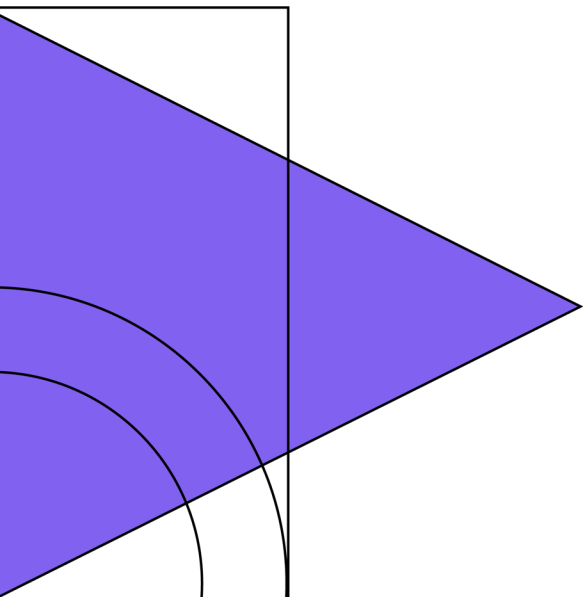
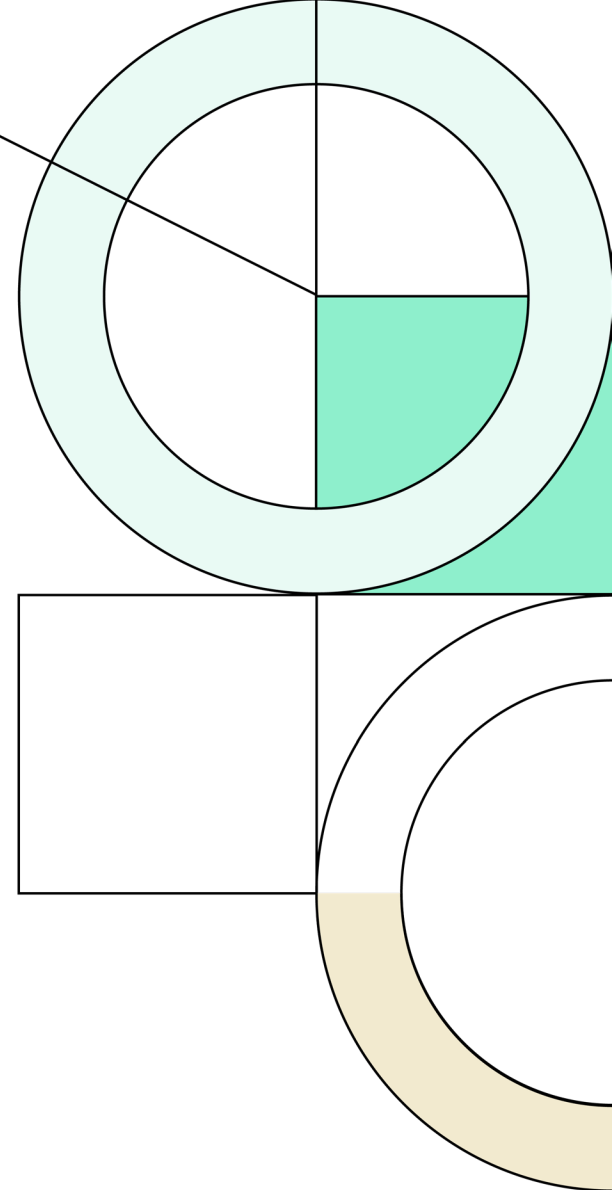




Little Elm Independent School District

Summer 2026 Housing Report



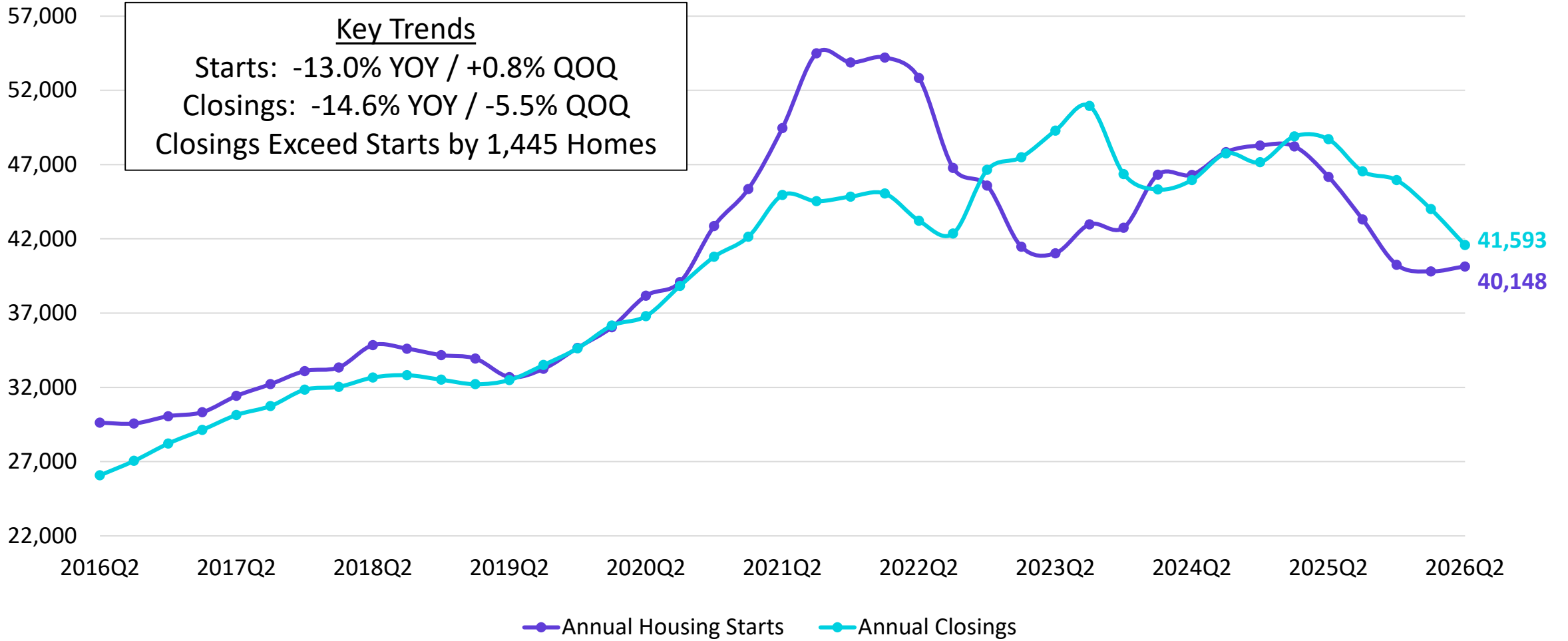


Housing Activity by MSA Q2 2026

Rank	Market	2Q26 Starts (L12M)	YOY Change	2Q19 Starts (L12M)	Change from 2019
1	Dallas-Fort Worth-Arlington, TX	38,833	-14%	32,664	19%
2	Houston-The Woodlands-Sugar Land, TX	34,656	-11%	29,355	18%
3	Phoenix-Mesa-Chandler, AZ	17,554	-18%	20,313	-14%
4	San Antonio-New Braunfels, TX	16,455	-10%	12,486	32%
5	Atlanta-Sandy Springs-Alpharetta, GA	14,958	-14%	23,036	-35%
6	Austin-Round Rock-Georgetown, TX	13,425	-11%	16,290	-18%
7	Orlando-Kissimmee-Sanford, FL	11,360	-16%	14,539	-22%
8	Charlotte-Concord-Gastonia, NC-SC	11,279	-9%	11,506	-2%
9	North Port-Sarasota-Bradenton, FL	9,771	19%	6,043	62%
10	Tampa-St. Petersburg-Clearwater, FL	9,715	-11%	11,320	-14%
11	Washington-Arlington-Alexandria, DC-VA-MD-WV	9,334	-16%	12,816	-27%
12	Miami-Fort Lauderdale-Pompano Beach, FL	9,218	-12%	8,038	15%
13	Raleigh-Cary, NC	9,011	-20%	9,591	-6%
14	Las Vegas-Henderson-Paradise, NV	8,726	-21%	9,656	-10%
15	Riverside-San Bernardino-Ontario, CA	7,830	-21%	9,495	-18%
16	Nashville-Davidson--Murfreesboro--Franklin, TN	7,798	-19%	8,175	-5%
17	Chicago-Naperville-Elgin, IL-IN-WI	7,310	0%	6,252	17%
18	Minneapolis-St. Paul-Bloomington, MN-WI	7,100	-7%	7,462	-5%
19	Boise City, ID	7,022	0%	6,001	17%
20	Indianapolis-Carmel-Anderson, IN	6,561	-22%	5,823	13%
21	Jacksonville, FL	6,538	-19%	8,486	-23%
22	Lakeland-Winter Haven, FL	6,212	-6%	4,601	35%
23	Sacramento-Roseville-Folsom, CA	5,731	-21%	5,547	3%
24	Denver-Aurora-Lakewood, CO	5,620	-21%	10,104	-44%
25	Provo-Orem, UT	5,362	-4%	4,862	10%



