Princeton Independent School District

Fall 2026 Enrollment and Housing Report

Zonda Education, November 2026

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1

Economic Conditions

Local Economic Data

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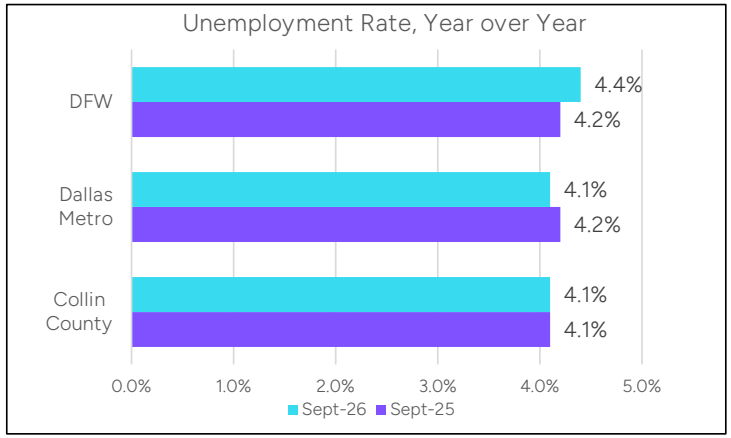
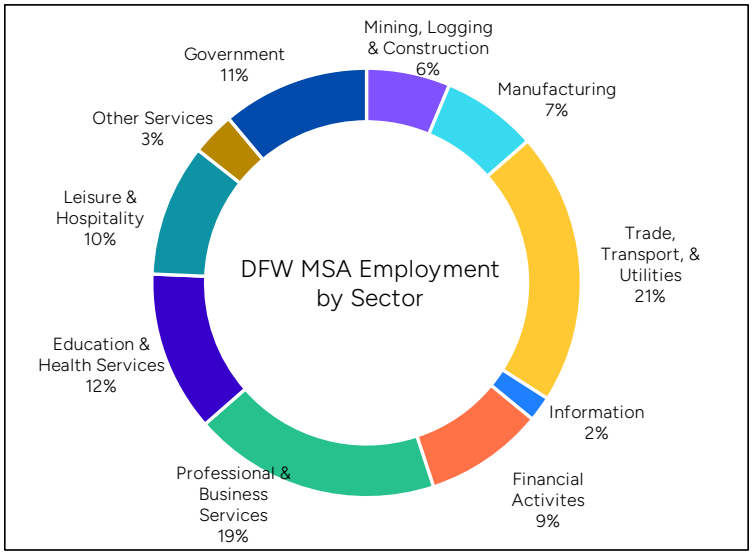
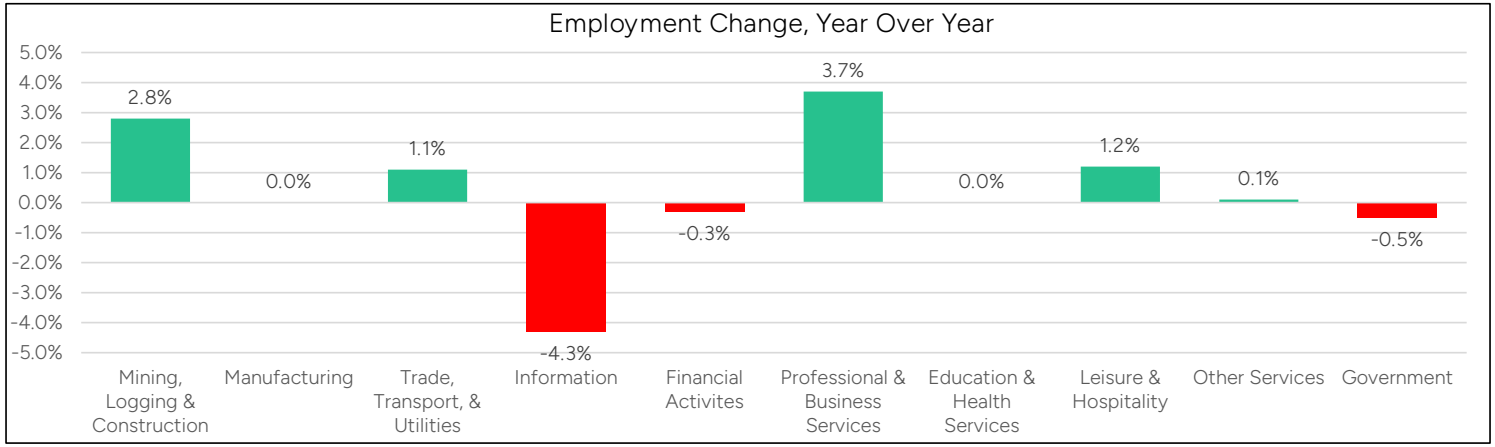
- Unemployment levels in the region have remained relatively flat from last year's numbers
- 43,900 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Trade, Transportation, & Utilities, as well as Professional & Business Services
- The sector with the greatest rate of increase in employment the past year was in the Professional & Business Services sector
- The largest rate of decline this past year was in Information



All Industry Sectors	Sep-25	Sep-26	YOY Change
(DFW MSA) Total Nonfarm Employment #s	4,308,200	4,352,100	1.02%





Source: US BLS; US BEA

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Unemployment rate has increased over the past 12 months in DFW to 4.4% while Collins County has stayed the same at 4.1%

2

Single Family Housing

National Market Information & Area Sales Data

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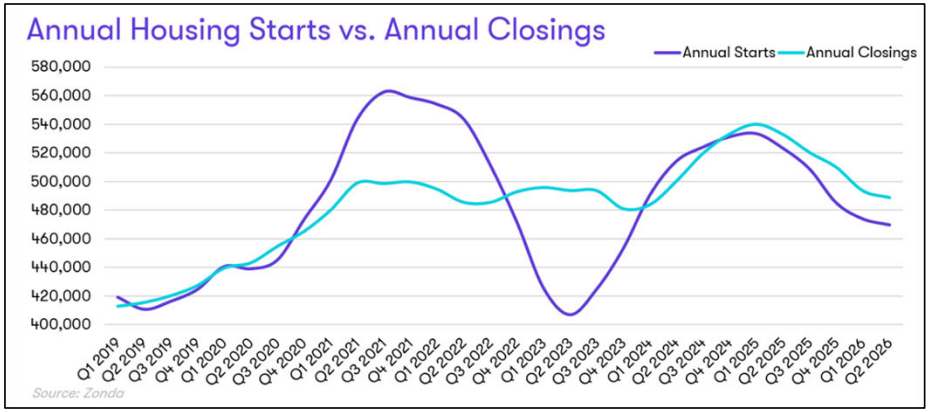

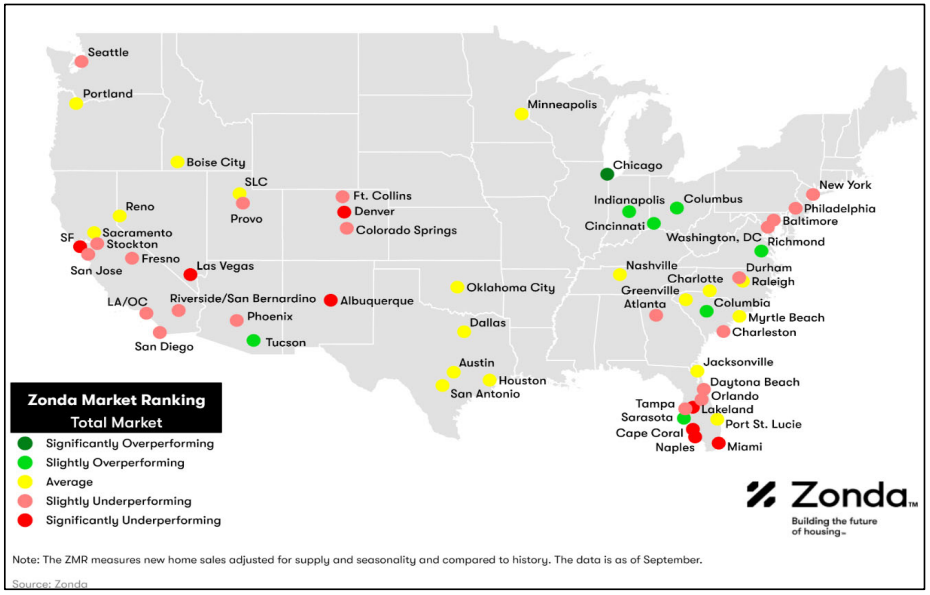

New Home Closings

Closings have continued to decline in 2026 with a -8% YOY decline through Q2. Starts also declined at a greater pace with a -10% YOY decline.

Among Zonda's 55 largest U.S. housing markets, 51% were performing below their historical average for new home sales, 36% were in line with historical norms, and just 13% were exceeding historical performance.

Zonda Market Rating

There were 690,215 new homes sold in September on a seasonally adjusted annualized rate, an increase of 1.7% from last month, and a drop of 4.6% from a year ago.

On a non-seasonally adjusted basis, 54,334 homes were sold, 4.6% lower than last year, and 3.0% above the same month in 2019.

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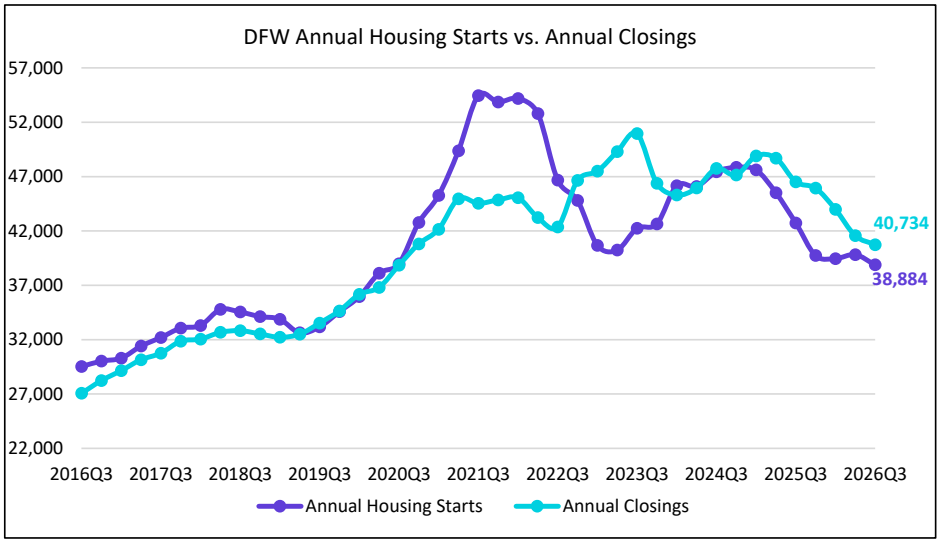
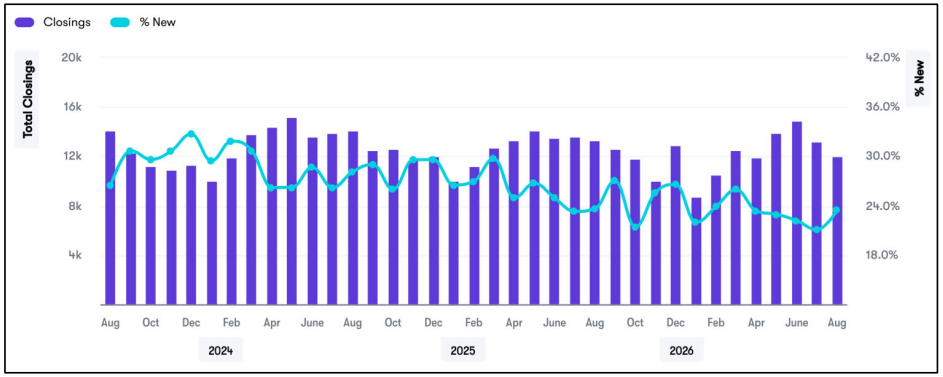
Across the country housing starts and closings continue down.







The Dallas-Ft. Worth-Arlington MSA experienced 40,734 new home closings in the last 12 months, a decrease of -12.8%.

While new home closings have been continuously dropping, starts have remained level the past two quarters and numbered 38,884 the past year.

New closings' monthly share of total closings declined -14.2% the past year. Existing home closings were essentially flat with a 0.0% change.

DFW maintains an average monthly new home sales rate of 1.8 monthly sales per community among active projects.

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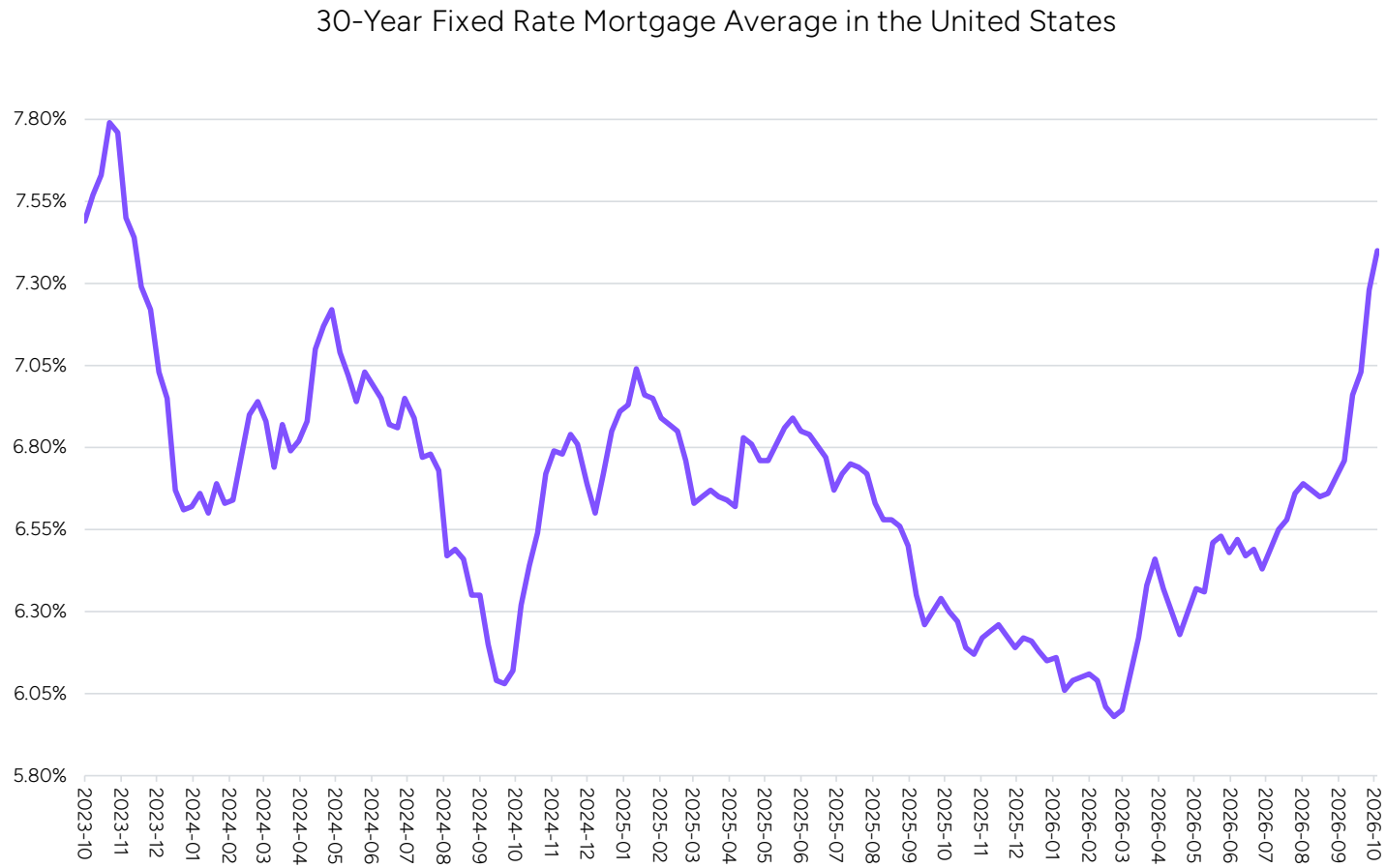
In DFW, Starts and Closings continue to trend down as well.



