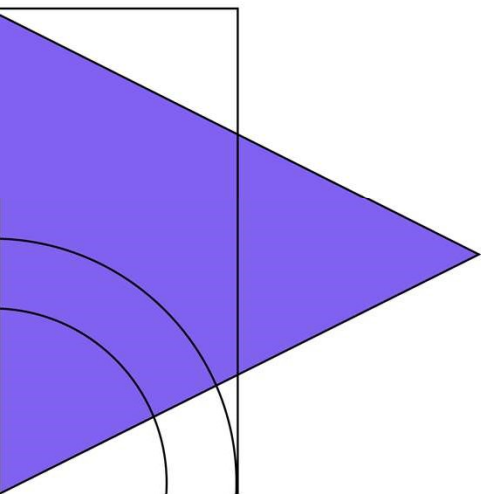
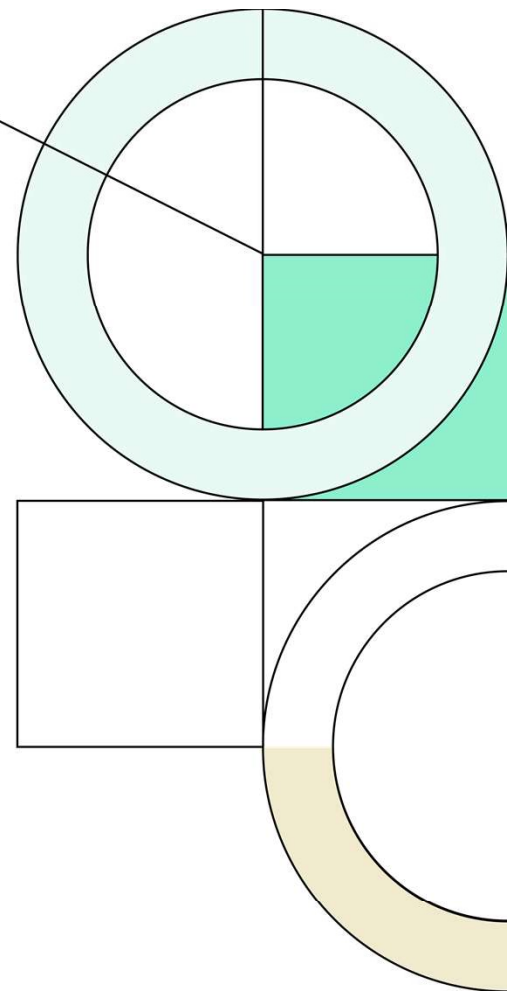




Spring 2022 Demographic Report



Annual Enrollment Change

Year (Oct.)	EE	Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2017/18	94	343	805	822	912	951	972	1,011	985	969	1,031	1,116	1,058	1,004	920	12,993		
2018/19	79	344	839	885	888	934	993	1,031	1,081	1,028	1,012	1,148	1,074	969	959	13,264	271	2.1%
2019/20	96	374	857	886	888	898	965	1,022	1,052	1,094	1,043	1,117	1,059	1,038	901	13,290	26	0.2%
2020/21	81	302	833	847	888	883	904	955	1,052	1,080	1,082	1,129	1,046	1,047	993	13,122	-168	-1.3%
2021/22	66	366	916	933	924	921	929	949	1,018	1,107	1,144	1,308	1,080	1,027	990	13,678	556	4.2%

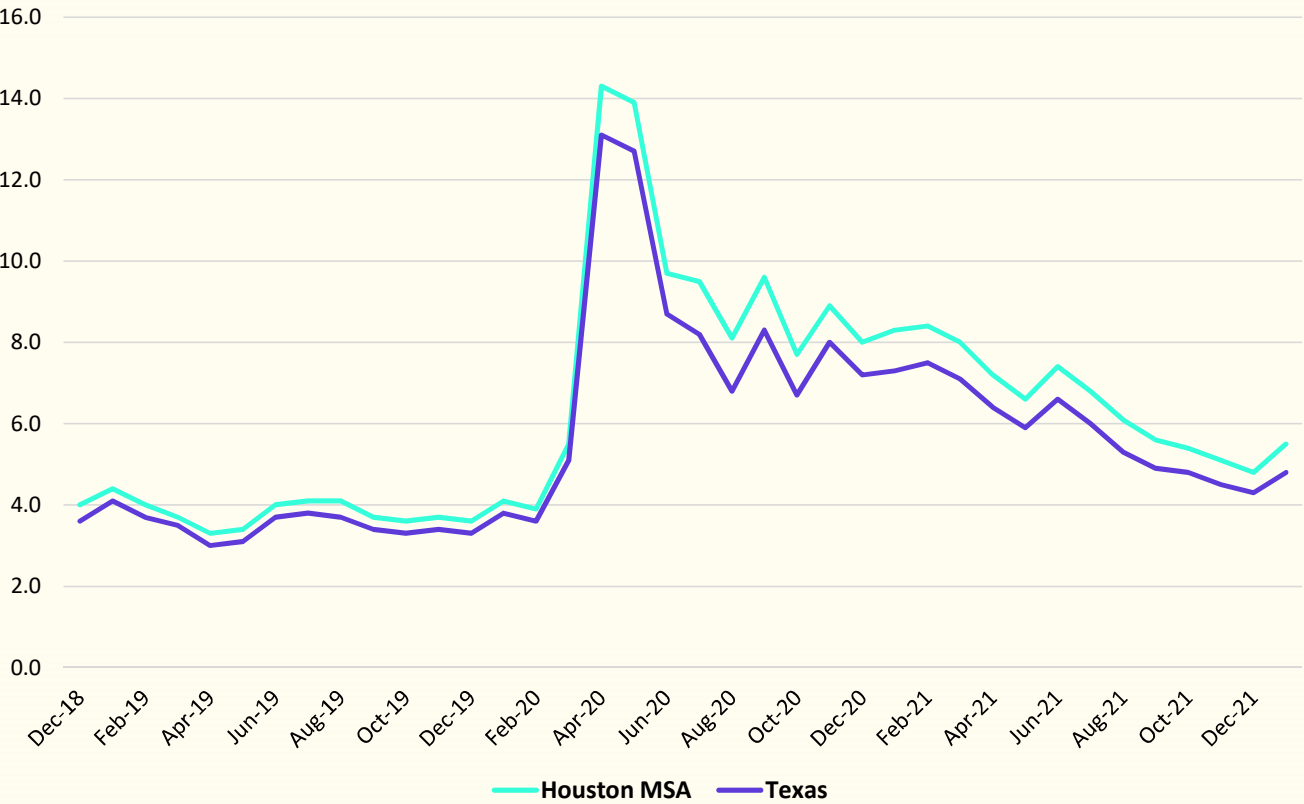
3 year avg	1.031	1.055	1.032	1.014	1.031	1.023	1.039	1.030	1.021	1.132	0.939	0.979	0.944	1.033	1.031	1.026	0.998
Grade cohort	KG	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	Int	JH	HS Avg
2018/19	1.042	1.099	1.080	1.024	1.044	1.061	1.069	1.044	1.044	1.113	0.962	0.916	0.955	1.058	1.065	1.044	0.987
2019/20	1.021	1.056	1.003	1.011	1.033	1.029	1.020	1.012	1.015	1.104	0.922	0.966	0.930	1.025	1.025	1.013	0.981
2020/21	0.972	0.988	1.002	0.994	1.007	0.990	1.029	1.027	0.989	1.082	0.936	0.989	0.957	0.993	1.009	1.008	0.991
2021/22	1.100	1.120	1.091	1.037	1.052	1.050	1.066	1.052	1.059	1.209	0.957	0.982	0.946	1.080	1.058	1.056	1.023