Annual Housing Starts vs. Annual Closings

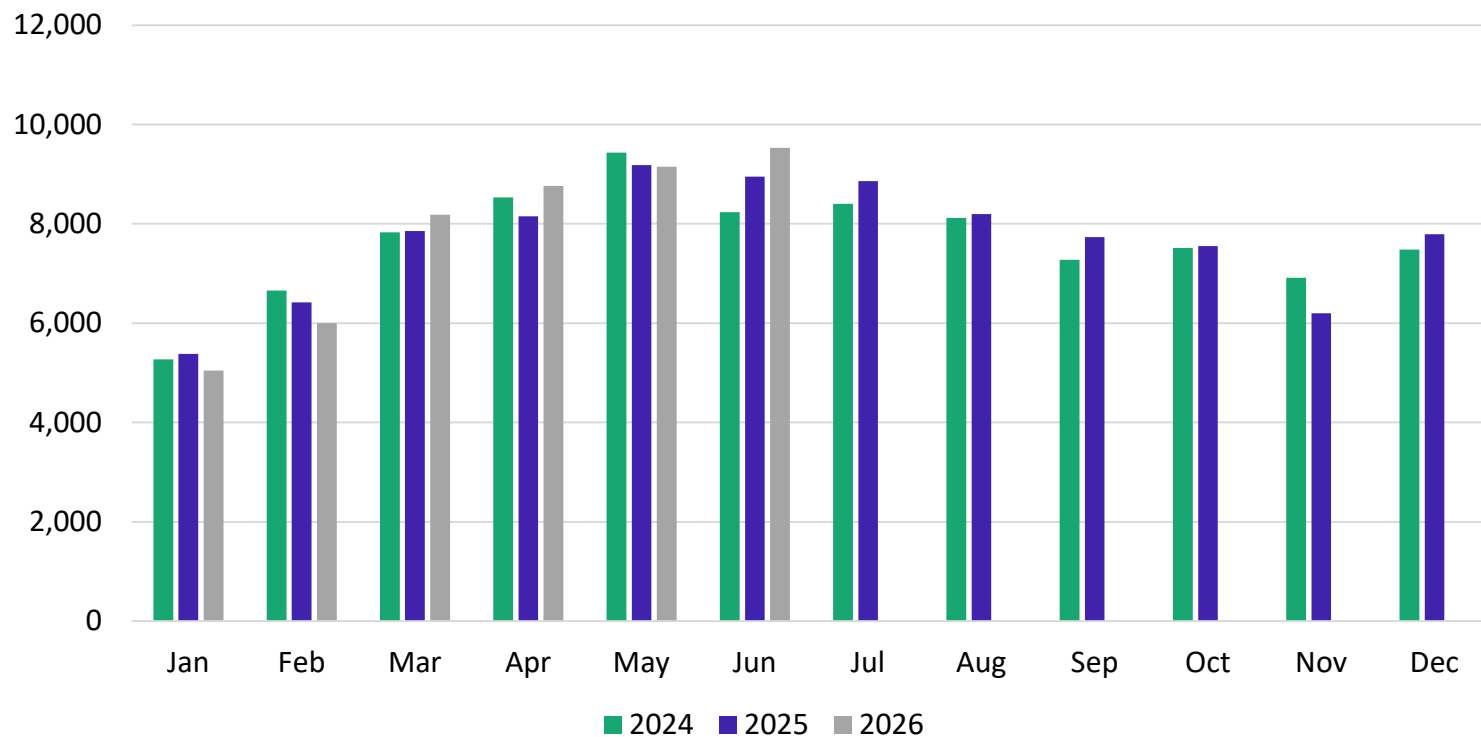


Source: Zonda



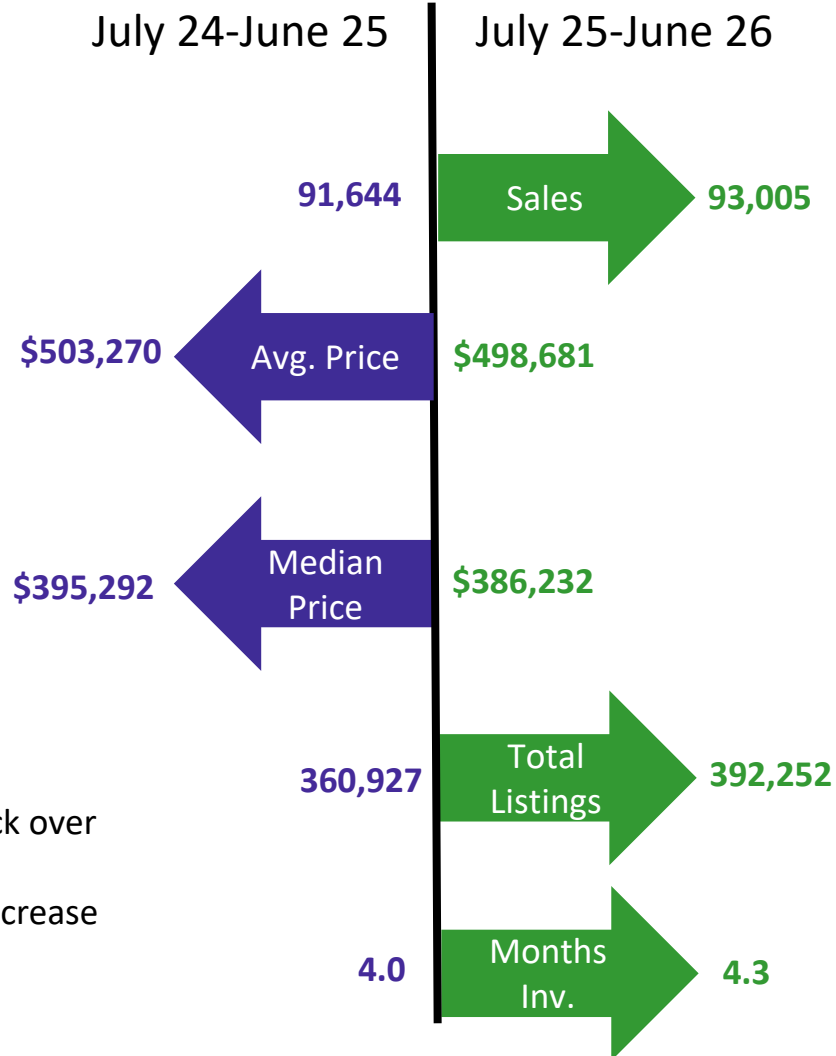
DFW Housing Market Trends

DFW Monthly Sales, 2024-2026



- Total home sales in the DFW are basically flat in the year-over-year comparison, with a slight uptick over the past 12 months
- Average home prices decreased over the past 12 months as the number of listings continued to increase
- Total listings have increased while inventory has too.
- DFW is currently 9.7% overvalued and 1.5% undersupplied

YOY Housing Trends (Trailing 12 Months)



