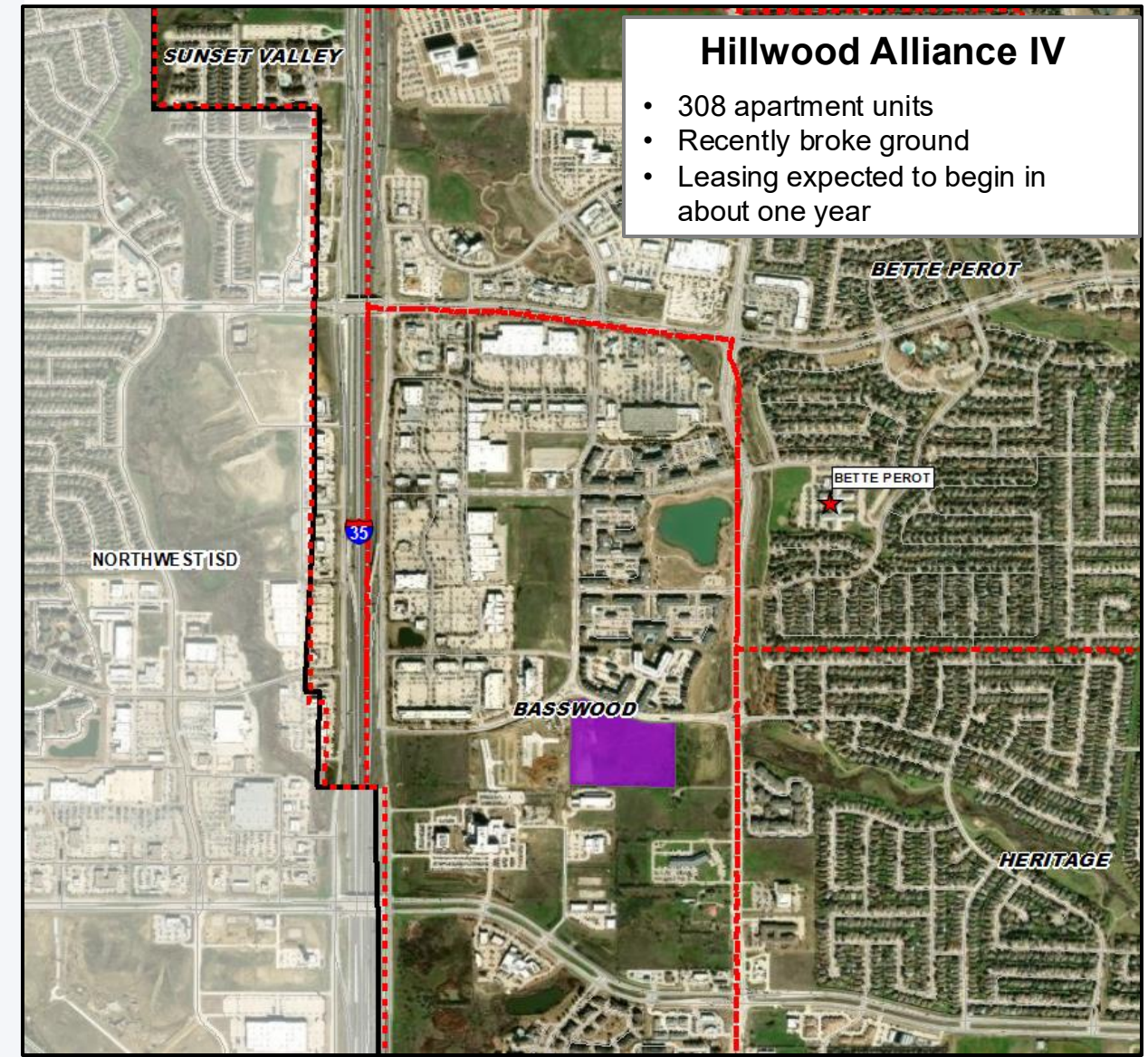
District Multifamily Overview

- There are approximately 1,000 rental units currently under construction in KISD, however, nearly 400 are senior housing (no impact on district)
- There are currently more than 1,700 future rental units in various stages of planning across the district

