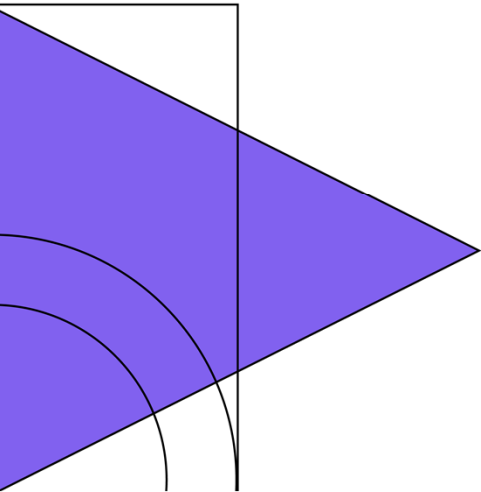
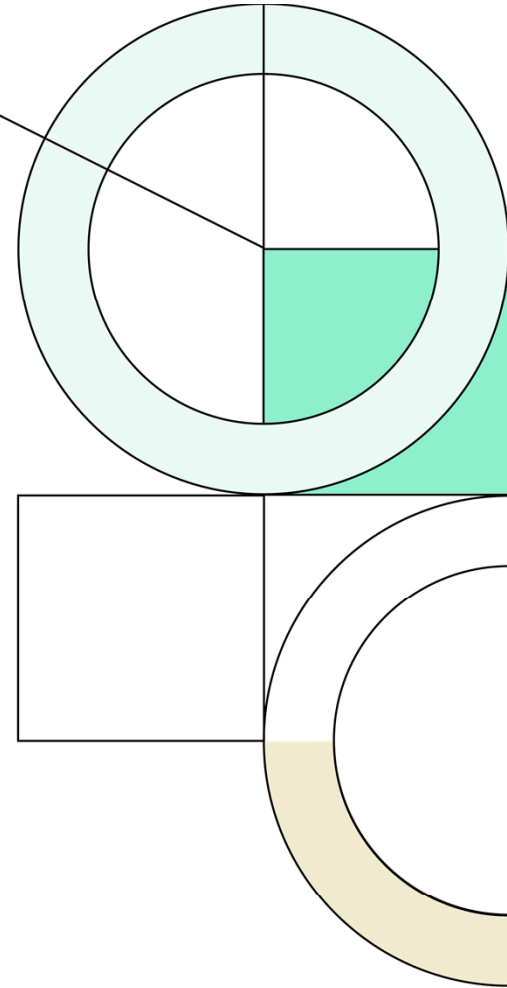




Montgomery Independent School District

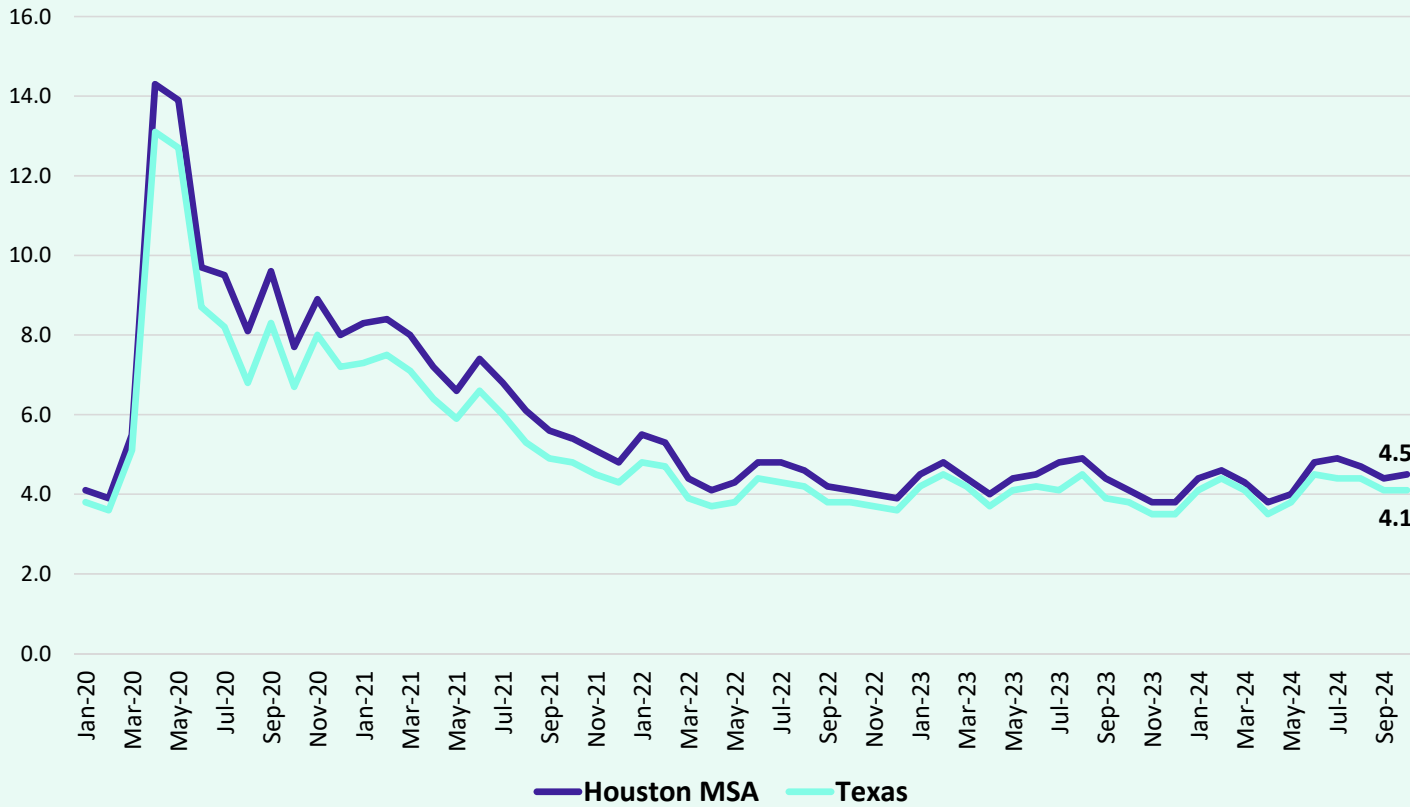
Fall 2024/25
Demographic Report



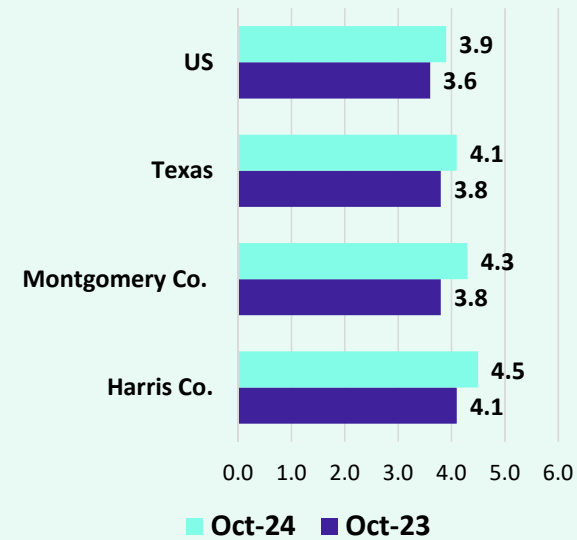


Local Economic Conditions

Unemployment Rates, Jan. 2020 - Oct. 2024



Unemployment Rate, Year Over Year



Oct-24 Oct-23



Housing Activity by MSA

Top 25 Housing Starts Markets (3Q2024)

