



Northwest
Independent
School
District

Quarterly Report 2Q20



TEMPLETON
DEMOGRAPHICS

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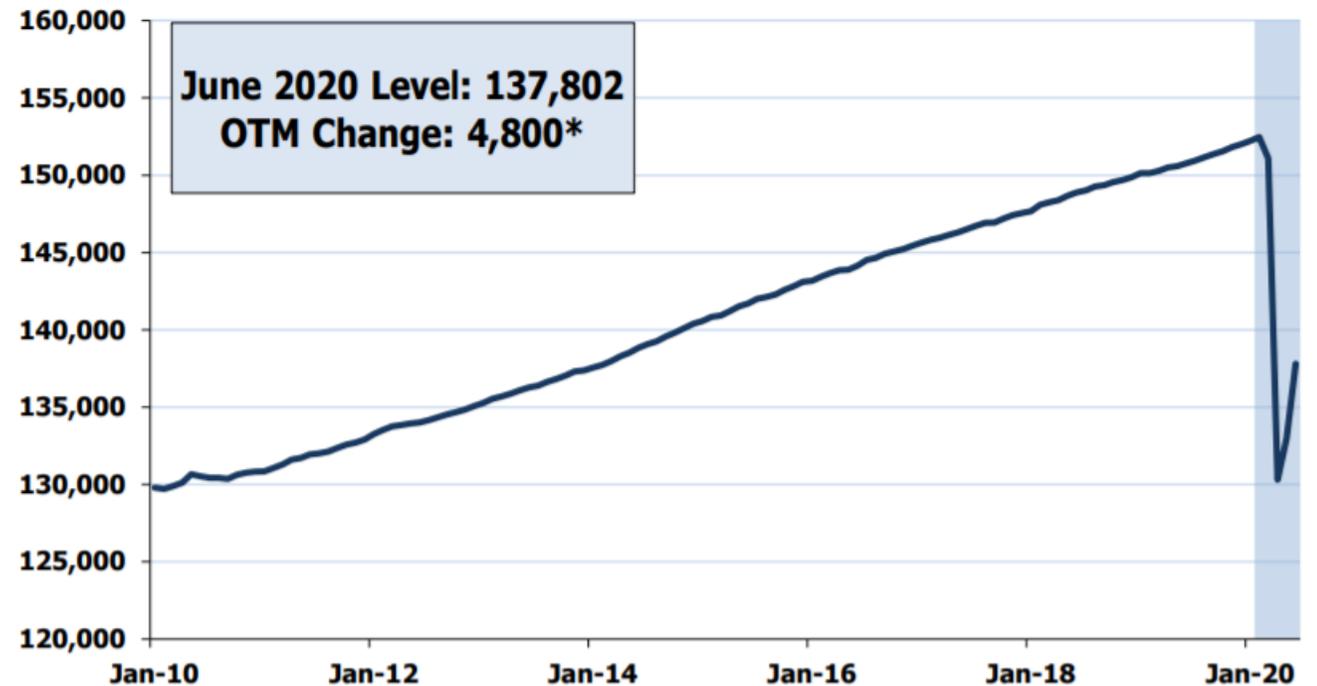


Impacts of COVID-19 ...

- Total employment began to rise in May after states began reopening procedures, adding 2.7 million jobs in May and 4.8 million jobs in June
- But, 36% of states representing 50% of national GDP have either reversed or paused reopening as cases rose in July
- Leisure and hospitality and retail trade accounted for the largest share of the employment increase, after accounting for the largest declines
- Employment is roughly 14.7 million jobs below pre-pandemic level, only 1/3rd of the job losses have returned
- US Unemployment Rate: 13.3%

