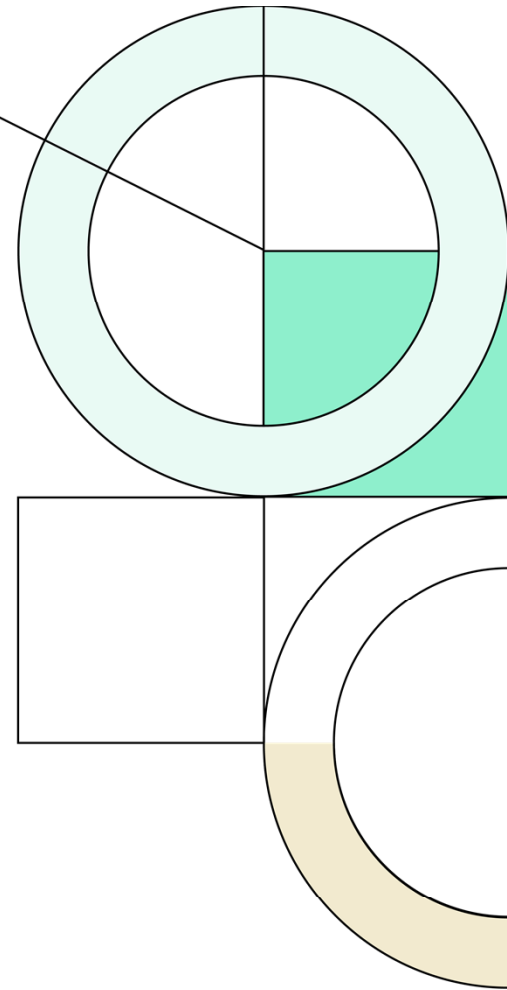




Eagle Mountain- Saginaw Independent School District

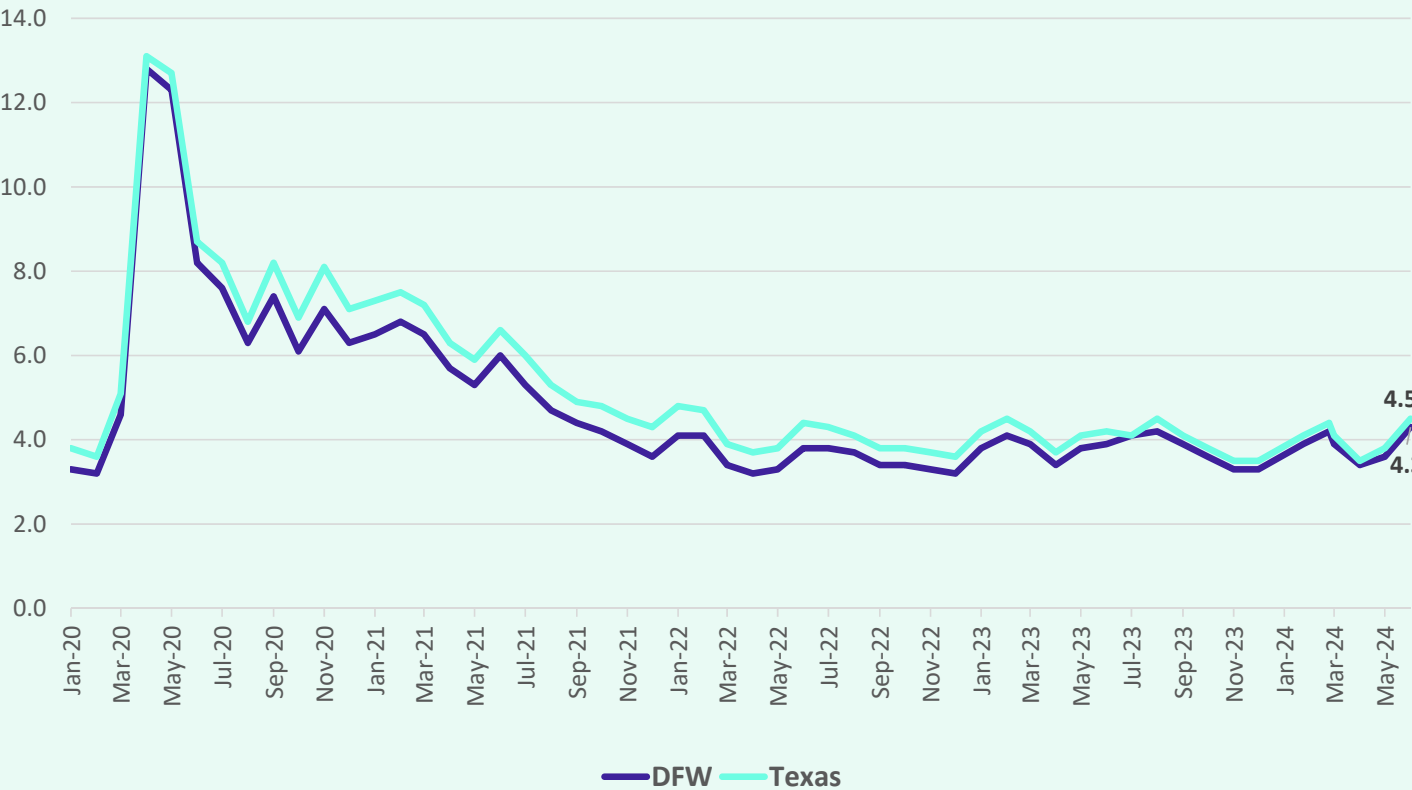
2Q24 Demographic Report



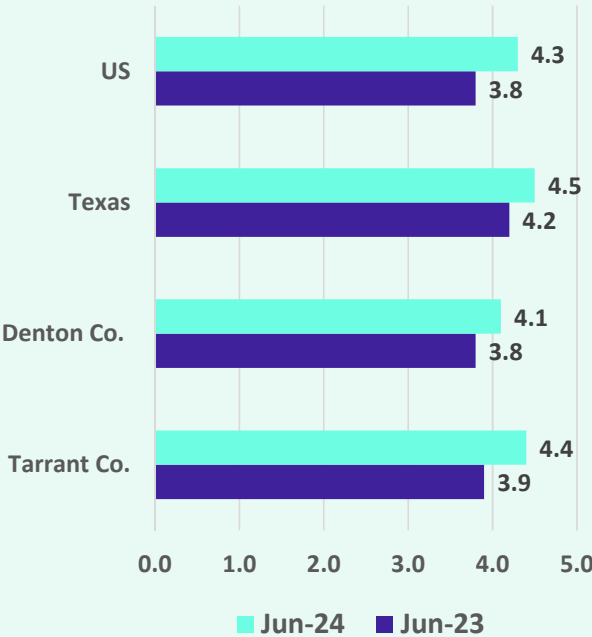


