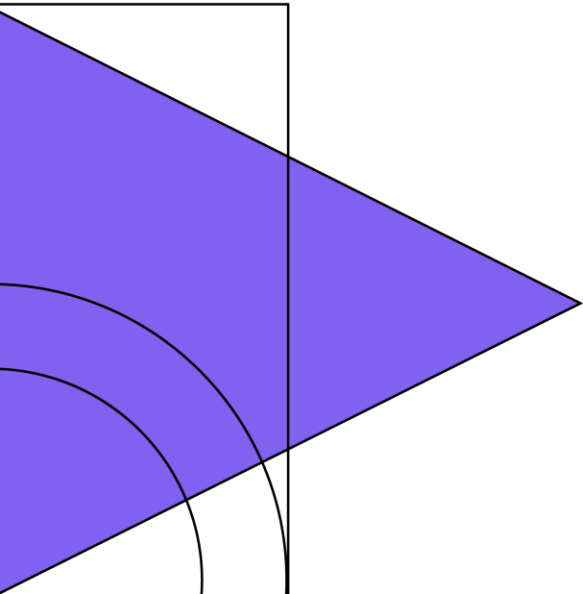
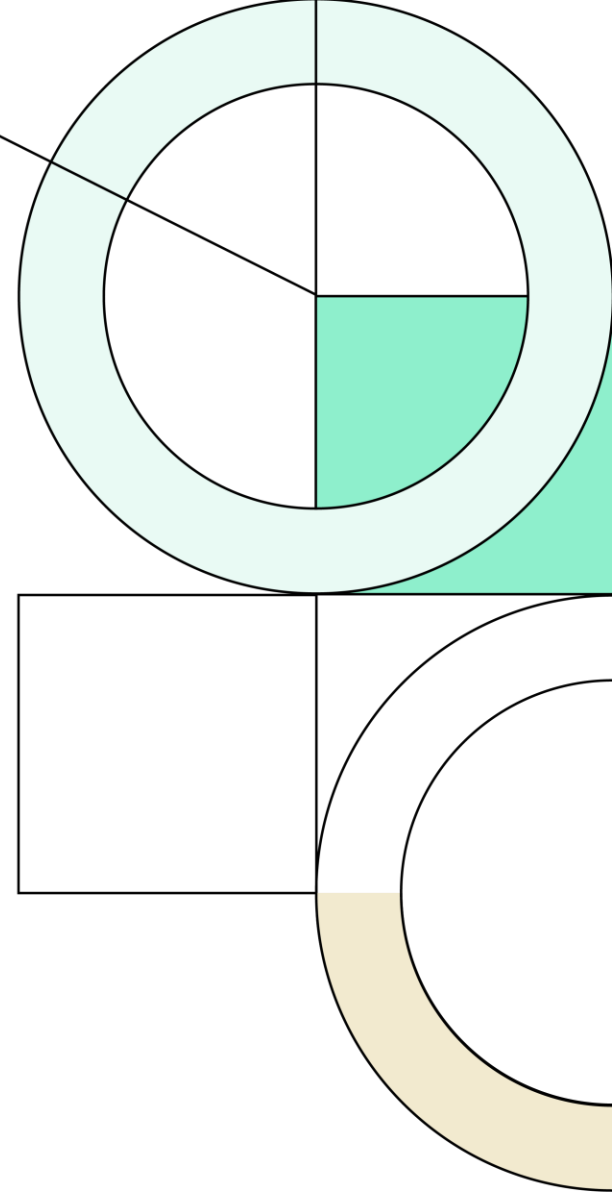




