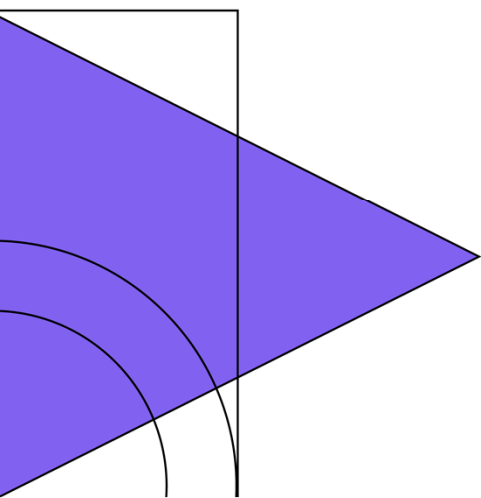
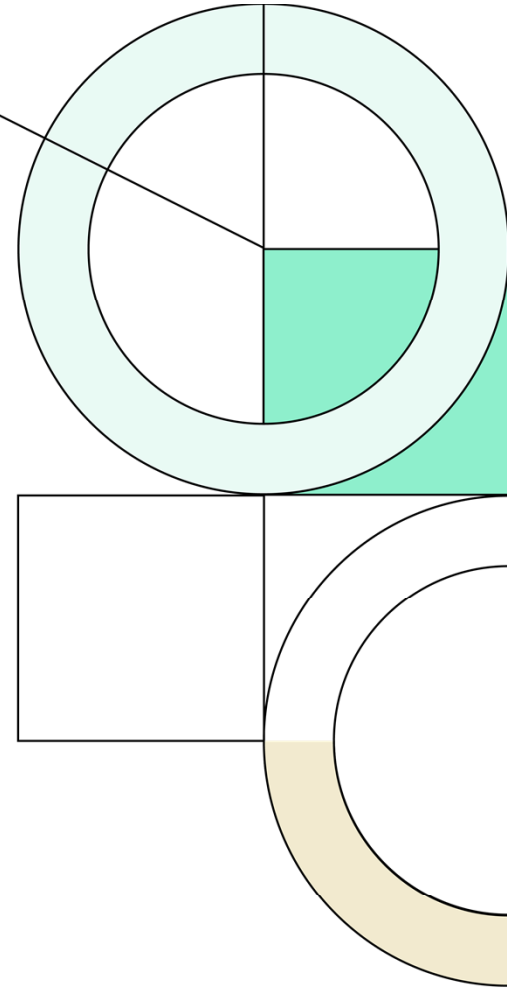




