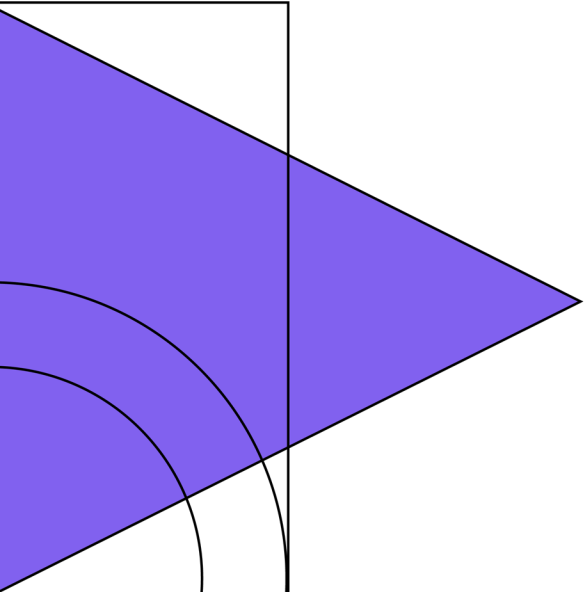
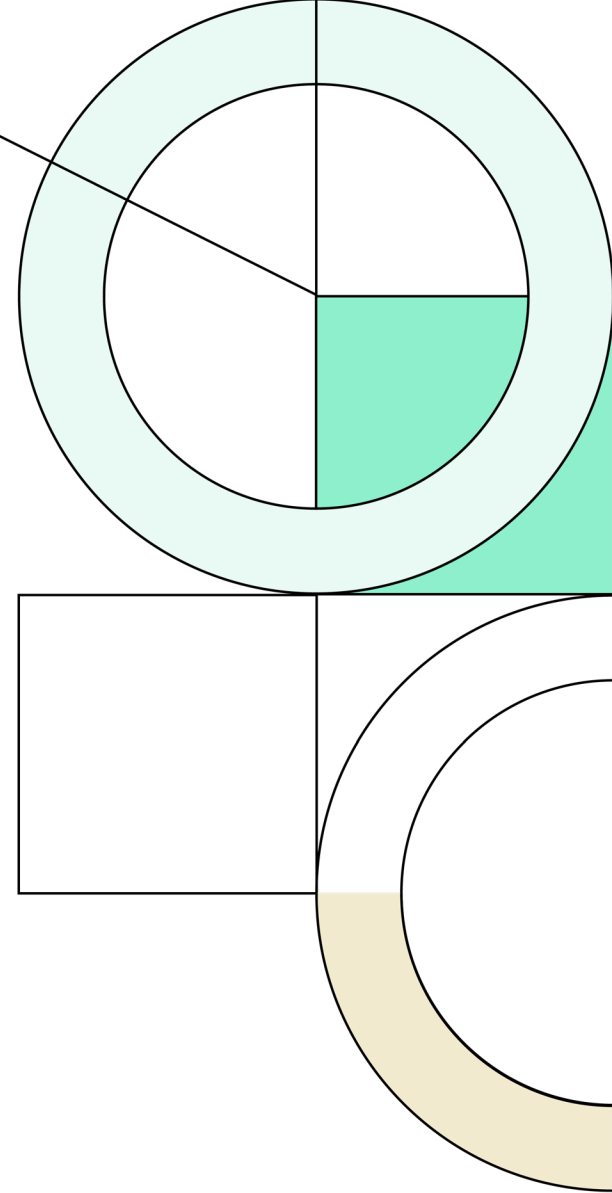




1Q22

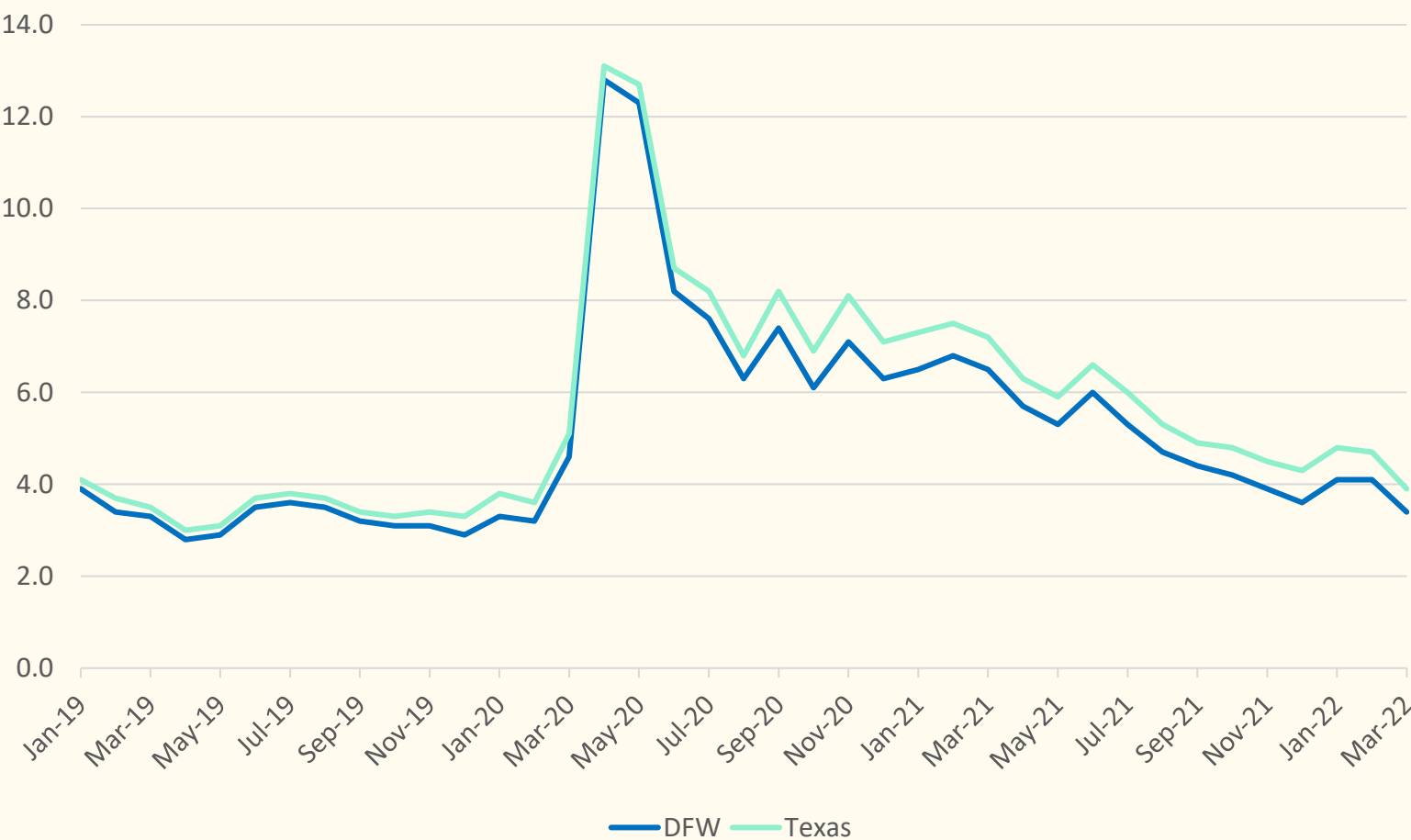
Demographic Report



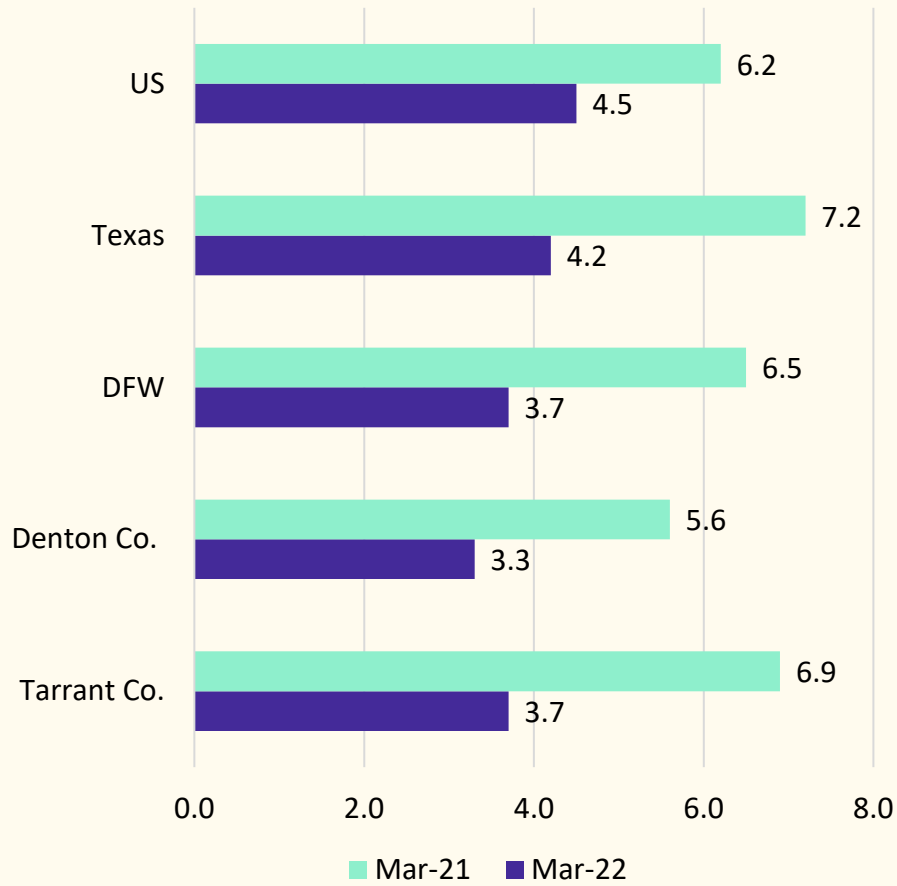


Local Economic Conditions

Unemployment Rate, Jan. 2018 - Mar. 2022



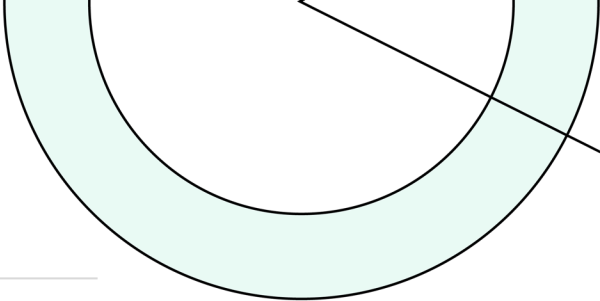
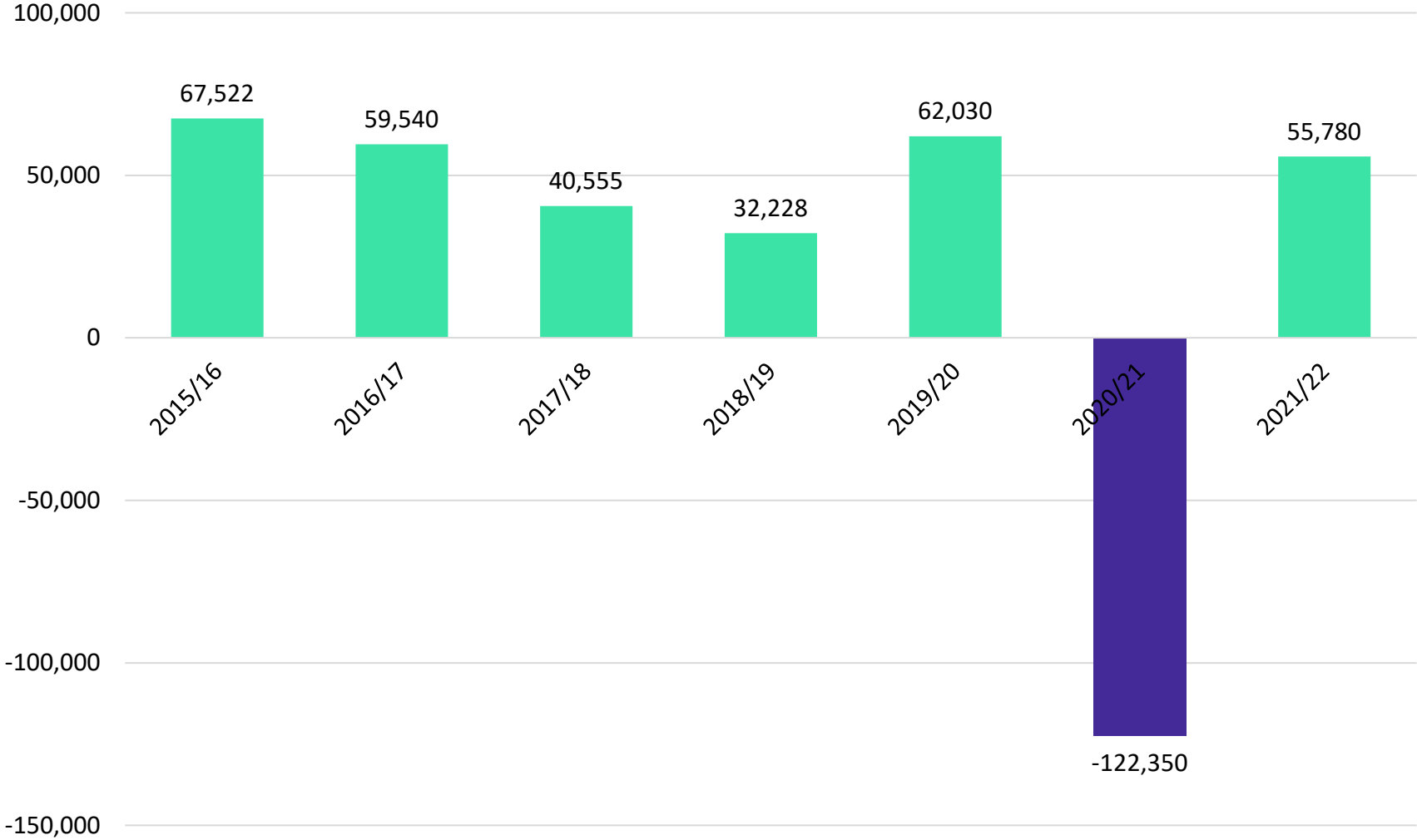
Unemployment Rate, Year over Year