**Greenville
Independent
School
District**

Spring 2023-24

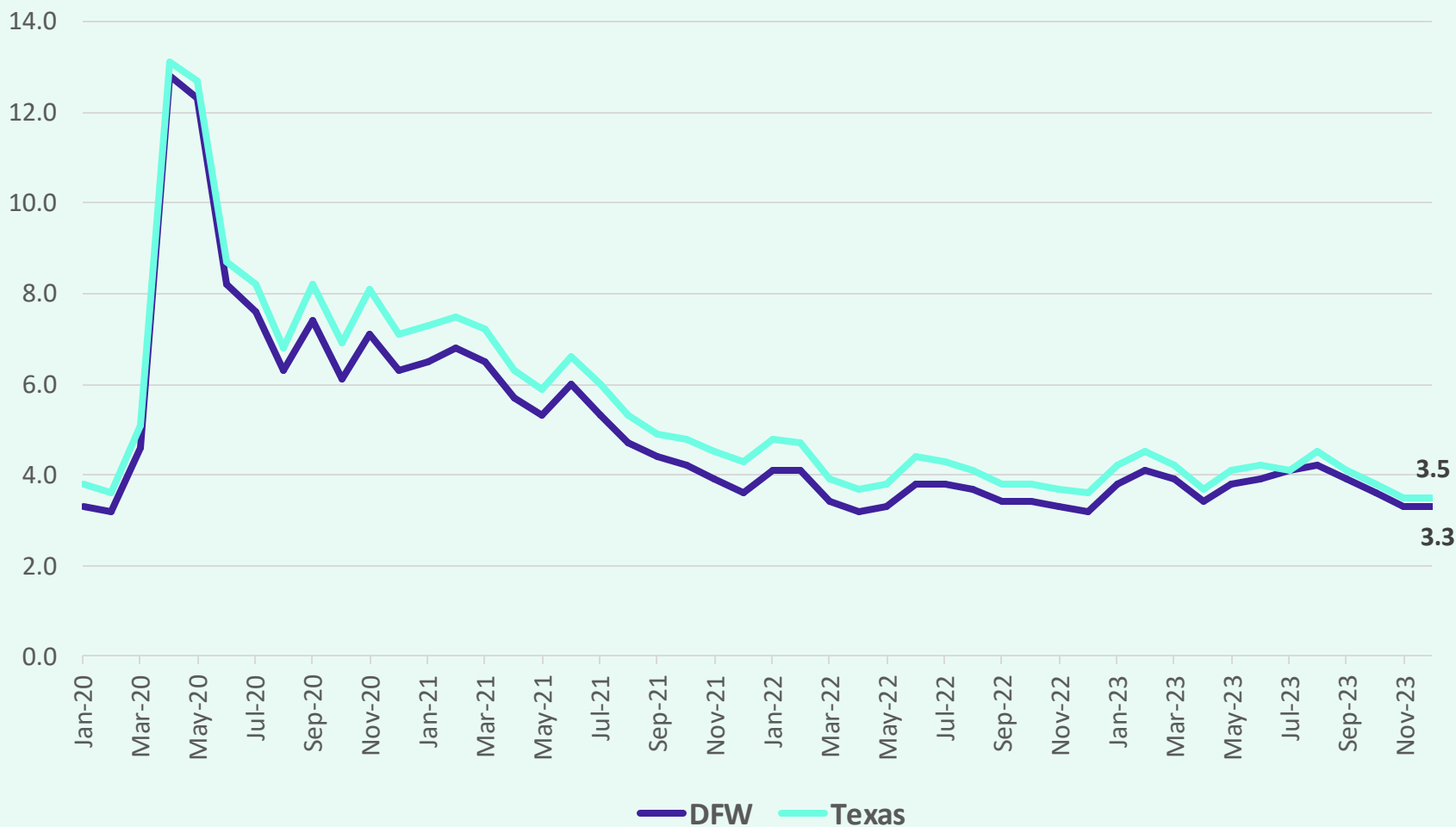
Demographic Report



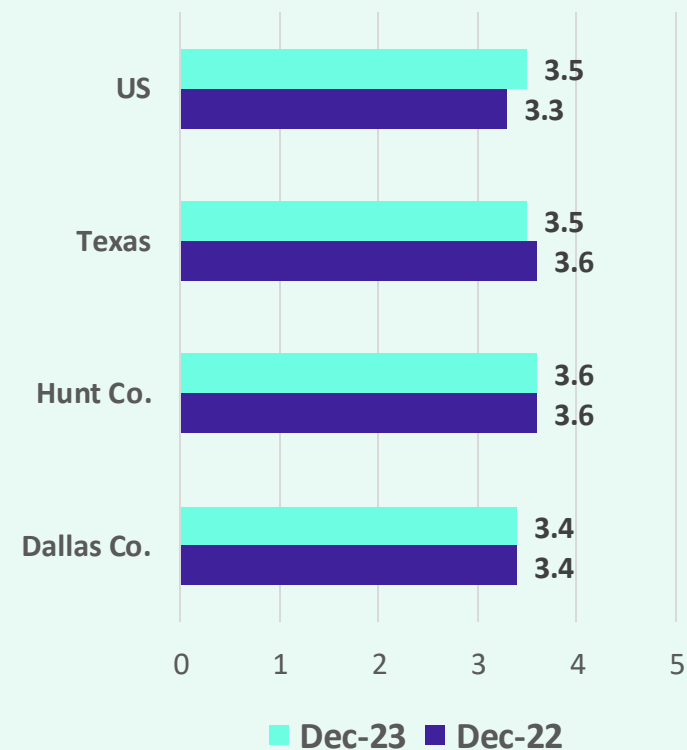


Local Economic Conditions

Unemployment Rate, Jan. 2020 - Dec. 2023



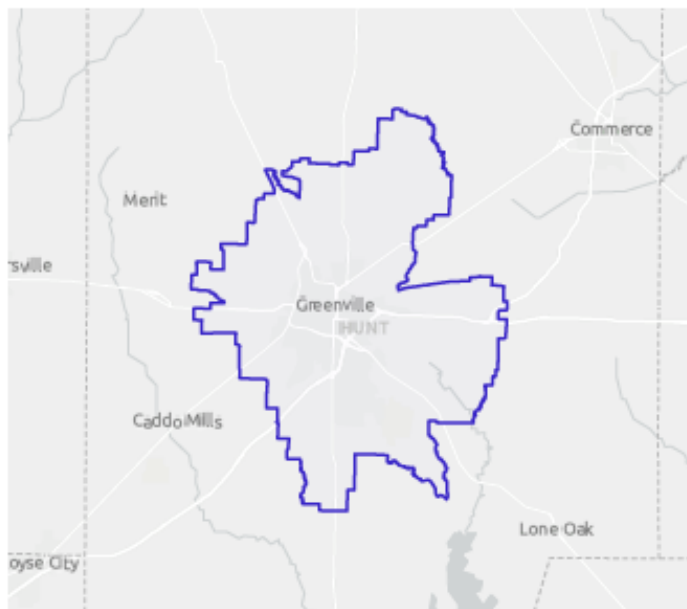
Unemployment Rate, Year over Year





POPULATION TRENDS AND KEY INDICATORS

GREENVILLE ISD
Area: 134.03 square miles



33,943

Population

12,952

Households

2.57

Avg Size Household

37.5

Median Age

\$51,390

Median Household Income

\$181,417

Median Home Value

71

Wealth Index

104

Housing Affordability

75

Diversity Index

MORTGAGE INDICATORS



\$9,827

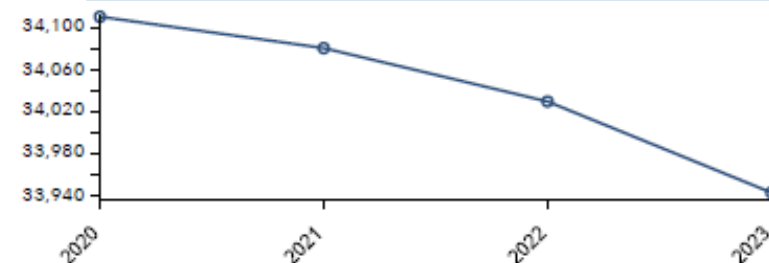
Avg Spent on Mortgage & Basics



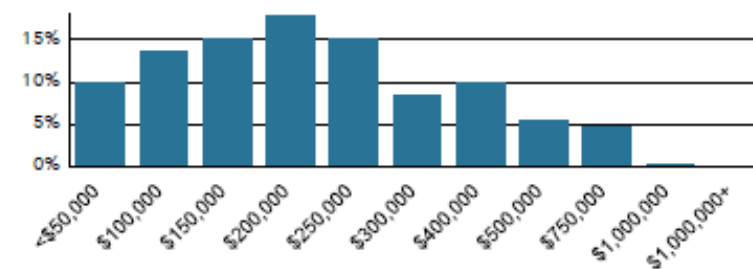
21.2%

Percent of Income for Mortgage

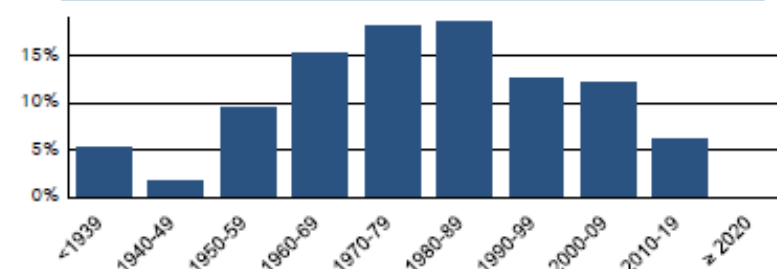
Historical Trends: Population



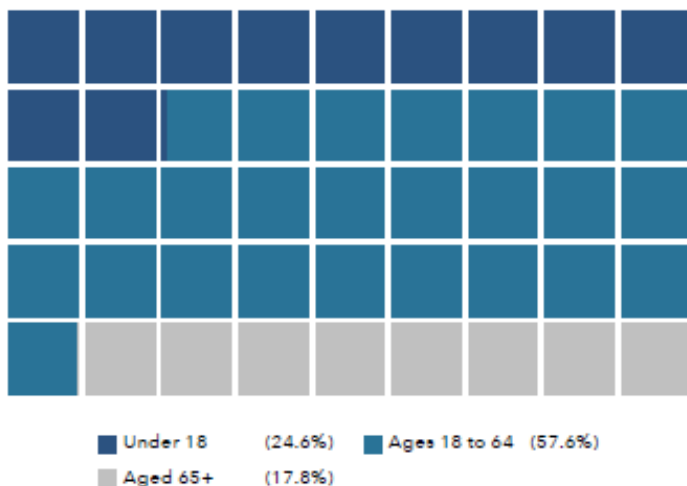
Home Value



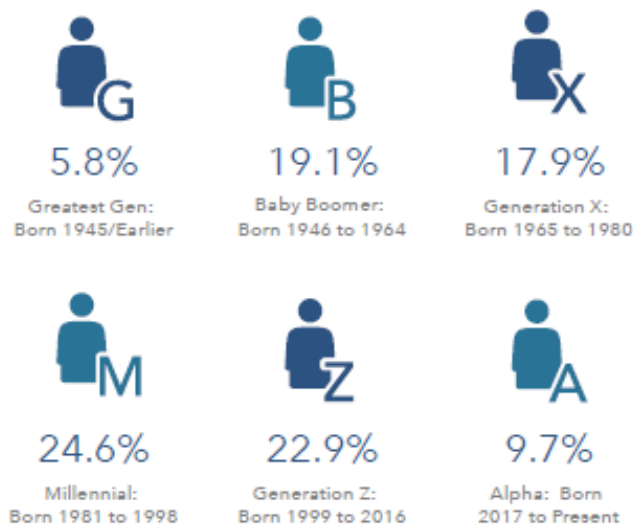
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri



Housing Activity by MSA

Top Markets by Housing Starts (4Q2023)

Rank	Market	Annualized Starts	YOY Change	YOY %
1	Dallas-Fort Worth-Arlington, TX	42,513	-2,109	-5%
2	Houston-Pasadena-The Woodlands, TX	35,637	-2,059	-5%
3	Atlanta-Sandy Springs-Roswell, GA	17,869	-2,209	-11%
4	Phoenix-Mesa-Chandler, AZ	17,580	-6,058	-26%
5	Orlando-Kissimmee-Sanford, FL	15,994	591	4%
6	Austin-Round Rock-San Marcos, TX	15,527	-5,975	-28%
7	San Antonio-New Braunfels, TX	14,800	-4,090	-22%
8	Tampa-St. Petersburg-Clearwater, FL	11,858	-1,553	-12%
9	Charlotte-Concord-Gastonia, NC-SC	11,716	-947	-7%
10	Riverside-San Bernardino-Ontario, CA	11,453	-245	-2%
11	Raleigh-Cary, NC	10,344	-408	-4%
12	Washington-Arlington-Alexandria, DC-VA-MD-WV	10,048	-1,493	-13%
13	Jacksonville, FL	9,957	-1,254	-11%
14	Las Vegas-Henderson-North Las Vegas, NV	9,821	-1,549	-14%
15	Nashville-Davidson--Murfreesboro--Franklin, TN	9,218	-123	-1%
16	North Port-Bradenton-Sarasota, FL	9,065	-694	-7%
17	Miami-Fort Lauderdale-West Palm Beach, FL	8,634	-343	-4%
18	Denver-Aurora-Centennial, CO	7,604	-1,729	-19%
19	Lakeland-Winter Haven, FL	7,339	-51	-1%
20	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	7,207	674	10%
21	Seattle-Tacoma-Bellevue, WA	6,739	1,027	18%
22	Minneapolis-St. Paul-Bloomington, MN-WI	6,703	-1,034	-13%
23	Chicago-Naperville-Elgin, IL-IN	6,425	-266	-4%
24	Sacramento-Roseville-Folsom, CA	6,229	-914	-13%
25	Indianapolis-Carmel-Greenwood, IN	6,195	-626	-9%

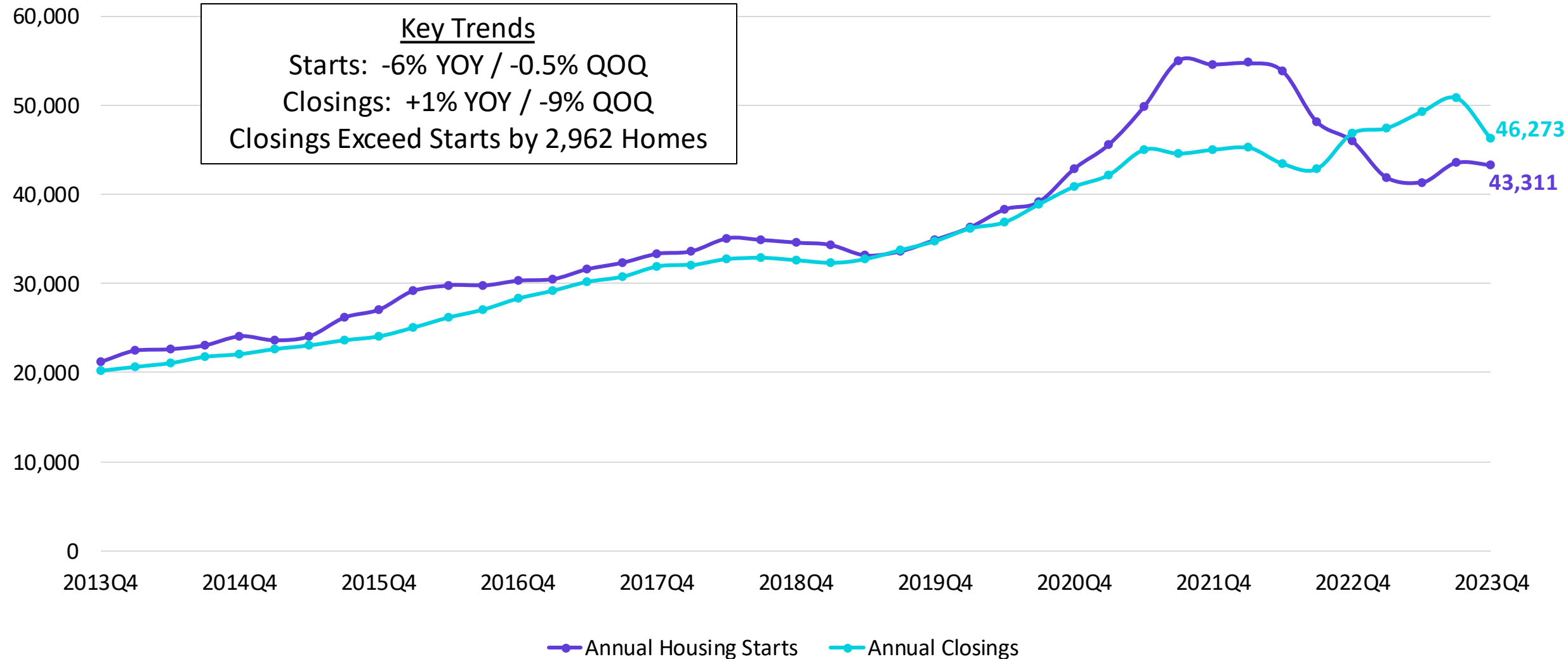
Source: Zonda



DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

Key Trends
 Starts: -6% YOY / -0.5% QOQ
 Closings: +1% YOY / -9% QOQ
 Closings Exceed Starts by 2,962 Homes