Local Economic Conditions

Unemployment Rate, Jan. 2020 - June 2024



Unemployment Rate, Year over Year





DFW New Home Starts & Closings

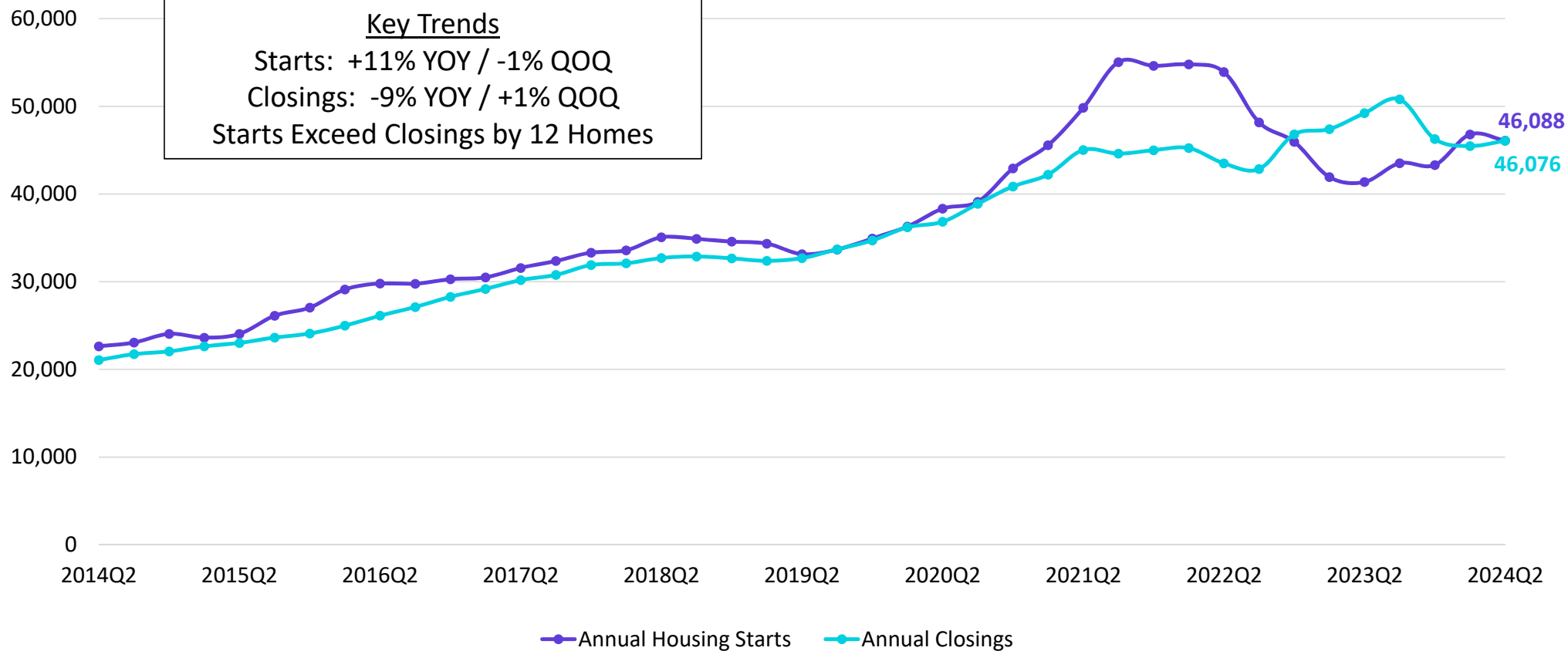
Annual Housing Starts vs. Annual Closings