Employment in total nonfarm January 2010–June 2020

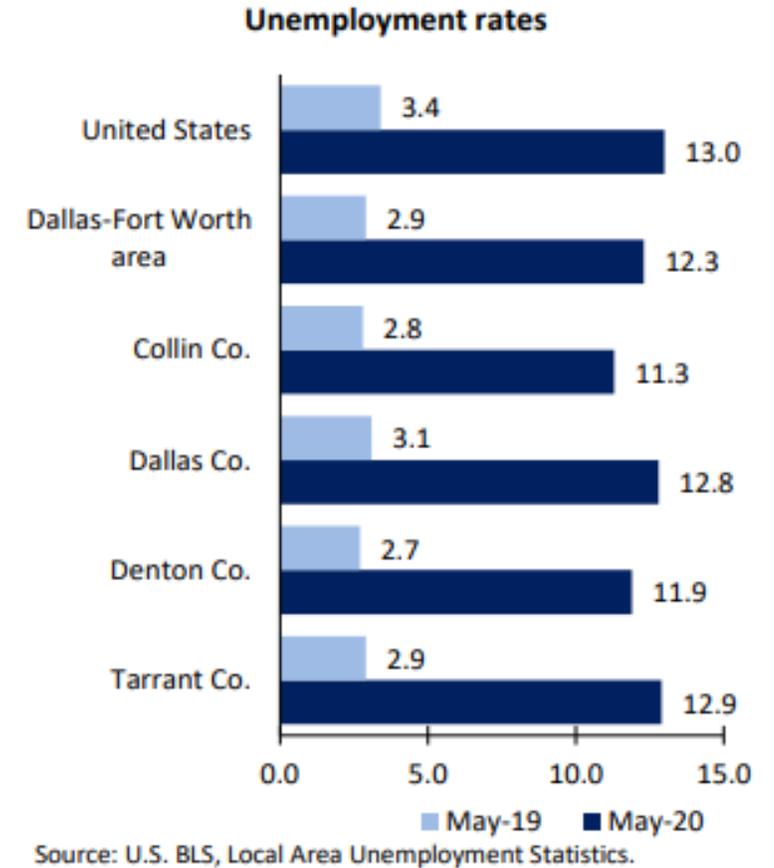
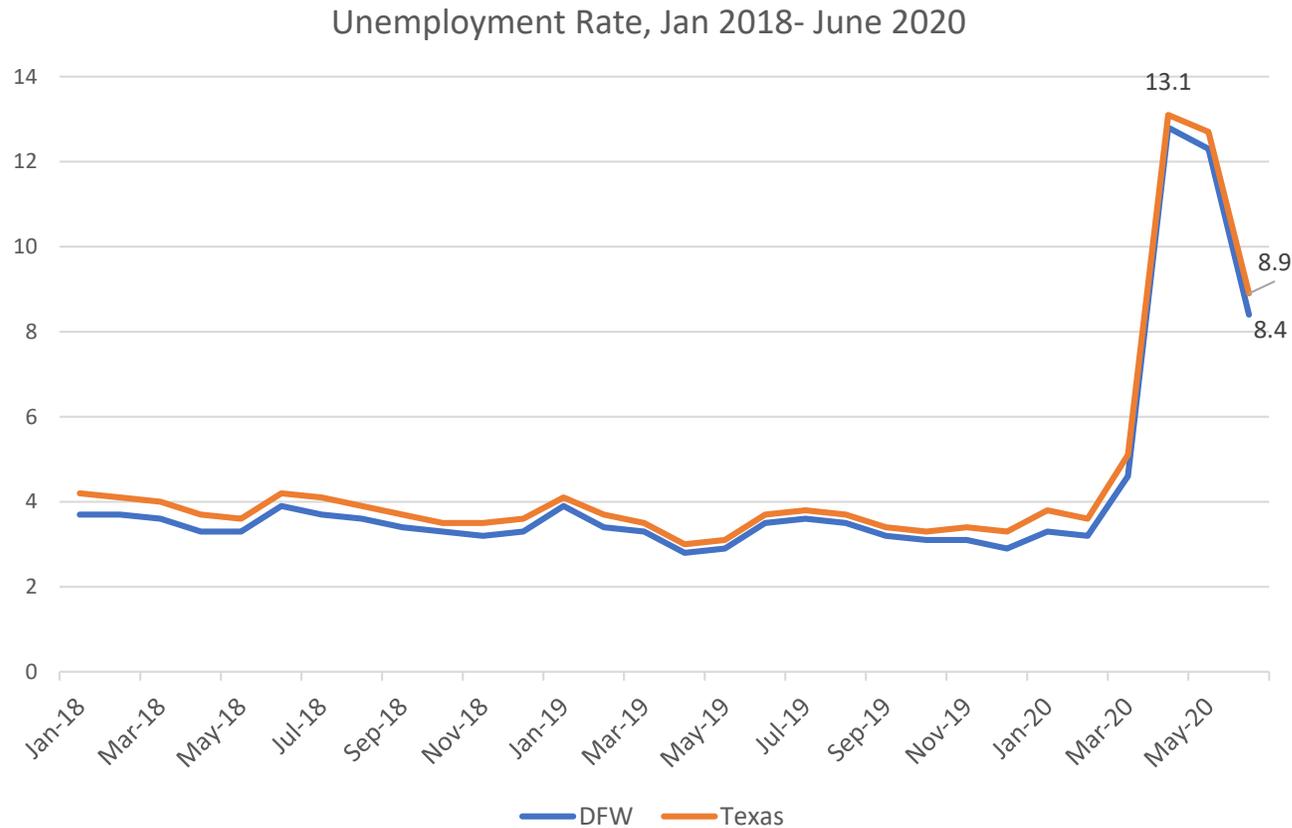
Seasonally adjusted, in thousands



