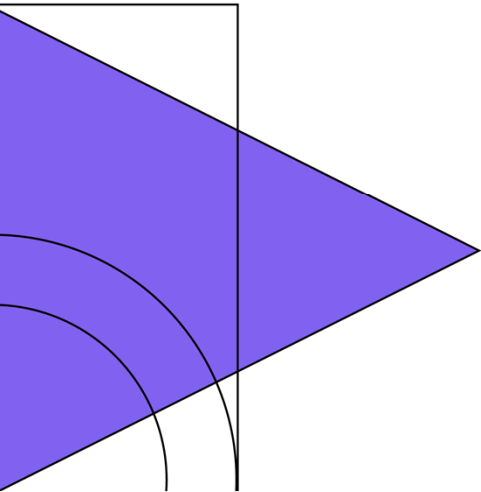
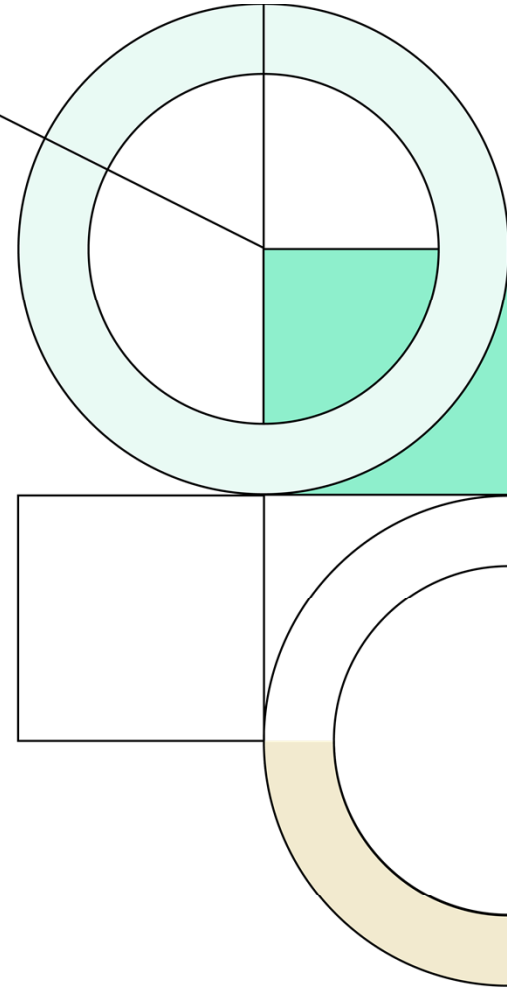




