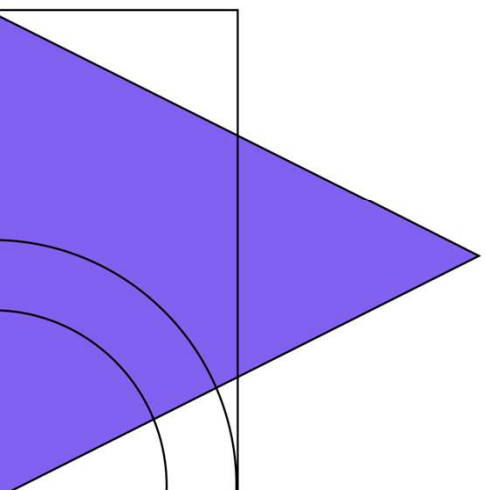
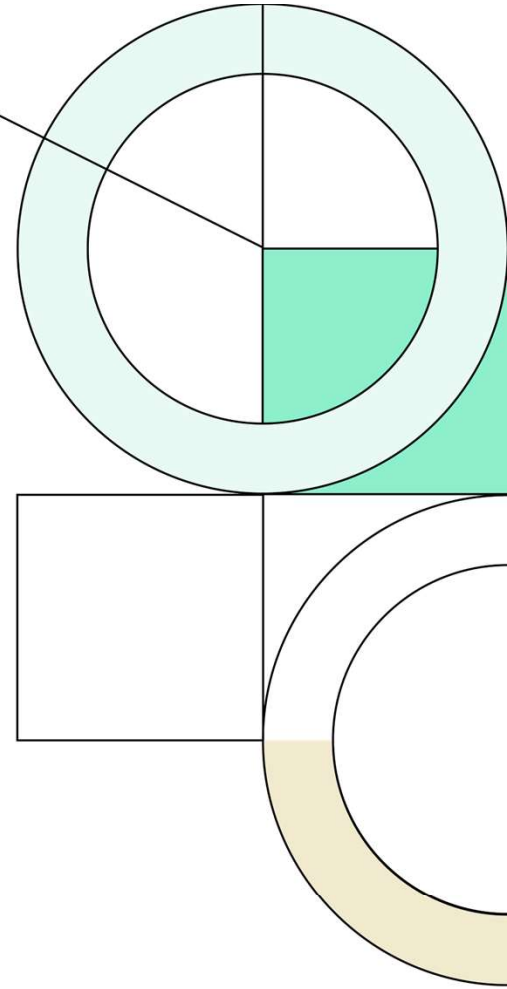