State Enrollment Trends

Texas ISD Enrollment Change





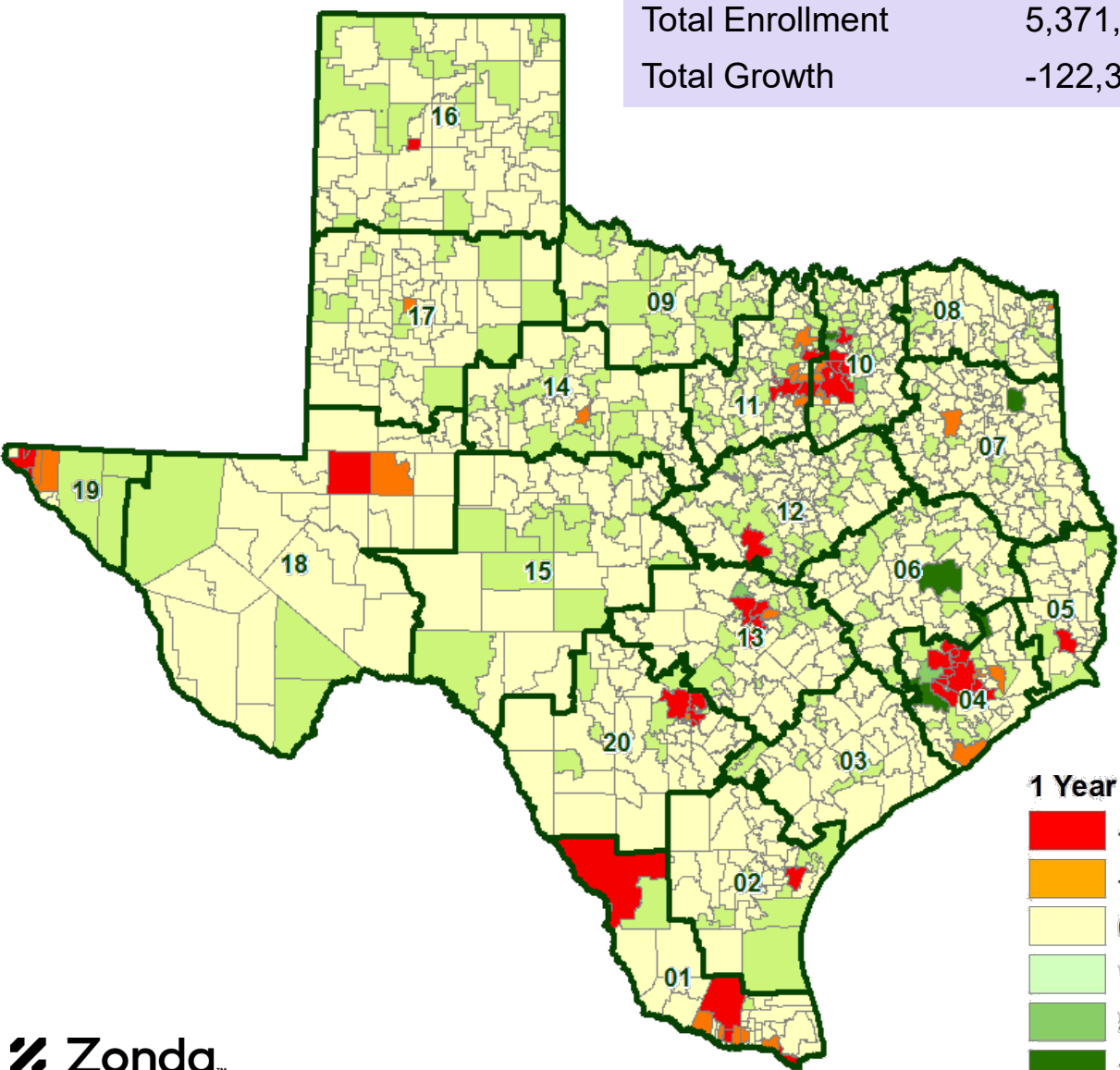
State Enrollment Trends

2020/21 State Enrollment

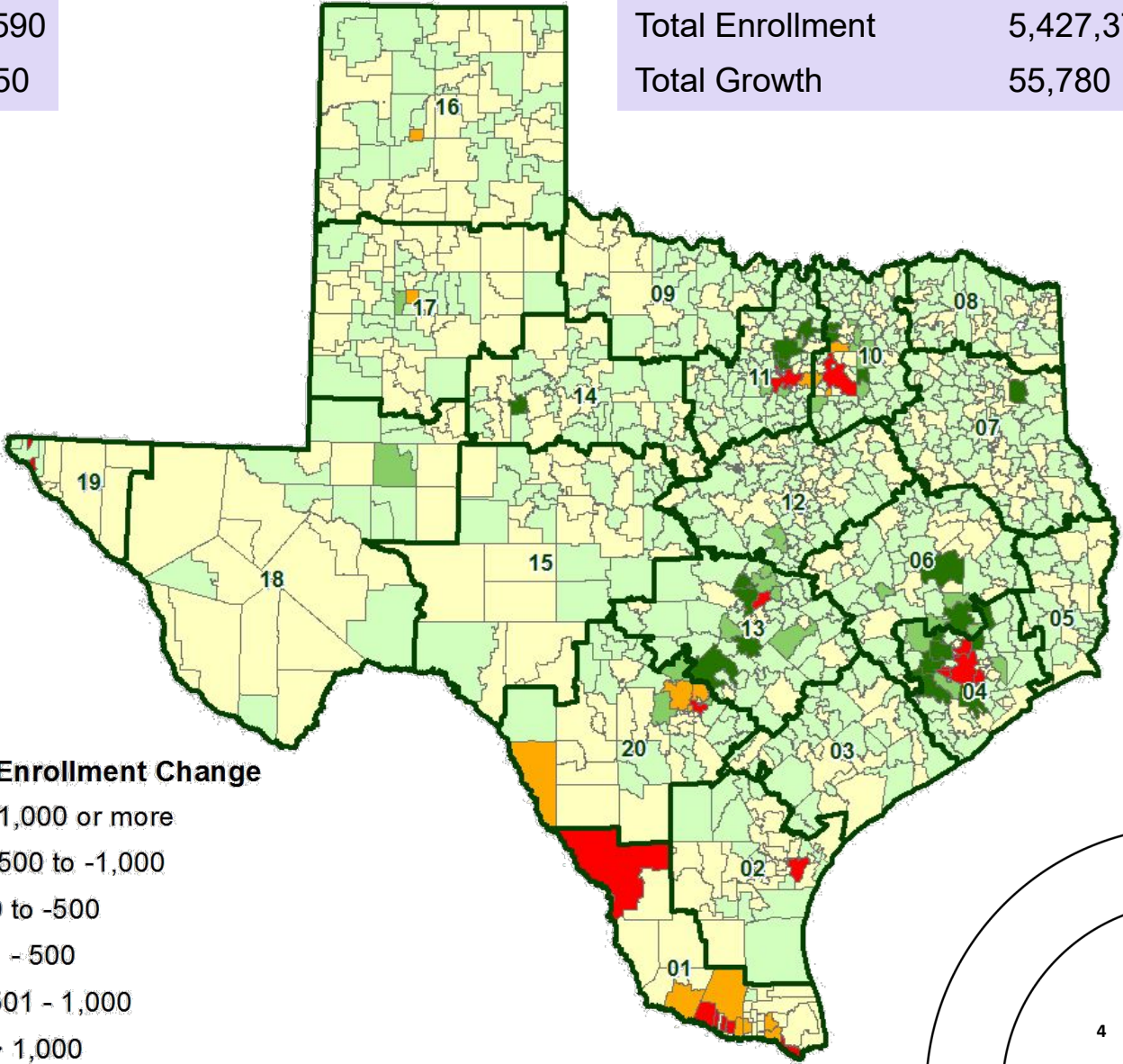
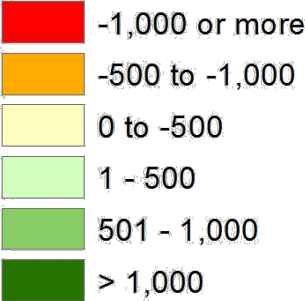
Total Enrollment	5,371,590
Total Growth	-122,350

2021/22 State Enrollment

Total Enrollment	5,427,370
Total Growth	55,780



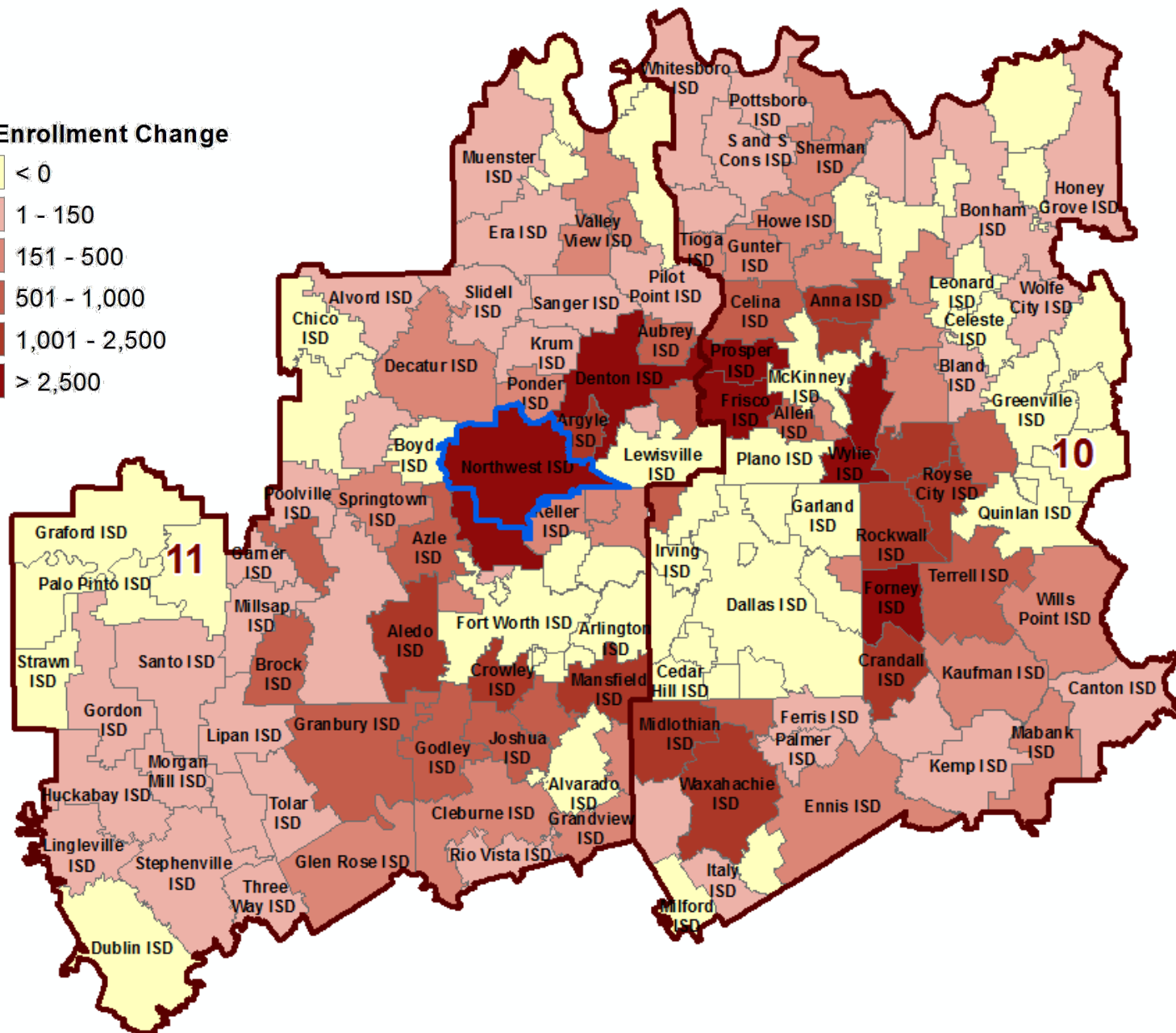
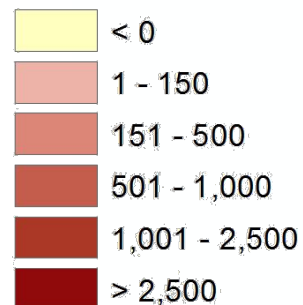
1 Year Enrollment Change