- Magnolia ISD increased by 556 students this fall for a 4.2% growth rate
- MISD had a historically large increase in KG, 1st, 2nd, 3rd, 4th, 7th, 8th, and 9th enrollment

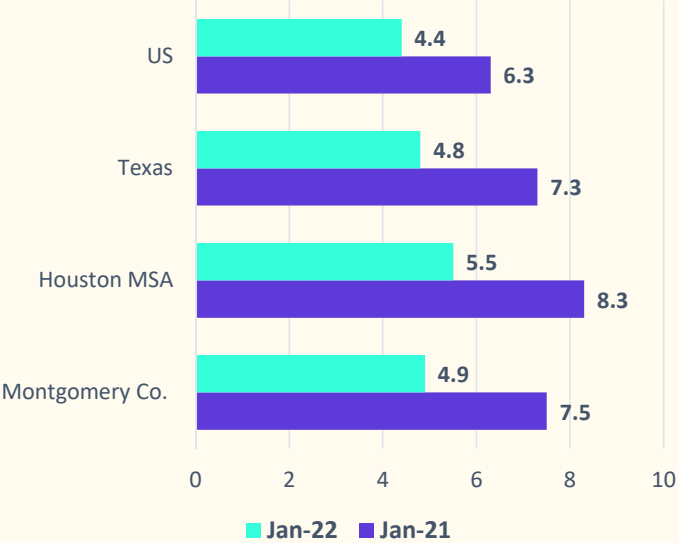


Local Economic Conditions

Unemployment Rates, Dec 2018 - January 2022



Unemployment Rate, Year Over Year





Local Economic Update- Houston



Houston is projected to add 75,000 jobs in 2022

- NRG Energy, Inc. announced that the company is consolidating its headquarters in Houston from its current base in Princeton, NJ.
- The corporate decision provides stability for the company's 3,000 employees currently living in Houston. It also means that NRG has committed to being a Texas-based company that will continue to expand.



- Hewlett Packard will move its global HQ to Houston in early 2022
- The headquarters will be located at the company's new state-of-the-art Springwoods Village Campus in northern Harris County
- The new HQ will replace the current location in San Jose, CA

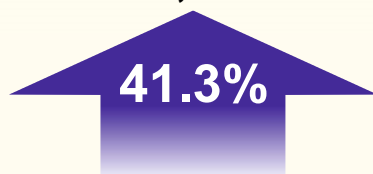


Hewlett Packard's New Headquarters Buildings



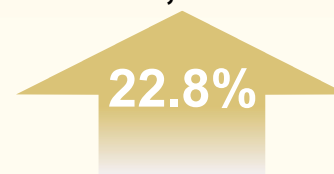
District Demographic Snapshot

2020 District
Census Population
71,639



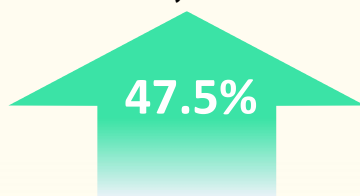
50,702
2010 Census
District Population

2020 Total District Population
Below Age 18
18,268



14,874
2010 Census District
Population Below Age 18

2020 District Households
24,703



16,751
2010 District Households

2020 District Household Size
2.90



3.03
2010 District Household Size



Housing Market Trends

YOY Housing Trends

Jan.- Dec. 2020

Jan.- Dec. 2021

99,273

Sales

111,101

\$319,158

Avg. Price

\$370,482

\$261,200

Median Price

\$302,358

263,533

Total Listings

173,702

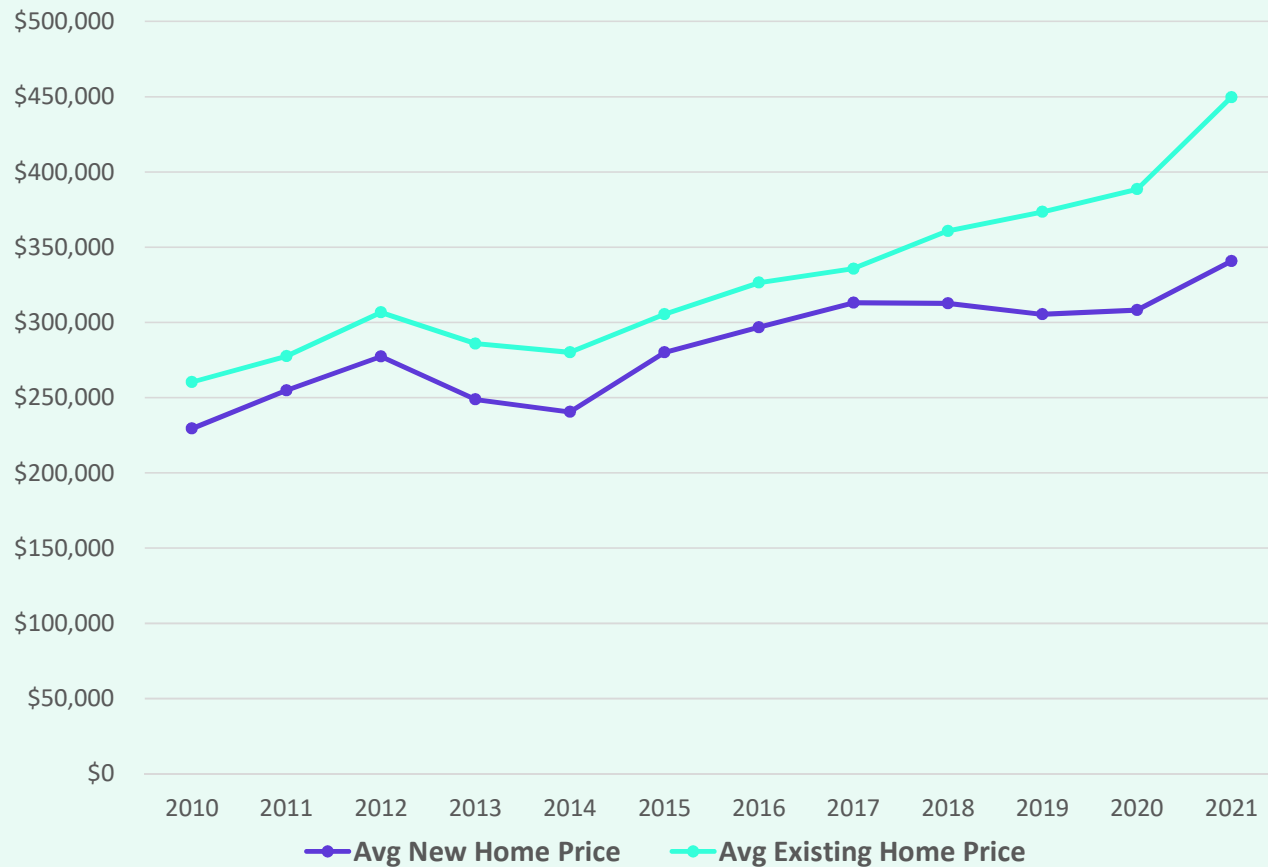
1.9

Months Inv.

