

# Eagle Mountain- Saginaw Realtors Association

November 2021

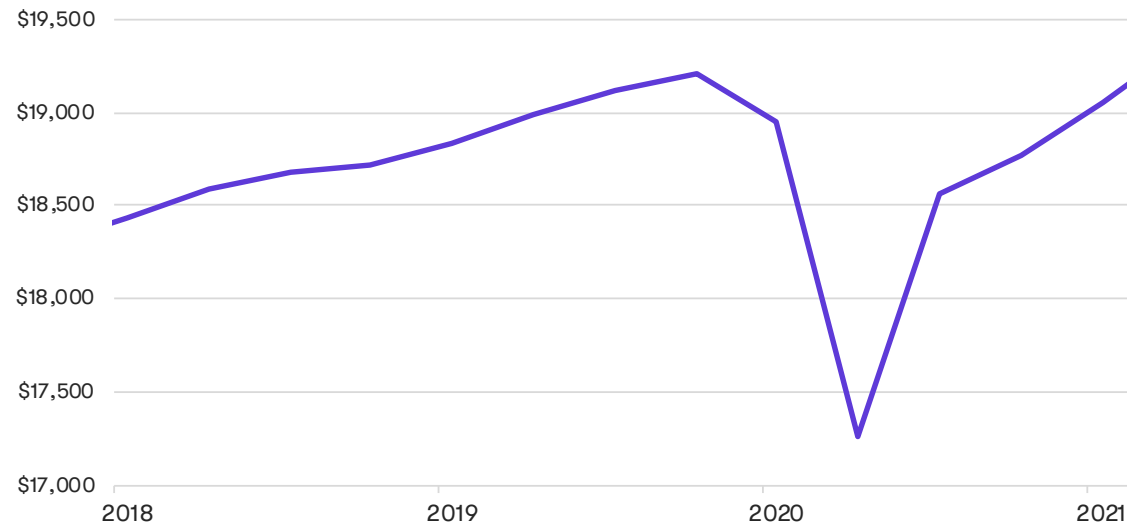
Presented by:





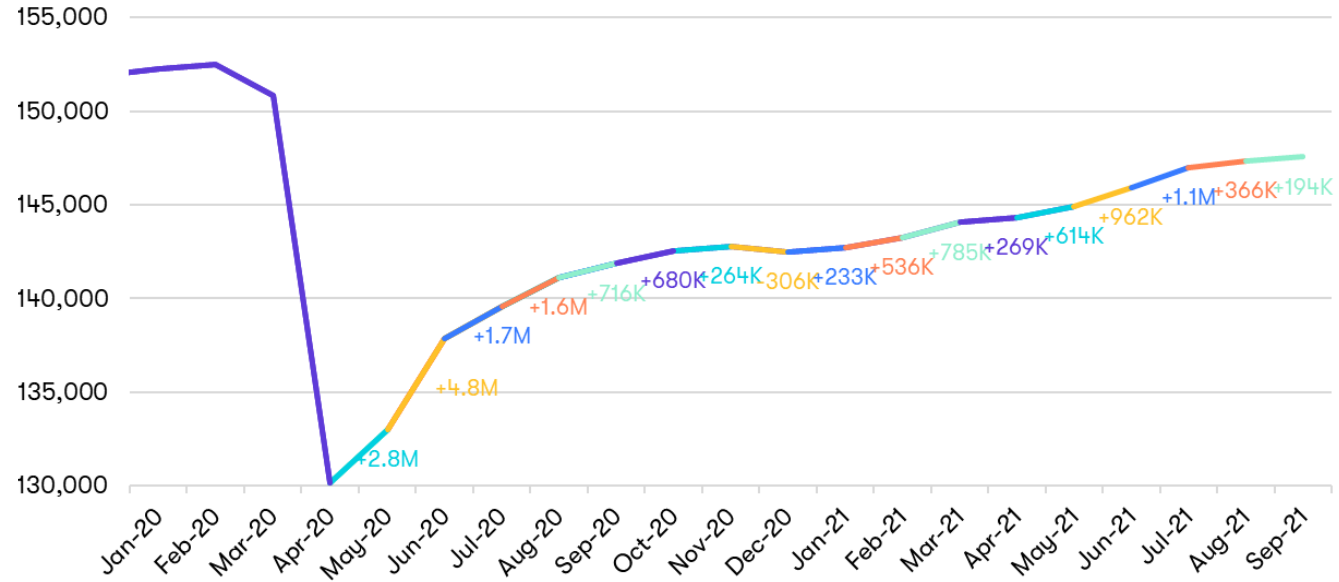
# The National “Economy” is Fully Recovered!

## Real Gross Domestic Product (\$B)



Source: BEA; Zonda

## Total Nonfarm Payrolls (Thousands Of Persons)



Source: Bureau of Labor Statistics; Zonda

# But Employment Has More to Go.

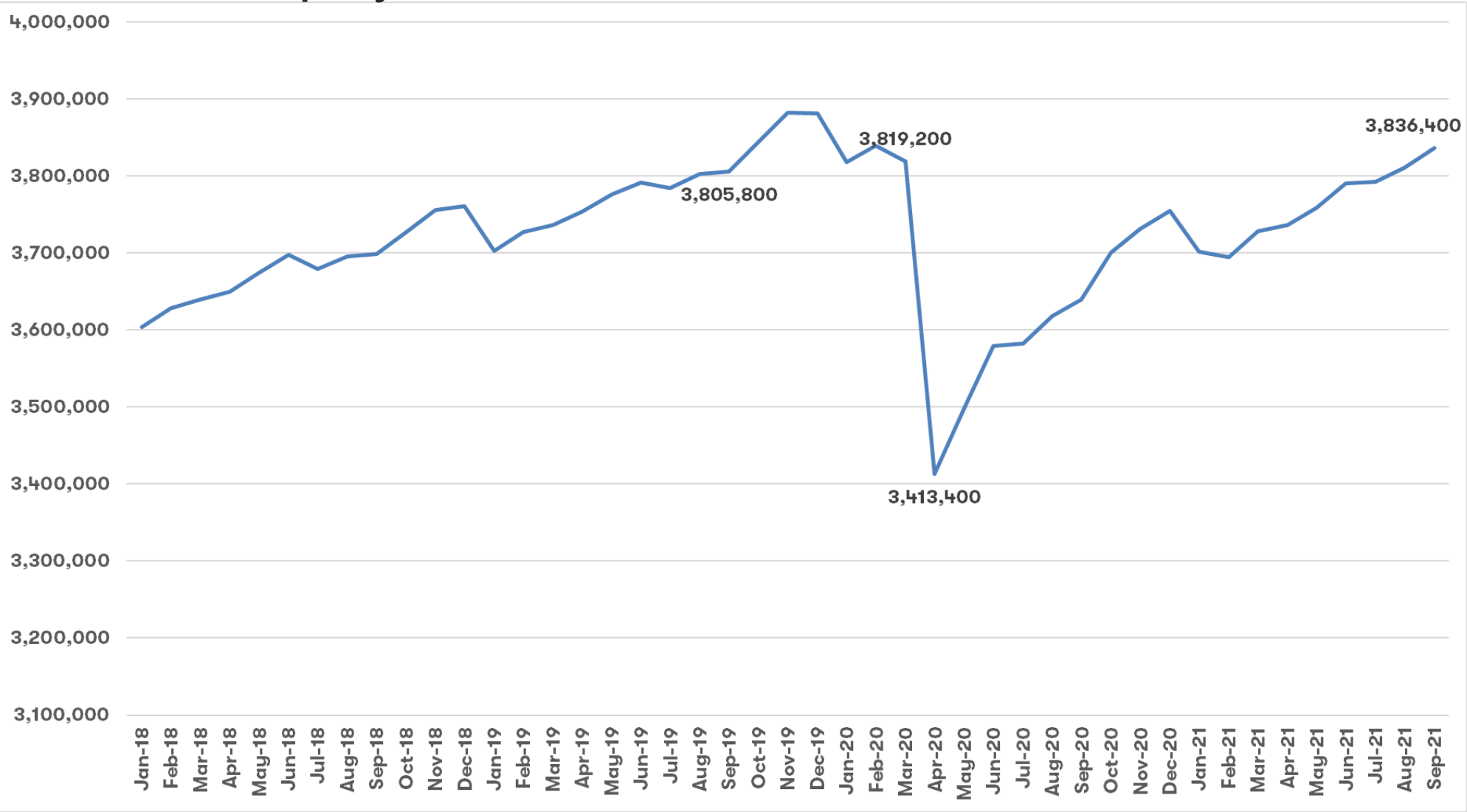
# Employment in Most Texas Markets Has Fully Recovered