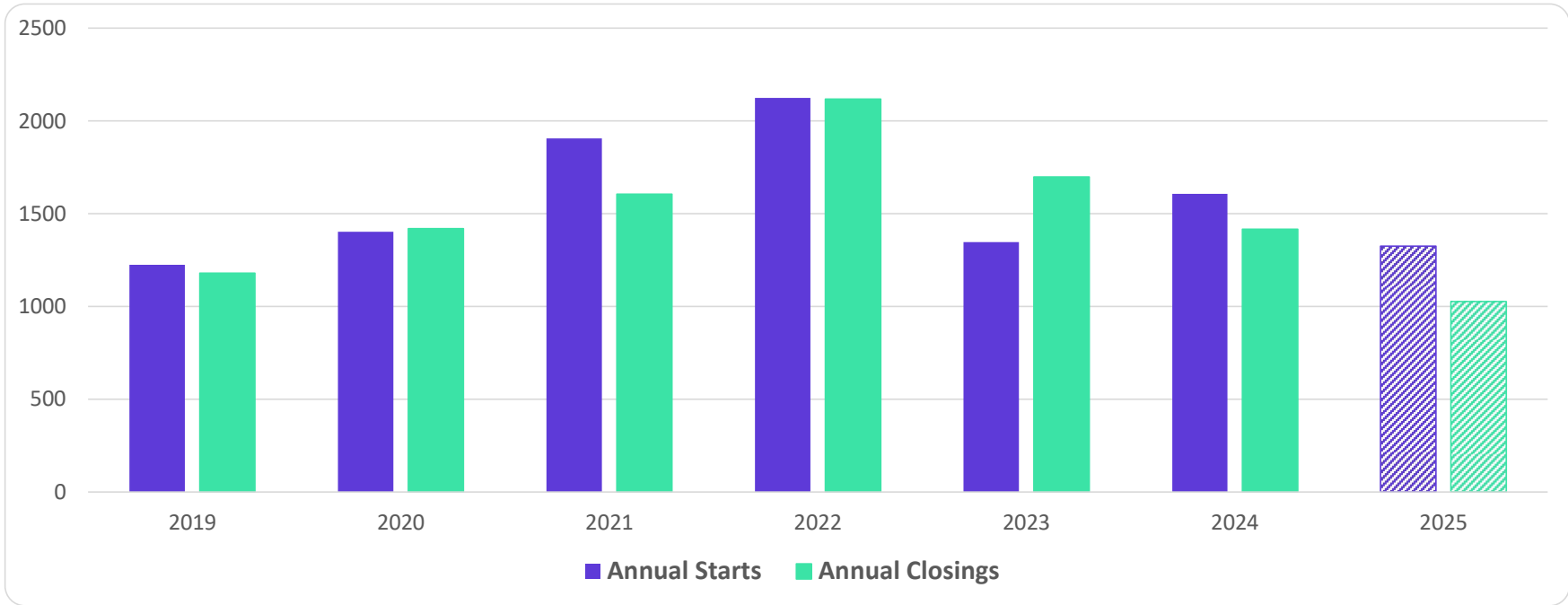


# Fall 2025 Enrollment and Housing Report



# Union County PS New Home Activity

Single-Family Housing



Starts	2019	2020	2021	2022	2023	2024	2025
1Q	197	389	341	604	240	340	382
2Q	300	394	562	705	442	370	505
3Q	392	321	339	400	392	456	438
4Q	335	298	663	415	272	440	
<b>Total</b>	<b>1,224</b>	<b>1,402</b>	<b>1,905</b>	<b>2,124</b>	<b>1,346</b>	<b>1,606</b>	<b>1,325</b>

Closings	2019	2020	2021	2022	2023	2024	2025
1Q	222	377	248	371	491	366	375
2Q	330	378	520	615	441	356	231
3Q	307	395	331	556	391	333	420
4Q	320	269	506	576	375	361	
<b>Total</b>	<b>1,179</b>	<b>1,419</b>	<b>1,605</b>	<b>2,118</b>	<b>1,698</b>	<b>1,416</b>	<b>1,026</b>

Source: Zonda



# Union County PS New Home Activity by Elementary Zone

Single-Family Housing

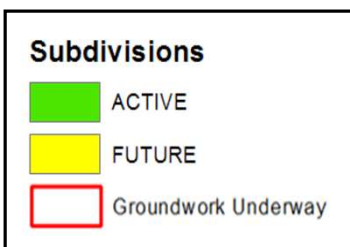


Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	U/C	Inventory	VDL	Future
ANTIOCH	8	5	2	1	8	12	32	125
EAST	35	5	22	9	14	24	342	392
FAIRVIEW	11	2	15	4	6	7	6	2,387
HEMBY BRIDGE	53	18	26	20	18	34	119	266
INDIAN TRAIL	201	70	121	62	107	167	418	588
KENSINGTON	0	0	0	0	0	0	0	188
MARSHVILLE	0	0	0	0	0	0	0	2,297
MARVIN	45	14	52	7	29	36	34	39
NEW SALEM	0	0	0	0	5	7	1	21
NEW TOWN	0	0	0	0	0	0	0	0
POPLIN	76	7	109	31	15	37	238	0
PORTER RIDGE	142	35	92	32	44	92	339	35
PROSPECT	18	13	6	4	18	19	68	119
REA VIEW	4	1	7	3	9	9	24	420
ROCK REST	53	6	66	9	7	14	133	1,483
ROCKY RIVER	200	36	118	33	44	136	322	2,445
SANDY RIDGE	5	0	1	0	5	5	0	494
SARDIS	0	0	0	0	0	0	0	204
SHILOH VALLEY	124	25	79	24	36	64	88	603
STALLINGS	15	0	52	0	0	0	0	258
UNION	2	0	1	0	0	1	19	0
UNIONVILLE	3	1	4	1	4	7	19	19
WALTER BICKETT	188	34	195	41	35	75	496	619
WAXHAW	234	57	143	49	99	166	472	2,215
WEDDINGTON	19	6	26	19	19	18	62	122
WESLEY CHAPEL	102	20	104	21	47	74	112	165
WESTERN UNION	101	23	62	27	36	51	160	167
WINGATE	126	60	84	23	74	100	488	520
<b>Grand Total</b>	<b>1,765</b>	<b>438</b>	<b>1,387</b>	<b>420</b>	<b>679</b>	<b>1,155</b>	<b>3,992</b>	<b>16,298</b>