Key Trends

Starts: +11% YOY / -1% QOQ

Closings: -9% YOY / +1% QOQ

Starts Exceed Closings by 12 Homes



Source: Zonda

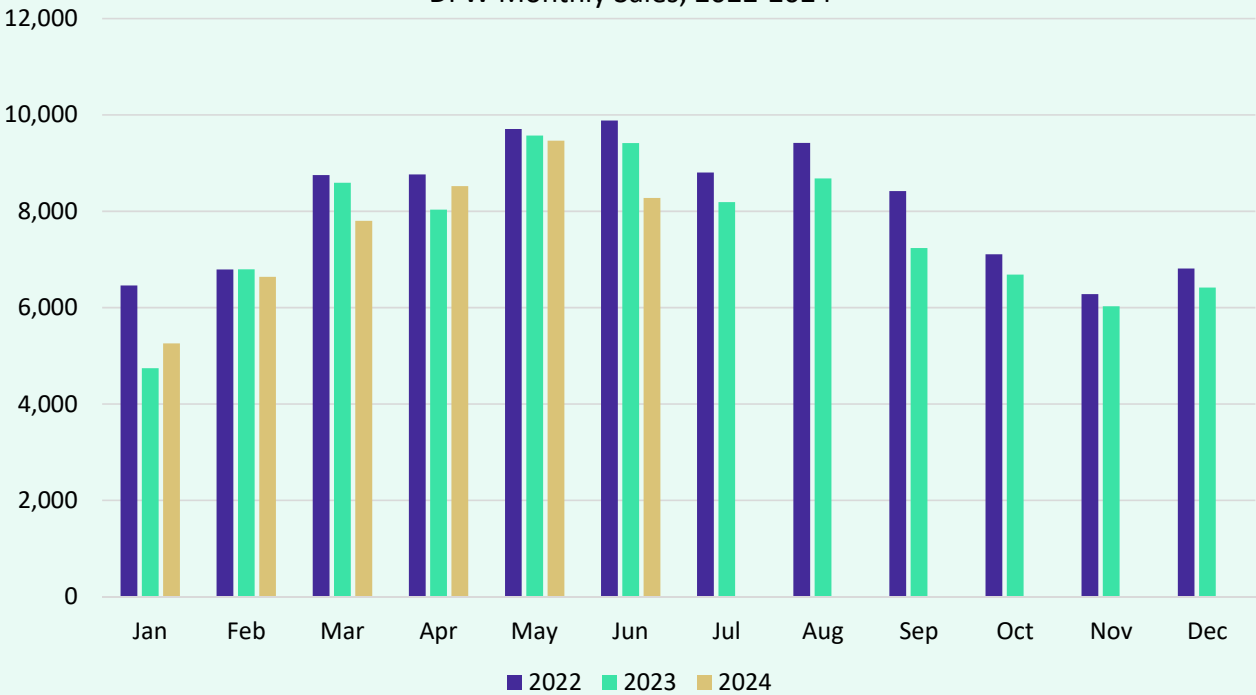
Zonda
Education

© 2022 Zonda



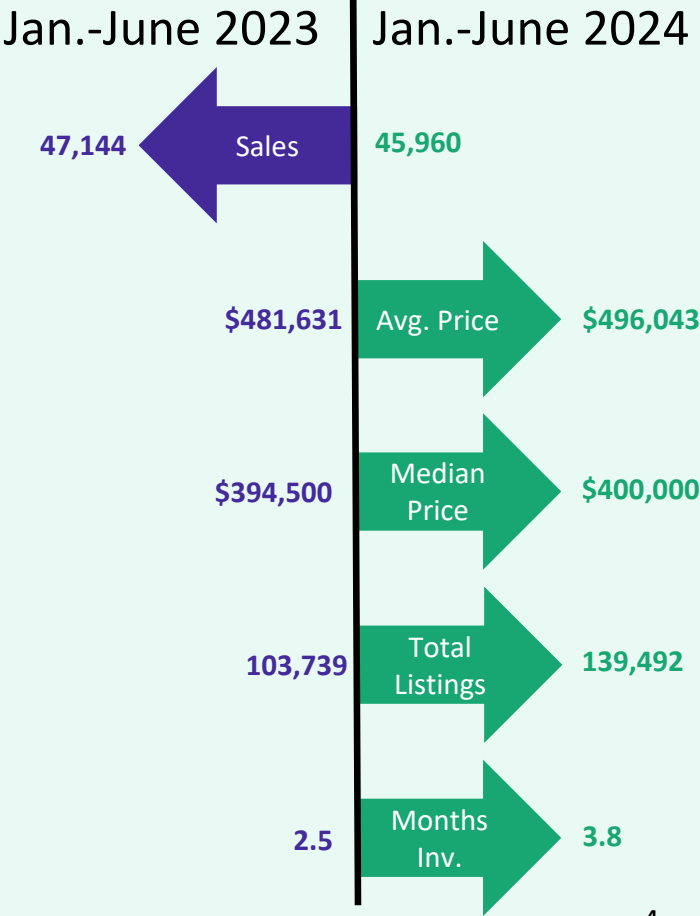
DFW Housing Market Trends

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



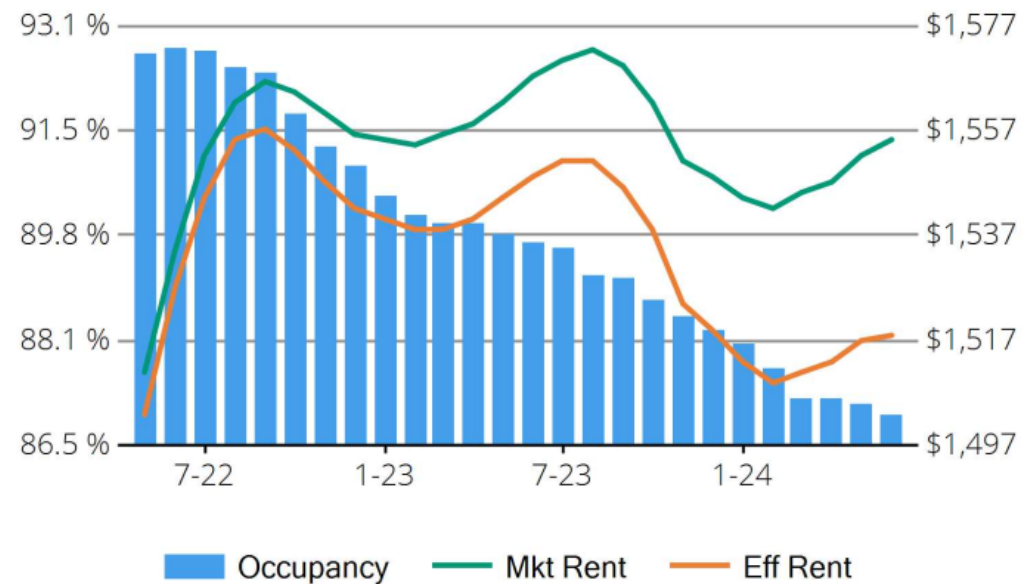


Housing Market Trends: Multi-family Market- June 2024

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%

Dallas/Fort Worth, TX





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	3,006	3,067	1,530	4,028	38,537
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

* 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	389	351	530	321	292	382	441
2Q	411	439	593	356	413	535	407
3Q	293	442	514	312	372	688	
4Q	517	401	580	191	542	389	
Total	1,610	1,633	2,217	1,180	1,619	1,994	848