Source: Texas Workforce Commission (Non-Seasonally Adjusted)



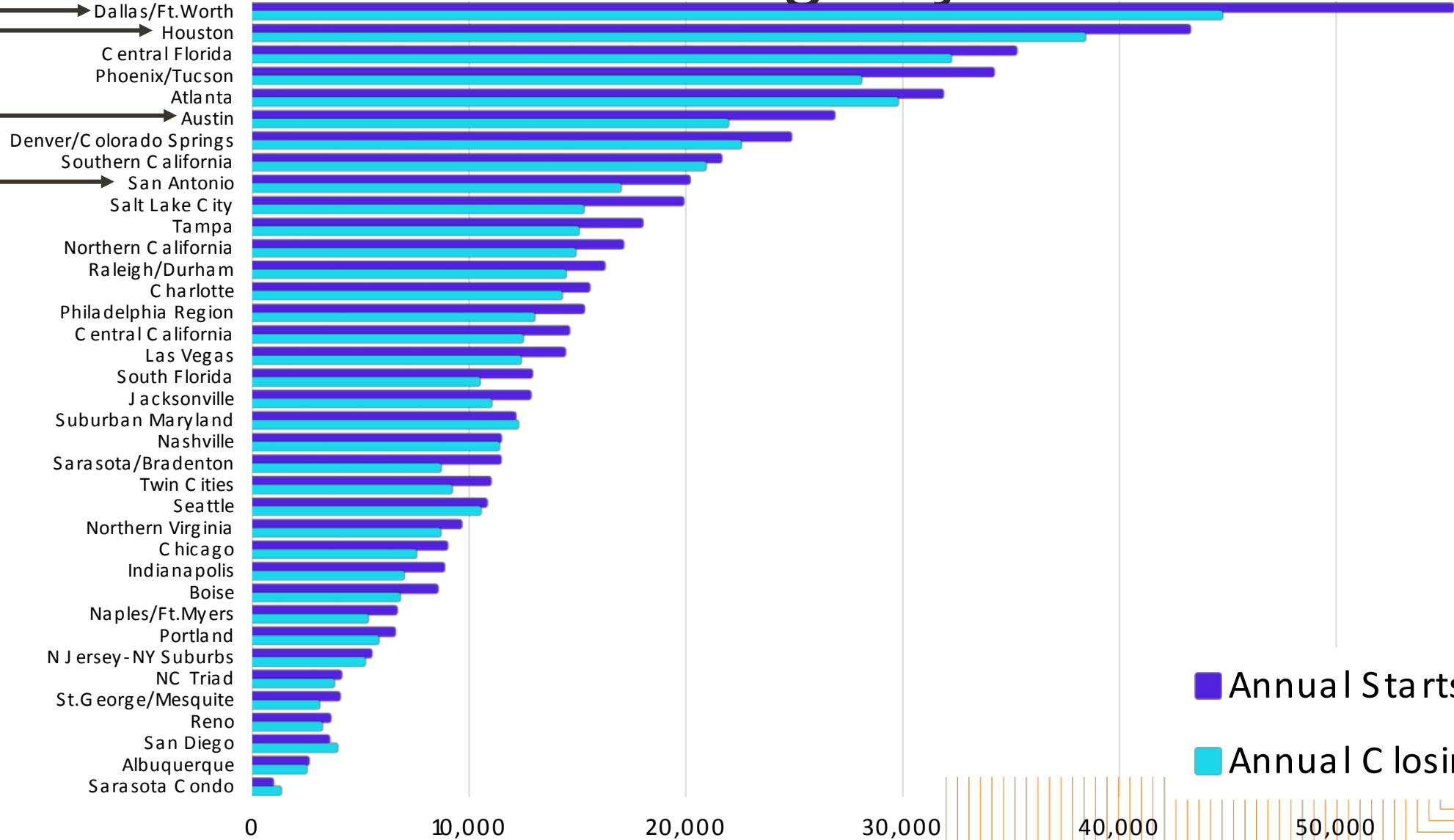
# DFW Total Employment





Source: Texas Workforce Commission CES, not-adjusted



# Annual Starts & Closings by Market



 Annual Starts

 Annual Closings

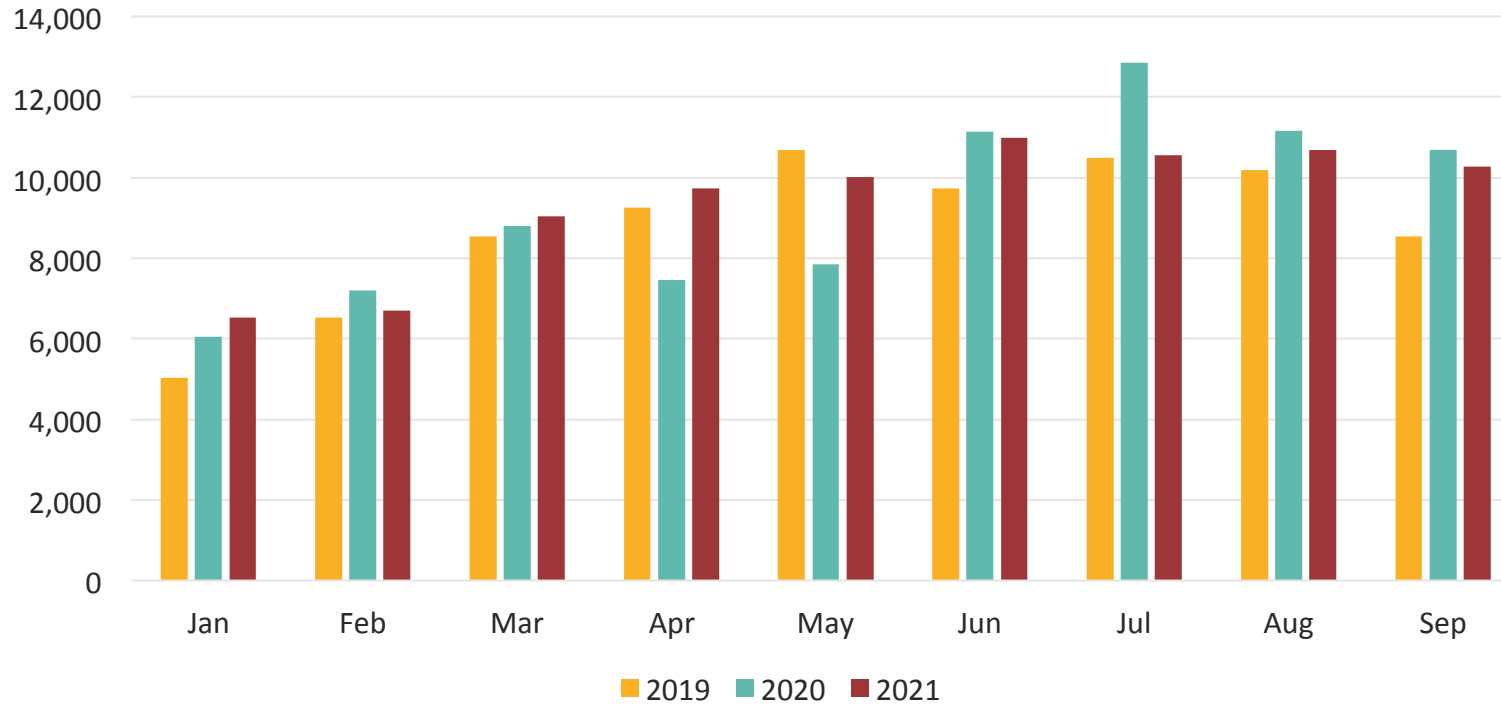
# DFW Apartment Market 3Q21

- 19,987 units absorbed during Q3, up 119% YOY and up from 15,437 units during Q2. 42,696 units absorbed in LTM.
- 7,668 units completed in Q3.
- Occupancy is 96.5%, up from 95% in Q2.
- Same store rents jumped 11.4% during Q3, after increasing 4.8% in Q2.
