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# GILBERT UNIFIED SCHOOL DISTRICT DEMOGRAPHIC AND ENROLLMENT UPDATE: 2024/25

**Final Report**

**June 6, 2025**

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**APPLIED ECONOMICS**

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## Executive Summary

The 2024/25 demographic and enrollment update for the Gilbert Unified School District (District) incorporates new data for the District and its sub-areas, as well as information regarding changes in regional socioeconomic conditions. The purpose of this analysis is to identify current and historic demographic, development and enrollment trends, and to anticipate future trends to create District and sub-District enrollment projections through 2034/35.

- Kindergarten through 12th grade (K-12) enrollment in the District was 31,178 students in the fall of the 2024/25 school year, representing a decrease of about 870 students (2.7 percent) since last year. From 2010/11 through 2019/20, K-12 enrollment declined by an average of about 400 students yearly. Despite the fact that roughly 9,000 new housing units were added, the total enrollment loss for the 10 years was about 3,4000 students. While this decline was partly due to the aging of the District's population, it was also fueled by a substantial increase in charter school enrollment in and around the District.
- In 2019/20, per grade 9<sup>th</sup> through 12<sup>th</sup> (9-12) grade enrollment increased slightly for the first time since 2015/16, but it has since declined by 8.2 percent to about 2,820 students per grade. Kindergarten through 2<sup>nd</sup> grade (K-2) enrollment continued to decline, dropping from an average of 2,140 students per grade in 2021/22 to 1,950 students per grade in 2024/25. Although average 3<sup>rd</sup> through 5<sup>th</sup> grade (3-5) enrollment increased slightly between 2021/22 and 2022/23, it has declined in the last two years and is back to roughly the same level as in 2021/22. The 6<sup>th</sup> through 8<sup>th</sup> grade (6-8) cohort declined by an average of 1.6 percent per year from 2010/11 to 2019/20, but this loss has accelerated to an average of 2.5 percent per year since 2020/21.
- In all, the 5,911 out-of-District students enrolled in 2024/25 came from more than 15 metro area school districts. The largest number of out-of-District students came from the Mesa and Higley Unified School Districts, which together accounted for about 58 percent of out-of-District students. There were slight increases in the number of students from the Mesa, Queen Creek, and Apache Junction Unified School Districts over the past year. Compared to 2023/24, the total number of out-of-District students enrolled in the District in 2024/25 increased by about 120 students.
- The share of the population under 5 years of age fell from 10.0 percent of the total population in 2000 to 6.5 percent in 2024. At about 23 percent, the share of the school-age population (5 to 17 years of age) remained relatively unchanged from 2000 to 2010, but it has fallen to 18 percent as of 2024. People in the 25 to 44 age group, typically most closely correlated with having young children, constituted about 29 percent of the total population in 2010 but fell to 26 percent by 2024. Meanwhile, the population age 45 to 64 and 65 and up cohorts have grown significantly faster than the other age cohorts, increasing from 23 percent of the total population in 2000 to 40 percent in 2024.
- Since 2020, population growth has slowed, dropping to an average of 1.1 percent per year, although growth in the number of housing units has slightly increased over the past four years to an average of 1.6 percent per year. These trends have resulted in a decline in the District's population per household from 3.03 in 2000 to 2.81 in 2024.