**Lewisville  
Independent  
School  
District**

2Q24

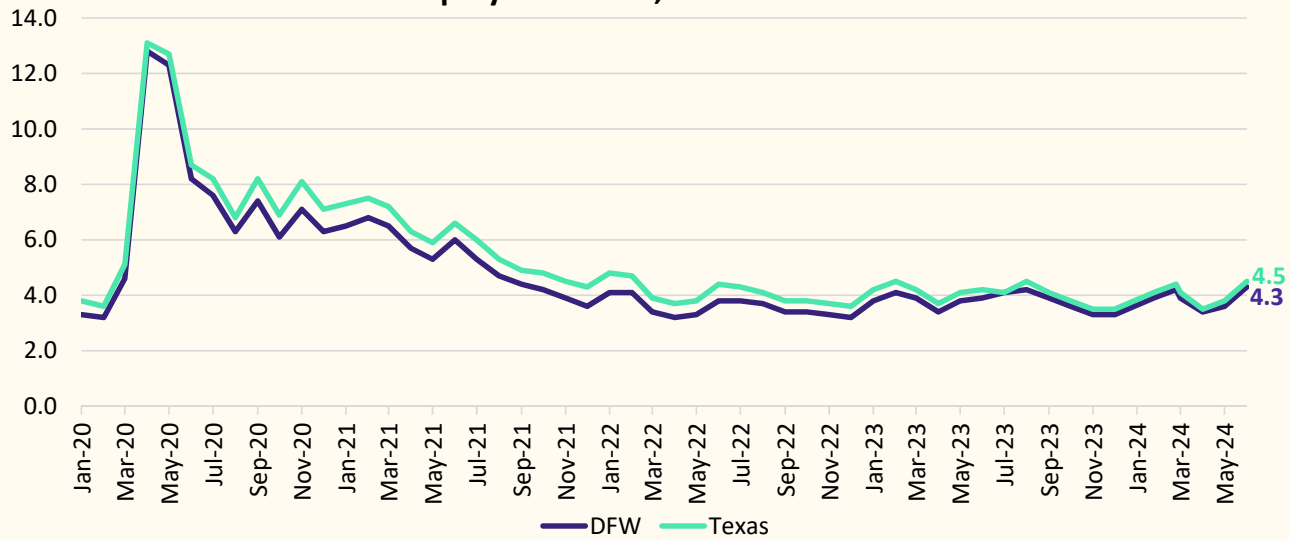
Demographic Report



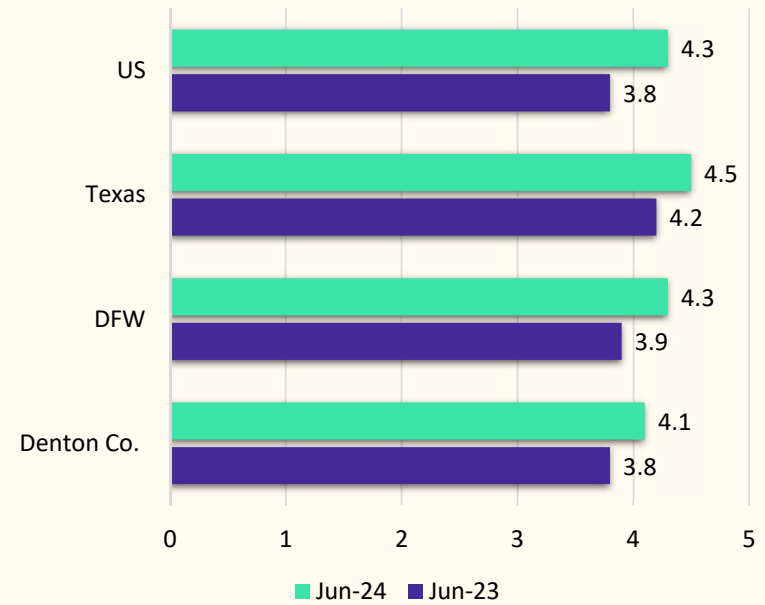


# Local Economic Conditions

### Unemployment Rate, Jan. 2020 - June 2024



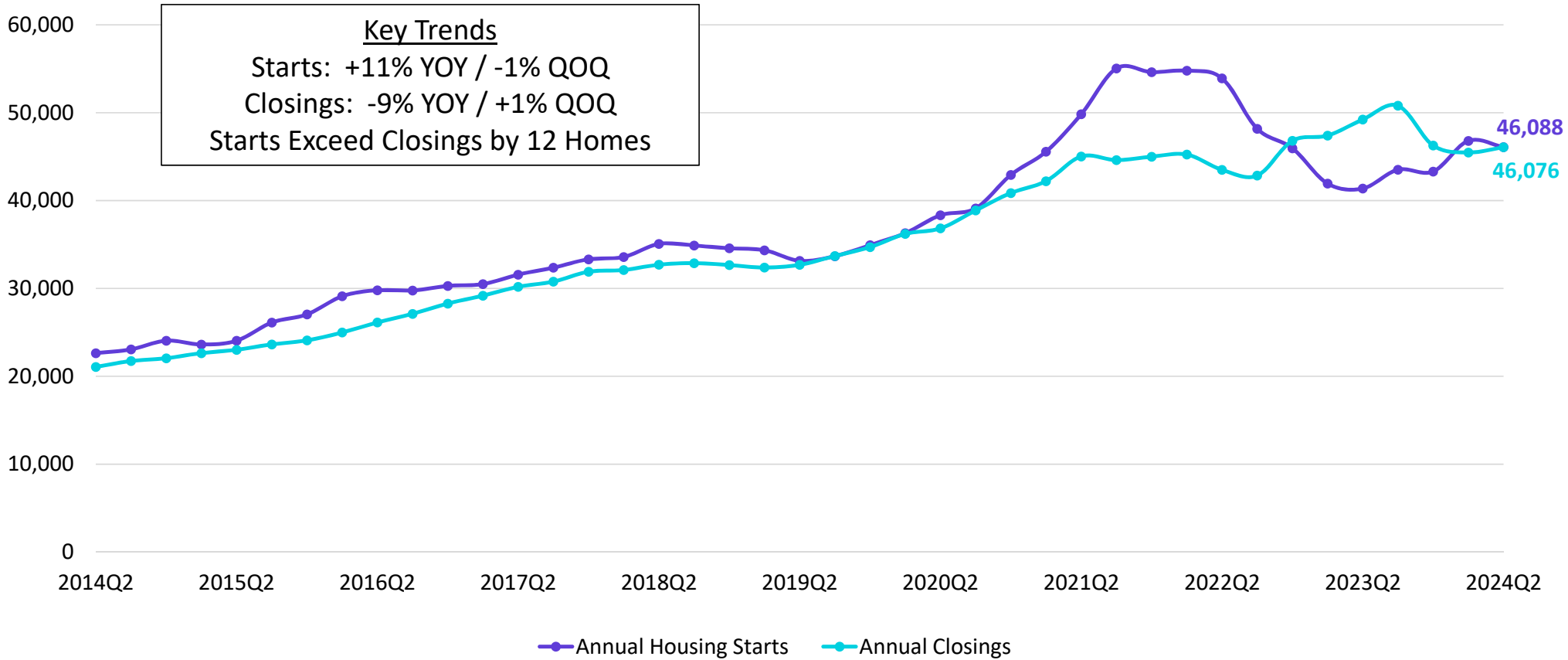
### Unemployment Rate, Year over Year





# DFW New Home Starts & Closings

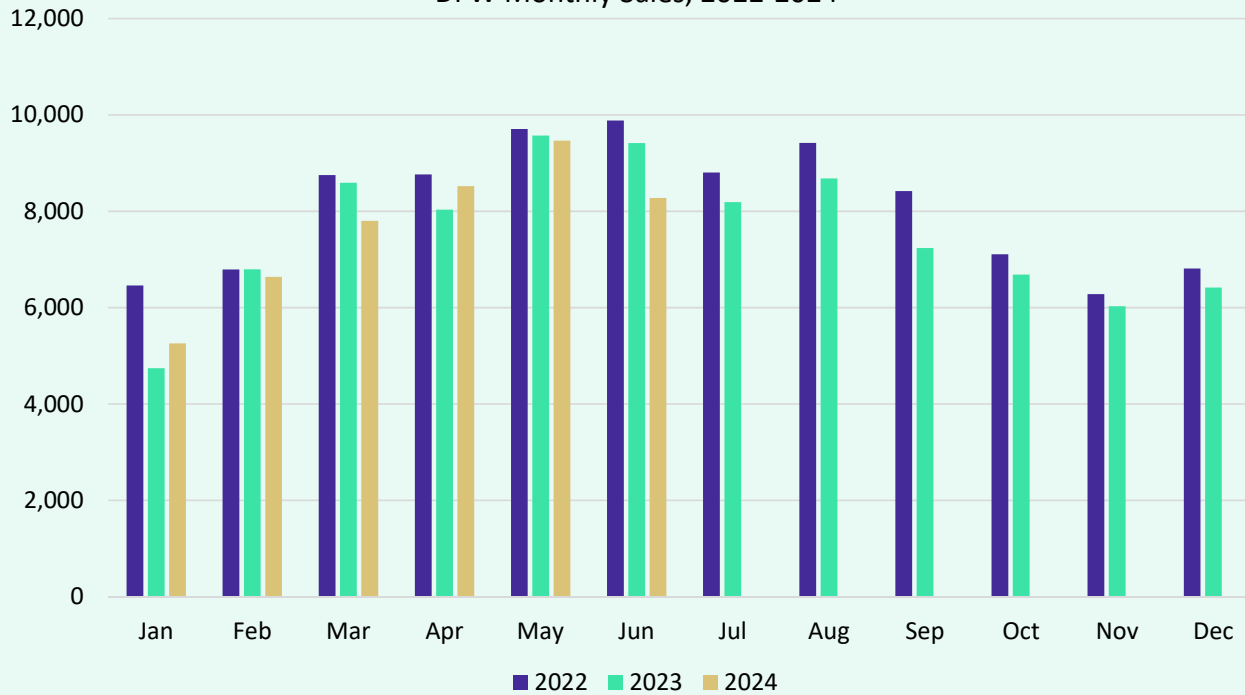
### Annual Housing Starts vs. Annual Closings