1.4



Average New vs. Existing Home Sale Price, 2010 – 2021



	Avg New Home Price	Avg Existing Home Price
2010	\$229,355	\$260,290
2011	\$254,701	\$277,427
2012	\$277,312	\$306,688
2013	\$248,769	\$285,884
2014	\$240,427	\$280,105
2015	\$279,990	\$305,412
2016	\$296,760	\$326,342
2017	\$313,040	\$335,653
2018	\$312,508	\$360,725
2019	\$305,427	\$373,393
2020	\$308,170	\$388,471
2021	\$340,660	\$449,657

- Since 2010, the average new home price in Magnolia ISD has increased by \$111,325, or 48.5%
- The average existing home price within the district has increased by 72.8%, or roughly \$189,367 since 2010



Houston New Home Ranking Report

ISD Ranked by Annual Closings – 4Q21

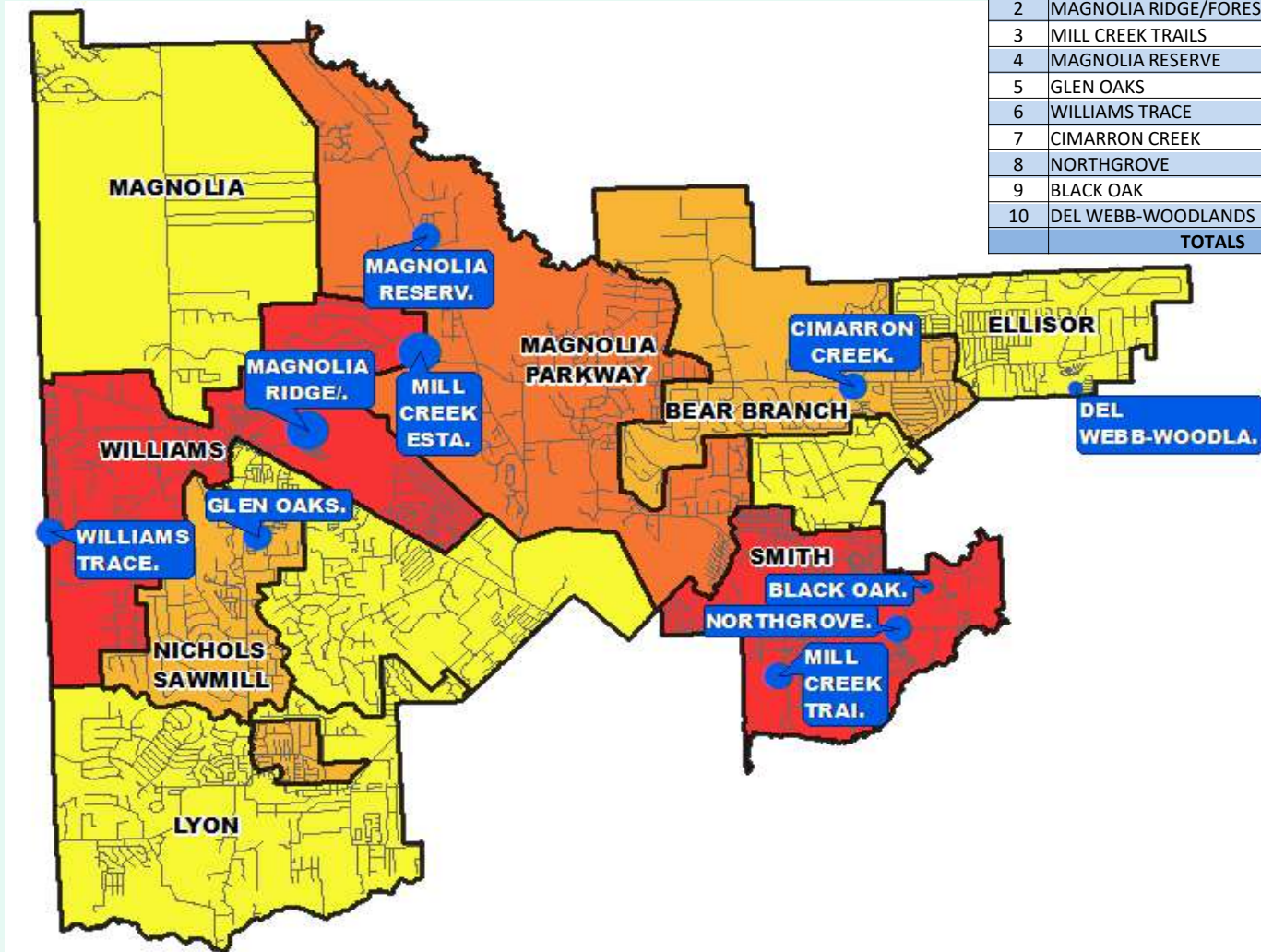
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Lamar CISD	5,281	4,830	2,755	3,318	25,209
2	Katy ISD	3,715	3,764	1,751	3,143	15,604
3	Fort Bend ISD	3,492	3,651	1,698	2,479	13,622
4	Conroe ISD	4,133	3,296	2,513	4,076	28,352
5	Houston ISD	3,171	3,015	2,431	2,333	14,618
6	Cypress-Fairbanks ISD	2,666	2,704	1,439	1,803	17,085
7	Alvin ISD	2,444	2,047	1,405	2,965	15,575
8	Humble ISD	1,303	1,828	534	873	3,805
9	Tomball ISD	1,608	1,395	912	1,248	4,966
10	Magnolia ISD	1,385	1,157	738	1,165	32,233
11	New Caney ISD	1,441	1,088	901	1,335	9,701
12	Spring ISD	1,471	1,070	751	904	8,124
13	Waller CISD	831	876	301	1,061	35,738
14	Willis ISD	1,067	868	608	1,147	10,385
15	Dickinson ISD	875	801	613	936	5,879
16	Spring Branch ISD	738	715	522	897	1,081
17	Klien ISD	584	590	271	386	1,036
18	Goose Creek CISD	547	506	314	395	3,076
19	Barbers Hill ISD	615	491	339	855	4,792
20	Splendor ISD	635	402	399	1,058	1,750

* Based on additional Templeton Demographics housing research

**Includes Age-Restricted subdivisions



Annual Closing Distribution



Top 10 Subdivisions - 4Q21 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	MILL CREEK ESTATES	133	12	10	436
2	MAGNOLIA RIDGE/FOREST	116	33	54	737
3	MILL CREEK TRAILS	97	17	5	250
4	MAGNOLIA RESERVE	91	19	0	0
5	GLEN OAKS	87	12	1	362
6	WILLIAMS TRACE	76	17	146	0
7	CIMARRON CREEK	70	5	0	0
8	NORTHGROVE	53	25	8	0
9	BLACK OAK	48	0	6	260
10	DEL WEBB-WOODLANDS	41	2	0	0
TOTALS		812	142	230	2,045