- The percentage of owner-occupied housing has fallen from 78 percent in 2000 to 64 percent in 2024. Multifamily units currently account for 21 percent of the housing stock, versus 16 percent in 2000. Between 2020 and 2024, the growth in multifamily units exceeded the increase in single family units for the first time in the historical period.
- There are currently 14 charter schools located within the District, serving about 6,930 K-12 students, and an additional 27 charter schools operating within one mile of District boundaries that serve an additional 13,350 K-12 students. Combined, these schools serve nearly 20,280 students. Six private schools operating in the District enroll 470 students, and three private schools within roughly one mile of the District's boundary enroll about 2,180 K-12 students.
- Multifamily housing is expected to account for nearly 75 to 80 percent of future housing additions. Affordability issues may result in more affordable properties being developed in the future, but if that does occur, such development will likely be in smaller complexes built over a more extended period of time, limiting the impact on the District. The only area remaining for significant single family housing growth is in the eastern portion of the District, at or near Hawes Crossing. Future multifamily development will be found in several areas, especially along Arizona Avenue, the San Tan region, and at or near Hawes Crossing.
- Assuming a moderate service rate decline and a slight increase in out-of-District enrollment, the District is expected to experience a loss of about 3,700 students by 2034/35 (12 percent), yielding total enrollment of 27,470 K-12 students at the end of the projection period. Total enrollment is expected to decline in each of the next 10 years, dropping by an average of 1.3 percent per year during the projection period.
- Across all grade levels, 75 percent of resident students chose to attend the school associated with their attendance area of residence in 2024/25, which is less than the 2019/20 (pre-pandemic) ratio of 79 percent.
- In the next five years, 22 of the 25 elementary attendance areas are projected to experience some degree of enrollment decline. The only area projected to have significant enrollment gains is the Boulder Creek attendance area, which may gain around 290 students. The second half of the projection period may see an increase in out-of-District students and a slowing decline in in-District students, resulting in a net loss of only 110 K-6 students between 2029/30 and 2034/35. During this period, the Meridian attendance area is projected to have the largest decline of approximately 120 students. Elementary enrollment could total about 13,560 students in 2034/35, versus 14,970 students in 2024/25.
- In-District 7-8 attendance area enrollment is expected to decrease by about 40 students during the first five-year period, and further decline by about 600 students during the second five-year period. These losses would result in enrollment declining from about 4,930 in 2024/25 to 4,300 in 2034/35. The largest decline is expected at Greenfield, which could lose close to 250 students, followed by Highland, which could lose about 200 students by 2034/35.
- In-District high school attendance area enrollment is expected to decrease by about 660 students during the first half of the projection period. However, losses will rapidly accelerate during the second half of the projection period, where there could be a loss of about 1,010 students. The largest losses are expected at Highland High (650 students) and Gilbert High (600 students). The losses are partially offset by a projected 440-student increase in out-of-District enrollment. However, high school enrollment is expected to decline from 11,280 students in 2024/25 to about 9,610 students in 2034/35.

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# 1.0 Introduction

This demographic update report for the Gilbert Unified School District (District) for the 2024/25 school year incorporates information on enrollment, demographic trends, housing occupancy rates, household characteristics, and residential development into 10-year District-level and small-area enrollment projections by grade. The District-level projections use long-term demographic and housing trends for the District and projected trends for the region in a macroeconomic, top-down analysis of population and enrollment.

In the District-level enrollment forecasts, projections are developed for small-area planning geographies, referred to as “grids”, that are generally one-quarter square mile, as shown on **Map 1**. The planning grids divide the District into 225 sub-areas that provide sufficient detail to support facility and attendance area planning activities. The data and analysis supporting the enrollment projections are separated into four sections: Existing Conditions, Residential Development, District Projections, and Sub-District Projections.