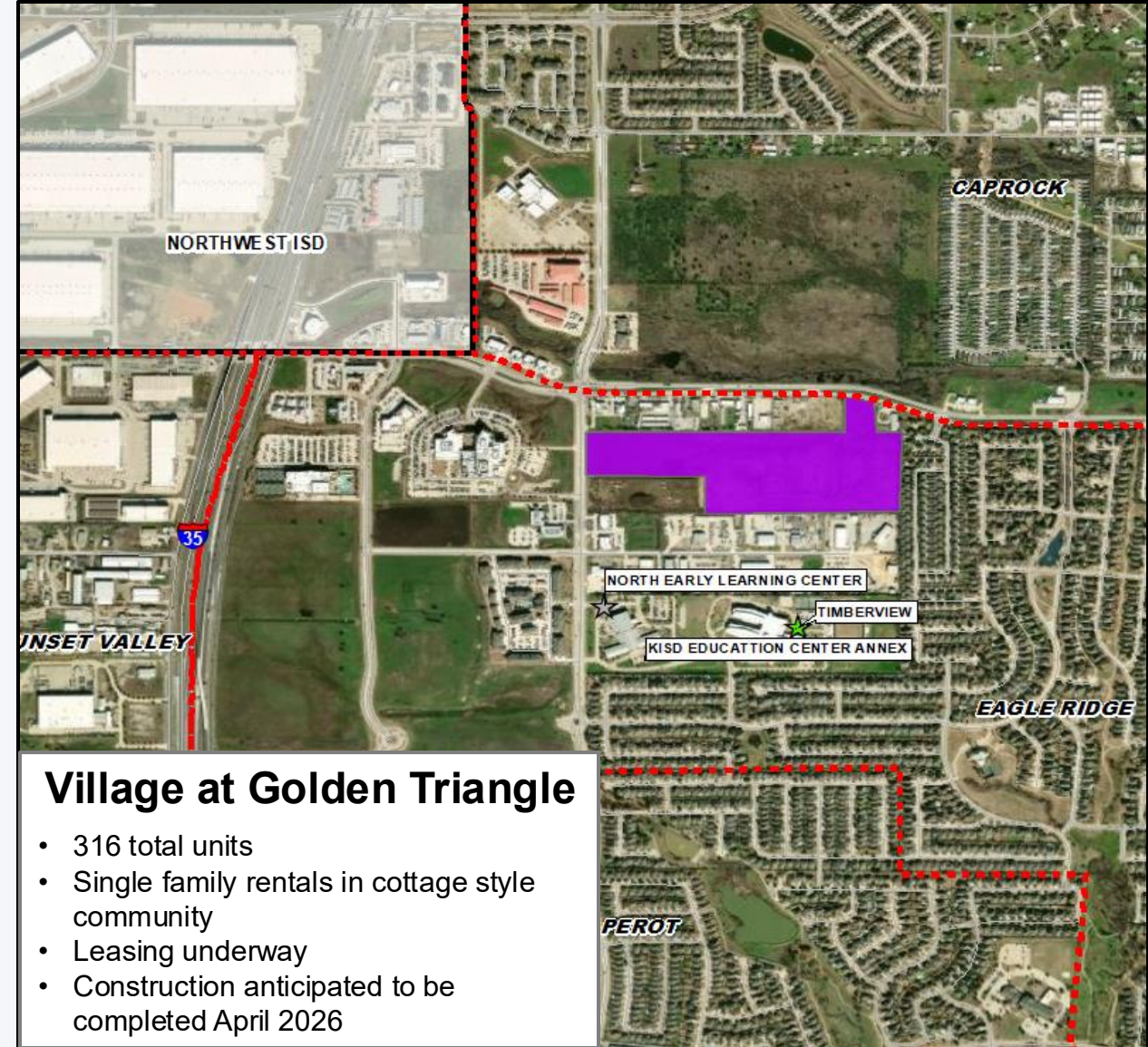
Multifamily Developments

- FUTURE
- UNDER CONSTRUCTION

November 2025