Source: TAMU Real Estate Center

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	2,988	2,879	1,783	6,005	43,331
2	PRINCETON ISD	2,590	2,848	1,312	4,432	5,646
3	MCKINNEY ISD	1,968	2,111	1,054	3,815	11,424
4	CELINA ISD	1,831	1,888	1,216	7,491	33,132
5	PROSPER ISD	1,597	1,649	1,101	4,481	8,285
6	DENTON ISD	1,252	1,445	858	4,079	26,307
7	FORNEY ISD	1,331	1,376	910	3,477	21,727
8	CRANDALL ISD	1,200	1,310	626	2,615	13,955
9	CROWLEY ISD	1,323	1,305	792	2,628	9,780
10	COMMUNITY ISD	1,346	1,287	773	2,909	6,671
11	AUBREY ISD	1,275	1,182	523	2,816	11,472
12	ROCKWALL ISD	898	1,067	685	3,471	8,051
13	MIDLOTHIAN ISD	1,077	1,057	655	1,762	21,694
14	FRISCO ISD	965	1,054	547	1,688	6,512
15	WAXAHACHIE ISD	928	926	512	1,727	22,064
16	DALLAS ISD	958	913	1,114	1,761	5,438
17	EAGLE MT-SAGINAW ISD	889	881	585	2,306	7,514
18	MANSFIELD ISD	575	799	377	1,017	6,155
19	ANNA ISD	751	759	543	2,555	16,833
20	ROYSE CITY ISD	669	710	500	3,011	9,515





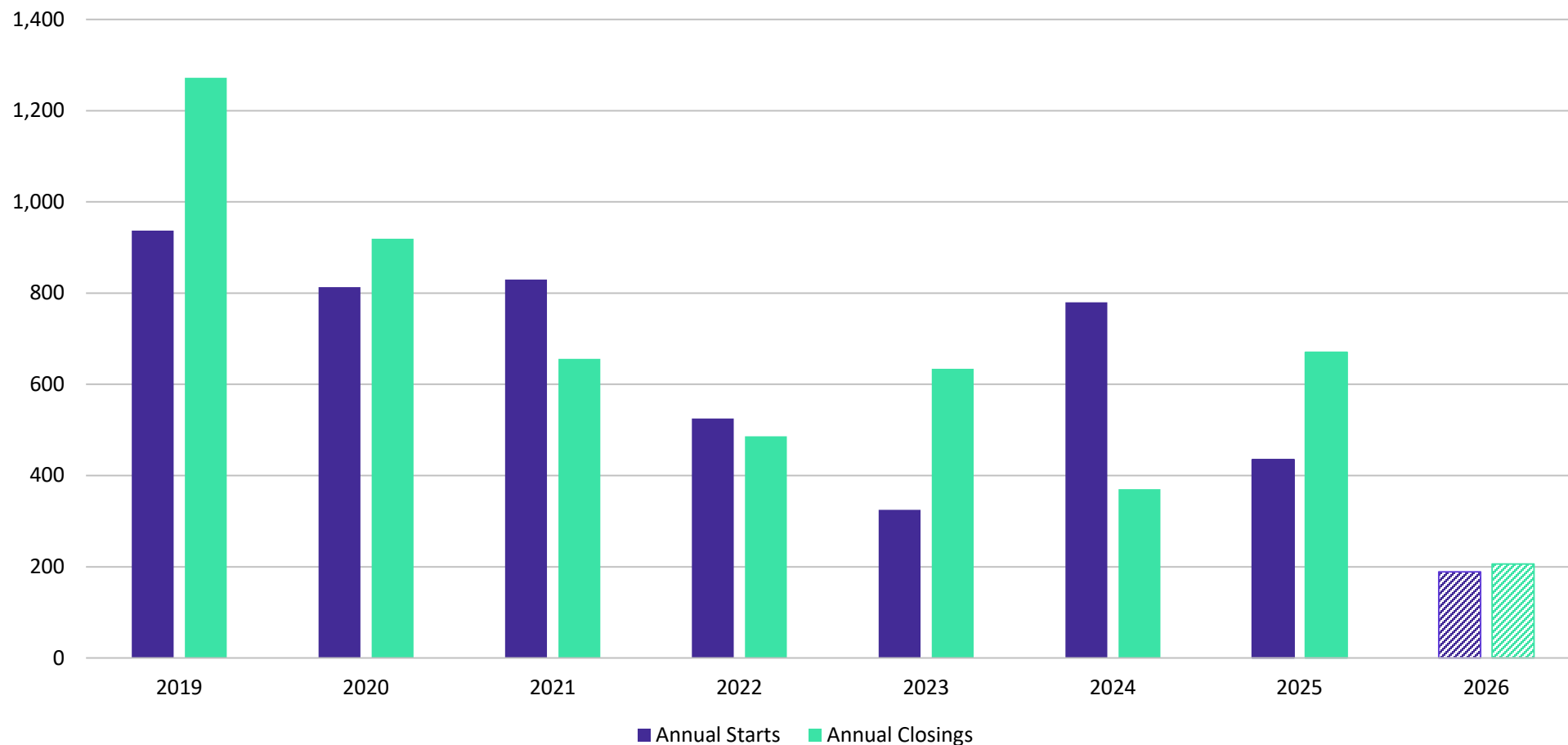
28	GARLAND ISD	288	449	234	1,108	1,970
29	LITTLE ELM ISD**	359	431	250	789	691*
30	EVERMAN ISD	507	410	277	1,338	1,301

* Based on additional Zonda Demographics housing research

** Does NOT include Age-Restricted Communities



District New Home Starts and Closings



Starts	2019	2020	2021	2022	2023	2024	2025	2026
1Q	219	183	171	214	61	123	154	77
2Q	240	201	161	164	102	259	111	112
3Q	216	179	249	64	78	239	82	
4Q	262	250	249	83	84	159	88	
Total	937	813	830	525	325	780	435	189

Closings	2019	2020	2021	2022	2023	2024	2025	2026
1Q	213	226	149	151	292	58	183	92
2Q	374	235	209	153	178	66	262	114
3Q	452	244	157	97	74	162	141	
4Q	233	214	141	85	90	84	84	
Total	1,272	919	656	486	634	370	670	206