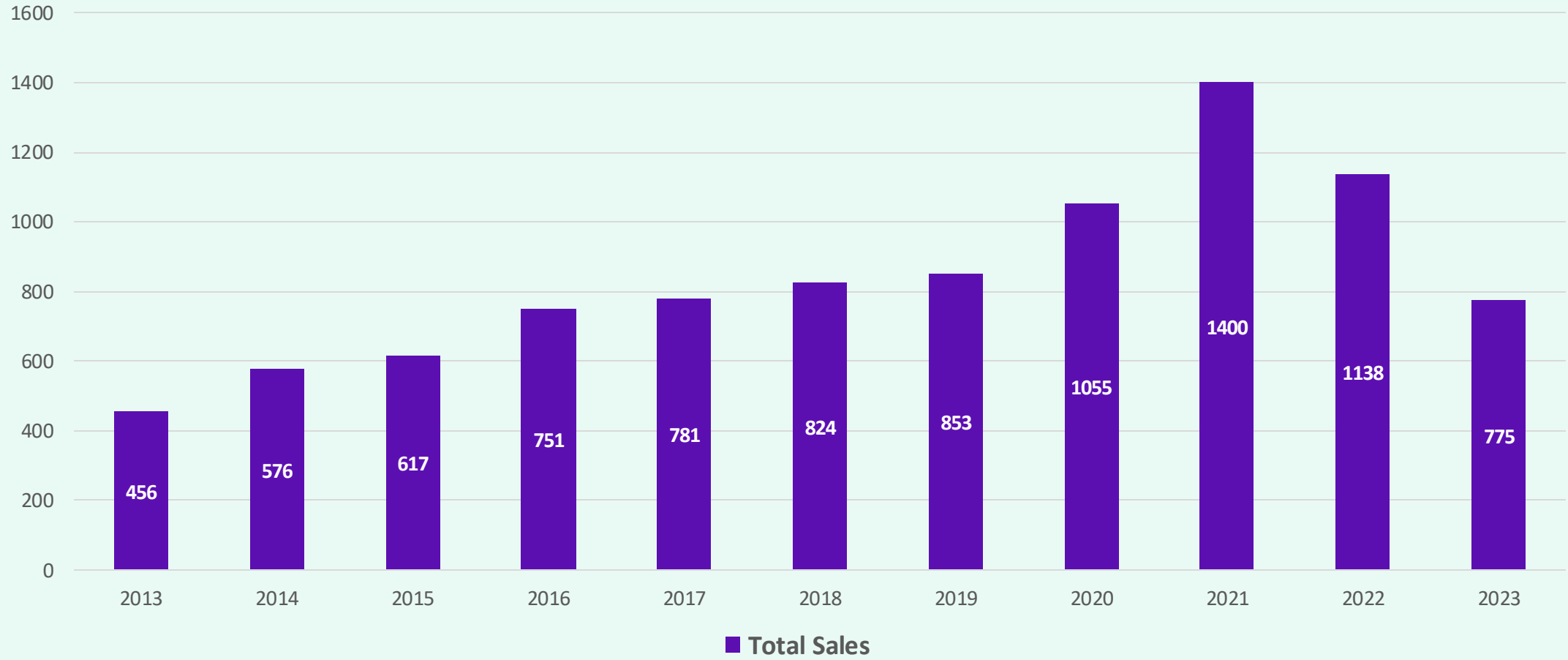


Source: Zonda

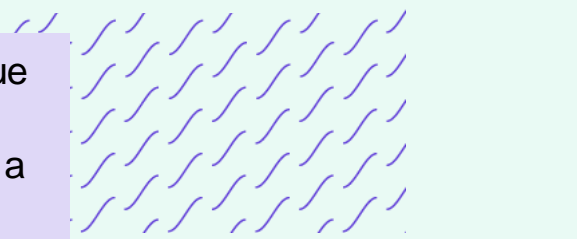


Greenville ISD Housing Market Analysis

District Annual Home Sales, 2013 – 2023



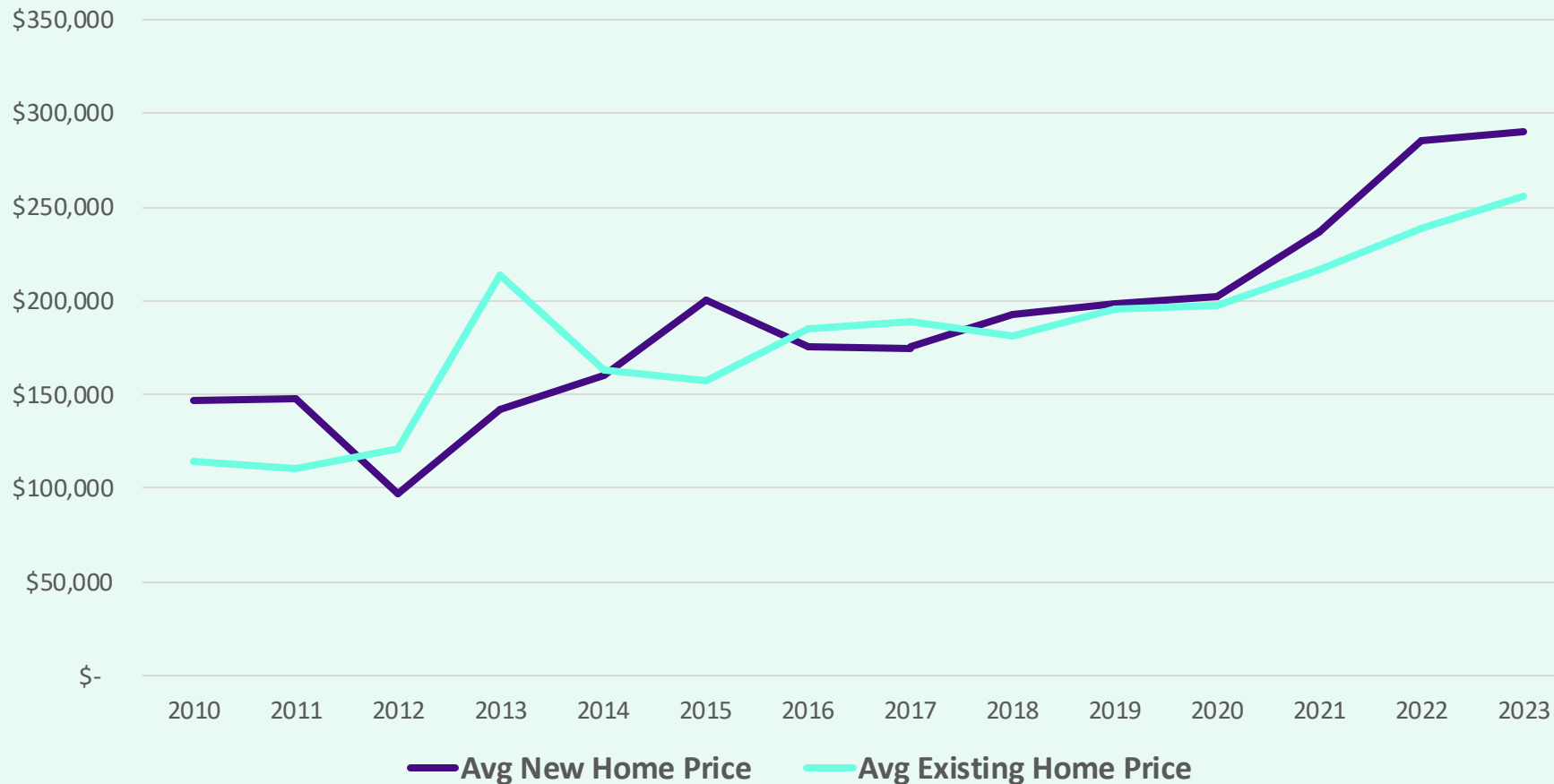
- Total home sales within Greenville ISD have declined 45% the past 2 years mostly due to rising inflation costs and interest rate increases
- New home sales in GISD accounted for 9.3% of the total district home sales in 2023, a 9.3% decline from 2022





Greenville ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2013 - 2023



- The average new home sale price in Greenville ISD has more than doubled between 2013 and 2023, an increase of nearly \$148,200
- The average existing home sale price in GISD has risen 20% in the last 10 years, an increase of \$42,400

	Avg New Home	Avg Existing Home
2013	\$ 142,131	\$213,660
2014	\$ 160,029	\$162,648
2015	\$ 200,336	\$157,204
2016	\$ 175,915	\$184,827
2017	\$ 175,166	\$188,718
2018	\$ 192,477	\$181,248
2019	\$ 198,357	\$195,753
2020	\$ 202,010	\$197,189
2021	\$ 236,659	\$216,566
2022	\$ 285,492	\$239,015
2023	\$ 290,321	\$256,060



DFW New Home Ranking Report

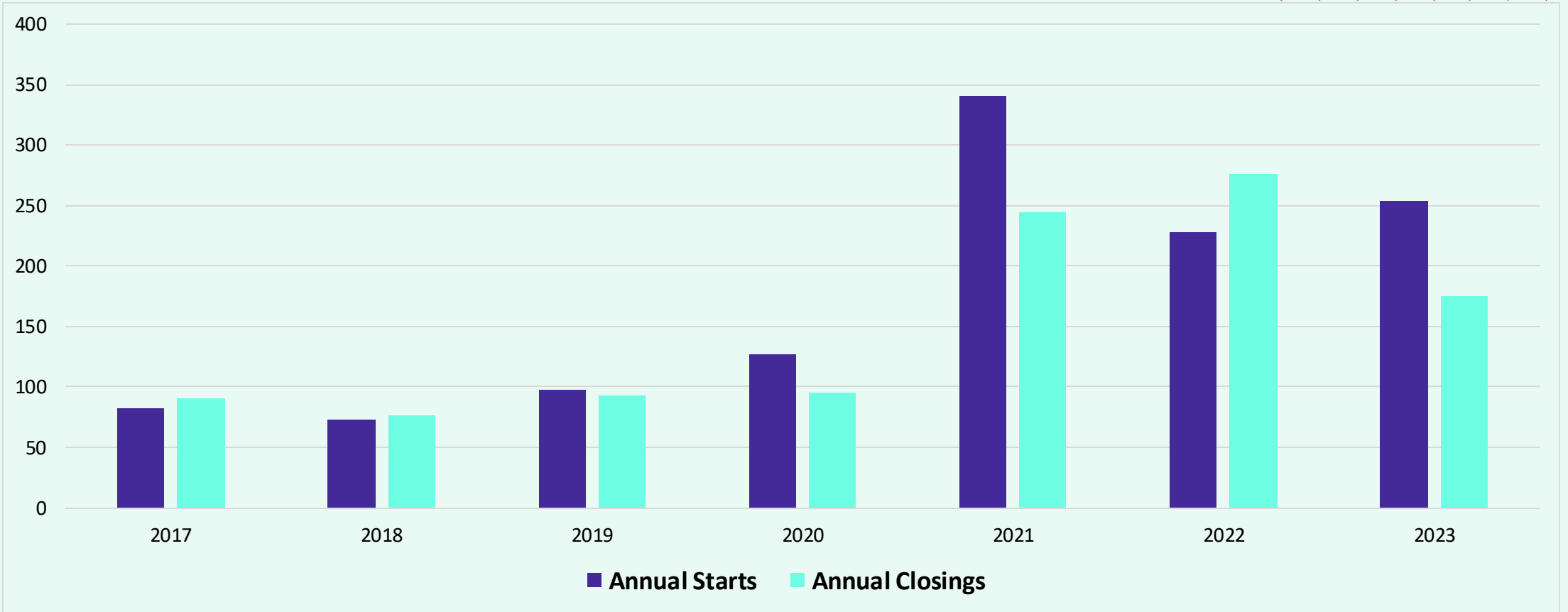
ISD Ranked by Annual Closings – 4Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	3,271	3,052	1,992	3,823	39,927
2	PROSPER ISD	2,986	2,958	1,900	3,290	14,230
3	DENTON ISD	2,565	2,935	1,467	3,515	27,493
4	PRINCETON ISD	2,360	2,205	1,255	3,483	6,625
5	EAGLE MT-SAGINAW ISD	1,961	1,838	1,182	2,123	14,291
6	MCKINNEY ISD	1,715	1,704	1,161	3,113	11,217
7	DALLAS ISD	1,126	1,492	1,511	1,670	5,117
8	ROYSE CITY ISD	1,143	1,404	686	1,654	6,970
9	CROWLEY ISD	1,359	1,394	738	2,211	14,816
10	MELISSA ISD	1,209	1,376	653	1,232	2,260
11	AUBREY ISD	1,134	1,356	541	1,039	5,960
12	FORNEY ISD	1,962	1,338	1,304	3,696	21,138
13	FRISCO ISD	998	1,233	669	1,976	8,919
14	ROCKWALL ISD	815	1,117	636	2,788	9,815
15	MANSFIELD ISD	910	1,107	744	2,549	5,017
16	LEWISVILLE ISD	643	1,071	461	563	1,400
17	ANNA ISD	941	969	613	1,512	7,345
18	CELINA ISD	965	946	657	2,100	32,064
19	CRANDALL ISD	789	851	561	2,591	15,730
20	LITTLE ELM ISD	496	824	246	1,088	1,233
50	CARROLLTON-FARMERS BRANCH ISD	10	192	7	70	434
51	GREENVILLE ISD	254	177	202	1,055	3,889
52	JOSHUA ISD	125	134	124	731	4,123

* Based on additional Zonda Education housing research



District New Home Starts and Closings by Quarter



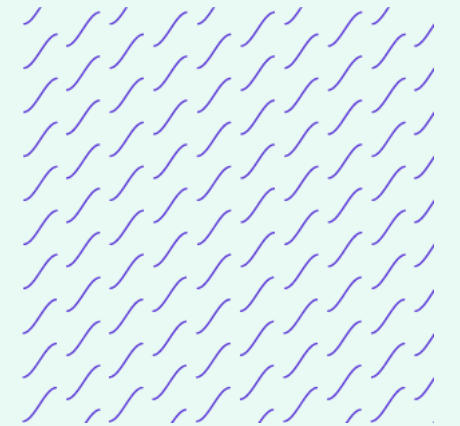
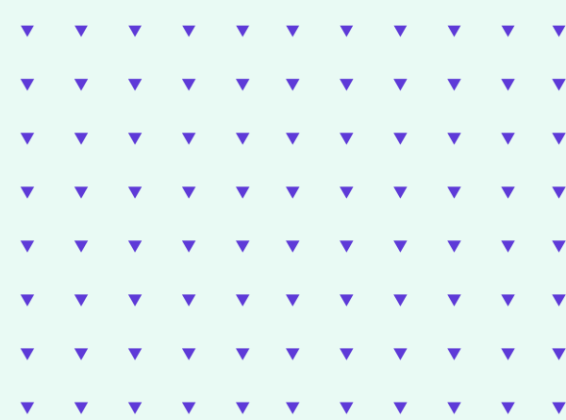
Starts	2017	2018	2019	2020	2021	2022	2023
1Q	17	23	28	27	69	53	34
2Q	21	15	19	10	70	33	68
3Q	22	22	28	14	97	90	58
4Q	22	13	23	76	105	52	94
Total	82	73	98	127	341	228	254