November 2025

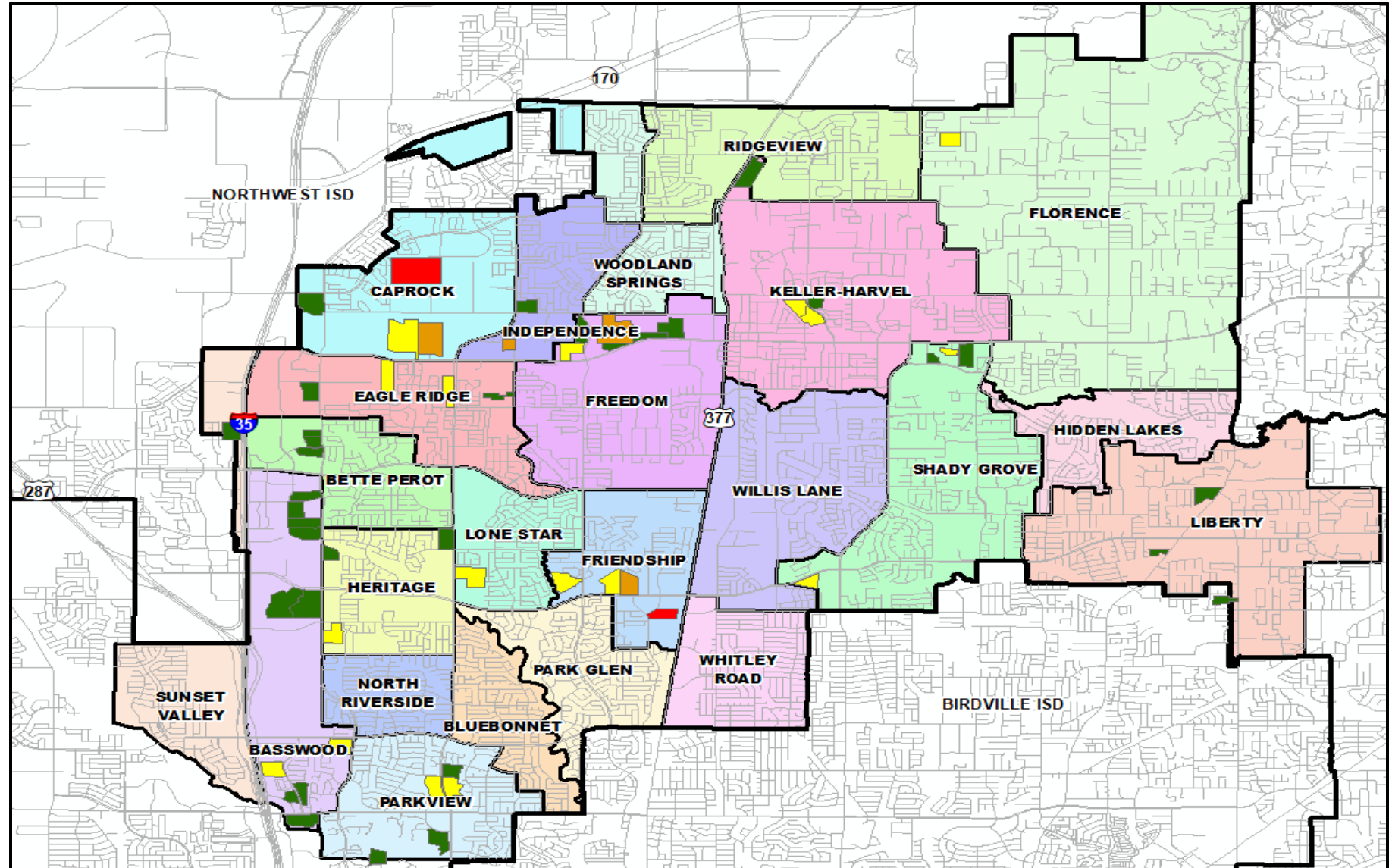
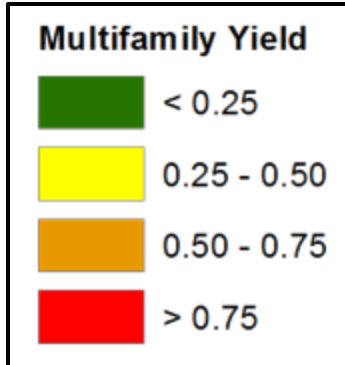