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

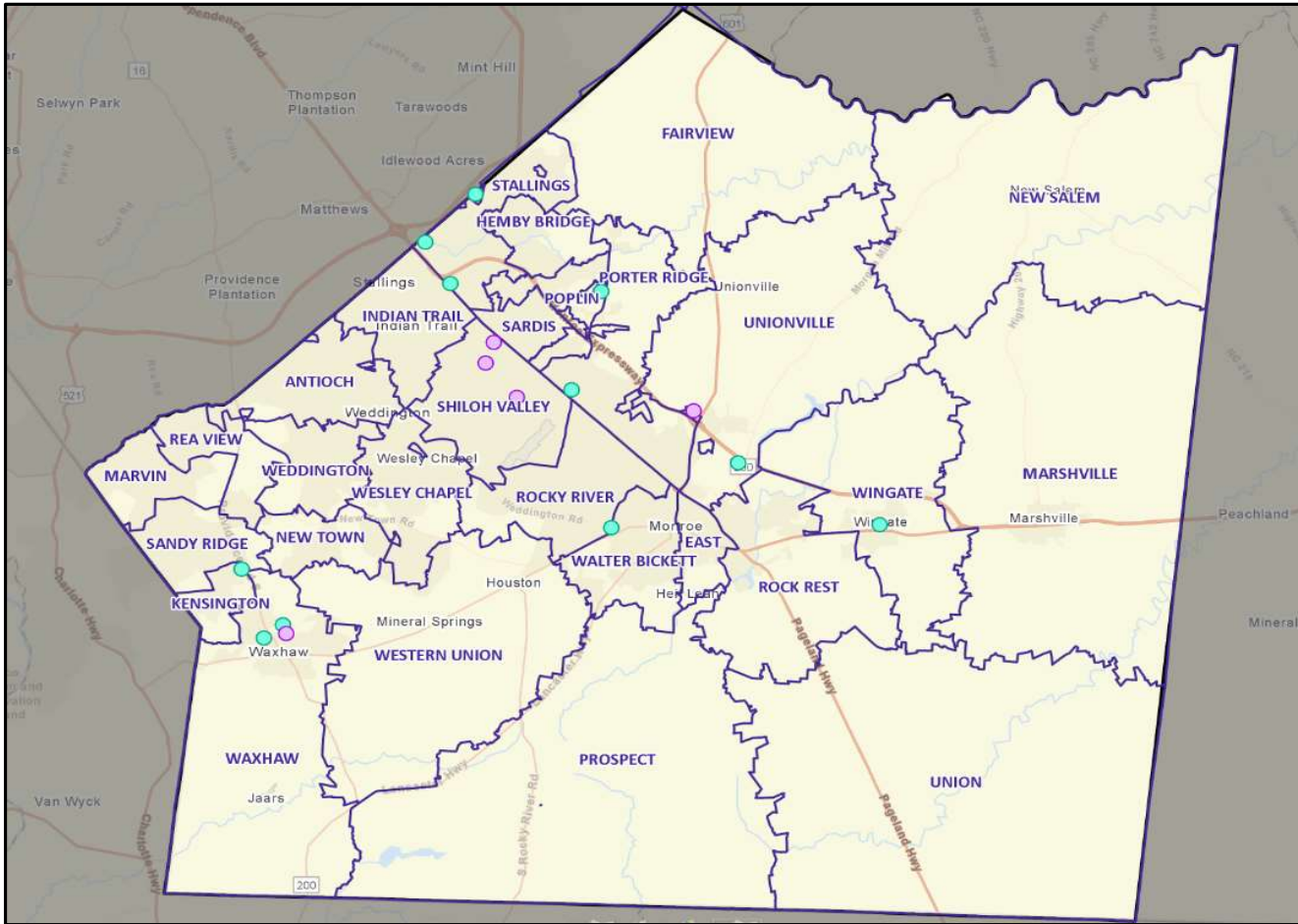
## District Future Housing Overview

- The district has 85 active subdivisions with approximately 680 homes under construction and nearly 4,000 lots ready to be built on
- Within UCPS there are 107 potential future subdivisions totaling nearly 16,300 single family lots
- Groundwork is underway on approximately 2,900 lots within 24 subdivisions



The following pages highlight major and new developments





## District Multifamily Overview

- There are approximately 1,340 rental units currently under construction in UCPS in five separate projects
- There are more than 3,000 future rental units in various stages of planning across the district in eleven separate projects

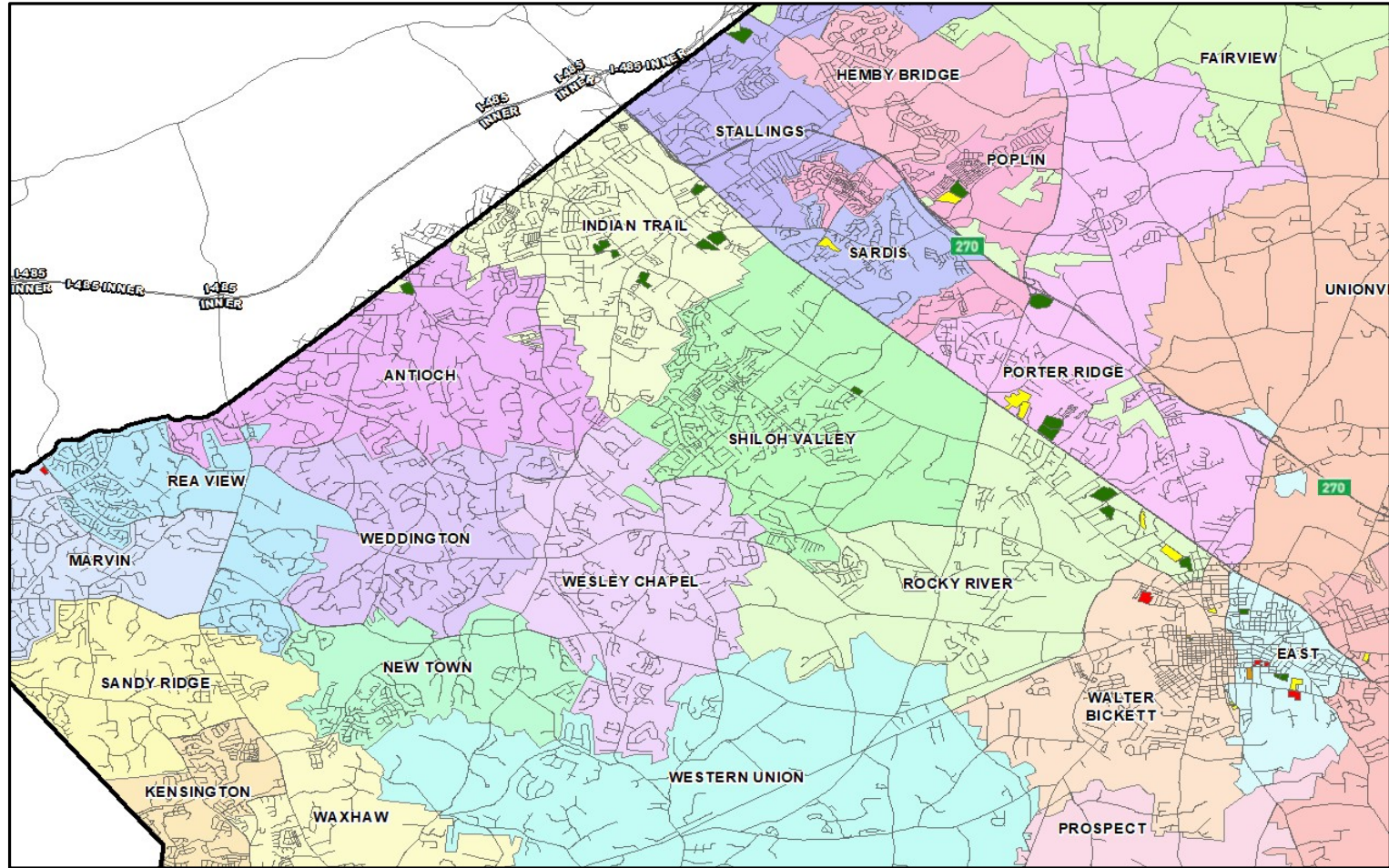
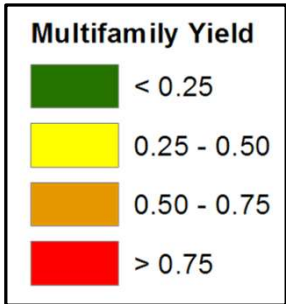
**Multifamily Developments**