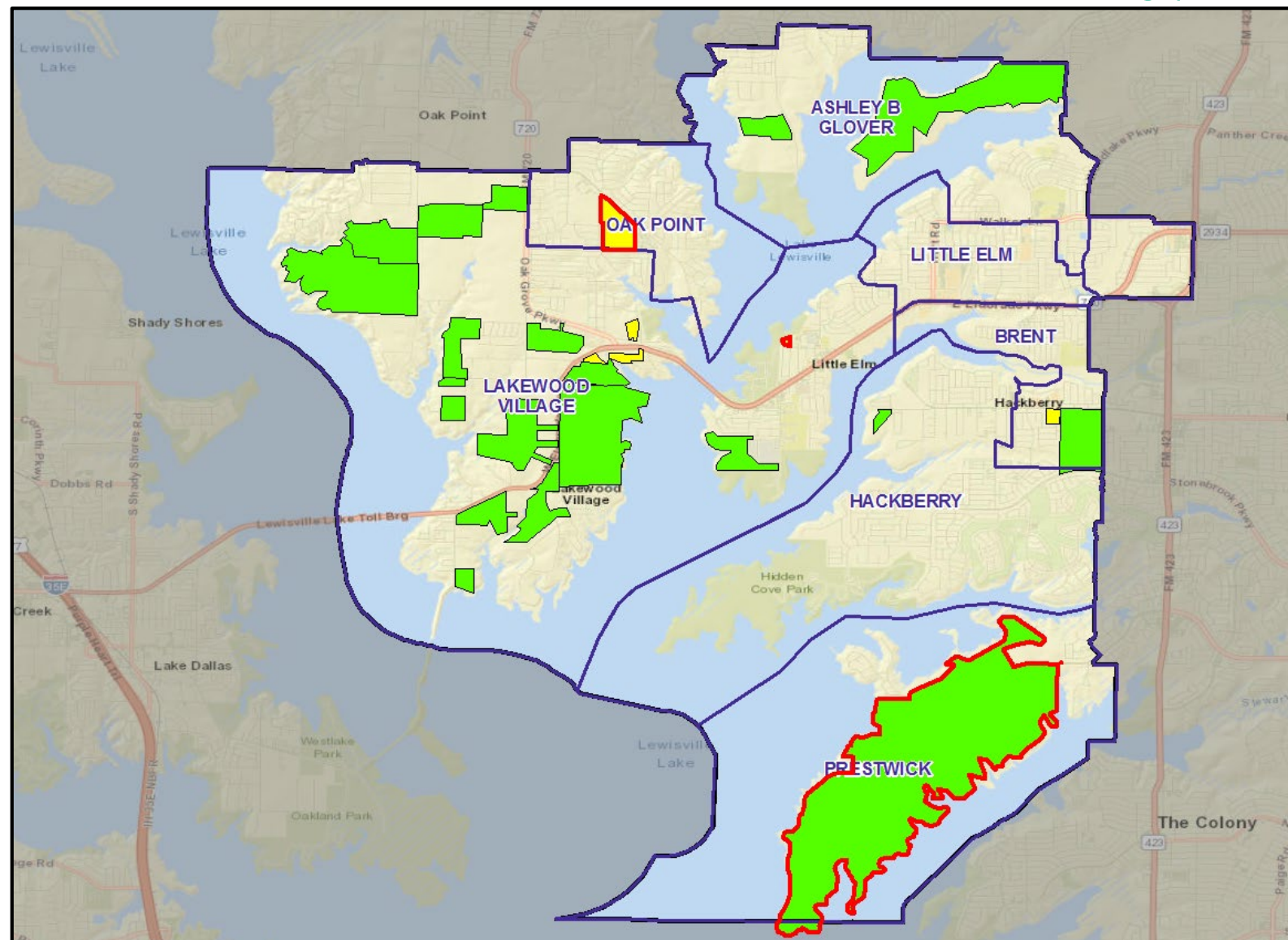
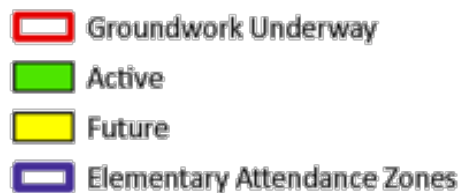
District Housing Overview by Elementary Zone

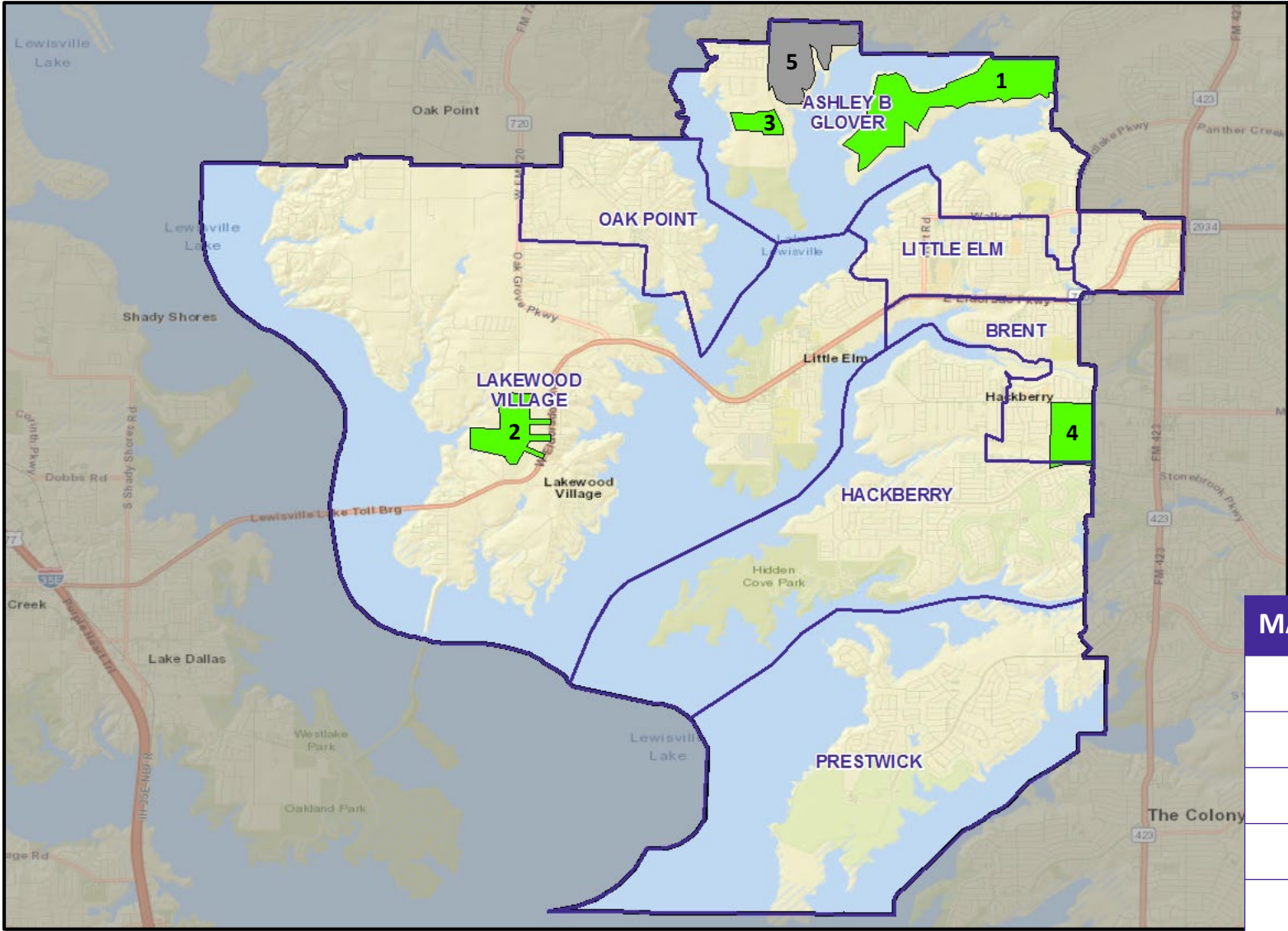
Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
ASHLEY B GLOVER	120	35	187	31	53	68	228	0
BRENT	48	11	46	19	18	37	74	34
HACKBERRY	1	0	1	1	2	3	3	0
LAKEWOOD VILLAGE	172	62	145	52	107	122	328	258
LITTLE ELM	0	0	0	0	0	0	0	0
OAK POINT	0	0	1	0	0	0	0	385
PRESTWICK	18	4	51	11	9	20	156	14
Grand Total	359	112	431	114	189	250	789	691

**Does NOT include age-restricted communities*

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

- The district has 20 active subdivisions
- Within LEISD there are 6 future subdivisions in various stages of planning
- Of these, groundwork is underway on roughly 465 lots within 3 subdivisions
- 77 lots were delivered in the 2nd quarter





MAP #	SUBDIVISION	ANNUAL CLOSINGS
1	Valencia on the Lake	94
2	South Oak	66
3	Lake Pointe at Paloma Creek	50
4	Villages of Creekwood	46
5	Northlake Estates*	43

* Built out 2Q26

August 2026



August 2026



Lake Pointe at Paloma Creek

- 213 total lots
- 43 Annual Starts
- 50 Annual closings
- 133 vacant developed lots
- 29 homes under construction
- \$350K - \$465K

