



Coppell  
Independent  
School  
District

# Biannual Report Fall 2020



TEMPLETON  
DEMOGRAPHICS

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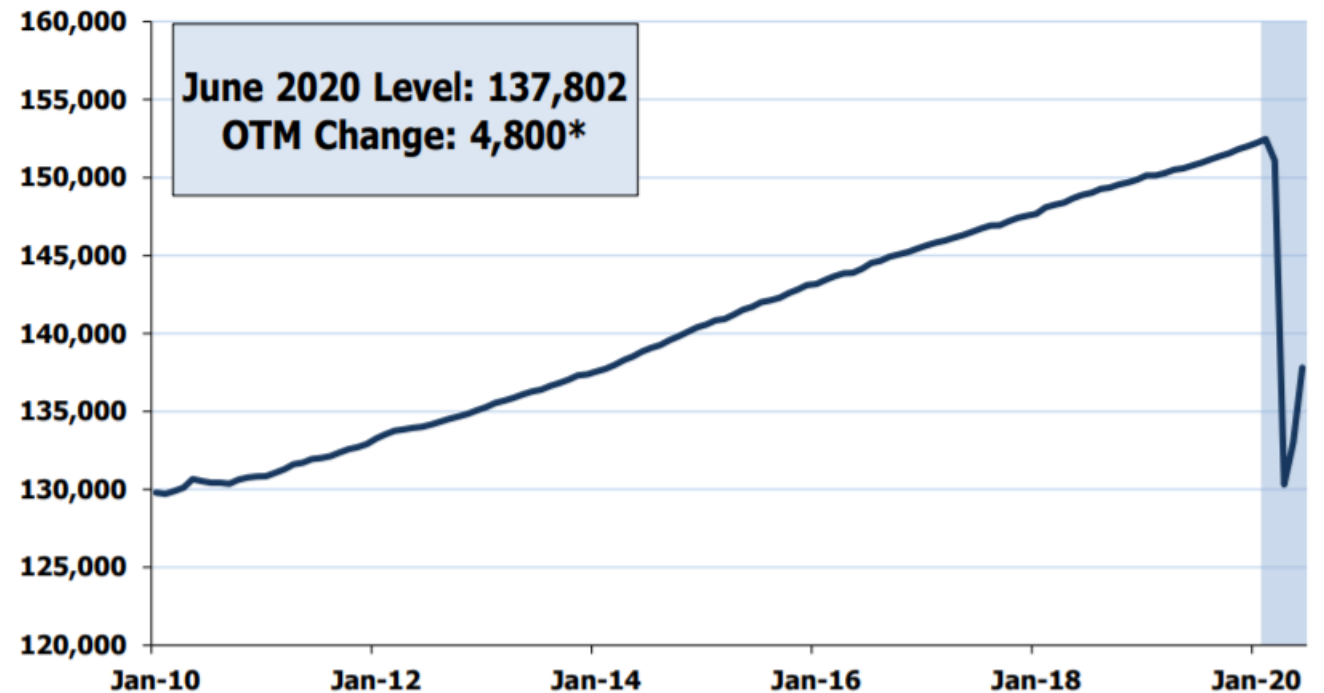


# Impacts of COVID-19 ...

- Total employment began to rise in May after states began reopening procedures, adding 2.7 million jobs in May and 4.8 million jobs in June
- But, 36% of states representing 50% of national GDP have either reversed or paused reopening as cases rose in July
- Leisure and hospitality and retail trade accounted for the largest share of the employment increase, after accounting for the largest declines
- Employment is roughly 14.7 million jobs below pre-pandemic level, only 1/3<sup>rd</sup> of the job losses have returned
- US Unemployment Rate: 13.3%