# DFW Housing Market Trends

DFW Monthly Sales, 2022-2024

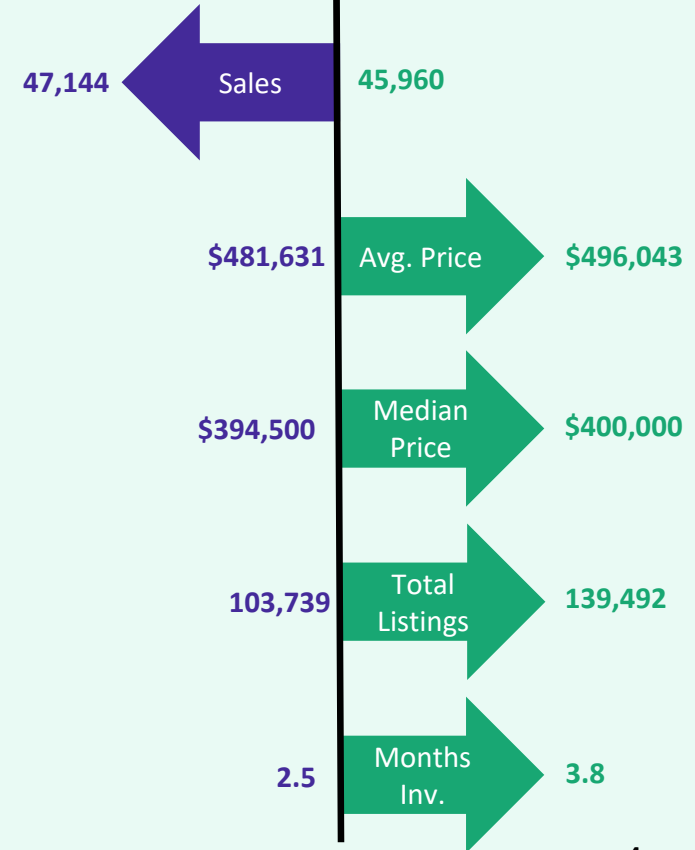


- Median and average home prices increased in the first half of 2024 as the number of listings increased over the same period in 2023
- After a solid start to the year, buyer confidence has tempered, and sales have followed
- Inventory is increasing across the DFW region as sales have slowed due to price increases



## YOY Housing Trends

Jan.-June 2023 | Jan.-June 2024

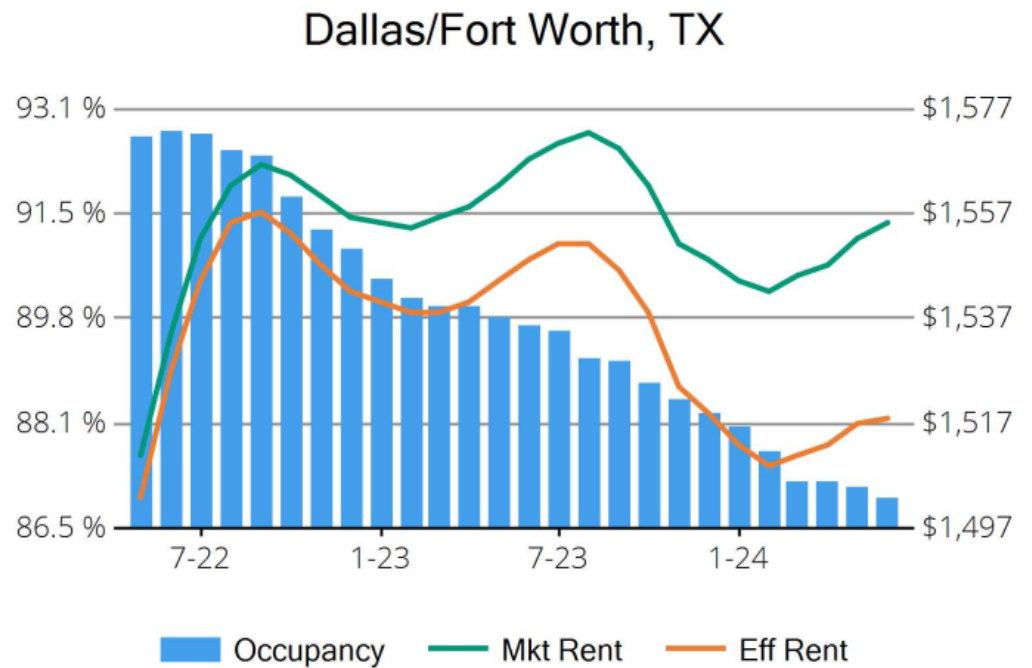




# Housing Market Trends: Multi-family Market- June 2024

## Stabilized and Lease-up Properties

Conventional Properties	Jun 2024	Annual Change
Occupancy	86.9	-3.1%
Unit Change	38,095	
Units Absorbed (Annual)	10,627	
Average Size (SF)	877	+0.3%
Asking Rent	\$1,555	-0.7%
Asking Rent per SF	\$1.77	-1.1%
Effective Rent	\$1,518	-1.9%
Effective Rent per SF	\$1.73	-2.3%
% Offering Concessions	34%	+67.4%
Avg. Concession Package	6.3%	+28.4%