Annual Closings by Sub

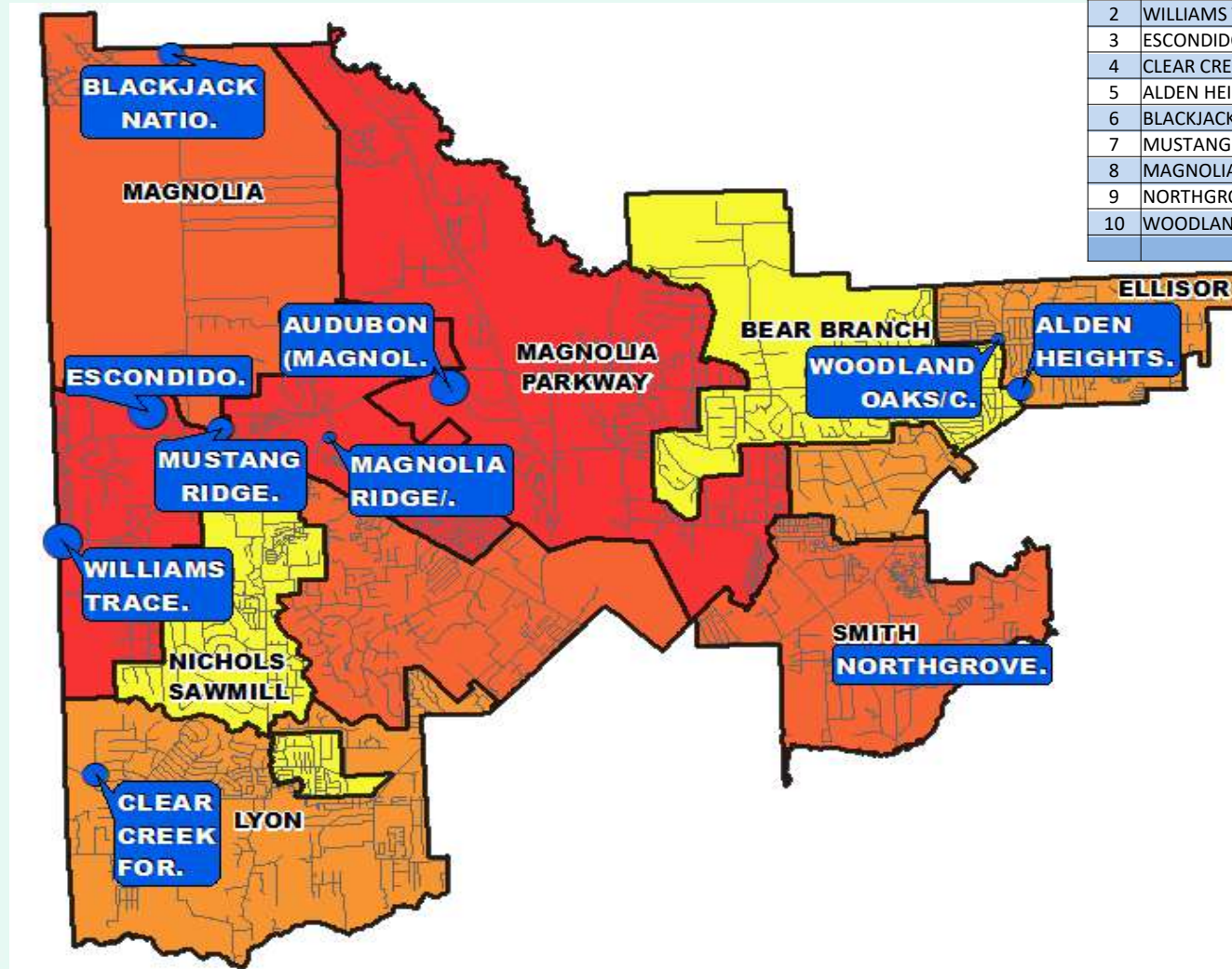
- < 50
- 50 - 100
- > 100

Annual Closings by Elem

- 0 - 50
- 51 - 100
- 101 - 300
- > 300



VDL Distribution



Top 10 Subdivisions - 4Q21 (Ranked by remaining VDL)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	AUDUBON (MAGNOLIA PKWY)	32	25	224	2,407
2	WILLIAMS TRACE	76	17	146	0
3	ESCONDIDO	0	0	138	419
4	CLEAR CREEK FOREST	6	0	104	0
5	ALDEN HEIGHTS	0	0	77	0
6	BLACKJACK NATIONAL	0	0	75	27
7	MUSTANG RIDGE	0	0	71	0
8	MAGNOLIA RIDGE/FORST	116	33	54	737
9	NORTHGROVE	37	10	42	0
10	WOODLAND OAKS/CONROE	14	0	42	0
TOTALS		281	85	973	3,590

VDL By Sub

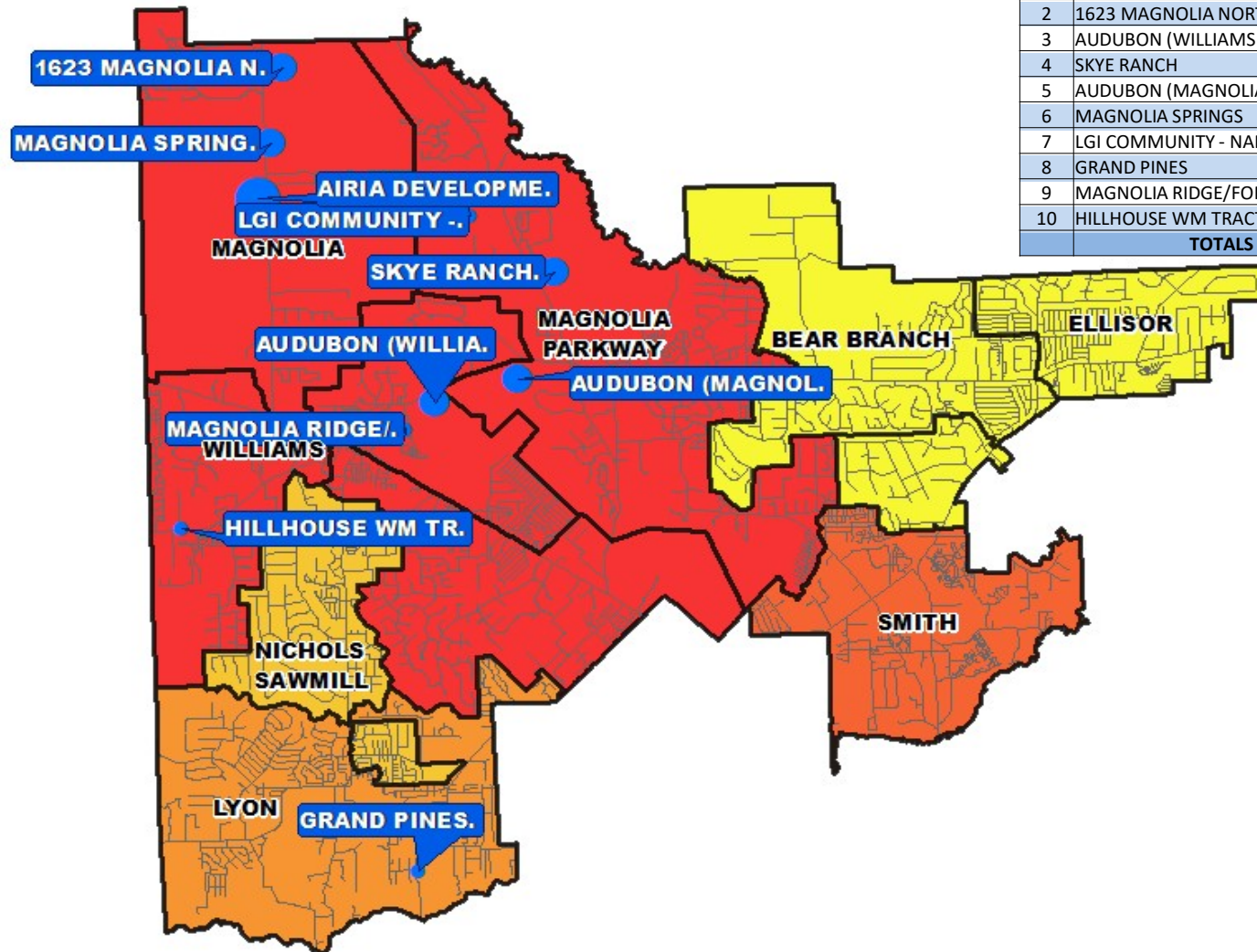
- < 60
- 60 - 120
- > 120

VDL by Elem

- 0 - 50
- 51 - 100
- 101 - 150
- 151 - 250
- > 250



Future Distribution



Top 10 Subdivisions - 4Q21 (Ranked by remaining Future Lots)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	AIRIA DEVELOPMENT	0	0	0	11,400
2	1623 MAGNOLIA NORTH TRACT	0	0	0	4,058
3	AUDUBON (WILLIAMS ELEM)	0	0	0	3,406
4	SKYE RANCH	0	0	0	2,500
5	AUDUBON (MAGNOLIA PKW ELEM)	32	25	224	2,407
6	MAGNOLIA SPRINGS	0	0	0	1,900
7	LGI COMMUNITY - NAME TBD	0	0	0	1,000
8	GRAND PINES	0	0	0	881
9	MAGNOLIA RIDGE/FORREST	116	33	54	737
10	HILLHOUSE WM TRACT	0	0	0	700
TOTALS		148	58	278	28,989