Source: US FRED

The Federal Reserve Board cut rates three times last year from September to December resulting in a reduction of the 30-year fixed rate mortgage average that bottomed out in March 2026 at 6.0%, the lowest since October 2024. The move was driven by signs of a softening labor market and weakening job growth.

Since then, increased economic turbulence has driven rates back up to levels not seen since 2023. Due to inflation, on September 16, the Federal Reserve increased its benchmark rate by 0.25%, its first rate increase since July 2023.

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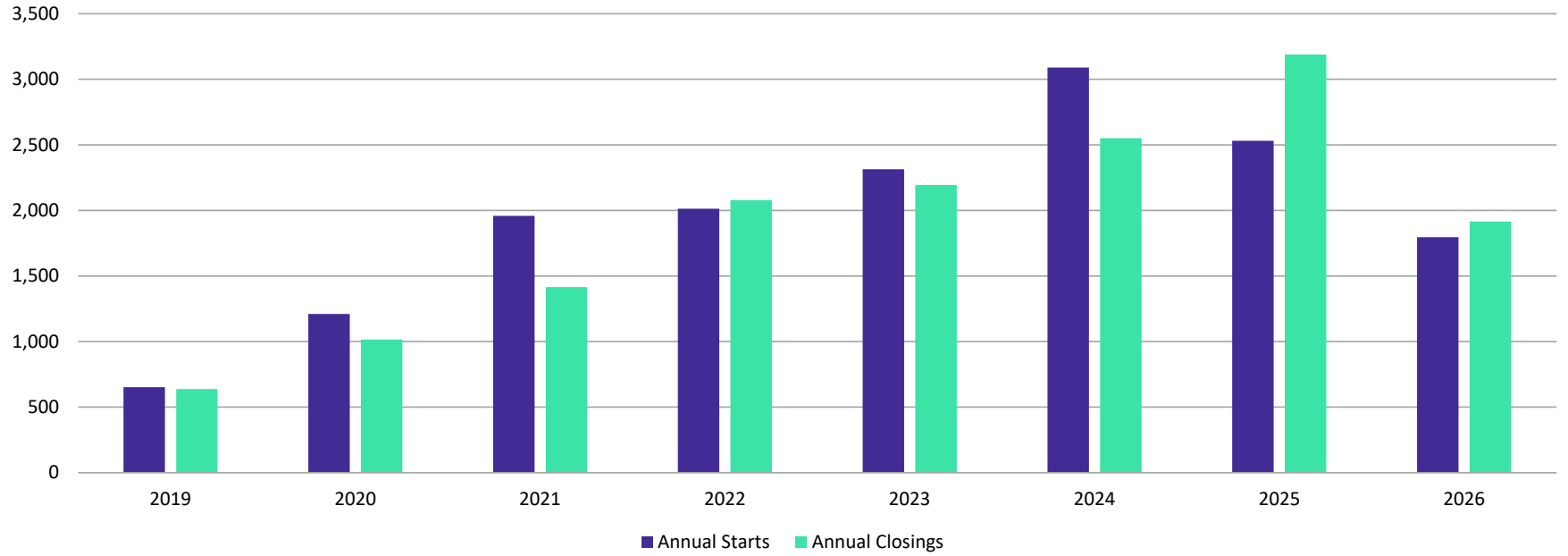
The interest rate continues to climb impacting the housing market greatly.

Princeton ISD - New Home Activity



Starts	2019	2020	2021	2022	2023	2024	2025	2026
1Q	99	149	217	406	391	729	681	632
2Q	200	319	565	840	573	670	752	766
3Q	88	418	597	177	672	973	531	398
4Q	265	324	580	590	678	718	567	
Total	652	1,210	1,959	2,013	2,314	3,090	2,531	1,796

Closings	2019	2020	2021	2022	2023	2024	2025	2026
1Q	114	152	309	430	456	457	661	495
2Q	207	180	276	342	385	840	950	780
3Q	157	291	416	323	769	759	962	640
4Q	160	392	415	983	584	495	616	
Total	638	1,015	1,416	2,078	2,194	2,551	3,189	1,915

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New home starts are down 168 homes compared to this same time last year and will likely finish short of last year's closings.
New home closings are down 658 homes compared to this same time last year and will finish short of last year's closings.

Princeton ISD - New Home Activity by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CARRELL	269	64	245	76	141	159	878	636
GODWIN	146	17	177	25	40	86	167	883
GREEN	469	140	422	92	200	327	1,840	3,349
HARPER	288	42	270	67	111	171	579	2,977
JAMES	821	85	943	284	135	197	604	543
LACY	56	7	111	13	12	29	321	0
LOWE	9	8	0	0	9	10	0	0
MAYFIELD	305	35	363	83	38	118	178	0
SMITH	0	0	0	0	0	0	0	0
Grand Totals	**2,363**	**398**	**2,531**	**640**	**686**	**1,097**	**4,567**	**8,388**

Highest activity in the category

Second highest activity in the category

Third highest activity in the category

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Activity is occurring in most elementary zones.
Green ES had the most starts in 3Q, the most homes under construction, most inventory, most lots ready for building, and most futures.
James ES had the most housing starts over the last 12 months, most closings in 3Q, and over the past 12 months.
The district has over 4,500 lots ready for building and 8,388 future lots.

3

Single Family Housing Construction

District Housing Activity

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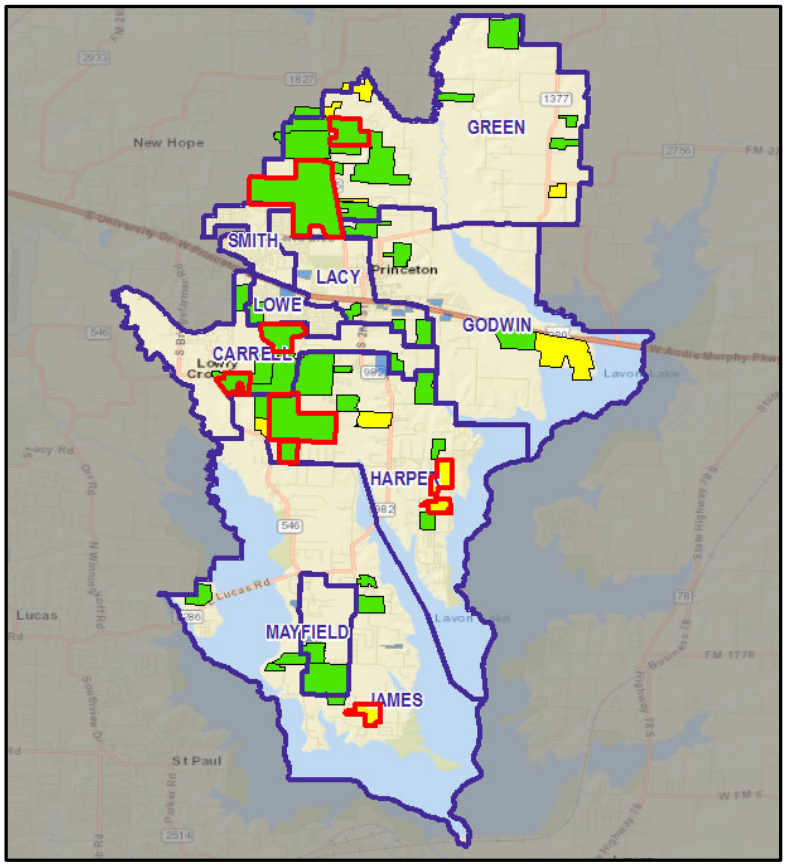
Princeton ISD - Housing Overview



- The district has 35 active subdivisions with nearly 700 homes under construction and more than 4,500 lots ready to be built on
- Within PISD there are currently 9 potential future subdivisions in various stages of planning
- Groundwork is underway on nearly 1,700 lots within 8 subdivisions

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

The following pages highlight major and new developments

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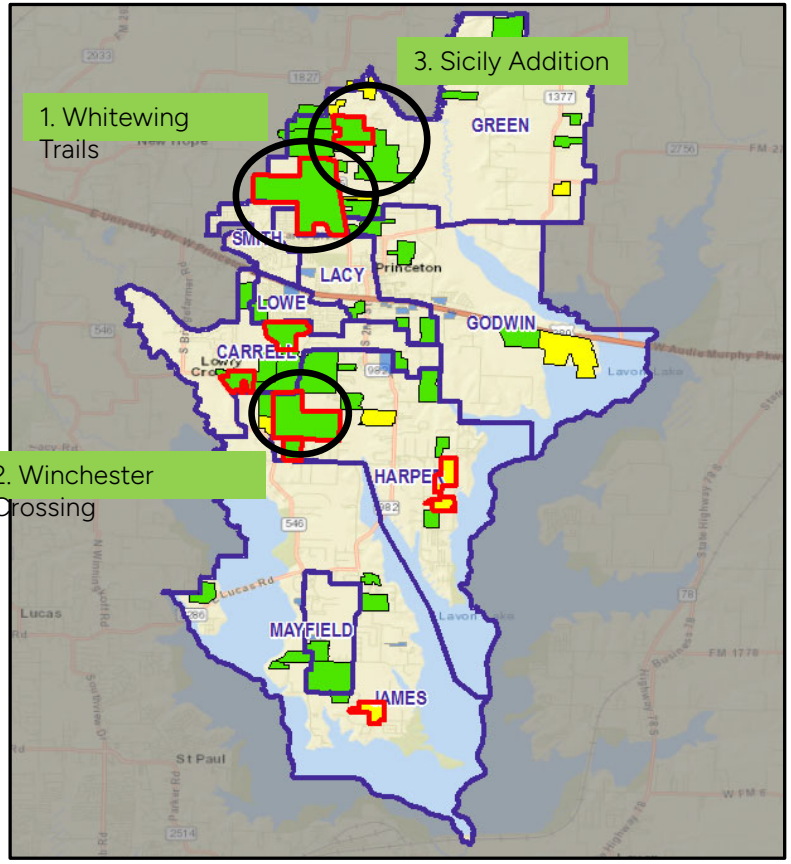
Princeton ISD – Active Housing Overview



Largest Active Subdivisions

1. **Whitewing Trails – Green ES**
   - 2,589 total lots
   - 683 lots ready for building
   - 35% completed
2. **Winchester Crossing – Carrell ES, Harper ES, & James ES**
   - 2,372 total lots
   - 276 lots ready for building
   - 86% completed
3. **Sicily Addition – Green ES**
   - 1,850 total lots
   - 326 lots ready for building
   - 12% completed

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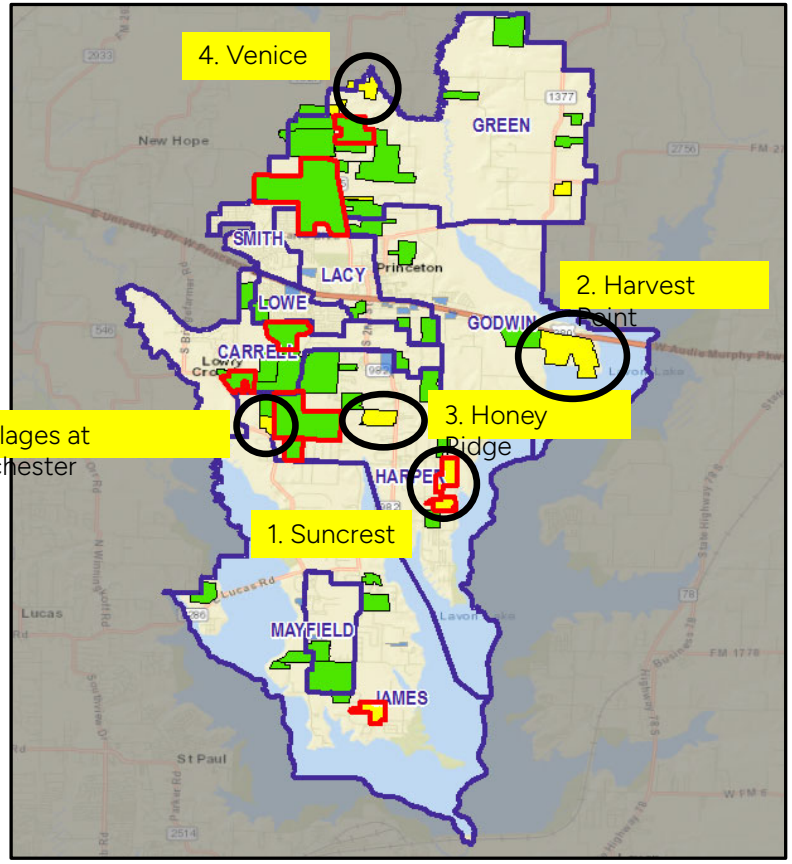
Princeton ISD – Active Housing Overview



Largest Future Subdivisions

1. **Suncrest– Harper ES**
   - 1,243 total lots
2. **Harvest Point – Godwin ES**
   - 883 total lots
3. **Honey Ridge – Harper ES**
   - 650 total lots
4. **Venice – Green ES**
   - 419 total lots
5. **Villages at Winchester – James ES**
   - 300 total lots

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Whitewing Trails

- 2,589 total lots
- 914 future lots
- 95 annual starts
- 47 annual closings
- 683 vacant developed lots
- 62 homes under construction
- 909 occupied homes
- Ph 3E (175 lots) delivered 1Q26
- Ph 4A (298 lots) delivered 4Q25
- Ph 5 (75 lots) groundwork underway
- Student Yield: **.617**