District Multifamily Yield Analysis

Multifamily Housing

- There are 3,244 students residing in 13,376 total non-age restricted multifamily units.
- The overall district multifamily yield is 0.243



Enrollment – Data & Trends

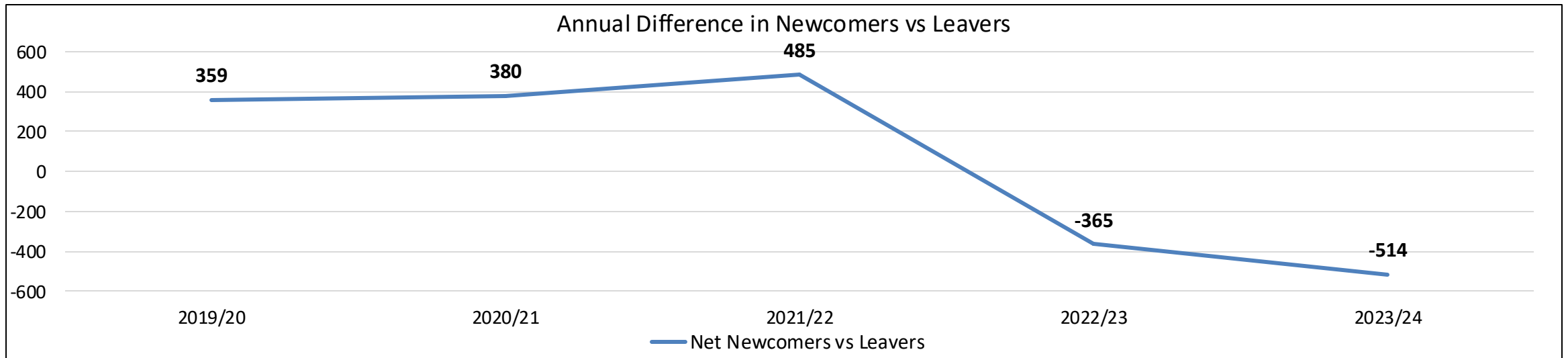
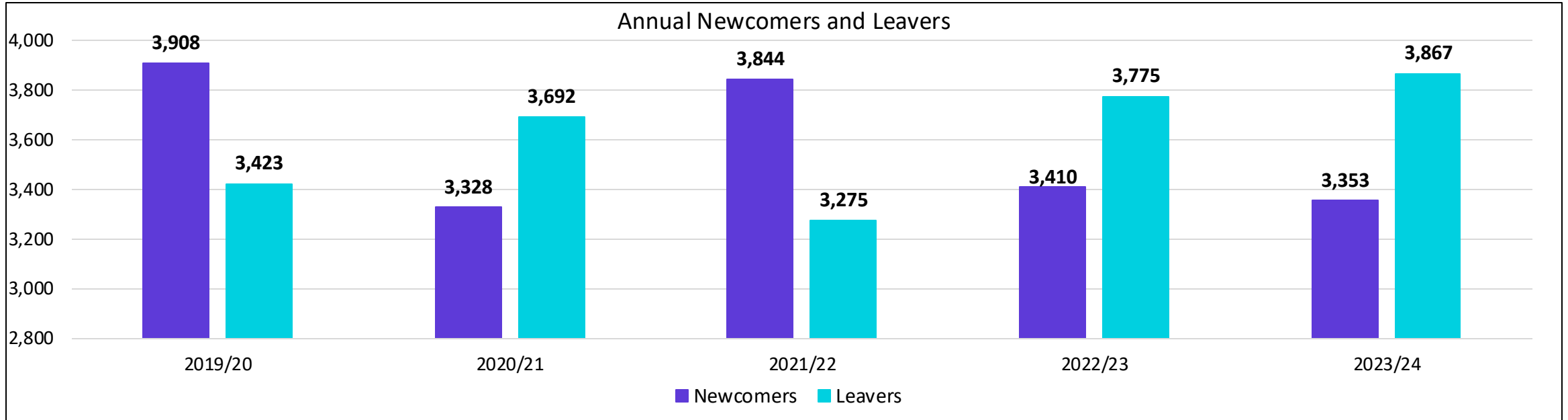
Student Mobility & Birthrates