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	295	285	340	473	161	374	541
2Q	310	483	567	425	256	513	614
3Q	374	512	664	300	383	679	
4Q	367	441	591	264	255	286	
Total	1,346	1,721	2,162	1,462	1,055	1,852	1,155




District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
BRYSON	333	85	297	95	105	200	194	0
CHISHOLM RIDGE	48	10	20	5	0	0	0	199
COMANCHE SPRINGS	340	45	441	138	56	134	14	0
COPPER CREEK	152	48	166	50	51	73	22	0
DOZIER	133	38	111	23	47	91	63	397
EAGLE MOUNTAIN	178	12	302	112	28	63	451	8020
ELKINS	74	44	34	7	33	63	260	0
GILILLAND	0	0	0	0	0	0	0	0
GREENFIELD	46	13	38	13	11	20	4	152
HATLEY	545	100	634	158	80	183	737	1971
HIGH COUNTRY	0	0	0	0	0	0	0	0
LAKE COUNTRY	64	12	38	5	41	61	152	245
LAKE POINTE	3	0	19	2	0	0	0	0
NORTHBROOK	0	0	0	0	0	0	0	0
PARKVIEW	0	0	0	0	0	0	0	0
REMINGTON POINT	0	0	0	0	0	0	0	0
SAGINAW	0	0	0	0	0	0	0	0
WILLOW CREEK	9	0	20	6	3	4	9	0
Grand Total	1,925	407	2,120	614	455	892	1,906	10,984