## Employment in total nonfarm January 2010–June 2020

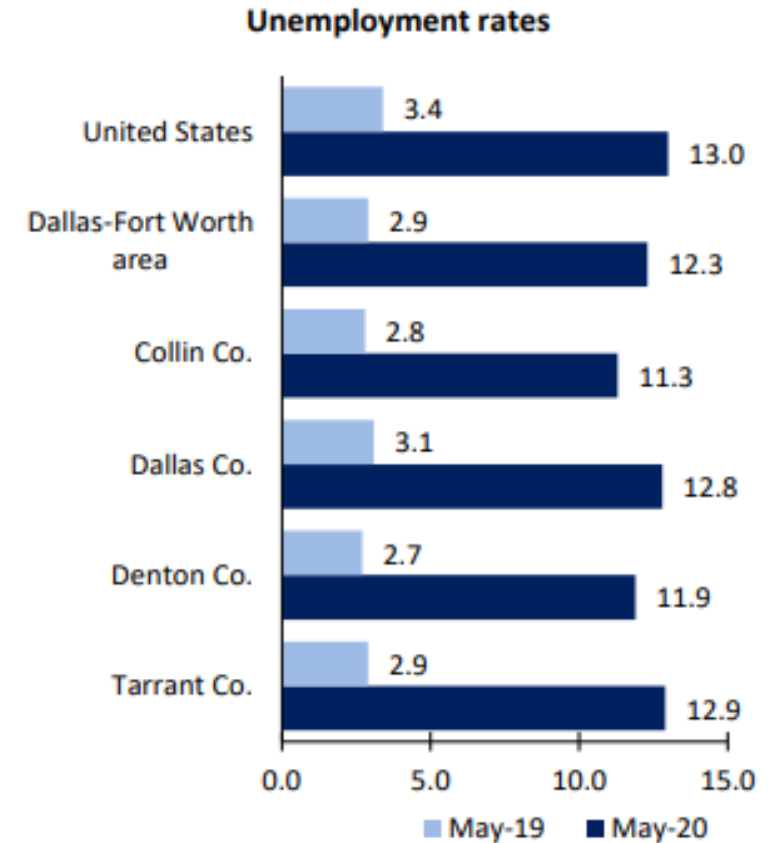
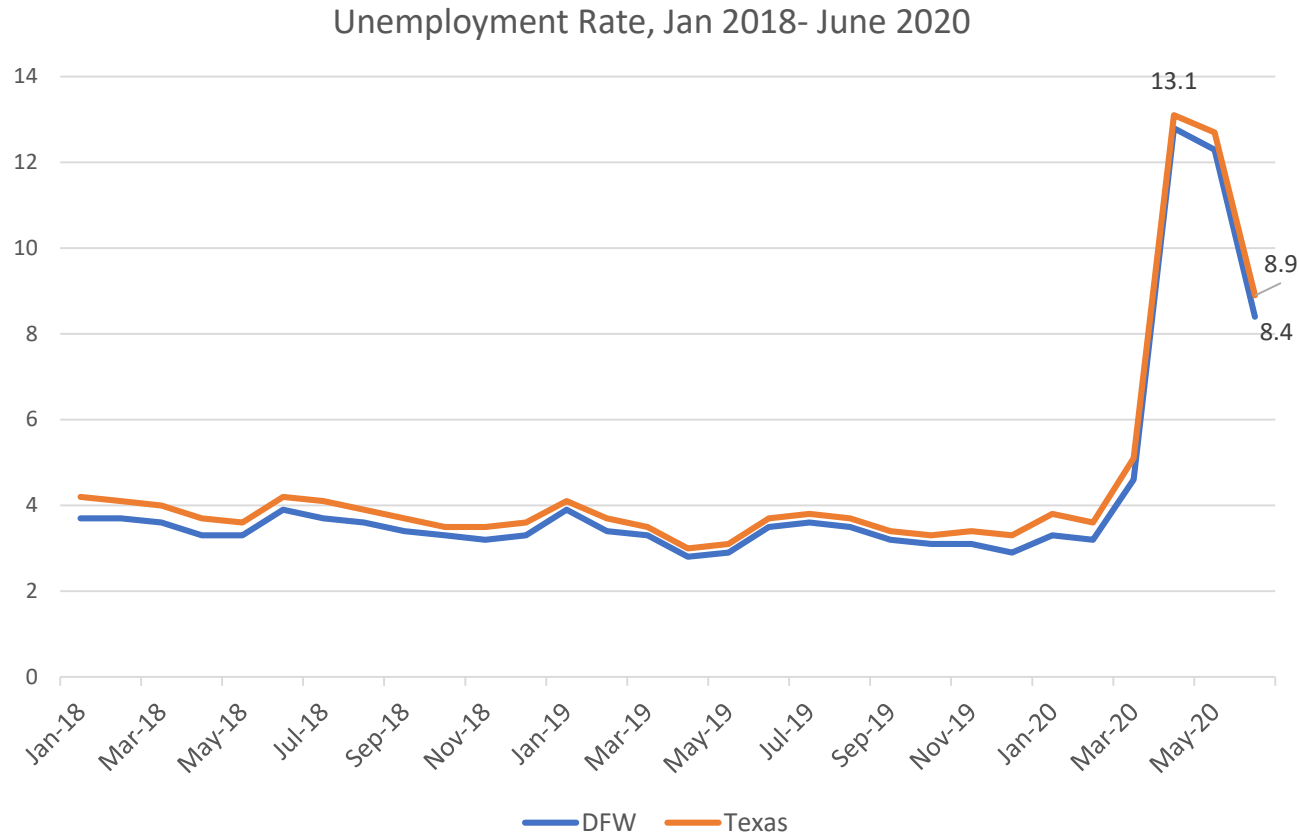
Seasonally adjusted, in thousands