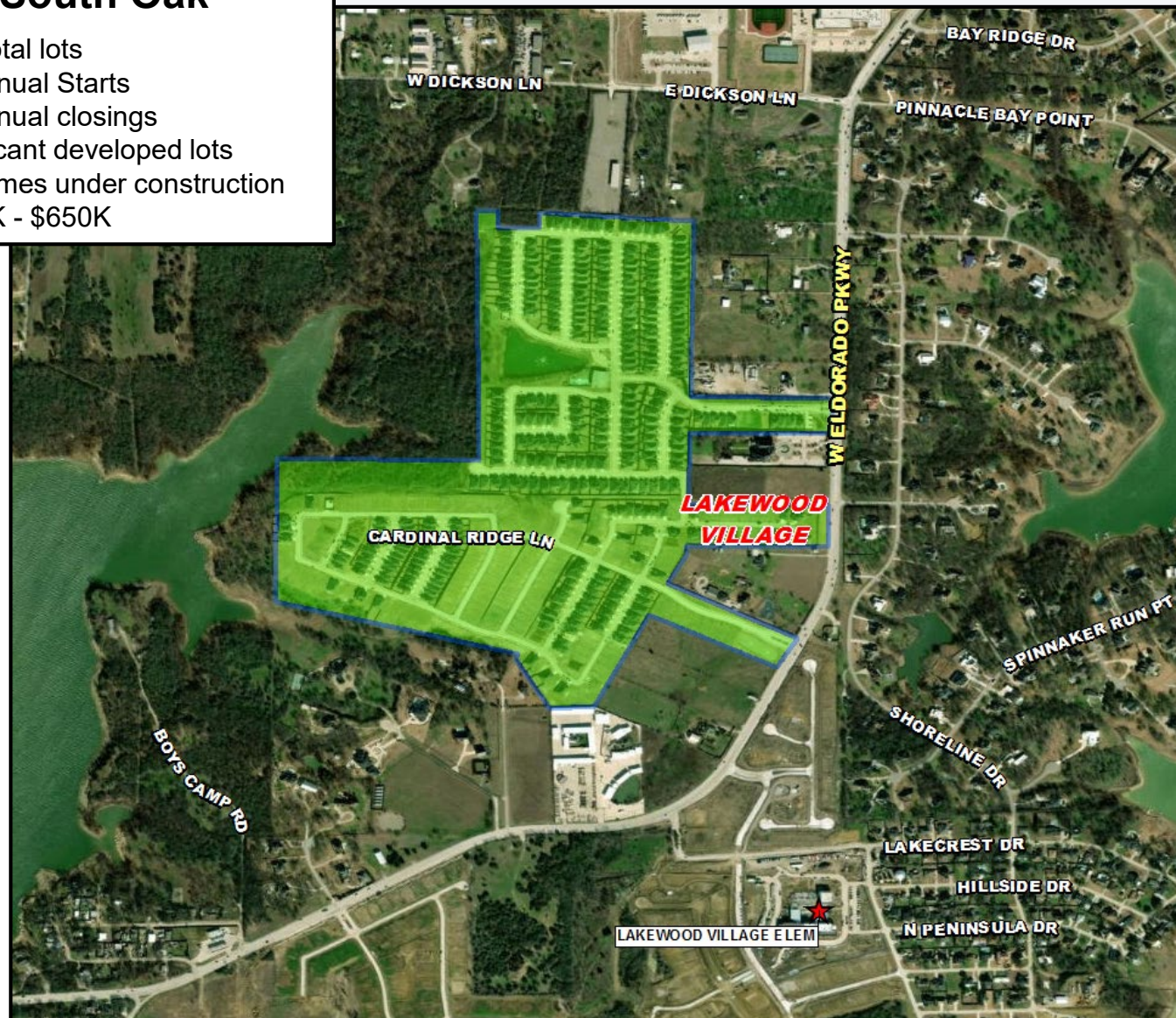


August 2026



South Oak

- 520 total lots
- 35 Annual Starts
- 66 Annual closings
- 91 vacant developed lots
- 23 homes under construction
- \$371K - \$650K

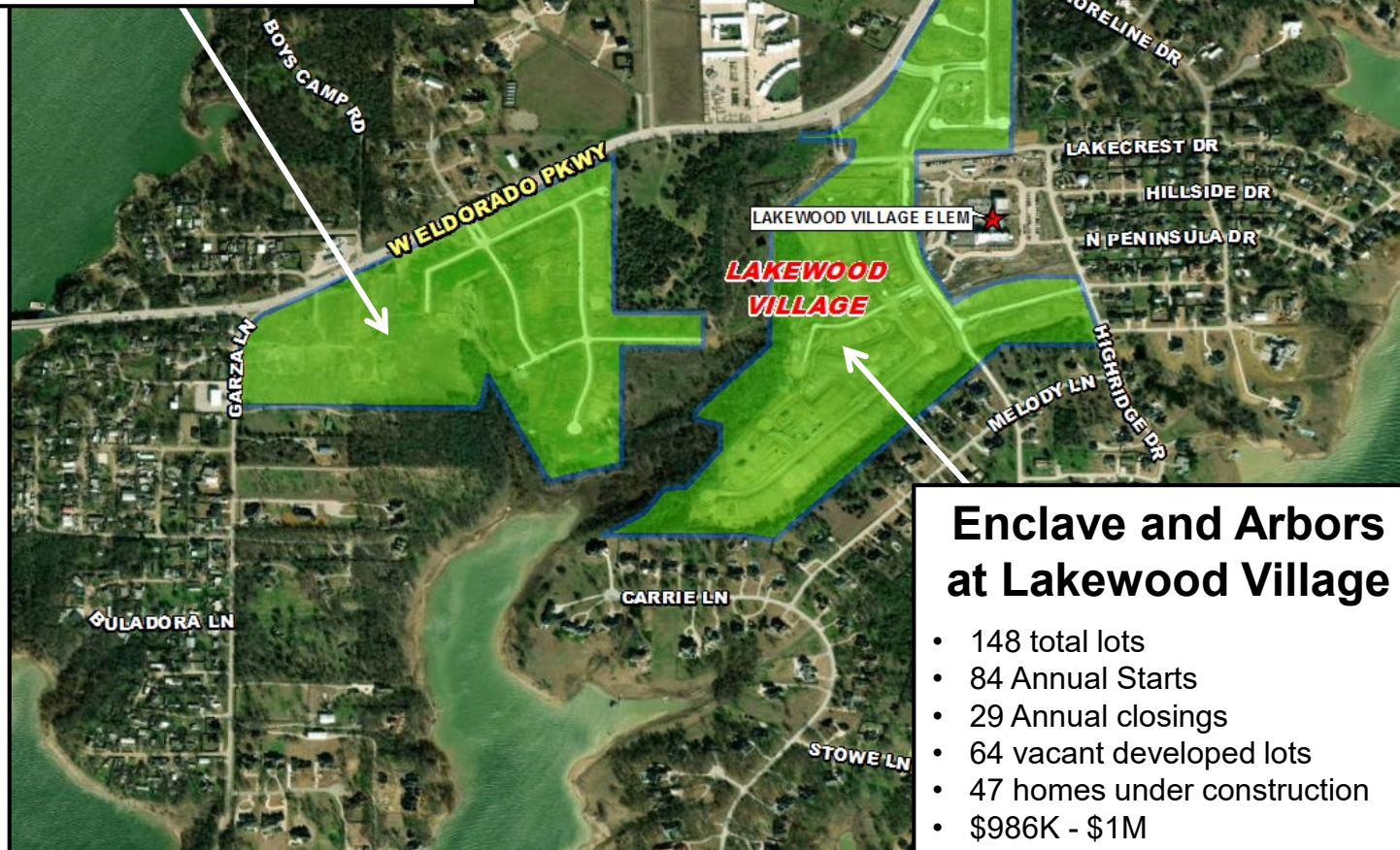


August 2026



North Shore at Lakewood Village

- 120 total lots
- 30 Annual Starts
- 19 Annual closings
- 78 vacant developed lots
- 19 homes under construction
- \$1M - \$1.1M