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	23	20	21	19	29	58	45
2Q	36	22	14	18	50	42	41
3Q	14	12	27	15	63	101	13
4Q	17	23	31	43	102	75	78
Total	90	77	93	95	244	276	177



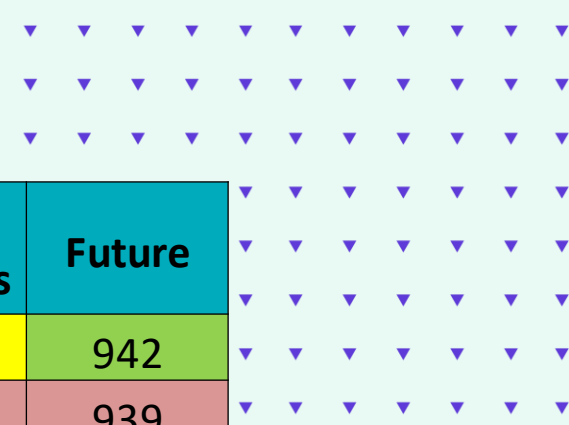
1 Year Change in District Housing

	4Q22	4Q23	Difference
Annual Starts	228	254	+26
Quarterly Starts	52	94	+42
Annual Closings	276	177	-99
Quarterly Closings	75	78	+3
Under Construction	95	127	+32
Inventory	122	202	+80
VDL	432	1,055	+623
Futures	2,018	3,889	+1,871





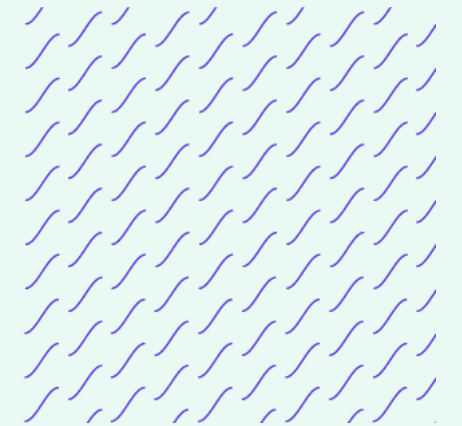
District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
BOWIE	132	52	92	55	66	99	543	942
CARVER	73	19	21	15	25	61	167	939
CROCKETT	15	11	11	0	18	22	143	521
LAMAR	34	12	53	8	18	20	202	1,753
Grand Total	254	94	177	78	127	202	1,055	4,155

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

* Totals do not include age-restricted communities






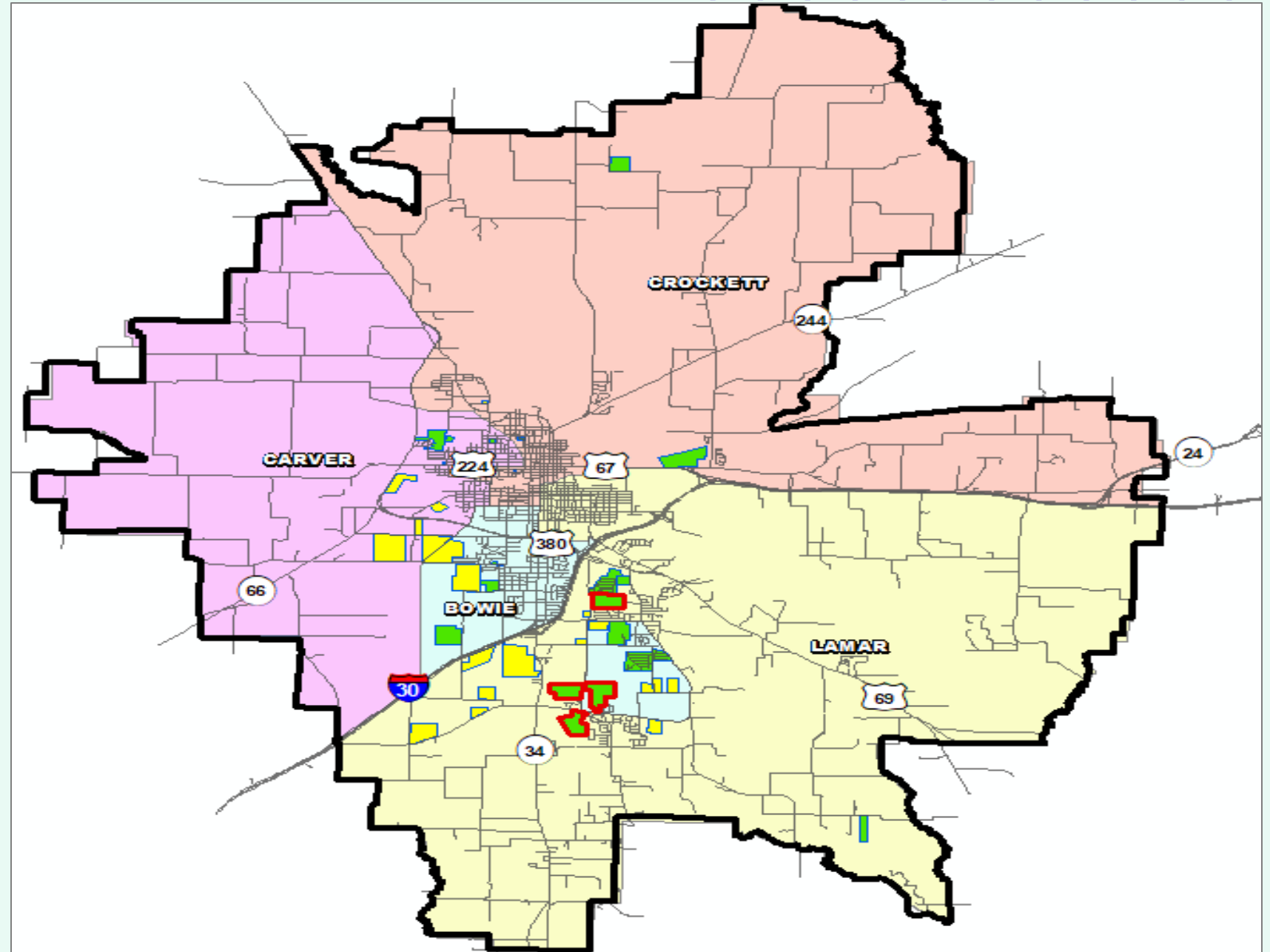


District Housing Overview

- The District has 20 actively building subdivisions
- Within GISD there are 21 future subdivisions planned
- Groundwork is currently underway on roughly 250 lots in four separate subdivisions
- 59 lots were delivered in the 4th quarter

Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway



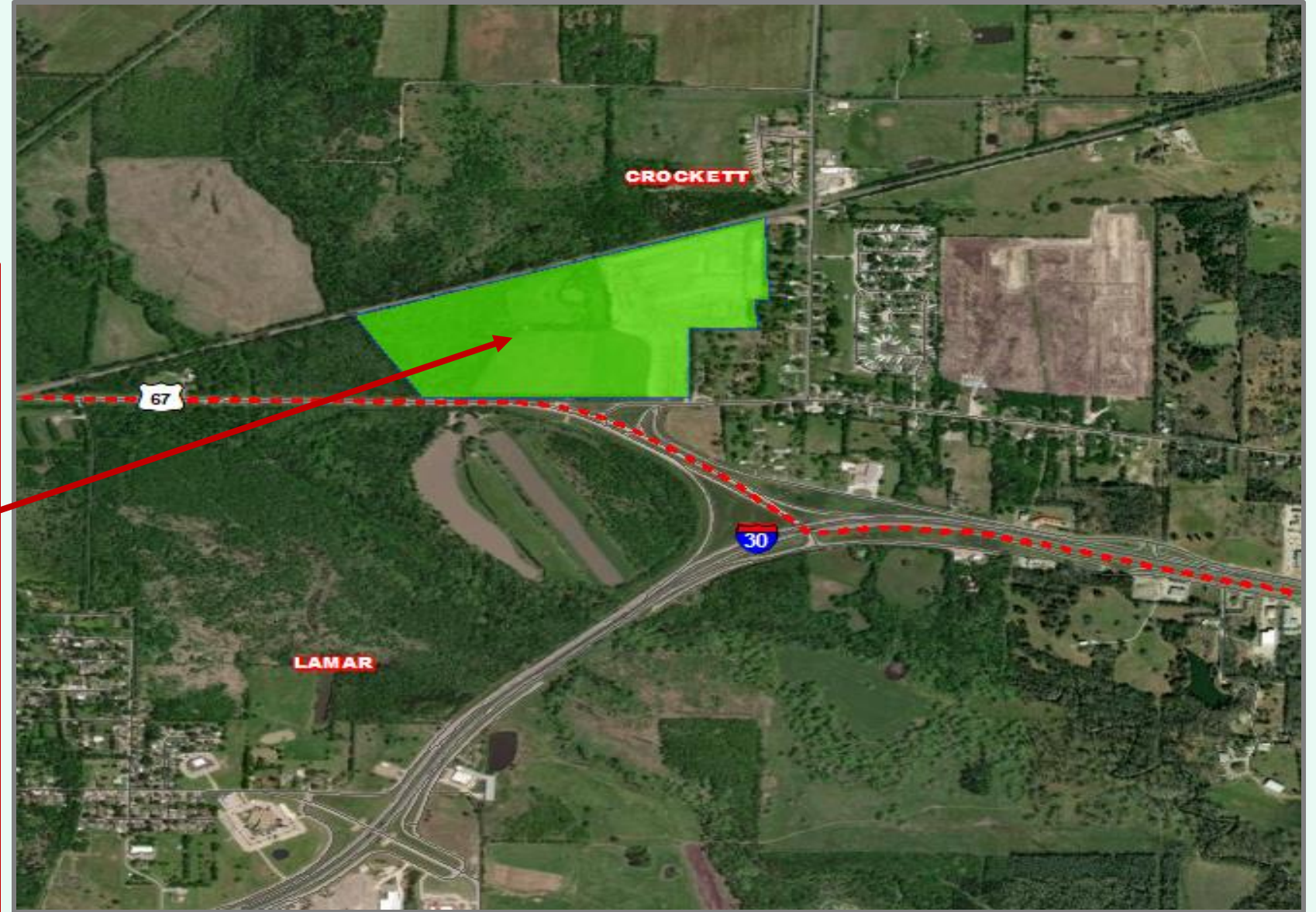


Residential Activity

Buchanan Ranch

- 650 total lots, 144 lots in phase 1
- 506 future lots, 134 vacant developed lots
- 10 homes under construction
- 0 homes occupied
- Astoria Homes community now offering homes for sale; priced from \$350K - \$450K

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Residential Activity

Delano Estates

- 362 total lots
- 163 future lots, 142 vacant developed lots
- 18 homes under construction, 24 inventory
- 15 homes occupied
- LGI Homes community featuring 50 foot lots; priced from \$273K - \$338K
- 1 student currently resides here; yield = 0.07