# DFW New Home Ranking Report

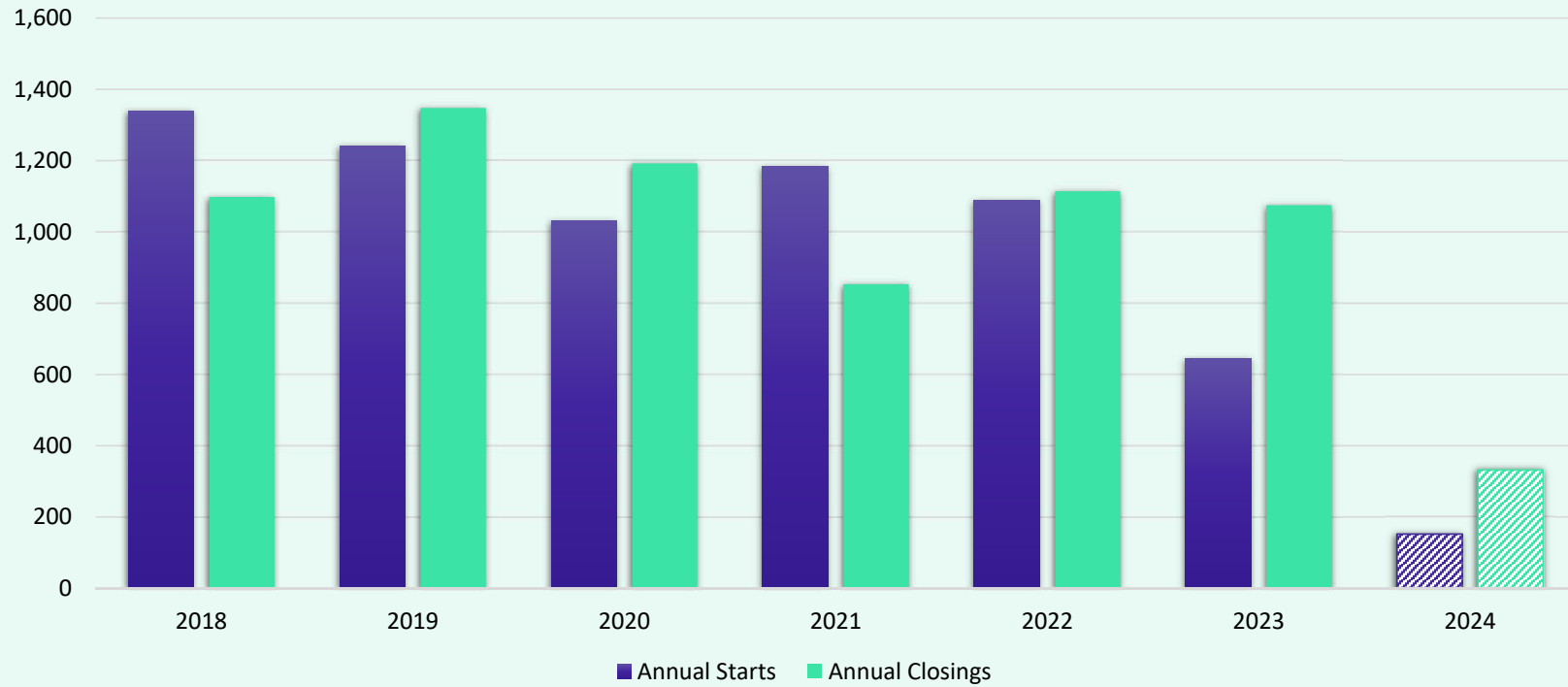
ISD Ranked by Annual Closings – 2Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	PROSPER ISD	2,734	3,124	1,598	2,391	17,294
2	NORTHWEST ISD	3,109	3,108	1,592	4,286	39,238
3	DENTON ISD	2,576	2,766	1,380	3,136	26,965
4	PRINCETON ISD	2,784	2,668	1,345	3,406	11,487
5	EMS ISD	1,925	2,120	892	1,906	10,984
6	AUBREY ISD	2,160	2,081	1,022	1,359	9,420
7	MCKINNEY ISD	2,019	1,856	1,134	2,837	8,873
8	FORNEY ISD	2,031	1,608	1,295	4,024	22,798
9	DALLAS ISD	931	1,427	1,230	2,018	4,641
10	MELISSA ISD	1,016	1,366	522	1,007	1,596
11	CROWLEY ISD	941	1,222	703	2,838	14,583
12	ROYSE CITY ISD	1,054	1,180	597	2,406	15,647
13	ANNA ISD	1,220	1,134	671	1,299	9,829
14	COMMUNITY ISD	1,492	1,121	982	2,302	10,011
15	CELINA ISD	995	1,072	612	3,521	46,258
16	ROCKWALL ISD	976	1,012	753	3,214	12,275
17	GARLAND ISD	730	1,004	442	886	2,083
18	FRISCO ISD	1,003	996	699	2,042	8,192
19	MANSFIELD ISD	928	991	642	2,240	6,989
20	MIDLOTHIAN ISD	1,011	821	687	2,416	11,037
21	MESQUITE ISD	695	788	430	987	4,285
22	CRANDALL ISD	1,289	766	946	2,809	15,850
<b>23</b>	<b>LEWISVILLE ISD</b>	<b>329</b>	<b>764</b>	<b>282</b>	<b>424</b>	<b>1,857*</b>
24	ARGYLE ISD	962	736	753	1,290	7,088
25	WYLIE ISD	575	631	359	606	2,152

\* Based on additional research by Zonda Education  
 \*\* Totals **DO NOT** include age-restricted communities



# District New Home Activity



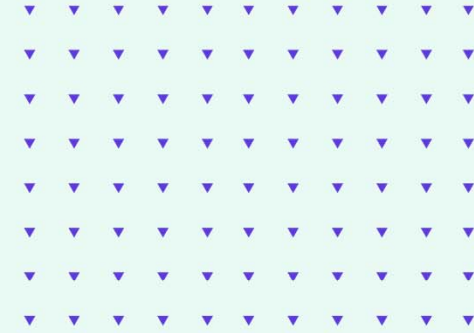
Starts	2018	2019	2020	2021	2022	2023	2024
1Q	252	317	267	254	263	244	55
2Q	366	273	280	319	346	224	97
3Q	483	372	245	359	274	68	
4Q	239	280	239	252	206	109	
Total	1,340	1,242	1,031	1,184	1,089	645	152

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	185	265	303	214	205	394	150
2Q	307	341	272	203	325	249	182
3Q	327	372	300	211	284	136	
4Q	279	370	317	225	300	296	
Total	1,098	1,348	1,192	853	1,114	1,075	332