Enclave and Arbors at Lakewood Village

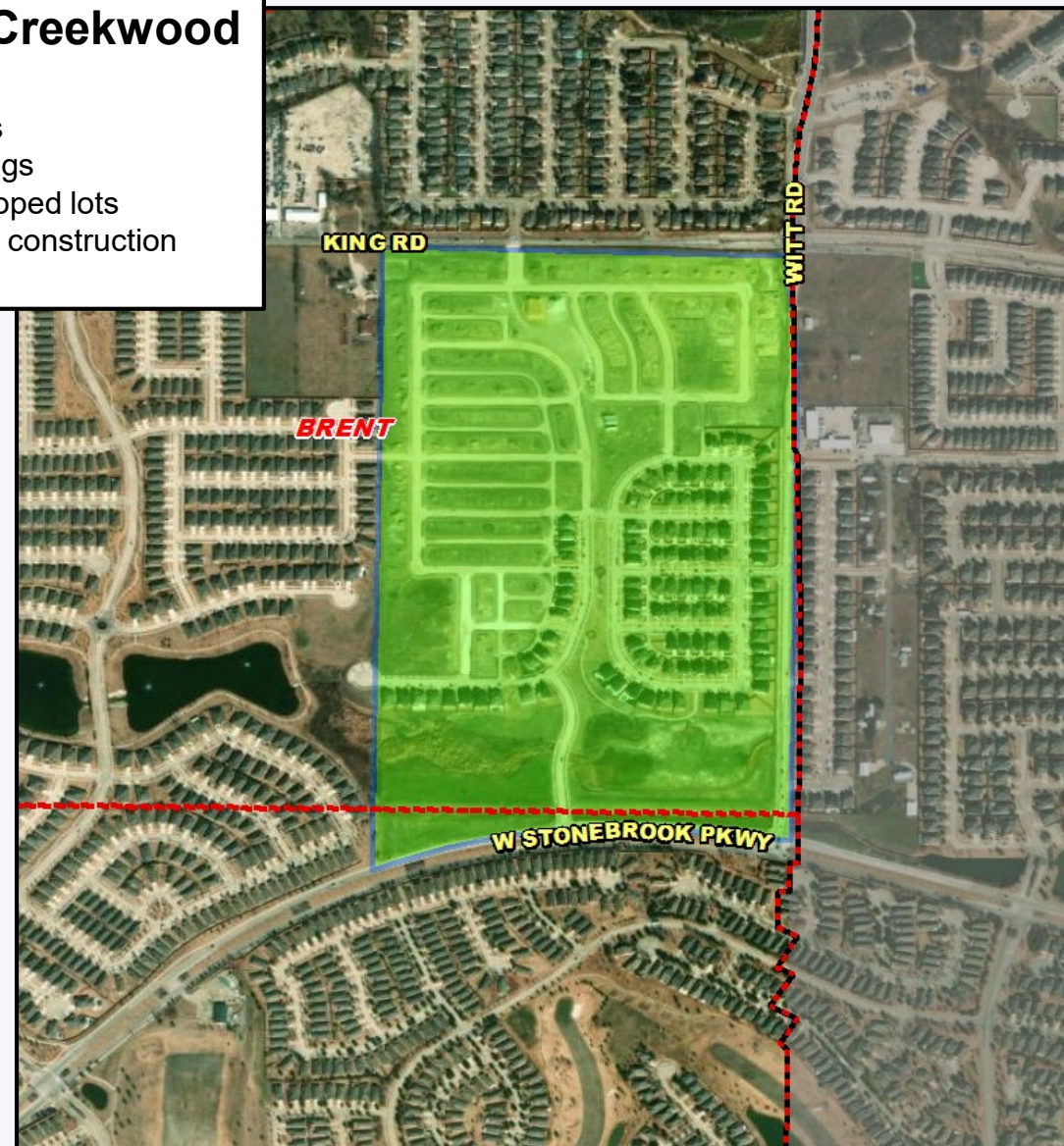
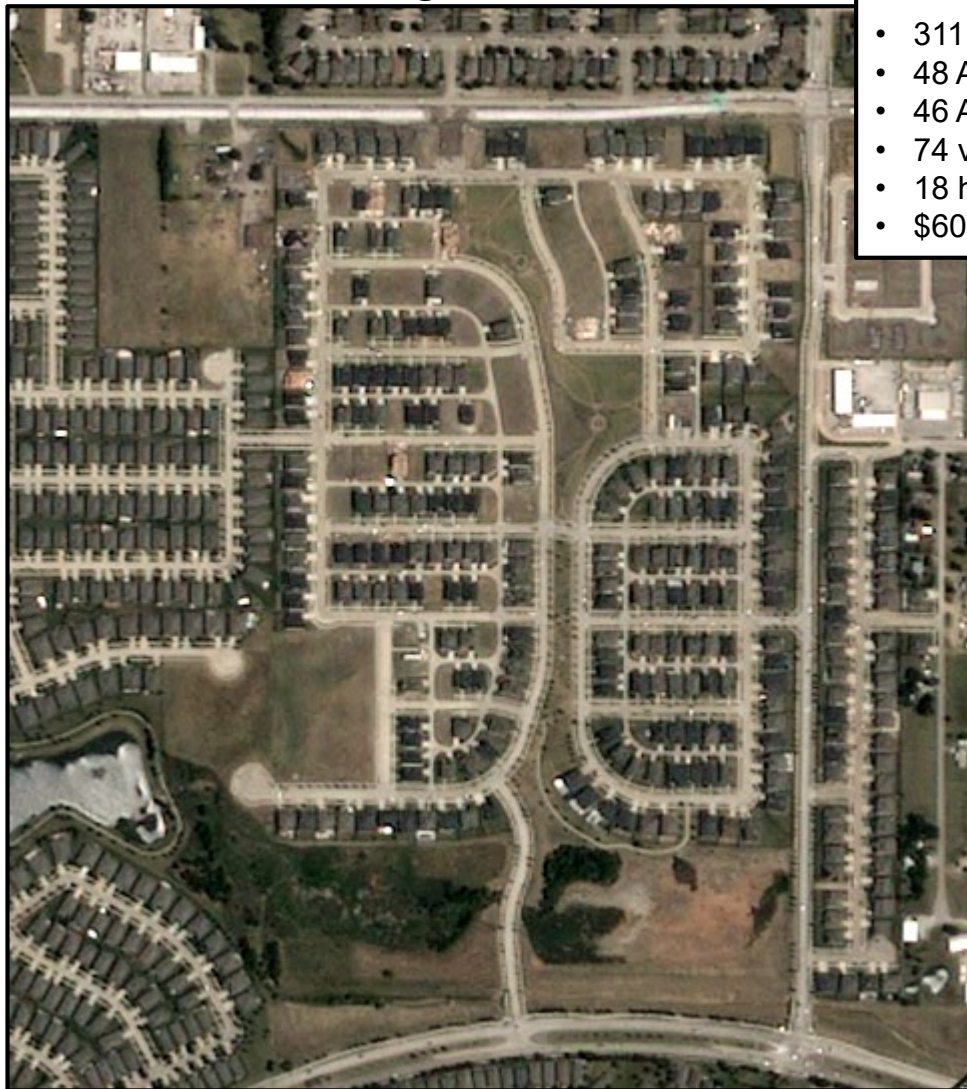
- 148 total lots
- 84 Annual Starts
- 29 Annual closings
- 64 vacant developed lots
- 47 homes under construction
- \$986K - \$1M



August 2026

Villages of Creekwood

- 311 total lots
- 48 Annual Starts
- 46 Annual closings
- 74 vacant developed lots
- 18 homes under construction
- \$600K - \$880K