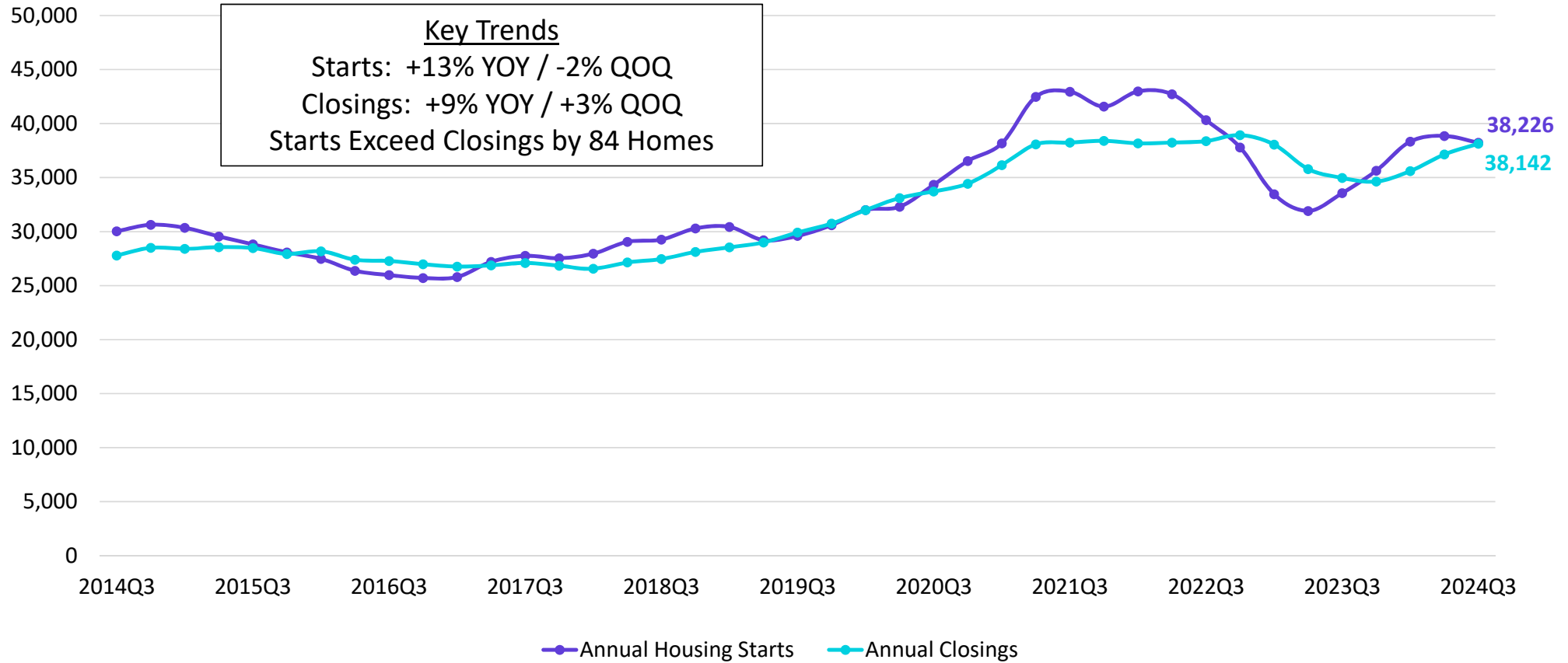
Rank	Market	3Q24 Annualized Starts	3Q24 YOY Change	3Q19 Annualized Starts	Change from 2019
1	Dallas	46,635	11%	33,560	39%
2	Houston	38,128	14%	29,712	28%
3	Phoenix	23,399	50%	21,093	11%
4	Atlanta	18,338	6%	22,899	-20%
5	San Antonio	17,751	33%	13,180	35%
6	Austin	16,663	11%	17,409	-4%
7	Orlando	14,595	-2%	14,056	4%
8	Tampa	12,459	3%	12,144	3%
9	Charlotte	11,625	0%	11,837	-2%
10	Raleigh	11,045	12%	9,723	14%
11	Riverside/San Bernardino	10,871	-2%	9,377	16%
12	Las Vegas	10,870	22%	9,834	11%
13	Miami	10,603	44%	8,387	26%
14	Washington, DC	10,439	2%	12,980	-20%
15	Sarasota	10,387	10%	5,897	76%
16	Jacksonville	10,297	12%	8,506	21%
17	Nashville	9,887	17%	8,439	17%
18	Lakeland	8,556	29%	4,885	75%
19	Denver	8,291	22%	10,144	-18%
20	Portland	8,226	108%	5,143	60%
21	Seattle	7,814	37%	9,002	-13%
22	Minneapolis	7,121	13%	7,755	-8%
23	Sacramento	7,060	20%	5,856	21%
24	Chicago	6,947	19%	6,420	8%
25	Indianapolis	6,846	16%	5,874	17%

Source: Zonda



Houston New Home Starts & Closings

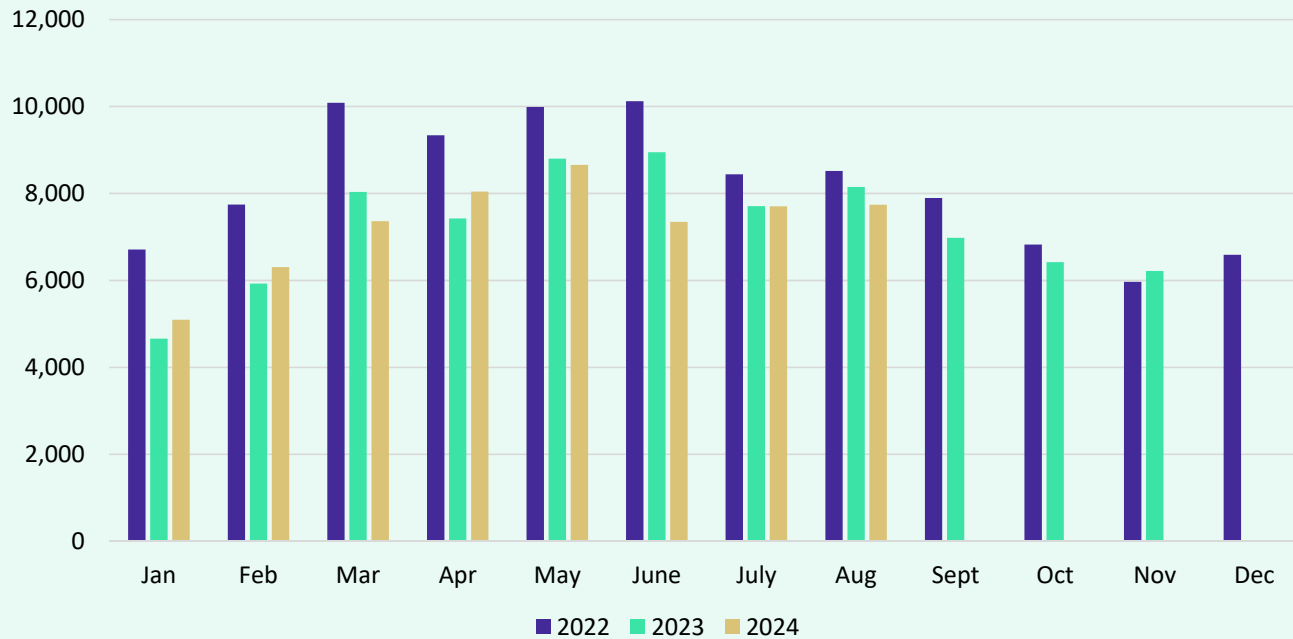
Annual Housing Starts vs. Annual Closings





Houston Housing Market Trends

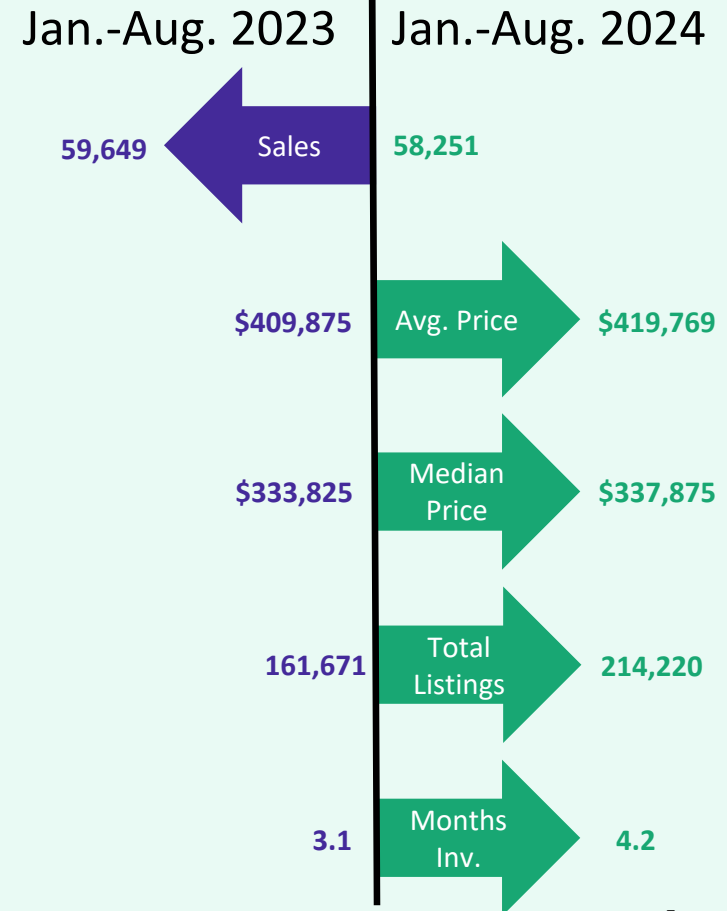
Houston MSA Monthly Sales, 2022-2024



- Median and average home prices increased in the 3 quarters 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 has continued to climb in 2024 as sales slowed



YOY Housing Trends





Houston New Home Ranking Report

ISD Ranked by Annual Closings – 3Q24

Rank	District	Annual Starts	Annual Closings	Inventory	VDL	Future
1	LAMAR CISD	4,937	4,751	2,616	4,507	50,822
2	CONROE ISD	3,448	3,846	1,873	4,696	23,290
3	KATY ISD	2,947	3,396	1,608	3,254	15,576
4	CYPRESS-FAIRBANKS ISD	2,176	2,823	1,115	1,133	12,371
5	HOUSTON ISD	2,626	2,599	2,411	2,874	15,306
6	FORT BEND ISD	2,400	2,309	1,379	2,008	9,532
7	WALLER ISD	2,907	2,001	1,857	3,677	47,023
8	MAGNOLIA ISD	2,045	1,941	1,223	3,545	33,438
9	ALVIN ISD	1,551	1,512	1,093	3,368	18,089
10	NEW CANEY ISD	1,368	1,398	687	1,612	7,315
11	WILLIS ISD	1,429	1,283	1,014	3,263	8,675
12	SPRING ISD	1,054	1,092	436	499	6,069
13	TOMBALL ISD	992	1,078	549	1,234	4,773
14	DICKINSON ISD	1,237	945	858	1,642	8,910
15	SPLENDORA ISD	674	932	428	1,814	11,057
16	GOOSE CREEK CISD	453	720	197	290	2,763
17	HUMBLE ISD	451	689	266	390	1,870
18	SPRING BRANCH ISD	540	544	494	566	820
19	CLEAR CREEK ISD	737	522	530	838	8,682
20	CROSBY ISD	440	501	297	1,001	7,897
21	MONTGOMERY ISD	488	461	375	1,796	13,134

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



District New Home Starts and Closings

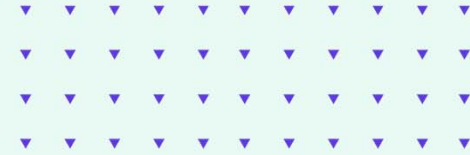


Starts	2020	2021	2022	2023	2024
1Q	50	57	299	76	95
2Q	74	56	235	102	86
3Q	62	136	132	162	187
4Q	77	128	67	120	0
Total	263	377	733	460	368