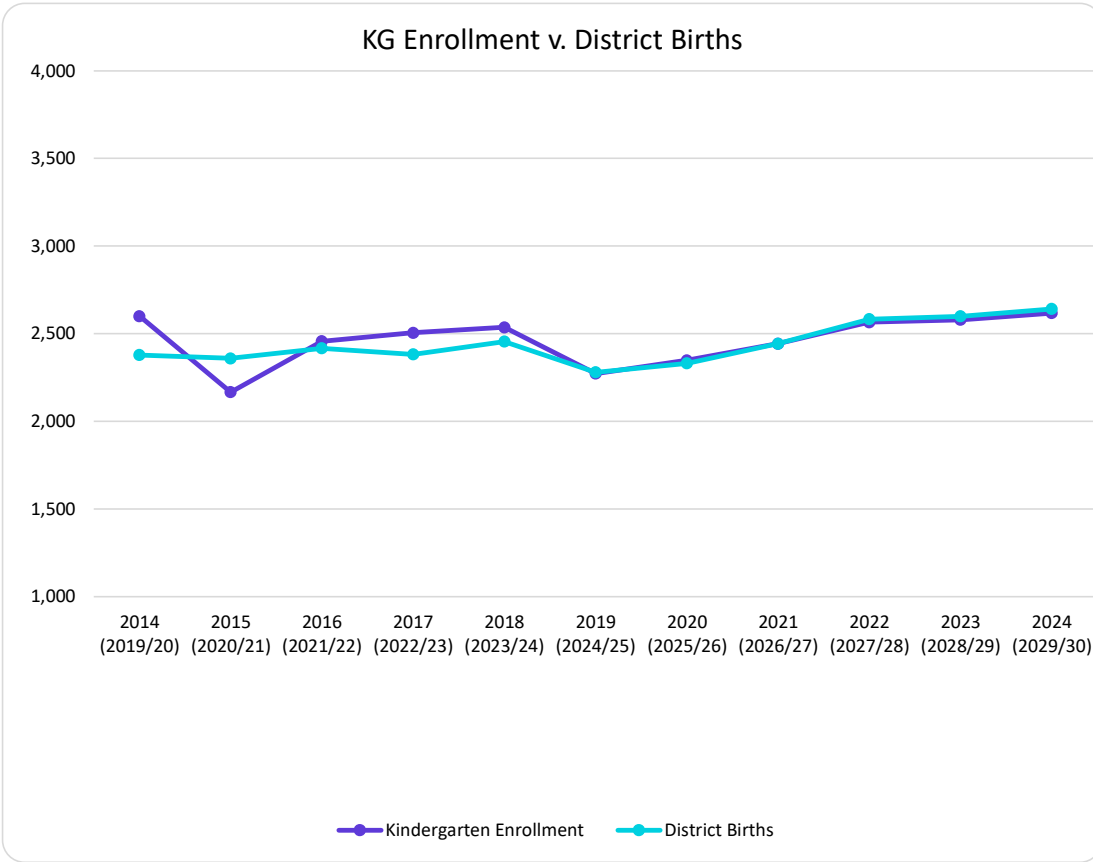
<span style="color: cyan;">■</span>	FUTURE
<span style="color: purple;">■</span>	UNDER CONSTRUCTION