- Units offering concessions dropped to 14.1% in Q3 from 24.5% in Q2.
- 22,431 units scheduled to be completed in the next twelve months.

Source: RealPage

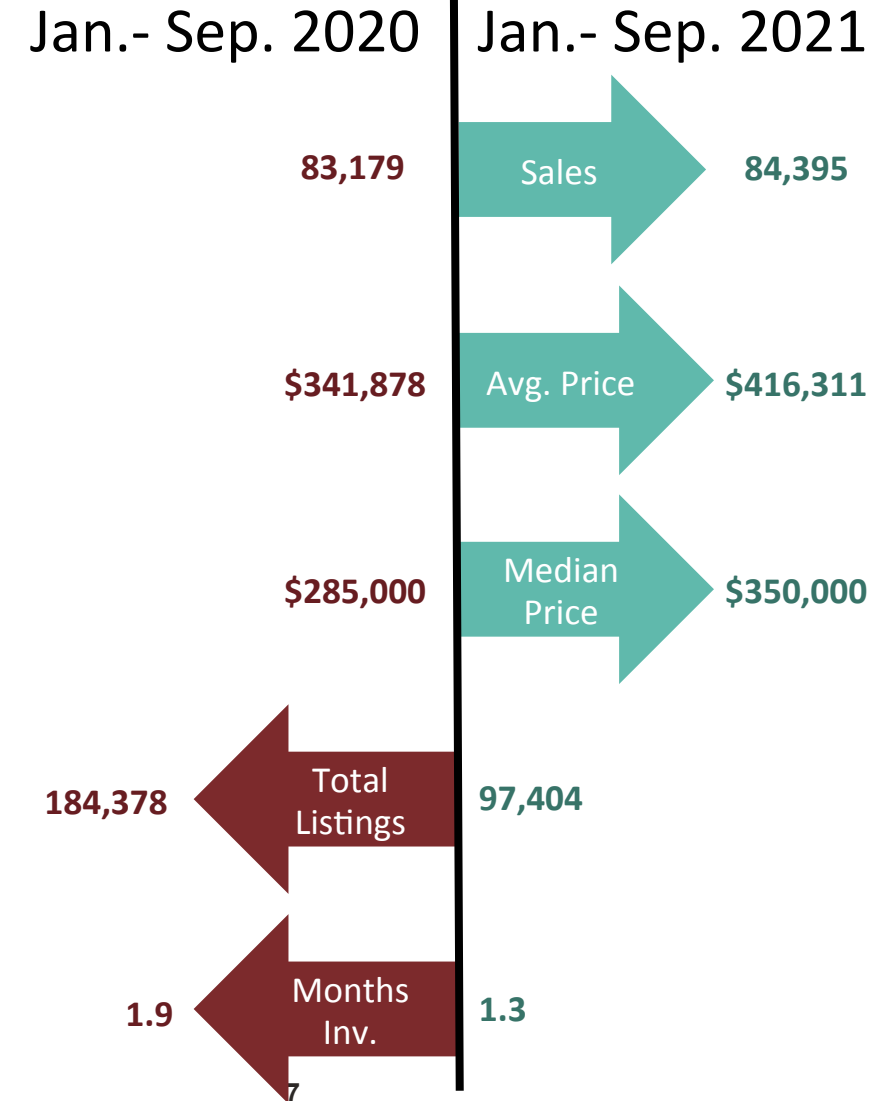
# Housing Market Trends

DFW Monthly Sales, 2019-2021



- Median home prices remains near record highs across the state
- Home inventory remains extremely tight as sales continue to outperform 2019 and 2020 rates
- Home sales through September in DFW are up 1.4% from the same period in 2020
- Historically low interest rates and pent up demand have resulted in a fast recovery for the housing market