Bureau of Labor Statistics, Current Employment Statistics survey, July 02, 2020.
Shaded area represents recession as denoted by the National Bureau of Economic Research.
Most recent 2 months of data are preliminary.
* denotes significance.



DFW MSA Economic Conditions

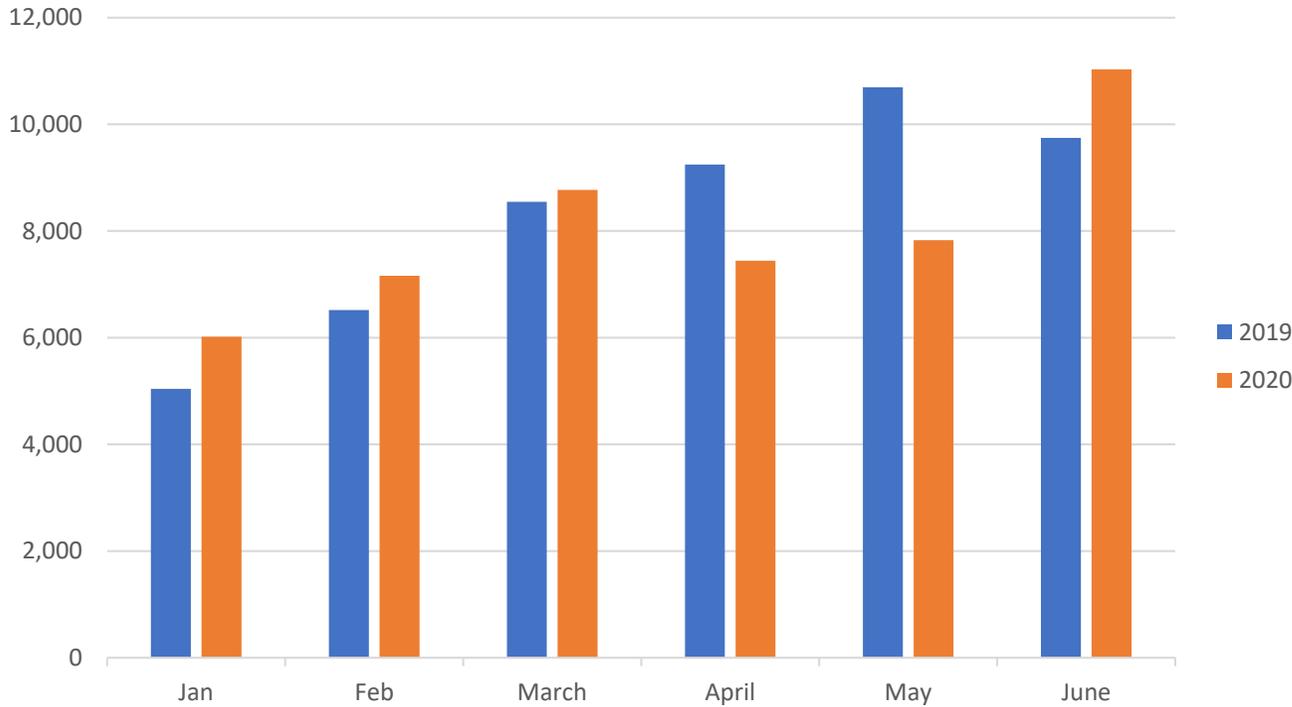


- Texas and DFW's unemployment rates peaked in May and began dropping in June
- Largest employment sector declines were in Leisure and hospitality and education and health services
- States that are pausing or reversing reopening plans as cases rise in July represent 50% of the US GDP, proving the economy is not yet in the clear as some rebounds occurred in June