Region 10 & 11 Enrollment Trends

5 Yr Enrollment Change



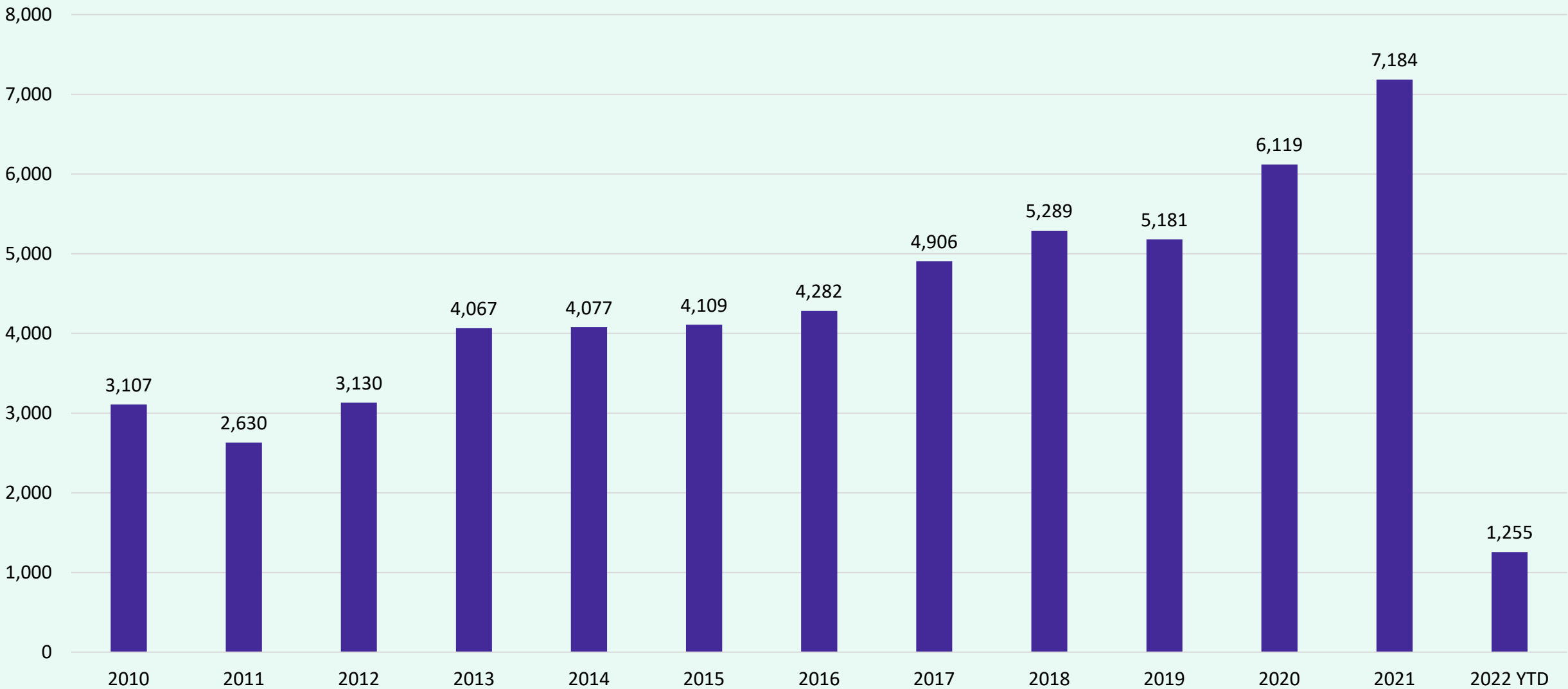
- Northwest ISD enrollment grew by 5,539 students between 2016/17 and 2021/22, an increase of 25.1%
- 2021/22 NISD enrollment is up 2,200 students from 2020/21, an increase of 8.7%
- Region 10 has seen an overall enrollment increase of 12,307 students from 2020/21, a increase of 1.6%
- Region 11 enrollment has increased 1.8% from 2020/21, an increase of 10,005 students



Northwest ISD Historical Home Sales



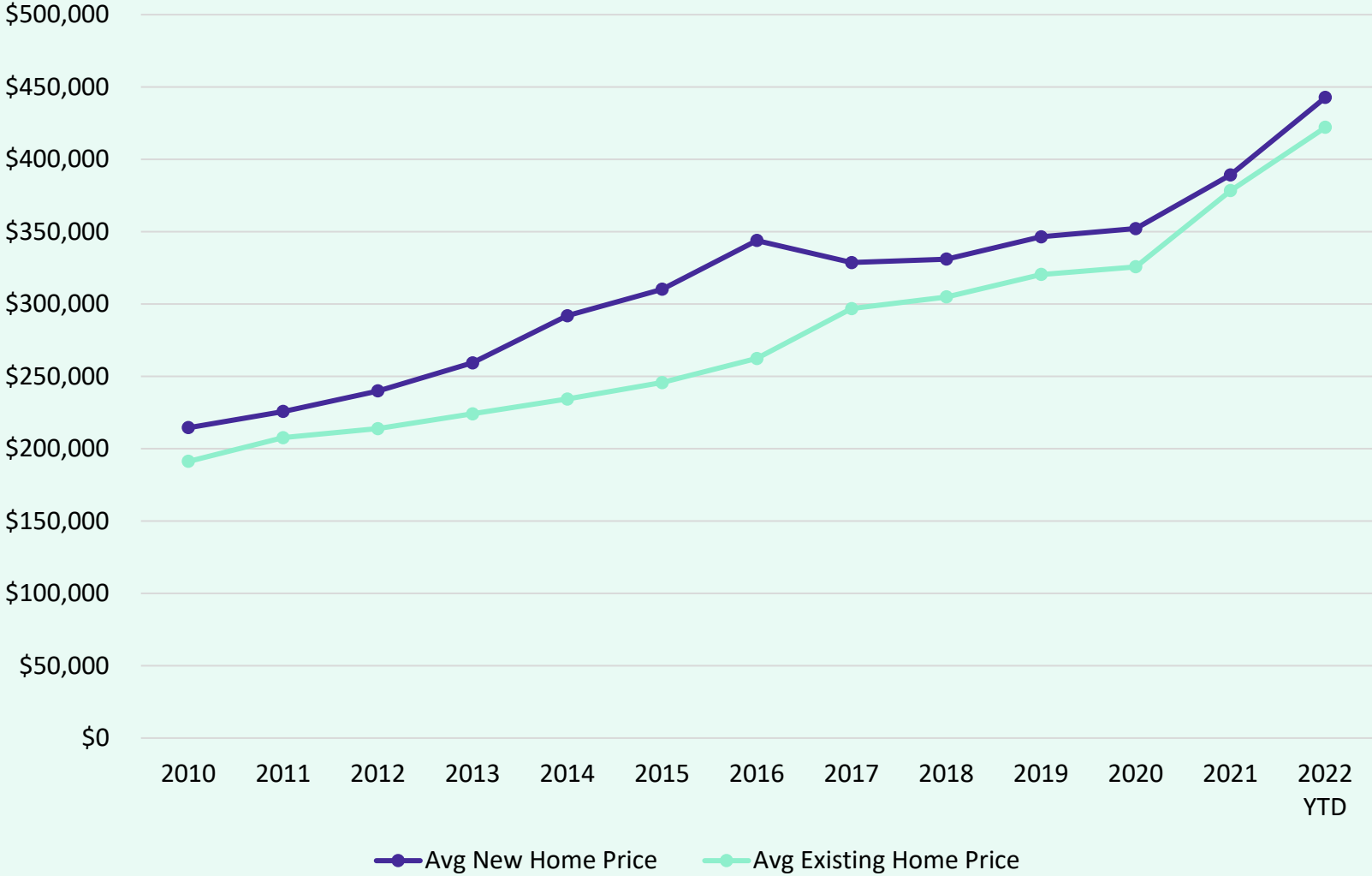
Total District Home Sales, 2010 - March 2022





Average New vs. Existing Home Sale Price, 2010 – March 2022

District New vs. Existing Home Sale Price, 2010 - March 2022



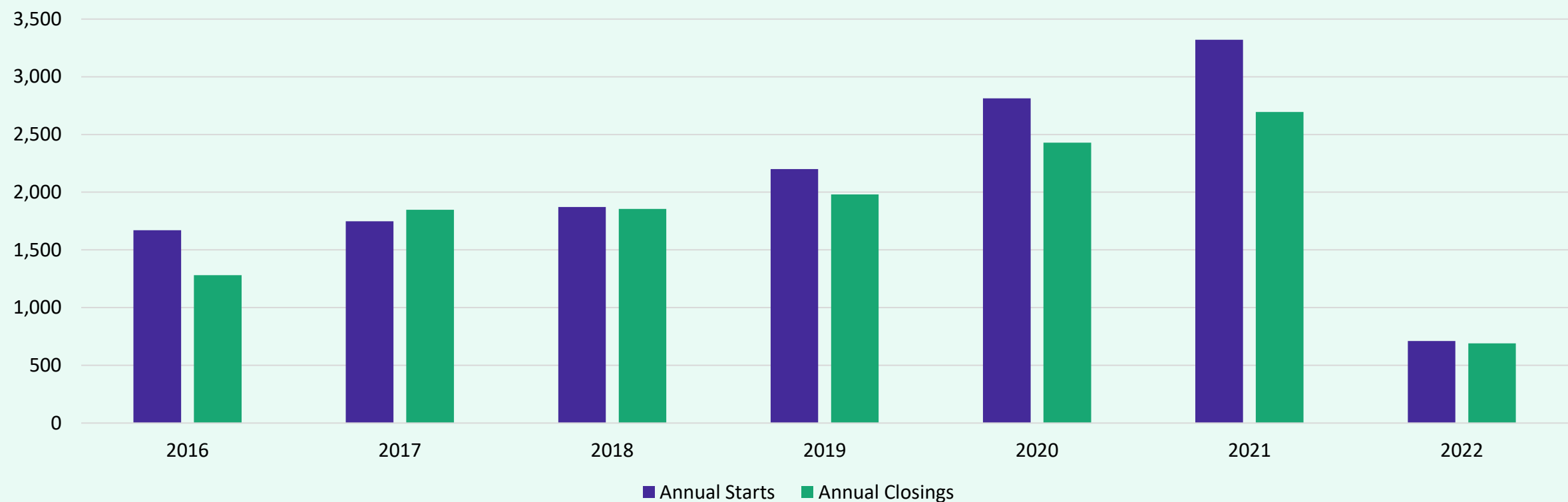
	Avg New Home Price	Avg Existing Home Price
2010	\$214,586	\$191,241
2011	\$225,780	\$207,615
2012	\$239,905	\$213,935
2013	\$259,313	\$224,141
2014	\$291,933	\$234,350
2015	\$310,196	\$245,737
2016	\$343,952	\$262,351
2017	\$328,674	\$296,887
2018	\$331,063	\$304,864
2019	\$346,476	\$320,410
2020	\$352,147	\$325,772
2021	\$389,226	\$378,332
2022 YTD	\$442,720	\$422,127

- Since 2010, the average new home price in Northwest ISD has increased by \$228,134, or 106%
- The average existing home price within the district has increased by 121%, or roughly \$230,886 since 2010



District New Home Starts and Closings

Annual New Home Starts and Closings



Starts	2016	2017	2018	2019	2020	2021	2022
1Q	309	449	493	493	630	719	712
2Q	321	445	471	490	557	1,156	
3Q	537	458	501	599	560	1,415	
4Q	503	396	407	619	1,066	1,300	
Total	1,670	1,748	1,872	2,201	2,813	4,590	712

Closings	2016	2017	2018	2019	2020	2021	2022
1Q	279	426	417	402	511	785	691
2Q	345	562	517	504	710	1,024	
3Q	320	473	549	513	614	920	
4Q	337	386	373	562	594	940	
Total	1,281	1,847	1,856	1,981	2,429	3,669	691



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 1Q22

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD*	4,579	3,579	2,467	2,982	38,594
2	DENTON ISD	3,448	2,942	2,326	2,944	31,872
3	PROSPER ISD	2,970	2,688	2,021	2,777	21,907
4	FORNEY ISD	3,162	2,629	1,539	1,466	30,700
5	FRISCO ISD	1,823	2,043	1,236	1,402	9,889
6	DALLAS ISD	1,925	1,595	1,728	2,434	6,656
7	PRINCETON ISD	2,259	1,560	1,143	2,693	9,392
8	ROYSE CITY ISD	1,813	1,525	1,007	2,040	8,595
9	CROWLEY ISD	1,423	1,224	710	1,961	16,812
10	EAGLE MT-SAGINAW ISD	1,192	1,151	692	2,063	19,526
11	CRANDALL ISD	1,293	1,136	516	1,492	13,844
12	ROCKWALL ISD	1,434	1,112	1,044	2,273	9,199
13	MIDLOTHIAN ISD	1,457	1,100	1,039	1,208	20,348
14	ANNA ISD	1,200	1,030	641	841	7,634
15	MCKINNEY ISD	1,358	1,009	873	1,683	14,404
16	COMMUNITY ISD	1,377	976	867	768	8,604
17	MANSFIELD ISD	1,275	962	961	1,739	6,557
18	WAXAHACHIE ISD	1,139	957	734	1,036	22,278
19	AUBREY ISD	1,175	943	810	1,292	5,733
20	LEWISVILLE ISD	1,194	918	963	1,568	2,373