Closings	2020	2021	2022	2023	2024
1Q	52	69	131	153	153
2Q	34	72	118	111	97
3Q	89	83	203	199	142
4Q	45	25	170	69	0
Total	220	249	622	532	392





District Housing Overview by Elementary Zone

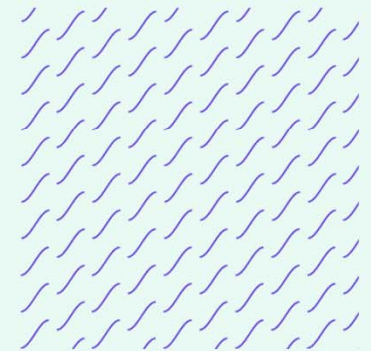


Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CREEKSIDE	162	48	208	46	77	115	466	2,218
KEENAN	86	38	93	33	54	65	320	5,300
LINCOLN	61	31	54	30	48	65	430	3,255
LONE STAR	83	20	49	18	48	56	95	188
MADELEY RANCH	0	0	5	3	0	0	32	0
MONTGOMERY	93	48	51	12	59	71	249	1,475
STEWART CREEK	3	2	1	0	3	3	204	698
Grand Total	488	187	461	142	289	375	1,796	13,134

 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category

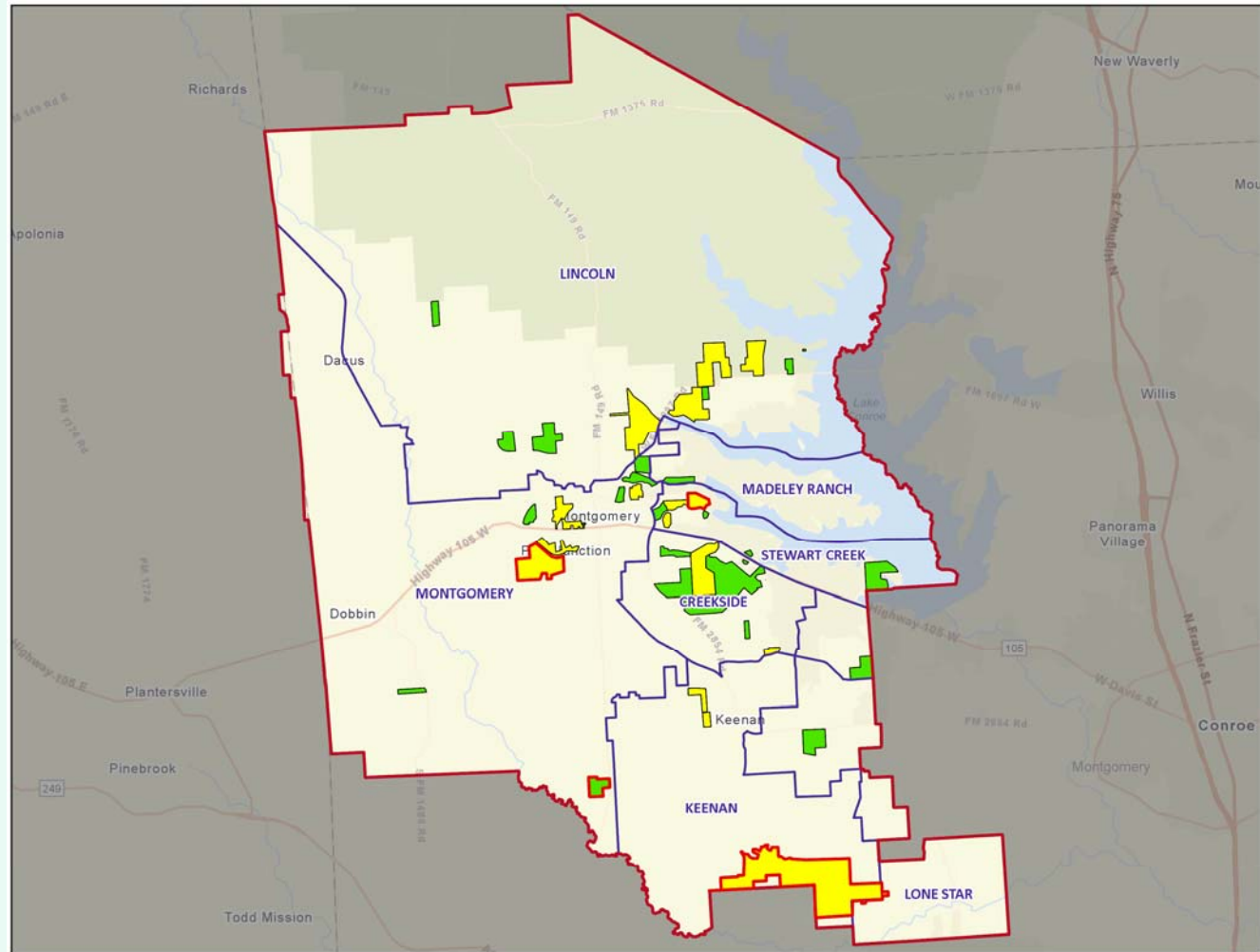




District Housing Overview

- The district has 34 actively building subdivisions
- Within MISD, there are 16 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 500 lots within 4 subdivisions
- 406 lots were delivered in the 3rd quarter

- Groundwork Underway
- Active
- Future
- Elementary Attendance Zones





Residential Activity

October 2024



The Village @ Lake Conroe

- Buy, move-in or rent community
- 312 vacant developed lots
- 35 homes UC, 15 inventory homes





Residential Activity

October 2024



- 340 total lots
- 184 future lots
- 127 vacant developed lots
- 26 homes UC, 3 inventory homes
- Tri Pointe Homes community with 50' – 70' lots priced from the \$370's



Residential Activity

October 2024



Lone Star Landing

- 388 total lots
- 188 future lots
- 95 vacant developed lots
- 48 homes UC, 8 inventory homes
- 49 occupied homes
- 21 MISD students currently reside in Lone Star Landing; student yield = 0.429



Residential Activity

October 2024



Town Creek Crossing now almost built out. With 66 students and yielding close to 1 student per home.

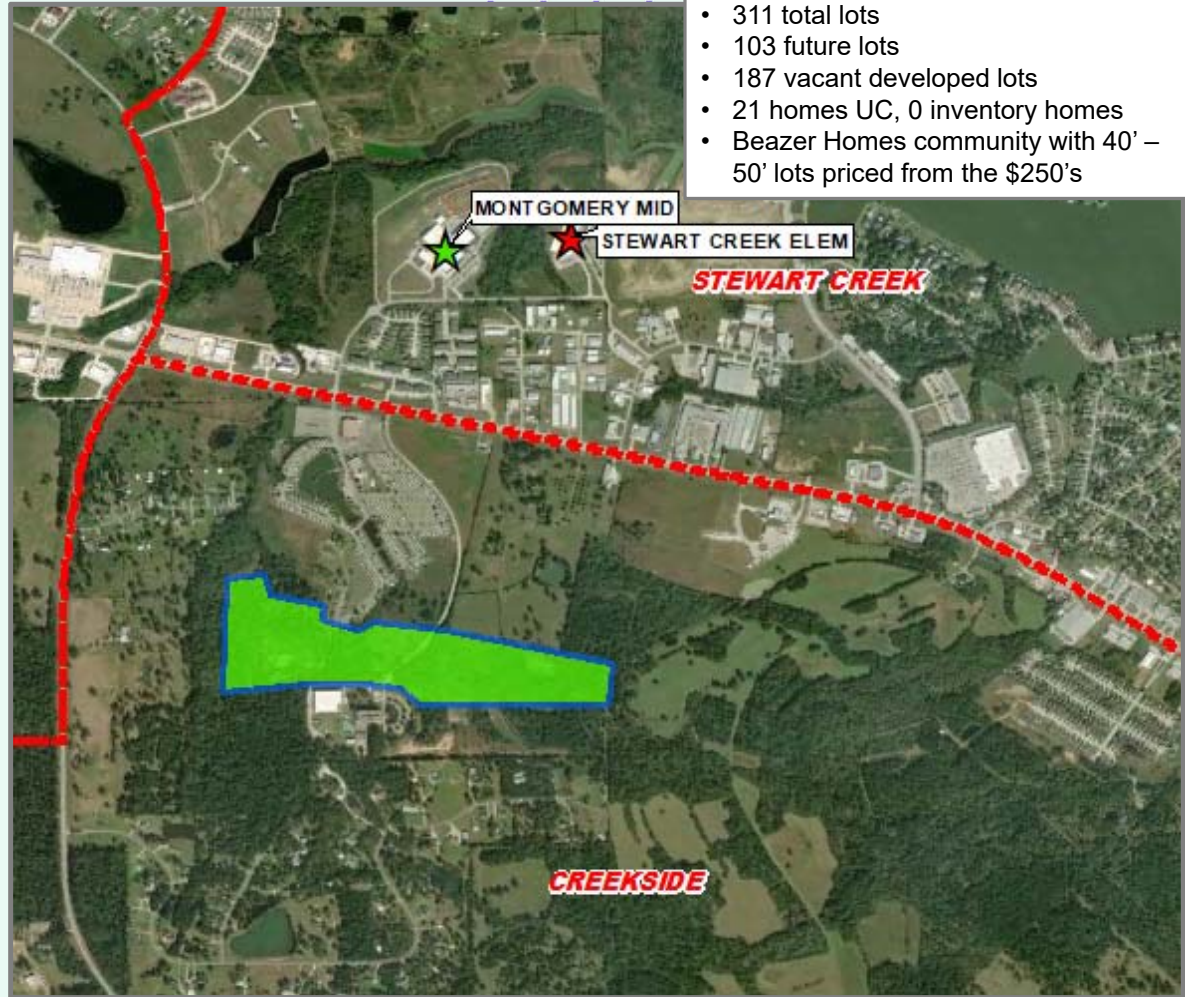


- ### Montgomery Bend
- 309 total lots
 - 152 future lots
 - 135 vacant developed lots
 - 19 homes UC, 3 inventory homes
 - Centex & Pulte Homes community with 45' – 50' lots priced from the \$270's