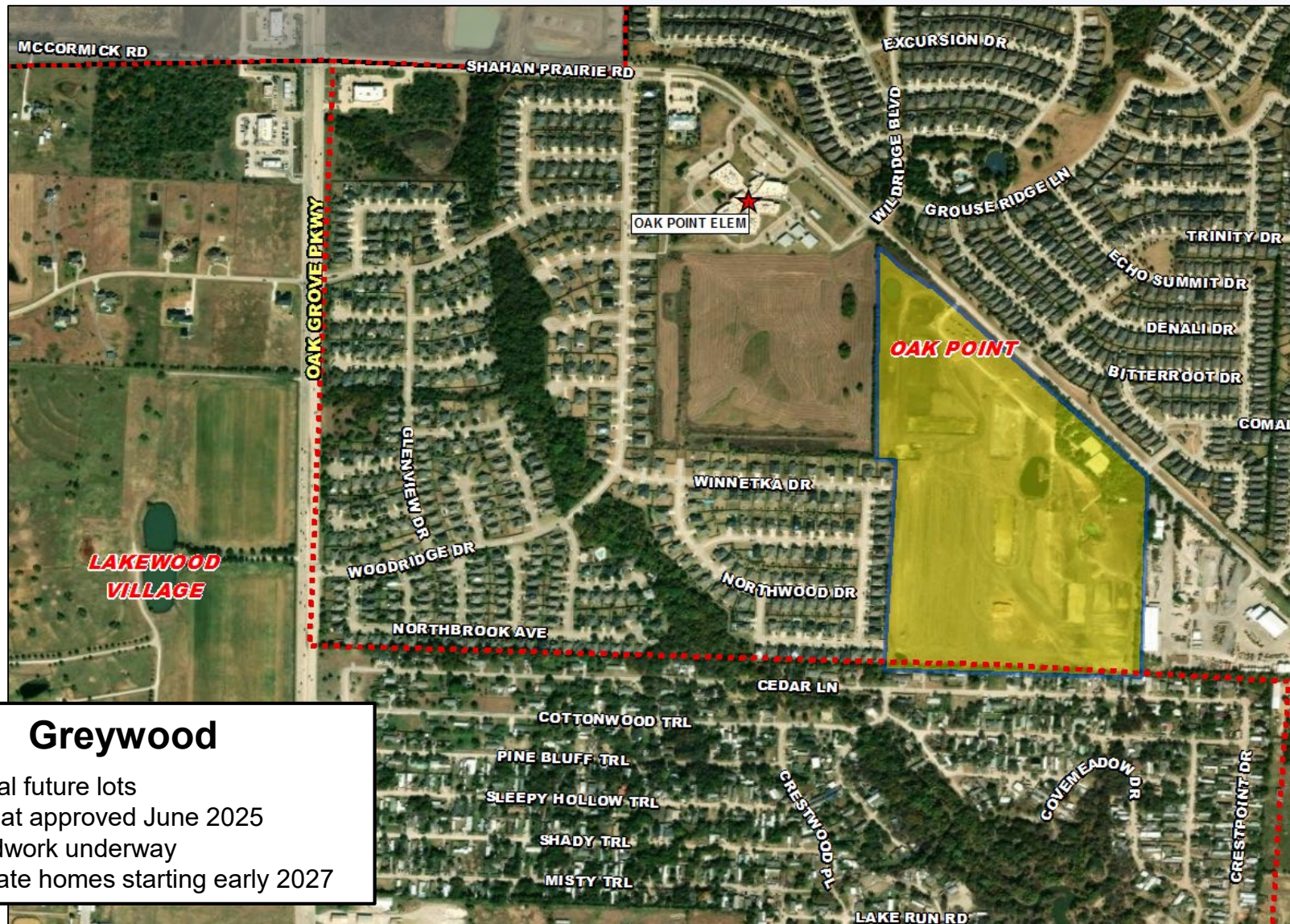
August 2026



Sanctuary Point

- 17 total lots
- 17 vacant developed lots
- Lots delivered 2Q26
- 1+ acre estate style custom home lots
- Lot prices range from \$500K - \$700K

August 2026



August 2026

Annex Townhomes

- 66 total future townhome lots
- Initial groundwork underway





Lakeside Village Townhomes

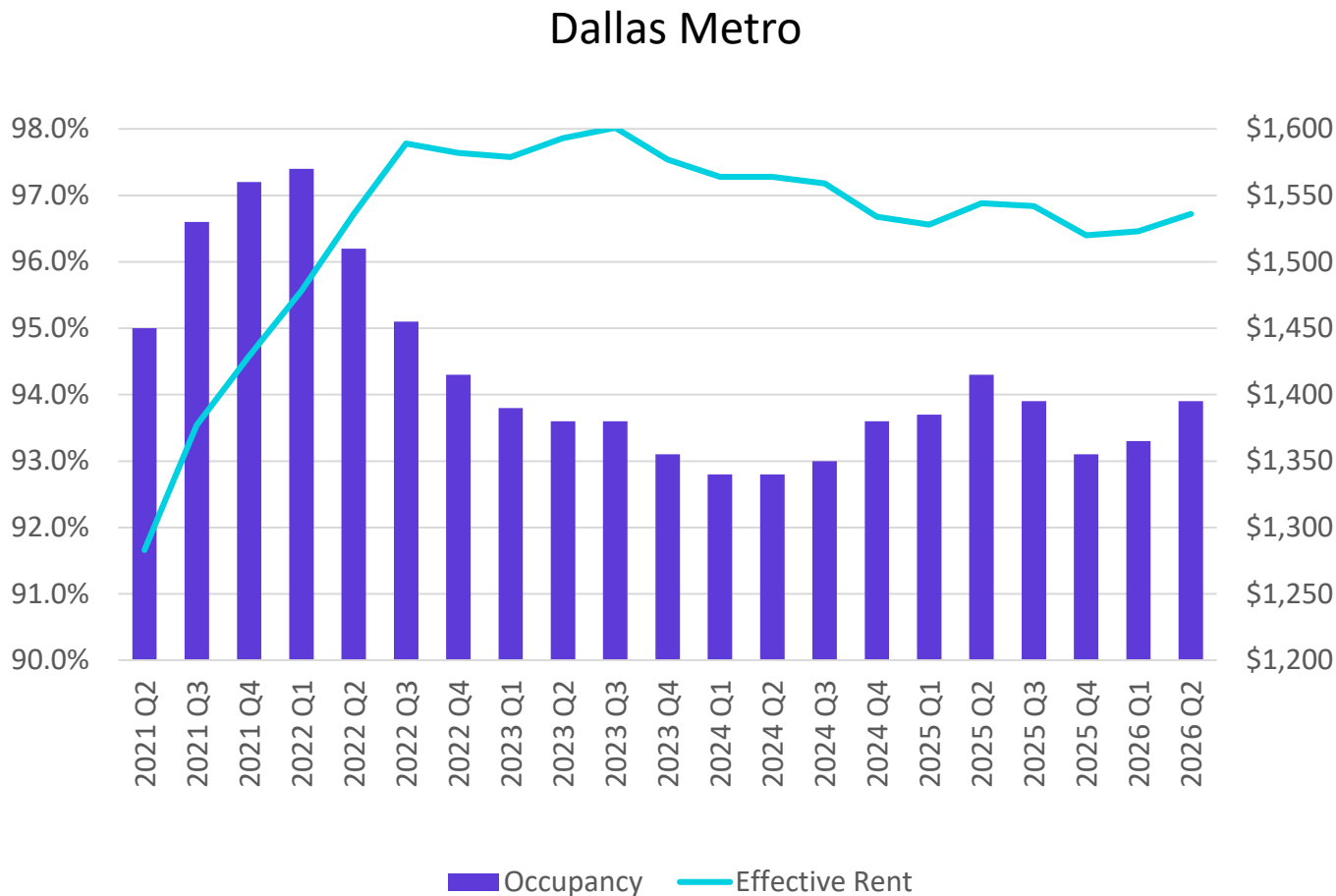
- 75 total future townhome lots
- Zoning and concept plan approved Jan 2026
- Preliminary plat approved June 2026