Lewisville
Independent
School
District

2Q21

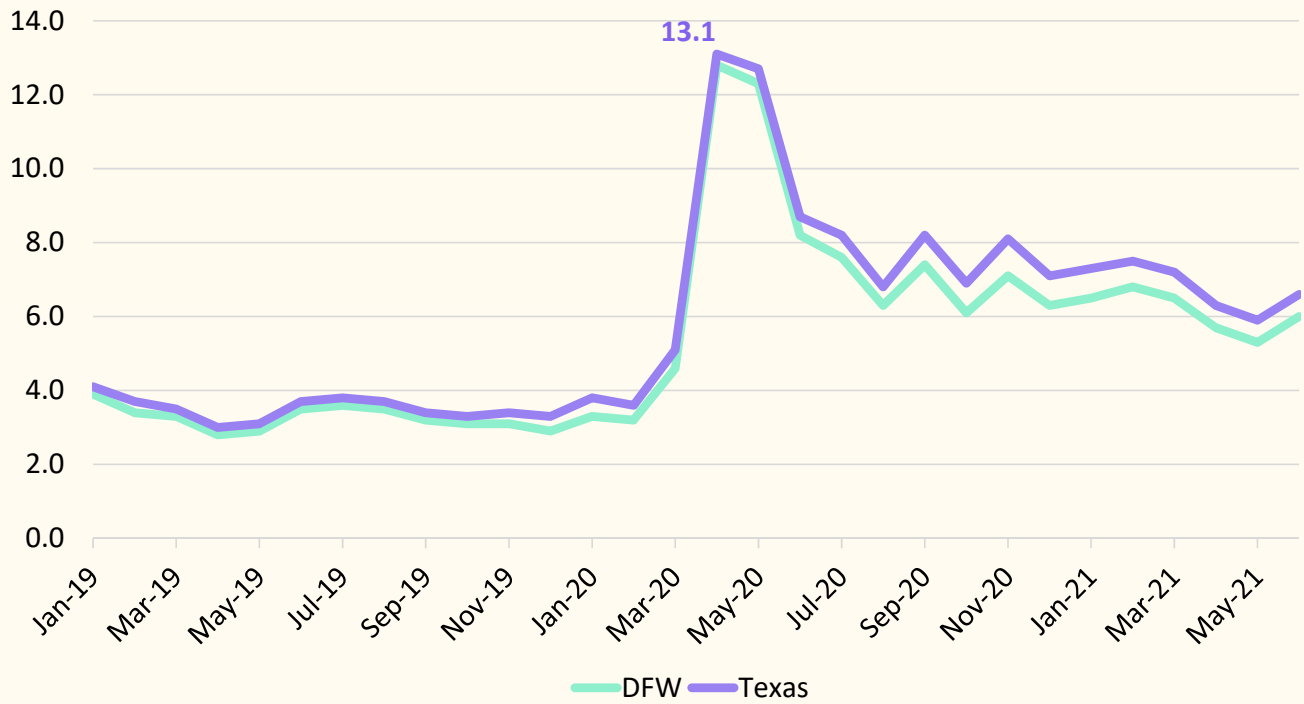
Demographic Report



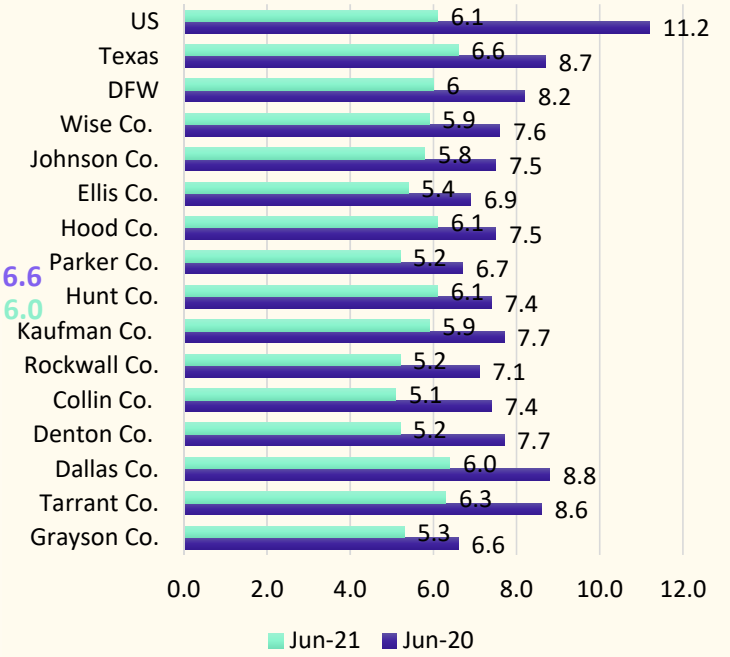


Local Economic Conditions

Unemployment Rate, Jan 2019 - Jun 2021



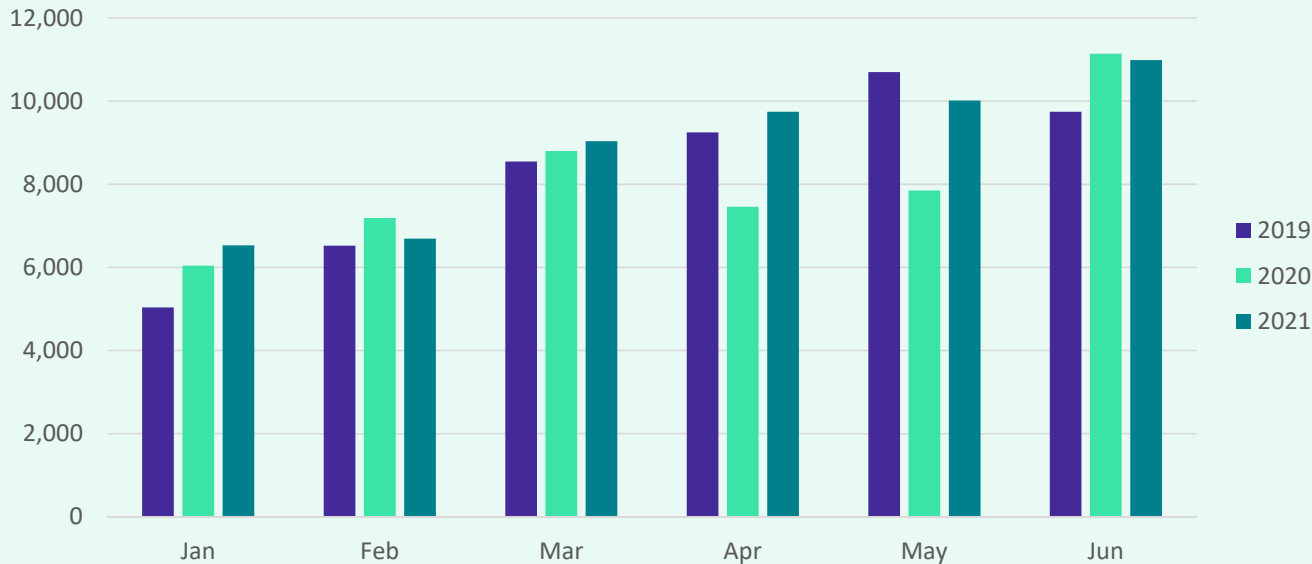
Unemployment Rate, Year Over Year





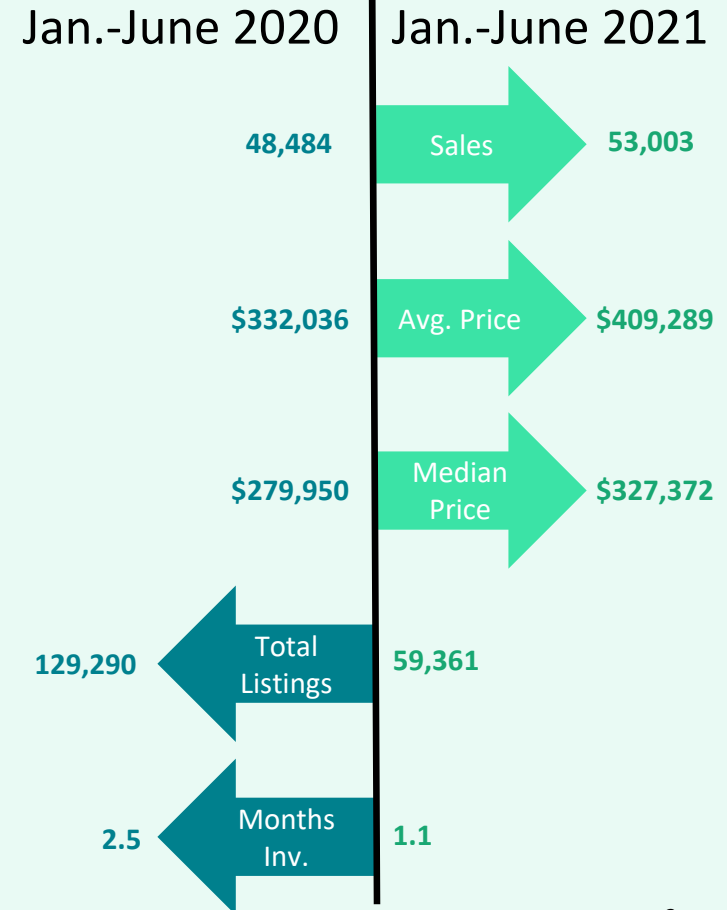
Housing Market Trends

DFW Monthly Sales, 2019-2021



- Median home prices remain at record highs across the state
- Home inventory remains extremely tight as sales continue to outperform 2019 and 2020 rates
- Home sales through June in DFW are up 9.3% from the same period in 2020
- Historically low interest rates and pent up demand have resulted in continued record levels of activity in the housing market