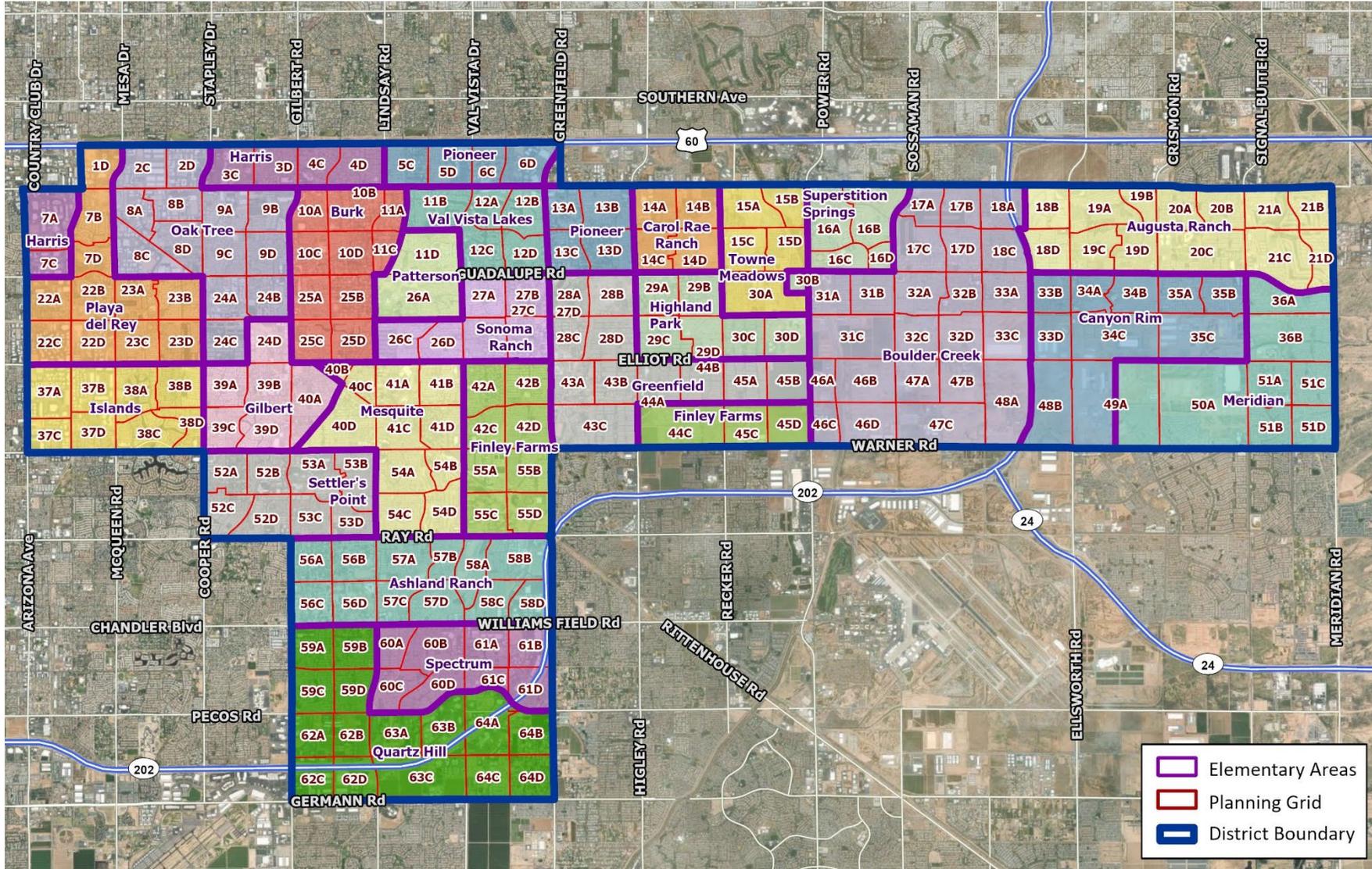
Section 2.0, Existing Conditions, reviews existing demographic and development conditions and provides enrollment information for the District. This chapter details demographic trends in the District in order to help understand current changes in enrollment. Finally, charter and private school enrollment data is presented for providers operating within and nearby District boundaries to help explain recent enrollment changes as compared to changes in the school-age population.

Section 3.0, Residential Development, presents information on current construction activity, vacancy rates and the potential future supply of new housing by unit type. It provides estimates for the timing of construction based on current activity, ownership and zoning status for vacant land available for residential development as well as area growth forecasts. The housing potential is segmented both by the type of housing product and the timing of specific housing projects within the district, which leads to the future distribution of enrollment.

Section 4.0 combines the demographic and residential development trends derived from the information presented in sections 2.0 and 3.0 to project District enrollment by grade. These projections are developed using long-term trends in enrollment, housing starts and completions, and student generation. Finally, Section 5.0 presents sub-District enrollment projections and the corresponding impact on student population in current attendance areas. The relationship between the number of students that reside within an attendance area and that school’s enrollment shows the impact of student movement, including students from outside the District. This relationship is applied to attendance area projections to forecast enrollment by school.