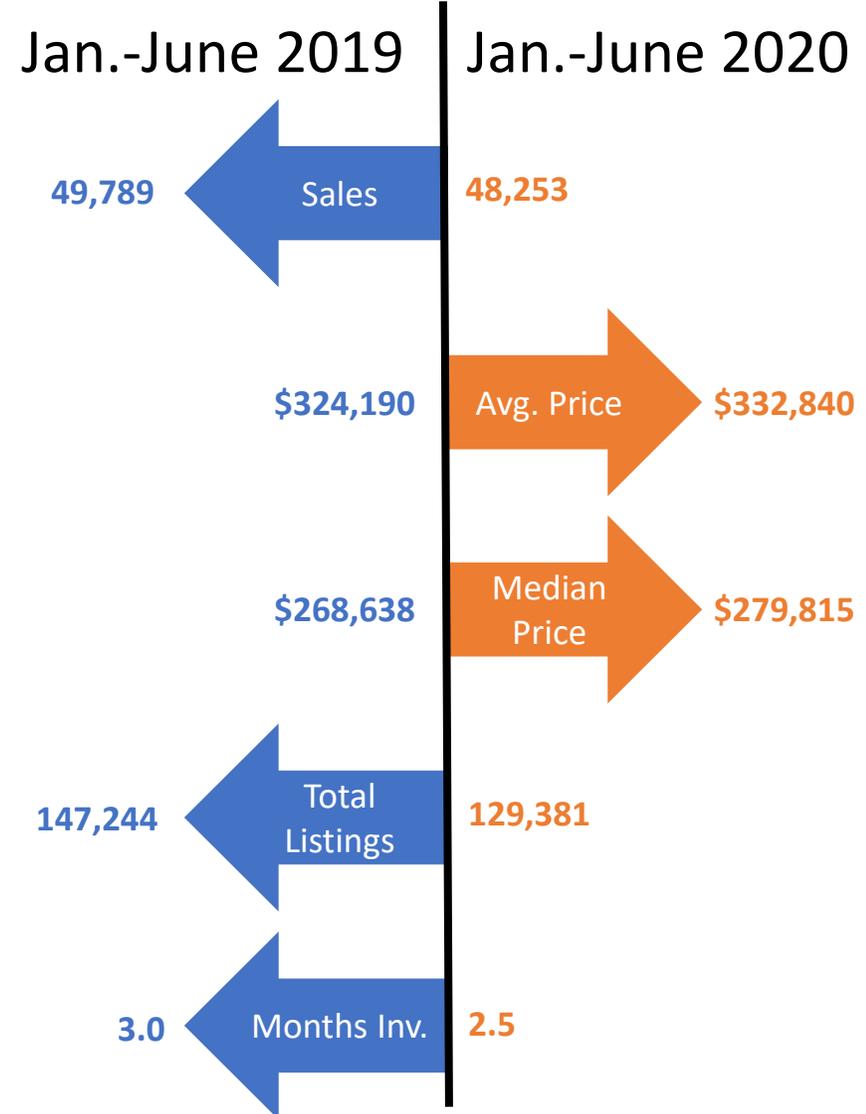
Covid and the Housing Market: What Impact?