YOY Housing Trends





Housing Market Trends



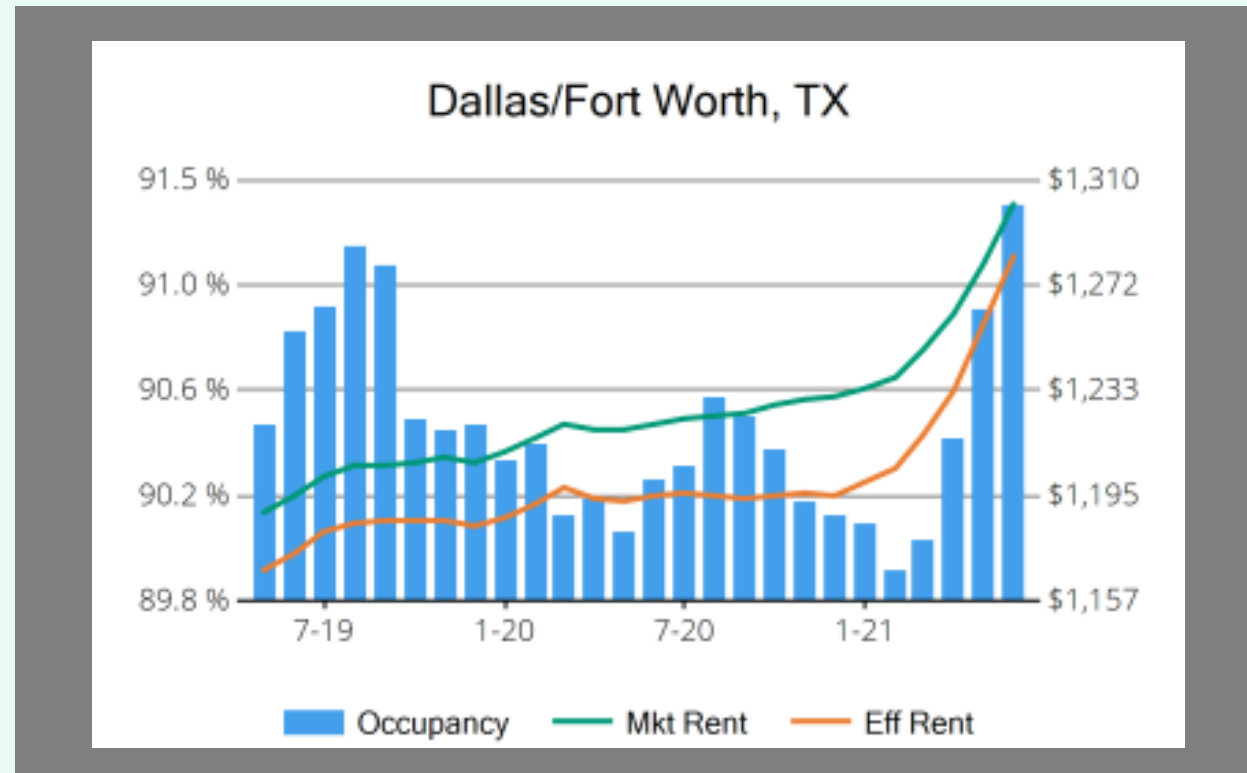
	2Q21	% YOY
Annual Starts	49,733	30.0%
Quarter Starts	14,909	39.5%
Annual Closings	45,074	22.6%
Quarter Closings	12,555	30.7%
Housing Inventory	27,455	20.2%
VDL Inventory	55,803	-4.2%



Housing Market Trends: Multi-family Market



DFW Multi-Family Market	June-21	% YOY
Occupancy	91.4	+1.2%
Unit Change	31,620	
Units Absorbed (Annual)	37,301	
Average Size	870	+0.2%
Asking Rent	\$1,301	+6.6%
Asking Rent per Sq. Ft.	\$1.50	+6.4%
Effective Rent	\$1,282	+7.3%
Effective Rent per SqFt	\$1.47	+7.2%
% Offering Concessions	22%	-26.0%
Avg Concession Package	5.7%	-3.9%





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q21

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Northwest ISD	3,510	3,011	1,588	3,176	27,444
2	Denton ISD	3,597	2,955	1,968	2,731	19,679
3	Prosper ISD	3,204	2,660	2,108	3,044	22,050
4	Frisco ISD	2,350	2,394	1,523	1,759	8,775
5	Forney ISD	2,735	2,156	1,291	3,044	31,108
6	Eagle Mt.-Saginaw ISD	1,771	2,153	582	990	19,227
7	Dallas ISD	1,475	1,889	1,461	2,436	6,187
8	Rockwall ISD	1,337	1,254	742	1,693	10,301
9	Princeton ISD	1,539	1,231	724	1,870	6,796
10	Royse City ISD	1,559	1,163	848	2,124	9,125
11	Crowley ISD	1,267	1,025	614	1,175	17,377
12	Lewisville ISD**	1,030	1,000	717	1,943	1,500*
13	Melissa ISD	1,005	975	431	688	4,843
14	Mansfield ISD	1,027	968	529	1,747	6,015
15	Crandall ISD	1,235	961	541	766	8,011
16	Anna ISD	1,075	945	469	1,413	6,256
17	McKinney ISD	1,106	937	670	1,814	13,069
18	Fort Worth ISD	938	877	420	1,410	5,213
19	Midlothian ISD	1,216	869	737	1,192	16,413
20	Little Elm ISD	796	843	412	750	1,309