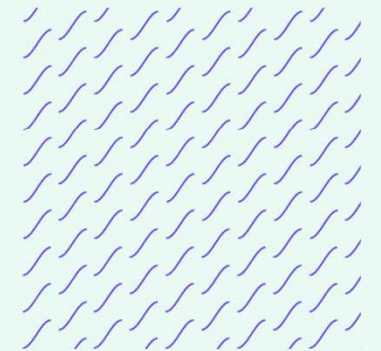
# District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
BLUEBONNET	8	1	9	0	9	9	22	127
BRIDLEWOOD	0	0	1	0	0	0	2	0
CAMEY	0	0	8	3	0	2	0	0
CASTLE HILLS	5	3	8	8	14	17	19	0
DEGAN	0	0	27	12	0	16	4	0
ETHRIDGE	0	0	0	0	0	0	0	5
FLOWER MOUND	88	8	145	72	26	44	3	0
HERITAGE	9	7	12	0	9	9	27	57
INDEPENDENCE	51	25	123	21	31	35	15	0
INDIAN CREEK	7	0	42	12	1	1	24	61
LAKELAND	0	0	0	0	0	0	0	52
LEWISVILLE	0	0	0	0	0	0	31	52
LIBERTY	1	0	24	4	3	3	10	335
MCAULIFFE	0	0	0	0	0	0	9	0
MEMORIAL	74	33	221	29	35	40	126	145
MILL STREET	0	0	13	0	0	0	0	12
MORNINGSIDE	30	4	67	19	10	13	0	74
OLD SETTLERS	4	1	4	0	4	4	4	4
OWEN	5	5	0	0	5	5	18	0
PRAIRIE TRAIL	0	0	0	0	0	0	0	141
ROCKBROOK	0	0	7	0	0	0	0	138
SOUTHRIDGE	21	9	23	0	21	28	10	0
TIMBER CREEK	0	0	0	0	0	0	0	15
TOM HICKS	6	1	28	1	12	37	100	344
VALLEY RIDGE	0	0	1	0	0	0	0	232
VICKERY	0	0	0	0	0	0	0	54
WELLINGTON	20	0	1	1	15	19	0	9
<b>GRAND TOTAL</b>	<b>329</b>	<b>97</b>	<b>764</b>	<b>182</b>	<b>195</b>	<b>282</b>	<b>424</b>	<b>1,857</b>



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

\* Only elementary zones with activity are shown

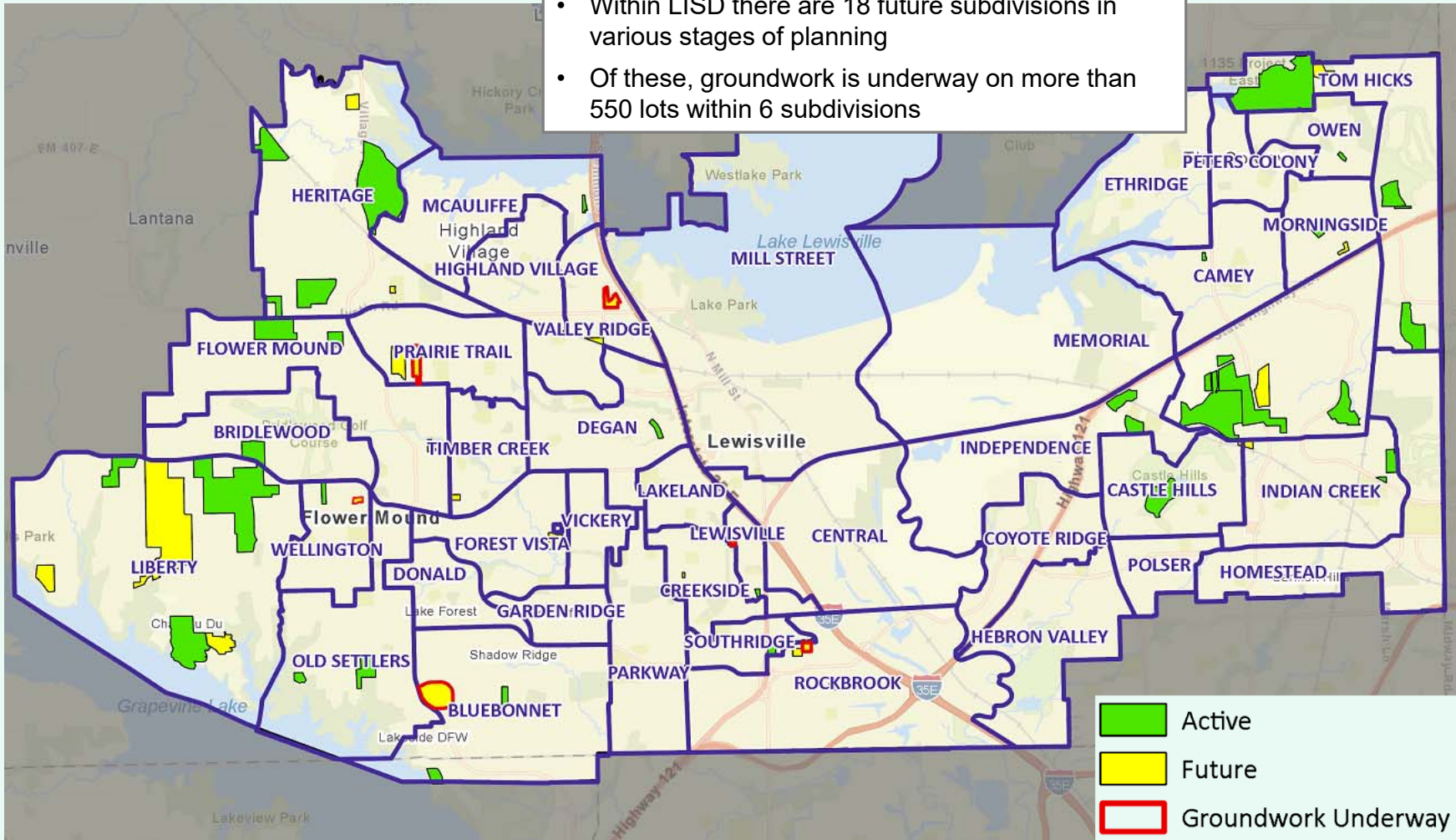






# District Housing Overview

- The district has 39 actively building subdivisions
- Within LISD there are 18 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 550 lots within 6 subdivisions