Serene

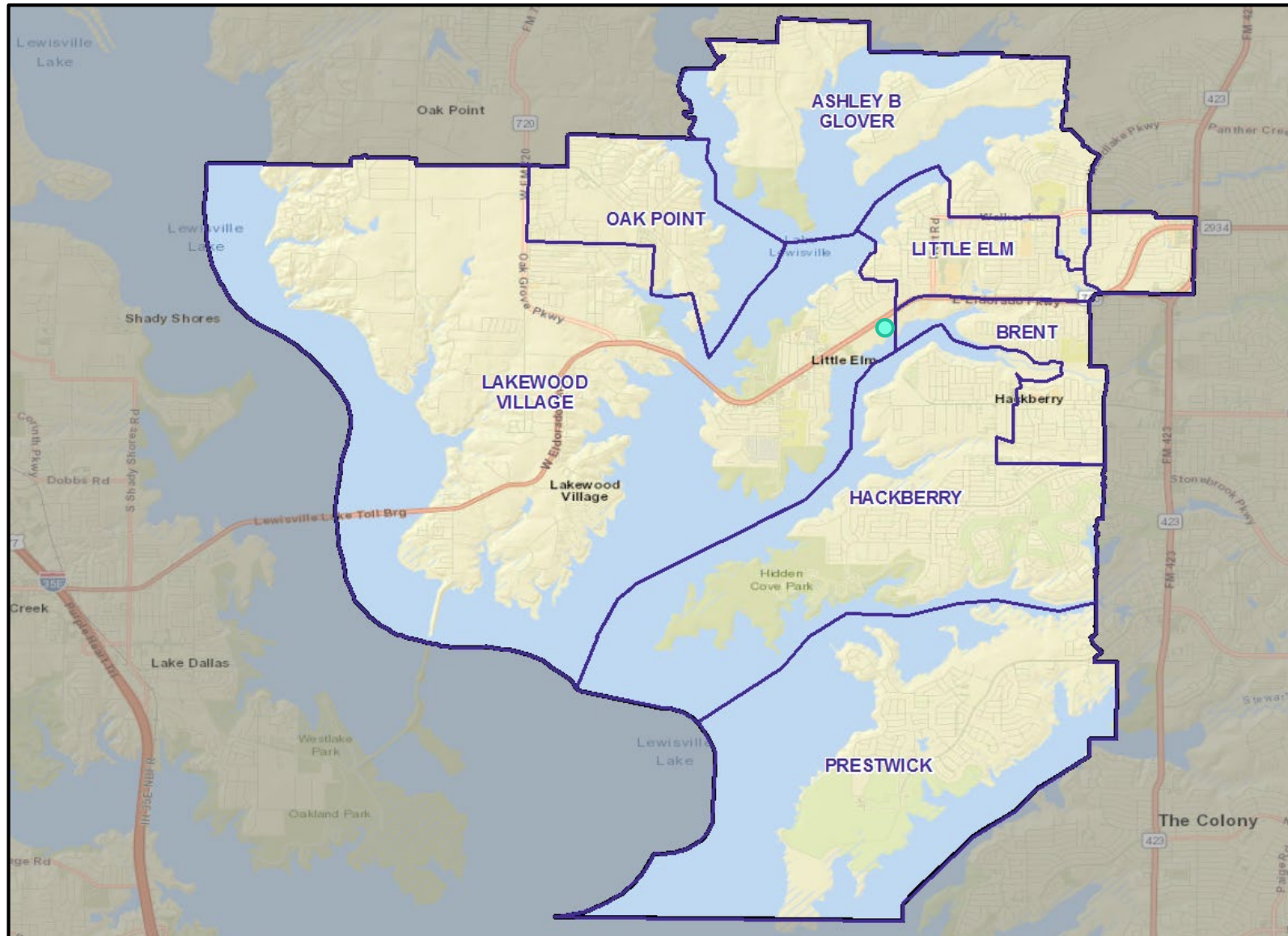
- Mixed use development with 92 total future townhome lots
- Development agreement approved July 2025



Market Statistics	Q2 2025	Q2 2026
Occupancy	94.3%	93.9%
Units	733,548	751,845
Annual Units Absorbed	39,574	14,275
Units Under Construction	33,883	33,948
Avg. Unit Size (SF)	895	904
Effective Rent	\$1,544	\$1,536
Effective Rent per SF	\$1.73	\$1.70
% Offering Concessions	28.6%	36.2%
Avg. Concession	5.7%	8.3%



Source: RealPage



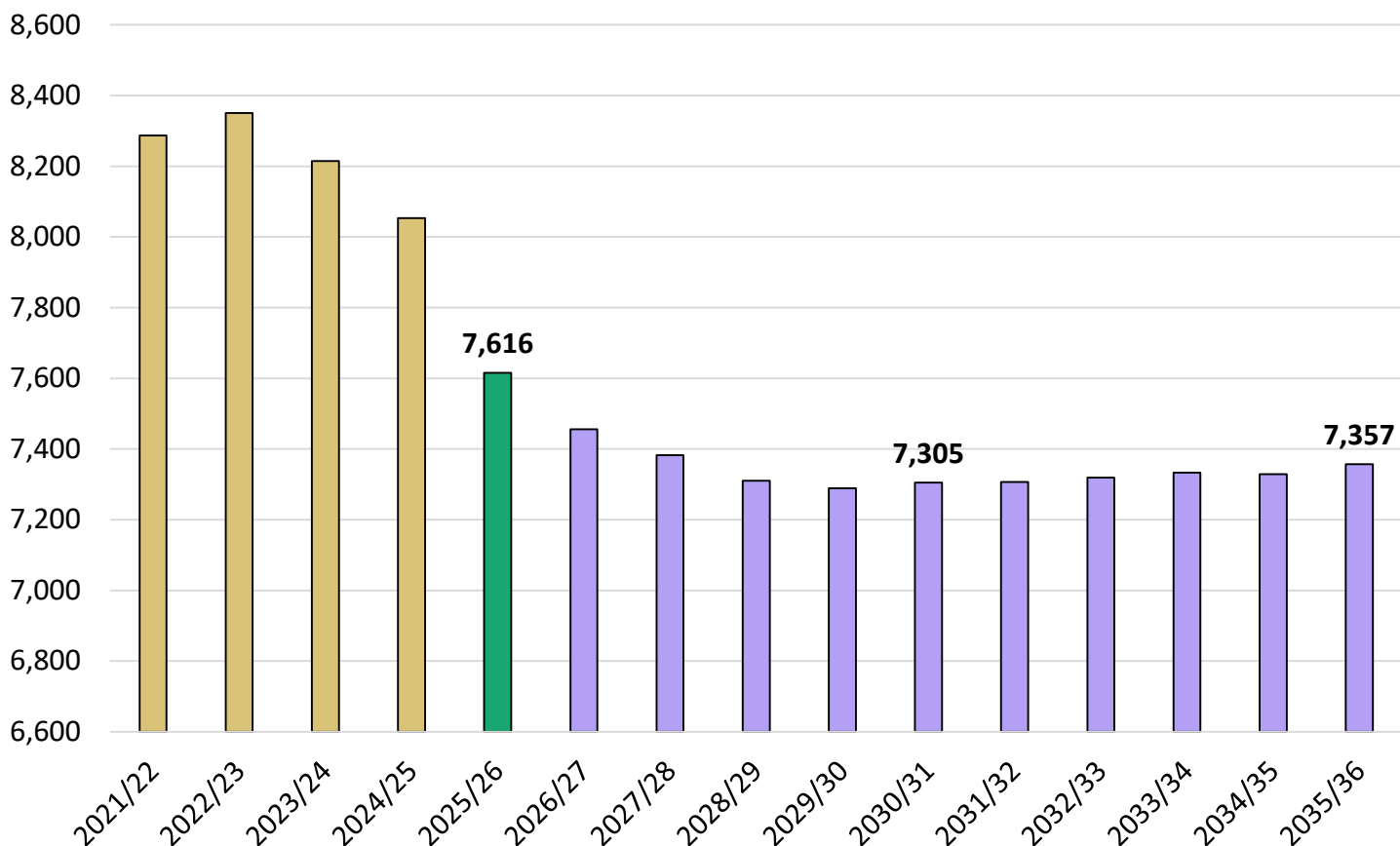
District Multifamily Overview

- There are 16 future multifamily units in 1 community in the planning stages

Multi-Family Developments

 FUTURE

Enrollment Forecast



- 2Q26 new home starts within LEISD were flat YOY, and total new home starts through the first half of 2026 were down 28% from the same period in 2025 increased interest rates and economic uncertainty impacted homebuyers
- The district has 20 active subdivisions with nearly 800 lots currently available to build on
- LEISD has 6 future subdivisions with more than 675 lots in the planning stages
- Groundwork is underway on approximately 465 lots within 3 subdivisions
- Little Elm ISD is forecasted to enroll more than 7,300 students by 2030/31 and roughly 7,350 by 2035/36