# District Multifamily Yield Analysis

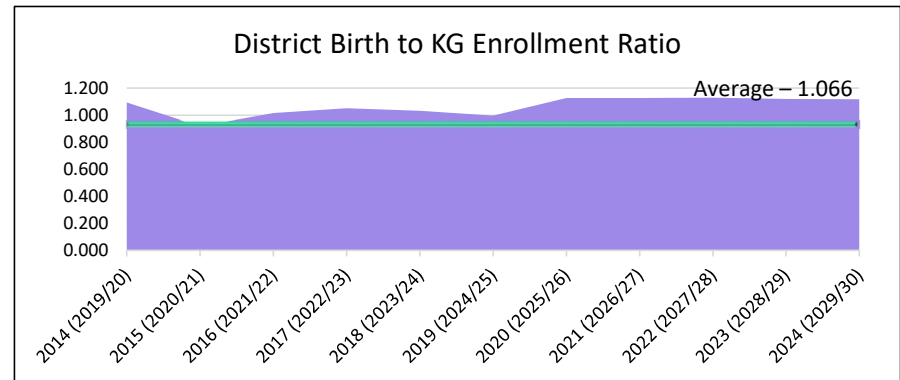
Multifamily Housing

- There are 1,014 students residing in 4,889 total non-age restricted multifamily units.
- The overall district multifamily yield is 0.207





Birth Yr (School Yr)	District Births	Kindergarten Enrollment	Enrolled Ratio
2014 (2019/20)	2,378	2,600	1.093
2015 (2020/21)	2,359	2,166	0.918
2016 (2021/22)	2,416	2,456	1.017
2017 (2022/23)	2,382	2,505	1.052
2018 (2023/24)	2,455	2,536	1.033
2019 (2024/25)	2,279	2,272	0.997
2020 (2025/26)	2,331	2,348	1.007
2021 (2026/27)	2,443	2,443	1.000
2022 (2027/28)	2,582	2,565	0.993
2023 (2028/29)	2,599	2,579	0.992
2024 (2029/30)	2,641	2,618	0.991



Source: Texas Dept. of Health and Human Services

# Annual Enrollment Changes

Enrollment Forecast



Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	KG - 12th Total	KG-12th Growth	K-12 % Growth
2023/24	0	562	2,536	2,678	2,881	2,785	2,959	3,054	3,096	3,325	3,378	3,939	3,742	3,619	3,293	41,285	202	0.5%
2024/25	0	471	2,272	2,656	2,777	2,941	2,877	3,052	3,084	3,191	3,451	3,796	3,787	3,559	3,440	40,883	-402	-1.0%
2025/26	0	502	2,348	2,353	2,698	2,784	2,967	2,965	3,067	3,135	3,275	3,801	3,629	3,562	3,412	39,996	-887	-2.2%

2025/26	0	462	2,298	2,356	2,757	2,860	3,045	2,966	3,095	3,184	3,306	3,936	3,628	3,596	3,402	40,429		
Projection	0	40	50	-3	-59	-76	-78	-1	-28	-49	-31	-135	1	-34	10	-433		
Percent		8.0%	2.1%	-0.1%	-2.2%	-2.7%	-2.6%	0.0%	-0.9%	-1.6%	-0.9%	-3.6%	0.0%	-1.0%	0.3%	-1.1%		

Cohort			K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	HS
3 year avg			0.981	1.051	1.034	1.019	1.026	1.034	1.015	1.029	1.033	1.123	0.957	0.945	0.956	0.995
2023/24			1.012	1.069	1.050	1.035	1.038	1.040	1.029	1.039	1.036	1.142	0.954	0.944	0.957	0.999
2024/25			0.896	1.047	1.037	1.021	1.033	1.031	1.010	1.031	1.038	1.124	0.961	0.951	0.951	0.997
2025/26			1.033	1.036	1.016	1.003	1.009	1.031	1.005	1.017	1.026	1.101	0.956	0.941	0.959	0.989

- 2025/26 Middle School Cohort dropped to lowest in recent history

## Annual Cohort Change

Year	Total	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
2023/24	939	31	173	138	94	107	118	87	124	117	491	-179	-215	-147
2024/25	355	-264	120	99	60	92	93	30	95	126	418	-152	-183	-179
2025/26	281	76	81	42	7	26	88	15	51	84	350	-167	-225	-147