Futures by Sub

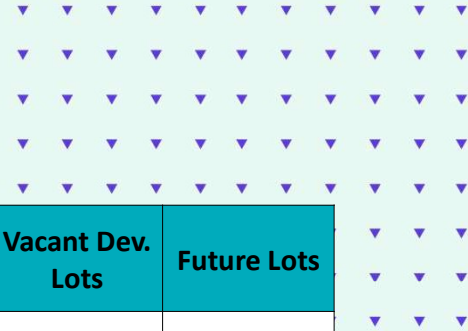
- < 1,000
- 1,000 - 5,000
- > 5,000

Futures by Elem

- 0 - 250
- 251 - 500
- 501 - 1,000
- 1,001 - 5,000
- > 5,000



District Housing Overview by Elementary Zone



Elementary Zone	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	U/C	Inventory	Vacant Dev. Lots	Future Lots
BEAR BRANCH	55	0	72	5	14	19	0	20
ELLISOR	8	0	14	0	2	2	119	0
LYON	4	0	6	0	4	6	104	1,000
MAGNOLIA	47	31	5	0	49	58	299	18,461
MAGNOLIA PARKWAY	419	105	301	61	201	231	286	7,358
NICHOLS SAWMILL	59	1	87	12	13	20	35	458
SMITH	381	56	357	103	113	157	151	1,305
WILLIAMS	265	72	192	50	116	180	200	4,998
Grand Total	1,238	265	1,034	231	512	673	1,194	33,600

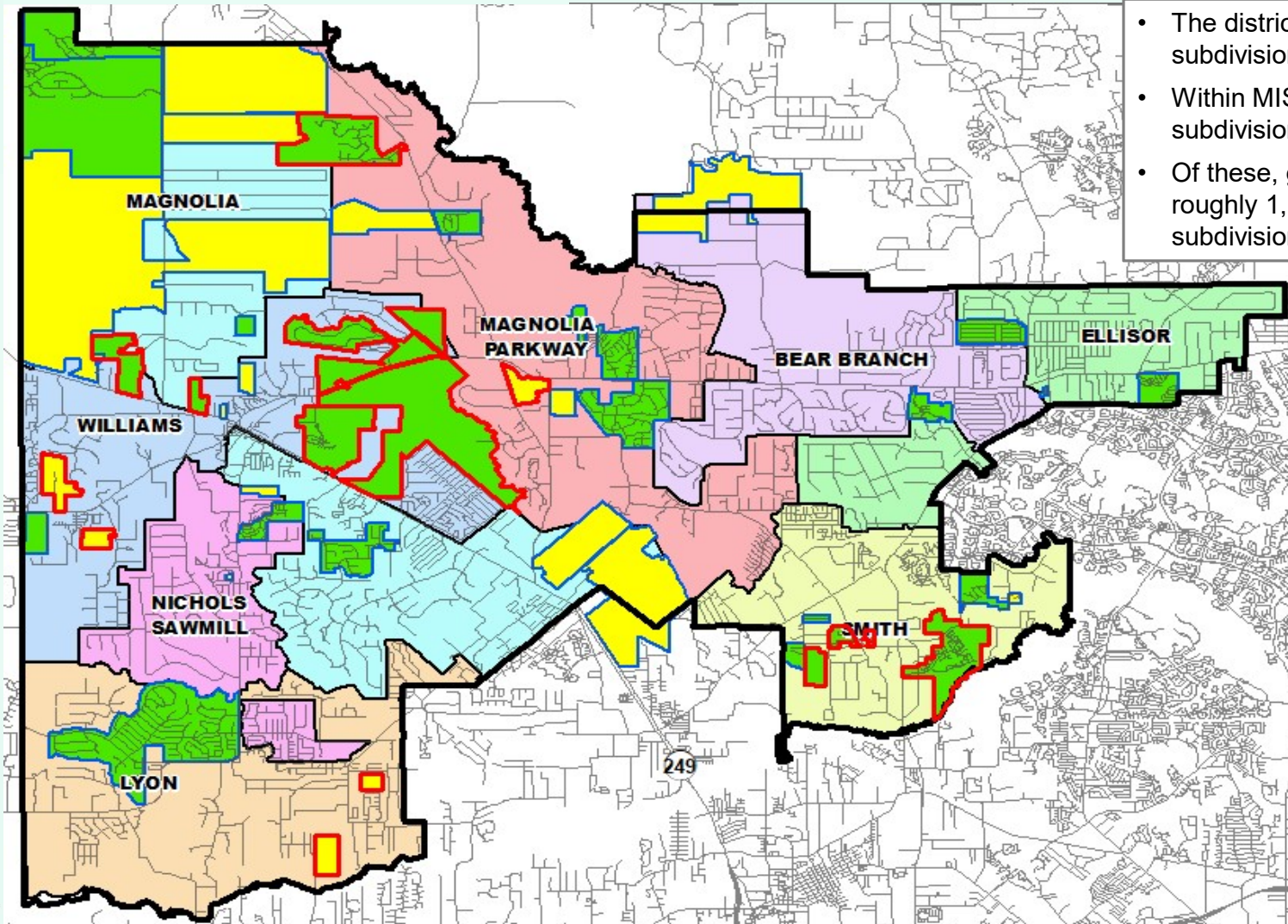
*Does NOT include Age-Restricted subdivisions

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








District Housing Overview



- The district has 32 actively building subdivisions
- Within MISD there are 18 future subdivisions
- Of these, groundwork is underway on roughly 1,500 lots within 14 subdivisions