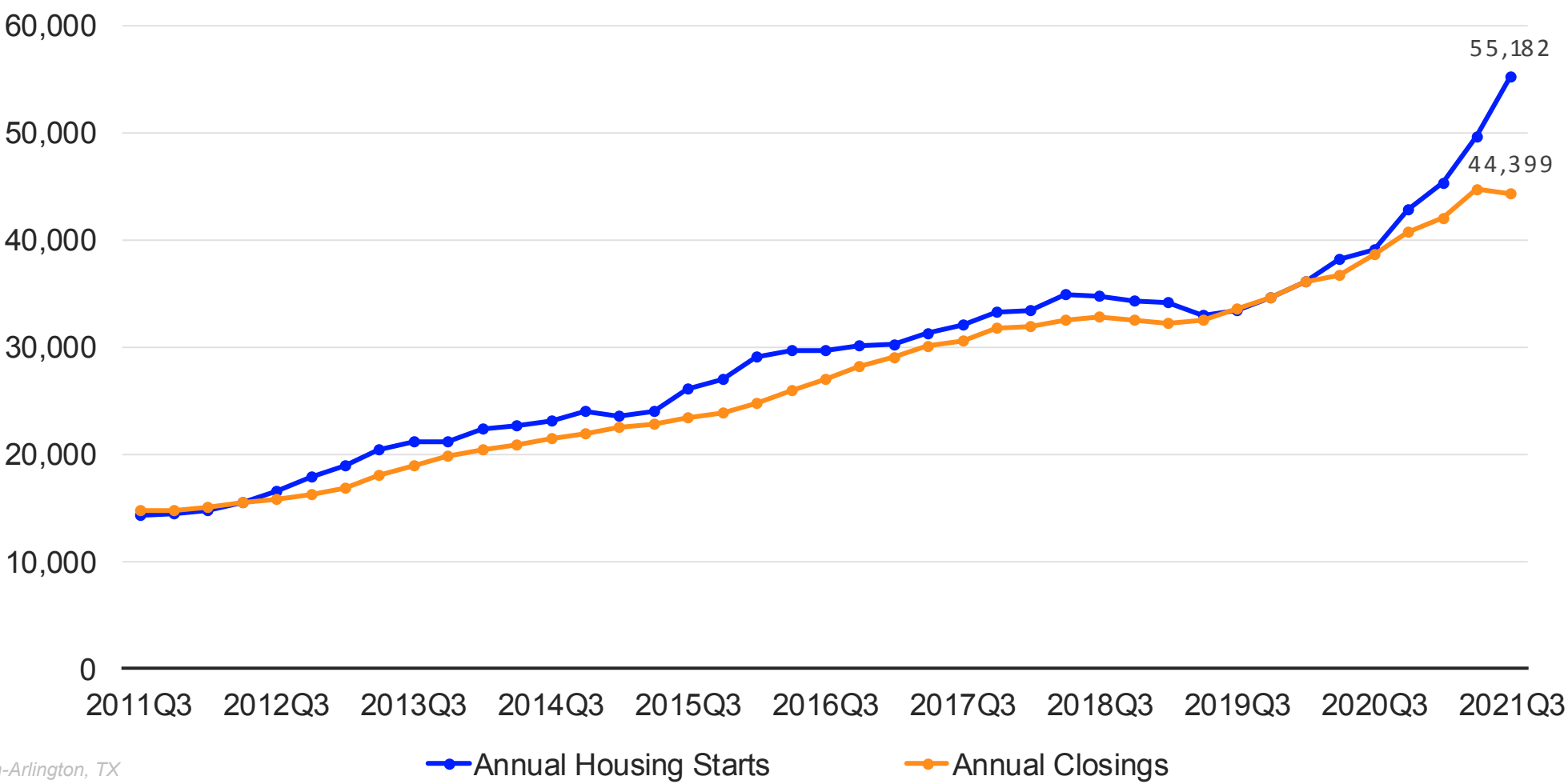
YOY Housing Trends





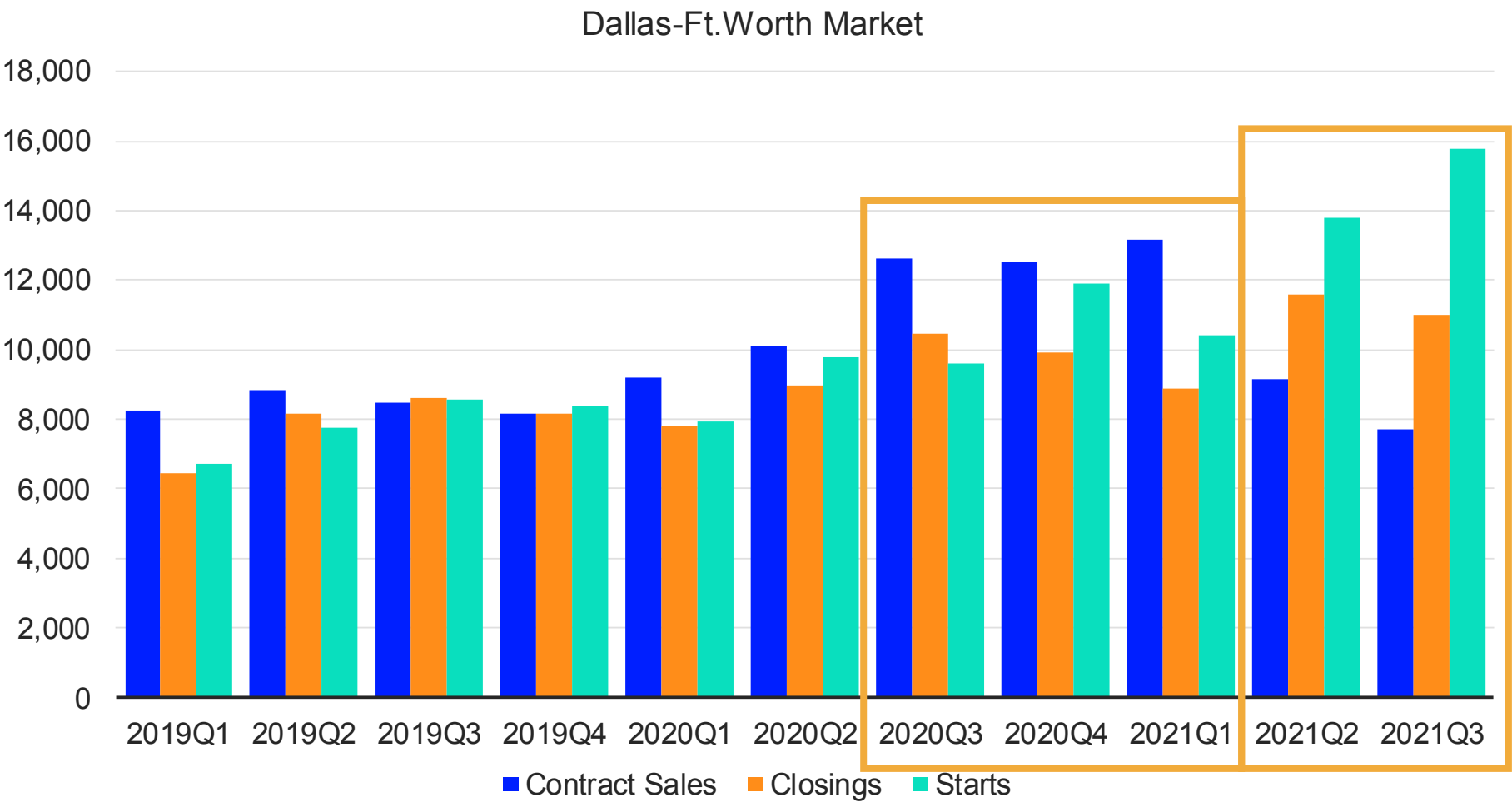
# DFW Annual Starts Up 40% YOY

## Annual Housing Starts vs Annual Closings



# DFW Production Builder Sales, Starts and Closings

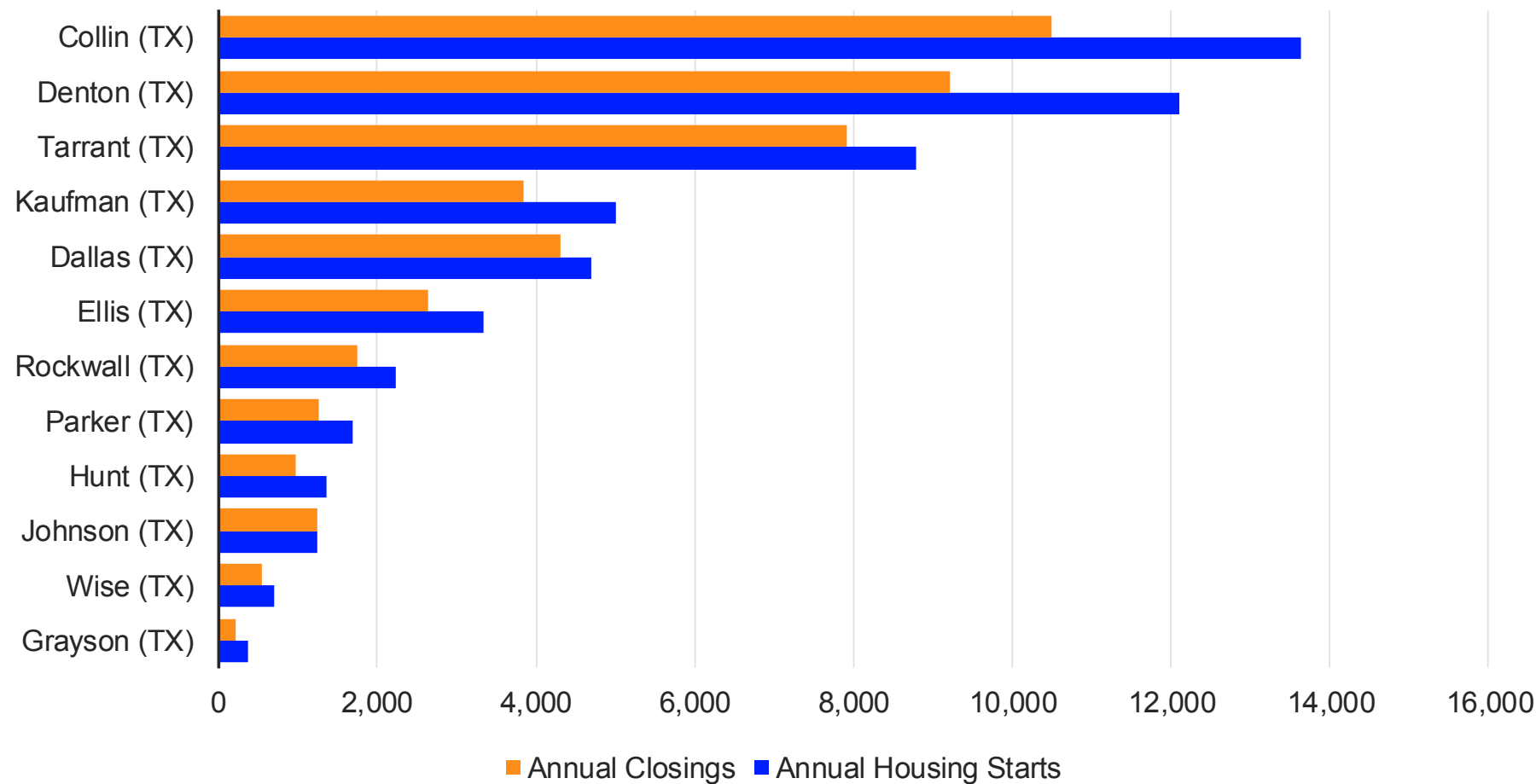
Contract Sales, Starts, and Closings



Source: Zonda

# DFW 3Q21 Annual Starts by County

Annual Housing Starts vs Closings by County

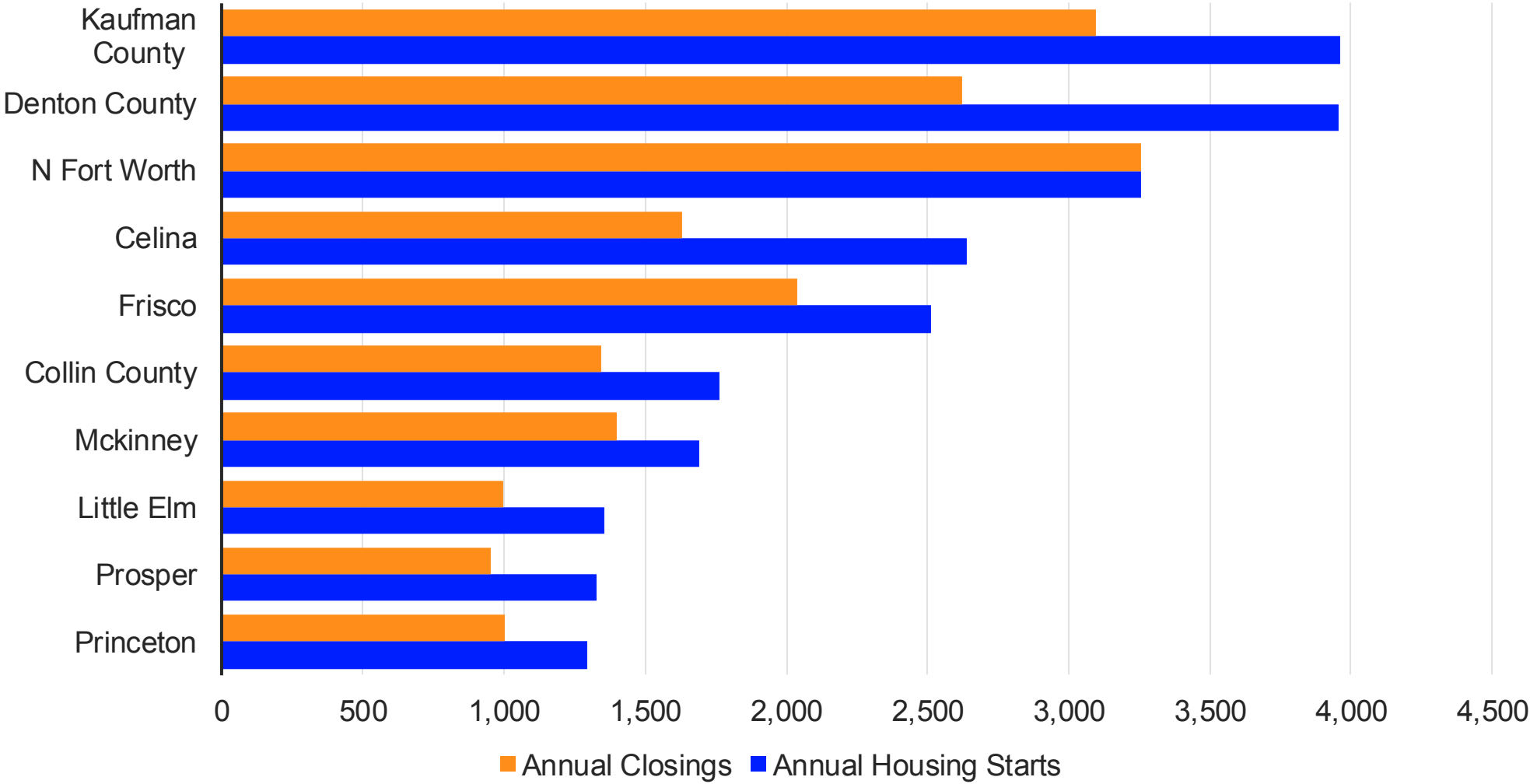


Source: Zonda



# DFW Top Submarkets Ranked by Starts

Top 10 Submarkets by Annual Housing Starts vs Closings



# DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q21

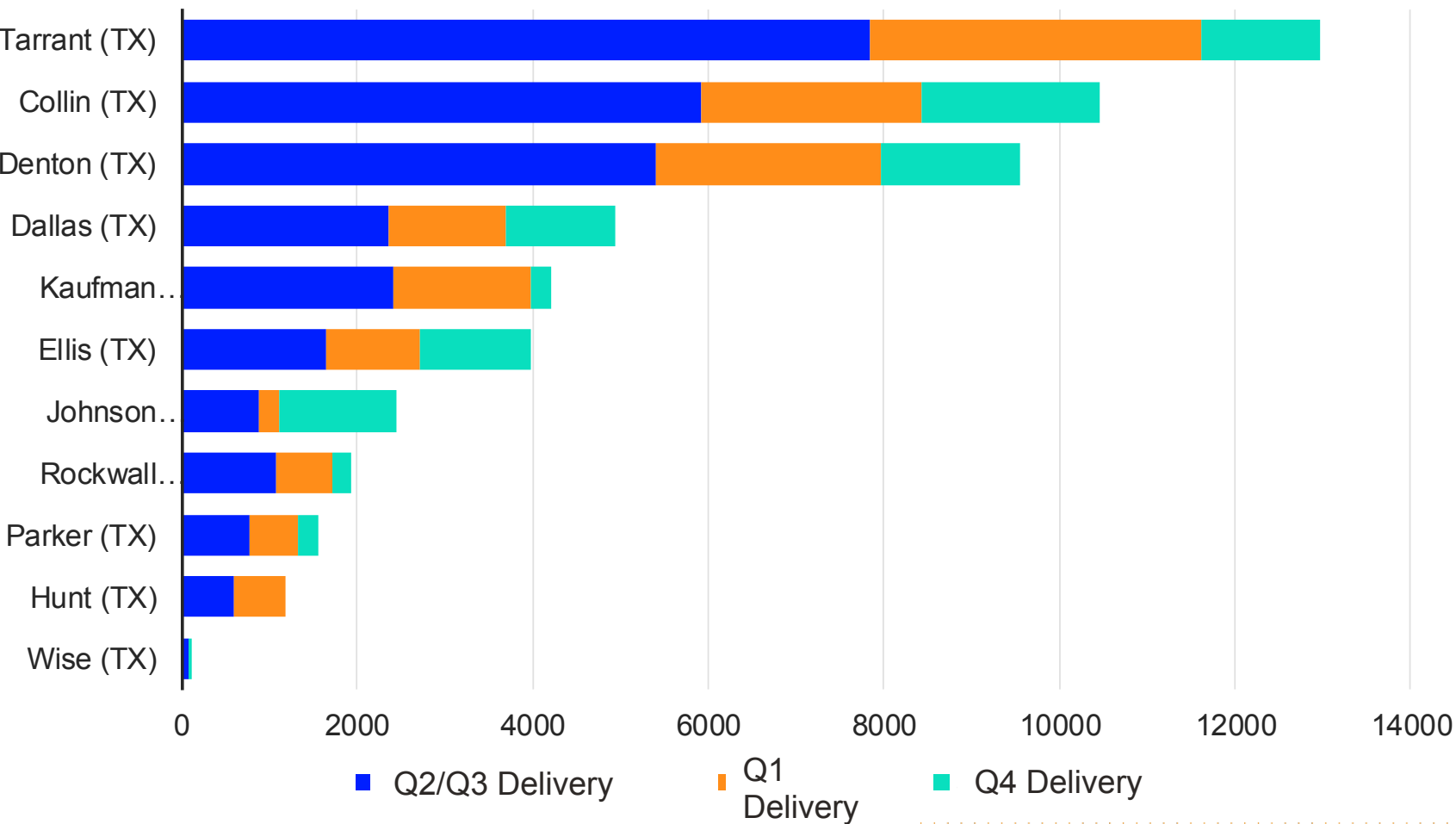
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Northwest ISD	4,355	3,323	2,090	3,474	42,984
2	Denton ISD	3,831	2,865	2,223	2,069	19,807
3	Prosper ISD	3,557	2,593	2,252	2,354	22,613
4	Forney ISD	3,335	2,414	1,784	2,235	31,282
5	Frisco ISD	2,344	2,066	1,531	1,357	8,685
6	Dallas ISD	1,799	1,820	1,616	2,167	6,875
<b>7</b>	<b>Eagle Mt.-Saginaw ISD*</b>	<b>1,570</b>	<b>1,789</b>	<b>595</b>	<b>887</b>	<b>19,287</b>
8	Princeton ISD	1,777	1,396	985	1,568	7,236
9	Royse City ISD	1,785	1,304	1,015	1,877	8,845
10	Rockwall ISD	1,357	1,184	805	1,750	9,916
11	Crowley ISD	1,407	1,076	662	1,097	17,149
12	Crandall ISD	1,302	1,060	657	819	8,267
13	Anna ISD	1,199	985	564	1,165	5,680
14	Midlothian ISD	1,420	977	846	1,243	16,514
15	Mansfield ISD	1,092	966	669	1,707	6,578
16	Melissa ISD	1,119	954	565	603	4,620
17	Lewisville ISD	1,134	936	853	1,547	2,407
18	Fort Worth ISD	948	910	462	1,759	4,958
19	McKinney ISD	1,252	876	799	1,551	13,261
20	Community ISD	1,227	866	524	672	2,833