DFW Monthly Sales, 2019-2020



- Median home prices remains near record highs across the state
- Home inventory remained extremely tight as sales dropped in April, but by May, new home inventory was roughly flat or even up year over year in every major Texas market
- In the month of June, total monthly home sales rebounded and surpassed 2019 levels in Austin (+9.3%), DFW (+16%), Houston (+15.7%) and San Antonio (+14%)
- Historically low interest rates and pent up demand have resulted in a fast recovery for the housing market

YOY Housing Trends





Covid and the New Home Market



	2Q20	% YOY
Annual Starts	38,262	15.0%
Quarter Starts	10,684	22.9%
Annual Closings	36,776	12.4%
Quarter Closings	9,607	6.1%
Housing Inventory	22,841	6.1%
VDL Inventory	58,248	1.9%

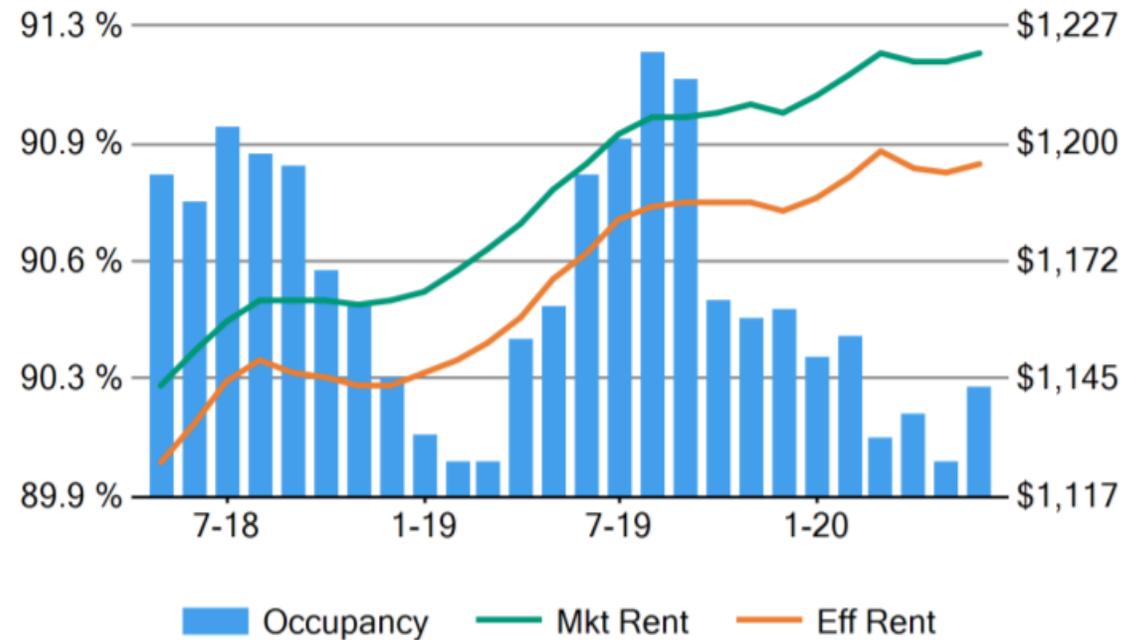




Covid and Housing: Multi-Family Market

DFW Multi-Family Market	June-20	% YOY
Occupancy	90.2	-0.70%
Unit Change	23,612	
Units Absorbed (Annual)	17,201	
Average Size	868	0.20%
Asking Rent	\$1,221	2.20%
Asking Rent per SqFt	\$1.41	1.90%
Effective Rent	\$1,195	1.80%
Effective Rent per SqFt	\$1.38	1.50%
% Offering Concessions	29%	28.30%
Avg Concession Package	5.90%	-2.30%

Dallas/Fort Worth, TX





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q20

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Denton ISD	2,708	2,730	1,314	4,370	19,284
2	Prosper ISD	2,429	2,638	1,454	3,464	20,153
3	Frisco ISD	2,238	2,360	1,580	2,584	9,754
4	Northwest ISD*	2,403	2,297	1,110	3,451	42,465
5	Eagle Mt.-Saginaw ISD	1,964	1,859	964	1,856	18,221
6	Dallas ISD	1,797	1,703	1,992	2,090	5,855
7	Forney ISD	1,468	1,446	716	3,129	27,443
8	Crowley ISD	1,206	1,336	375	957	16,869
9	Lewisville ISD	1,200	1,314	706	1,675	2,932
10	Little Elm ISD	944	1,039	461	1,040	1,824
11	McKinney ISD	1,096	1,007	591	1,903	8,448
12	Mansfield ISD	959	985	476	1,137	7,346
13	Rockwall ISD	997	809	671	2,199	8,673
14	Waxahachie ISD	850	761	409	774	20,175
15	Royse City ISD	776	744	407	1,901	11,742
16	Wylie ISD	732	706	414	977	3,340
17	Melissa ISD	726	683	392	797	4,923
18	Princeton ISD	821	648	412	1,129	8,385
19	Fort Worth ISD	534	629	380	1,341	5,512
20	Midlothian ISD	656	627	392	1,267	18,890