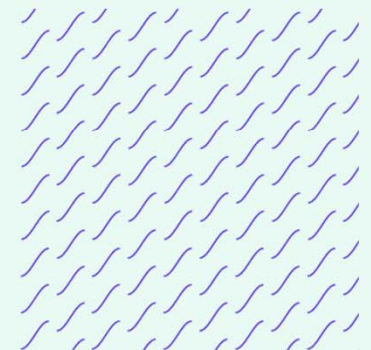
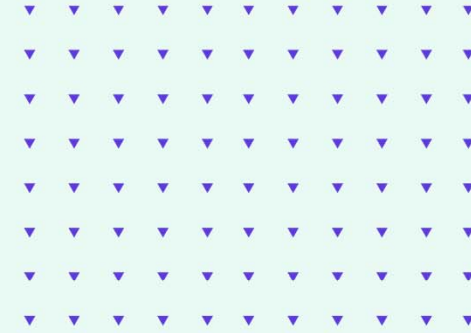
Based on additional Templeton Demographics housing research

** Totals **DO NOT** include age-restricted communities



Historical Change in New Home Ranking

ISD	2Q17	2Q18	2Q19	2Q20	2Q21
Northwest ISD	4th	4th	4th	4th	1st
Denton ISD	3rd	3rd	2nd	1st	2nd
Prosper ISD	2nd	1st	1st	2nd	3rd
Frisco ISD	1st	2nd	3rd	3rd	4th
Forney ISD	15th	8th	9th	7th	5th
Eagle Mt.-Saginaw ISD	11th	7th	6th	5th	6th
Dallas ISD	5th	5th	5th	6th	7th
Rockwall ISD	8th	10th	11th	13th	8th
Princeton ISD	26th	18th	15th	18th	9th
Royse City ISD	34th	22nd	16th	15th	10th
Crowley ISD	14th	13th	10th	8th	11th
Lewisville ISD	6th	9th	8th	9th	12th
Melissa ISD	29th	26th	18th	17th	13th
Mansfield ISD	13th	15th	12th	12th	14th
Crandall ISD	31st	29th	30th	31st	15th
Anna ISD	30th	24th	31st	25th	16th
McKinney ISD	10th	11th	14th	11th	17th
Fort Worth ISD	22nd	19th	21st	19th	18th
Midlothian ISD	18th	14th	19th	20th	19th
Little Elm ISD	7th	6th	7th	10th	20th

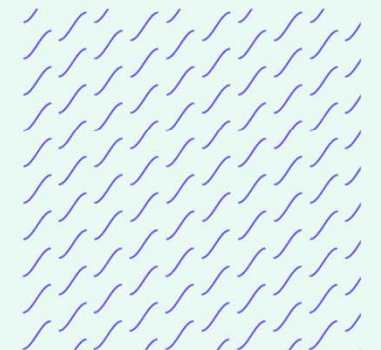
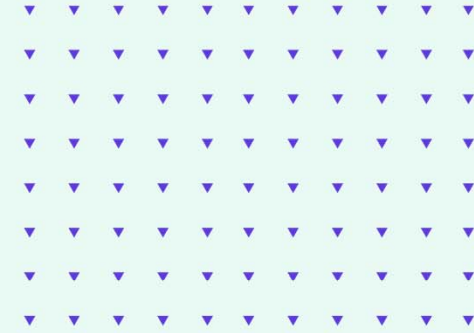




1 Year Change in District Housing

	2Q20	2Q21	Difference
Annual Starts	992	1,030	+38
Quarterly Starts	273	319	+46
Annual Closings	1,076	1,000	-76
Quarterly Closings	265	203	-62
Under Construction	451	616	+165
Inventory	601	717	+116
VDL	1,884	1,943	+59
Futures	2,216	1,500	-716

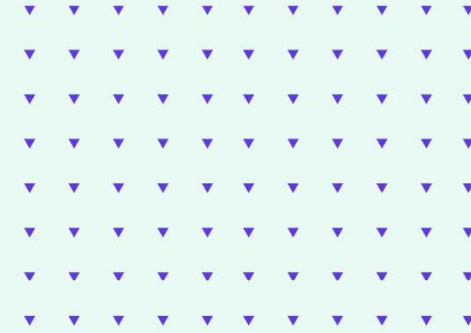
* Table **DOES NOT** include Age-restricted communities