Bureau of Labor Statistics, Current Employment Statistics survey, July 02, 2020.  
Shaded area represents recession as denoted by the National Bureau of Economic Research.  
Most recent 2 months of data are preliminary.  
\* denotes significance.



# DFW MSA Economic Conditions



Source: U.S. BLS, Local Area Unemployment Statistics.

- Texas and DFW's unemployment rates peaked in May and began dropping in June
- Largest employment sector declines were in Leisure and hospitality and education and health services
- States that are pausing or reversing reopening plans as cases rise in July represent 50% of the US GDP, proving the economy is not yet in the clear as some rebounds occurred in June



# Texas Energy Market

- Drilling activity remains down despite a rebound in oil prices, with roughly 70% fewer active rigs compared to 2019
- Oil prices bottomed in April but have since stabilized at roughly \$40 a barrel, still slightly below breakeven for a new well
- Roughly 70% of all mining sector losses were in Texas, resulting in nearly 1 in 4 Texas mining employees filing for unemployment since February
- Texas rig counts have dropped below 2016 levels

## Energy Activity

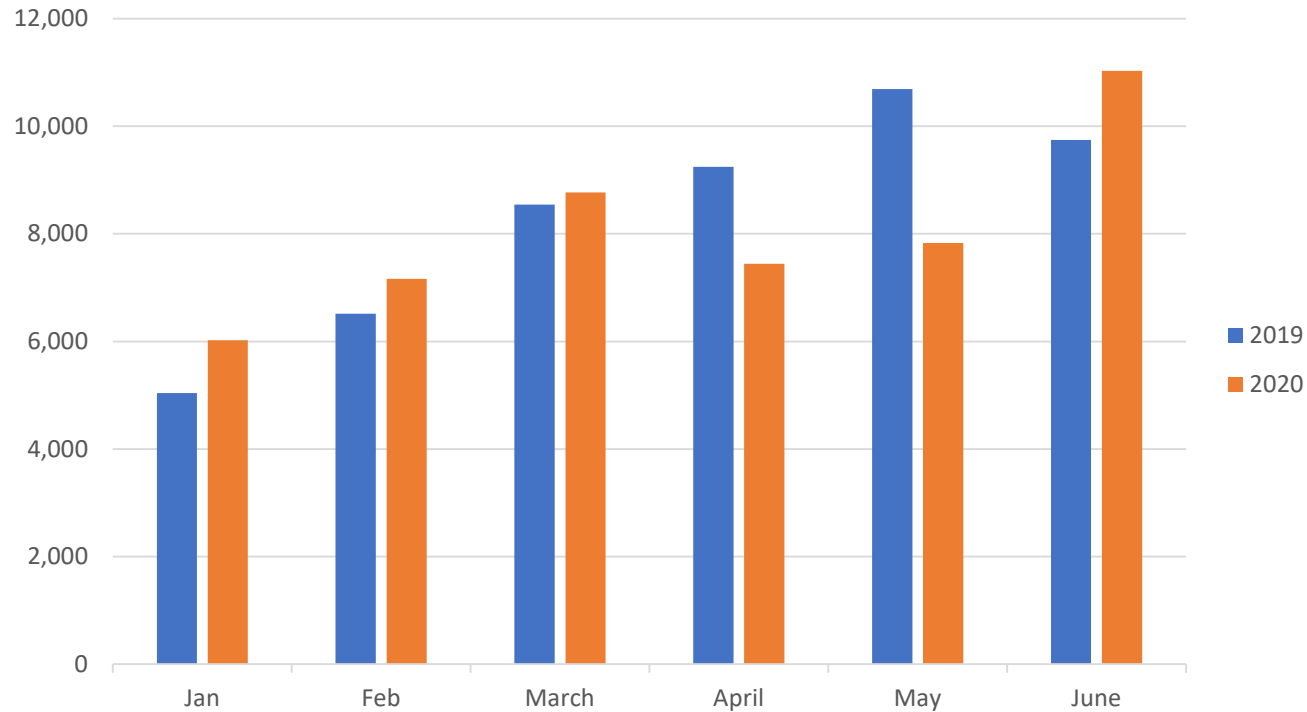


NOTE: Data are through the week ending June 19, 2020. Price is for West Texas Intermediate crude oil.  
SOURCE: Baker Hughes; Energy Information Administration.