Subdivisions

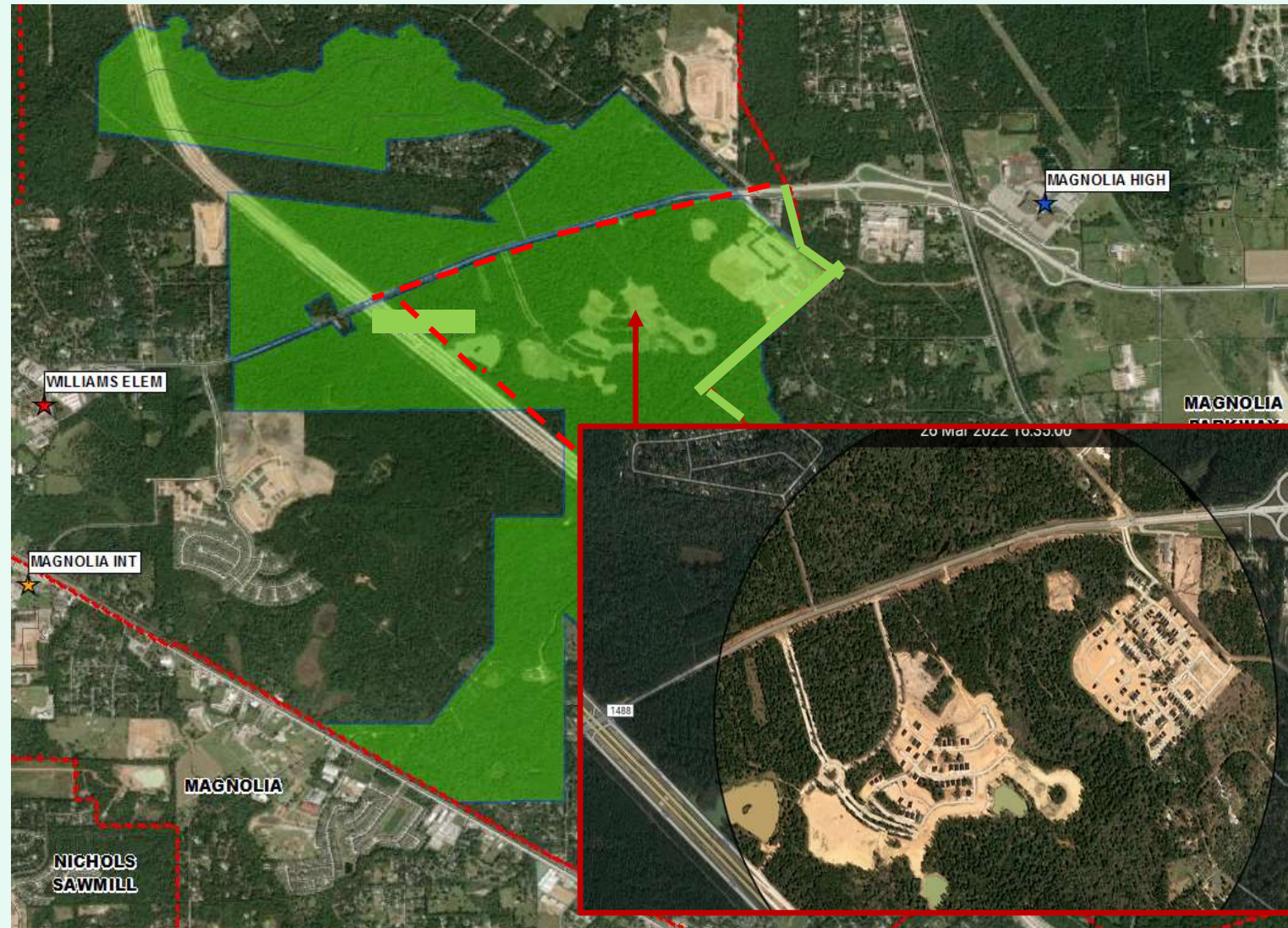
-  ACTIVE
-  FUTURE
-  Groundwork Underway



Housing Activity

Audubon

- +/- 5,000 SF homes
- +/- 2,000 multi-family
- +/- 550 acres of other mixed uses
- More than 130 homes have sold including 42 in January 2022
- +/- 460 SF lots delivered
- 325 lots are under contract with builders for a 3Q 2022 delivery; 587 total for 2022
- 1,051 lots under development for 2023 delivery
- PP: \$250K and up
- Split between Williams Elementary Zone and Magnolia Parkway Elementary Zone





Housing Activity

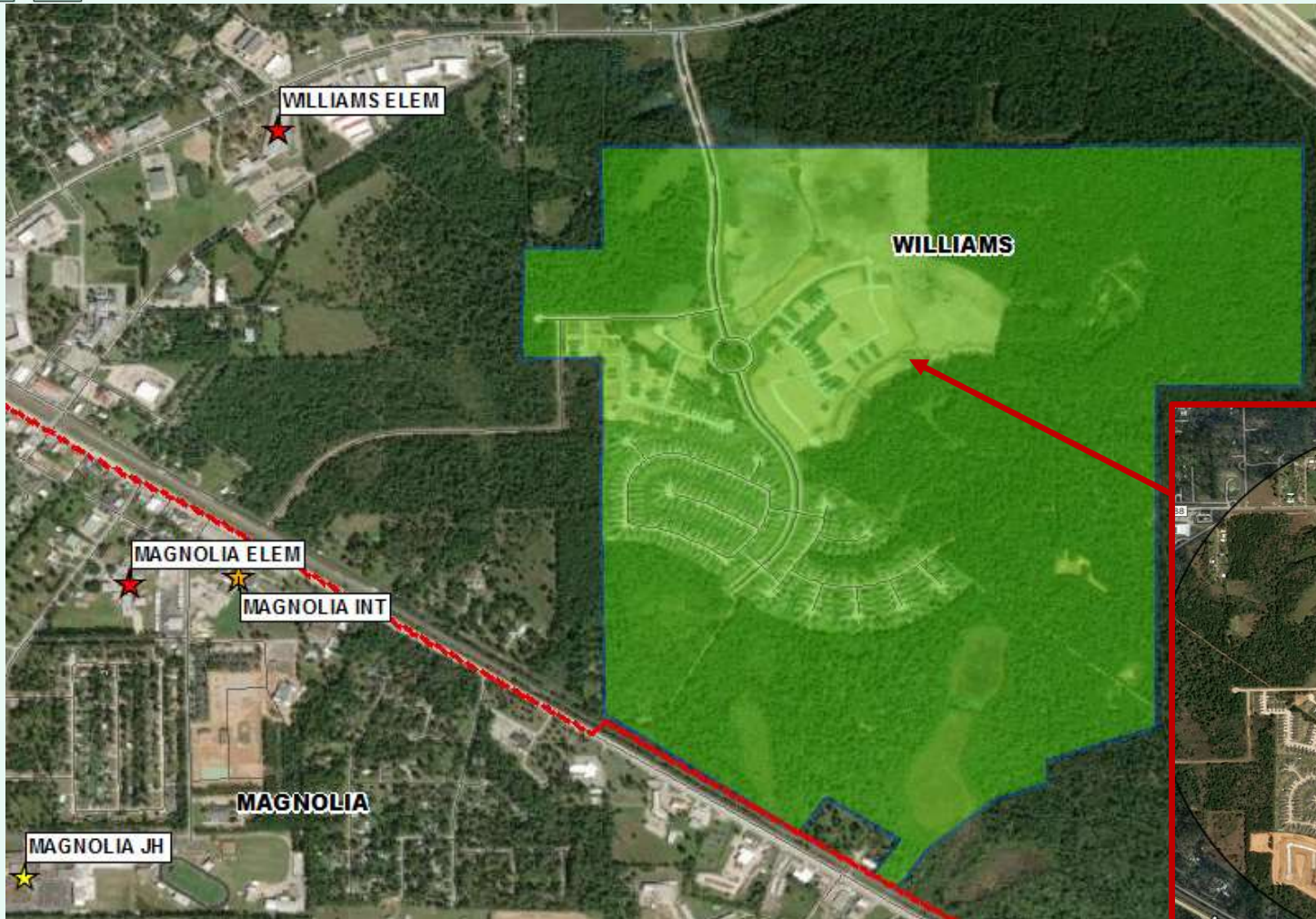
Mill Creek Estates

- 662 total lots
- 436 future lots
- 133 occupied homes
- 77 homes under construction and 6 finished vacant homes
- Started 189 new homes and closed 133 new homes in the last 12 months
- Groundwork is underway on 100+ lots
- PP: \$240K-\$305K
- Magnolia Parkway Elementary Zone