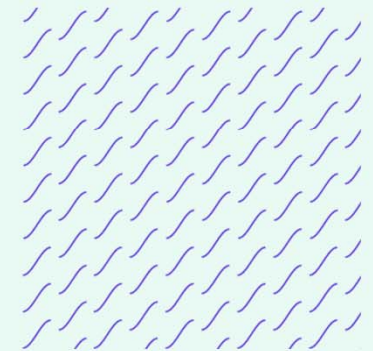
District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
BLUEBONNET	208	73	135	42	120	150	123	81
BRIDLEWOOD	1	0	4	0	1	2	6	0
CAMEY	0	0	7	0	6	6	18	0
CASTLE HILLS	9	8	16	0	10	11	55	0
DEGAN	25	6	21	5	15	20	52	4
DONALD	0	0	0	0	0	0	1	0
ETHRIDGE	0	0	0	0	0	0	0	4
FLOWER MOUND	74	10	140	14	41	47	256	104
GARDEN RIDGE	13	1	33	15	4	4	0	0
HERITAGE	14	1	29	11	5	6	87	0
HIGHLAND VILLAGE	9	0	6	0	3	5	5	0
INDEPENDENCE	65	0	92	0	18	18	109	130
INDIAN CREEK	135	52	141	16	70	86	56	181
LAKELAND	0	0	0	0	0	0	0	51
LEWISVILLE	17	12	0	0	18	18	13	51
LIBERTY	38	4	38	11	22	25	84	18
MCAULIFFE	0	0	0	0	0	0	9	0
MEMORIAL	173	70	163	34	86	100	526	165
MILL STREET	56	17	25	11	55	58	65	16
MORNINGSIDE	0	0	16	0	0	0	0	154
OLD SETTLERS	0	0	0	0	0	1	2	22
OWEN	0	0	5	0	0	0	38	0
PARKWAY	0	0	4	0	0	0	0	0
ROCKBROOK	69	21	59	10	27	36	56	0
SOUTHRIDGE	36	14	25	11	30	34	79	0
TOM HICKS	22	4	35	23	20	24	121	259
VALLEY RIDGE	66	26	5	0	65	66	182	231
WELLINGTON	0	0	1	0	0	0	0	29
Grand Totals	1,030	319	1,000	203	616	717	1,943	1,500



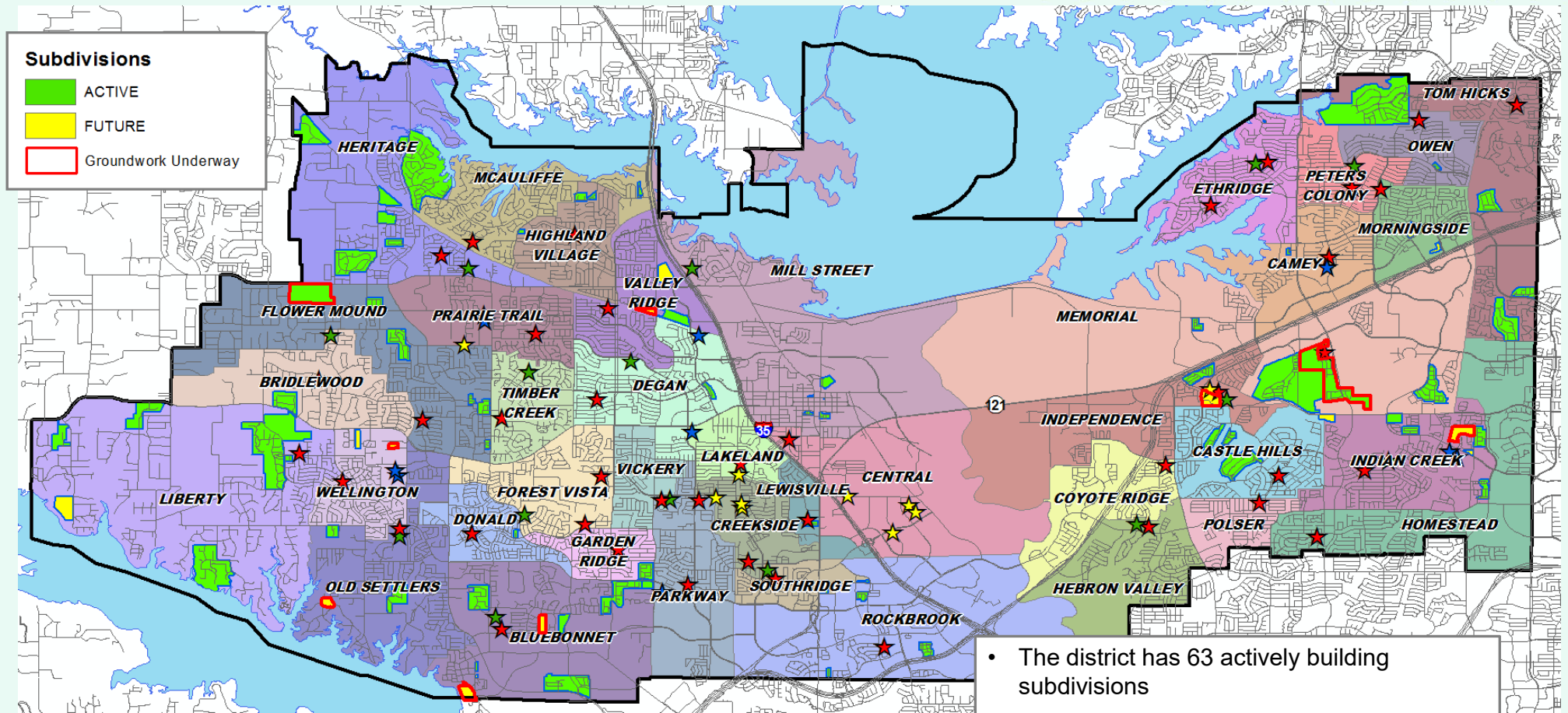
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category