Residential Activity

October 2024

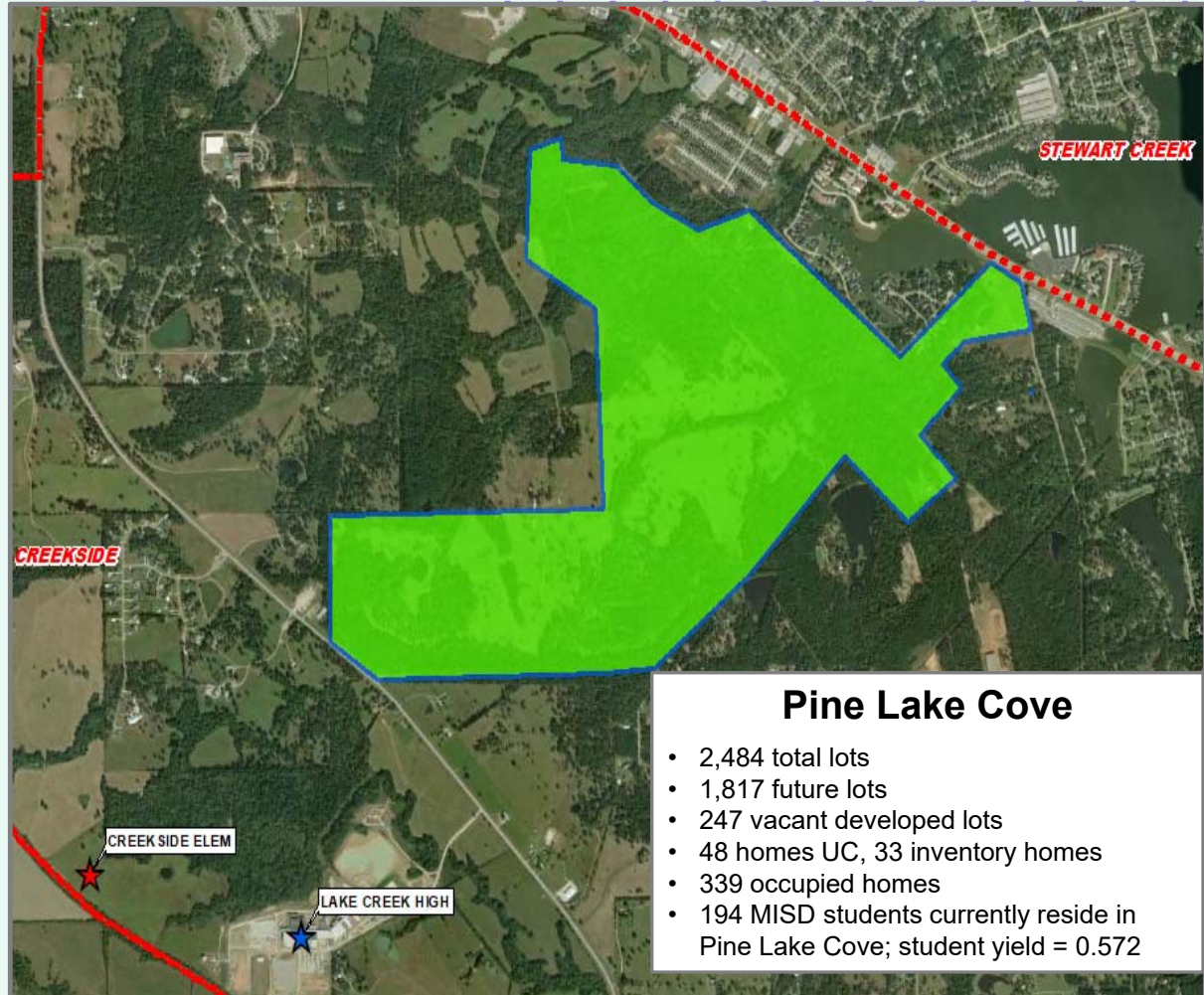
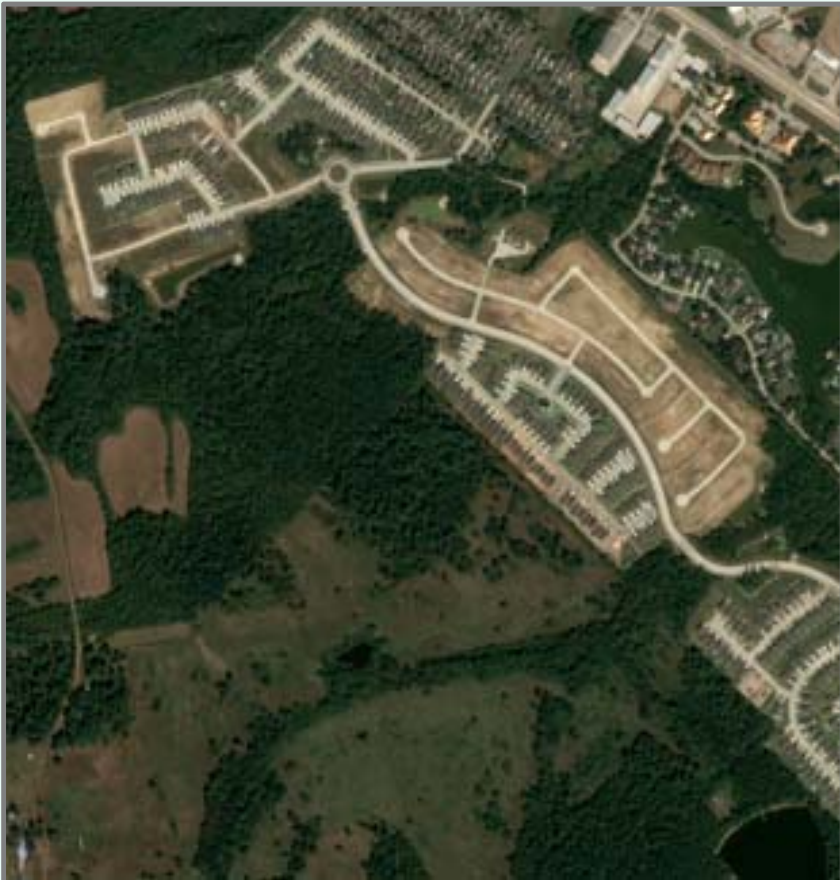


- ### Montgomery Ridge
- 311 total lots
 - 103 future lots
 - 187 vacant developed lots
 - 21 homes UC, 0 inventory homes
 - Beazer Homes community with 40' – 50' lots priced from the \$250's



Residential Activity

October 2024

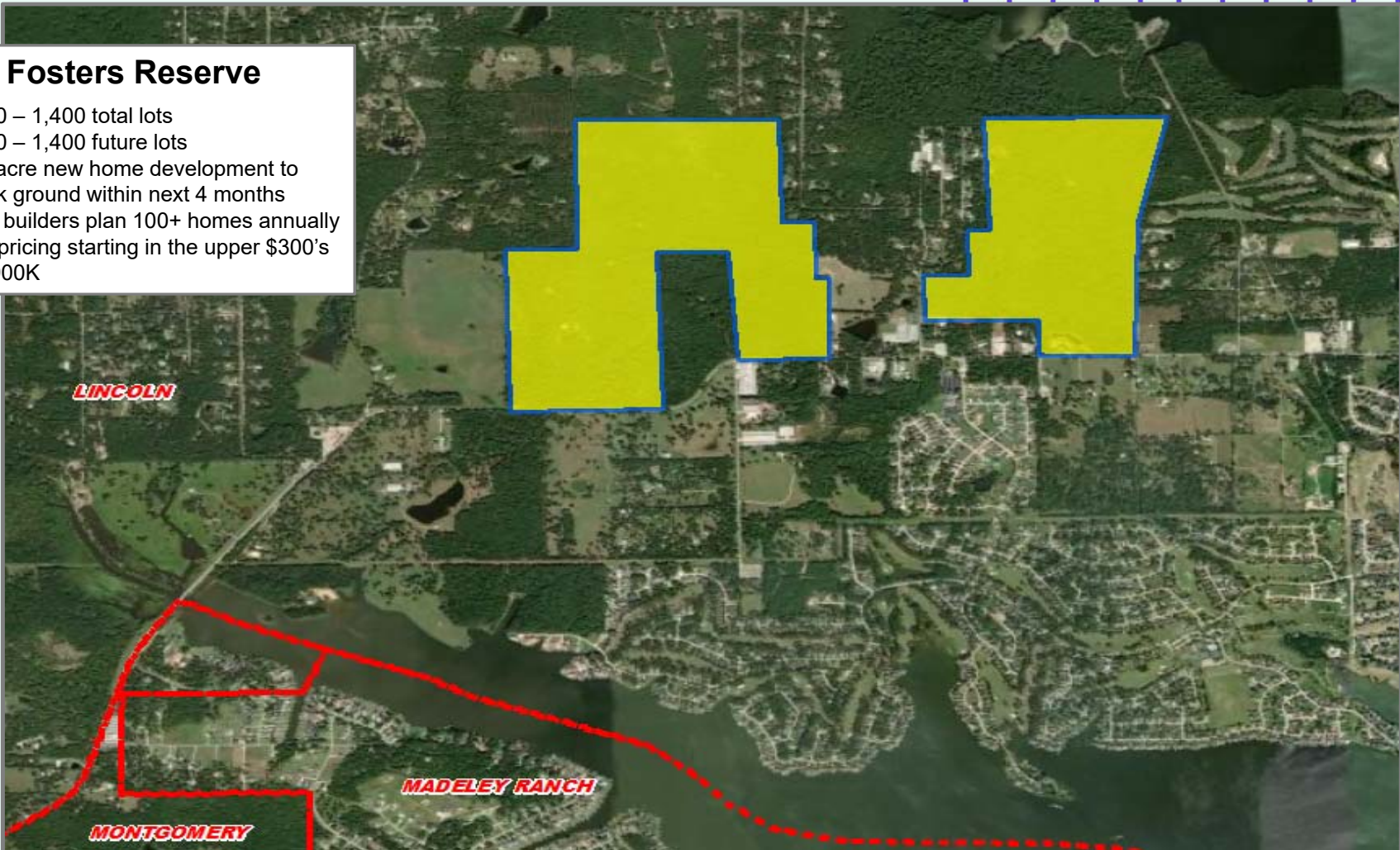




Residential Activity

Fosters Reserve

- 1,100 – 1,400 total lots
- 1,100 – 1,400 future lots
- 529 acre new home development to break ground within next 4 months
- Four builders plan 100+ homes annually with pricing starting in the upper \$300's to \$900K