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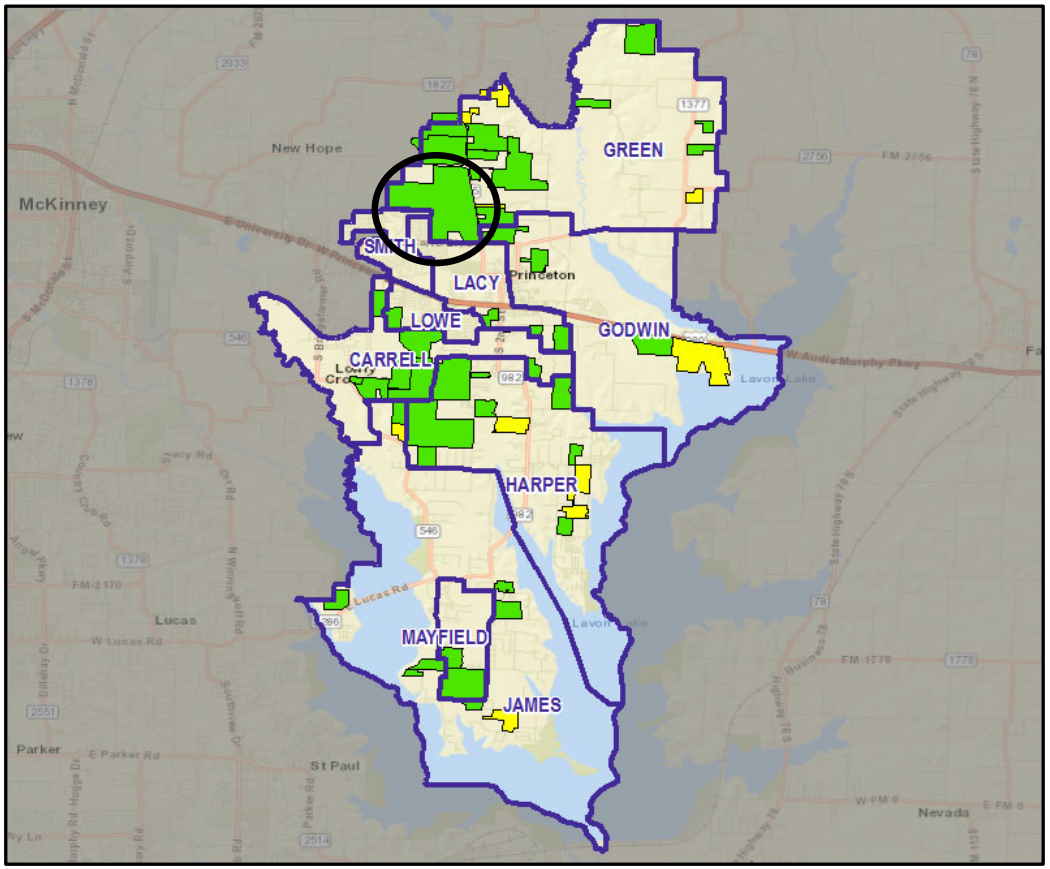
Whitewing Trails is the largest active subdivision in the Green ES zone.
2,589 total lots, **909** occupied homes (**35**% completed), **683** lots ready for building, and **914** futures.
Student yield is **0.617** or **6.2** students for every 10 occupied homes.

Princeton ISD – Subdivision Location



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Carrell Elementary

- 927 total lots
- 5 annual closings
- 187 vacant developed lots
- 740 occupied homes
- Phase 12 (236 lots) delivered fall 2025
- Student Yield: **.591**

Harper Elementary

- 1,138 total lots
- 8 vacant developed lots
- Nearing build out
- 1,127 occupied homes
- Student Yield: **.598**

James Elementary

- 307 total lots
- 223 annual starts
- 174 annual closings
- 81 vacant developed lots
- 50 homes under construction
- 174 occupied homes
- Student Yield: **.385**

Winchester Crossing

- 2,372 total lots
- 223 annual starts
- 179 annual closings
- 276 vacant developed lots
- 50 homes under construction
- 2,041 occupied homes
- Student Yield: **.579**

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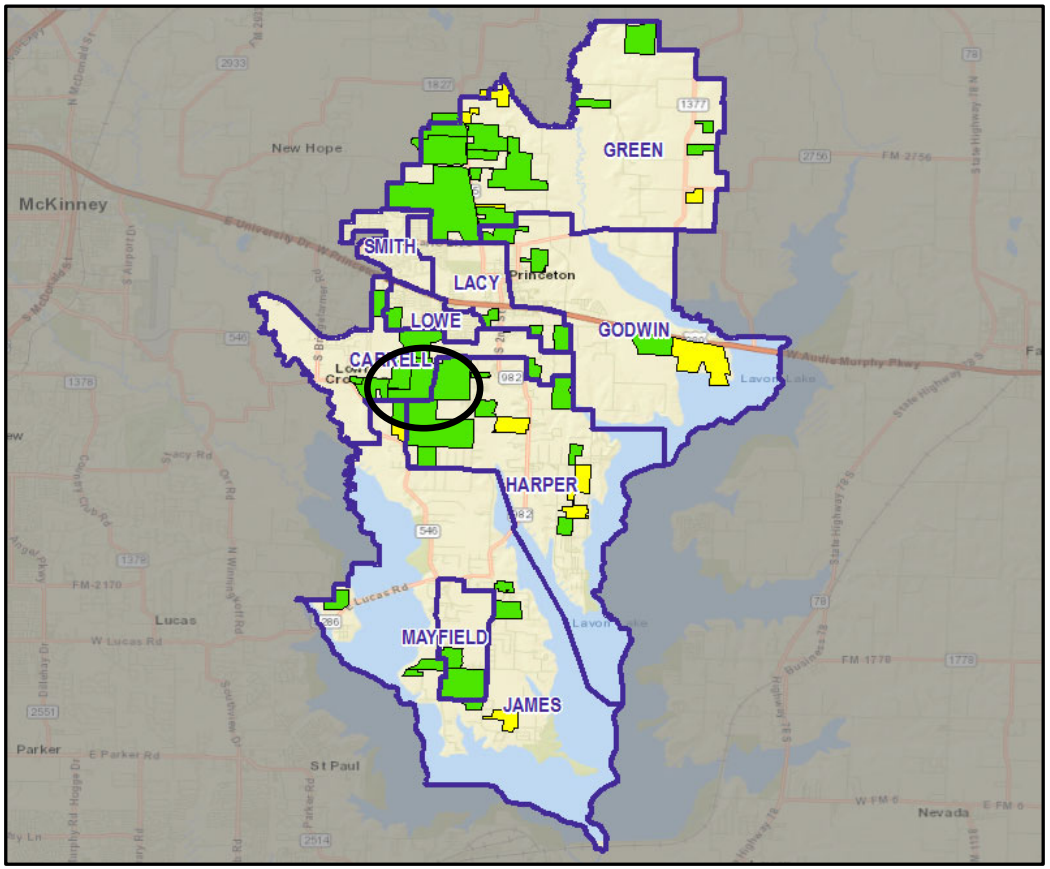
Winchester Crossing is the 2nd largest active subdivision in the James ES, Carrell ES, and Harper ES zones.
2,372 total lots, **2,041** occupied homes (**86**% completed), **276** lots ready for building.
Student yield is **0.579** or **5.8** students for every 10 occupied homes.
1,138 in Harper ES zone – 99% complete 0.598 SY
927 in Carrell ES zone – 80% complete 0.591 SY
307 in James ES zone – 57% complete 0.385 Sy

Princeton ISD – Subdivision Location



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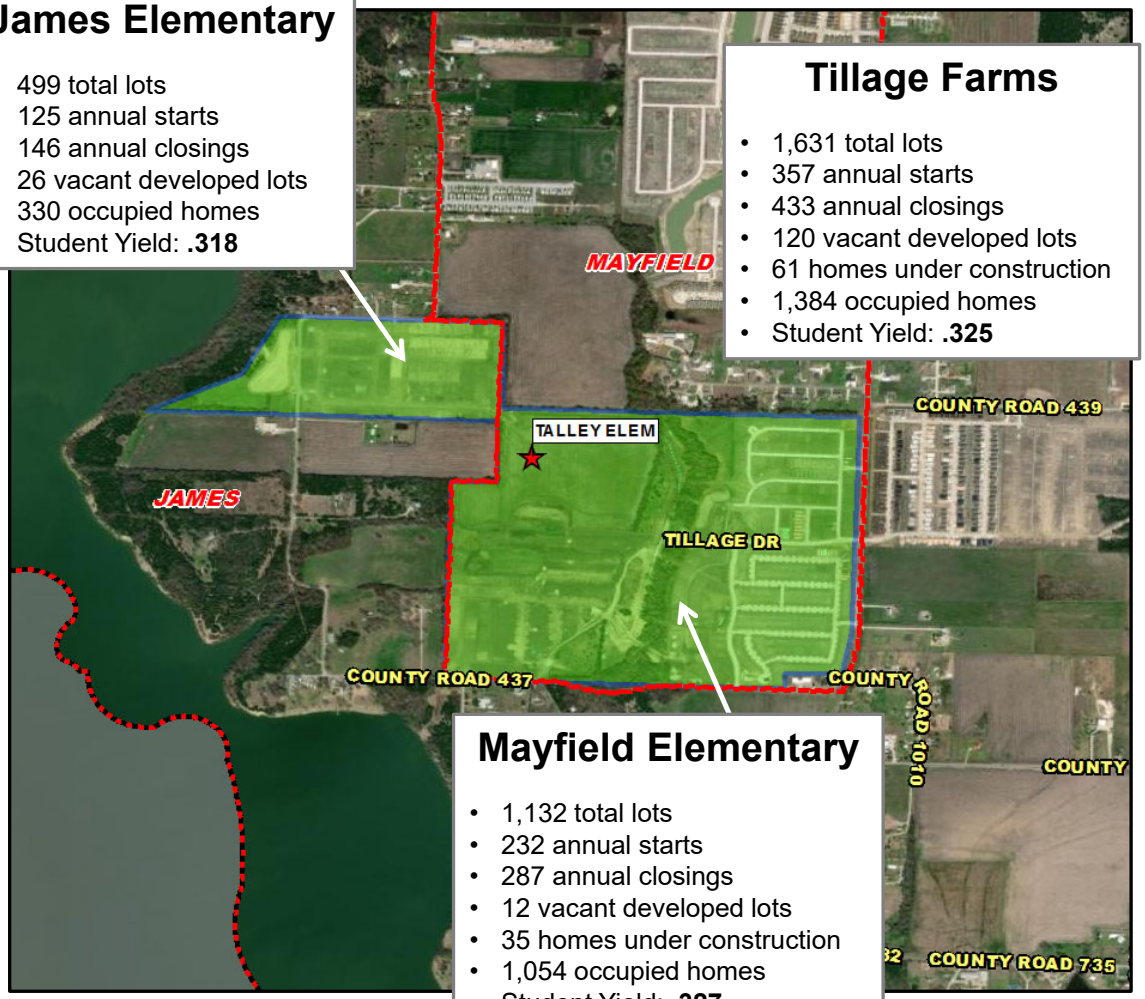
James Elementary

- 499 total lots
- 125 annual starts
- 146 annual closings
- 26 vacant developed lots
- 330 occupied homes
- Student Yield: **.318**

Tillage Farms

- 1,631 total lots
- 357 annual starts
- 433 annual closings
- 120 vacant developed lots
- 61 homes under construction
- 1,384 occupied homes
- Student Yield: **.325**



Mayfield Elementary

- 1,132 total lots
- 232 annual starts
- 287 annual closings
- 12 vacant developed lots
- 35 homes under construction
- 1,054 occupied homes
- Student Yield: **.327**

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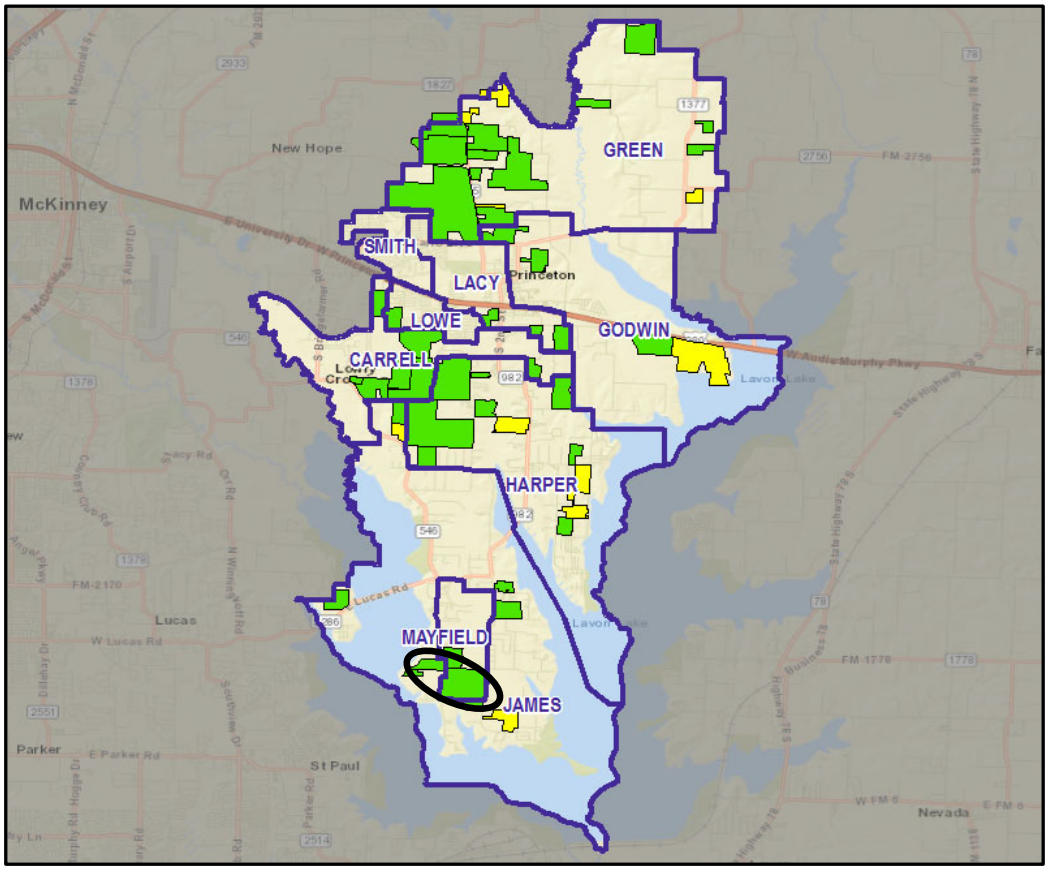
Tillage Farms is an active subdivision in the Mayfield ES and James ES zones.
1,631 total lots, **1,384** occupied homes (**85**% completed), **120** lots ready for building.
Student yield is **0.325** or **3.25** students for every 10 occupied homes.
Mayfield has 1,132 lots, 93% complete, 0.327 SY
James ES has 499 lots, 66% complete 0.318 SY