Housing Activity



Magnolia Ridge

- 1,296 total lots
- 737 future lots
- 392 occupied homes
- 54 VDL
- 25 homes under construction
- Started 161 new homes and closed 116 new homes in the last 12 months
- Groundwork is underway on ~ 90 lots
- PP: \$140K-\$330K
- Williams Elementary Zone





Housing Activity

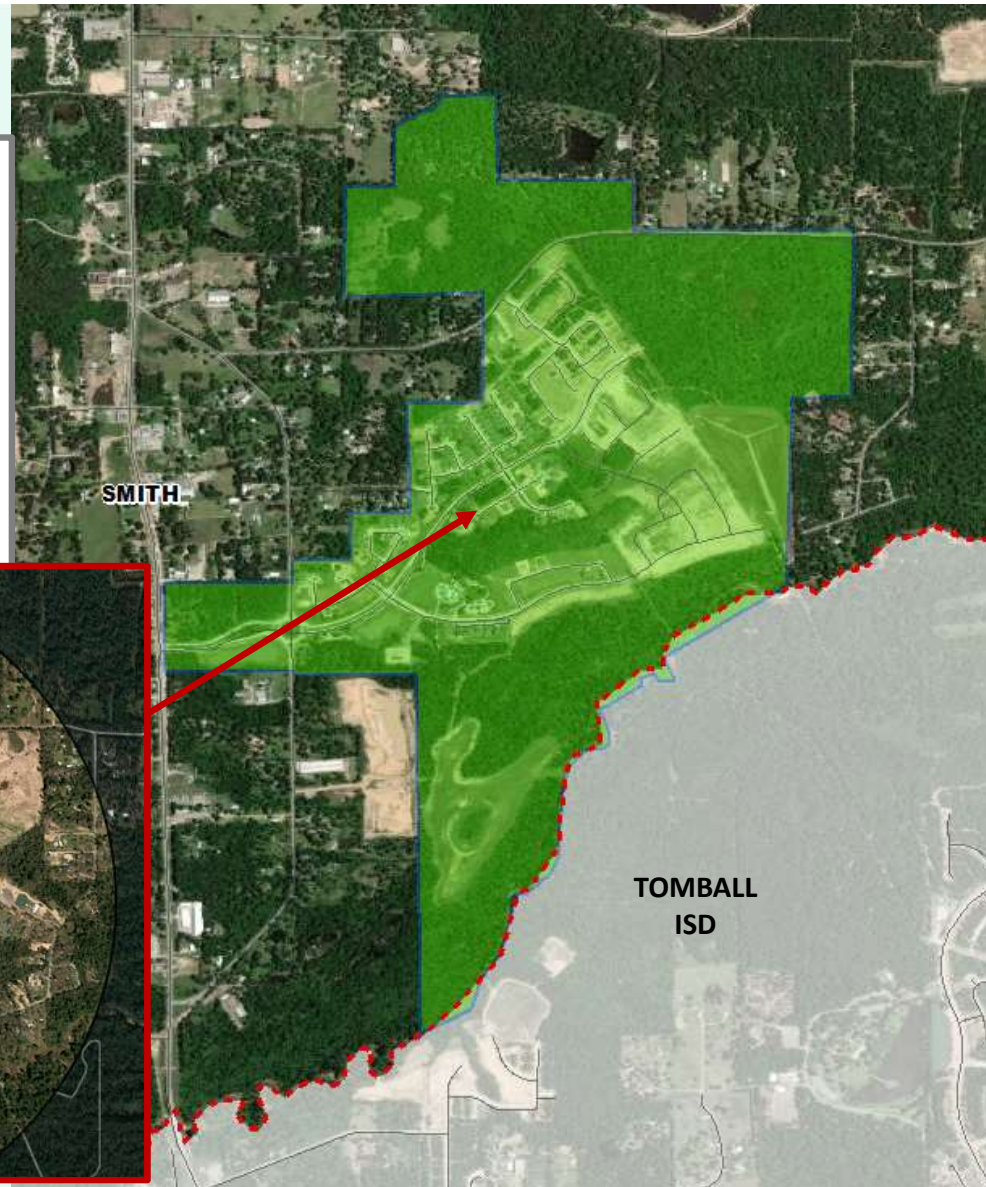




Housing Activity

Northgrove

- 1,188 total lots
- 470 future lots
- 463 occupied homes
- 123 VDL
- 106 homes under construction
- Started 240 new homes and closed 174 new homes in the last 12 months
- Groundwork underway on ~100 lots
- PP: \$275K-\$725K
- Smith Elementary Zone





TEA Transfer Report

Transfers In From:	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Change
Conroe ISD	52	59	84	64	70	101	49
Cypress-Fairbanks ISD	14	18	14	12	12	10	-4
Klein ISD	30	33	21	22	27	36	6
Montgomery ISD	36	39	44	41	41	59	23
Navasota ISD	47	42	59	61	50	49	2
Tomball ISD	29	23	25	35	30	45	16
Waller ISD	28	29	34	42	37	61	33
Total Transfers In*	251	258	292	288	280	380	129

Transfers Out To:	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Change
Comquest Academy	32	34	22	23	20	19	-13
Conroe ISD	72	97	105	100	75	86	14
Cypress-Fairbanks ISD	10	0	0	0	11	15	5
Hallsville ISD	0	0	10	16	24	37	37
Klein ISD	14	18	22	17	28	34	20
Montgomery ISD	20	30	35	42	32	61	41
Premier High Schools	15	13	0	0	0	0	-15
Sam Houston State Univ Charter School	0	0	10	10	0	13	13
TX College Prep Academies	40	48	51	59	80	69	29
Tomball ISD	74	87	104	127	128	133	59
Waller ISD	7	10	0	0	0	13	6
Total Transfers Out*	302	374	396	441	443	518	216

* Totals include additional districts due to TEA rounding rules



Ten Year Forecast by Grade Level

Year (Oct.)	EE	Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2017/18	94	343	805	822	912	951	972	1,011	985	969	1,031	1,116	1,058	1,004	920	12,993		
2018/19	79	344	839	885	888	934	993	1,031	1,081	1,028	1,012	1,148	1,074	969	959	13,264	271	2.1%
2019/20	96	374	857	886	888	898	965	1,022	1,052	1,094	1,043	1,117	1,059	1,038	901	13,290	26	0.2%
2020/21	81	302	833	847	888	883	904	955	1,052	1,080	1,082	1,129	1,046	1,047	993	13,122	-168	-1.3%
2021/22	66	366	916	933	924	921	929	949	1,018	1,107	1,144	1,308	1,080	1,027	990	13,678	556	4.2%
2022/23	71	354	1,001	1,031	1,021	1,000	997	1,007	1,028	1,098	1,193	1,308	1,224	1,065	972	14,370	692	5.1%
2023/24	73	412	1,057	1,099	1,112	1,085	1,065	1,069	1,074	1,088	1,156	1,365	1,228	1,206	1,010	15,099	728	5.1%
2024/25	70	410	1,110	1,154	1,170	1,168	1,149	1,129	1,133	1,151	1,157	1,337	1,286	1,209	1,140	15,773	674	4.5%
2025/26	71	410	1,173	1,217	1,227	1,264	1,245	1,219	1,202	1,212	1,222	1,328	1,255	1,266	1,147	16,459	686	4.3%
2026/27	71	412	1,240	1,304	1,304	1,302	1,349	1,314	1,279	1,282	1,284	1,404	1,248	1,236	1,199	17,229	771	4.7%
2027/28	71	411	1,320	1,364	1,383	1,371	1,396	1,424	1,388	1,367	1,361	1,477	1,321	1,230	1,135	18,019	790	4.6%
2028/29	71	411	1,354	1,426	1,454	1,460	1,470	1,474	1,498	1,482	1,451	1,562	1,388	1,301	1,132	18,935	916	5.1%
2029/30	71	411	1,389	1,467	1,518	1,539	1,560	1,549	1,558	1,599	1,573	1,666	1,467	1,366	1,197	19,931	996	5.3%
2030/31	71	411	1,457	1,491	1,558	1,606	1,647	1,644	1,637	1,664	1,697	1,805	1,564	1,442	1,256	20,951	1,020	5.1%
2031/32	71	411	1,531	1,568	1,585	1,652	1,723	1,736	1,738	1,748	1,766	1,947	1,695	1,538	1,324	22,034	1,083	5.2%