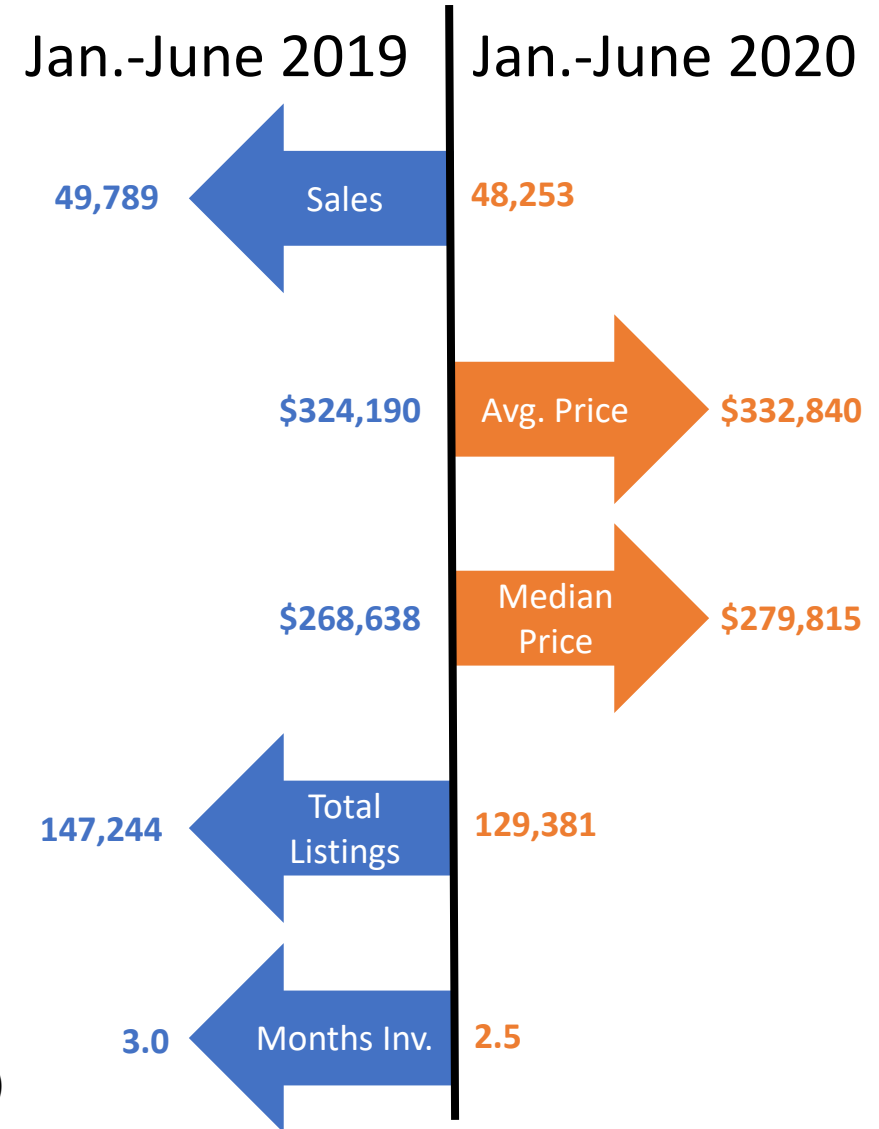
# Covid and the Housing Market: What Impact?