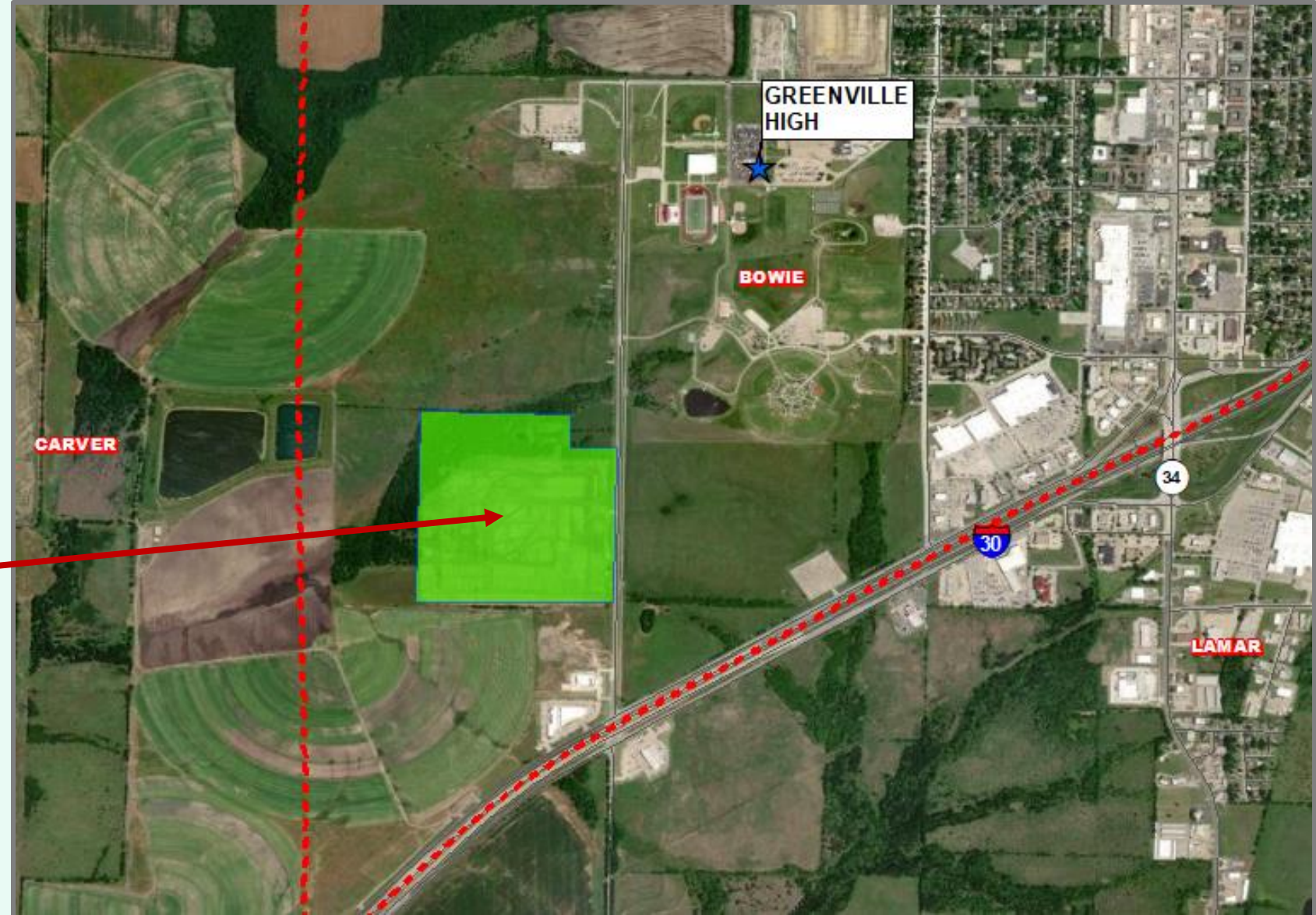




Residential Activity

Stratton Place

- 222 total lots
- 191 vacant developed lots
- 17 homes under construction, 9 inventory
- 5 homes occupied
- Trophy Signature Homes community featuring 50 and 60 foot lots; priced from \$285K - \$420K
- No GISD students currently reside here





Residential Activity

Greenville Labein Villas

- 100 total lots
- 88 vacant developed lots
- 7 homes under construction, 5 inventory
- 0 homes occupied
- Estex Homes community featuring 50 foot lots; priced from \$310K - \$450K

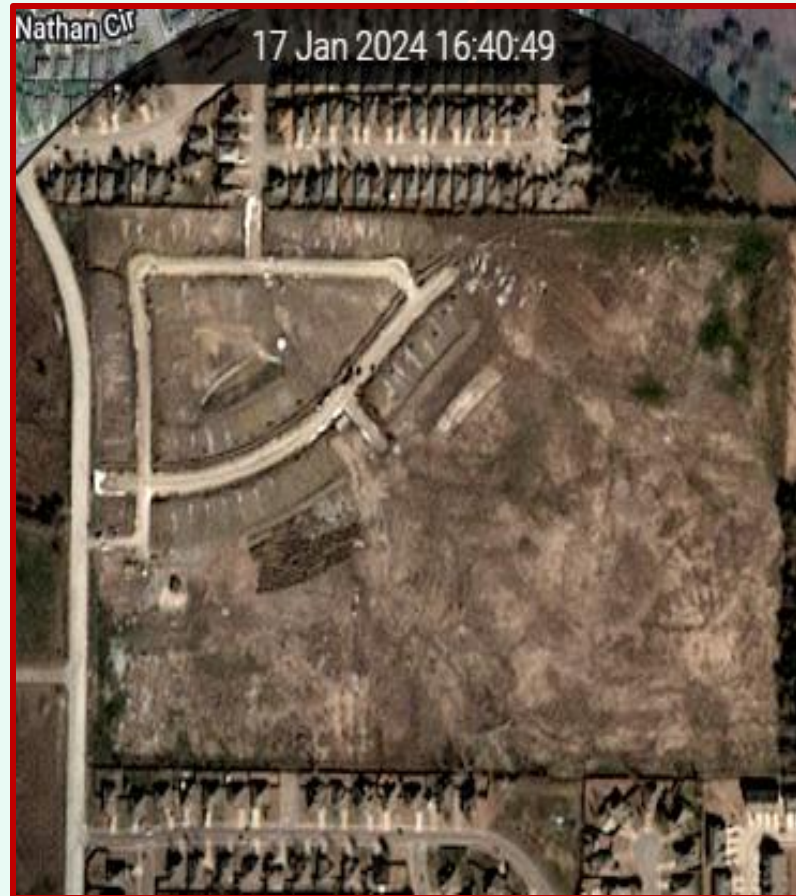




Residential Activity

Bridge Point Estates

- 317 total lots
- 317 future lots
- Groundwork underway, some streets in
- Community to feature 50 foot lots; pricing TBD

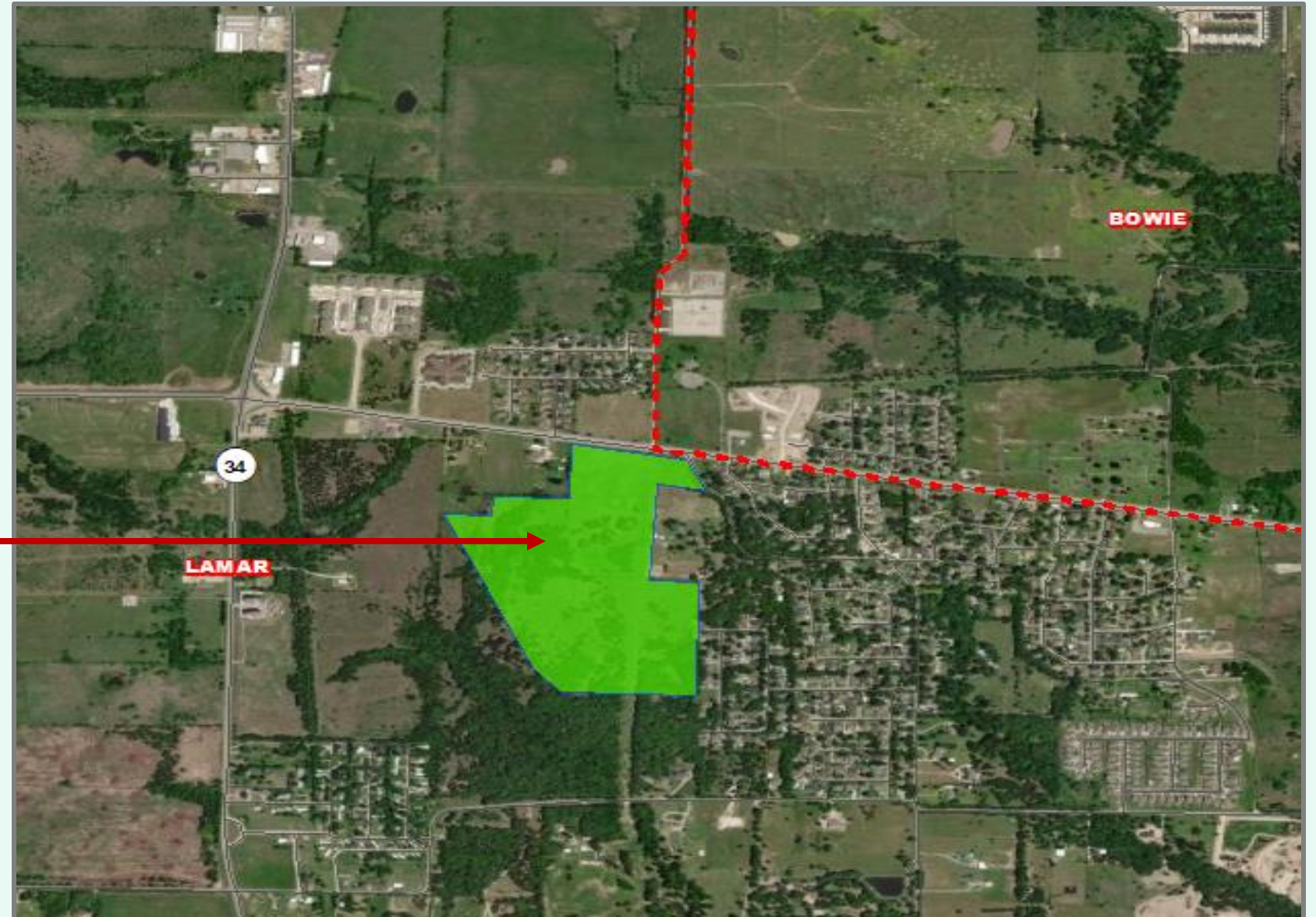




Residential Activity

Forest Ridge Estates

- 229 total lots
- 229 future lots
- Groundwork underway with lots being developed
- 85 acre Altura Homes Community to feature 60 foot lots; pricing TBD



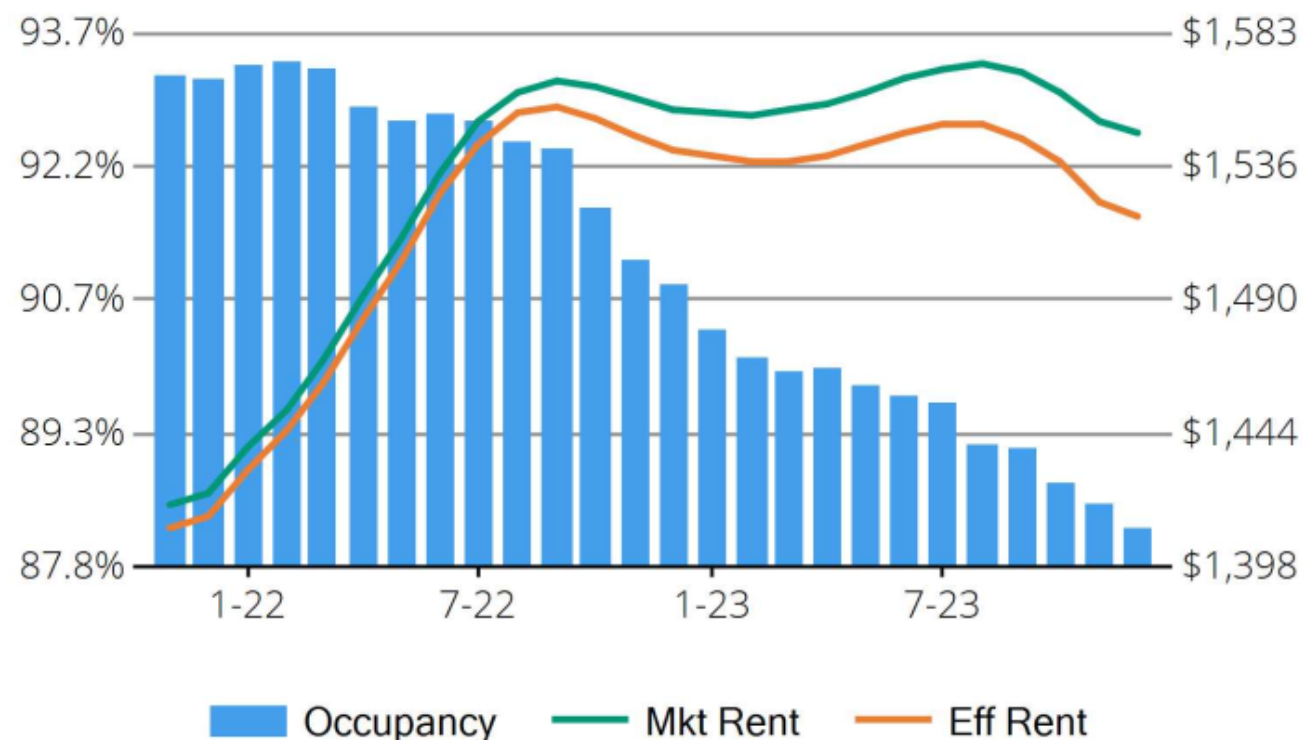


Housing Market Trends: Multi-family Market- December 2023

Stabilized and Lease-up Properties

Conventional Properties	Dec 2023	Annual Change
Occupancy	88.3	-2.8%
Unit Change	32,340	
Units Absorbed (Annual)	8,093	
Average Size (SF)	875	+0.2%
Asking Rent	\$1,548	-0.4%
Asking Rent per SF	\$1.77	-0.7%
Effective Rent	\$1,519	-1.4%
Effective Rent per SF	\$1.74	-1.7%
% Offering Concessions	31%	+124.5%
Avg. Concession Package	5.6%	+9.4%