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



Ten Year Forecast by Campus

	Capacity	Fall	ENROLLMENT PROJECTIONS									
Campus		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Bear Branch Elementary	900	570	626	681	701	740	753	761	768	773	781	788
Cedric Smith Elementary	900	702	775	854	910	963	982	1,010	1,039	1,064	1,090	1,120
J L Lyon Elementary	900	675	701	721	735	757	763	755	751	747	739	733
Magnolia Elementary	900	610	641	688	732	793	920	1,037	1,142	1,252	1,355	1,458
Magnolia Parkway Elementary	900	653	775	921	1,049	1,181	1,311	1,426	1,560	1,687	1,808	1,933
Nichols Sawmill Elementary	900	544	583	600	619	631	651	664	677	685	688	694
Tom R Ellisor Elementary	900	518	539	549	552	552	559	566	567	571	572	575
Williams Elementary	900	783	835	888	933	989	1,043	1,097	1,142	1,177	1,209	1,241
ELEMENTARY TOTALS		5,055	5,475	5,903	6,231	6,607	6,983	7,316	7,646	7,955	8,241	8,541
Elementary Absolute Growth		317	420	428	328	377	375	333	331	309	286	300
Elementary Percent Growth		6.69%	8.31%	7.81%	5.55%	6.05%	5.68%	4.77%	4.52%	4.04%	3.59%	3.64%
Bear Branch 5th/6th Center	1,200	997	1,050	1,097	1,134	1,219	1,335	1,444	1,509	1,579	1,648	1,742
Magnolia 5th/6th Center	1,200	969	984	1,045	1,127	1,201	1,257	1,367	1,462	1,527	1,632	1,731
5th/6TH GRADE TOTAL		1,966	2,034	2,142	2,261	2,420	2,592	2,811	2,971	3,106	3,280	3,473
5th/6th Grade Absolute Growth		-41	68	108	119	159	172	219	160	135	174	193
5th/6th Grade Percent Growth		-2.04%	3.46%	5.31%	5.56%	7.03%	7.11%	8.45%	5.69%	4.54%	5.60%	5.88%

Yellow box 90% capacity
Orange= 100+% capacity



Ten Year Forecast by Campus

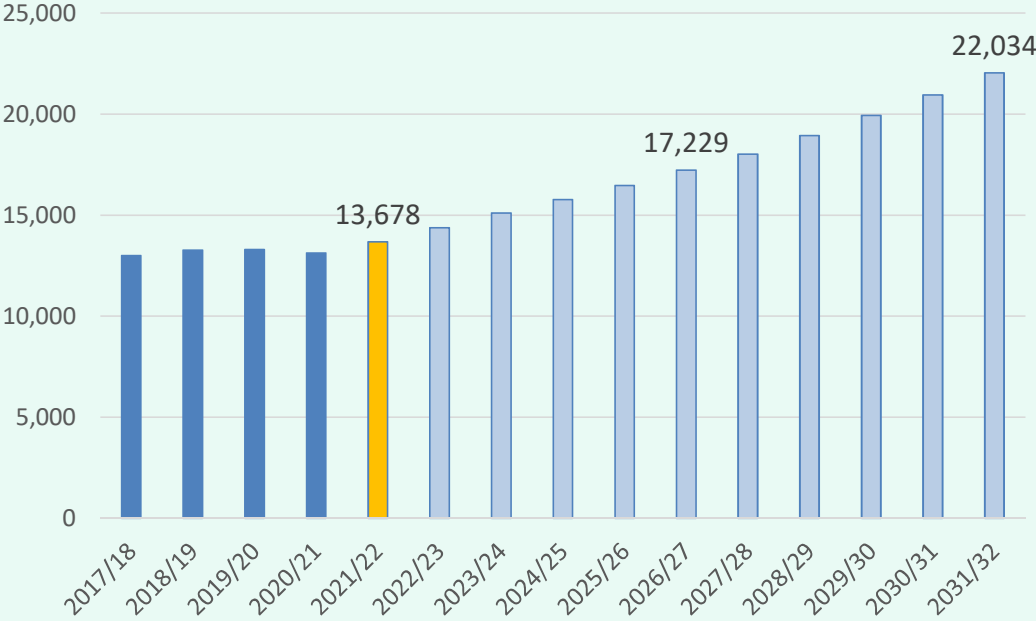
	Capacity	Fall	ENROLLMENT PROJECTIONS									
Campus		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Bear Branch Junior High	1,200	1,134	1,139	1,127	1,190	1,245	1,279	1,357	1,498	1,612	1,693	1,772
Magnolia Junior High	1,200	1,113	1,148	1,113	1,114	1,185	1,283	1,367	1,431	1,556	1,664	1,738
JUNIOR HIGH SCHOOL TOTAL		2,247	2,287	2,240	2,304	2,430	2,562	2,724	2,929	3,168	3,357	3,510
Junior High Absolute Growth		86	40	-47	64	126	132	162	205	239	189	153
Junior High Percent Growth		3.98%	1.78%	-2.06%	2.86%	5.47%	5.43%	6.32%	7.53%	8.16%	5.97%	4.56%
Magnolia HS	2,700	2,152	2,271	2,417	2,510	2,563	2,610	2,654	2,761	2,909	3,110	3,326
Magnolia West HS	2,700	2,163	2,203	2,298	2,369	2,339	2,384	2,416	2,529	2,694	2,864	3,085
Alpha Academy	100	74	79	78	77	78	78	78	78	78	78	78
HIGH SCHOOL TOTALS		4,389	4,553	4,793	4,956	4,980	5,072	5,148	5,368	5,681	6,052	6,489
High School Absolute Growth		178	164	240	163	24	92	76	220	313	371	437
High School Percent Growth		4.23%	3.74%	5.27%	3.40%	0.49%	1.84%	1.50%	4.28%	5.83%	6.53%	7.22%
Project Restore (JJAEP)		21	21	21	21	21	21	21	21	21	21	21
DISTRICT TOTALS		13,678	14,370	15,099	15,773	16,459	17,229	18,019	18,935	19,931	20,951	22,034
District Absolute Growth		556	692	728	674	686	771	790	916	996	1,020	1,083
District Percent Growth		4.24%	5.06%	5.07%	4.46%	4.35%	4.68%	4.58%	5.08%	5.26%	5.12%	5.17%

Yellow box 90% capacity
Orange= 100+% capacity



Key Takeaways

Enrollment Forecast



- Magnolia ISD enrollment increased by 556 students this year for a 4.2% growth rate
- The district had over 2,800 home sales in 2021
- The number of New Home Sales have steadily increased since 2017
- The district has 32 actively building subdivisions and 18 future subdivisions
- Groundwork is underway on roughly 1,500 lots throughout the district
- The district is expected to enroll more than 17,200 students by 2026/27, and enroll more than 22,000 by 2031/32