* Based on additional Zonda Education housing research

Annual Closing Distribution

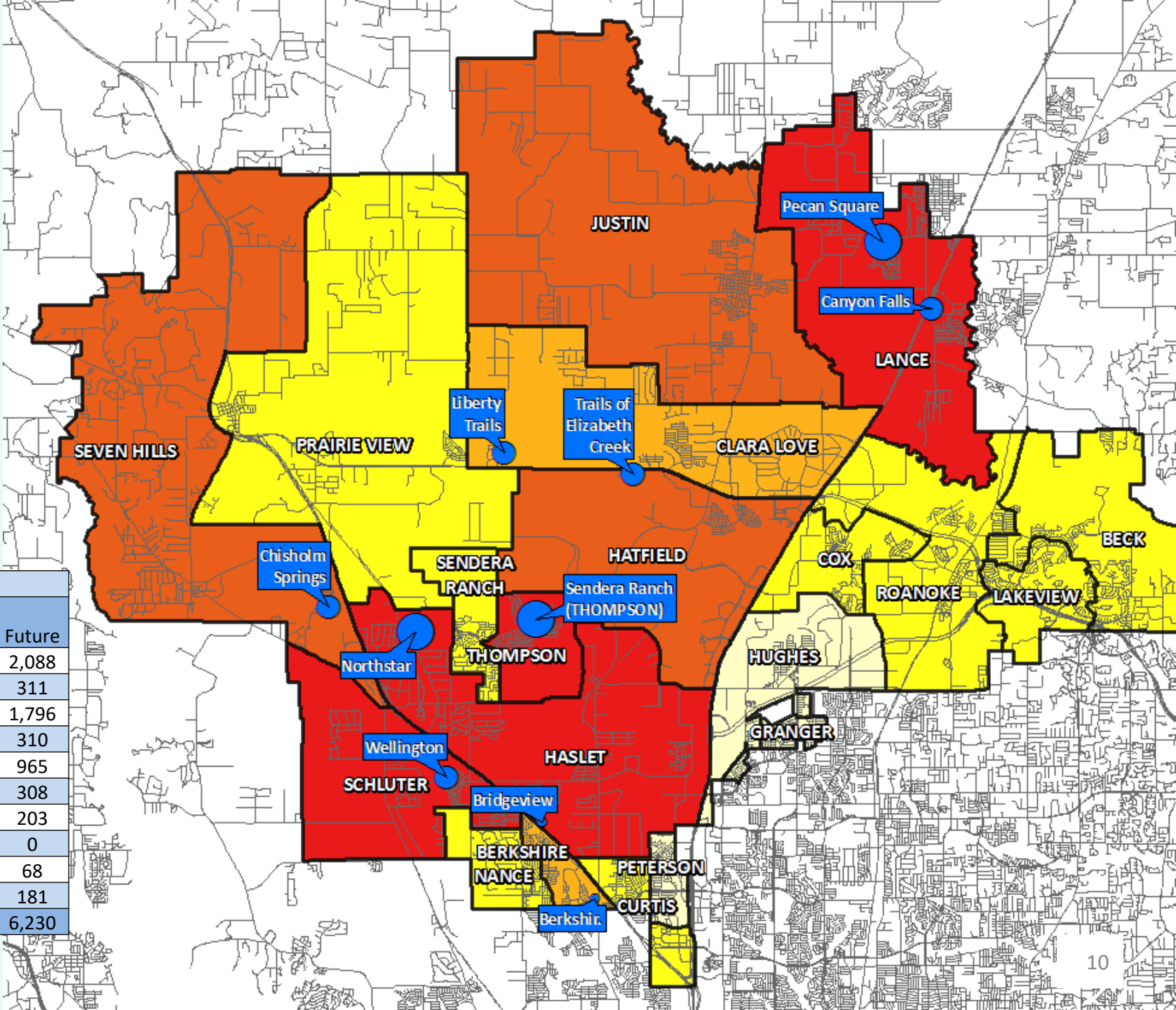
Annual Closings by Sub

- < 150
- 150 - 300
- > 300

Annual Closings by Elem

- 0
- 1 - 100
- 101 - 200
- 201 - 300
- > 300

Top 10 Subdivisions- 1Q22 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Pecan Square	380	81	227	2,088
2	Sendera Ranch (THOMPSON)	359	66	290	311
3	Northstar	321	78	164	1,796
4	Trails of Elizabeth Creek	244	22	310	310
5	Wellington	210	26	3	965
6	Liberty Trails	184	58	172	308
7	Chisholm Springs	152	1	128	203
8	Canyon Falls	151	16	10	0
9	Berkshire	145	13	6	68
10	Bridgeview	135	5	36	181
TOTALS		2,281	366	1,346	6,230





VDL Distribution

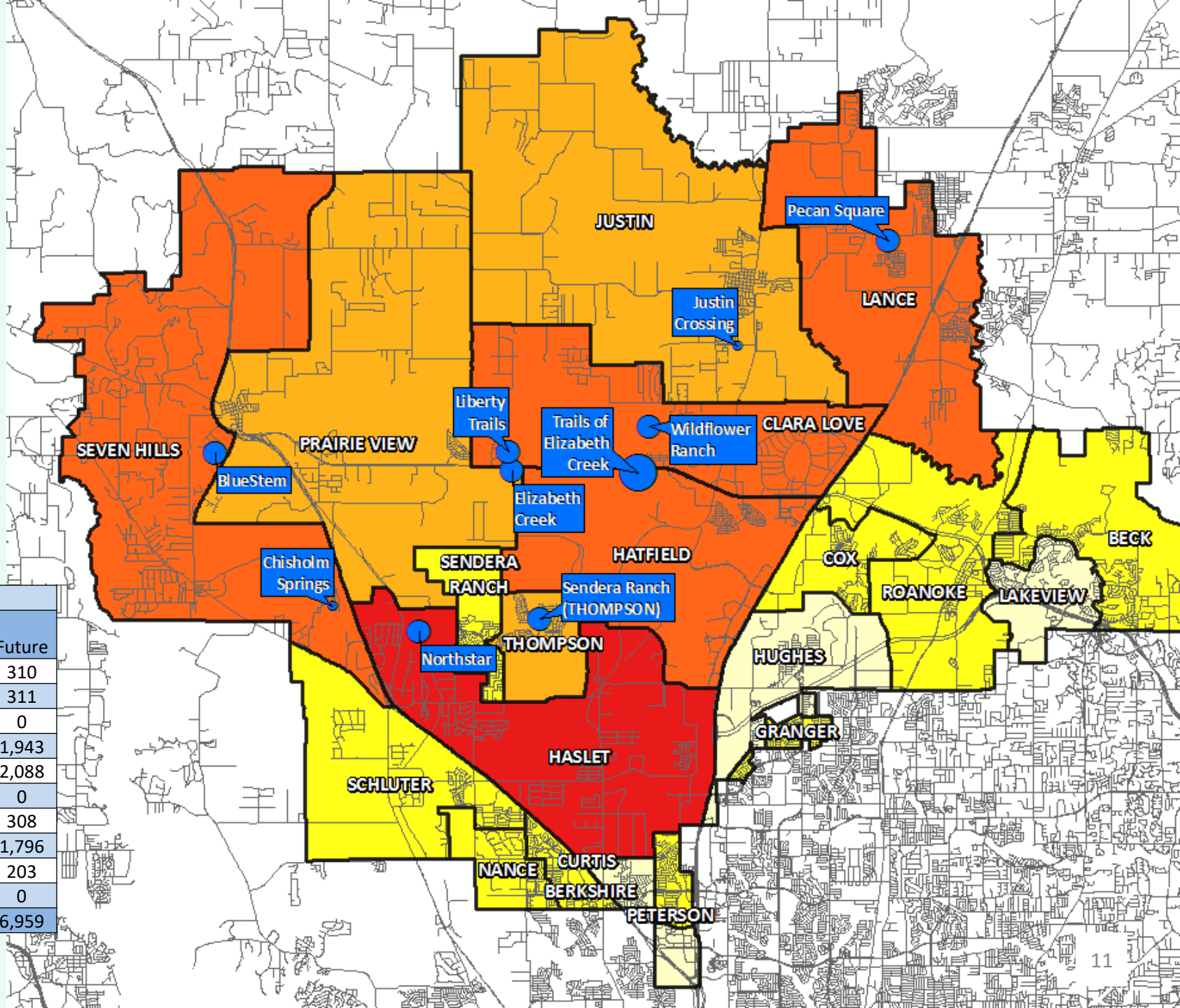
VDL by Sub

- < 150
- 150 - 300
- > 300

VDL by Elem

- 0
- 1 - 150
- 151 - 300
- 301 - 450
- > 450

Top 10 Subdivisions- 1Q22 (Ranked by remaining VDL)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Trails of Elizabeth Creek	244	22	310	310
2	Sendera Ranch (THOMPSON)	359	66	290	311
3	BlueStem	0	0	249	0
4	Wildflower Ranch	3	3	247	1,943
5	Pecan Square	380	81	227	2,088
6	Elizabeth Creek	83	25	205	0
7	Liberty Trails	184	58	172	308
8	Northstar	321	78	164	1,796
9	Chisholm Springs	152	1	128	203
10	Justin Crossing	9	9	102	0
TOTALS		1,735	343	2,094	6,959





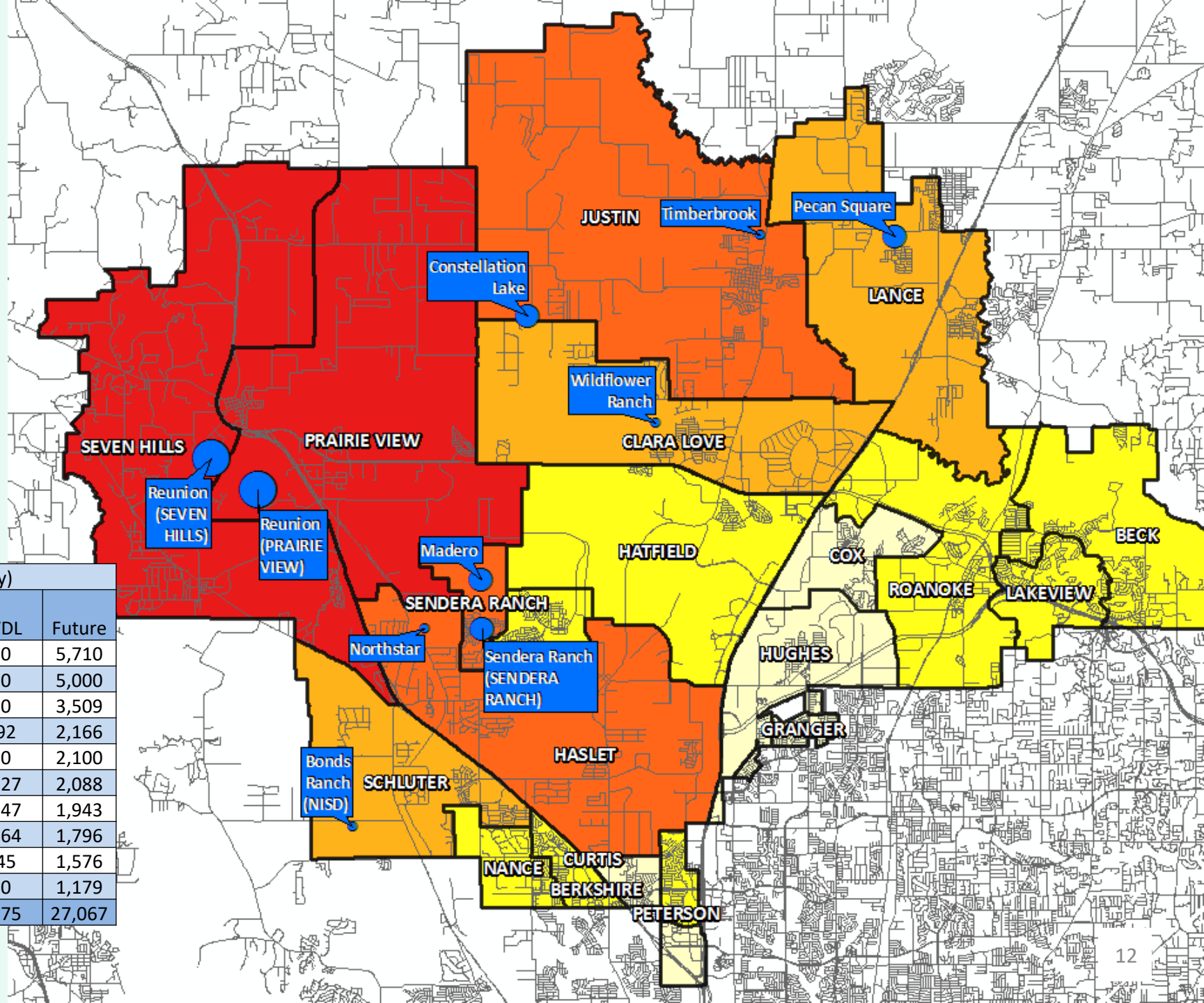
Futures Distribution

Futures by Sub

- < 2,000
- 2,000 - 4,000
- > 4,000

Futures by Elem

- 0
- 1 - 2,000
- 2,001 - 4,000
- 4,001 - 6,000
- > 6,000



Top 10 Subdivisions – 1Q22 (Ranked by Future Inventory)

Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Reunion (SEVEN HILLS)	0	0	0	5,710
2	Reunion (PRAIRIE VIEW)	0	0	0	5,000
3	Madero	0	0	0	3,509
4	Sendera Ranch (SENDERA RANCH)	4	1	92	2,166
5	Constellation Lake	0	0	0	2,100
6	Pecan Square	380	81	227	2,088
7	Wildflower Ranch	3	3	247	1,943
8	Northstar	321	78	164	1,796
9	Timberbrook	108	11	45	1,576
10	Bonds Ranch (NISD)	0	0	0	1,179
TOTALS		816	174	775	27,067



District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BECK	7	4	8	3	7	9	19	100
BERKSHIRE	111	21	159	19	38	39	10	74
CLARA LOVE	469	123	187	61	299	312	419	2,753
COX	53	4	57	7	34	36	25	0
CURTIS	0	0	1	0	0	0	0	0
GRANGER	0	0	0	0	0	0	4	0
HASLET	1,134	168	870	211	659	687	520	4,508
HATFIELD	354	38	244	22	178	181	310	310
HUGHES	0	0	0	0	0	0	0	0
JUSTIN	287	34	220	33	198	213	260	4,577
LAKEVIEW	0	0	6	0	0	0	0	16
LANCE	1,016	138	725	163	449	505	388	2,825
NANCE	100	19	93	17	43	45	1	1,323
PETERSON	0	0	0	0	0	1	2	40
PRAIRIE VIEW	170	19	89	25	87	89	205	7,451
ROANOKE	13	3	14	8	11	14	19	122
SCHLUTER	258	21	309	50	80	84	18	2,322
SENDERA RANCH	17	15	4	1	17	18	92	5,675
SEVEN HILLS	265	73	234	5	123	135	400	6,187
THOMPSON	325	32	359	66	88	99	290	311
Grand Total	4,579	712	3,579	691	2,311	2,467	2,982	38,594




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

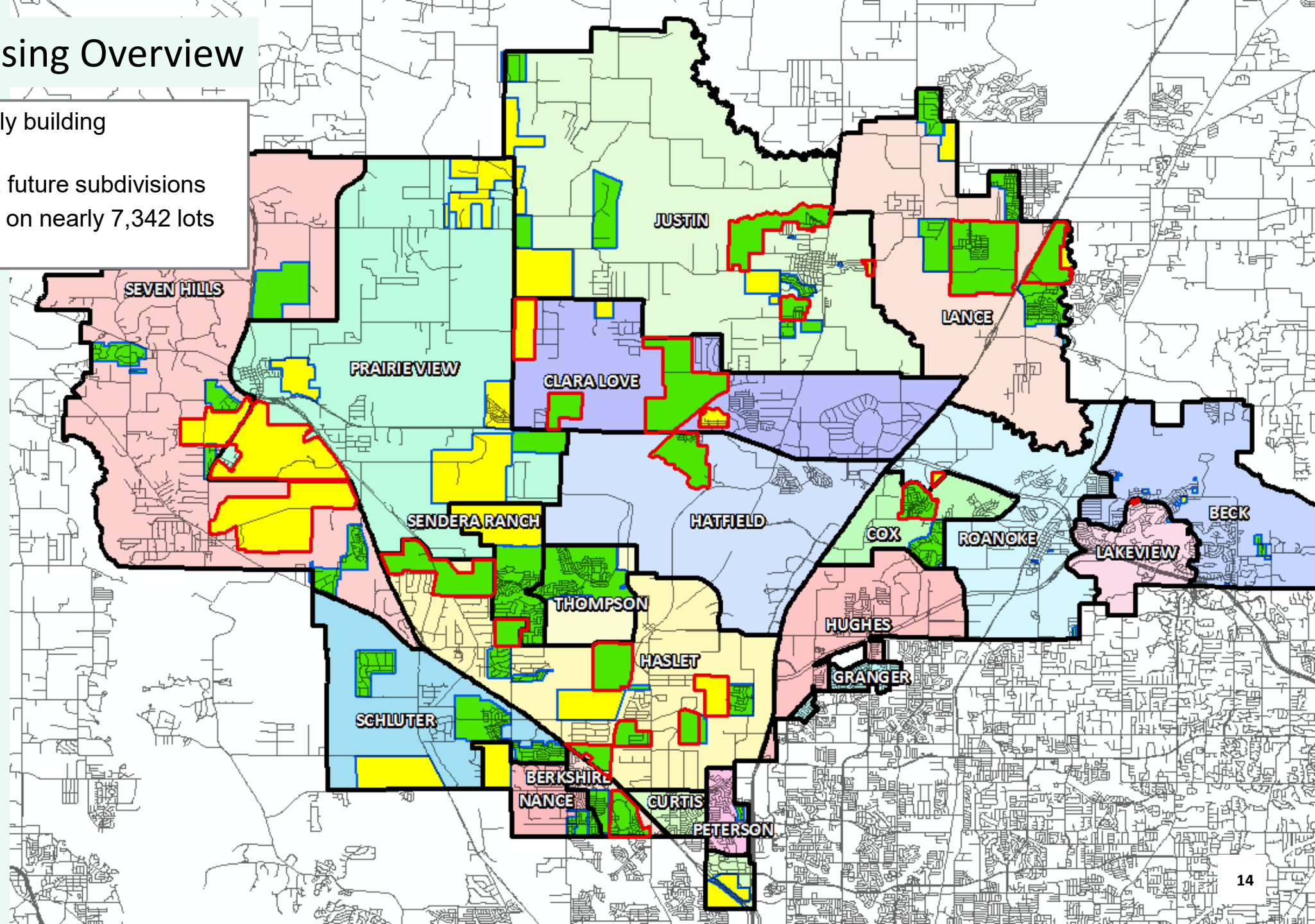


District Housing Overview

- The district has 57 actively building subdivisions
- Within NISD there are 42 future subdivisions
- Groundwork is underway on nearly 7,342 lots within 24 subdivisions

Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway





Residential Activity

Pecan Square

- 3,681 total lots
- 2,291 future lots
 - 203 of these future lots are Townhomes
- 857 occupied homes
- 227 VDL and 275 homes under construction
- 22 finished vacant homes
- Started 582 homes and closed 391 homes in the last 12 months
- \$317K-\$913K
- Groundwork is underway on 1,220 future lots
- Occupied student yield: 0.275
- Lance Elementary Zone





Residential Activity

Liberty Trails

- 813 total lots
- 308 future lots
- 184 occupied homes
- 172 VDL and 144 homes under construction
- Started 303 homes and closed 184 homes in the last 12 months
- \$310K-\$411K
- Groundwork is underway on all remaining lots
- Clara Love Elementary

PRAIRIE-VIEW

CLARA LOVE

Elizabeth Creek

- 377 total lots
- 83 occupied homes
- 205 VDL and 87 homes under construction
- Started 170 homes and closed 83 homes in the last 12 months
- \$309K-\$377K
- Prairie View Elementary



Residential Activity

Trails of Elizabeth Creek

- 1,282 total lots
- 310 future lots
- 481 occupied homes
- 310 VDL and 178 homes under construction
- Started 354 homes and closed 244 homes in the last 12 months
- \$320K-\$487K
- Groundwork is underway on 127 future lots
- Occupied student yield: 0.314
- Hatfield Elementary Zone

23 Mar 2022 17:23:01

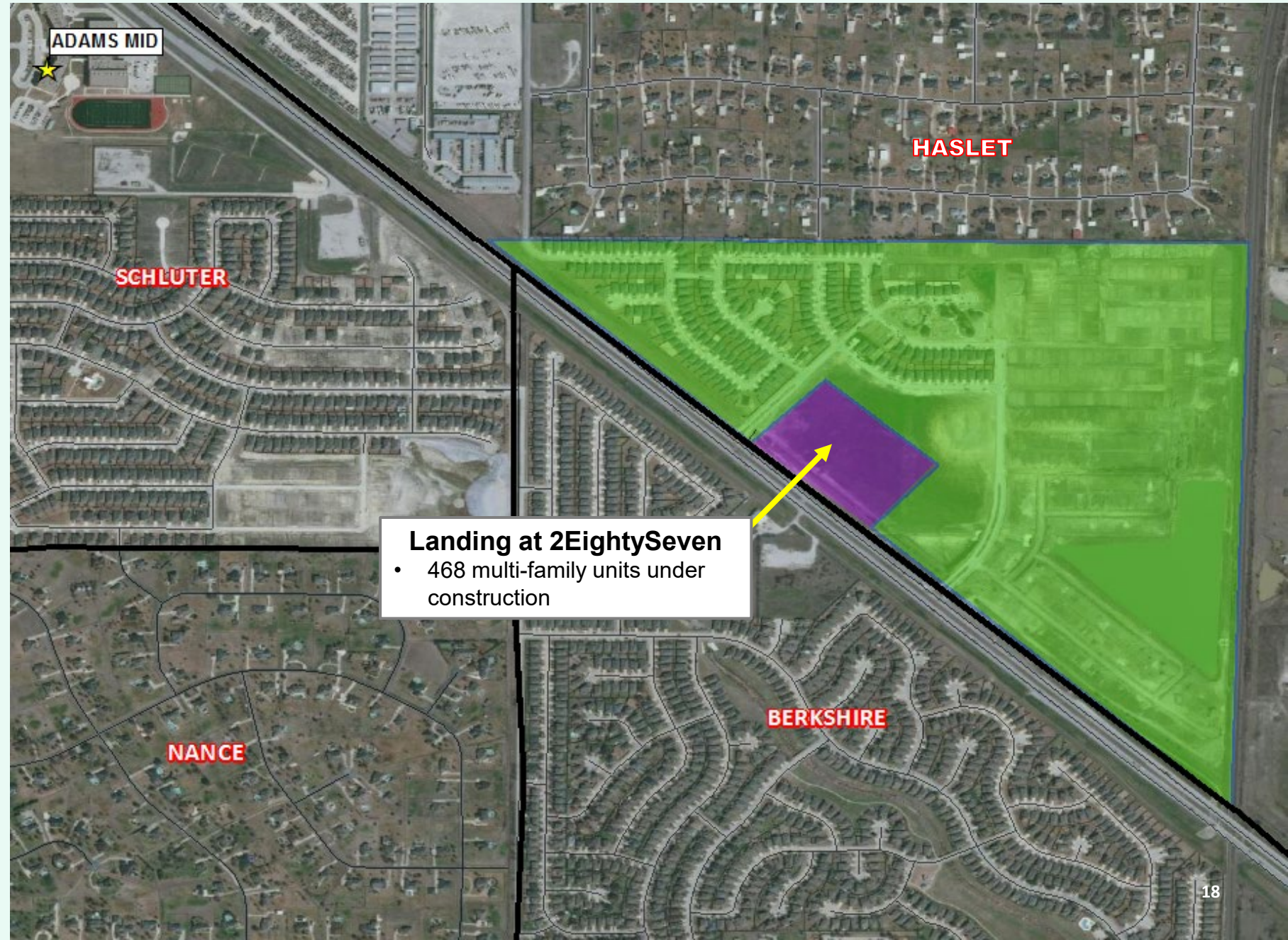




Residential Activity

Bridgeview



- 579 total lots
- 181 future lots
- 198 occupied homes
- 36 VDL and 162 homes under construction
- Started 169 homes and closed 135 homes in the last 12 months
- \$359K-\$460K
- Groundwork is underway on all remaining lots
- Haslet Elementary Zone