Princeton ISD – Subdivision Location



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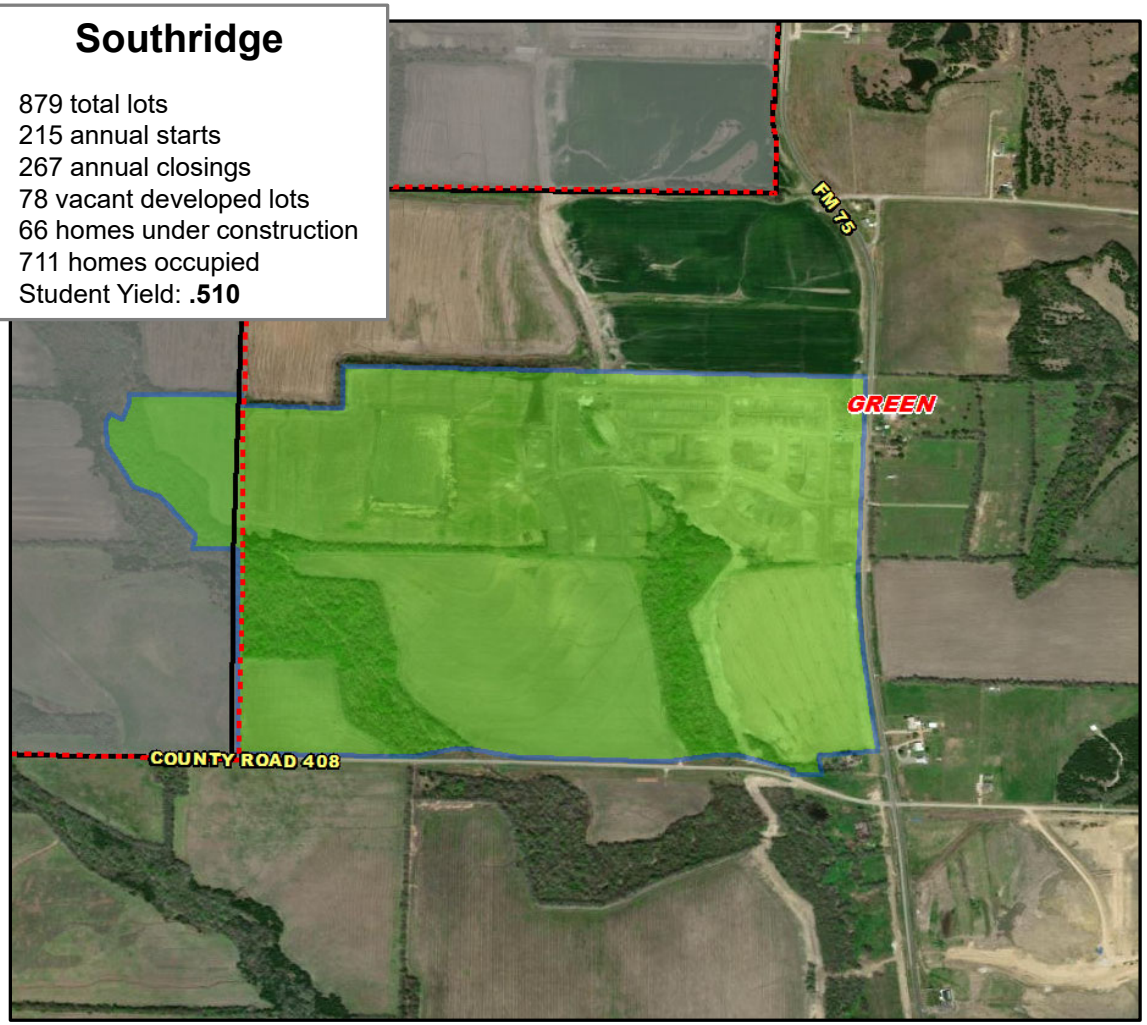
Southridge

- 879 total lots
- 215 annual starts
- 267 annual closings
- 78 vacant developed lots
- 66 homes under construction
- 711 homes occupied
- Student Yield: **.510**



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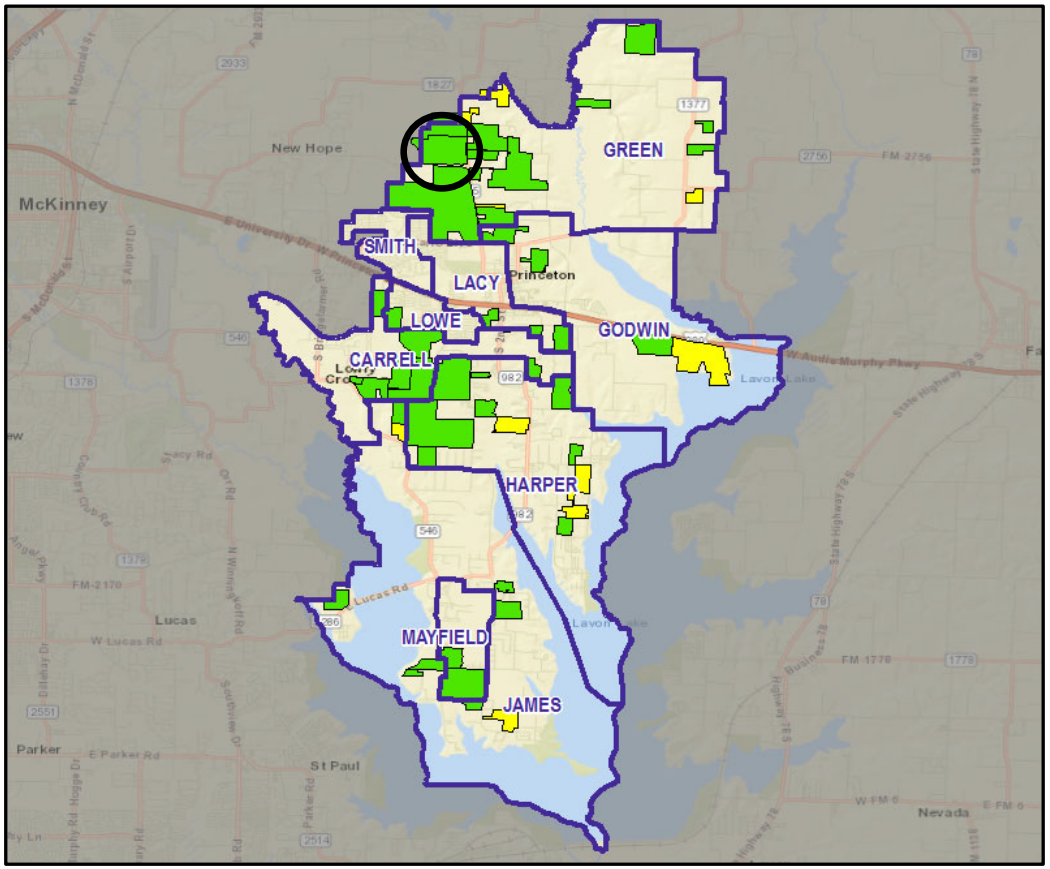
Princeton ISD – Subdivision Location



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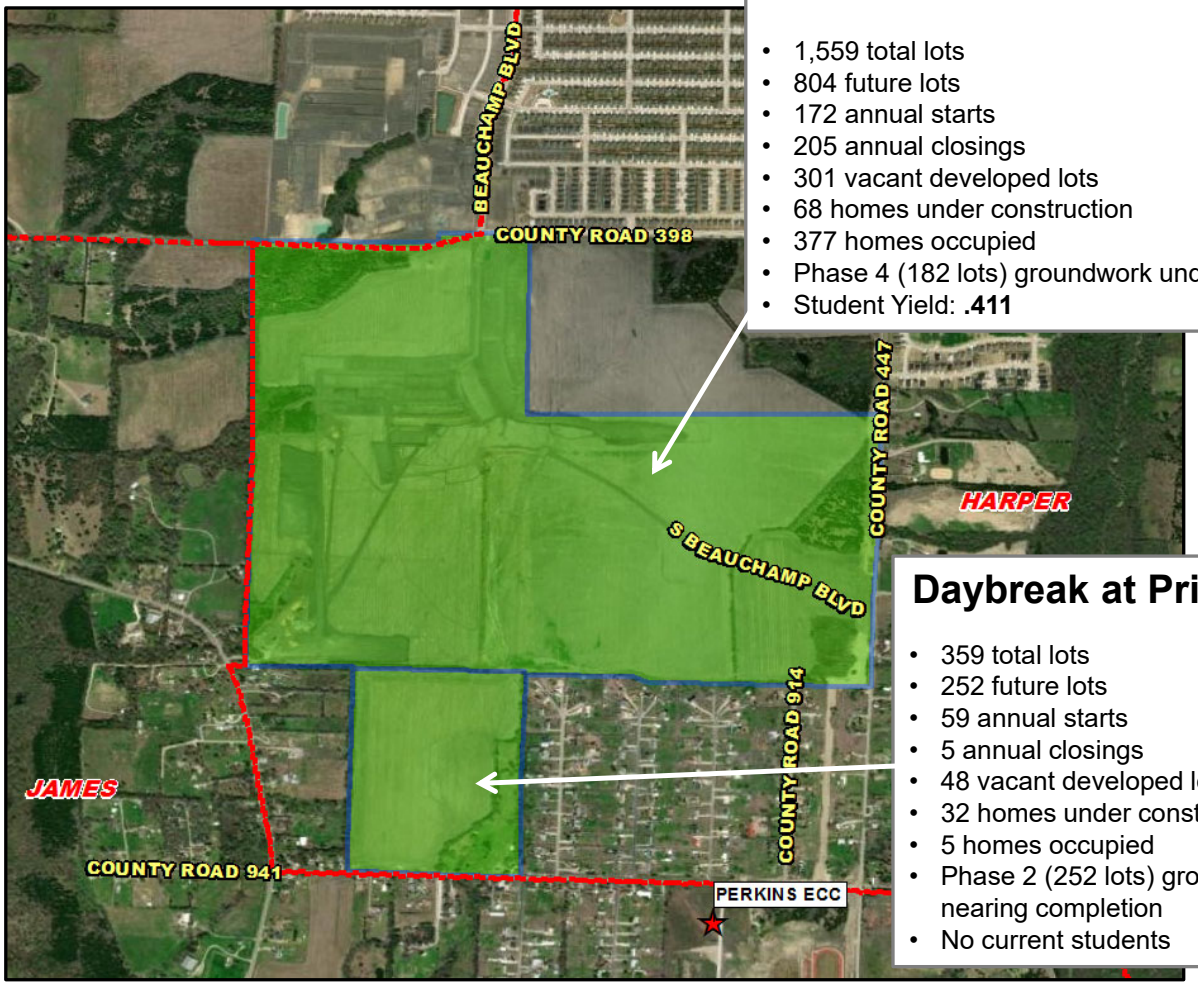
September 2026





Windmore

- 1,559 total lots
- 804 future lots
- 172 annual starts
- 205 annual closings
- 301 vacant developed lots
- 68 homes under construction
- 377 homes occupied
- Phase 4 (182 lots) groundwork underway
- Student Yield: **.411**

Daybreak at Princeton

- 359 total lots
- 252 future lots
- 59 annual starts
- 5 annual closings
- 48 vacant developed lots
- 32 homes under construction
- 5 homes occupied
- Phase 2 (252 lots) groundwork nearing completion
- No current students

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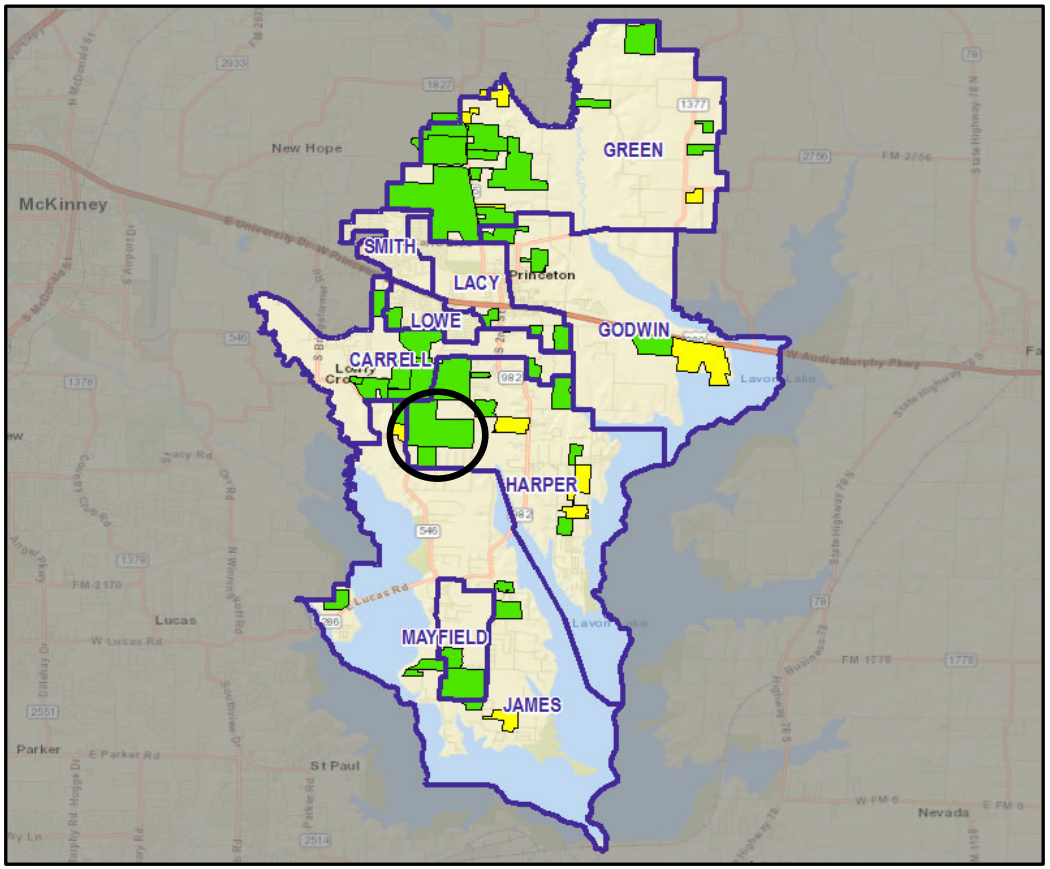
Princeton ISD – Subdivision Location



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Princeton Point

- 360 total apartment units
- Most units under construction
- Anticipated opening Fall 2027

Acorn

- 446 total lots
- 145 annual starts
- 84 annual closings
- 301 vacant developed lots
- 52 homes under construction
- 84 homes occupied
- Student Yield: **.411**