\* Based on additional Templeton Demographics housing research

\*\*Includes Age-Restricted subdivisions

# DFW Lots Under Construction by County

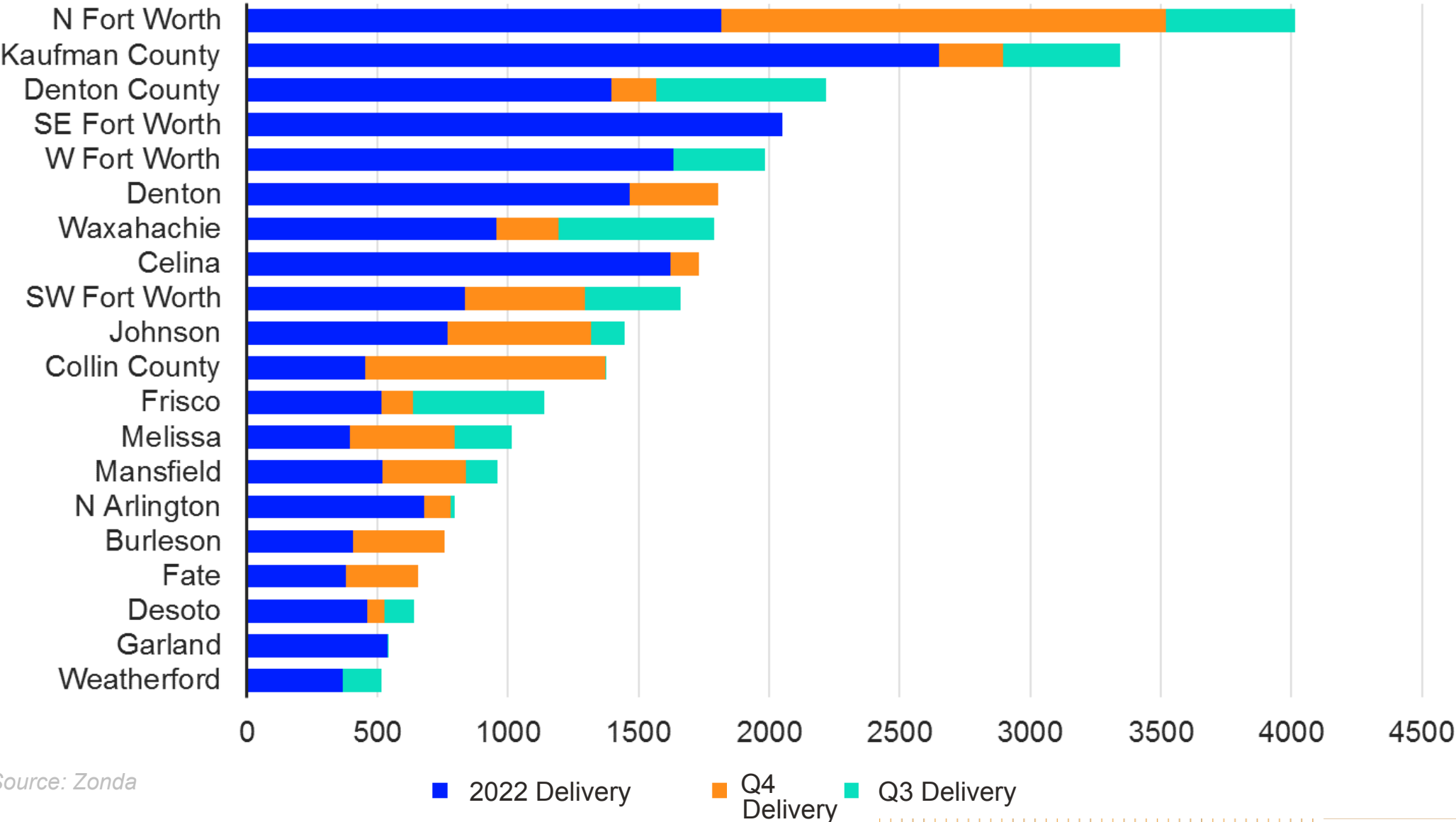
## Lots Under Construction by County



Source: Zonda



# DFW Lots Under Construction by Submarket

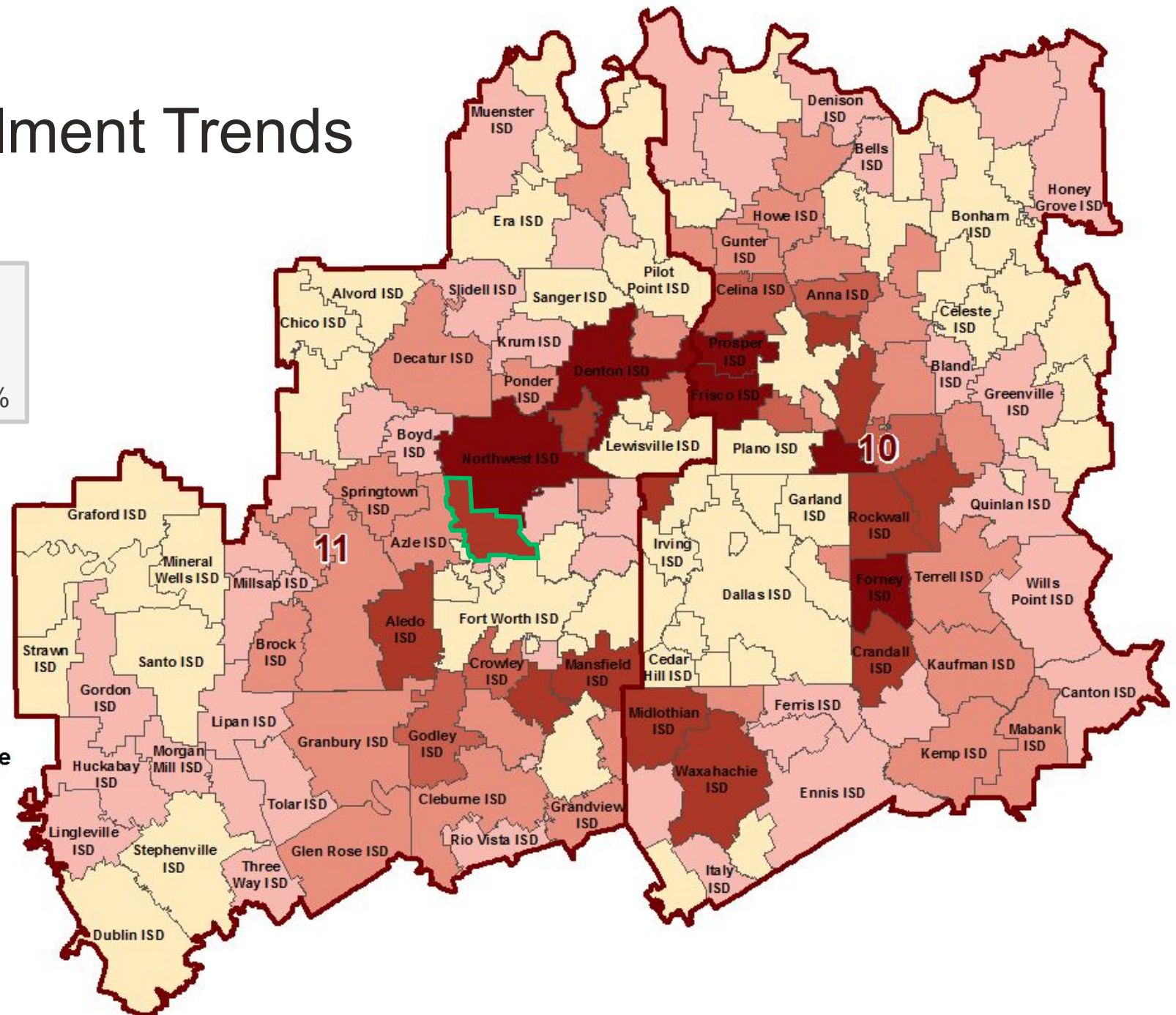
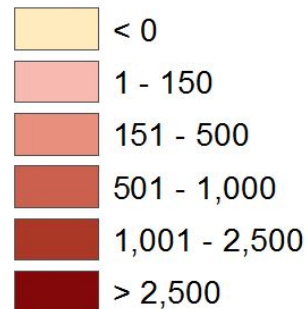


Source: Zonda

# Region 10 & 11 Enrollment Trends

- EMS ISD enrollment has increased by 10.7% between 2015/16 and 2020/21
- EMS ISD enrollment increased 211 students from 2019/20, an increase of 1.1%