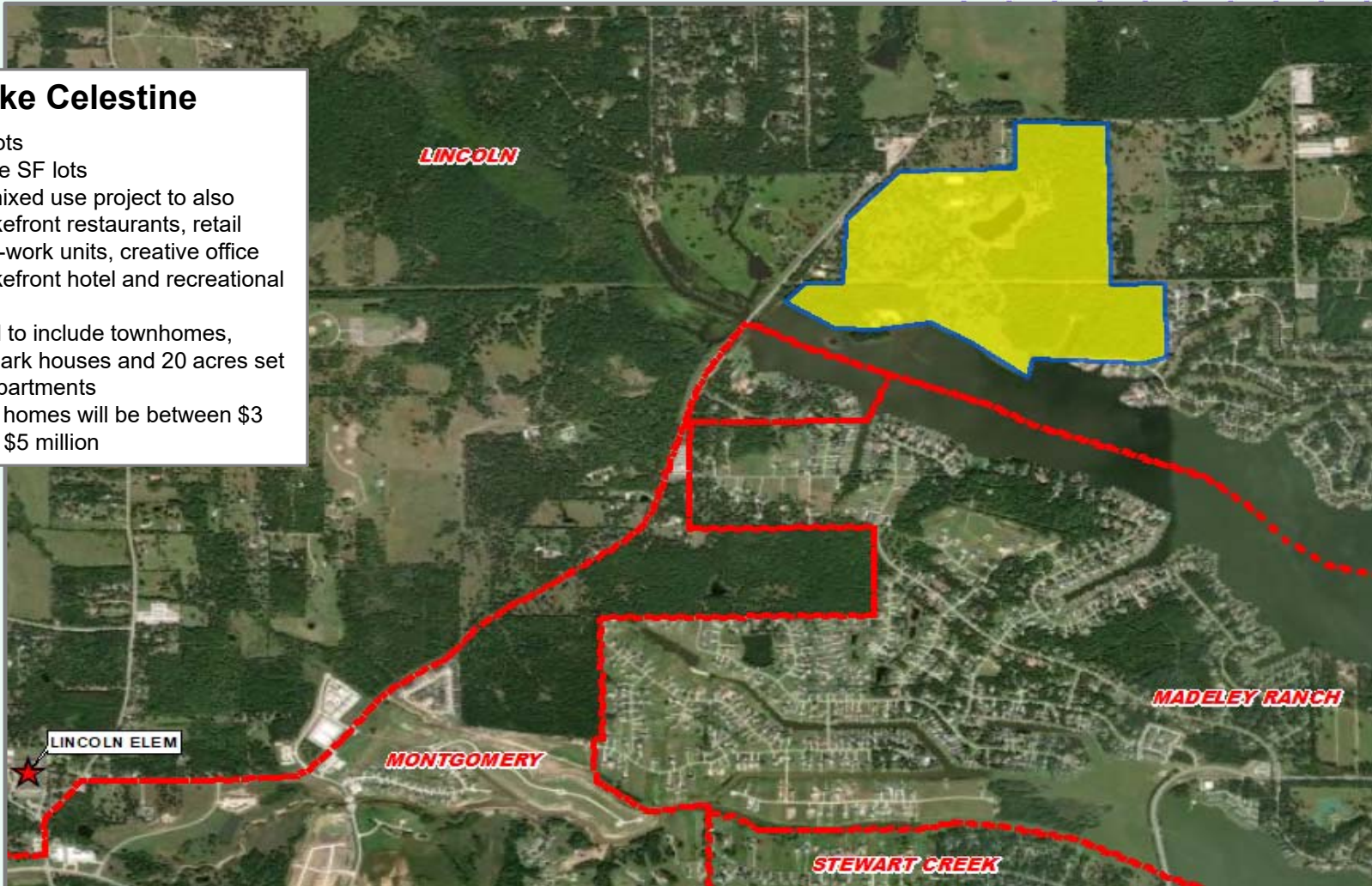




Residential Activity

Lake Celestine

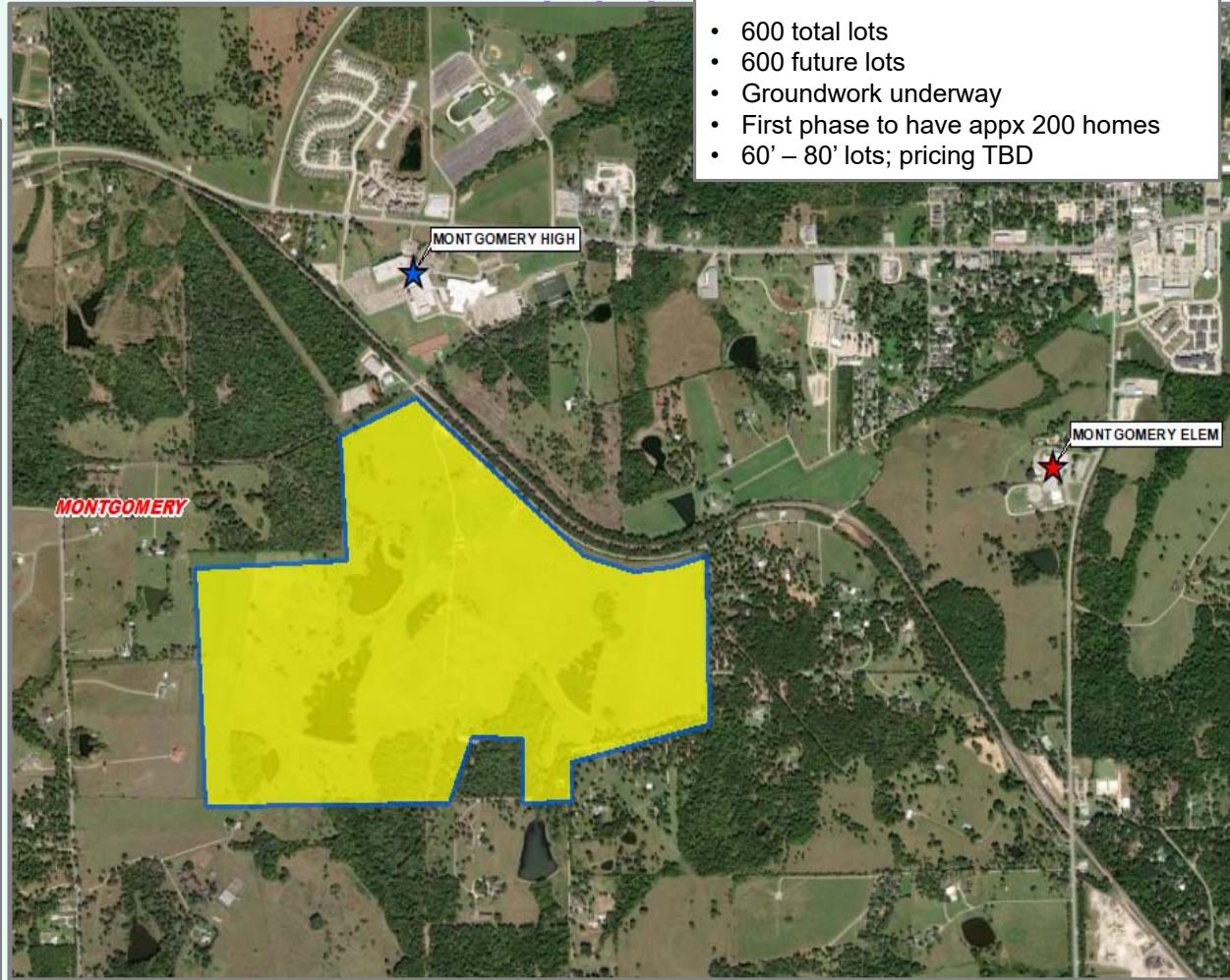
- 1,038 SF lots
- 1,038 future SF lots
- 289 acre mixed use project to also include lakefront restaurants, retail stores, live-work units, creative office spaces, lakefront hotel and recreational amenities
- Residential to include townhomes, cottages, park houses and 20 acres set aside for apartments
- The estate homes will be between \$3 million and \$5 million