 Highest activity in the category

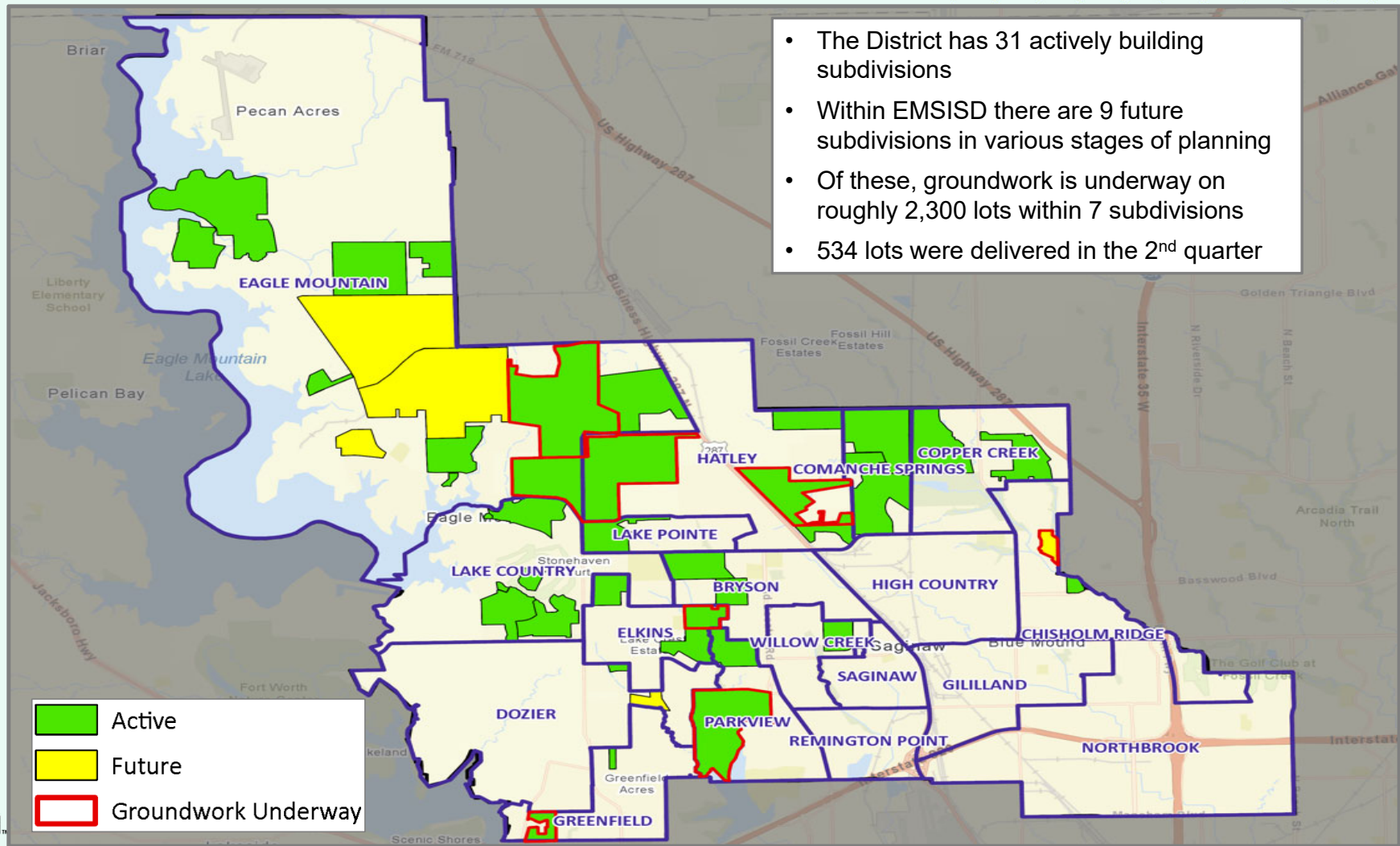
 Second highest activity in the category