- Active
- Future
- Groundwork Underway

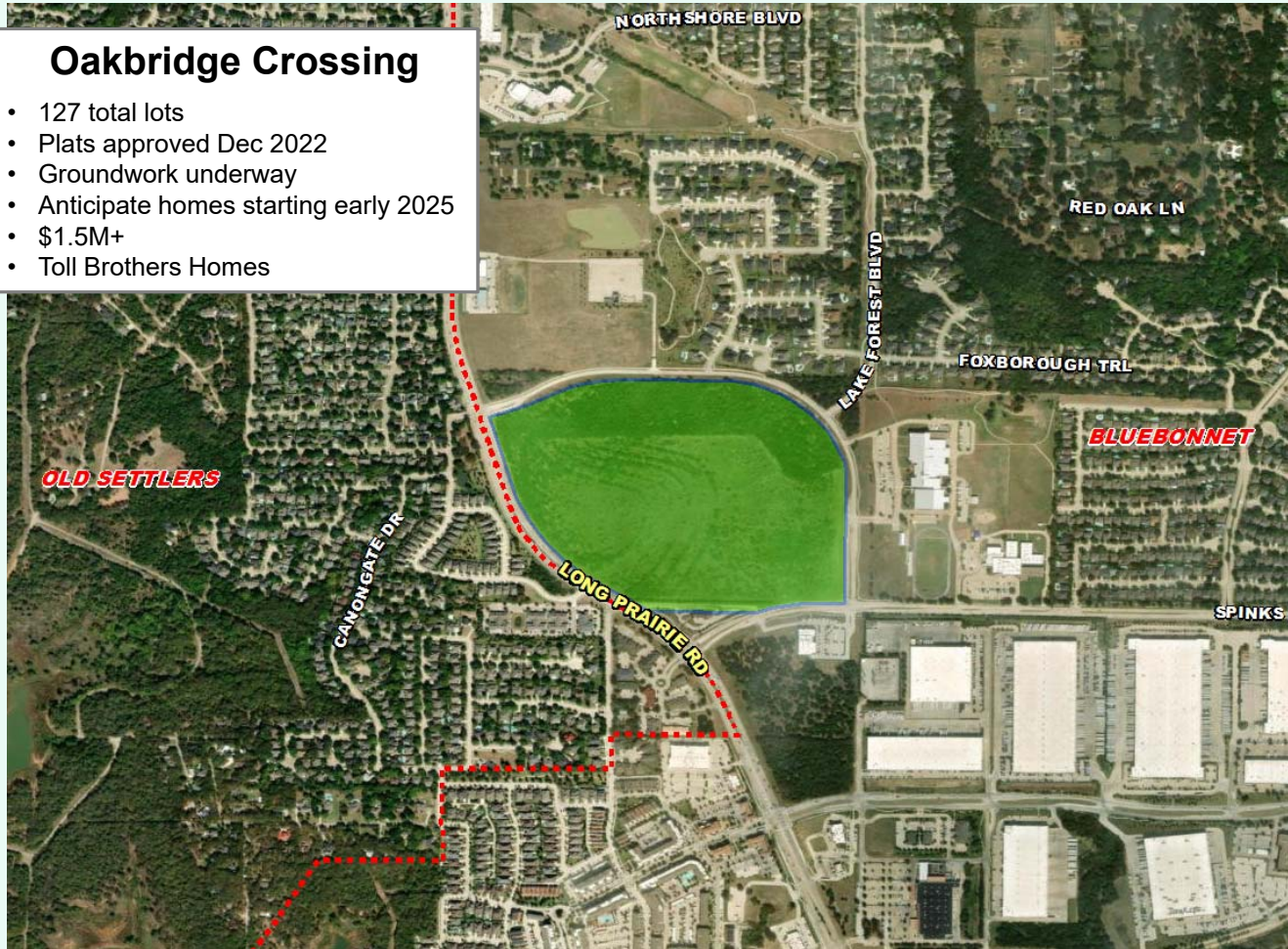




# Residential Activity

## Oakbridge Crossing

- 127 total lots
- Plats approved Dec 2022
- Groundwork underway
- Anticipate homes starting early 2025
- \$1.5M+
- Toll Brothers Homes