# Ten Year Forecast by Grade Level

Enrollment Forecast



Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	KG - 12th Total	KG-12th Growth	K-12 % Growth	Cohort Change
2021/22	128	317	2,456	2,471	2,676	2,749	2,836	3,020	3,126	3,306	3,412	4,061	3,587	3,380	3,124	40,204			
2022/23	79	362	2,505	2,743	2,691	2,852	2,936	3,009	3,201	3,261	3,448	3,921	3,834	3,440	3,242	41,083	879	2.2%	1,547
2023/24	0	562	2,536	2,678	2,881	2,785	2,959	3,054	3,096	3,325	3,378	3,939	3,742	3,619	3,293	41,285	202	0.5%	939
2024/25	0	471	2,272	2,656	2,777	2,941	2,877	3,052	3,084	3,191	3,451	3,796	3,787	3,559	3,440	40,883	-402	-1.0%	355
2025/26	0	502	2,348	2,353	2,698	2,784	2,967	2,965	3,067	3,135	3,275	3,801	3,629	3,562	3,412	39,996	-887	-2.2%	281
2026/27	0	551	2,443	2,417	2,388	2,706	2,802	3,065	2,952	3,135	3,246	3,670	3,644	3,448	3,435	39,351	-645	-1.6%	419
2027/28	0	565	2,565	2,518	2,443	2,405	2,713	2,886	3,083	3,020	3,229	3,616	3,525	3,471	3,326	38,800	-551	-1.4%	441
2028/29	0	565	2,579	2,629	2,596	2,487	2,447	2,798	2,881	3,147	3,120	3,598	3,475	3,350	3,342	38,449	-351	-0.9%	410
2029/30	0	593	2,618	2,675	2,709	2,643	2,530	2,525	2,798	2,944	3,251	3,485	3,456	3,306	3,228	38,168	-281	-0.7%	482
2030/31	0	598	2,671	2,736	2,758	2,764	2,687	2,612	2,553	2,858	3,038	3,625	3,348	3,289	3,185	38,124	-44	-0.1%	566
2031/32	0	610	2,722	2,781	2,810	2,811	2,801	2,767	2,614	2,608	2,951	3,390	3,483	3,185	3,170	38,093	-31	-0.1%	483
2032/33	0	618	2,745	2,829	2,853	2,862	2,856	2,886	2,773	2,671	2,692	3,294	3,256	3,312	3,070	38,099	6	0.0%	454
2033/34	0	622	2,784	2,857	2,893	2,883	2,913	2,941	2,895	2,834	2,758	3,009	3,163	3,097	3,192	38,219	120	0.3%	445
2034/35	0	622	2,802	2,882	2,905	2,936	2,922	2,998	2,959	2,961	2,927	3,083	2,888	3,011	2,986	38,260	41	0.1%	449
2035/36	0	624	2,821	2,900	2,930	2,945	2,974	3,004	3,019	3,028	3,059	3,269	2,958	2,750	2,906	38,563	303	0.8%	487

# Ten Year Forecast by Campus Level

## Enrollment Forecast



Campus	Capacity	2024/25 %	2025/26 %	History	Fall	ENROLLMENT PROJECTIONS									
		Utilization	Utilization	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Antioch Elementary School	757	107.1%	105.2%	811	796	791	772	769	781	810	824	830	830	821	814
East Elementary School	610	68.7%	71.5%	419	436	434	437	450	464	479	491	504	507	509	505
Fairview Elementary School	631	63.2%	62.4%	399	394	410	425	428	462	506	532	551	578	602	625
Hemby Bridge Elementary School	525	92.0%	92.6%	483	486	458	452	442	430	437	452	459	460	458	455
Indian Trail Primary School	642	99.8%	101.9%	641	654	666	686	707	706	745	767	789	802	801	796
Kensington Elementary School	746	120.9%	110.7%	902	826	759	685	668	671	683	699	709	715	728	737
Marshville Elementary School	460	91.1%	90.7%	419	417	412	414	429	426	433	458	475	493	519	543
Marvin Elementary School	728	89.1%	88.6%	649	645	588	547	521	520	536	556	572	582	593	600
New Salem Elementary School	277	89.9%	93.1%	249	258	258	260	270	272	272	270	265	261	258	253
New Town Elementary School	728	95.5%	89.1%	695	649	604	577	540	524	517	538	548	557	557	553
Poplin Elementary School	746	101.3%	96.2%	756	718	695	680	646	638	639	657	668	676	685	699
Porter Ridge Elementary School	688	111.2%	105.5%	765	726	725	702	713	706	708	714	718	718	721	726
Prospect Elementary School	494	75.1%	79.1%	371	391	410	412	423	433	425	430	430	429	419	412
Rea View Elementary School	728	86.5%	84.2%	630	613	595	587	593	594	602	607	613	621	622	616
Rock Rest Elementary School	538	73.4%	74.7%	395	402	417	425	455	490	559	596	626	629	635	637
Rocky River Elementary School	660	81.2%	83.8%	536	553	576	600	614	651	680	709	725	732	728	726
Sandy Ridge Elementary School	704	75.3%	67.9%	530	478	440	402	380	371	386	394	404	414	422	432
Sardis Elementary School	525	100.4%	97.3%	527	511	502	477	481	475	474	491	499	503	504	503
Shiloh Valley Primary School	641	89.1%	81.1%	571	520	502	530	542	541	542	553	551	545	534	536
Shiloh Valley Elementary School	844	67.9%	67.3%	573	568	583	535	518	510	539	539	541	546	555	540
Stallings Elementary School	750	102.9%	102.8%	772	771	764	751	746	761	777	793	807	802	799	794
Union Elementary School	368	81.8%	79.1%	301	291	296	312	336	347	363	366	368	367	365	365
Unionville Elementary School	668	102.8%	98.4%	687	657	662	617	600	584	595	596	595	593	592	590
Walter Bickett Elementary	784	56.5%	60.2%	443	472	477	486	521	544	579	594	602	609	615	624
Waxhaw Elementary	653	95.6%	92.8%	624	606	606	613	638	681	728	792	853	904	946	973
Weddington Elementary	701	92.7%	87.9%	650	616	555	543	527	509	518	540	551	558	566	576
Wesley Chapel Elementary	575	127.1%	123.8%	731	712	671	644	608	614	636	657	673	684	690	699
Western Union Elementary	601	89.0%	83.5%	535	502	495	489	478	488	528	543	561	599	637	677
Wingate Elementary	460	85.4%	89.8%	393	413	451	486	526	568	595	610	626	640	646	656
<b>ELEMENTARY SCHOOL TOTALS</b>	<b>18,232</b>	<b>90.3%</b>	<b>88.2%</b>	<b>16,457</b>	<b>16,081</b>	<b>15,802</b>	<b>15,546</b>	<b>15,569</b>	<b>15,761</b>	<b>16,291</b>	<b>16,768</b>	<b>17,113</b>	<b>17,354</b>	<b>17,527</b>	<b>17,662</b>
Elementary School Absolute Growth				-360	-376	-279	-256	23	192	530	477	345	241	173	135
Elementary School Percent Growth				-2.14%	-2.28%	-1.73%	-1.62%	0.15%	1.23%	3.36%	2.93%	2.06%	1.41%	1.00%	0.77%