DFW Monthly Sales, 2019-2020



- Median home prices remains near record highs across the state
- Home inventory remained extremely tight as sales dropped in April, but by May, new home inventory was roughly flat or even up year over year in every major Texas market
- In the month of June, total monthly home sales rebounded and surpassed 2019 levels in Austin (+9.3%), DFW (+16%), Houston (+15.7%) and San Antonio (+14%)
- Historically low interest rates and pent up demand have resulted in a fast recovery for the housing market

YOY Housing Trends





# Covid and the New Home Market



	2Q20	% YOY
Annual Starts	38,262	15.0%
Quarter Starts	10,684	22.9%
Annual Closings	36,776	12.4%
Quarter Closings	9,607	6.1%
Housing Inventory	22,841	6.1%
VDL Inventory	58,248	1.9%

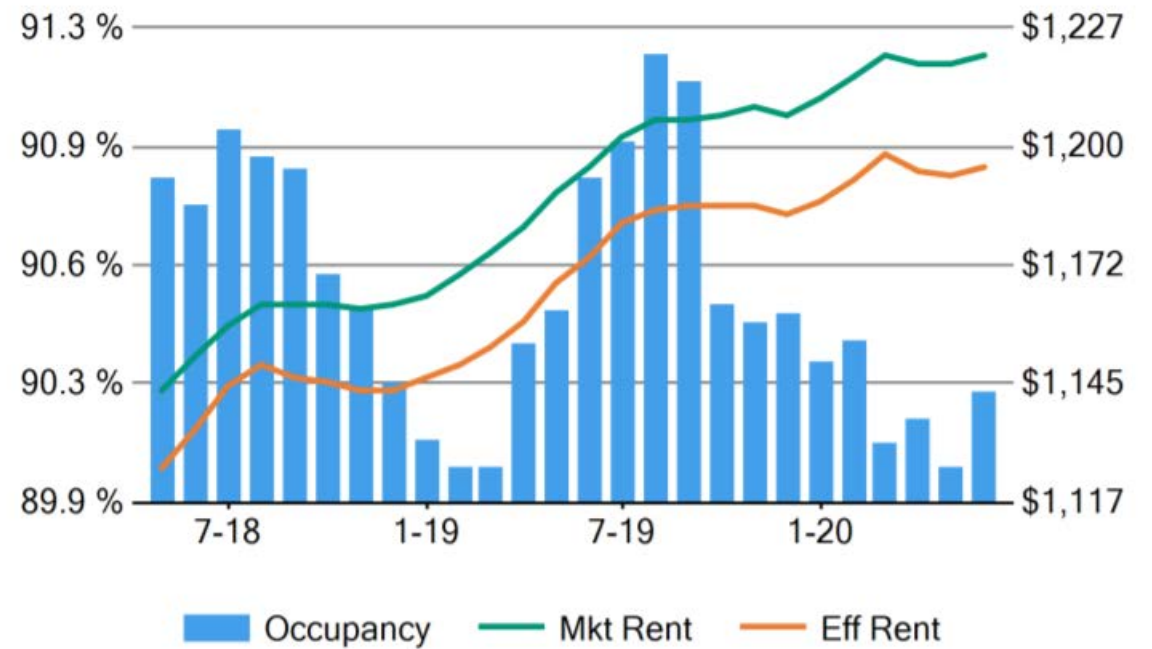




# Covid and Housing: Multi-Family Market

DFW Multi-Family Market	June-20	% YOY
Occupancy	90.2	-0.70%
Unit Change	23,612	
Units Absorbed (Annual)	17,201	
Average Size	868	0.20%
Asking Rent	\$1,221	2.20%
Asking Rent per SqFt	\$1.41	1.90%
Effective Rent	\$1,195	1.80%
Effective Rent per SqFt	\$1.38	1.50%
% Offering Concessions	29%	28.30%
Avg Concession Package	5.90%	-2.30%

### Dallas/Fort Worth, TX





# 1 Year Change in District Housing


	2Q19	2Q20	Difference
Annual Starts	223	280	+57
Quarterly Starts	62	144	+82
Annual Closings	256	190	-66
Quarterly Closings	81	39	-42
Inventory	114	204	+90
VDL	306	232	-74
Futures	279	74	-205






# District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	VDL	Futures
AUSTIN	66	47	6	3	57	66	149	0
CANYON RANCH	65	14	83	10	21	35	48	0
COTTONWOOD CREEK	0	0	0	0	0	0	0	0
DENTON CREEK	0	0	0	0	0	0	0	0
LAKESIDE	0	0	0	0	0	0	0	74
LEE	99	41	68	24	45	58	20	0
MOCKINGBIRD	0	0	0	0	0	0	0	0
PINKERTON	2	0	0	0	1	5	3	0
TOWN CENTER	44	12	27	1	34	37	0	0
VALLEY RANCH	0	0	0	0	0	0	0	0
WILSON	4	0	6	1	2	3	12	0
<b>Grand Total</b>	<b>280</b>	<b>114</b>	<b>190</b>	<b>39</b>	<b>160</b>	<b>204</b>	<b>232</b>	<b>74</b>