## 5 Yr Enrollment Change



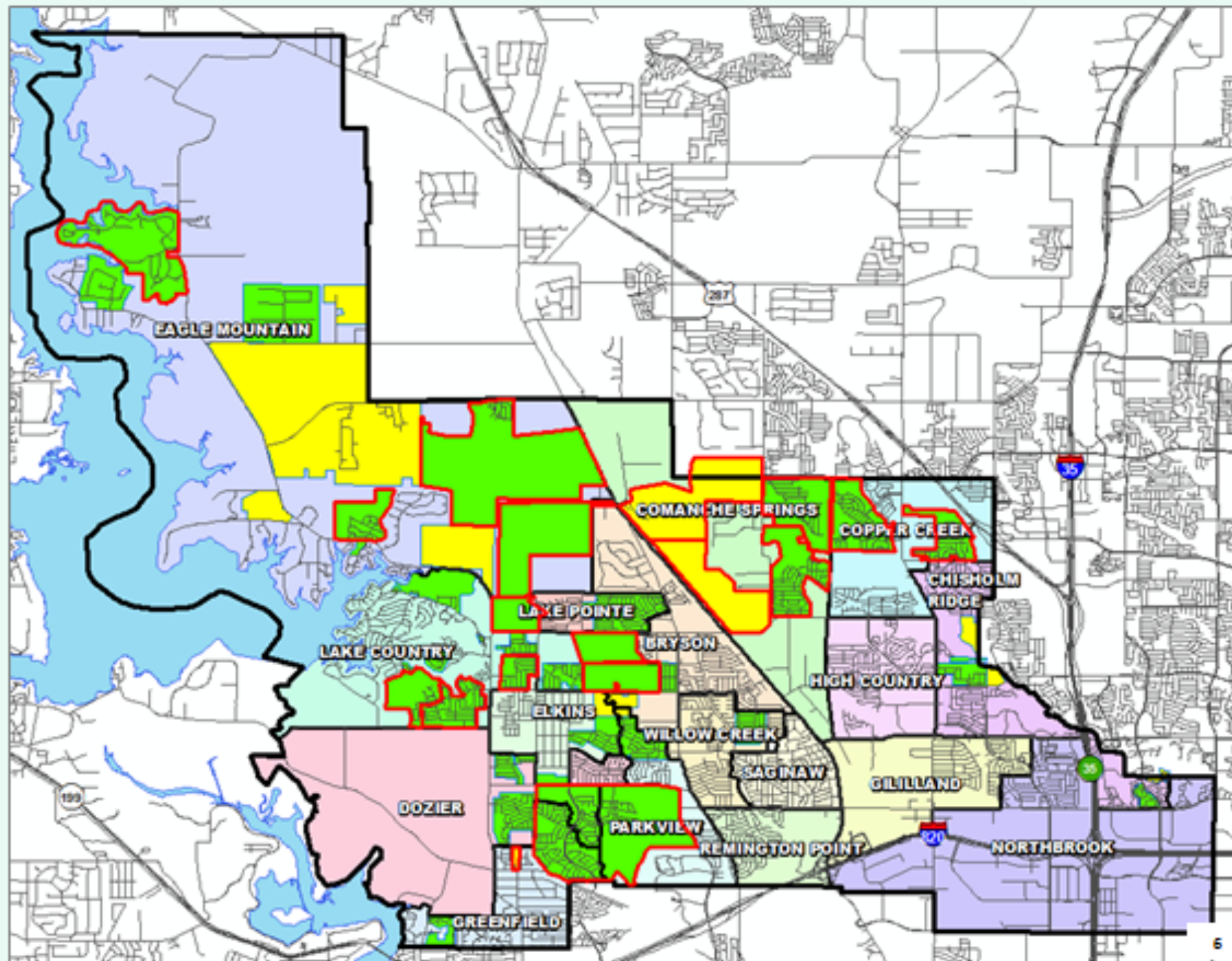




## District Housing Overview

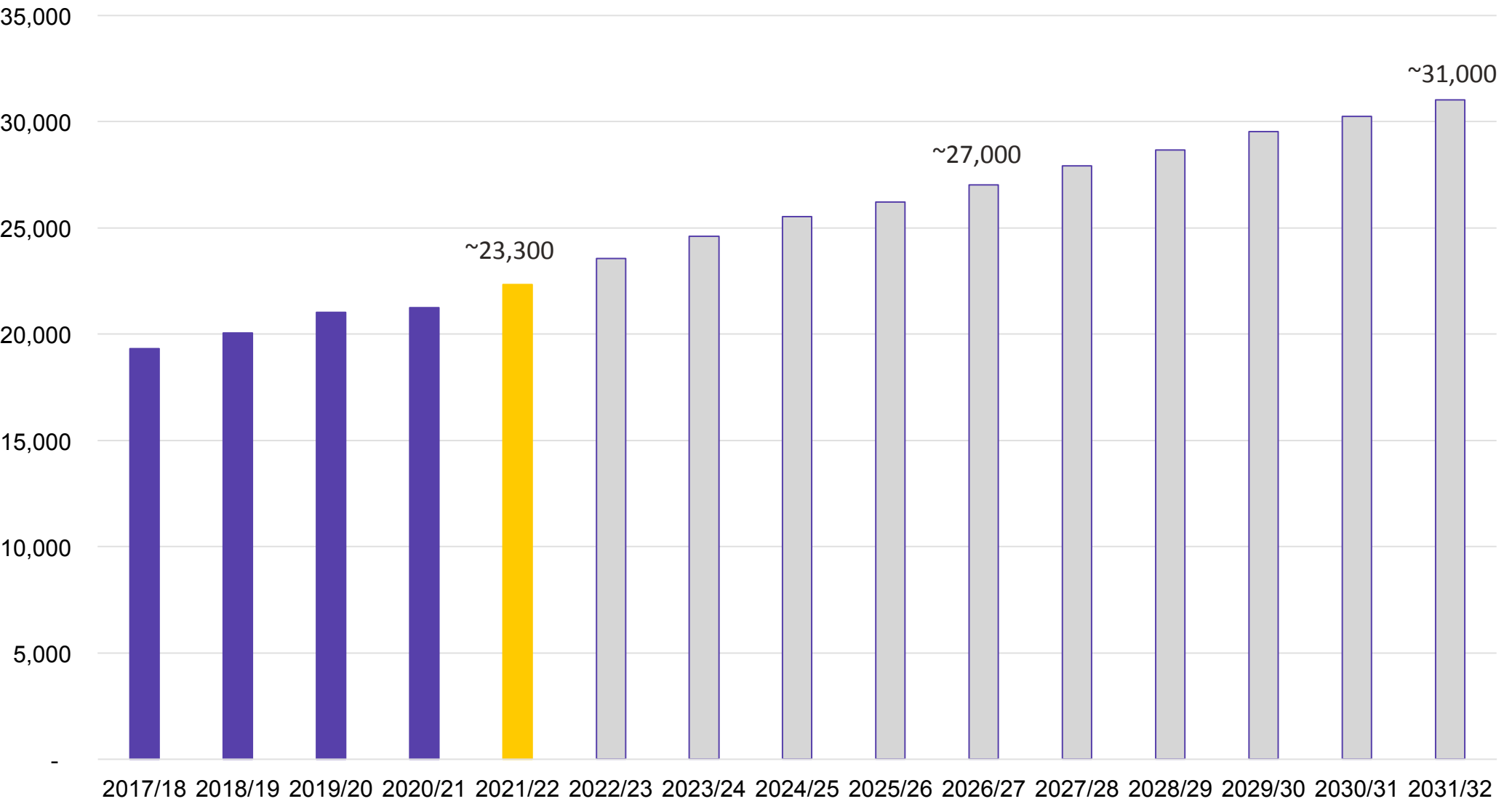
- The district has 36 actively building subdivisions
- Within EMS ISD there are 19 future subdivisions
- Of these, groundwork is underway on 2,883 lots within 14 subdivisions

### Subdivisions





# Student Enrollment Forecast



## Disruptions Are Continuing Across the Board

**62% Yes**

**Government Services**

(61% yes last month)

**90% Yes**

**Supply Disruptions**

(92% yes last month)

**82% Yes**

**Labor Shortages**

(69% yes last month)

**54% Yes**

**Land Disruptions**

(40% yes last month)

# Top Concerns Remain Unchanged

1. Building material availability
2. Labor availability
3. Affordability
4. Building material cost
5. Land prices

# DFW Housing Market Takeaways & Considerations

- Demand remains very strong, likely end the year with 57,000 to 58,000 starts.
- Forecast modest growth in 2022 to 60,000 to 62,000 starts.
- More normal seasonality is returning to the market.
- More resale and spec inventory coming online, will lead to more moderate price increases.
- North Fort Worth had more than 4,000 lots delivered in the last 12 months.
- Eagle Mountain-Saginaw ISD will likely grow more than 7,700 additional students in the next 10 years.
- Questions?