Residential Activity

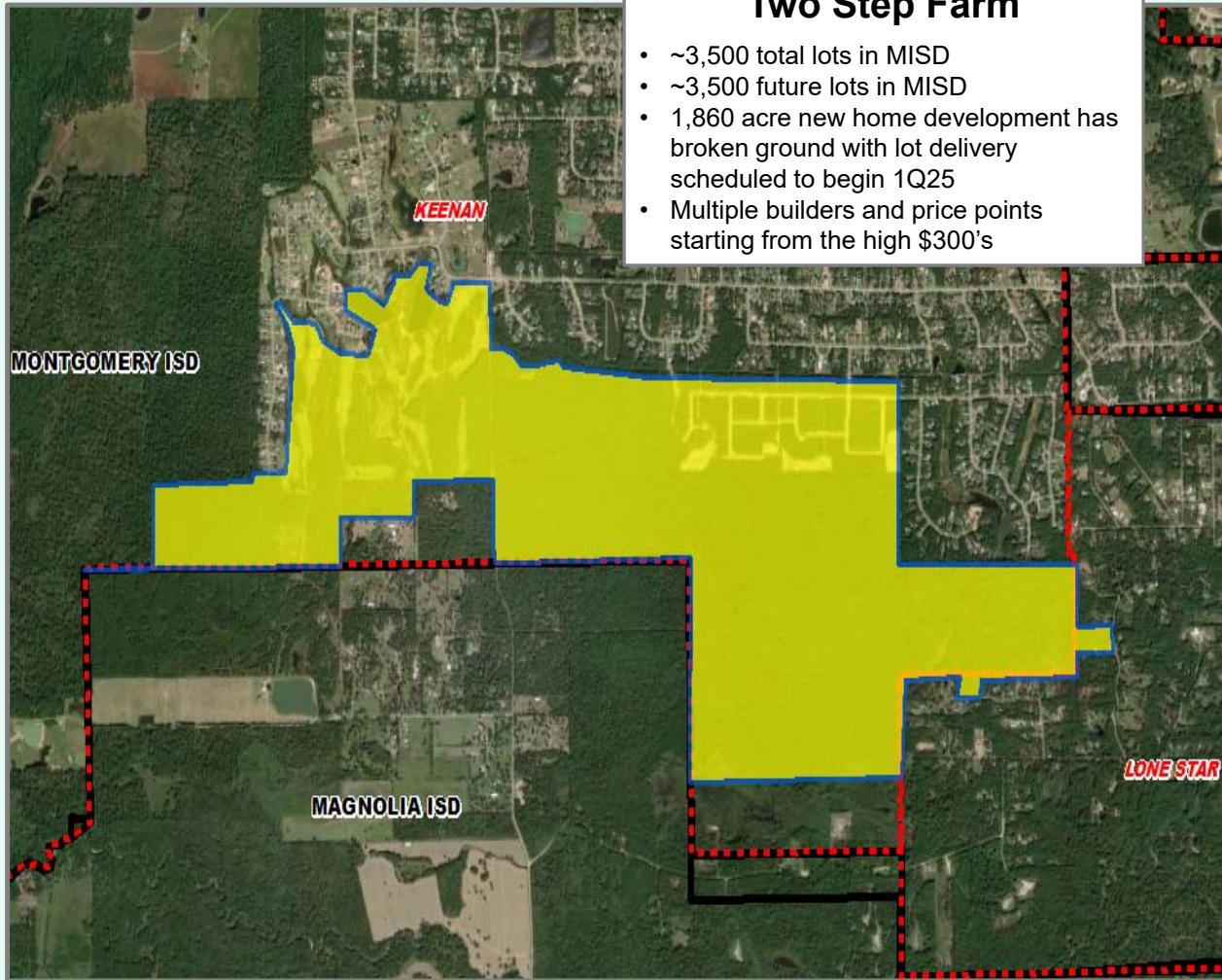
October 2024



- ### Redbird Meadow
- 600 total lots
 - 600 future lots
 - Groundwork underway
 - First phase to have appx 200 homes
 - 60' – 80' lots; pricing TBD



October 2024



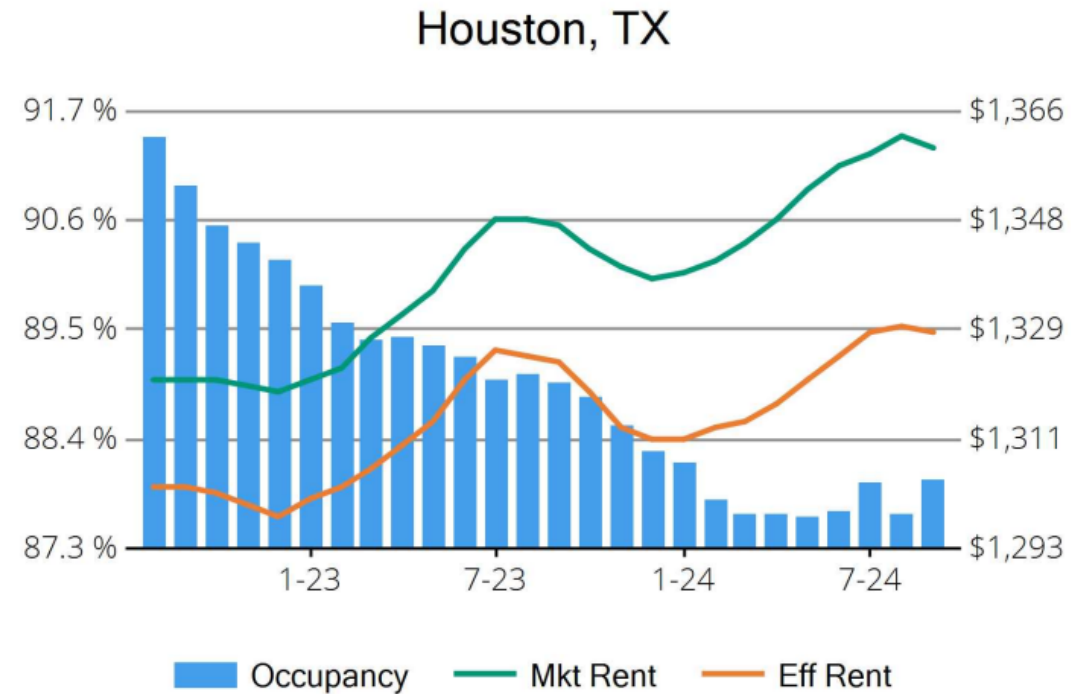


Housing Market Trends: Multi-family Market- September 2024



Stabilized and Lease-up Properties

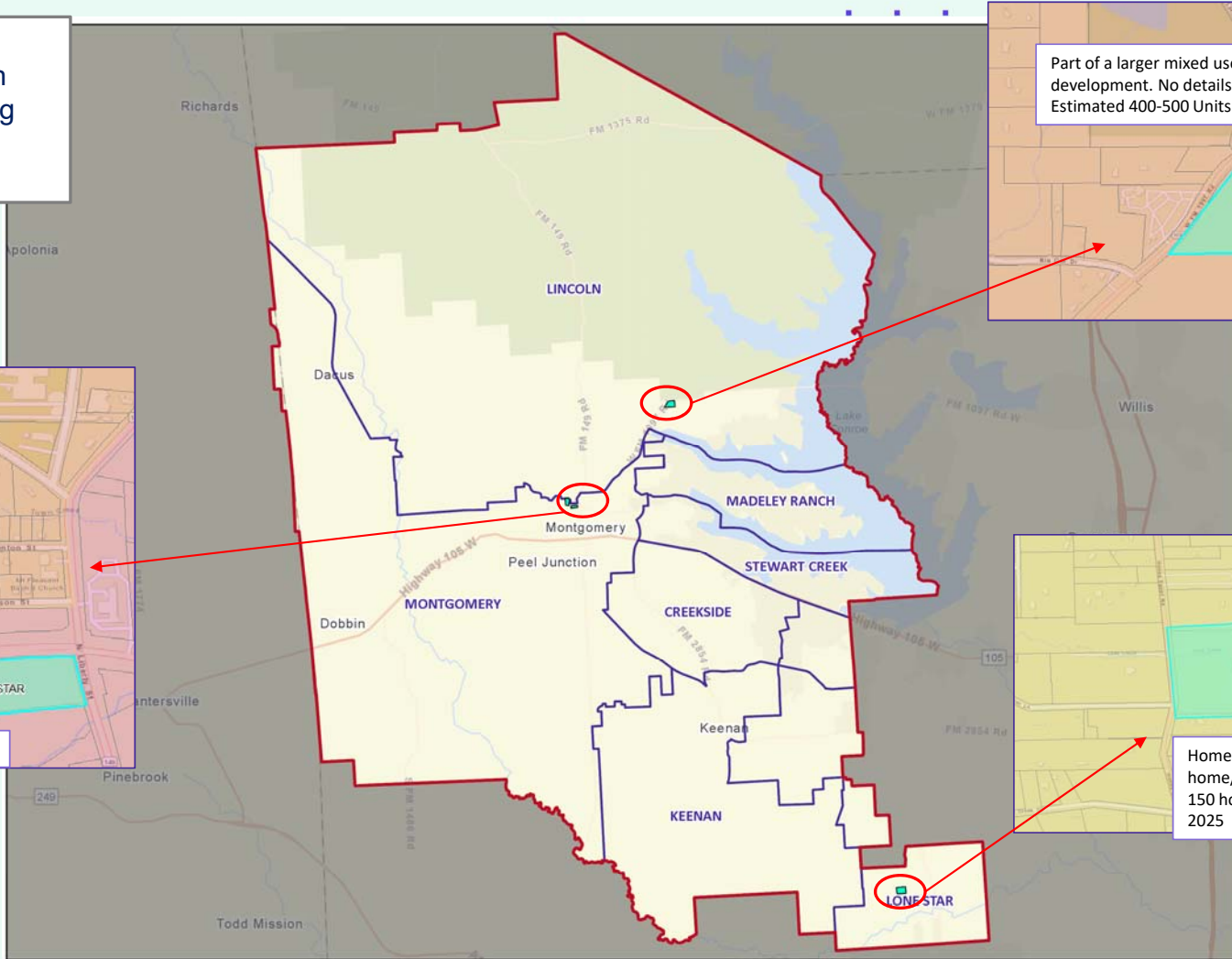
Conventional Properties	Sep 2024	Annual Change
Occupancy	88.0	-1.1%
Unit Change	19,317	
Units Absorbed (Annual)	10,637	
Average Size (SF)	891	+0.1%
Asking Rent	\$1,360	+1.0%
Asking Rent per SF	\$1.53	+0.9%
Effective Rent	\$1,329	+0.4%
Effective Rent per SF	\$1.49	+0.3%
% Offering Concessions	34%	+19.9%
Avg. Concession Package	6.4%	+15.5%