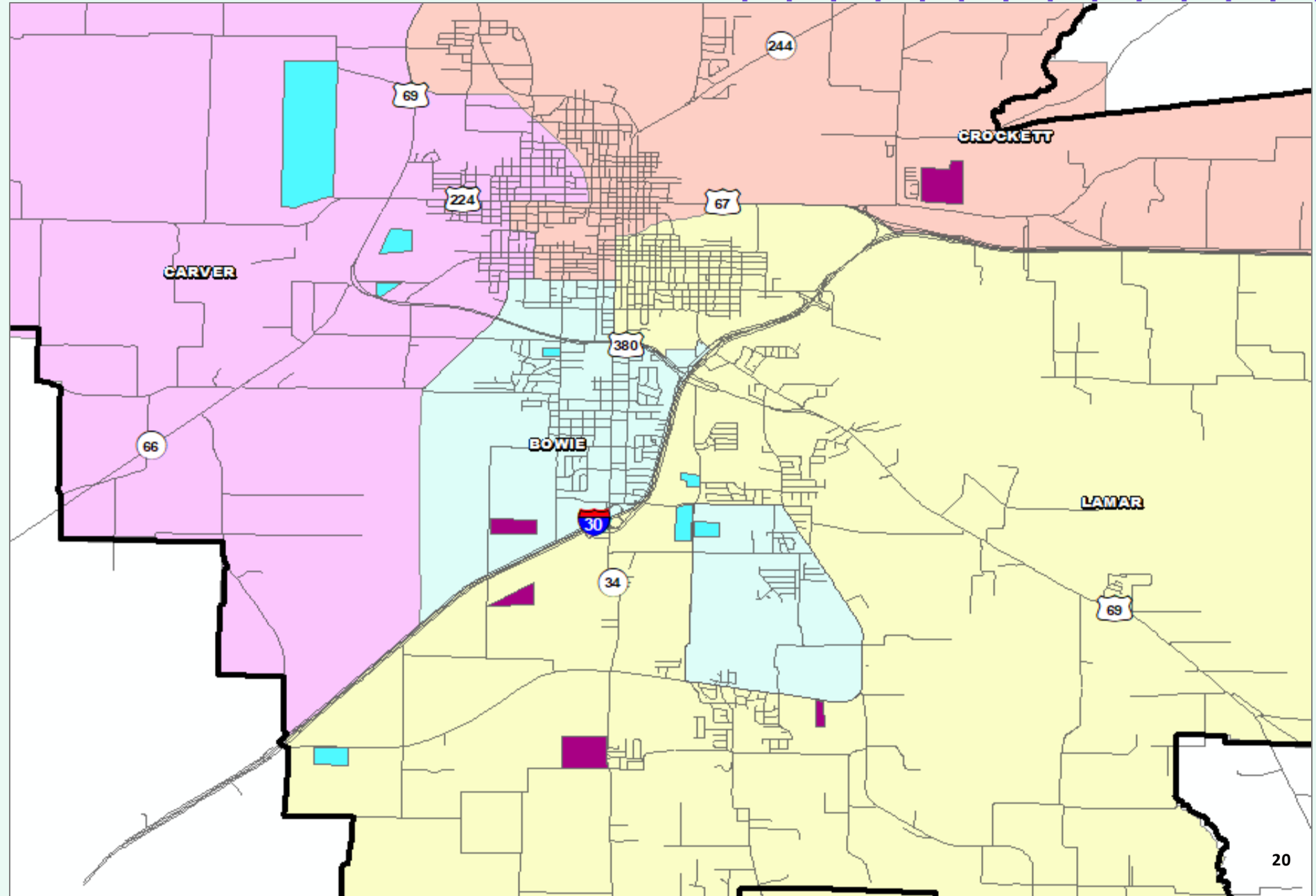
Dallas/Fort Worth, TX





District Multi-Family Overview

- Within GISD, there are currently five multi-family projects under-construction that contain appx. 1,230 future units
- Appx. 2,660 multi-family units are currently planned within the District in eight separate projects



Multi-Family Developments

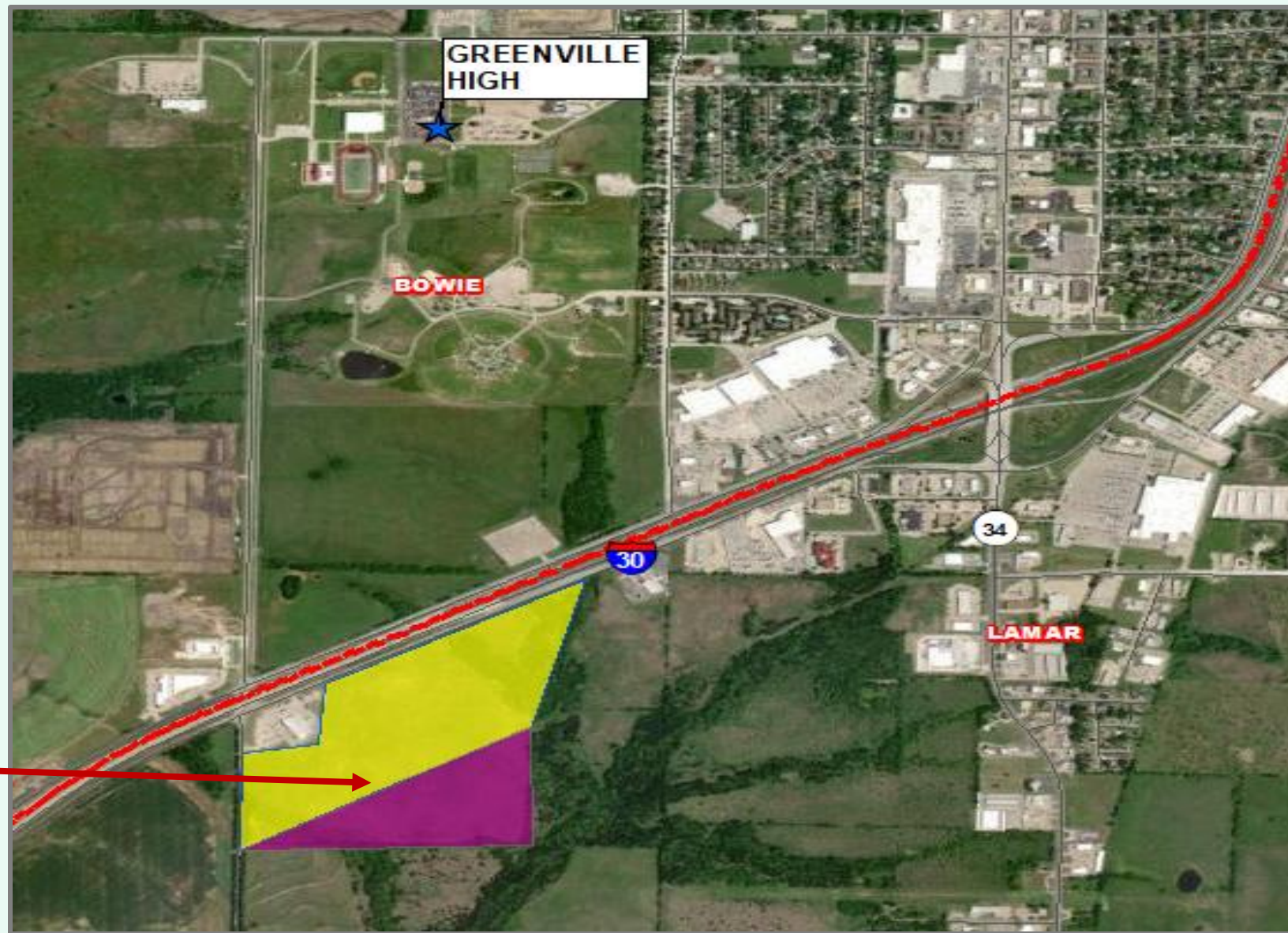
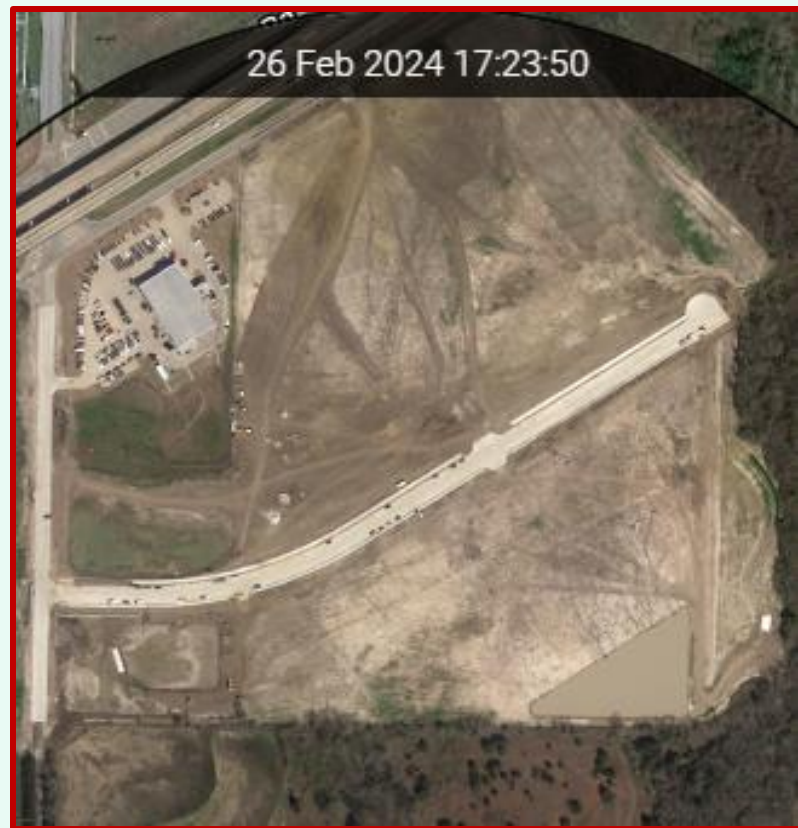
- MF Under construction
- Future Multi-Family



Multi-Family Activity

Freestone at Greenville

- 300 future MF units
- 20 acre MF parcel to include 14 three-story residential buildings
- Groundwork underway, main street in
- Part of larger mixed-use (in yellow) development to be named 'Greenbelt'