Newcomers and Leavers Mobility Analysis

Enrollment- Data & Trends

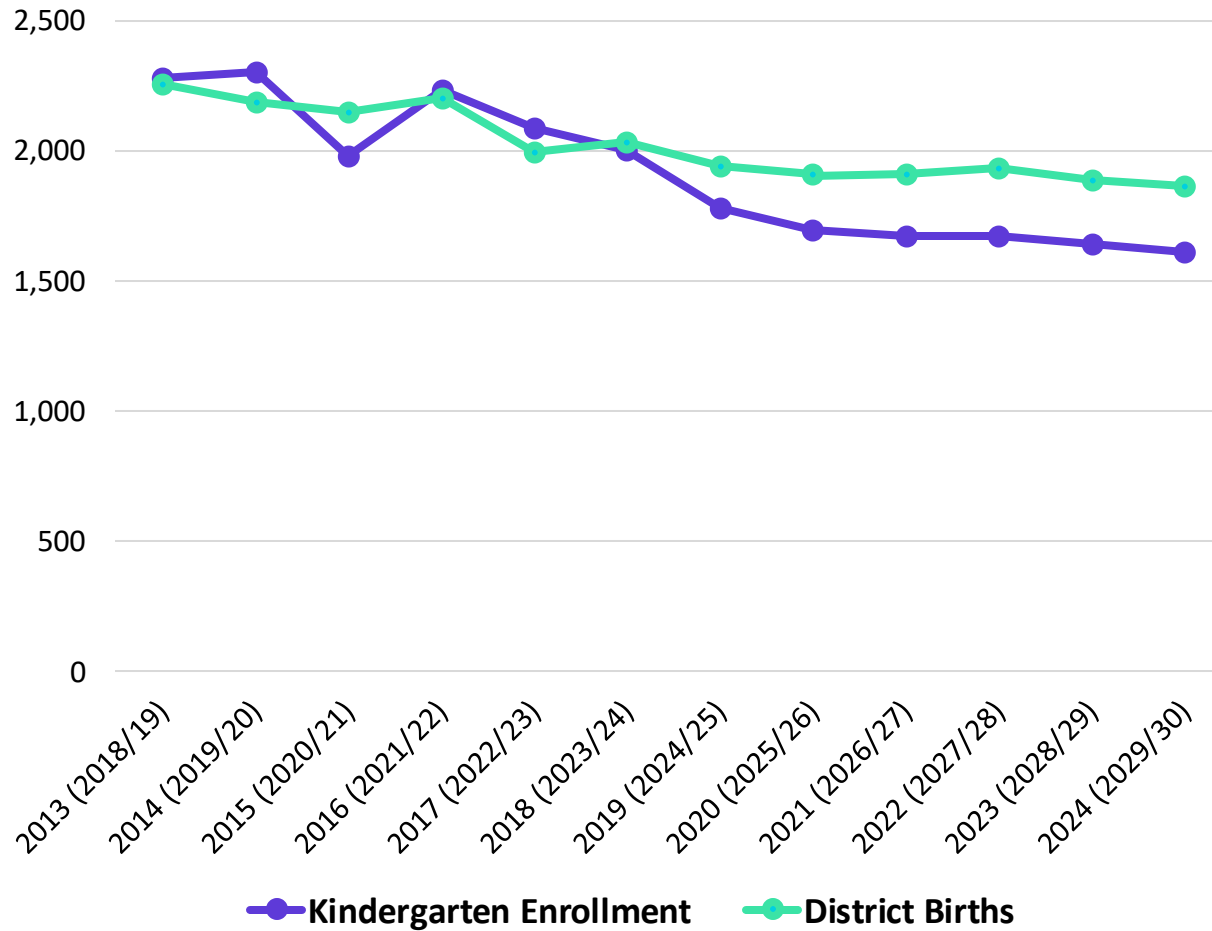




Keller ISD – Birth Rate Analysis

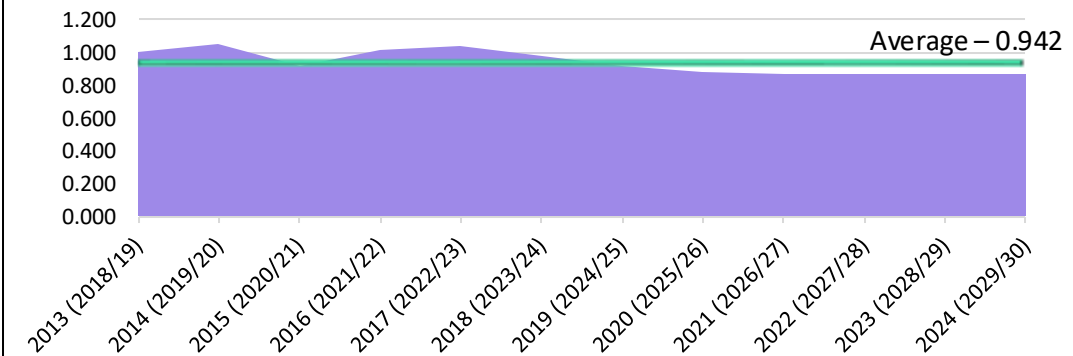
Enrollment- Data & Trends

KG Enrollment v. District Births



Birth Yr (School Yr)	District Births	Kindergarten Enrollment	Enrolled Ratio
2013 (2018/19)	2,257	2,276	1.008
2014 (2019/20)	2,189	2,306	1.053
2015 (2020/21)	2,151	1,977	0.919
2016 (2021/22)	2,201	2,235	1.015
2017 (2022/23)	1,995	2,086	1.046
2018 (2023/24)	2,036	2,002	0.983
2019 (2024/25)	1,944	1,783	0.917
2020 (2025/26)	1,912	1,693	0.885
2021 (2026/27)	1,914	1,671	0.873
2022 (2027/28)	1,933	1,671	0.864
2023 (2028/29)	1,887	1,643	0.871
2024 (2029/30)	1,864	1,615	0.866

District Birth to KG Enrollment Ratio



Source: Texas Dept. of Health and Human Services

Enrollment Forecast

10 Year Forecast & Campus Projections



GRADE LEVEL ENROLLMENT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2021/22	228	648	2,235	2,240	2,341	2,459	2,495	2,620	2,566	2,642	2,865	3,090	2,781	2,836	2,767	34,813	494	1.4%
2022/23	264	714	2,086	2,286	2,289	2,344	2,453	2,470	2,583	2,573	2,672	3,086	2,832	2,677	2,749	34,078	-735	-2.1%
2023/24	287	634	2,002	2,101	2,340	2,336	2,395	2,393	2,439	2,607	2,601	2,917	2,879	2,688	2,631	33,250	-828	-2.4%
2024/25	236	656	1,783	2,032	2,089	2,327	2,338	2,349	2,379	2,449	2,577	2,770	2,729	2,633	2,695	32,042	-1,208	-3.6%
2025/26	217	525	1,693	1,804	2,021	2,087	2,260	2,289	2,316	2,373	2,436	2,669	2,567	2,525	2,661	30,443	-1,599	-5.0%

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

Cohort	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	INT	MS	HS
3yr Avg	0.902	0.933	0.942	1.020	0.999	1.003	0.993	0.984	0.986	1.004	0.992	1.053	0.936	0.926	1.006	0.991	0.985	0.998	0.980
2022/23	1.158	1.102	0.933	1.023	1.022	1.001	0.998	0.990	0.986	1.003	1.011	1.077	0.917	0.963	0.969	0.995	0.988	1.007	0.981
2023/24	1.087	0.888	0.960	1.007	1.024	1.021	1.022	0.976	0.987	1.009	1.011	1.092	0.933	0.949	0.983	1.007	0.981	1.010	0.989
2024/25	0.822	1.035	0.891	1.015	0.994	0.994	1.001	0.981	0.994	1.004	0.988	1.065	0.936	0.915	1.003	0.979	0.987	0.996	0.979
2025/26	0.919	0.800	0.950	1.012	0.995	0.999	0.971	0.979	0.986	0.997	0.995	1.036	0.927	0.925	1.011	0.985	0.982	0.996	0.975

- The highest cohort occurred in 9th grade
- Additional grades with higher cohorts include 1st, 3rd and 7th grades