* Based on additional Templeton Demographics housing research





Historical Change in New Home Ranking

ISD	2Q17	2Q18	2Q19	2Q20
Denton ISD	3rd	3rd	2nd	1st
Prosper ISD	2nd	1st	1st	2nd
Frisco ISD	1st	2nd	3rd	3rd
Northwest ISD	4th	4th	4th	4th
Eagle Mt.-Saginaw ISD	11th	7th	6th	5th
Dallas ISD	5th	5th	5th	6th
Forney ISD	15th	8th	9th	7th
Crowley ISD	14th	13th	10th	8th
Lewisville ISD	6th	9th	8th	9th
Little Elm ISD	7th	6th	7th	10th
McKinney ISD	10th	11th	14th	11th
Mansfield ISD	13th	15th	12th	12th
Rockwall ISD	8th	10th	11th	13th
Waxahachie ISD	20th	20th	20th	14th
Royse City ISD	34th	22nd	16th	15th
Wylie ISD	9th	12th	13th	16th
Melissa ISD	29th	26th	18th	17th
Princeton ISD	26th	18th	15th	18th
Fort Worth ISD	22nd	19th	21st	19th
Midlothian ISD	18th	14th	19th	20th



1 Year Change in District Housing

	2Q19	2Q20	Difference
Annual Starts	1,863	2,403	540
Quarterly Starts	490	557	67
Annual Closings	1,829	2,297	468
Quarterly Closings	504	710	206
Inventory	977	1,110	133
VDL	3,301	3,451	150
Futures	30,053	42,465	12,412



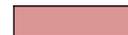
District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BECK	18	5	24	5	7	10	32	0
CLARA LOVE	0	0	0	0	0	0	0	4,520
COX	266	39	266	49	61	97	147	0
CURTIS	248	33	237	76	28	88	196	435
GRANGER	0	0	0	0	0	0	4	0
HASLET	141	36	106	43	44	94	569	4,546
HATFIELD	150	7	241	111	11	28	167	961
HUGHES	0	0	3	0	0	0	0	0
JUSTIN	239	87	198	55	92	131	358	3,792
LAKEVIEW	22	14	10	0	14	20	19	0
LANCE	705	187	531	191	196	346	768	3,521
NANCE	77	8	111	23	27	40	13	1,329
PETERSON	0	0	0	0	0	1	2	0
PRAIRIE VIEW	0	0	0	0	0	0	0	9,389
ROANOKE	11	1	8	0	8	9	33	8
SCHLUTER	296	89	284	91	89	138	582	3,057
SENDERA RANCH	0	0	0	0	0	4	15	3,587
SEVEN HILLS	3	1	1	1	25	28	203	6,523
THOMPSON	227	50	277	65	39	76	343	797
TOTAL	2,403	557	2,297	710	641	1,110	3,451	42,465