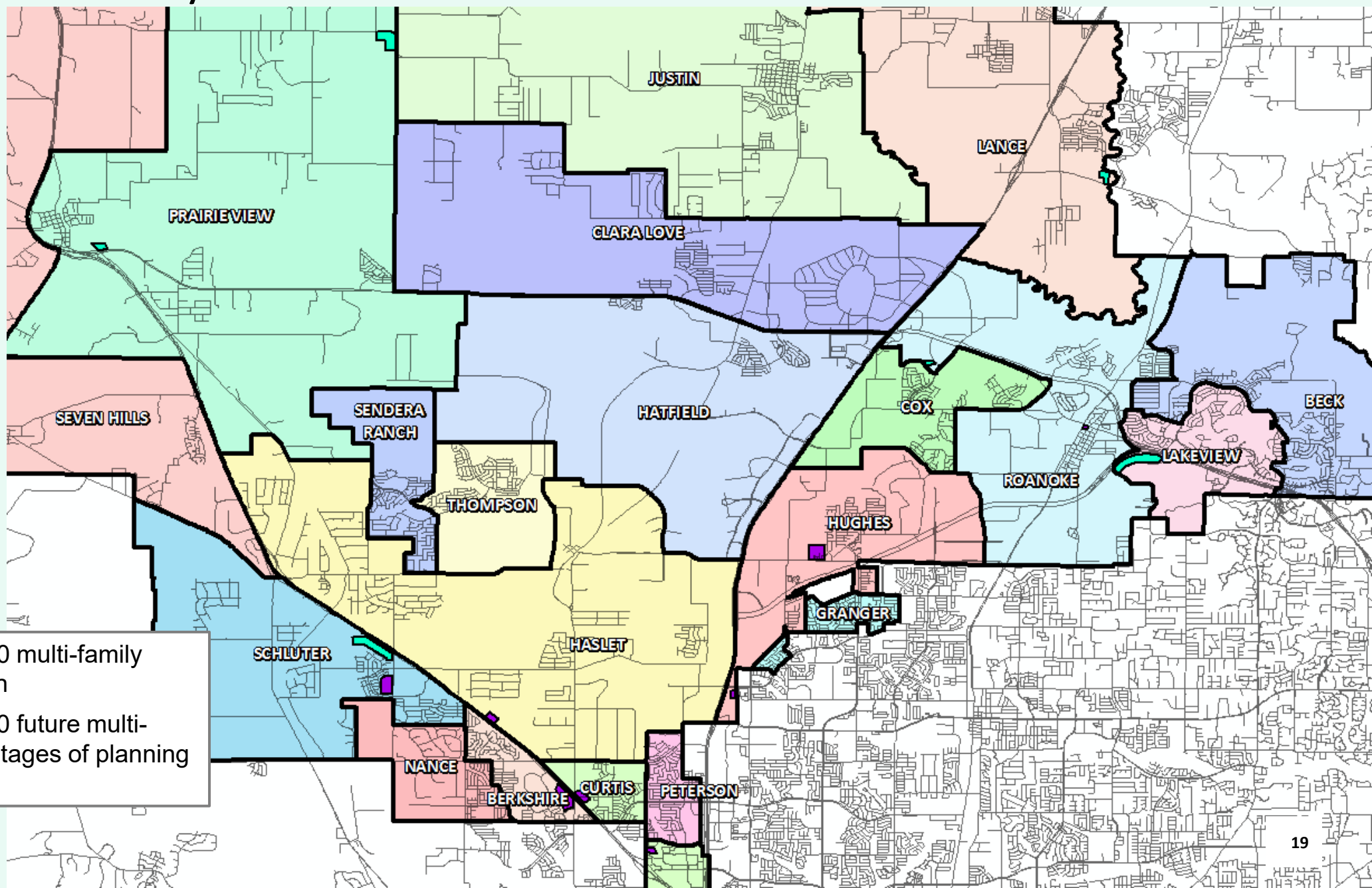




District Multi-Family Overview

Multi-Family Developments

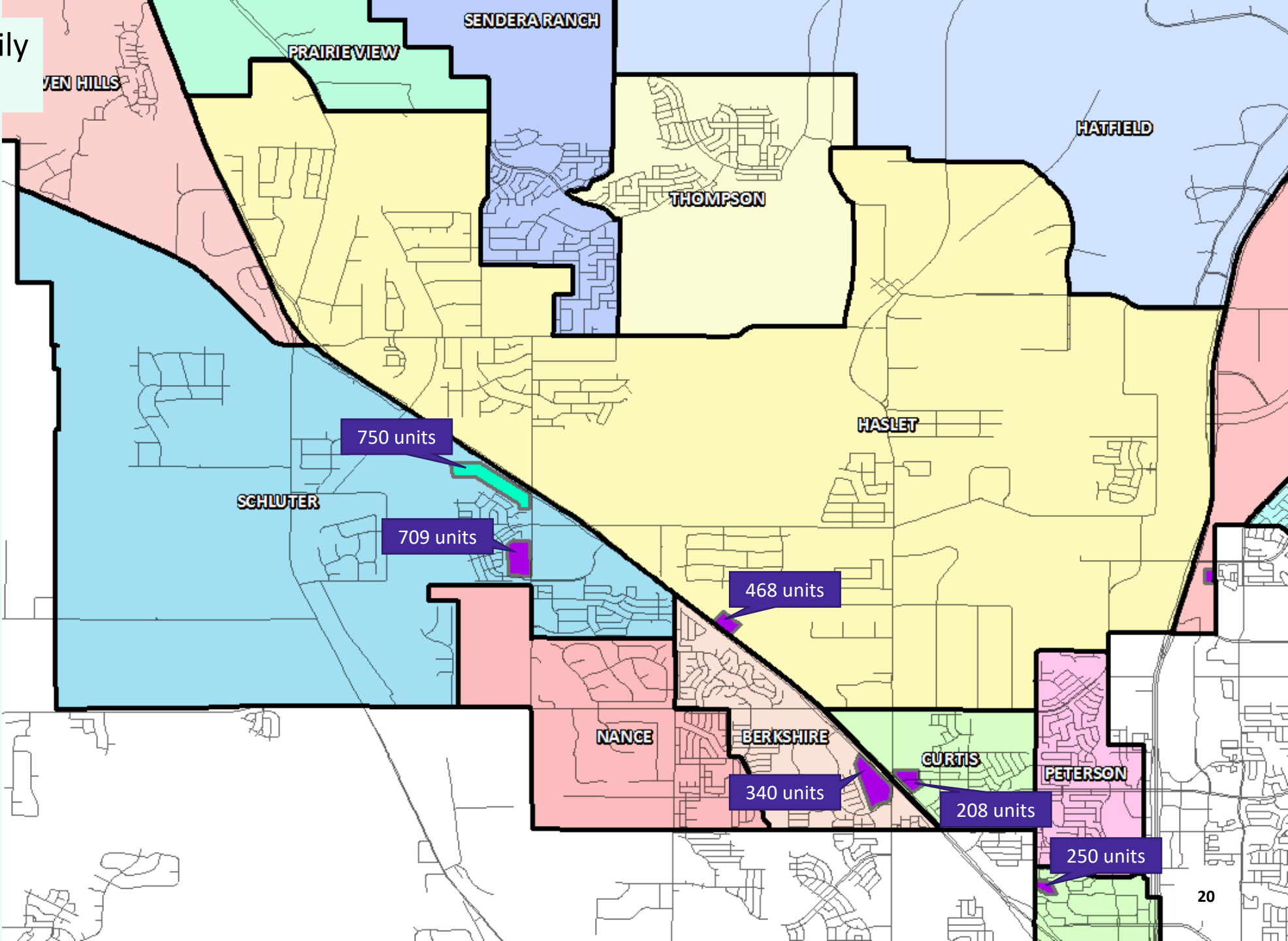
-  FUTURE
-  UNDER CONSTRUCTION





- There are approx. 2,700 multi-family units under construction
- There are approx. 2,500 future multi-family units in various stages of planning across the district



District Multi-Family Housing Overview

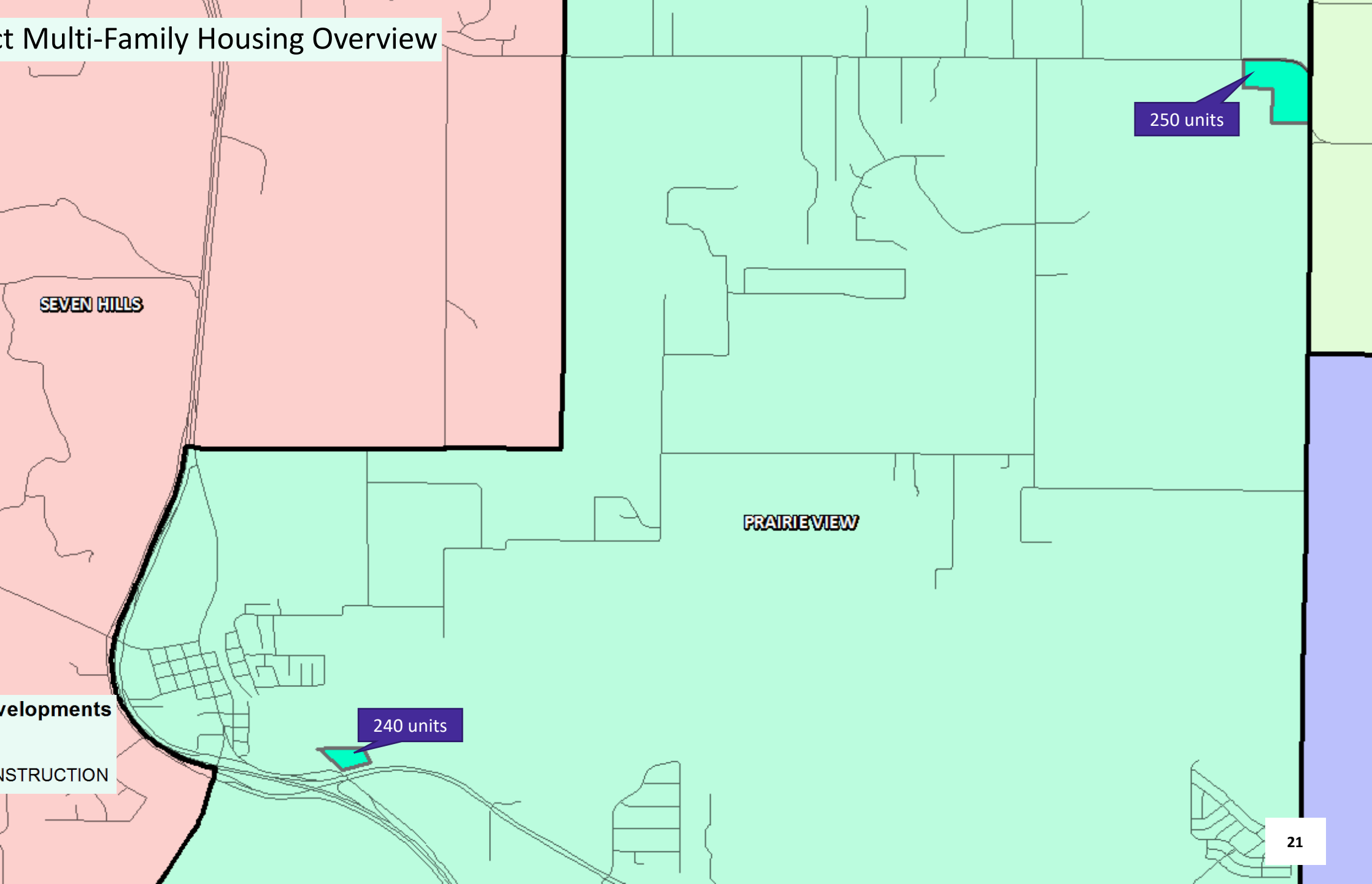


Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION



District Multi-Family Housing Overview

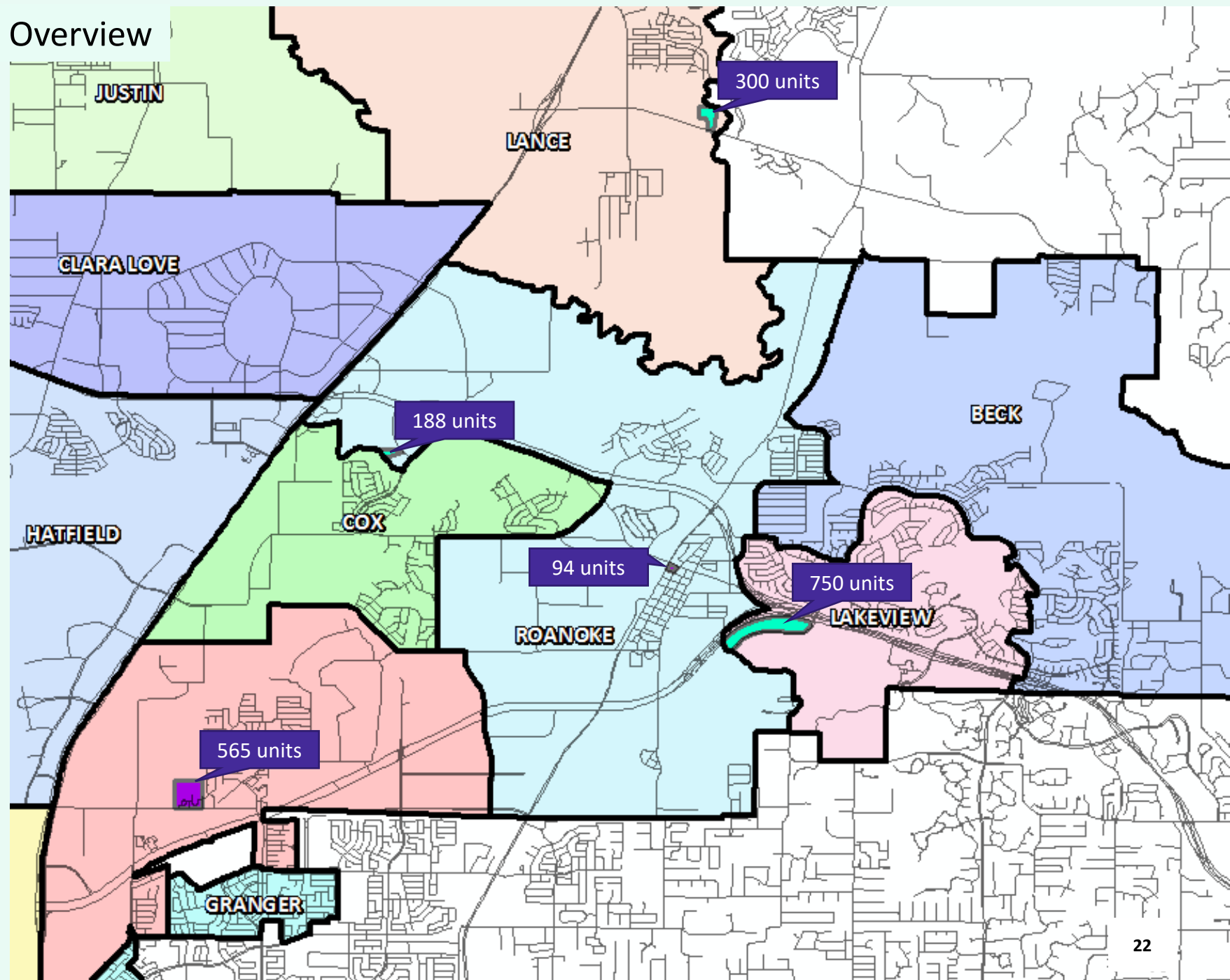


Multi-Family Developments



- FUTURE
- UNDER CONSTRUCTION



District Multi-Family Housing Overview



Multi-Family Developments

-  FUTURE
-  UNDER CONSTRUCTION



TEA Transfer Report

Transfers In From	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Change
Argyle ISD	20	14	17	21	19	31	+11
Birdville ISD	18	16	14	16	15	20	+2
Boyd ISD	3	16	12	11	11	13	+10
Decatur ISD	26	40	44	43	34	32	+6
Denton ISD	22	18	26	29	25	25	+3
Eagle Mt-Saginaw ISD	105	107	117	105	108	119	+14
Keller ISD	160	146	124	128	126	121	-39
Springtown ISD	5	3	10	13	18	17	+12
Total Transfers In*	494	471	467	446	431	452	-42