 Third highest activity in the category

*Does NOT include age-restricted communities

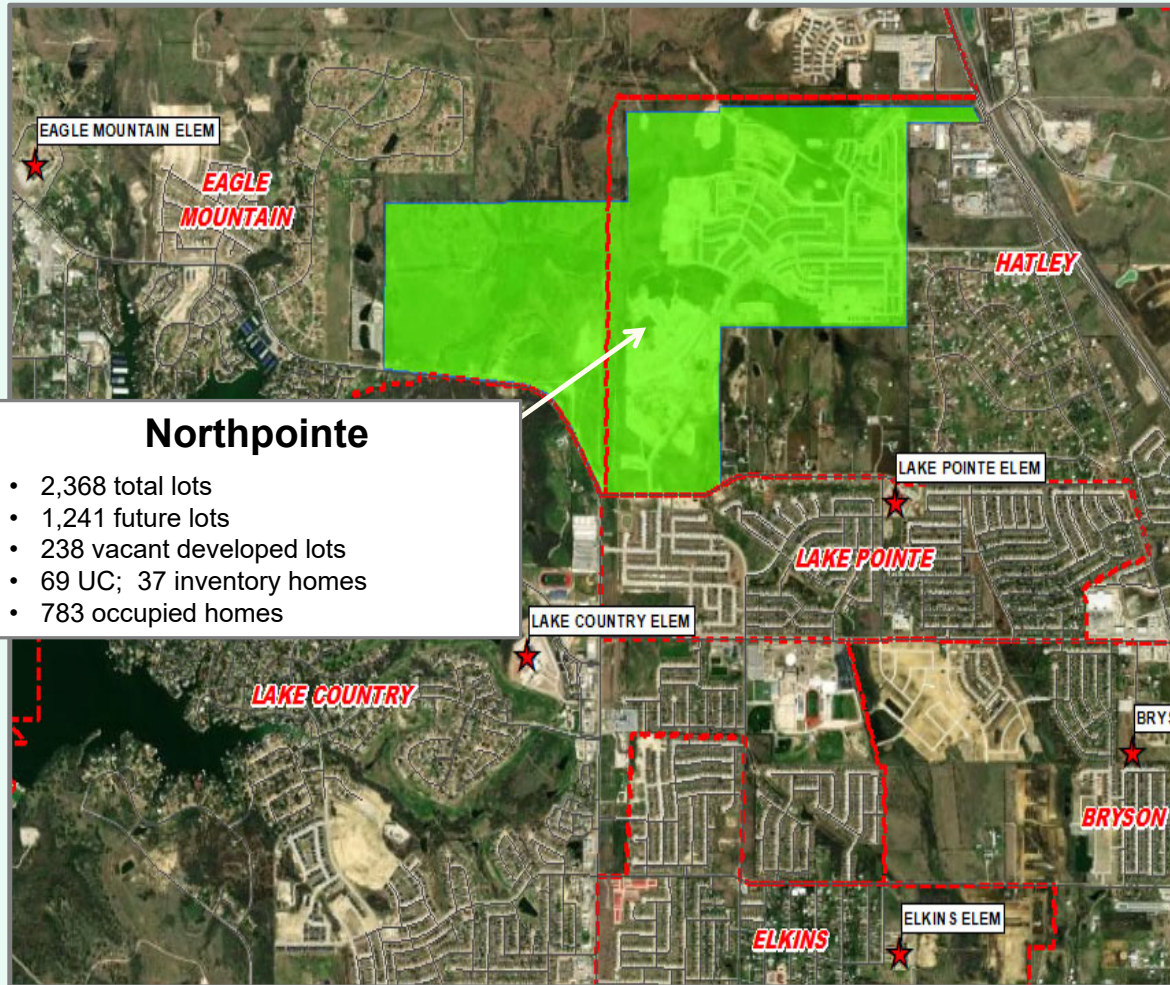


District Housing Overview





Residential Activity



June 2024





Residential Activity

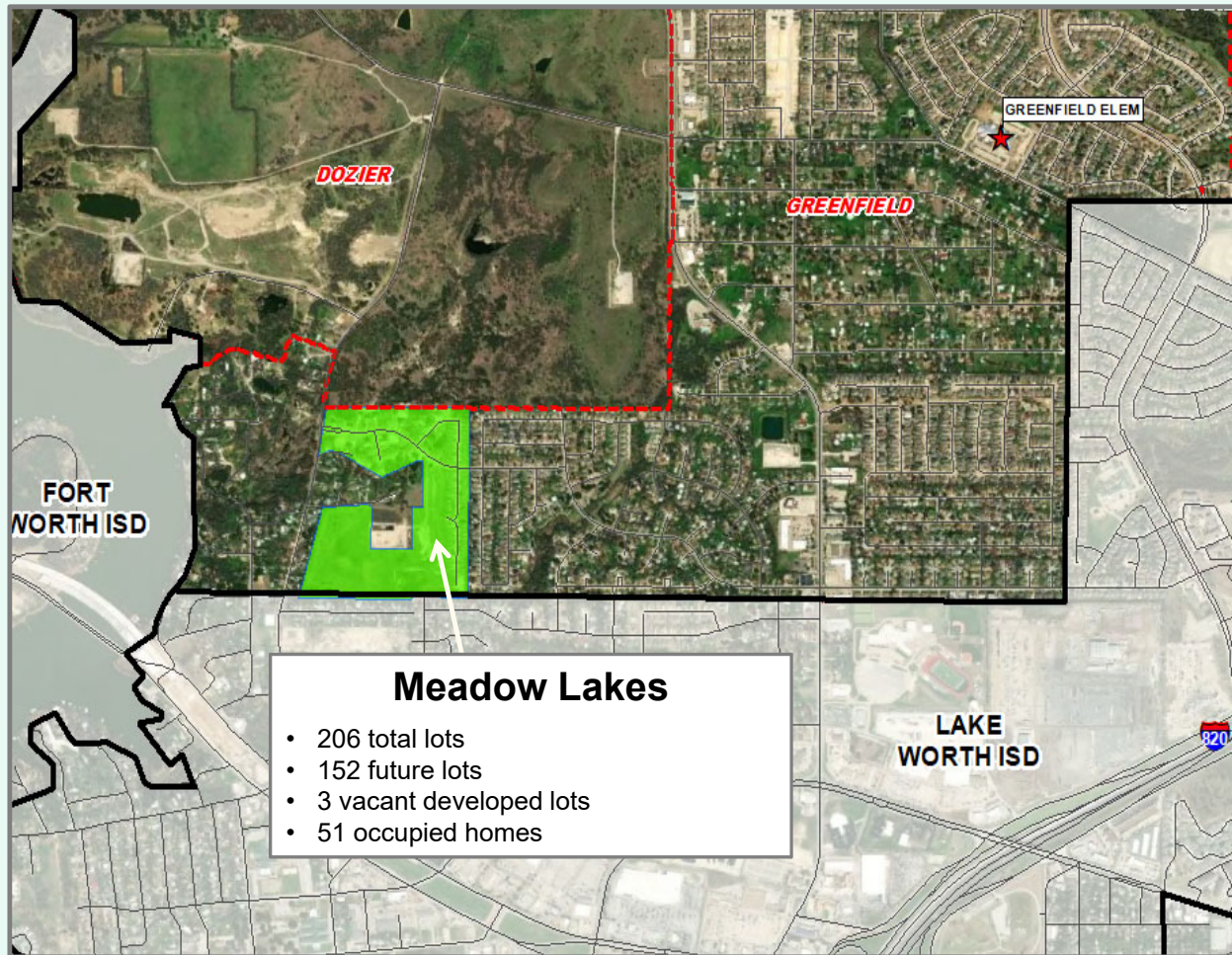


June 2024

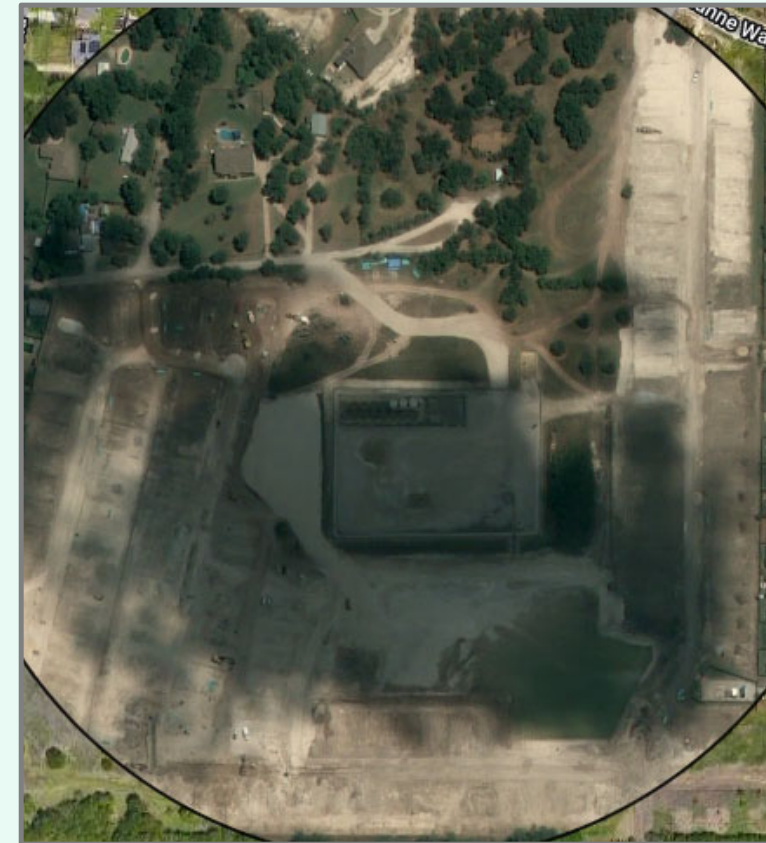




Residential Activity

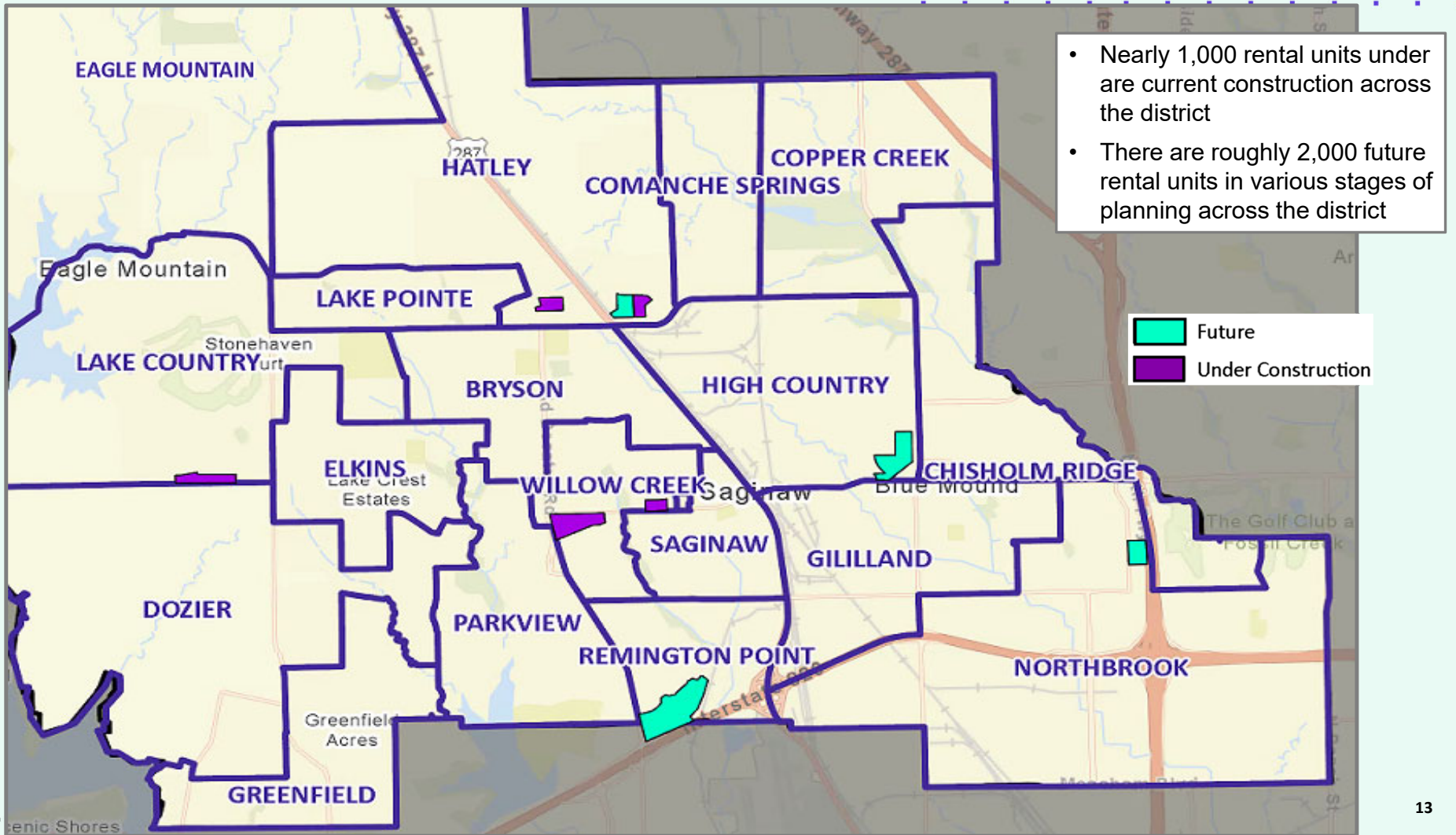


February 2024





District Multifamily Overview



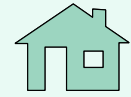


Enrollment Review



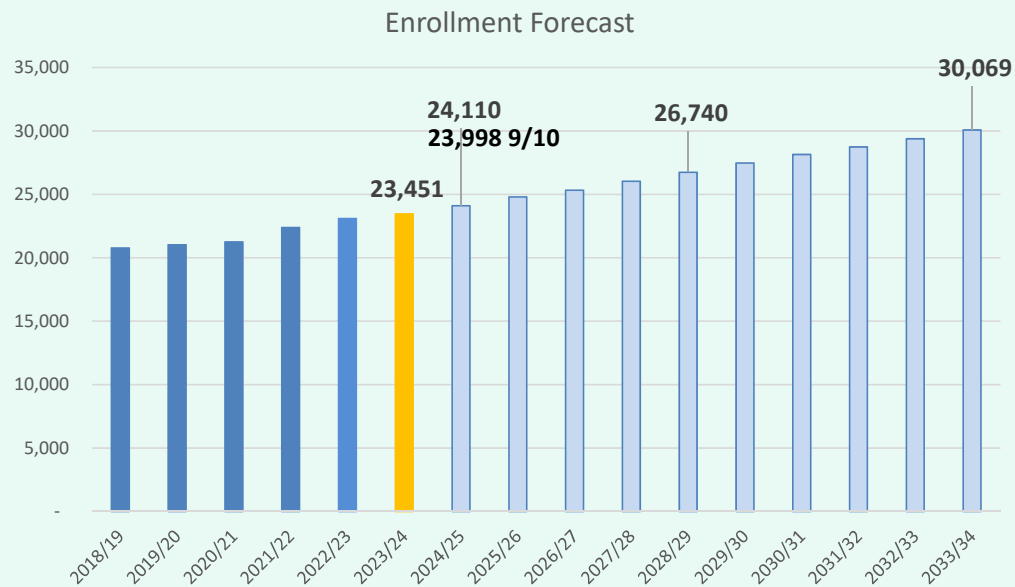
Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2019/20	116	398	1,413	1,465	1,464	1,454	1,490	1,601	1,742	1,776	1,671	1,777	1,655	1,591	1,415	21,028	259	1.25%