*Does **NOT** include Age-Restricted subdivisions

 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category

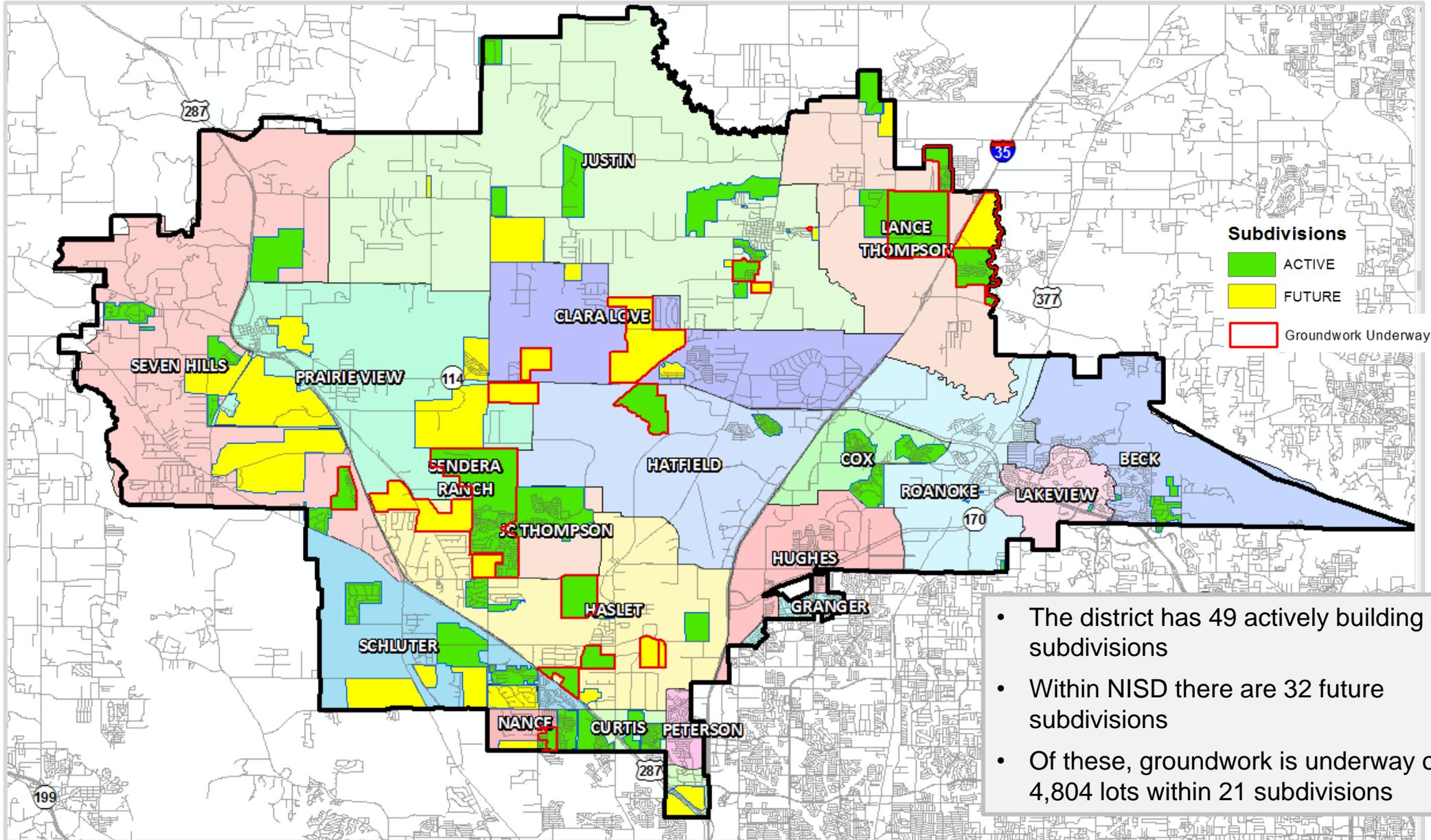


1 Year Change in Housing by Elementary Zone

Elementary Zone	Annual Change Home Starts	Annual Change Home Closings	Annual Change VDL	Annual Change Futures
BECK	-5	-6	-18	0
CLARA LOVE	0	0	0	-15
COX	110	104	-233	-32
CURTIS	-59	-225	172	-195
GRANGER	0	0	0	0
HASLET	60	70	214	315
HATFIELD	-111	9	152	-250
HUGHES	0	-14	0	0
JUSTIN	83	100	79	1,946
LAKEVIEW	13	4	17	-39
LANCE	403	197	-471	-258
NANCE	-15	22	-77	669
PETERSON	0	-2	0	0
PRAIRIE VIEW	0	-1	0	4,703
ROANOKE	5	4	-11	8
SCHLUTER	45	108	29	458
SENDERA RANCH	0	-3	0	0
SEVEN HILLS	3	-1	183	5,443
THOMPSON	8	102	114	-341
TOTAL	540	468	150	12,412