District Multifamily Overview

- There are more than 700 future multi-family units in various stages of planning across the district in 4 separate projects



Part of a larger mixed use development. No details as of yet. Estimated 400-500 Units

LAKE CELESTINE APARTMENTS

30 Duplex Units (60 homes). Zoning change requested 10/24

SUPERIOR PROPERTIES APARTMENTS

LONE STAR

98 Units, Construction may begin 12/24

HOMESTEAD

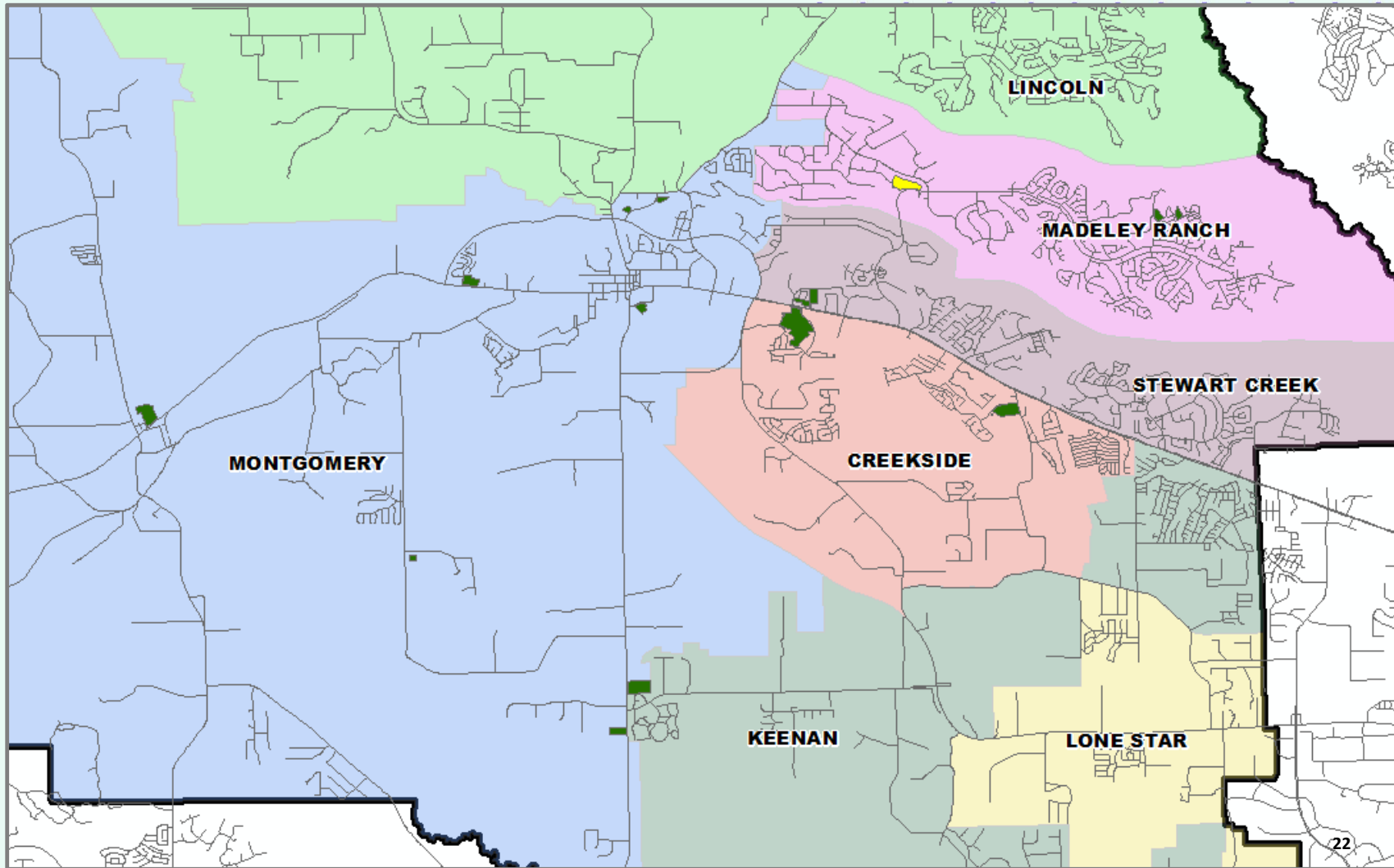
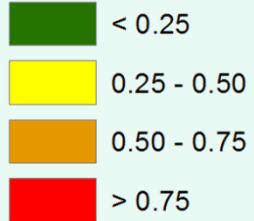
Homestead – zoned for mobile home/manufactured housing - 150 homes. May see movement in 2025



District Multifamily Overview

- There are 137 MISD students currently residing in 1,867 multi-family units across the district
- The overall district multi-family yield is 0.0734

Multifamily Yield





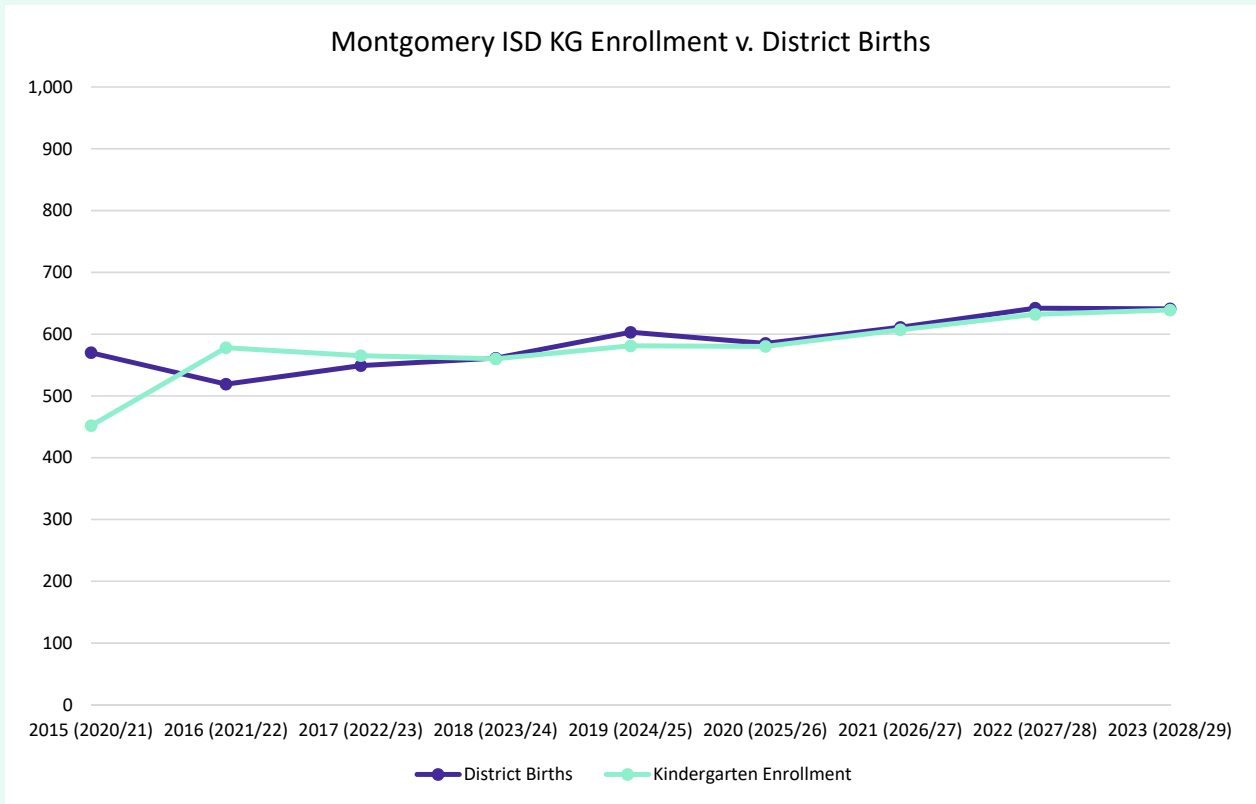
Transfer

Transfers In From:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Anderson-Shiro ISD	10	11	17	17	15	14	4
Conroe ISD	219	239	252	361	354	328	109
Huntsville ISD	12	18	14	19	n/a	n/a	0
Magnolia ISD	35	42	32	61	56	52	17
Navasota ISD	25	28	22	28	41	30	10
Richards ISD	n/a	10	n/a	14	14	10	10
Willis ISD	45	47	45	50	44	37	-8
Total Transfers In*	361	417	414	583	546	490	129

Transfers Out To:	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Conroe ISD	36	35	29	51	47	48	12
Fort Stockton ISD	n/a	n/a	n/a	n/a	n/a	11	11
Hallsville ISD	n/a	19	17	21	24	30	30
Magnolia ISD	44	41	41	59	47	41	-3
Premier High Schools	n/a	n/a	10	11	n/a	n/a	0
Richards ISD	n/a	n/a	10	15	16	16	16
Roscoe Collegiate ISD	n/a	n/a	n/a	n/a	13	25	25
Texas College Prep Academies	20	29	36	27	34	39	19
Thrive Center for Success	n/a	n/a	n/a	n/a	n/a	11	11
Willis ISD	21	15	18	12	15	15	-6
Total Transfers Out*	172	182	193	227	261	289	117



Birth Rates



	District Births	Kindergarten Enrollment	Ratio
2015 (2020/21)	570	452	0.793
2016 (2021/22)	519	578	1.114
2017 (2022/23)	549	565	1.029
2018 (2023/24)	561	560	0.998
2019 (2024/25)	603	581	0.964
2020 (2025/26)	585	580	0.991
2021 (2026/27)	611	607	0.993
2022 (2027/28)	642	632	0.984
2023 (2028/29)	641	639	0.997