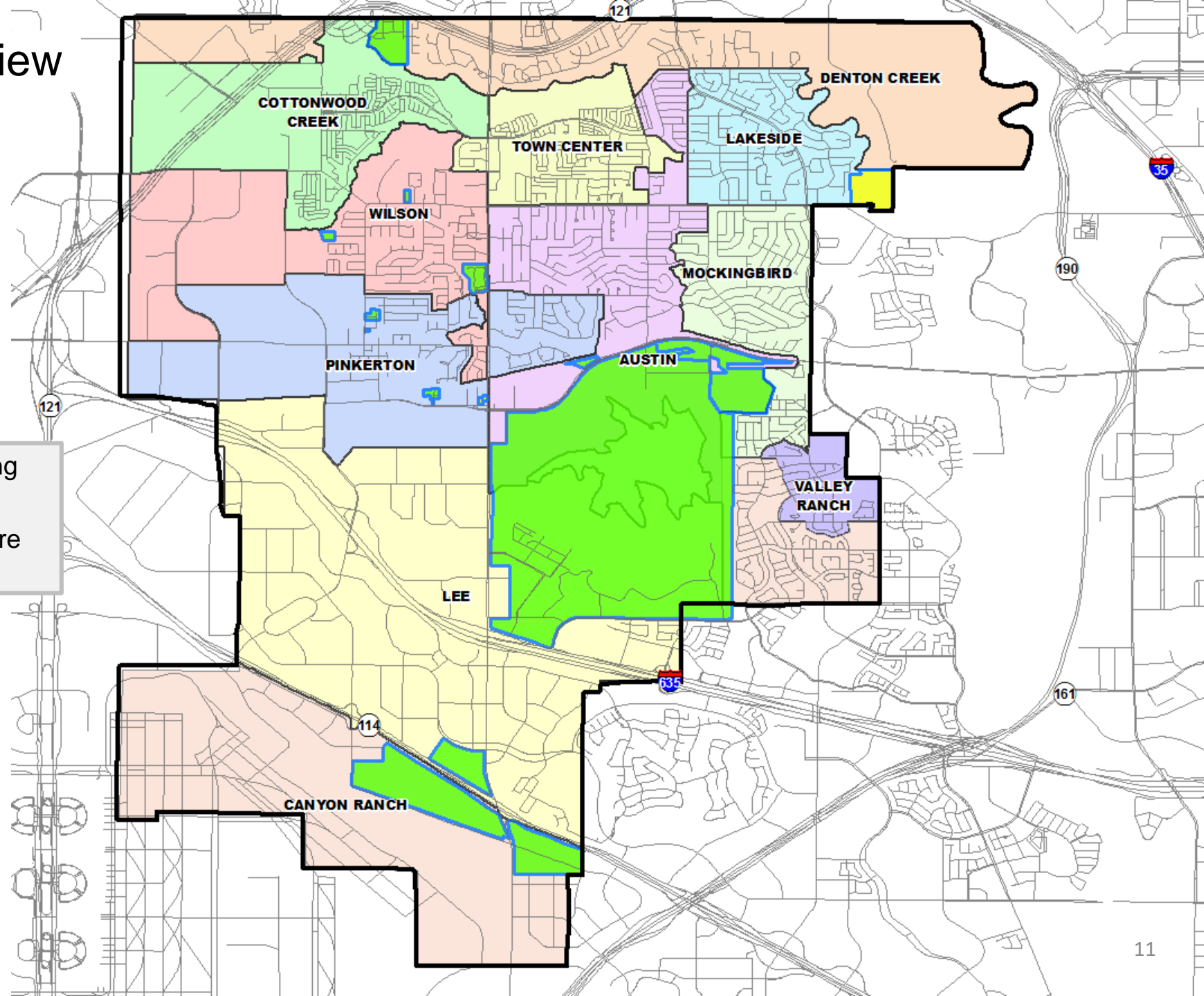
 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category



# District Housing Overview



- The district has 14 actively building subdivisions
- Within Coppell ISD there is 1 future subdivision

**Subdivisions**  
ACTIVE  
FUTURE  
Groundwork Underway





# Multi-Family Housing Overview



- There are currently 64 units under construction in the district
- Byron Bay & Harper's at the Sound were completed mid 2020

## Multi-Family Developments

-  Existing Complexes
-  Under Construction



# The Year Ahead...



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