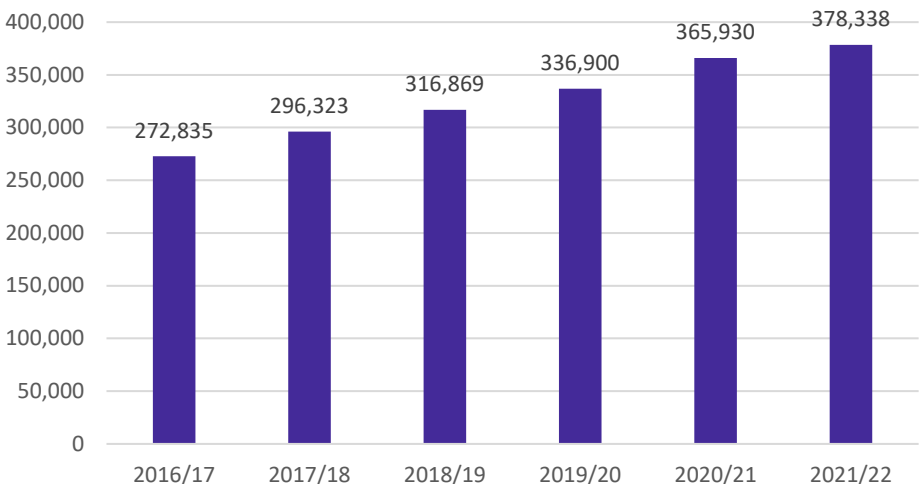
Transfers Out To	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Change
Argyle ISD	22	27	34	51	60	92	+70
Birdville ISD	24	19	22	32	36	34	+10
Boyd ISD	85	74	79	50	50	42	-43
Carroll ISD	158	174	177	172	196	194	+36
Decatur	36	28	35	29	23	32	-4
Denton ISD	3	3	3	12	17	19	+16
Eagle Mt-Saginaw ISD	64	43	51	37	45	68	+4
Grapevine-Colleyville ISD	27	34	38	46	50	54	+27
Hallsville ISD	-	-	22	33	68	58	+58
International Leadership of Texas	306	469	465	456	515	547	+241
Keller ISD	125	187	190	195	214	213	+88
Lewisville ISD	12	15	18	24	43	52	+40
Ponder ISD	31	27	27	23	24	29	-2
Texas College Prep Academie	28	29	32	37	58	47	+19
Westlake Academy Charter School	123	129	143	166	150	171	+48
Total Transfers Out*	1,133	1,360	1,440	1,470	1,681	1,817	+684

* Totals include additional districts due to TEA rounding rules

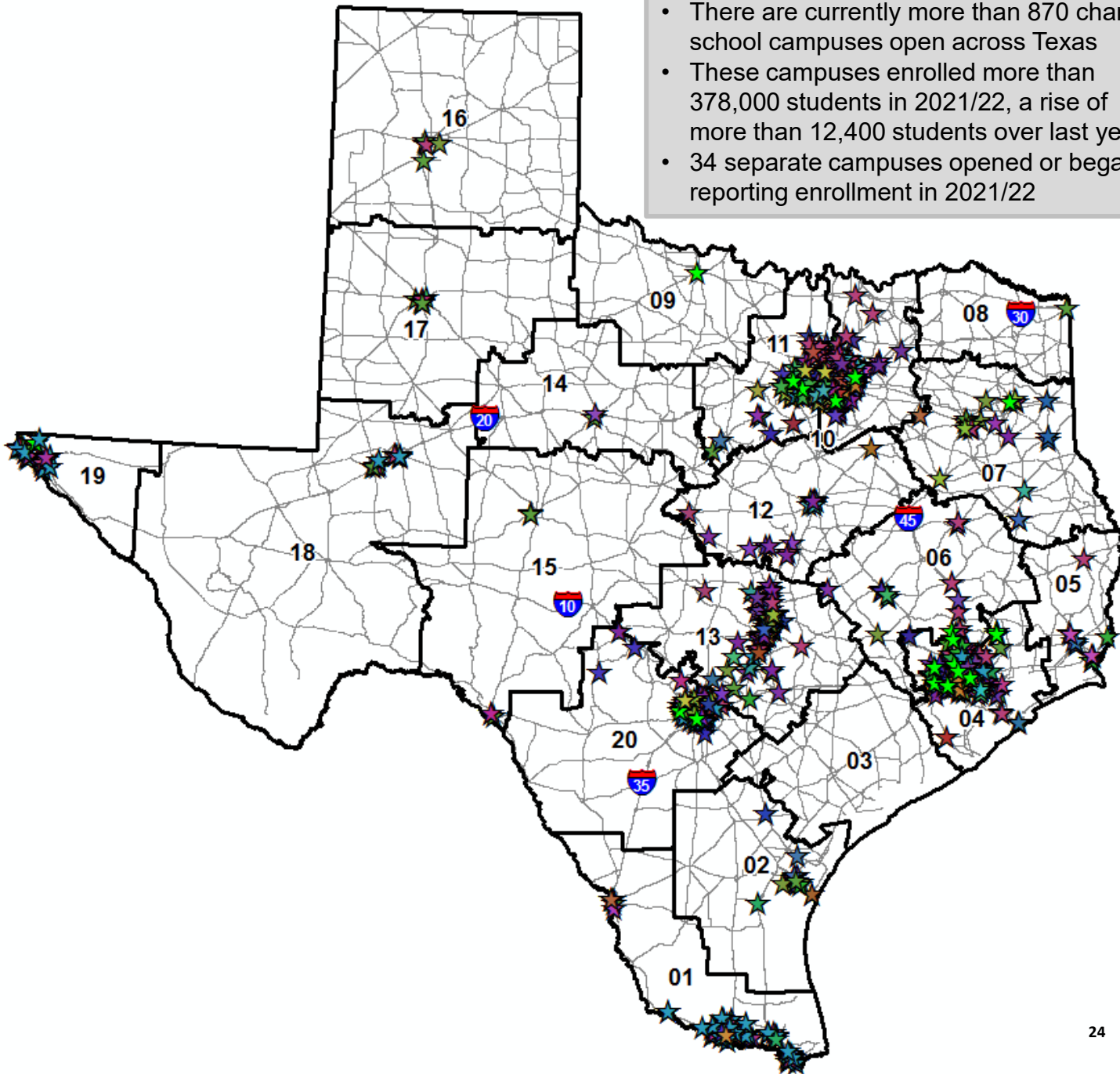
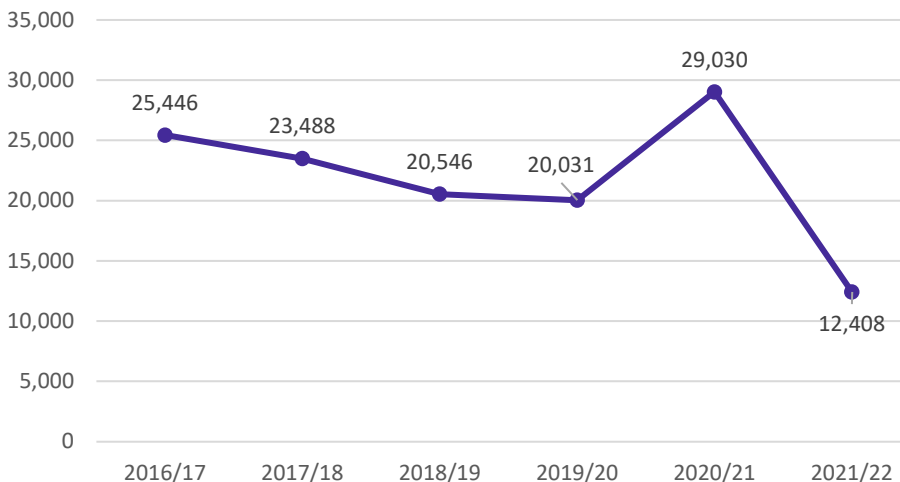


Charter Schools in Texas

Total Charter Enrollment

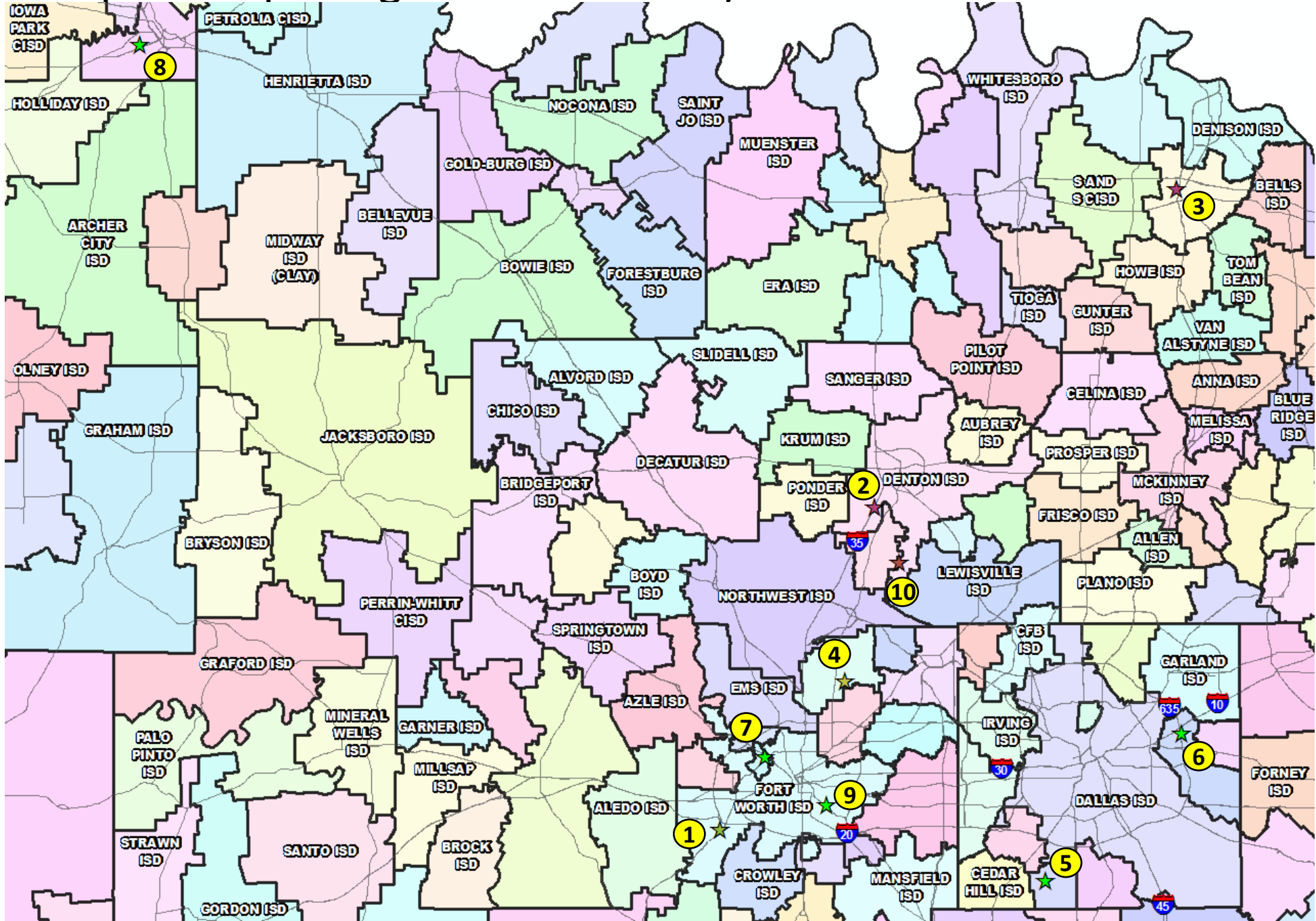


Charter Enrollment Change





New Campuses Opening in DFW in 2022/23





New Campuses Opening in DFW in 2022/23

#	Charter School	Location	Grades	Notes
1	Basis Benbrook	8901 Vista Way, Benbrook, TX 76126	K-12	Expected to impact Fort Worth ISD, Crowley ISD
2	Founders Classical Academy of Denton	4420 Country Club Rd	K-5	Expected to impact Denton ISD & Argyle ISD
3	Founders Classical Academy of Sherman	222 W Taylor St	K-5	Expected to impact Sherman ISD
4	Great Hearts Prairie View	1750 Rufe Snow Dr, Keller, TX 76248	K-12	Expect initial enrollment of 196 students; Max capacity of 1400 students
5	Premier High School - DeSoto	929 West Belt Line Rd. Desoto, 75115	9th-12th	Expect initial enrollment of 100 students; Max capacity of 250 students
6	Premier High School - Mesquite	3733 West Emporium Circle, Mesquite 75150	9th-12th	Expect initial enrollment of 100 students; Max capacity of 250 students
7	Premier High School - Fort Worth (Jacksboro)	2516 Jacksboro Hwy., Ft. Worth 76114	9th-12th	Expect initial enrollment of 100 students; Max capacity of 250 students
8	Premier High School - Wichita Falls	2201 Kemp Blvd., Wichita Falls, 76309	9th-12th	Expect initial enrollment of 100 students; Max capacity of 250 students
9	Rocketship Public Schools	3520 E Berry St, Fort Worth, Tx 76105	PK-5	Expect initial enrollment of 387 students; Max capacity of 2,776 students
10	Universal Academy Bartonville	2700 FM 407 East, Bartonville, TX 76226	PK-12	Expected to impact Denton ISD, Argyle ISD, Lewisville ISD