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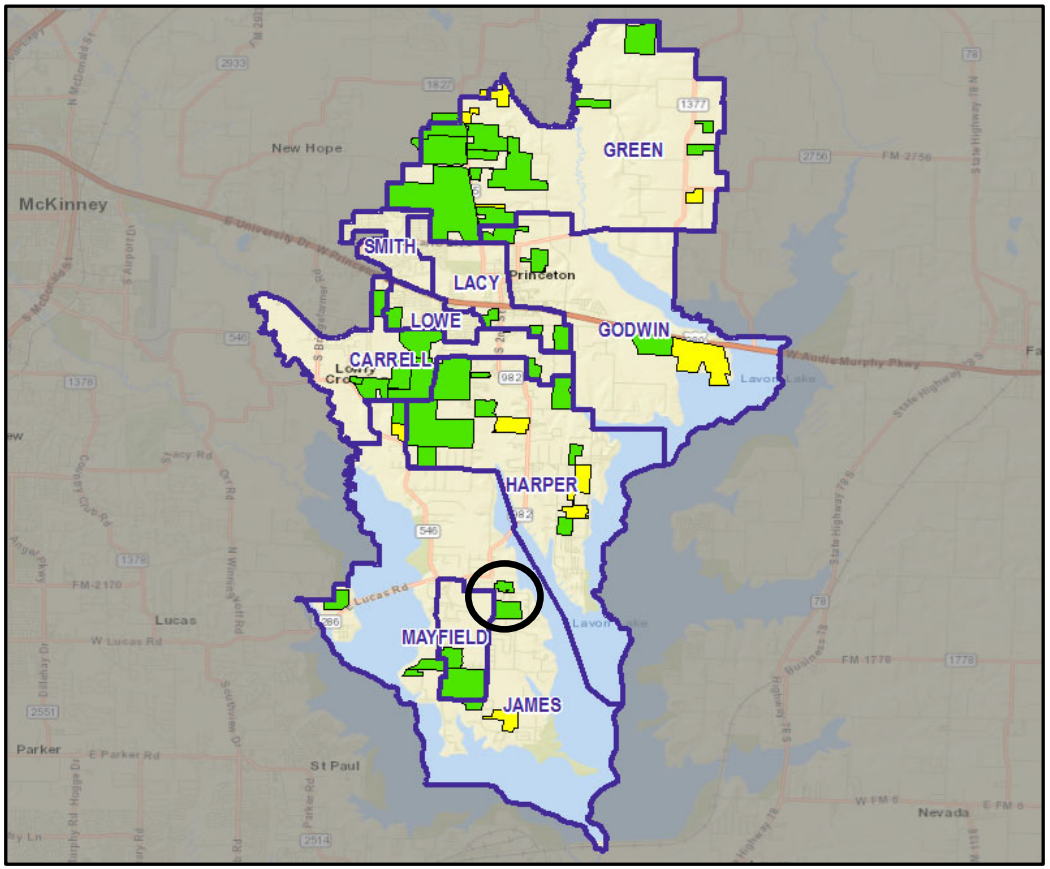
Princeton ISD – Subdivision Location



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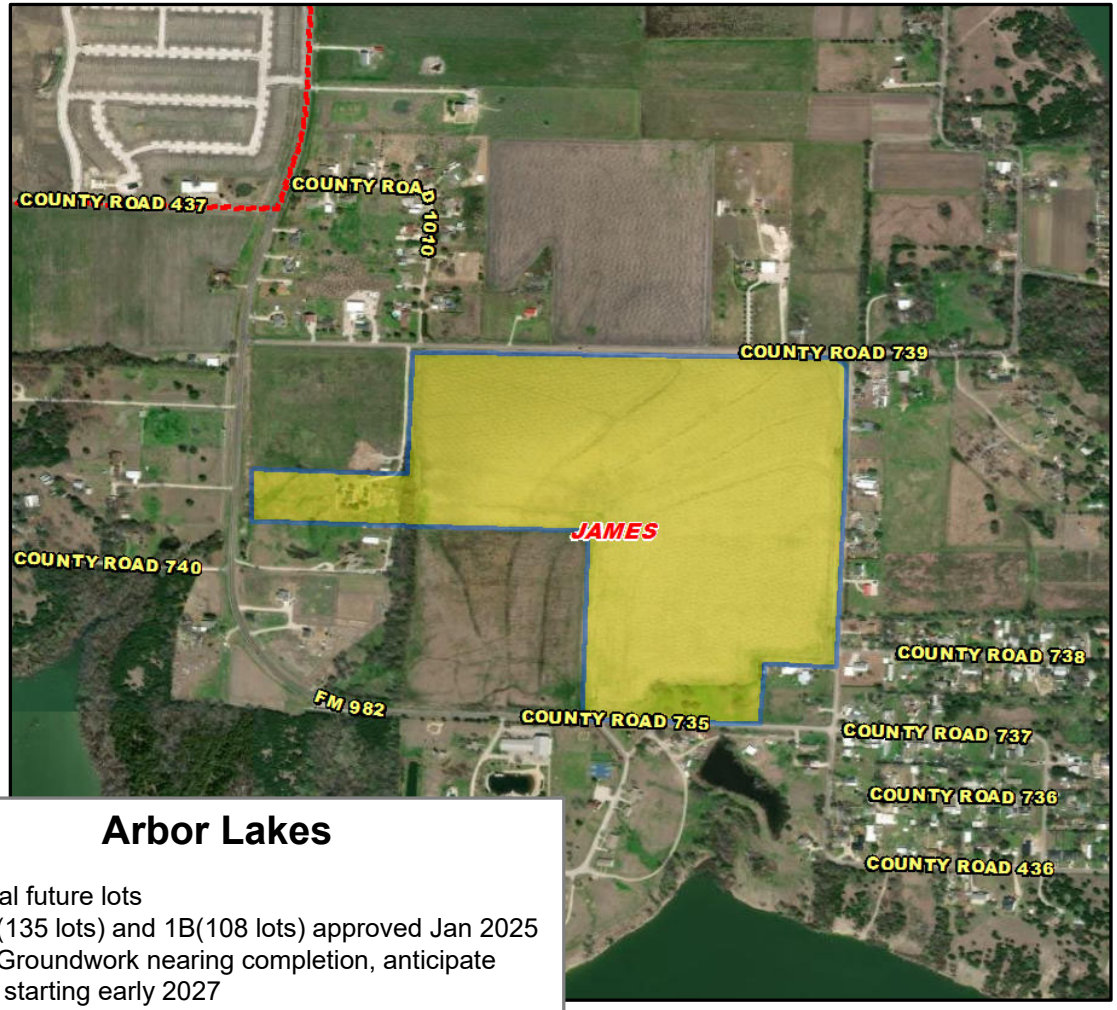

Arbor Lakes

- 243 total future lots
- Ph 1A (135 lots) and 1B(108 lots) approved Jan 2025
- Ph 1A Groundwork nearing completion, anticipate homes starting early 2027
- Ph 1B Groundwork underway

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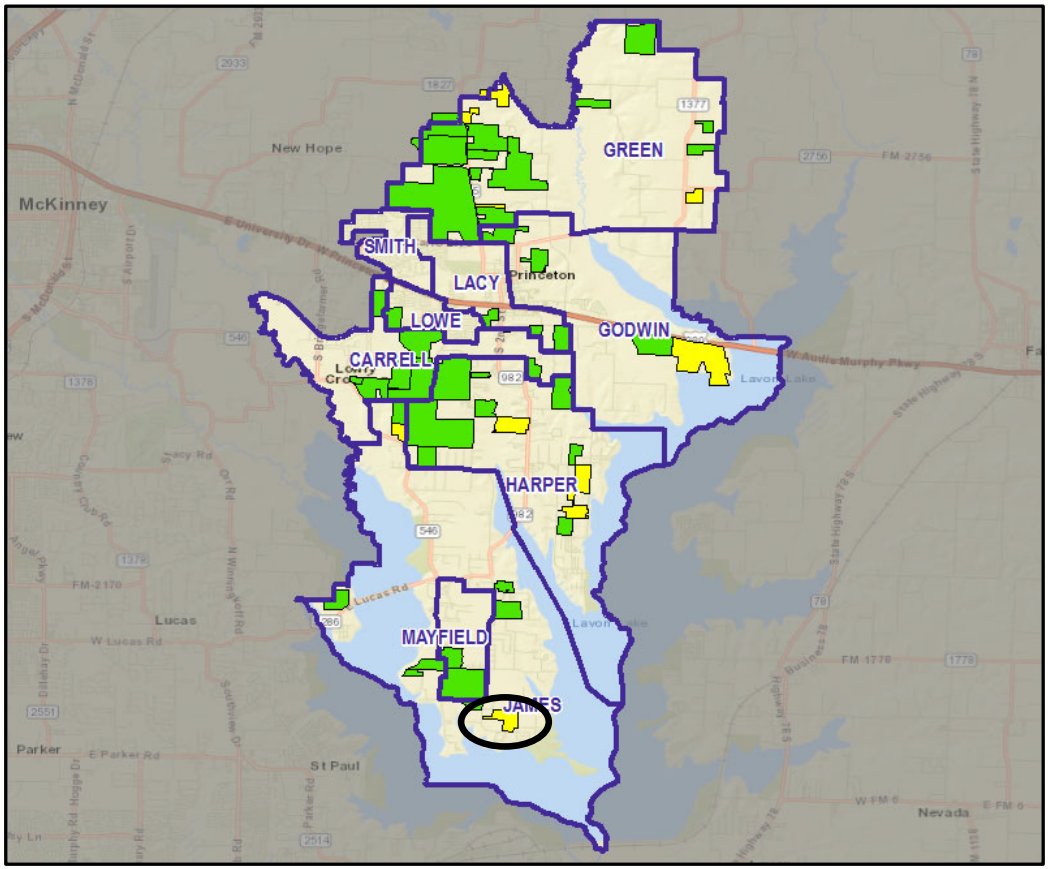
Princeton ISD – Subdivision Location



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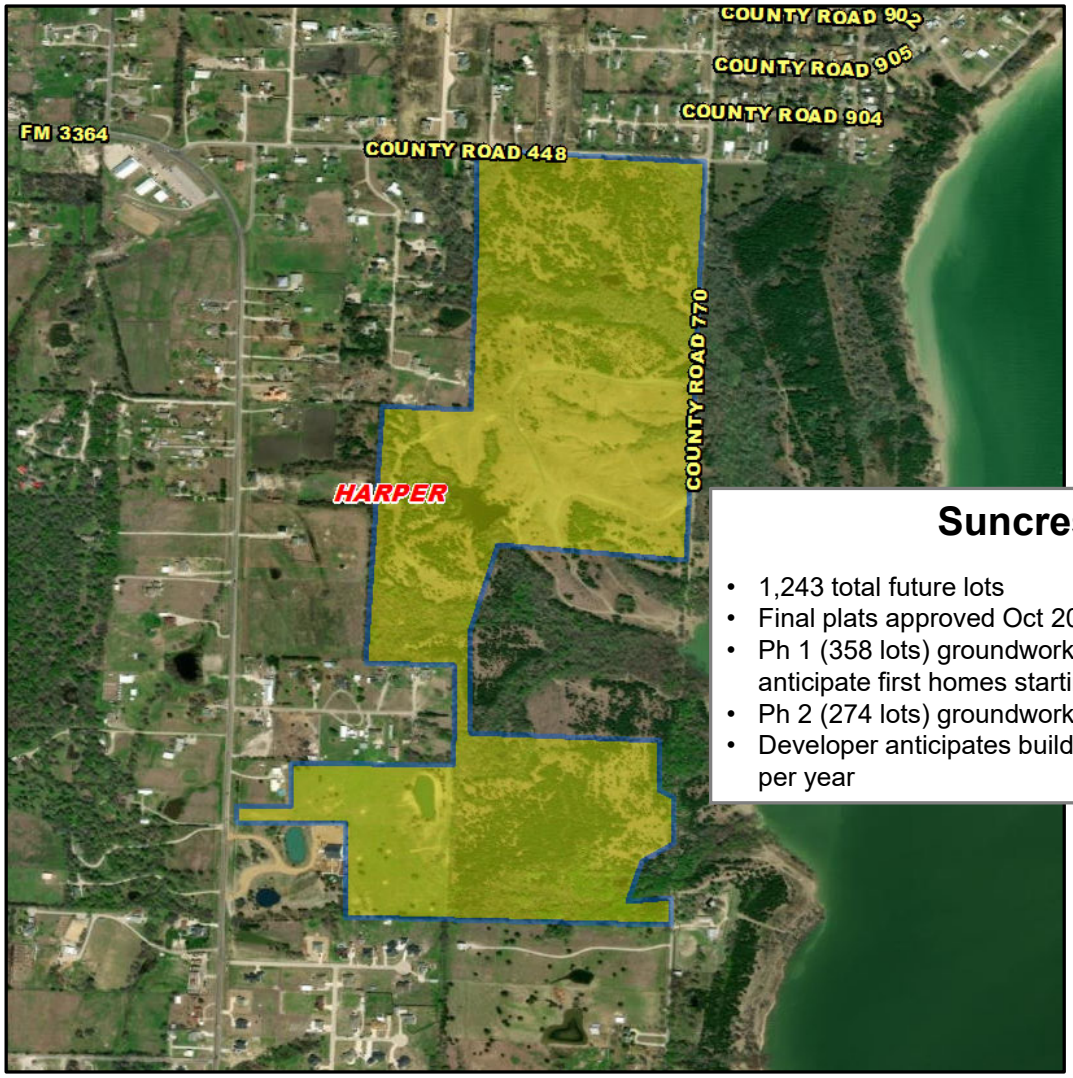

Suncrest

- 1,243 total future lots
- Final plats approved Oct 2025
- Ph 1 (358 lots) groundwork underway, anticipate first homes starting spring 2027
- Ph 2 (274 lots) groundwork starting early 2027
- Developer anticipates building 250-350 homes per year

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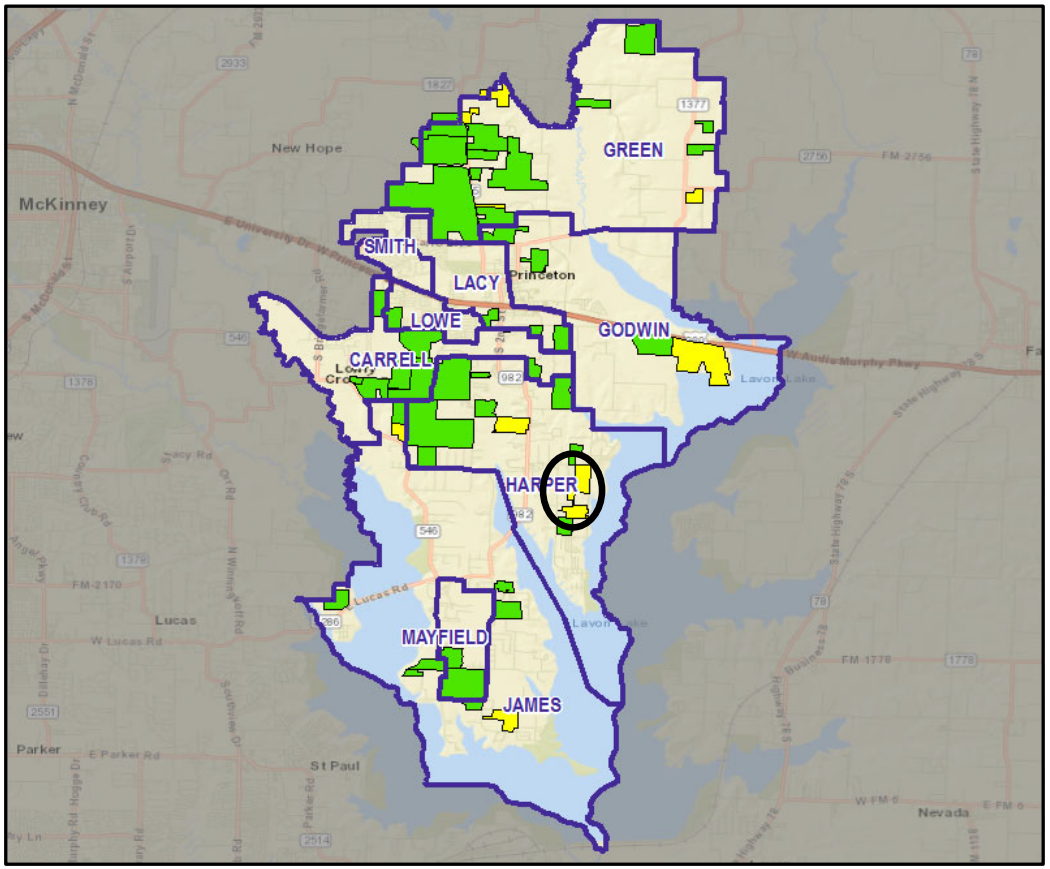
Princeton ISD – Subdivision Location