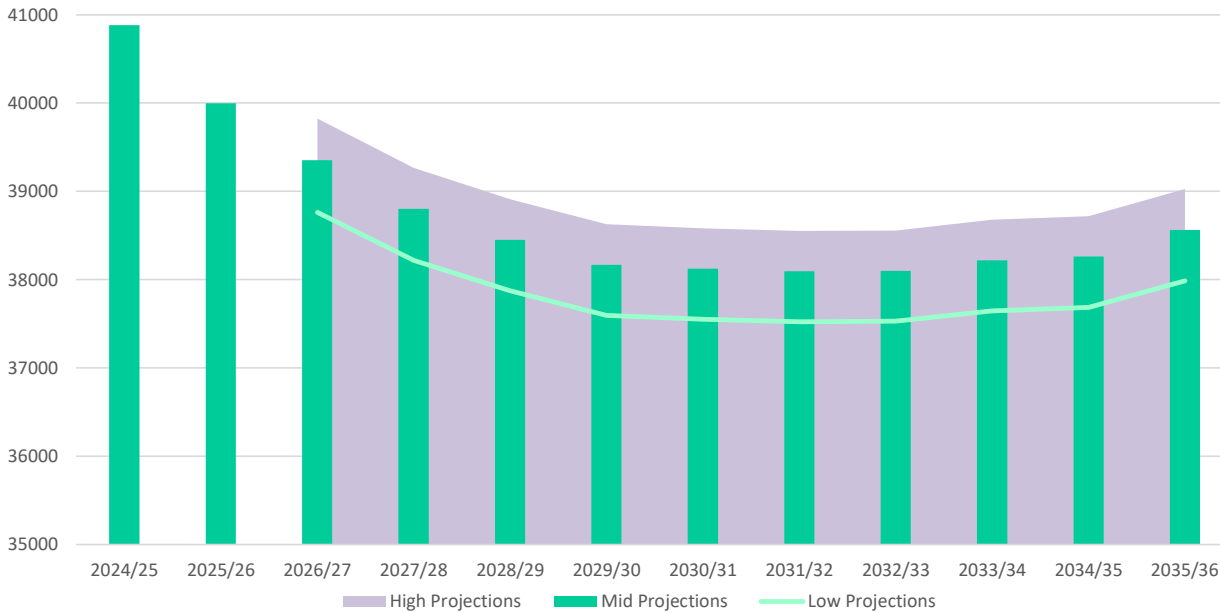
# Ten Year Forecast by Campus Level

## Enrollment Forecast



Campus	Capacity	2024/25 %	2025/26 %	History	Fall	ENROLLMENT PROJECTIONS									
		Utilization	Utilization	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Cuthbertson Middle	1,320	100.2%	96.8%	1,322	1,278	1,206	1,150	1,038	938	831	756	740	746	780	800
East Union Middle	1,060	65.5%	62.0%	694	657	616	594	587	583	584	578	571	541	528	529
Marvin Ridge Middle	1,408	90.9%	88.8%	1,280	1,250	1,197	1,169	1,076	985	867	807	781	813	851	884
Monroe Middle	1,128	71.6%	67.4%	808	760	729	735	762	798	796	824	837	903	958	1,005
Parkwood Middle	984	89.4%	88.3%	880	869	868	855	868	866	846	833	864	926	1,002	1,061
Piedmont Middle	988	99.5%	91.0%	983	899	917	966	956	975	898	908	938	989	1,013	1,024
Porter Ridge Middle School	1,454	100.2%	100.3%	1,457	1,459	1,481	1,526	1,550	1,553	1,474	1,401	1,363	1,389	1,444	1,480
Sun Valley Middle	1,180	77.8%	79.9%	918	943	940	969	973	1,044	994	998	985	1,063	1,088	1,110
Weddington Middle	1,216	109.0%	107.8%	1,326	1,311	1,328	1,317	1,287	1,200	1,108	1,017	1,006	1,066	1,132	1,162
<b>MIDDLE SCHOOL TOTALS</b>	<b>10,738</b>	<b>90.0%</b>	<b>87.8%</b>	<b>9,668</b>	<b>9,426</b>	<b>9,282</b>	<b>9,281</b>	<b>9,097</b>	<b>8,942</b>	<b>8,398</b>	<b>8,122</b>	<b>8,085</b>	<b>8,436</b>	<b>8,796</b>	<b>9,055</b>
Middle School Absolute Growth				-72	-242	-144	-1	-184	-155	-544	-276	-37	351	360	259
Middle School Percent Growth				-0.74%	-2.50%	-1.53%	-0.01%	-1.98%	-1.70%	-6.08%	-3.29%	-0.46%	4.34%	4.27%	2.94%
Cuthbertson High	1,794	103.6%	100.6%	1,859	1,804	1,741	1,722	1,708	1,659	1,659	1,634	1,596	1,539	1,477	1,463
Forest Hills High	1,448	66.8%	64.3%	967	931	942	916	900	885	882	867	848	814	782	778
Marvin Ridge High	1,848	106.1%	104.6%	1,960	1,933	1,869	1,810	1,797	1,758	1,749	1,722	1,684	1,625	1,559	1,545
Monroe High	1,440	83.9%	82.1%	1,208	1,182	1,215	1,187	1,157	1,144	1,140	1,118	1,093	1,047	1,007	1,007
Parkwood High	1,376	78.1%	77.5%	1,075	1,066	1,076	1,051	1,019	1,011	1,008	989	969	934	895	888
Piedmont High	1,600	79.1%	78.4%	1,266	1,254	1,236	1,215	1,234	1,189	1,189	1,173	1,145	1,102	1,060	1,052
Porter Ridge High School	1,812	99.4%	98.2%	1,802	1,780	1,734	1,739	1,732	1,678	1,679	1,651	1,610	1,551	1,490	1,481
Sun Valley High	1,614	78.2%	76.5%	1,262	1,234	1,163	1,123	1,103	1,088	1,082	1,064	1,042	1,003	964	956
Weddington High	1,794	105.7%	106.0%	1,896	1,902	1,915	1,896	1,853	1,818	1,815	1,782	1,744	1,684	1,613	1,599
<b>HIGH SCHOOL TOTALS</b>	<b>14,726</b>	<b>90.3%</b>	<b>88.9%</b>	<b>13,295</b>	<b>13,086</b>	<b>12,891</b>	<b>12,659</b>	<b>12,503</b>	<b>12,230</b>	<b>12,203</b>	<b>12,000</b>	<b>11,731</b>	<b>11,299</b>	<b>10,847</b>	<b>10,769</b>
High School Absolute Growth				-22	-209	-195	-232	-156	-273	-27	-203	-269	-432	-452	-78
High School Percent Growth				-0.17%	-1.57%	-1.49%	-1.80%	-1.23%	-2.18%	-0.22%	-1.66%	-2.24%	-3.68%	-4.00%	-0.72%