*Only Elementary zones with activity are shown
 ** DOES NOT include Age-Restricted communities





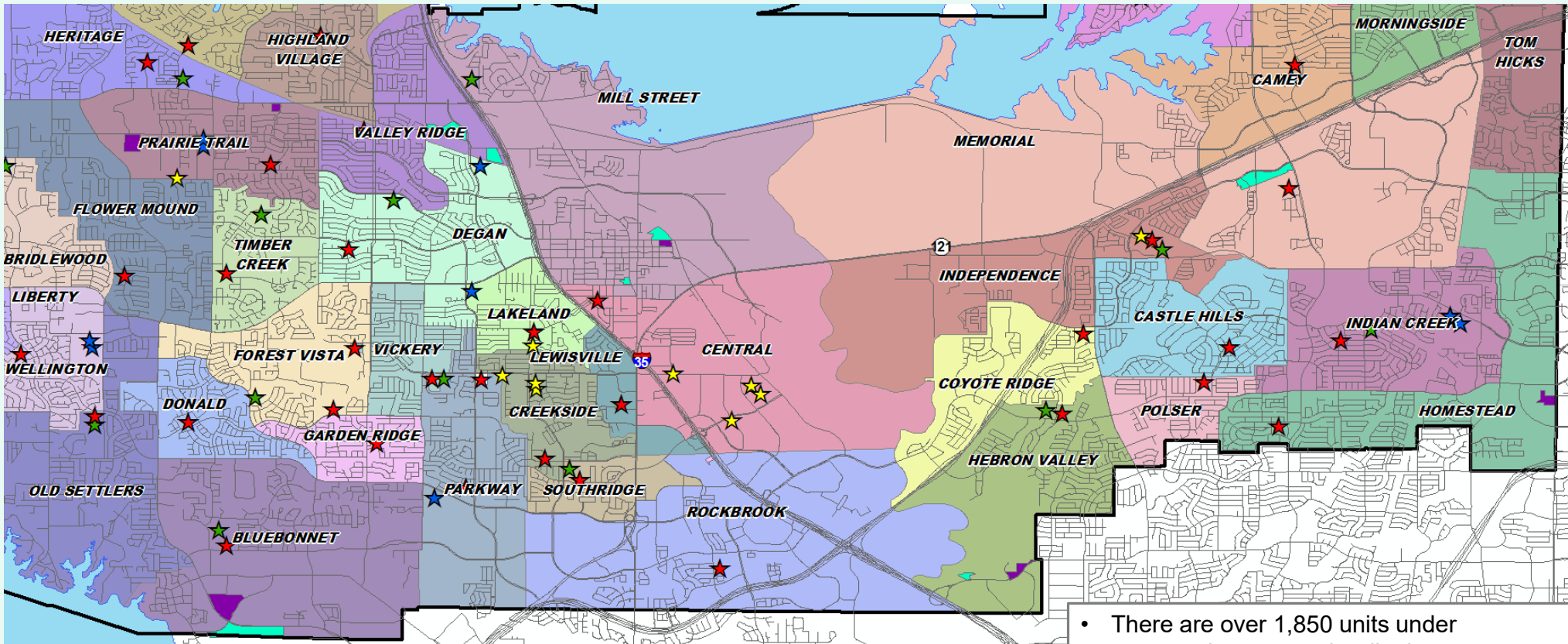
District Housing Overview



- The district has 63 actively building subdivisions
- Within LISD there are 22 future subdivisions
- Of these, groundwork is underway on nearly 736 lots within 10 subdivisions



Multi-Family Housing Overview



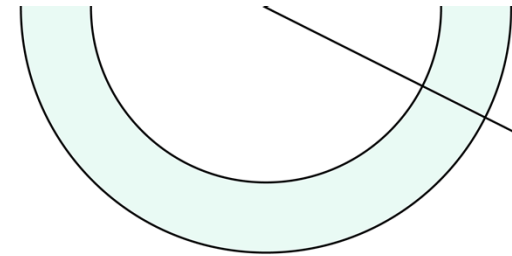
Multi-Family Developments

- Future Development
- Under Construction

- There are over 1,850 units under construction across the district
- Within LISD there are roughly 3,860 future multi-family units in the planning stages



Ten Year Forecast by Grade Level



Year (OCT)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Totals	Total Growth	% Growth
2016/17	1,804	3,374	3,441	3,671	3,589	3,812	3,941	4,055	4,127	4,181	4,486	4,391	4,296	4,089	53,257		
2017/18	1,737	3,292	3,396	3,458	3,694	3,623	3,823	3,906	4,064	4,168	4,373	4,341	4,303	4,179	52,357	-900	-1.7%
2018/19	1,920	3,312	3,405	3,406	3,526	3,756	3,746	3,892	3,957	4,147	4,369	4,315	4,223	4,257	52,231	-126	-0.2%
2019/20	1,913	3,529	3,399	3,495	3,495	3,576	3,805	3,875	3,933	3,982	4,455	4,309	4,250	4,121	52,137	-94	-0.2%