2020/21	119	342	1,358	1,462	1,522	1,497	1,493	1,566	1,637	1,809	1,778	1,817	1,749	1,619	1,479	21,247	219	1.04%
2021/22	52	562	1,509	1,548	1,595	1,621	1,566	1,592	1,686	1,762	1,867	2,089	1,836	1,653	1,448	22,386	1,139	5.36%
2022/23	65	634	1,457	1,634	1,636	1,664	1,710	1,611	1,705	1,757	1,827	2,178	1,962	1,697	1,556	23,093	707	3.16%
2023/24	139	644	1,431	1,573	1,644	1,691	1,723	1,753	1,711	1,754	1,802	2,070	2,090	1,846	1,580	23,451	358	1.55%
2024/25	103	635	1,521	1,571	1,639	1,743	1,786	1,811	1,882	1,813	1,844	2,007	1,998	2,085	1,672	24,110	659	2.81%
9/10/2024	110	695	1,521	1,533	1,625	1,723	1,747	1,773	1,809	1,818	1,847	2,099	2,011	1,969	1,718	23,998		
variance	7	60	0	-38	-14	-20	-39	-38	-73	5	3	92	13	-116	46	-112		

- Overall enrollment is less than 1% from the spring 2024 projections
- District enrollment will likely top 24,000 by mid September
- Elementary grade levels are coming in below projection while most secondary grades are above projections
- Enrollment growth at 547 students growth will likely top 600 students by December



Key Takeaways

Projections from spring 2024



- September enrollment is approaching the projected enrollment of 24,110 with September enrollment at 23,998
- Enrollment will get with-in 100 students by snapshot date (less than 1% variance)
- Groundwork is currently underway on more than 2,300 lots within 7 subdivisions
- Multifamily construction continues with nearly 1,000 units under construction and appx. 2,000 units in the planning stages
- Updated enrollment projections will be ready early October