Benton Heights Elementary School	654	68.8%	69.3%	450	453	440	432	422	413	419	419	419	423	424	420
Central Academy of Technology and Arts	1,504	58.0%	58.8%	872	885	867	845	836	823	823	813	792	764	733	726
South Providence	140	65.7%	53.6%	92	75	75	75	75	75	75	75	75	75	75	75
Union County Early College	196	154.6%	152.6%	303	299	305	300	292	288	287	281	275	264	254	254
Walter Bickett Early Childhood				139	83	130	117	110	119	116	115	117	116	116	116
Wolfe School				78	110	110	110	110	110	110	110	110	110	110	110
<b>ALTERNATIVE CAMPUS TOTALS</b>				<b>1,934</b>	<b>1,905</b>	<b>1,927</b>	<b>1,879</b>	<b>1,845</b>	<b>1,828</b>	<b>1,830</b>	<b>1,813</b>	<b>1,788</b>	<b>1,752</b>	<b>1,712</b>	<b>1,701</b>
<b>DISTRICT TOTALS</b>	<b>43,696</b>			<b>41,354</b>	<b>40,498</b>	<b>39,902</b>	<b>39,365</b>	<b>39,014</b>	<b>38,761</b>	<b>38,722</b>	<b>38,703</b>	<b>38,717</b>	<b>38,841</b>	<b>38,882</b>	<b>39,187</b>
District Absolute Growth				-493	-856	-596	-531	-351	-253	-40	-19	14	124	41	305
District Percent Growth				-1.2%	-2.1%	-1.5%	-1.3%	-0.9%	-0.6%	-0.1%	0.0%	0.0%	0.3%	0.1%	0.8%

Enrollment Range Forecast



School Year	Low Projections	Mid Projections	High Projections
2024/25		40,883	
2025/26		39,996	
2026/27	38,761	39,351	39,823
2027/28	38,218	38,800	39,266
2028/29	37,872	38,449	38,910
2029/30	37,595	38,168	38,626
2030/31	37,552	38,124	38,581
2031/32	37,522	38,093	38,550
2032/33	37,528	38,099	38,556
2033/34	37,646	38,219	38,678
2034/35	37,686	38,260	38,719
2035/36	37,985	38,563	39,026

### 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
- Current Transfer patterns remain

### High Range Projections

- Future Interest Rate Cuts & Favorable Mortgage Rates
- Surge in Housing Starts & Closings
- Programs and Marketing Efforts increase Enrollment through Transfer Students
- Slight increases in housing yields



## Key Takeaways

### District Information -



Union County PS enrollment decreased by **151 over the last five years**. The District has seen enrollment decline this new 2025-26 school year by **856 students**.

### Housing Market Conditions -



UCPS is currently on pace to slightly exceed 2024 totals in both annual new home starts and closings by the end of 2025, despite the market tempering so far this year. Reduction in interest rates and the addition of new lots brought to market may fuel growth within the district.

### Housing Activity & Future Developments -



The district currently has approximately **1,150 homes in active inventory**, nearly 4,000 lots available to build on, and approximately 16,300 planned in the future.

### Enrollment Forecast -



UCPS Enrollment is forecasted to reach 38,720 students by the 2030/31 school year, and with additional housing growth enrollment is anticipated to approach 39,000 students by the 2035/36 school year.