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Villages at Winchester

- 300 total future lots
- Ph 1 (180 lots) and Ph 2 (120 lots) final plats under review



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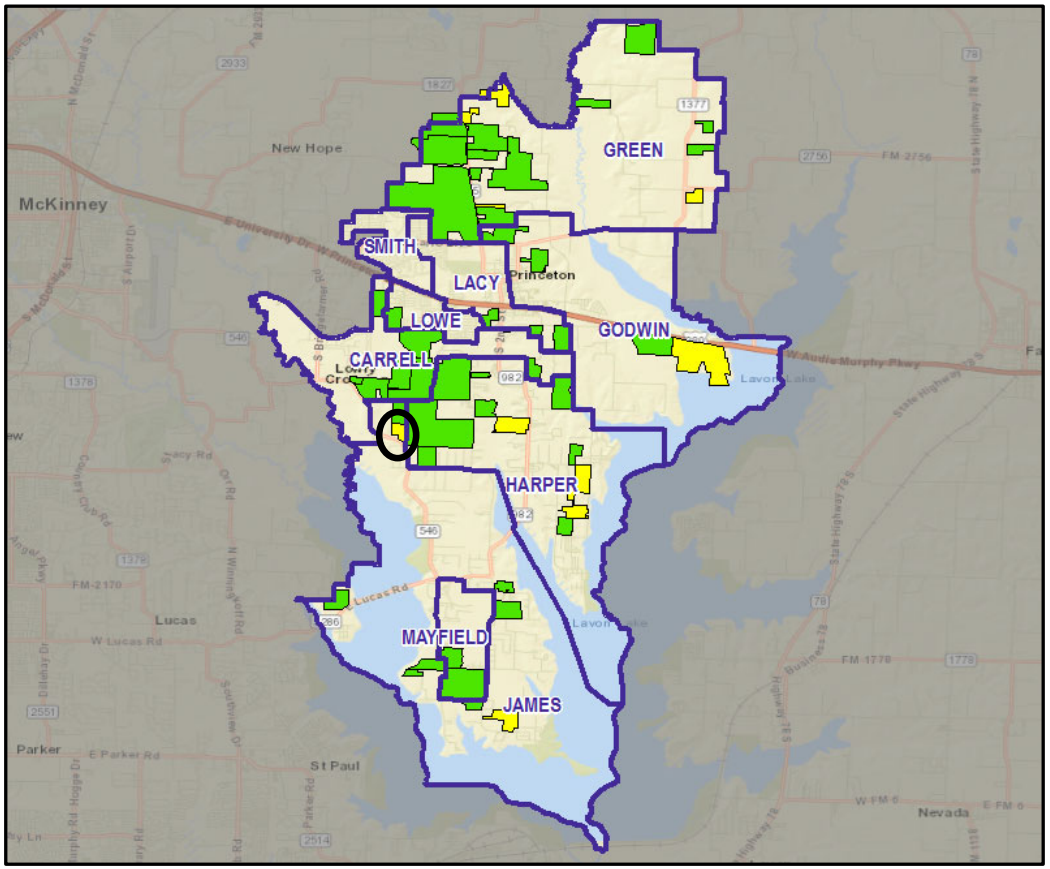
Princeton ISD – Subdivision Location



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Multifamily Housing Construction

District Housing Activity & Student Yield Analysis

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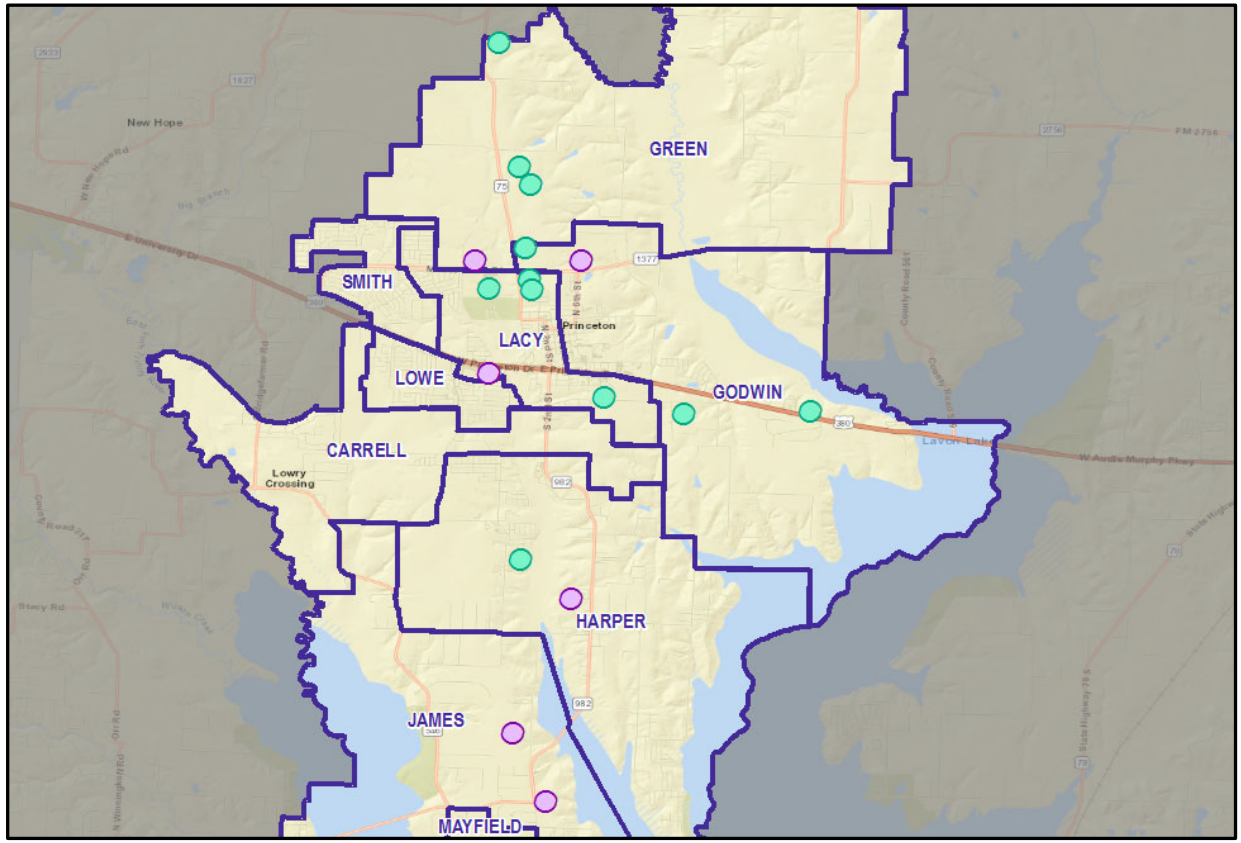
Princeton ISD - Future Multifamily Housing Overview

- There are roughly 1,775 multifamily units under construction across the district, roughly 660 of which are manufactured home units
- There are more than 3,800 future multifamily units in various stages of planning across the district, including 720 single family rental units
- Nearly 750 units have been completed in the last 12 months, including more than 400 single family rental units



Multi-Family Developments
- FUTURE
- UNDER CONSTRUCTION

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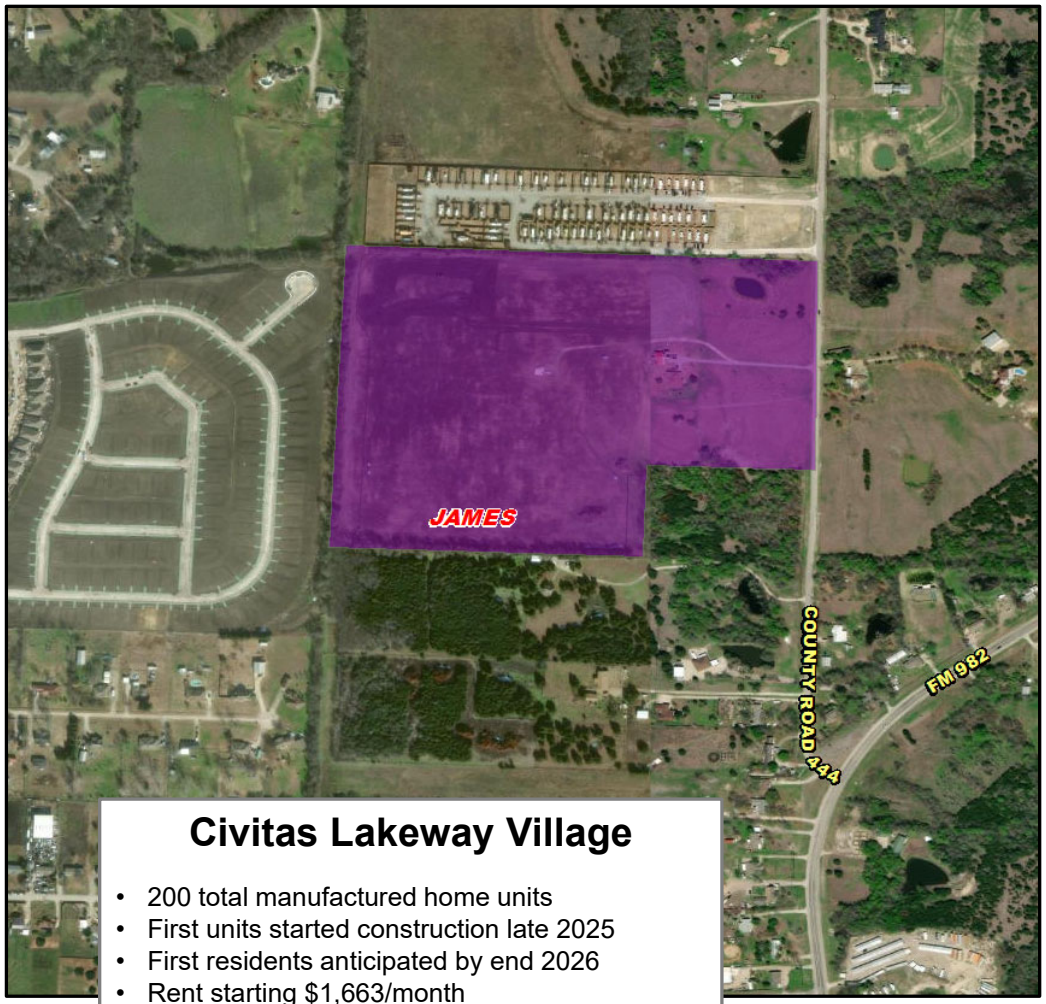

Civitas Lakeway Village

- 200 total manufactured home units
- First units started construction late 2025
- First residents anticipated by end 2026
- Rent starting $1,663/month

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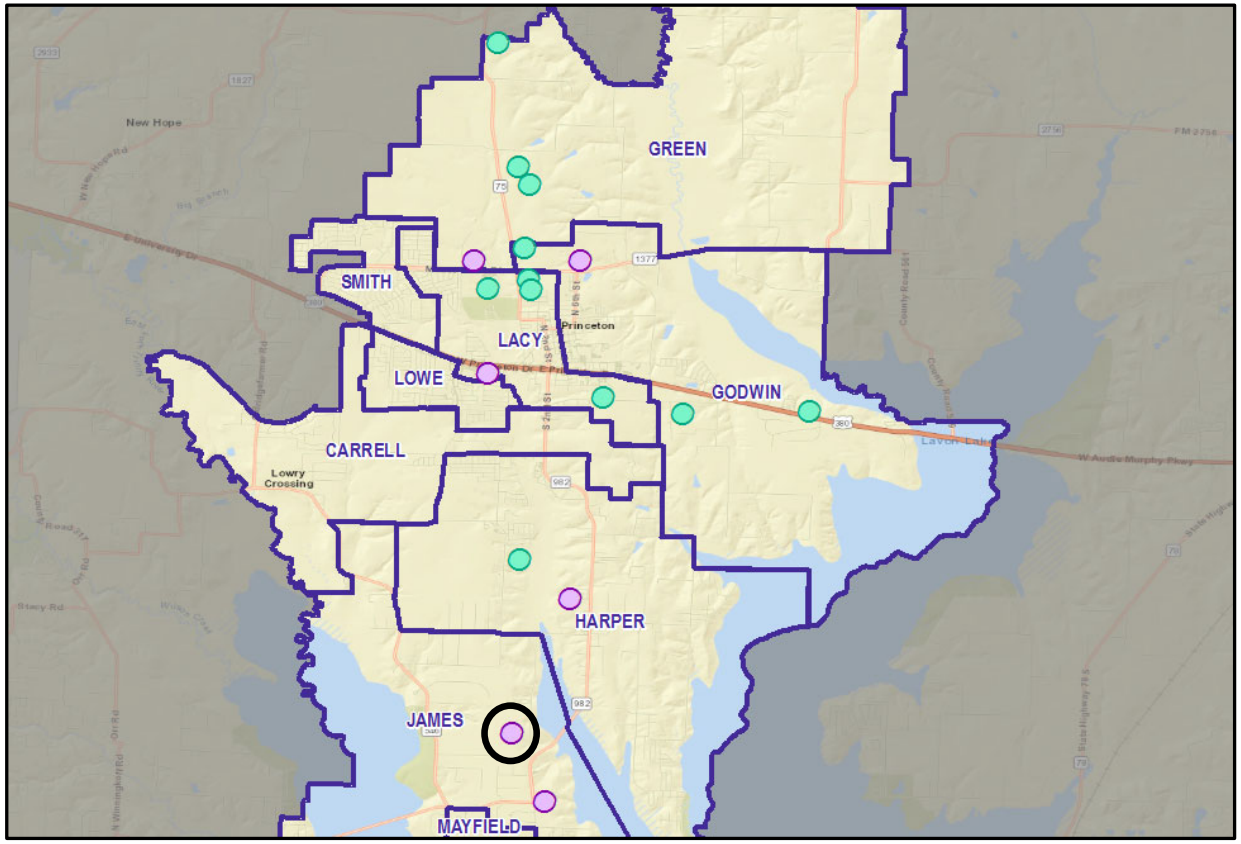
Princeton ISD – Multifamily Location