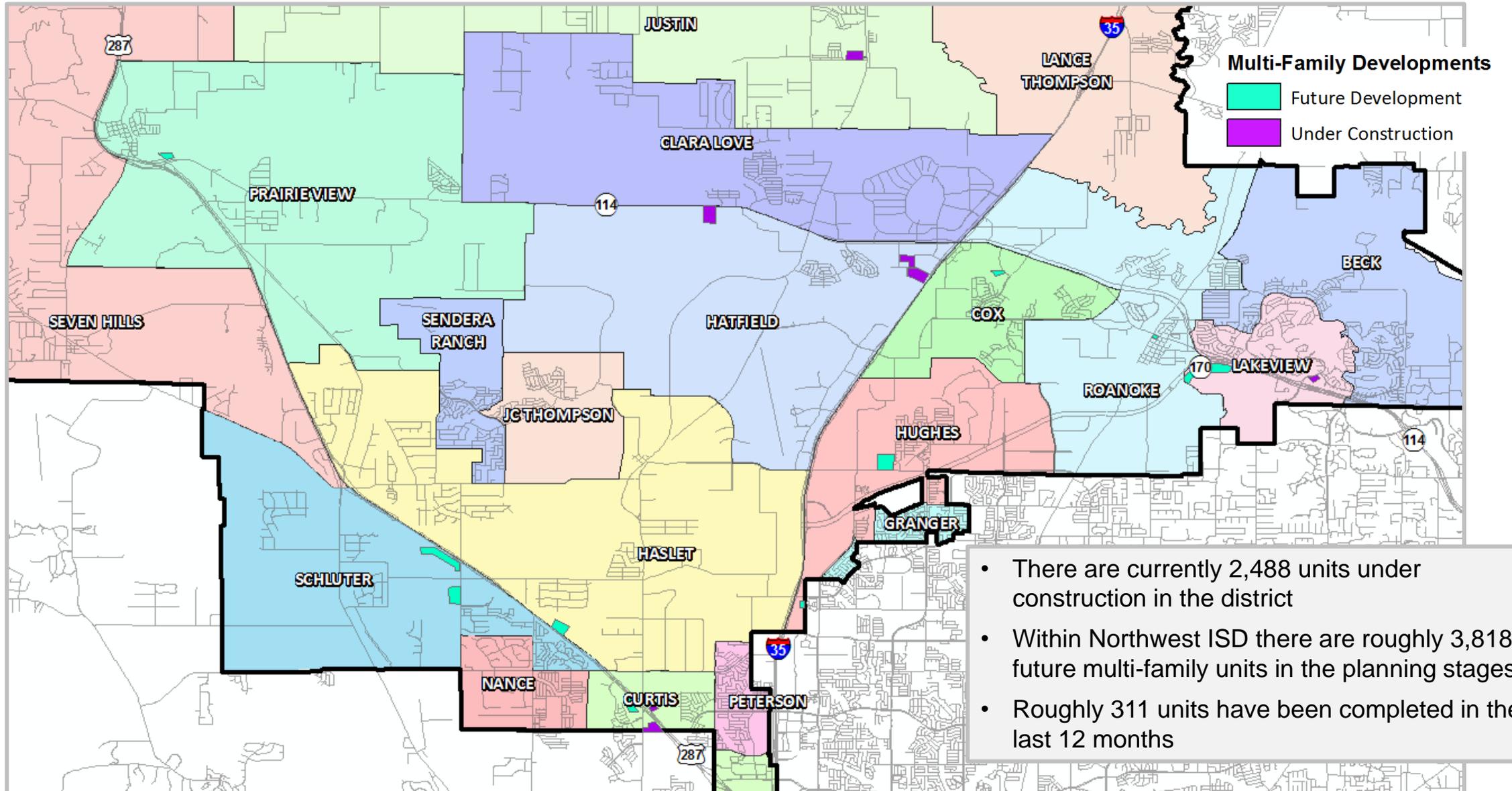
District Housing Overview



- The district has 49 actively building subdivisions
- Within NISD there are 32 future subdivisions
- Of these, groundwork is underway on 4,804 lots within 21 subdivisions



Multi-Family Housing Overview



The Year Ahead...



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