Ten Year Forecast by Grade Level

Enrollment Forecast

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2021/22	228	648	2,235	2,240	2,341	2,459	2,495	2,620	2,566	2,642	2,865	3,090	2,781	2,836	2,767	34,813	494	1.4%
2022/23	264	714	2,086	2,286	2,289	2,344	2,453	2,470	2,583	2,573	2,672	3,086	2,832	2,677	2,749	34,078	-735	-2.1%
2023/24	287	634	2,002	2,101	2,340	2,336	2,395	2,393	2,439	2,607	2,601	2,917	2,879	2,688	2,631	33,250	-828	-2.4%
2024/25	236	656	1,783	2,032	2,089	2,327	2,338	2,349	2,379	2,449	2,577	2,770	2,729	2,633	2,695	32,042	-1,208	-3.6%
2025/26	217	525	1,693	1,804	2,021	2,087	2,260	2,289	2,316	2,373	2,436	2,669	2,567	2,525	2,661	30,443	-1,599	-5.0%
2026/27	209	506	1,671	1,749	1,817	2,052	2,102	2,232	2,272	2,340	2,359	2,577	2,528	2,409	2,537	29,360	-1,083	-3.6%
2027/28	211	510	1,671	1,743	1,767	1,843	2,054	2,064	2,166	2,290	2,322	2,550	2,444	2,358	2,428	28,421	-939	-3.2%
2028/29	213	508	1,643	1,729	1,756	1,793	1,835	2,019	2,066	2,180	2,279	2,427	2,410	2,276	2,381	27,515	-907	-3.2%
2029/30	211	502	1,650	1,701	1,748	1,781	1,796	1,809	1,969	2,080	2,170	2,295	2,299	2,251	2,292	26,554	-961	-3.5%
2030/31	212	514	1,717	1,711	1,720	1,769	1,778	1,771	1,843	1,983	2,065	2,300	2,175	2,142	2,273	25,973	-581	-2.2%
2031/32	212	515	1,715	1,774	1,733	1,739	1,769	1,751	1,800	1,855	1,972	2,160	2,177	2,027	2,162	25,361	-612	-2.4%
2032/33	212	516	1,738	1,774	1,795	1,755	1,739	1,744	1,787	1,814	1,844	2,106	2,049	2,029	2,043	24,945	-416	-1.6%
2033/34	212	518	1,733	1,797	1,798	1,814	1,753	1,714	1,772	1,800	1,804	1,982	1,997	1,909	2,048	24,651	-294	-1.2%
2034/35	212	518	1,726	1,790	1,822	1,818	1,813	1,728	1,754	1,783	1,786	1,950	1,881	1,860	1,926	24,367	-284	-1.2%
2035/36	212	520	1,721	1,804	1,819	1,839	1,822	1,768	1,782	1,766	1,773	1,928	1,851	1,749	1,877	24,231	-137	-0.6%

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

Ten Year Forecast by Campus Level

Enrollment Forecast

Campus	Capacity	History				Fall	ENROLLMENT PROJECTIONS									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Early Childhood Center - North		243	275	251	252	0	0	0	0	0	0	0	0	0	0	0
Early Childhood Center - South		300	329	311	317	0	0	0	0	0	0	0	0	0	0	0
Basswood (PK) Elementary	650	513	513	519	563	561	538	545	516	497	503	488	480	477	474	480
Bette Perot Elementary	700	567	576	546	498	462	420	388	368	356	361	368	375	382	389	390
Bluebonnet Elementary	700	599	572	572	546	526	512	486	481	451	451	456	463	468	474	477
Caprock (PK) Elementary	700	635	585	611	608	590	569	551	525	502	501	500	501	504	513	518
Eagle-Ridge Elementary	700	587	609	568	499	526	511	488	497	500	500	504	506	508	509	509
Florence Elementary	650	480	489	501	475	455	462	468	447	466	465	459	464	464	464	461
Freedom Elementary	700	622	600	655	639	570	538	514	476	456	456	454	454	460	464	466
Friendship Elementary	700	551	533	511	464	438	423	415	392	395	397	399	402	407	411	413
Heritage Elementary	650	636	574	576	529	523	494	472	449	445	443	443	447	450	456	462
Hidden Lakes (PK) Elementary	700	416	425	402	396	374	364	357	369	380	381	379	381	383	387	389
Independence Elementary	700	511	510	473	447	417	382	358	340	320	324	327	329	331	332	331
Keller Harvel (PK) Elementary	700	481	484	496	464	454	434	436	430	427	428	429	432	441	448	453
Liberty Elementary	650	474	474	445	414	365	350	321	302	289	295	303	308	313	316	316
Lone Star Elementary	700	672	668	637	569	575	526	489	470	466	465	474	479	483	485	484
N. Riverside Elementary	700	522	488	471	469	460	452	442	436	416	416	414	415	416	419	419
Park Glen Elementary	650	563	542	490	479	484	463	440	430	429	433	434	439	444	445	444
Parkview Elementary	700	672	668	613	618	586	542	536	520	506	501	502	505	506	508	510
Ridgeview Elementary	700	625	627	569	534	500	473	449	436	432	434	434	437	444	451	455
Shady Grove Elementary	650	450	422	414	378	387	355	349	330	332	333	335	339	343	344	342
Sunset Valley Elementary	650	642	602	580	592	588	584	566	587	607	610	616	620	627	633	637
Whitley Rd. (PK) Elementary	650	392	402	374	323	365	365	365	374	389	388	388	392	397	401	401
Willis Lane Elementary	700	522	509	516	510	520	498	499	479	475	476	476	479	480	482	483
Woodland Springs Elementary	700	572	519	522	466	445	413	381	350	342	346	351	355	360	362	361
ELEMENTARY SCHOOL TOTALS		13,247	12,995	12,623	12,049	11,171	10,668	10,314	10,004	9,879	9,907	9,932	10,002	10,088	10,166	10,202
Elementary Absolute Change		90	-252	-372	-574	-878	-503	-354	-311	-125	28	25	70	86	78	35
Elementary Percent Change		0.70%	-1.90%	-2.86%	-4.55%	-7.29%	-4.50%	-3.32%	-3.01%	-1.25%	0.29%	0.26%	0.70%	0.86%	0.77%	0.35%