Annual Enrollment Change

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	15	152	452	552	599	611	642	619	679	738	763	796	796	704	683	8,801		
2021/22	57	165	578	597	636	643	680	679	678	740	763	836	822	780	717	9,371	570	6.5%
2022/23	77	239	565	670	645	676	680	721	755	734	783	845	833	801	750	9,774	403	4.3%
2023/24	60	249	560	591	691	682	708	722	775	778	760	845	837	800	764	9,822	48	0.5%
2024/25	53	230	581	621	631	719	707	739	775	826	793	840	815	778	786	9,894	72	0.7%

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MS	HS	K-12
3 Year Avg.		1.138	1.002	1.105	1.060	1.054	1.047	1.055	1.087	1.060	1.038	1.097	0.984	0.955	0.966	1.054	1.061	1.000	1.039
2021/22		1.086	1.279	1.321	1.152	1.073	1.113	1.058	1.095	1.090	1.034	1.096	1.033	0.980	1.018	1.166	1.073	1.032	1.103
2022/23		1.448	0.978	1.159	1.080	1.063	1.058	1.060	1.112	1.083	1.058	1.107	0.996	0.974	0.962	1.066	1.084	1.010	1.053
2023/24		1.042	0.991	1.046	1.031	1.057	1.047	1.062	1.075	1.030	1.035	1.079	0.991	0.960	0.954	1.039	1.047	0.996	1.028
2024/25		0.924	1.038	1.109	1.068	1.041	1.037	1.044	1.073	1.066	1.019	1.105	0.964	0.930	0.983	1.056	1.053	0.995	1.037

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



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
2020/21	15	152	452	552	599	611	642	619	679	738	763	796	796	704	683	8,801		
2021/22	57	165	578	597	636	643	680	679	678	740	763	836	822	780	717	9,371	570	6.5%
2022/23	77	239	565	670	645	676	680	721	755	734	783	845	833	801	750	9,774	403	4.3%
2023/24	60	249	560	591	691	682	708	722	775	778	760	845	837	800	764	9,822	48	0.5%
2024/25	53	230	581	621	631	719	707	739	775	826	793	840	815	778	786	9,894	72	0.7%
2025/26	53	245	580	639	663	675	767	754	804	830	861	881	830	774	757	10,113	219	2.2%
2026/27	53	259	607	637	693	722	727	830	828	855	863	961	868	795	758	10,456	343	3.4%
2027/28	53	262	632	672	700	760	784	792	850	887	888	961	945	825	780	10,791	335	3.2%
2028/29	53	270	639	696	736	767	826	856	837	909	923	987	947	900	807	11,153	362	3.4%
2029/30	53	286	679	703	758	804	831	895	864	894	945	1028	971	904	881	11,496	343	3.1%
2030/31	53	300	710	743	762	823	864	896	898	924	930	1052	1011	926	886	11,778	282	2.5%
2031/32	53	317	746	772	802	825	883	930	926	960	962	1024	1035	964	908	12,107	329	2.8%
2032/33	53	330	775	808	830	866	884	948	966	990	999	1067	1006	988	945	12,455	348	2.9%
2033/34	53	344	811	840	872	897	927	951	1,000	1,032	1,031	1,106	1,048	960	969	12,841	386	3.1%
2034/35	53	360	849	880	907	941	964	1,001	1,015	1,069	1,073	1,141	1,087	1,001	942	13,283	442	3.4%

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



Ten Year Forecast by Campus

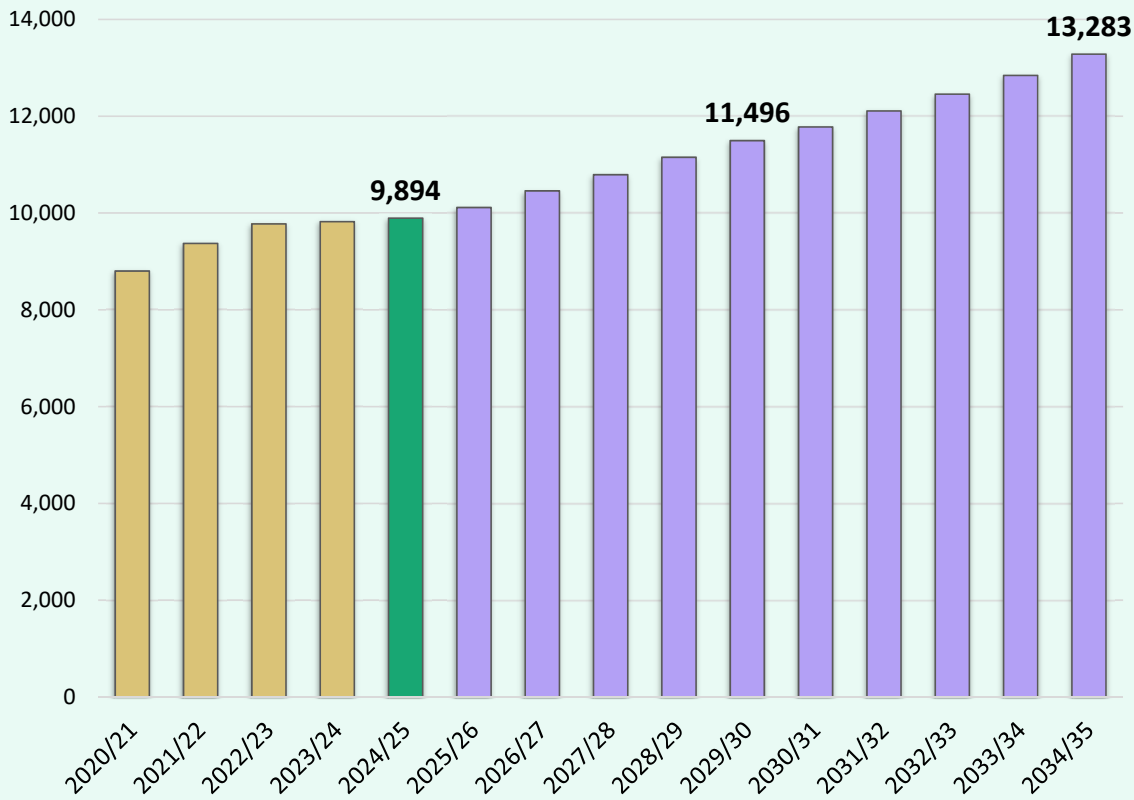


		CURRENT	ENROLLMENT PROJECTIONS									
ELEMENTARY CAMPUS	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CREEKSIDE ELEMENTARY	900	592	645	689	755	786	835	886	944	1,014	1,095	1,192
KEENAN ELEMENTARY	900	714	685	699	717	757	821	882	942	1,000	1,064	1,136
LINCOLN ELEMENTARY	525	472	501	526	544	568	611	662	710	758	809	864
LONE STAR ELEMENTARY	900	694	694	698	678	681	665	645	645	645	645	654
MADLEY RANCH ELEMENTARY	900	715	716	689	678	683	693	688	690	696	702	714
MONTGOMERY ELEMENTARY	900	672	708	785	821	894	914	917	931	915	910	917
STEWART CREEK ELEMENTARY	900	422	427	442	462	474	470	471	466	466	470	478
ELEMENTARY TOTALS	5,925	4,281	4,376	4,528	4,655	4,843	5,009	5,151	5,328	5,494	5,695	5,955
Elementary Absolute Change		18	95	152	127	188	166	142	177	166	201	260
Elementary Percent Change		0.4%	2.2%	3.5%	2.8%	4.0%	3.4%	2.8%	3.4%	3.1%	3.7%	4.6%
MONTGOMERY JUNIOR HIGH	1,400	1,083	1,074	1,060	1,066	1,083	1,079	1,081	1,114	1,154	1,194	1,230
OAK HILLS JUNIOR HIGH	1,400	1,311	1,421	1,486	1,559	1,586	1,624	1,671	1,734	1,801	1,869	1,927
MIDDLE SCHOOL TOTAL	2,800	2,394	2,495	2,546	2,625	2,669	2,703	2,752	2,848	2,955	3,063	3,157
Middle School Absolute Change		81	101	51	79	44	34	49	96	107	108	94
Middle School Percent Change		3.5%	4.2%	2.0%	3.1%	1.7%	1.3%	1.8%	3.5%	3.8%	3.7%	3.1%
LAKE CREEK HIGH SCHOOL	2,700	1,692	1,729	1,830	1,940	2,066	2,195	2,291	2,362	2,417	2,484	2,555
MONTGOMERY HIGH SCHOOL	2,700	1,526	1,512	1,551	1,570	1,574	1,588	1,583	1,568	1,588	1,598	1,615
HIGH SCHOOL TOTAL	5,400	3,218	3,241	3,381	3,510	3,640	3,783	3,874	3,930	4,005	4,082	4,170
High School Absolute Change		-23	23	140	129	130	143	91	56	75	77	88
High School Percent Change		-0.7%	0.7%	4.3%	3.8%	3.7%	3.9%	2.4%	1.4%	1.9%	1.9%	2.2%
MONTGOMERY COUNTY JJAEP	120	1	1	1	1	1	1	1	1	1	1	1
DISTRICT TOTALS	14,245	9,894	10,113	10,456	10,791	11,153	11,496	11,778	12,107	12,455	12,841	13,283
District Absolute Change		72	219	343	335	362	343	282	329	348	386	442
District Percent Change		0.73%	2.21%	3.39%	3.20%	3.35%	3.08%	2.45%	2.79%	2.87%	3.10%	3.44%



Key Takeaways

Enrollment Forecast



- 3rd quarter new home starts within MISD were up 15% YOY and YTD totals are up 8% versus the same period in 2023
- The district has 34 actively building subdivisions with nearly 1,800 lots available to build on
- MISD has 16 future subdivisions with over 13,100 lots in the planning stages
- Groundwork is currently underway on more than 500 lots in 4 subdivisions
- Montgomery ISD is forecasted to enroll nearly 11,500 students in 2029/30 and approximately 13,300 by 2034/35