2020/21	1,437	2,827	3,274	3,138	3,251	3,329	3,370	3,727	3,843	3,929	4,283	4,341	4,224	4,138	49,111	-3,026	-5.8%
2021/22	1,865	3,248	3,206	3,489	3,313	3,425	3,497	3,475	3,748	3,894	4,192	4,228	4,290	4,146	50,015	904	1.8%
2022/23	1,830	3,327	3,335	3,254	3,531	3,361	3,504	3,589	3,516	3,804	4,124	4,153	4,173	4,206	49,706	-308	-0.6%
2023/24	1,852	3,397	3,405	3,362	3,297	3,580	3,421	3,592	3,624	3,579	4,010	4,082	4,113	4,085	49,399	-307	-0.6%
2024/25	1,851	3,389	3,486	3,438	3,396	3,327	3,649	3,491	3,643	3,682	3,773	3,970	4,031	4,026	49,153	-247	-0.5%
2025/26	1,853	3,404	3,469	3,511	3,472	3,423	3,383	3,738	3,554	3,733	3,894	3,750	3,942	3,959	49,086	-67	-0.1%
2026/27	1,850	3,415	3,489	3,503	3,540	3,507	3,481	3,480	3,806	3,619	3,946	3,860	3,725	3,868	49,089	4	0.0%
2027/28	1,851	3,405	3,503	3,523	3,537	3,576	3,568	3,571	3,528	3,877	3,824	3,907	3,838	3,654	49,163	73	0.1%
2028/29	1,863	3,425	3,485	3,543	3,553	3,565	3,636	3,667	3,630	3,602	4,088	3,787	3,874	3,757	49,475	312	0.6%
2029/30	1,867	3,428	3,516	3,523	3,573	3,592	3,625	3,736	3,730	3,699	3,814	4,059	3,768	3,804	49,735	260	0.5%
2030/31	1,867	3,443	3,508	3,551	3,547	3,601	3,645	3,724	3,796	3,804	3,911	3,772	4,016	3,692	49,877	143	0.3%

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



The Year Ahead