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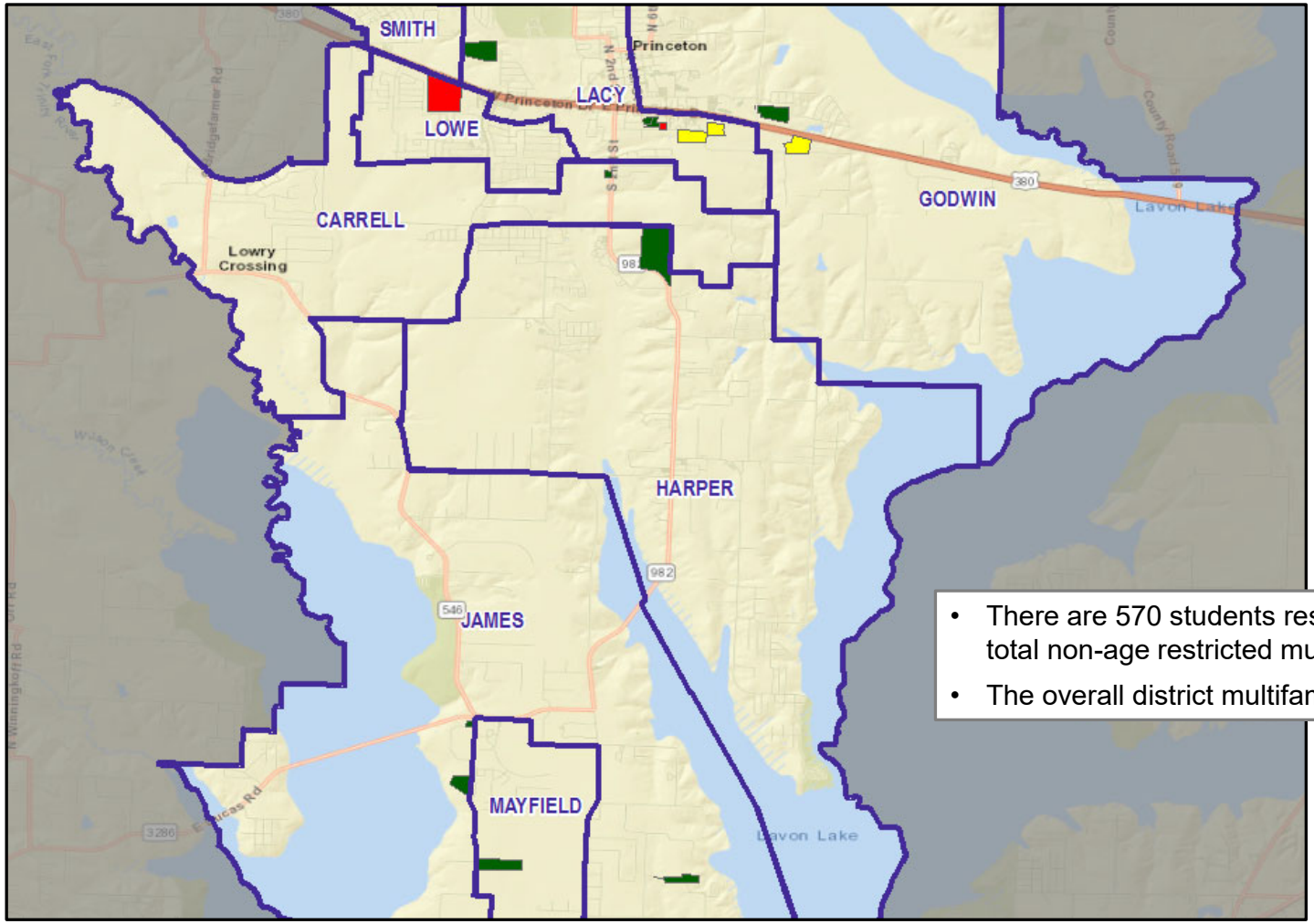

Multifamily Yield

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75

- There are 570 students residing in 2,063 total non-age restricted multifamily units.
- The overall district multifamily yield is 0.276

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MF student yield 0.226

5

Enrollment – Data & Trends

Student Mobility & Birthrates

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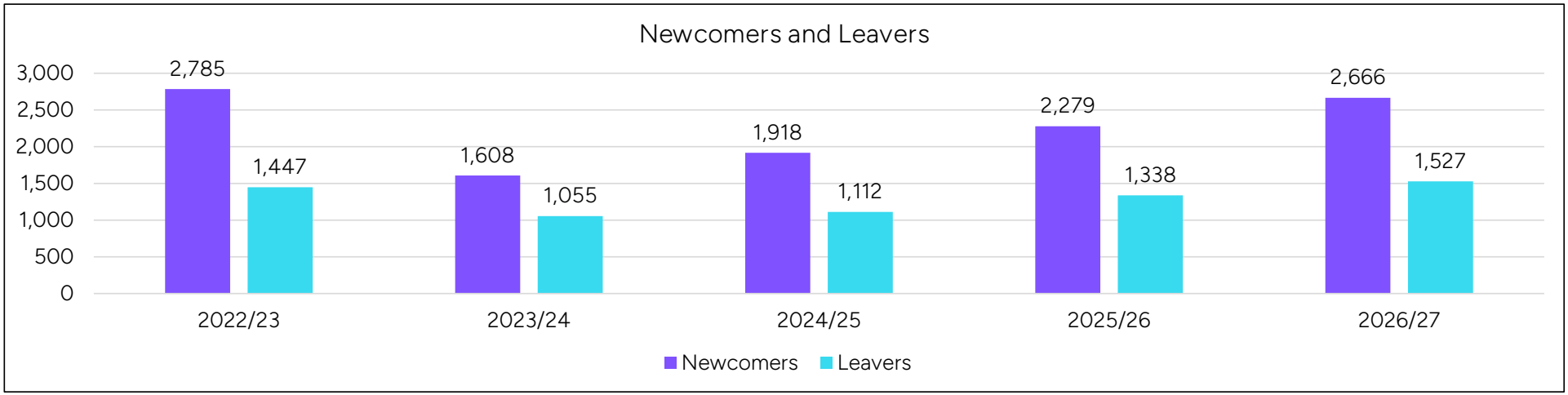

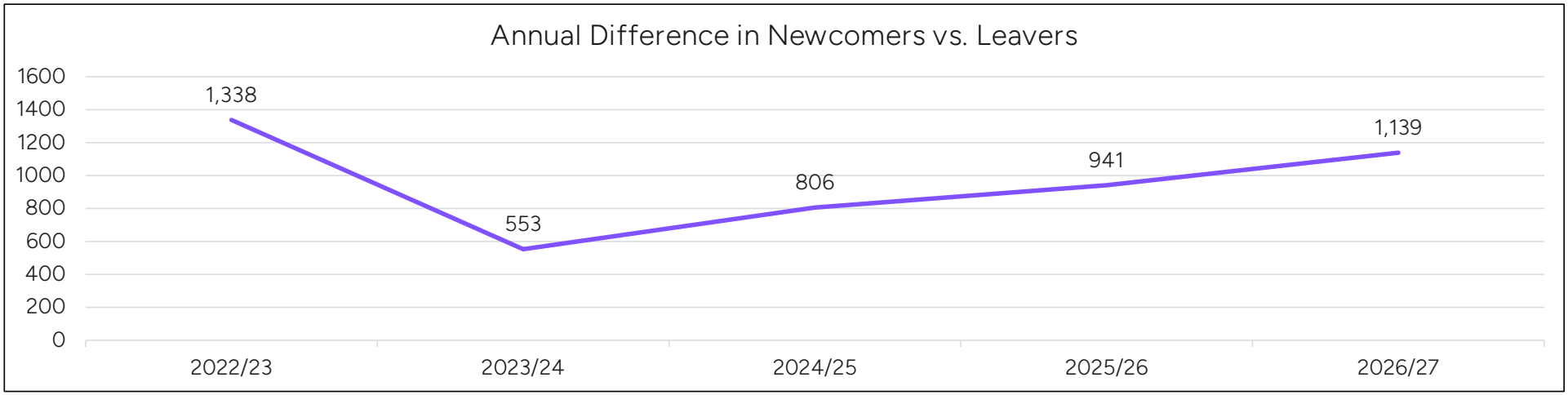

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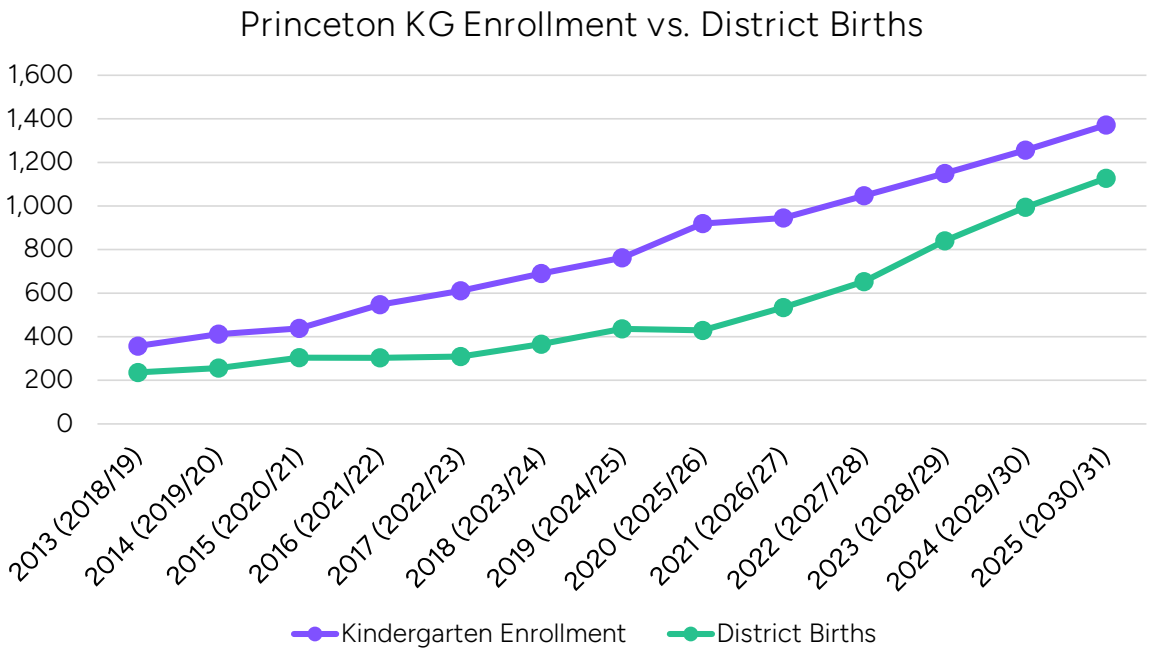
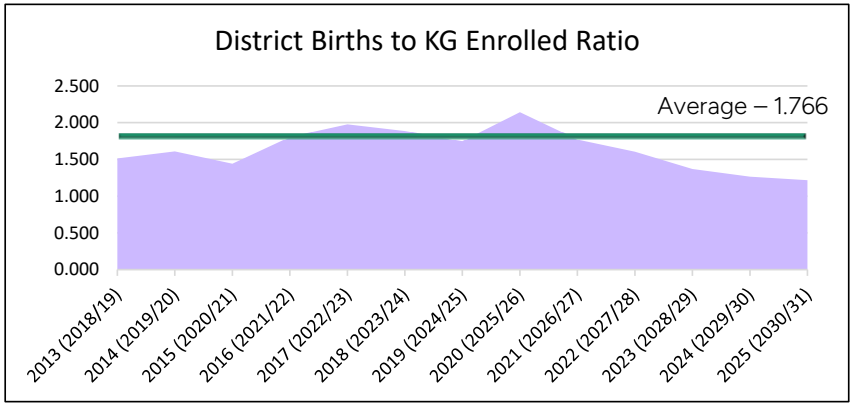
2,666 newcomers to the district – the most over the past 4 years
Those students who did not attend Princeton ISD last year excluding Kindergarten
1,527 leavers from the district – up from the last 4 years
Students who attended Princeton ISD last year but not this year excluding Seniors.
Net of **1,139** students – the most over the past 4 years.



Birth Yr (School Yr)	District Births	Kindergarten Enrollment	Enrolled Ratio
2013 (2018/19)	236	357	1.513
2014 (2019/20)	256	412	1.609
2015 (2020/21)	304	438	1.441
2016 (2021/22)	303	547	1.805
2017 (2022/23)	309	611	1.977
2018 (2023/24)	366	690	1.885
2019 (2024/25)	436	762	1.748
2020 (2025/26)	429	919	2.142
2021 (2026/27)	534	945	1.770
2022 (2027/28)	653	1,047	1.603
2023 (2028/29)	840	1,149	1.368
2024 (2029/30)	994	1,256	1.264
2025 (2030/31)	1,127	1,371	1.217



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6

Enrollment Forecast

10 Year Forecast & Campus Projections

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GRADE LEVEL ENROLLMENT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2022/23	64	275	611	641	595	593	587	607	598	582	588	593	604	488	386	7,812	1,045	15.44%
2023/24	80	301	690	672	680	656	653	652	659	658	619	654	603	616	498	8,691	879	11.25%
2024/25	73	364	759	813	768	782	733	769	744	759	744	737	668	635	614	9,962	1,271	14.62%
2025/26	63	404	919	902	926	909	900	855	869	835	851	861	743	734	614	11,385	1,423	14.28%
2026/27	49	449	945	1,017	1,009	1,027	989	980	968	918	902	975	909	792	705	12,634	1,249	10.97%

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

- Current enrollment – 12,634
- 1,249 student increase from 2025/26

GRADE LEVEL COHORT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
3 year avg	0.851	1.144	1.113	1.158	1.133	1.148	1.119	1.144	1.134	1.110	1.111	1.165	1.028	1.073	0.975	1.136	1.118	1.060
2023/24	1.250	1.095	1.129	1.100	1.061	1.103	1.101	1.111	1.086	1.100	1.064	1.112	1.017	1.020	1.020	1.101	1.083	1.042
2024/25	0.913	1.209	1.100	1.178	1.143	1.150	1.117	1.178	1.141	1.152	1.131	1.191	1.021	1.053	0.997	1.144	1.141	1.065
2025/26	0.863	1.110	1.211	1.188	1.139	1.184	1.151	1.166	1.130	1.122	1.121	1.157	1.008	1.099	0.967	1.173	1.125	1.058
2026/27	0.778	1.111	1.028	1.107	1.119	1.109	1.088	1.089	1.132	1.056	1.080	1.146	1.056	1.066	0.960	1.090	1.090	1.057

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GRADE LEVEL ENROLLMENT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
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2026/27	49	449	945	1,017	1,009	1,027	989	980	968	918	902	975	909	792	705	12,634	1,249	10.97%

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

- Largest class is 3rd grade
  - Largest class for the last 4 years
- 2nd largest grades 1st grade

GRADE LEVEL COHORT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
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***Yellow box** = largest grade per year*
***Green box** = second largest grade per year*

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
2026/27 Proj.	67	434	1,030	1,018	1,003	1,031	1,010	997	923	984	890	960	901	733	723	12,705
Difference	-18	15	-85	-1	6	-4	-21	-17	45	-66	12	15	8	59	-18	-71
	-27%	3%	-8%	0%	1%	0%	-2%	-2%	5%	-7%	1%	2%	1%	8%	-2%	-0.6%