Multi-Family Activity

FM 499 Mobile Home Park

- 312 unit capacity
- Recently opened – appx. 30 MH's now
- Timberglen MHP: 201 units. 110 GISD students reside here; yield = 0.55
- The Village MHP: 54 units. 18 GISD students reside here; yield = 0.33

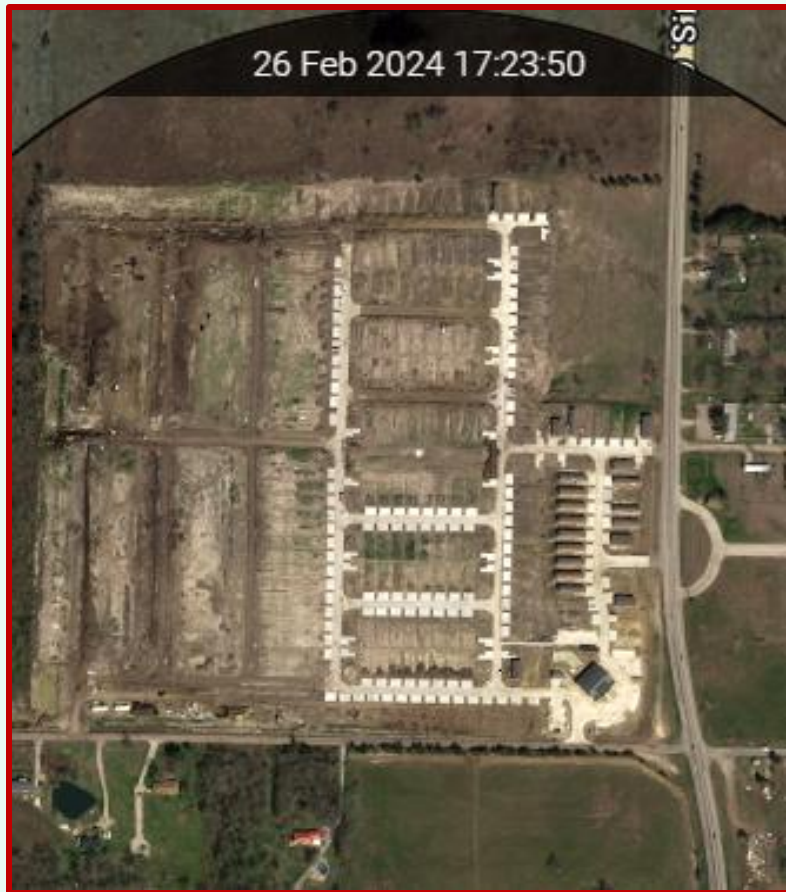




Multi-Family Activity

Highway 34 Mobile Home Park

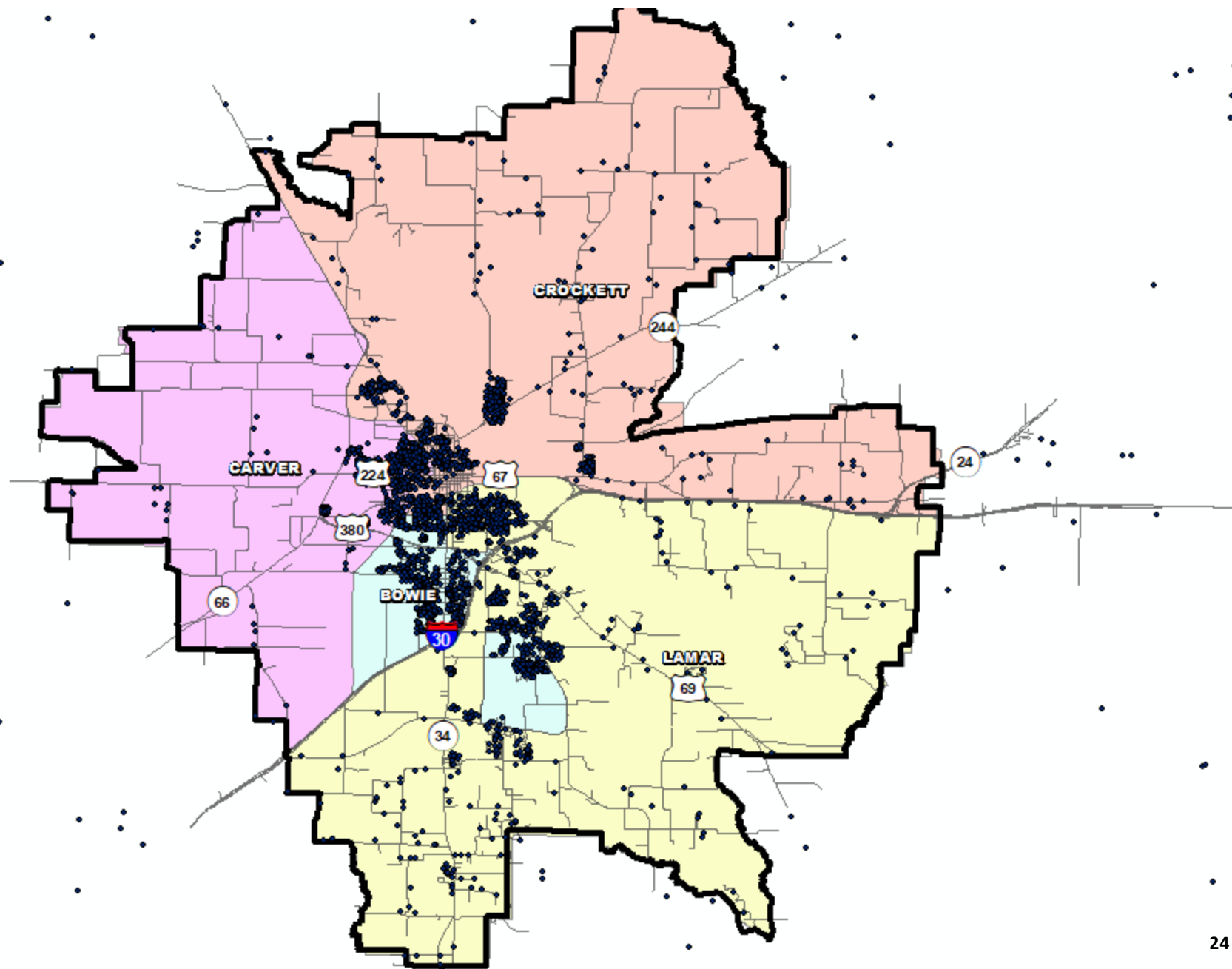
- Phase 1: ~115 MH's: Phase 2: ~115 MH's
- Phase 2 underway; appx. 16 MH's now
- Town and Country MHP: 84 units. 28 GISD students reside here; yield = 0.33





Student Density

- There are 194 students that currently reside outside the district
- This represents approximately 3.5% of the total student population
- 5,245 students, or 96% of the total student population has a city of Greenville address with zip code 75401 or 75402





TEA Transfer Report

Transfers In From:	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	5 Year Change
Bland ISD	n/a	n/a	n/a	12	n/a	n/a	0
Caddo Mills ISD	15	11	n/a	n/a	n/a	n/a	-15
Campbell ISD	16	24	11	13	12	10	-6
Commerce ISD	10	22	14	19	n/a	16	6
Lone Oak ISD	13	10	n/a	n/a	n/a	10	-3
Quinlan ISD	17	11	n/a	n/a	n/a	n/a	-17
Wolfe City ISD	n/a	11	n/a	n/a	n/a	13	13
Total Transfers In*	125	144	99	113	90	107	-18

Transfers Out To:	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	5 Year Change
Bland ISD	11	13	11	11	n/a	13	2
Boles ISD	93	93	83	88	97	118	25
Caddo Mills ISD	78	88	82	81	82	69	-9
Campbell ISD	57	44	38	36	32	42	-15
Celeste ISD	30	29	30	30	26	28	-2
Commerce ISD	n/a	14	11	12	11	n/a	0
Cumby	n/a	n/a	n/a	n/a	14	n/a	0
Farmersville	n/a	n/a	n/a	n/a	16	23	23
Hallsville ISD	n/a	n/a	14	17	21	25	25
Lone Oak ISD	48	40	33	35	34	49	1
Pioneer Tech & Arts Academy	64	194	291	329	411	531	467
Quinlan ISD	23	24	17	13	15	20	-3
Roscoe Collegiate ISD	n/a	n/a	n/a	n/a	n/a	10	10
Royse City ISD	28	31	47	43	43	33	5
Wolfe City ISD	11	17	18	19	15	15	4
Total Transfers Out*	506	646	734	781	869	1,041	535

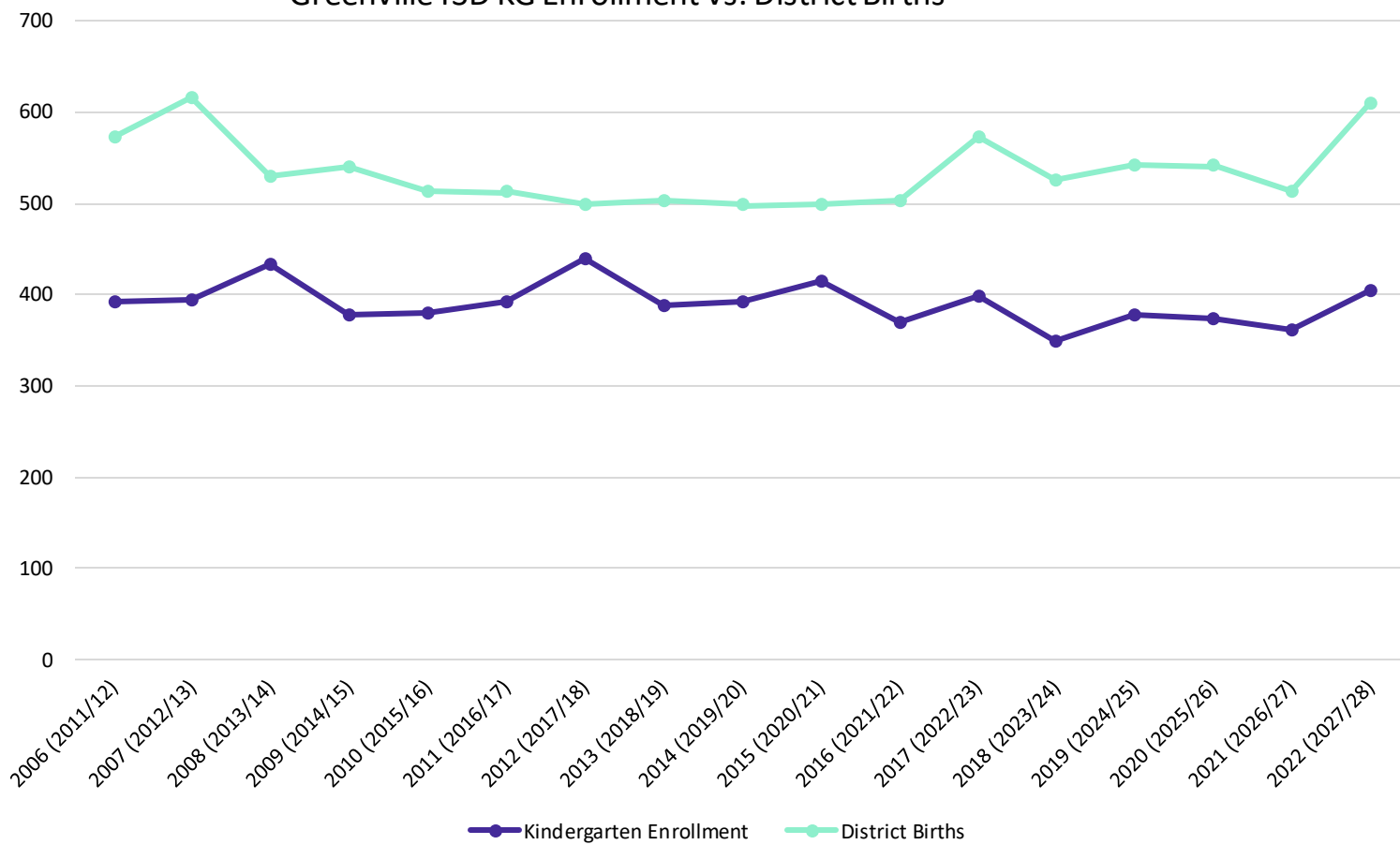
* Totals include additional districts due to TEA rounding rules