Green = w/in 5% of Capacity; Yellow = Over Capacity

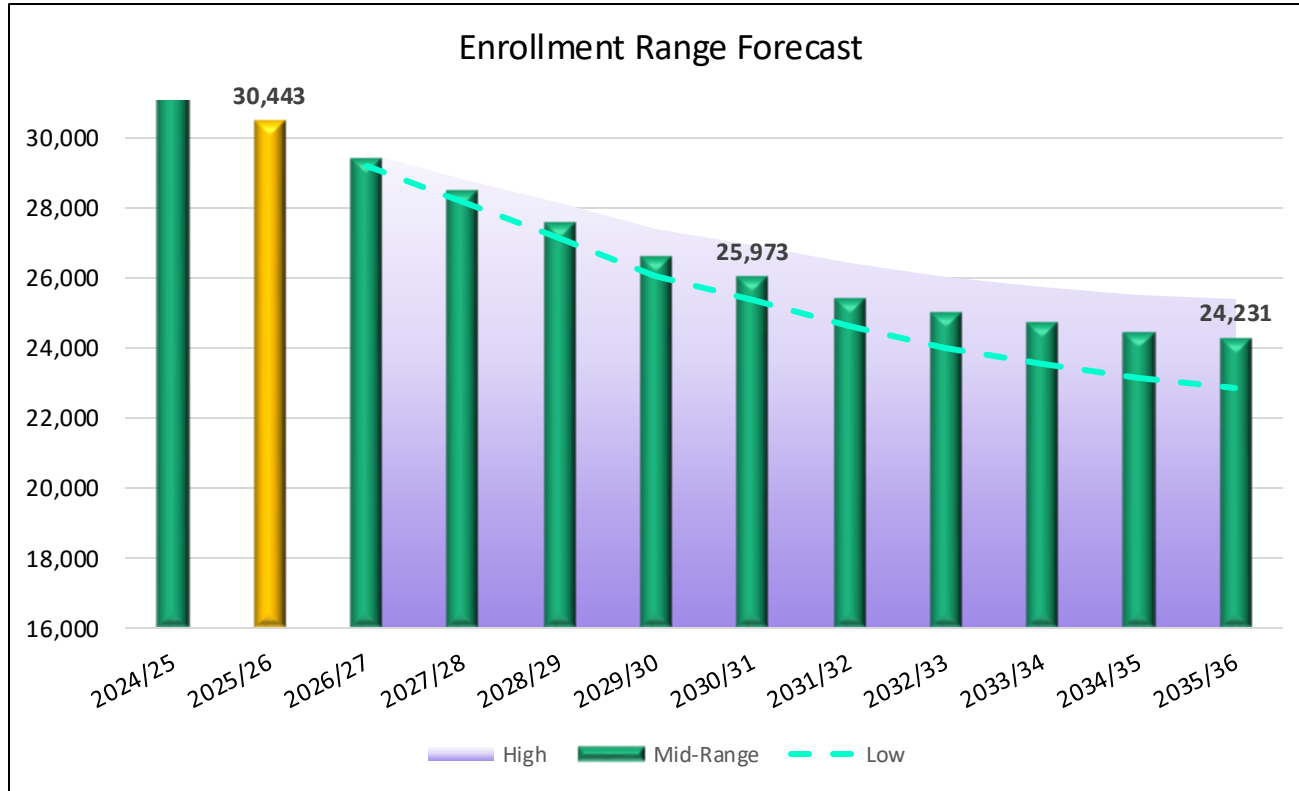


Ten Year Forecast by Campus Level

Enrollment Forecast

Campus	Capacity	History				Fall	ENROLLMENT PROJECTIONS									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Bear Creek Intermediate	1,100	940	898	907	904	851	813	777	749	692	674	696	691	682	681	695
Chisholm Trail		0	0	0	0	0										
Parkwood Hill Intermediate	1,100	1,223	1,174	1,121	1,022	959	938	918	867	773	727	725	719	707	701	720
South Keller		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Timberview - Closed	1,150					0										
Trinity Meadows Intermediate	1,100	895	924	865	813	808	784	732	700	663	595	544	544	541	536	546
INTERMEDIATE SCHOOL TOTALS		3,058	2,996	2,893	2,739	2,618	2,535	2,427	2,316	2,128	1,996	1,965	1,954	1,930	1,918	1,961
Intermed. Absolute Change		-21	-62	-103	-154	-121	-83	-108	-111	-188	-132	-31	-11	-24	-12	43
Intermed. Percent Change		-0.41%	-2.03%	-3.44%	-5.32%	-4.42%	-3.17%	-4.26%	-4.57%	-8.12%	-6.20%	-1.55%	-0.56%	-1.23%	-0.62%	2.24%
Fossil Hill Middle School	1,150	916	838	826	831	812	794	772	775	745	737	680	672	667	666	673
Hillwood Middle School	1,150	1,229	1,228	1,216	1,126	1,053	1,002	920	901	888	834	754	711	708	699	690
Indian Springs Middle School	1,150	924	901	910	891	899	890	855	849	785	735	739	700	699	694	692
Keller Middle School	1,150	984	921	935	894	912	915	858	826	787	758	711	694	717	710	700
Timberview Middle School	1,150	1,115	1,069	1,018	967	928	889	859	795	737	684	637	631	618	619	628
Trinity Springs Middle School	1,150	964	915	906	931	840	789	805	768	721	691	662	595	544	544	541
Vista Ridge Middle School	1,150	828	822	755	786	788	827	831	787	747	741	755	759	744	734	739
MIDDLE SCHOOL TOTALS		6,960	6,694	6,566	6,426	6,232	6,106	5,900	5,701	5,410	5,180	4,938	4,762	4,697	4,666	4,663
Middle School Absolute Change		236	-266	-128	-140	-194	-126	-206	-199	-291	-230	-242	-176	-65	-31	-3
Middle School Percent Change		4.15%	-3.82%	-1.91%	-2.13%	-3.02%	-2.02%	-3.37%	-3.37%	-5.10%	-4.25%	-4.67%	-3.56%	-1.36%	-0.66%	-0.06%
Central High School	2,750	2,598	2,551	2,542	2,410	2,366	2,263	2,169	2,028	1,880	1,820	1,735	1,675	1,588	1,495	1,413
Fossil Ridge High School	2,750	2,380	2,329	2,241	2,140	2,070	1,979	1,906	1,929	1,886	1,885	1,823	1,780	1,767	1,729	1,713
Keller High School	2,750	3,153	3,089	3,023	2,951	2,868	2,758	2,787	2,706	2,604	2,567	2,429	2,333	2,258	2,176	2,153
Timber Creek High School	3,000	3,193	3,140	3,026	2,970	2,837	2,768	2,635	2,548	2,484	2,335	2,256	2,156	2,040	1,934	1,843
Keller Compass Center	100	73	73	56	56	28	30	30	30	30	30	30	30	30	30	30
Keller Collegiate Academy	1,100	149	211	279	296	253	253	253	253	253	253	253	253	253	253	253
Tarrant JJAEP		2	0	1	5	0	0	0	0	0	0	0	0	0	0	0