GRADE LEVEL COHORT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
3 year avg	0.851	1.144	1.113	1.158	1.133	1.148	1.119	1.144	1.134	1.110	1.111	1.165	1.028	1.073	0.975	1.136	1.118	1.060
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2026/27	0.778	1.111	1.028	1.107	1.119	1.109	1.088	1.089	1.132	1.056	1.080	1.146	1.056	1.066	0.960	1.090	1.090	1.057

- 2026-27 Enrollment projections were high by 71 students or 0.6%
- EE, Kindergarten, and 11th grade were the grades with greatest differences

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GRADE LEVEL ENROLLMENT HISTORY

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***Yellow box** = largest grade per year*
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Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
2026/27 Proj.	67	434	1,030	1,018	1,003	1,031	1,010	997	923	984	890	960	901	733	723	12,705
Difference	-18	15	-85	-1	6	-4	-21	-17	45	-66	12	15	8	59	-18	-71
	-27%	3%	-8%	0%	1%	0%	-2%	-2%	5%	-7%	1%	2%	1%	8%	-2%	-0.6%

GRADE LEVEL COHORT HISTORY

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
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2025/26	0.863	1.110	1.211	1.188	1.139	1.184	1.151	1.166	1.130	1.122	1.121	1.157	1.008	1.099	0.967	1.173	1.125	1.058
2026/27	0.778	1.111	1.028	1.107	1.119	1.109	1.088	1.089	1.132	1.056	1.080	1.146	1.056	1.066	0.960	1.090	1.090	1.057

- The highest cohort occurred in 9th grade.
- All grades grew from 2025/26 except 12th grade

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Princeton ISD - Ten Year Forecast by Grade Level

GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2022/23	64	275	611	641	595	593	587	607	598	582	588	593	604	488	386	7,812	1,045	15.44%
2023/24	80	301	690	672	680	656	653	652	659	658	619	654	603	616	498	8,691	879	11.25%
2024/25	73	364	759	813	768	782	733	769	744	759	744	737	668	635	614	9,962	1,271	14.62%
2025/26	63	404	919	902	926	909	900	855	869	835	851	861	743	734	614	11,385	1,423	14.28%
2026/27	49	449	945	1,017	1,009	1,027	989	980	968	918	902	975	909	792	705	12,634	1,249	10.97%
2027/28	50	483	1,047	1,034	1,122	1,121	1,112	1,082	1,076	1,056	999	1,027	1,020	967	772	13,969	1,335	10.56%
2028/29	50	528	1,149	1,122	1,138	1,234	1,201	1,204	1,194	1,162	1,147	1,122	1,076	1,081	948	15,356	1,387	9.93%
2029/30	50	578	1,256	1,216	1,232	1,257	1,317	1,291	1,319	1,280	1,250	1,280	1,169	1,144	1,059	16,698	1,342	8.74%
2030/31	50	631	1,371	1,325	1,317	1,349	1,344	1,414	1,410	1,410	1,362	1,391	1,330	1,247	1,123	18,075	1,377	8.24%
2031/32	50	678	1,475	1,439	1,433	1,438	1,432	1,427	1,527	1,503	1,500	1,498	1,443	1,400	1,223	19,465	1,390	7.69%
2032/33	50	730	1,587	1,553	1,556	1,550	1,533	1,522	1,539	1,621	1,594	1,633	1,550	1,523	1,372	20,912	1,447	7.43%
2033/34	50	777	1,689	1,666	1,656	1,679	1,644	1,620	1,635	1,635	1,727	1,735	1,687	1,640	1,496	22,336	1,424	6.81%
2034/35	50	829	1,801	1,760	1,763	1,772	1,758	1,733	1,738	1,728	1,738	1,861	1,791	1,773	1,614	23,708	1,372	6.14%
2035/36	50	881	1,915	1,871	1,856	1,881	1,850	1,847	1,850	1,835	1,838	1,884	1,918	1,903	1,745	25,124	1,416	5.97%
2036/37	50	926	2,014	1,987	1,971	1,978	1,962	1,941	1,966	1,950	1,952	1,990	1,941	2,022	1,873	26,523	1,399	5.57%

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The enrollment is forecast to increase by an average of **9.03%** over the next 5 years and **6.4%** for years 6-10.

Princeton ISD - Ten Year Forecast by Grade Level

GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

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2023/24	80	301	690	672	680	656	653	652	659	658	619	654	603	616	498	8,691	879	11.25%
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2026/27	49	449	945	1,017	1,009	1,027	989	980	968	918	902	975	909	792	705	12,634	1,249	10.97%
2027/28	50	483	1,047	1,034	1,122	1,121	1,112	1,082	1,076	1,056	999	1,027	1,020	967	772	13,969	1,335	10.56%
2028/29	50	528	1,149	1,122	1,138	1,234	1,201	1,204	1,194	1,162	1,147	1,122	1,076	1,081	948	15,356	1,387	9.93%
2029/30	50	578	1,256	1,216	1,232	1,257	1,317	1,291	1,319	1,280	1,250	1,280	1,169	1,144	1,059	16,698	1,342	8.74%
2030/31	50	631	1,371	1,325	1,317	1,349	1,344	1,414	1,410	1,410	1,362	1,391	1,330	1,247	1,123	18,075	1,377	8.24%
2031/32	50	678	1,475	1,439	1,433	1,438	1,432	1,427	1,527	1,503	1,500	1,498	1,443	1,400	1,223	19,465	1,390	7.69%
2032/33	50	730	1,587	1,553	1,556	1,550	1,533	1,522	1,539	1,621	1,594	1,633	1,550	1,523	1,372	20,912	1,447	7.43%
2033/34	50	777	1,689	1,666	1,656	1,679	1,644	1,620	1,635	1,635	1,727	1,735	1,687	1,640	1,496	22,336	1,424	6.81%
2034/35	50	829	1,801	1,760	1,763	1,772	1,758	1,733	1,738	1,728	1,738	1,861	1,791	1,773	1,614	23,708	1,372	6.14%
2035/36	50	881	1,915	1,871	1,856	1,881	1,850	1,847	1,850	1,835	1,838	1,884	1,918	1,903	1,745	25,124	1,416	5.97%
2036/37	50	926	2,014	1,987	1,971	1,978	1,962	1,941	1,966	1,950	1,952	1,990	1,941	2,022	1,873	26,523	1,399	5.57%

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Zonda.

Enrollment is projected to approach **19,500** students in 5 years and exceed **26,500** in 10 years.

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Campus	Maximum Capacity	HISTORY 2025/26	Fall 2026/27	ENROLLMENT PROJECTIONS 2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Nellie Canup ELC	300	199	216	223	236	251	273	293	316	339	364	389	410
Perkins ELC	300	252	281	309	341	376	407	434	463	487	514	541	565
ELC TOTALS	**600**	**451**	**497**	**532**	**577**	**627**	**680**	**727**	**779**	**826**	**878**	**930**	**975**
Carrell Elementary	750		504	597	722	874	1,027	1,116	1,214	1,321	1,432	1,547	1,666
Godwin Elementary	680	497	561	592	629	674	698	755	811	868	925	1,003	1,088
Green Elementary	850	728	731	866	981	1,102	1,245	1,360	1,565	1,764	1,960	2,128	2,284
Harper Elementary	780	767	813	899	990	1,052	1,194	1,319	1,449	1,570	1,651	1,735	1,814
James Elementary	780	729	653	766	882	975	1,013	1,073	1,133	1,194	1,278	1,361	1,450
Lacy Elementary	750	629	689	703	729	753	745	791	812	844	875	905	936
Lowe Elementary	750	718	692	727	734	745	761	792	809	832	856	878	899
Mayfield Elementary	750	713	695	741	750	775	802	811	851	877	903	929	954
Smith Elementary	730	646	630	629	632	621	638	627	658	684	708	736	762
ELEMENTARY TOTALS	**6,070**	**5,427**	**5,968**	**6,520**	**7,049**	**7,570**	**8,122**	**8,644**	**9,301**	**9,955**	**10,587**	**11,221**	**11,854**
Elementary Absolute Change		787	541	552	529	521	552	522	657	654	632	634	11,220
Elementary Percent Change		16.96%	9.97%	9.24%	8.12%	7.40%	7.29%	6.43%	7.60%	7.03%	6.35%	5.99%	99.99%
Banschbach Middle School	1,000		631	692	788	920	1,022	1,172	1,261	1,438	1,542	1,642	1,764
Clark Middle School	780	520	597	618	664	647	674	663	695	694	749	780	822
Mattei Middle School	1,080	1,020	569	701	831	929	1,019	1,071	1,113	1,117	1,136	1,194	1,241
Southard Middle School	1,080	1,015	991	1,120	1,220	1,353	1,467	1,624	1,685	1,748	1,777	1,907	2,041
MIDDLE SCHOOL TOTALS	**2,940**	**2,555**	**2,788**	**3,131**	**3,503**	**3,849**	**4,182**	**4,530**	**4,754**	**4,997**	**5,204**	**5,523**	**5,868**
Intermed/Mid Absolute Change		308	233	343	372	346	333	348	224	243	207	319	345
Intermed/Mid Percent Change		13.71%	9.12%	12.30%	11.88%	9.88%	8.65%	8.32%	4.94%	5.11%	4.14%	6.13%	6.25%
Princeton High School	1,800	1,386	1,558	1,800	2,090	2,264	2,431	2,684	2,956	3,197	3,448	3,709	3,956
Lovelady High School	1,800	1,566	1,823	1,986	2,137	2,388	2,660	2,880	3,122	3,361	3,591	3,741	3,870
HIGH SCHOOL TOTALS	**3,600**	**2,952**	**3,381**	**3,786**	**4,227**	**4,652**	**5,091**	**5,564**	**6,078**	**6,558**	**7,039**	**7,450**	**7,826**
High School Absolute Change		298	429	405	441	425	439	473	514	480	481	411	376
High School Percent Change		11.23%	14.53%	11.98%	11.65%	10.05%	9.44%	9.29%	9.24%	7.90%	7.33%	5.84%	5.05%
DISTRICT TOTALS	**13,210**	**11,385**	**12,634**	**13,969**	**15,356**	**16,698**	**18,075**	**19,465**	**20,912**	**22,336**	**23,708**	**25,124**	**26,523**
District Absolute Change		1,423	1,249	1,335	1,387	1,342	1,377	1,390	1,447	1,424	1,372	1,416	1,399
District Percent Change		14.3%	11.0%	10.6%	9.9%	8.7%	8.2%	7.7%	7.4%	6.8%	6.1%	6.0%	5.6%

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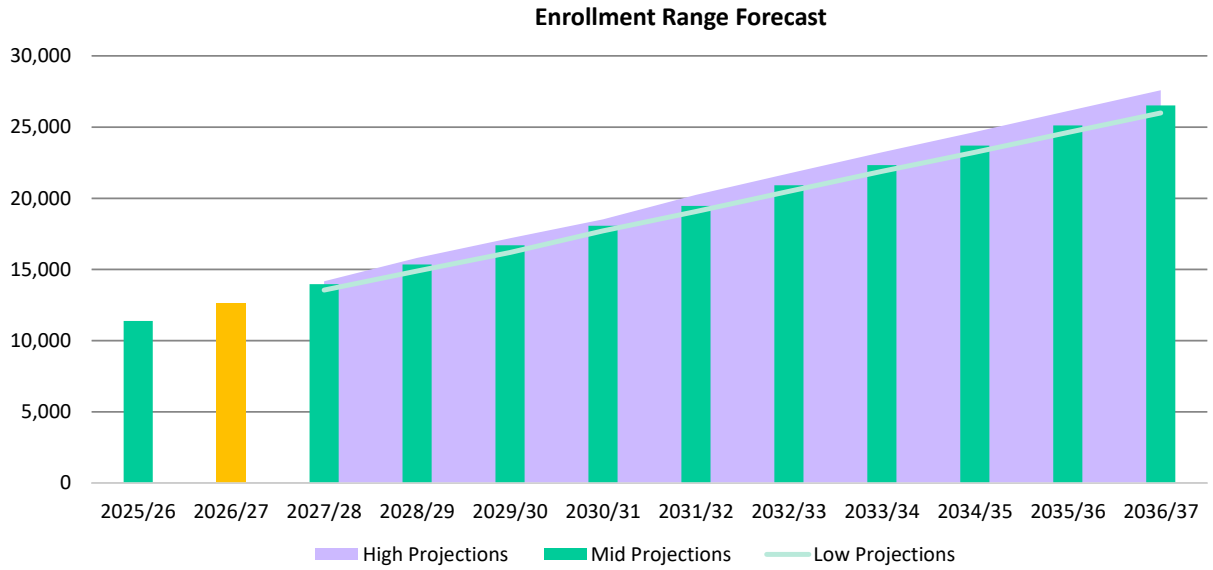
Harper ES is at capacity and projected to remain over capacity
Green ES is projected to exceed capacity in 27/28
James ES and Mayfield ES in 28/29

Southard MS is projected to exceed capacity next year and Lovelady HS is at capacity and PHS will reach capacity next year.

Princeton ISD - Ten Year Forecast Range



School Year	Low Projections	Mid Projections	High Projections
2024/25		9,962	
2025/26		11,385	
2026/27		12,634	
2027/28	13,549	13,969	14,178
2028/29	14,895	15,356	15,817
2029/30	16,197	16,698	17,199
2030/31	17,714	18,075	18,527
2031/32	19,076	19,465	20,244
2032/33	20,494	20,912	21,749
2033/34	21,890	22,336	23,230
2034/35	23,234	23,708	24,656
2035/36	24,622	25,124	26,129
2036/37	25,993	26,523	27,584

Low Range Projections

- Lower Kindergarten & Early Elementary Grade Enrollment
- Slow down in Housing Starts & Closings
- Increases in Homeschooling & Private School 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

- Kindergarten vs birth ratios remain steady
- Future Interest Rate Cuts & Favorable Mortgage Rates
- Surge in Housing Starts & Closings
- Programs and Marketing Efforts increase Enrollment through Transfer Students
- Impacts of vouchers is limited

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Key Takeaways

District Information -



Princeton ISD enrollment increased by 4,822 over the last four years. The District has seen enrollment grow this new 2026-27 school year by 1,249 students.

Housing Market Conditions -



New home starts and closings within PISD are expected to be flat or slightly down from 2025 totals. Market headwinds caused by increasing interest rates economic uncertainty have reduced buying power and slowed demand. However, PISD maintains healthy activity levels.

Housing Activity & Future Developments -



The district currently has nearly **1,100 homes in active inventory**, more than 4,500 lots available to build on, and nearly 8,400 lots planned in the future, nearly 1,700 of which are currently under development.

Enrollment Forecast -



PISD Enrollment is forecasted to reach a range of 16,000 to20,000 students in the next 3 to 5 years, and with additional housing growth enrollment is anticipated to range between 26,000 and 27,500 students by the 2036/37 school year.

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