Birth Rate Analysis



Greenville ISD KG Enrollment vs. District Births



	District Births	Kindergarten Enrollment	Ratio
2006 (2011/12)	573	393	0.686
2007 (2012/13)	616	394	0.640
2008 (2013/14)	530	433	0.817
2009 (2014/15)	540	377	0.698
2010 (2015/16)	514	381	0.741
2011 (2016/17)	513	392	0.764
2012 (2017/18)	500	439	0.878
2013 (2018/19)	504	388	0.770
2014 (2019/20)	499	393	0.788
2015 (2020/21)	500	414	0.828
2016 (2021/22)	504	369	0.732
2017 (2022/23)	572	399	0.698
2018 (2023/24)	526	350	0.665
2019 (2024/25)	543	377	0.694
2020 (2025/26)	542	373	0.688
2021 (2026/27)	513	361	0.704
2022 (2027/28)	609	404	0.663



Annual Enrollment Changes

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	316	414	378	362	399	371	362	388	413	386	372	381	413	322	5,277	-87	-1.6%
2021/22	382	369	417	378	363	396	366	354	376	412	392	376	371	373	5,325	48	0.9%
2022/23	406	399	387	400	392	354	397	370	351	382	427	416	374	367	5,422	97	1.8%
2023/24	398	350	414	381	387	398	343	388	367	364	404	433	425	366	5,418	-4	-0.1%

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

	EE	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MID	HIGH
3 Year Avg		0.950	1.031	0.981	1.002	0.994	0.986	0.989	0.984	1.017	1.037	1.029	0.997	0.957	1.004	0.997	1.005
2020/21	0.752	1.051	0.959	0.971	0.988	0.949	1.003	0.997	0.998	1.040	1.019	1.008	1.048	0.907	0.953	1.012	0.996
2021/22	1.209	0.891	1.007	1.000	1.003	0.992	0.987	0.978	0.969	0.998	1.016	1.011	0.974	0.903	1.013	0.982	0.976
2022/23	1.063	1.081	1.049	0.959	1.037	0.975	1.003	1.011	0.992	1.016	1.036	1.061	0.995	0.989	1.024	1.006	1.020
2023/24	0.980	0.877	1.038	0.984	0.968	1.015	0.969	0.977	0.992	1.037	1.058	1.014	1.022	0.979	0.976	1.002	1.018

- District Enrollment decreased by 4 Students from the Fall of the 2022-23 School Year
- Smallest Kindergarten class of past four years



Ten Year Forecast by Grade Level

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	420	394	373	404	391	361	389	414	371	365	378	394	355	355	5,364		
2020/21	316	414	378	362	399	371	362	388	413	386	372	381	413	322	5,277	-87	-1.6%
2021/22	382	369	417	378	363	396	366	354	376	412	392	376	371	373	5,325	48	0.9%
2022/23	406	399	387	400	392	354	397	370	351	382	427	416	374	367	5,422	97	1.8%
2023/24	398	350	414	381	387	398	343	388	367	364	404	433	425	366	5,418	-4	-0.1%
2024/25	390	377	388	455	414	420	402	355	388	377	385	402	439	425	5,616	198	3.7%
2025/26	385	373	436	434	509	461	424	407	352	400	398	384	409	438	5,810	194	3.5%
2026/27	373	361	422	480	473	557	461	436	411	363	423	395	391	408	5,954	143	2.5%
2027/28	417	404	407	462	520	514	555	466	436	423	385	422	402	393	6,206	253	4.2%
2028/29	446	433	452	443	496	560	516	565	466	446	447	384	429	403	6,487	281	4.5%
2029/30	479	465	481	482	467	525	562	524	567	479	471	445	391	428	6,766	279	4.3%
2030/31	506	491	497	512	507	492	526	571	525	582	505	469	451	393	7,026	260	3.8%
2031/32	523	508	518	515	525	521	493	533	572	539	612	502	475	449	7,285	259	3.7%
2032/33	533	518	532	533	524	535	522	501	535	587	568	608	507	471	7,474	189	2.6%
2033/34	560	544	542	547	543	534	536	531	502	549	617	565	612	501	7,682	208	2.8%

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

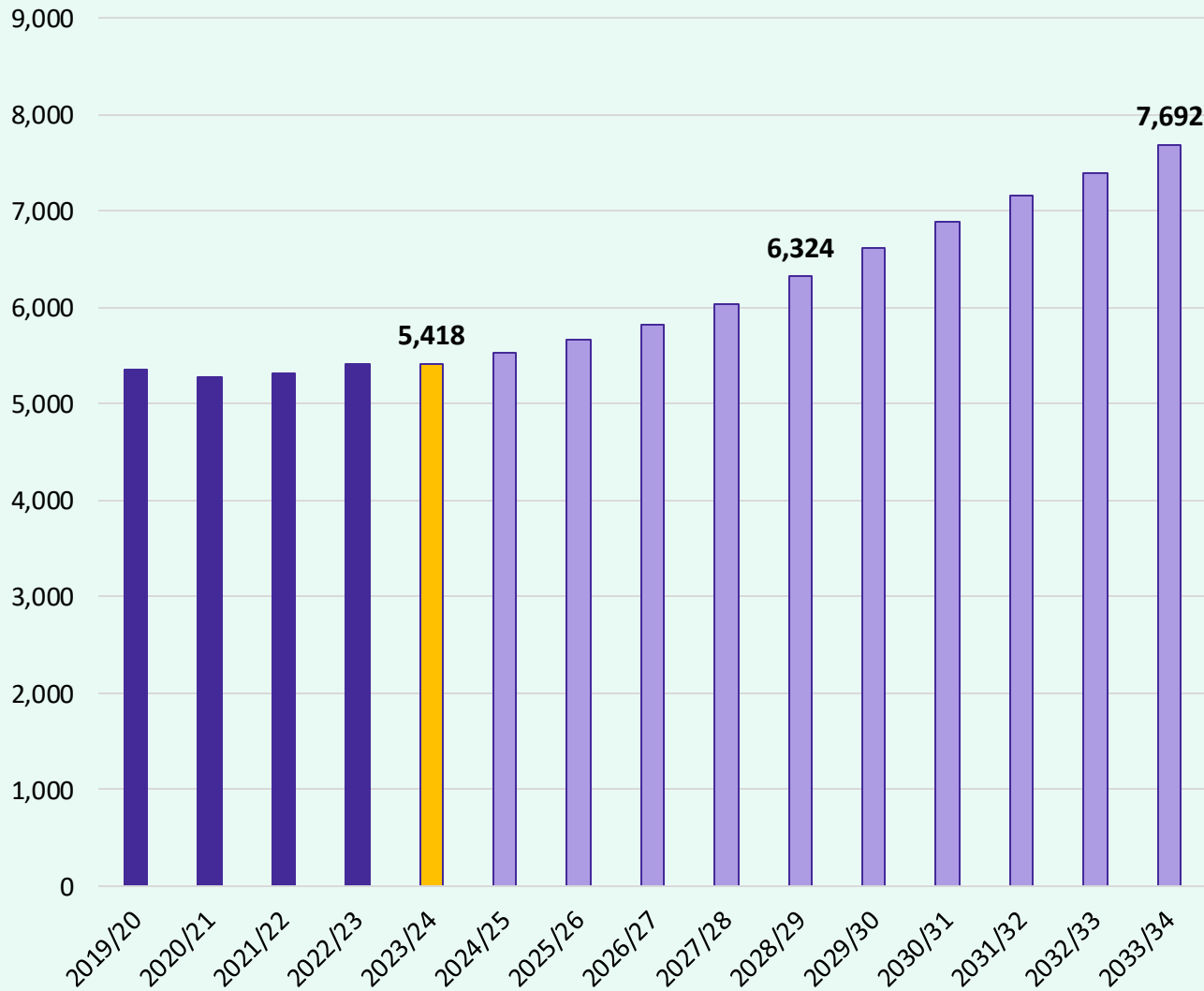


Ten Year Forecast by Campus

Campus	TEA Max Capacity	HISTORY	PEIMS	ENROLLMENT PROJECTIONS									
		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
L.P. Waters Early Childhood Center	441	406	398	390	385	373	417	446	479	506	523	533	560
Bowie Elementary	701	609	573	606	633	647	626	613	597	608	638	670	703
Carver Elementary	638	524	538	558	619	658	700	752	774	800	813	806	798
Crockett Elementary	581	227	229	287	346	333	310	315	322	334	352	364	373
KGJ Stem Academy		128	81	80	88	95	107	114	114	114	114	113	131
Lamar Elementary	616	554	509	523	527	560	564	590	613	643	670	689	705
ELEMENTARY TOTALS	3,289	2,735	2,328	2,444	2,598	2,666	2,724	2,830	2,899	3,005	3,110	3,175	3,270
Elementary Percent Change		2.40%	-14.88%	4.96%	6.33%	2.62%	2.17%	3.91%	2.43%	3.64%	3.51%	2.10%	2.98%
Elementary Absolute Change		64	-407	116	155	68	58	107	69	105	105	65	95
Travis 5th/6th Center	978	365	726	752	826	892	1,016	1,077	1,081	1,091	1,021	1,018	1,062
INTERMEDIATE SCHOOL TOTALS	978	365	726	752	826	892	1,016	1,077	1,081	1,091	1,021	1,018	1,062
Intermediate School Percent Change		3.69%	98.90%	3.56%	9.89%	7.91%	14.01%	5.91%	0.41%	0.97%	-6.43%	-0.28%	4.25%
Intermediate School Absolute Change		13	361	26	74	65	125	60	4	10	-70	-3	43
Greenville Middle School	1,084	723	720	754	741	763	848	901	1,035	1,096	1,100	1,111	1,040
MIDDLE SCHOOL TOTALS	1,084	723	720	754	741	763	848	901	1,035	1,096	1,100	1,111	1,040
Middle School Percent Change		-7.07%	-0.41%	4.72%	-1.72%	2.97%	11.14%	6.25%	14.87%	5.89%	0.36%	1.00%	-6.39%
Middle School Absolute Change		-55	-3	34	-13	22	85	53	134	61	4	11	-71
Greenville High School	1,861	1,480	1,511	1,534	1,512	1,500	1,485	1,546	1,618	1,701	1,921	2,037	2,178
New Horizons Learning Center	264	90	90	90	90	90	90	90	90	90	90	90	90
HIGH SCHOOL TOTALS	2,125	1,570	1,601	1,624	1,602	1,590	1,575	1,636	1,708	1,791	2,011	2,127	2,268
High School Percent Change		4.25%	1.97%	1.44%	-1.35%	-0.75%	-0.94%	3.87%	4.40%	4.86%	12.28%	5.77%	6.63%
High School Absolute Change		64	31	23	-22	-12	-15	61	72	83	220	116	141
Greenville Alt Education Center		29	43	43	43	43	43	43	43	43	43	43	43
ALTERNATIVE SCHOOL TOTALS	0	29	43	43	43	43	43	43	43	43	43	43	43
DISTRICT TOTALS	7,476	5,422	5,418	5,616	5,810	5,954	6,206	6,487	6,766	7,026	7,285	7,474	7,682
District Percent Change		1.82%	-0.07%	3.66%	3.45%	2.47%	4.24%	4.52%	4.30%	3.84%	3.69%	2.60%	2.78%
District Absolute Change		97	-4	198	194	143	253	281	279	260	259	189	208

Yellow box = over capacity

Key Takeaways



- While demand dropped slightly year-over-year, DFW remains the number one housing market in the country
- 2024 is forecasted to see improvement in demand as interest rates ease and housing stock improves
- Currently, there are 19 actively building and 22 future planned subdivisions within GISD
- Greenville ISD is forecasted to enroll almost 6,500 students in 2028/29 and nearly 7,700 by 2033/34