June 2024



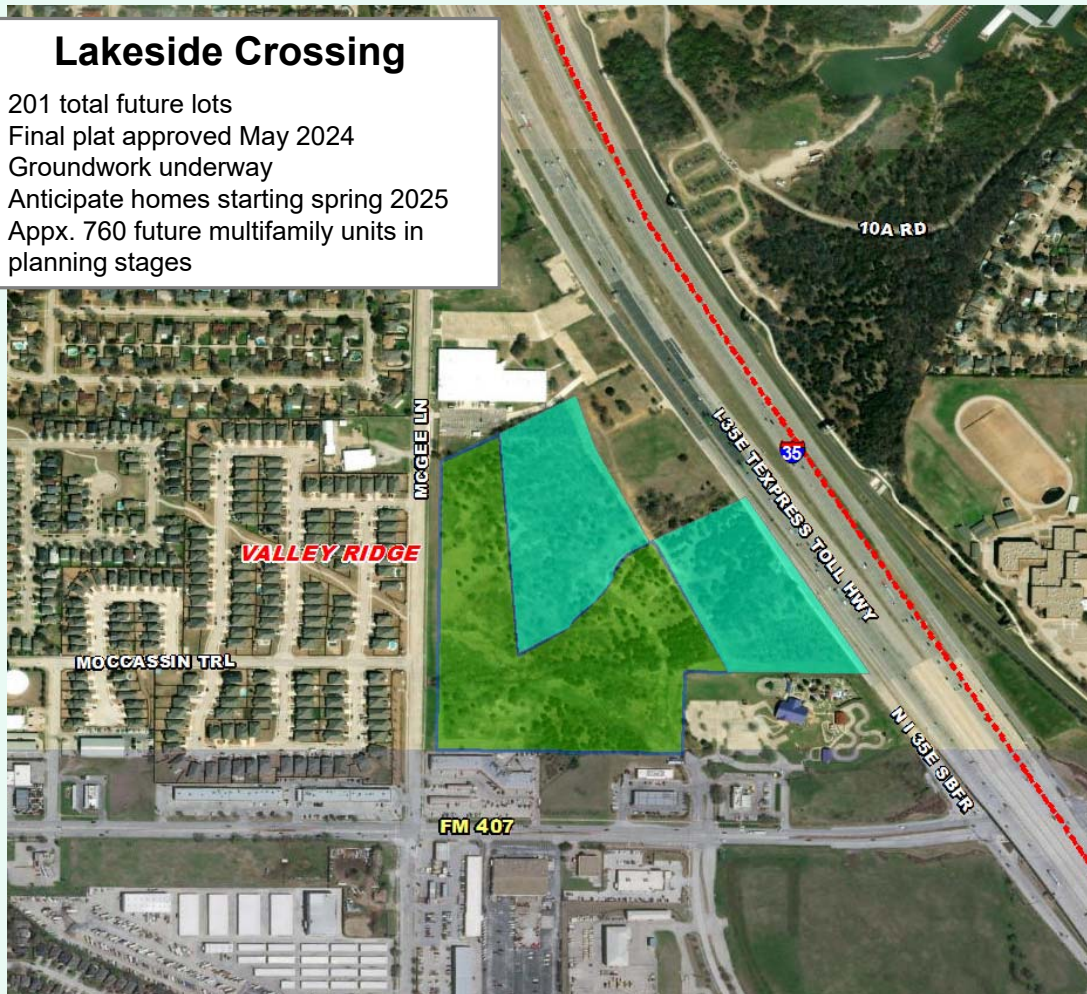




# Residential Activity

## Lakeside Crossing

- 201 total future lots
- Final plat approved May 2024
- Groundwork underway
- Anticipate homes starting spring 2025
- Appx. 760 future multifamily units in planning stages



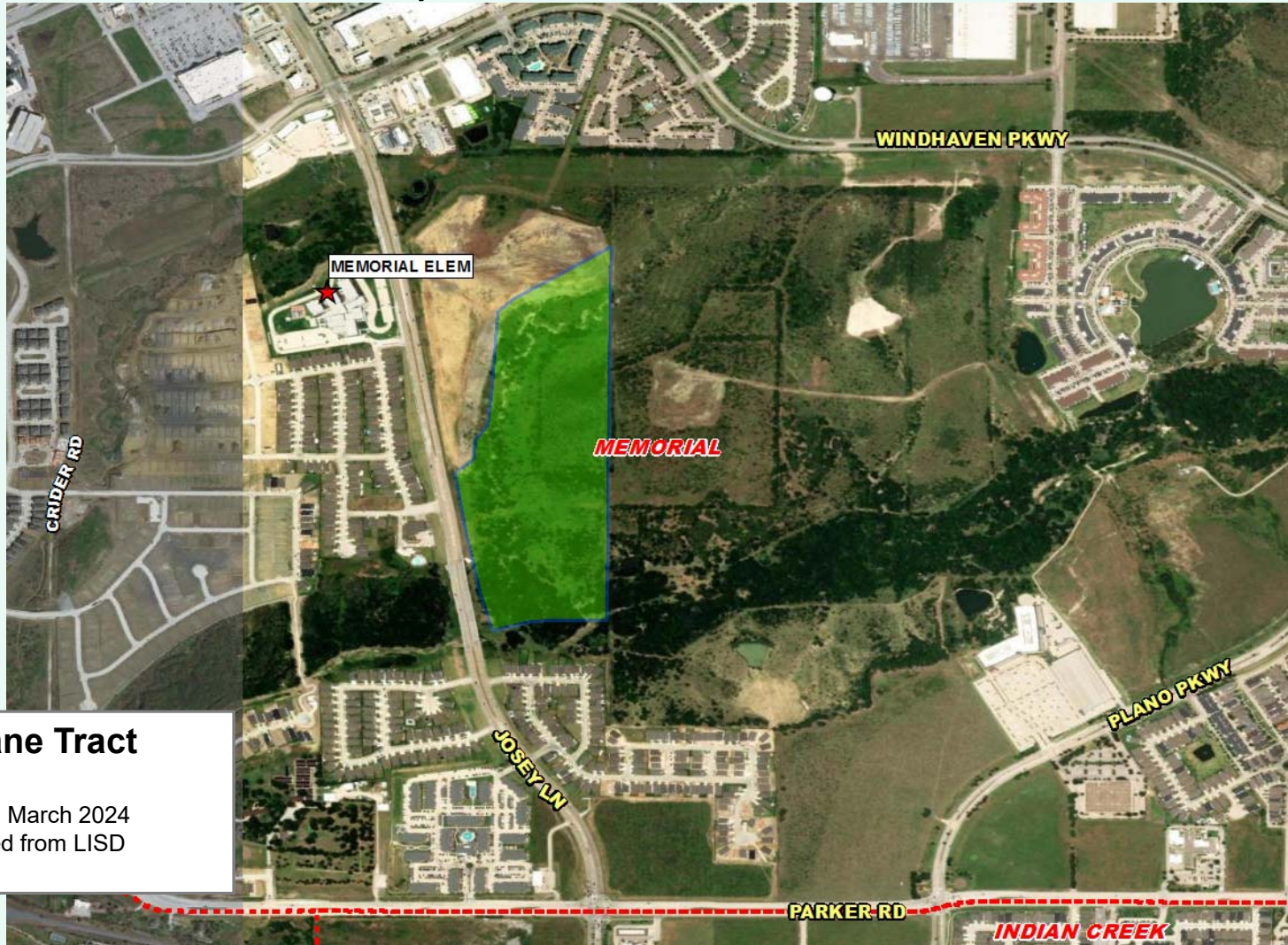
July 2024







## Future Residential Activity



### Josey Lane Tract

- 135 total future lots
- Rezoning approved March 2024
- Land was purchased from LISD
- Plans in design





# Future Residential Activity

## Smith Tract

- 223 total future lots
- Conservation development zoning approved May 2024
- Developer hopes to break ground by end 2024
- First homes anticipated to start end 2025 or early 2026
- Toll Brothers