Ten Year Forecast by Grade Level

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2017/18	159	287	1,753	1,709	1,705	1,822	1,814	1,882	1,813	1,782	1,784	1,802	1,763	1,665	1,402	23,142		
2018/19	172	335	1,792	1,814	1,808	1,803	1,861	1,911	1,942	1,883	1,822	1,952	1,829	1,617	1,579	24,120	978	4.2%
2019/20	192	388	1,797	1,888	1,963	1,895	1,933	1,961	1,969	2,024	1,936	2,014	1,927	1,710	1,495	25,092	972	4.0%
2020/21	180	342	1,672	1,810	1,915	1,981	1,913	1,965	1,963	2,017	2,085	2,079	2,023	1,817	1,637	25,399	307	1.2%
2021/22	180	439	1,982	1,975	2,068	2,115	2,168	2,108	2,129	2,123	2,168	2,325	2,136	1,942	1,754	27,612	2,213	8.7%
2022/23	180	517	2,220	2,317	2,242	2,317	2,381	2,413	2,280	2,301	2,279	2,404	2,382	2,039	1,882	30,154	2,542	9.2%
2023/24	180	522	2,405	2,529	2,585	2,478	2,523	2,589	2,528	2,407	2,408	2,510	2,414	2,248	1,973	32,299	2,145	7.1%
2024/25	180	522	2,602	2,676	2,774	2,810	2,671	2,702	2,703	2,649	2,504	2,670	2,532	2,271	2,163	34,429	2,130	6.6%
2025/26	180	522	2,743	2,834	2,866	2,963	2,984	2,819	2,803	2,826	2,749	2,755	2,702	2,368	2,207	36,321	1,892	5.5%
2026/27	180	522	2,936	3,019	3,034	3,068	3,170	3,170	2,922	2,931	2,940	3,005	2,776	2,518	2,301	38,492	2,171	6.0%
2027/28	180	525	3,106	3,210	3,225	3,240	3,273	3,349	3,278	3,074	3,030	3,204	3,026	2,617	2,440	40,777	2,285	5.9%
2028/29	180	525	3,277	3,397	3,404	3,445	3,442	3,456	3,455	3,410	3,191	3,293	3,218	2,848	2,535	43,076	2,299	5.6%
2029/30	180	530	3,404	3,561	3,578	3,617	3,645	3,590	3,597	3,590	3,516	3,446	3,293	3,026	2,756	45,329	2,253	5.2%
2030/31	180	530	3,589	3,683	3,787	3,770	3,810	3,795	3,727	3,748	3,703	3,776	3,443	3,097	2,922	47,560	2,231	4.9%
2031/32	180	530	3,801	3,888	3,831	3,997	3,977	3,970	3,945	3,875	3,868	3,974	3,776	3,234	2,992	49,838	2,278	4.8%

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



Ten Year Forecast by Elementary Campus

		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Beck Elementary	850	755	758	733	745	750	738	737	743	748	760	776
Berkshire Elementary	850	598	690	737	788	828	864	860	862	857	860	869
Clara Love Elementary	850	644	757	874	976	1,082	1,193	1,315	1,440	1,570	1,712	1,867
Cox Elementary	850	757	801	797	808	810	821	831	822	824	822	831
Curtis Elementary	850	618	628	632	631	642	651	659	669	685	704	717
Granger Elementary	850	743	723	694	685	662	675	699	715	729	743	759
Haslet Elementary	850	775	1,104	1,365	1,627	1,823	2,001	2,112	2,204	2,283	2,353	2,406
Hatfield Elementary	450/850	510	622	735	817	869	919	966	1,018	1,078	1,132	1,188
Hughes Elementary	850	673	697	705	695	688	694	717	728	738	747	769
Justin Elementary	650	608	714	807	889	959	1,019	1,100	1,179	1,268	1,380	1,475
Lakeview Elementary	650	561	548	551	548	541	565	577	590	612	624	643
Lance Elementary	850	674	955	1,184	1,422	1,596	1,762	1,929	2,098	2,253	2,418	2,565
Nance Elementary	650	521	558	611	634	682	730	756	784	809	815	822
Peterson Elementary	850	685	682	652	633	605	623	624	629	631	640	653
Prairie View Elementary	650	590	694	755	829	935	1,090	1,242	1,398	1,536	1,688	1,824
Roanoke Elementary	850	656	651	671	679	675	670	678	690	708	725	741
Sendera Ranch Elementary	850	586	594	607	615	631	656	695	761	819	876	935
Seven Hills Elementary	650	602	710	832	951	1,071	1,200	1,290	1,401	1,512	1,627	1,745
Schluter Elementary	850	684	765	841	895	977	1,103	1,187	1,282	1,340	1,404	1,482
Thompson Elementary	850	795	936	1,028	1,070	1,085	1,125	1,134	1,113	1,105	1,114	1,107
ELEMENTARY SCHOOL TOTALS	15,150	13,035	14,587	15,811	16,937	17,911	19,099	20,108	21,126	22,105	23,144	24,174
Elementary Absolute Growth		1,257	1,552	1,224	1,126	974	1,188	1,009	1,018	979	1,039	1,030
Elementary Percent Growth		10.67%	11.91%	8.39%	7.12%	5.75%	6.63%	5.28%	5.06%	4.63%	4.70%	4.45%



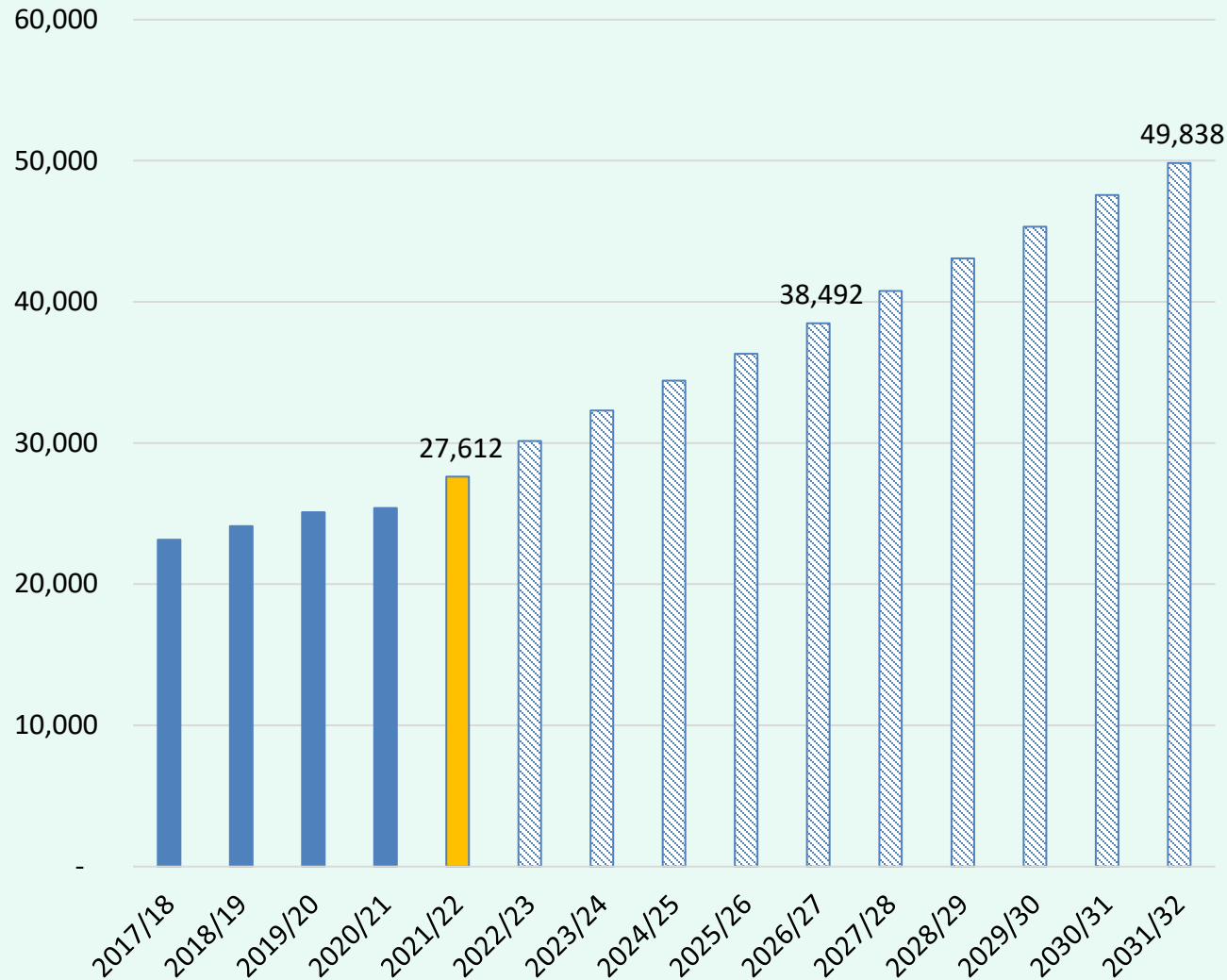
Ten Year Forecast by Secondary Campus

		Fall	ENROLLMENT PROJECTIONS									
Campus	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Adams Middle School	1,200	1,331	1,418	1,491	1,561	1,576	1,583	1,663	1,814	1,978	2,023	2,051
Chisholm Trail Middle School	1,100	629	724	806	846	914	946	1,066	1,235	1,442	1,584	1,753
Gene Pike Middle School	1,100	1,111	1,237	1,369	1,572	1,805	2,090	2,348	2,582	2,753	2,928	3,166
Medlin Middle School	1,200	994	1,017	1,052	1,051	1,026	1,014	1,006	992	974	1,006	1,024
Tidwell Middle School	1,200	1,061	1,053	1,083	1,108	1,170	1,148	1,114	1,078	1,065	1,112	1,126
Wilson Middle School	1,200	1,294	1,411	1,542	1,718	1,887	2,012	2,185	2,355	2,491	2,525	2,568
MIDDLE SCHOOL TOTALS	7,000	6,420	6,860	7,343	7,856	8,378	8,793	9,382	10,056	10,703	11,178	11,688
Middle School Absolute Growth		355	440	483	513	522	415	589	674	647	475	510
Middle School Percent Growth		5.85%	6.85%	7.04%	6.99%	6.64%	4.95%	6.70%	7.18%	6.43%	4.44%	4.56%
Northwest High School	3,200	2,181	2,387	2,570	2,815	2,990	3,268	3,589	3,909	4,326	4,770	5,210
Byron Nelson High School	3,200	2,737	2,843	2,874	2,870	2,893	2,938	2,968	3,040	3,043	2,934	2,924
Eaton High School	3,200	2,999	3,237	3,461	3,711	3,909	4,154	4,490	4,705	4,912	5,294	5,602
Steele Accelerated High School	450	237	237	237	237	237	237	237	237	237	237	237
Denton County JJAEP		3	3	3	3	3	3	3	3	3	3	3
HIGH SCHOOL TOTALS	10,050	8,157	8,707	9,145	9,636	10,032	10,600	11,287	11,894	12,521	13,238	13,976
High School Absolute Growth		601	550	438	491	396	568	687	607	627	717	738
High School Percent Growth		7.95%	6.74%	5.03%	5.37%	4.11%	5.66%	6.48%	5.38%	5.27%	5.73%	5.57%
DISTRICT TOTALS	32,200	27,612	30,154	32,299	34,429	36,321	38,492	40,777	43,076	45,329	47,560	49,838
District Absolute Growth		2,213	2,542	2,145	2,130	1,892	2,171	2,285	2,299	2,253	2,231	2,278
District Percent Growth		8.7%	9.2%	7.1%	6.6%	5.5%	6.0%	5.9%	5.6%	5.2%	4.9%	4.8%



Key Takeaways

Enrollment Forecast



- Northwest ISD enrollment grew by 5,539 students between 2016/17 and 2021/22, an increase of 25.1%
- 2021/22 NISD enrollment is up 2,200 students from 2020/21, an increase of 8.7%
- Groundwork is underway on nearly 7,342 lots within 24 subdivisions
- Northwest ISD can expect to enroll more than 38,400 students by 2026/27 and more than 49,800 by 2031/32