HIGH SCHOOL TOTALS		11,548	11,393	11,168	10,828	10,422	10,051	9,780	9,494	9,137	8,890	8,526	8,227	7,936	7,617	7,405
High School Absolute Change		58	-155	-225	-340	-406	-371	-271	-286	-357	-247	-364	-299	-291	-319	-212
High School Percent Change		0.52%	-1.34%	-1.97%	-3.04%	-3.75%	-3.56%	-2.70%	-2.92%	-3.76%	-2.70%	-4.09%	-3.51%	-3.54%	-4.02%	-2.78%
DISTRICT TOTALS		34,813	34,078	33,250	32,042	30,443	29,360	28,421	27,515	26,554	25,973	25,361	24,945	24,651	24,367	24,231
District Absolute Change		363	-735	-828	-1,208	-1,599	-1,083	-939	-907	-961	-581	-612	-416	-294	-284	-137
District Percent Change		1.04%	-2.11%	-2.43%	-3.63%	-4.99%	-3.56%	-3.20%	-3.19%	-3.49%	-2.19%	-2.36%	-1.64%	-1.18%	-1.15%	-0.56%

Green = w/in 5% of Capacity; Yellow = Over Capacity



School Year	Low Projections	Mid Projections	High Projections
2024/25		32,042	
2025/26		30,443	
2026/27	29,164	29,360	29,562
2027/28	28,127	28,421	28,807
2028/29	27,117	27,515	28,142
2029/30	26,047	26,554	27,375
2030/31	25,328	25,973	26,926
2031/32	24,586	25,361	26,421
2032/33	23,992	24,945	25,994
2033/34	23,540	24,651	25,747
2034/35	23,106	24,367	25,478
2035/36	22,835	24,231	25,364

Low Range Projections

- Slow down in Housing Starts & Closings
- Increases in Homeschooling & Private School Enrollment
- Lower Kindergarten & Early Elementary Grade Enrollment
- School of Choice options lower overall housing yields

Mid-Range Projections

- Economic Conditions remain stable
- Continued population growth & Housing Activity
- Minimal Impact from trends in Homeschooling & Private School Enrollment
- Maintaining current housing yields

High Range Projections

- Future Interest Rate Cuts & Favorable Mortgage Rates
- Surge in Housing Starts & Closings
- Programs and Marketing Efforts increase Enrollment



District Information -



Keller ISD enrollment decreased by **4,370 over the last five years**. The District has seen enrollment decrease this new 2025-26 school year by **1,599 students**.

Housing Market Conditions -



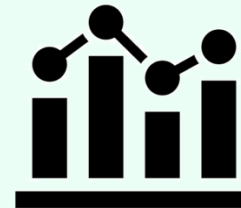
2025 new home starts and closings in KISD are currently trending below 2024 totals and are anticipated to finish below 2024 totals. Keller ISD's new home rate slowing due to lack of developable land

Housing Activity & Future Developments -



The district currently has approximately **95 homes in active inventory**, roughly 440 lots available to build on, and nearly 490 planned in the future.

Enrollment Forecast -



Enrollment patterns are declining for many school districts across the state. Biggest impacts on enrollment are lower birthrates and expansion of school choice. KISD Fall 2026 enrollment is forecasted to fall between 29,100 to 29,500. Five year forecast has enrollment between 25,300 to 26,900