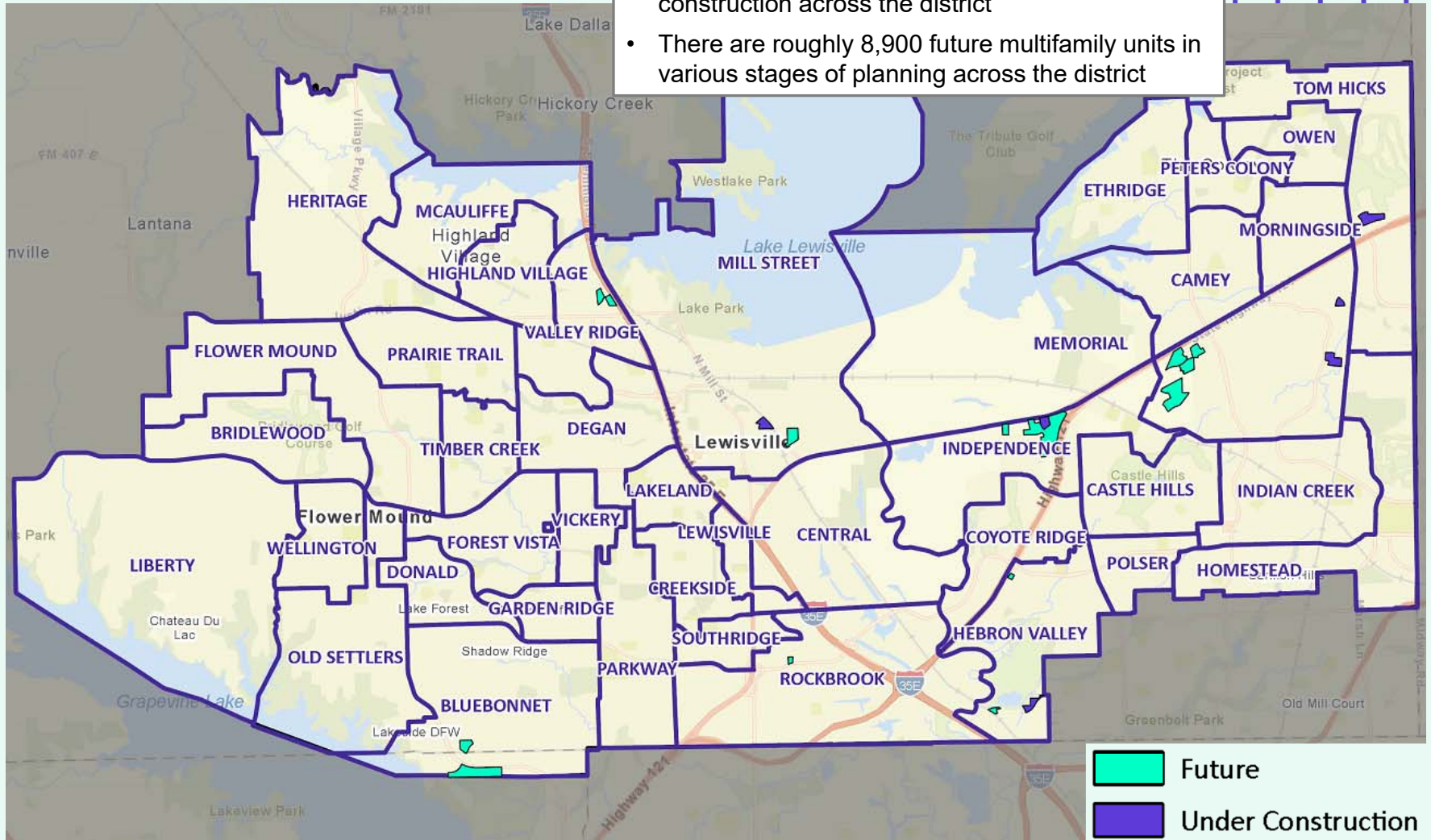






# District Multifamily Overview

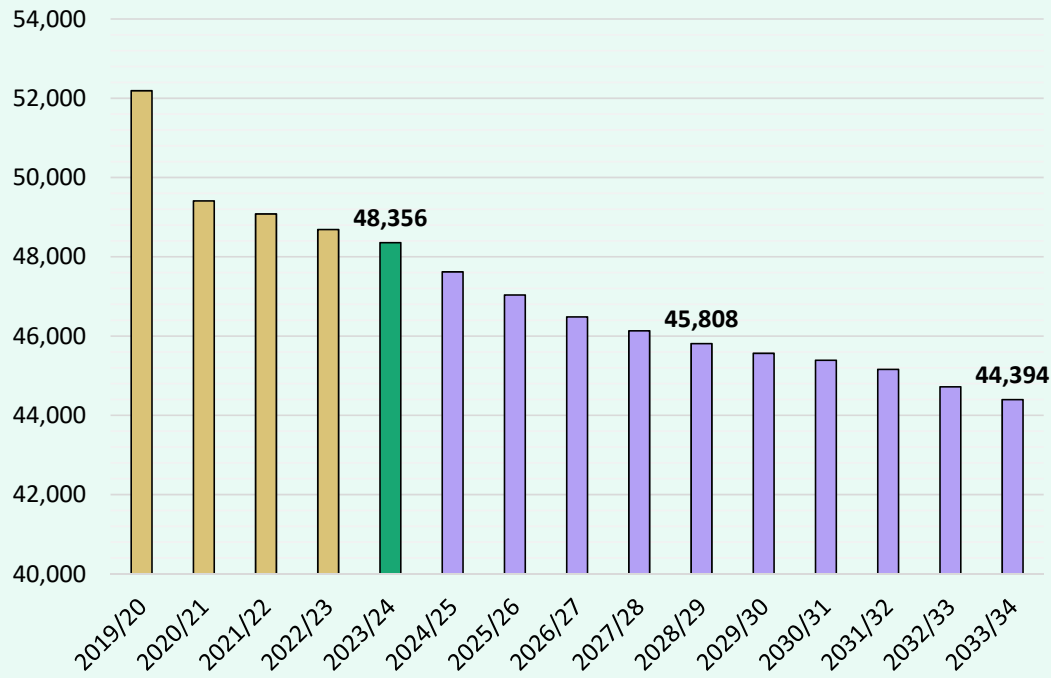
- There are more than 2,800 multifamily units under construction across the district
- There are roughly 8,900 future multifamily units in various stages of planning across the district





## Key Takeaways

### Enrollment Forecast



- New home starts and closings within LISD rose in the 2<sup>nd</sup> quarter as builders continued to work through backlogs
- Groundwork is underway on more than 500 lots within 6 subdivisions



# The Year Ahead- 2024/25