The information and observations contained in this report are based on our present knowledge of the land use and development patterns of the area under analysis, the current physical and socioeconomic conditions of the affected areas, and regional forecasts. Estimates and projections made in this report are based on hypothetical assumptions. However, even if the assumptions outlined in this report occur, there will usually be differences between the estimates and projections and the actual results because events and circumstances frequently do not occur precisely as expected. Applied Economics is under no obligation to update this report for events occurring after the date of its release.

**MAP 1**  
**DISTRICT GRID PLANNING GEOGRAPHY**



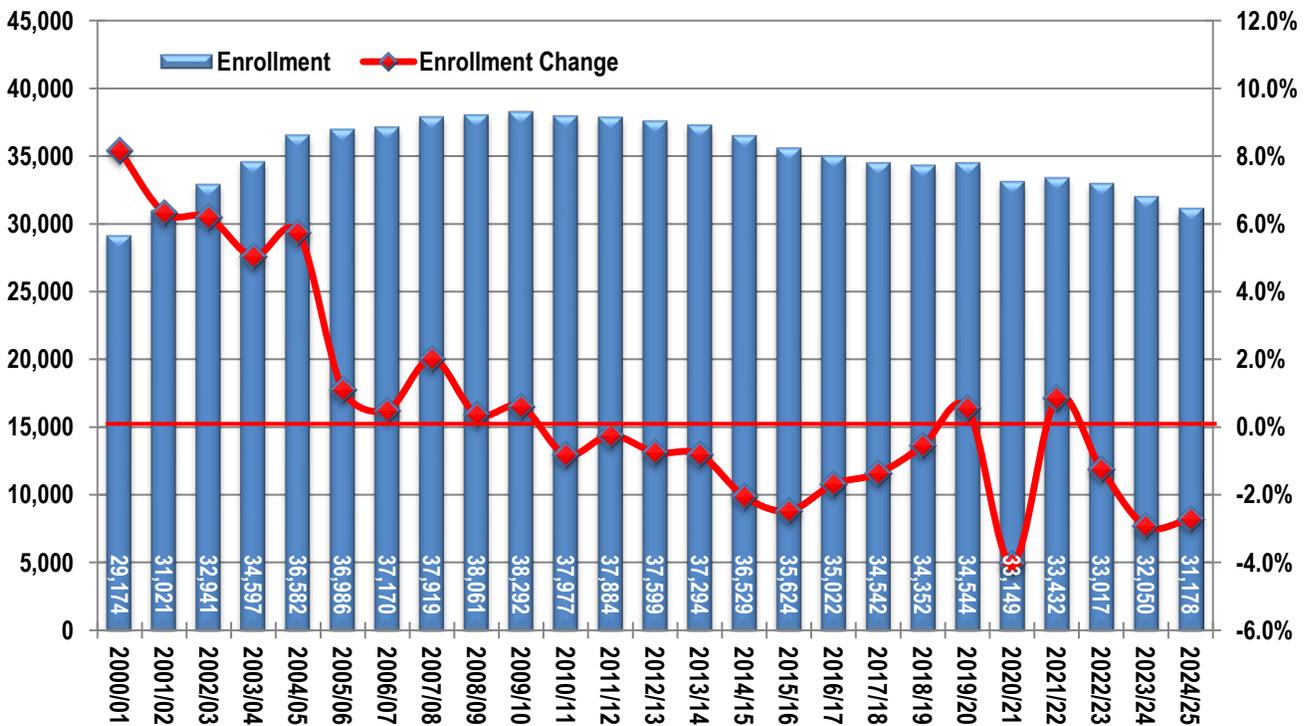
## 2.0 Existing Conditions

### 2.1 Enrollment

Total Kindergarten through 12th grade (K-12) enrollment in the District was 31,178 students in the fall of the 2024/25 school year, representing a decrease of about 870 students (2.7 percent) since last year. As illustrated in **Figure 1**, the District experienced substantial growth in the early 2000's, peaking at nearly 38,300 students in the 2009/10 school year. From 2010/11 through 2019/20, K-12 enrollment declined by an average of about 380 students every year. Even though roughly 10,000 new housing units were added, the total enrollment loss for the 10 years was about 3,430 students. While this decline was partly due to the aging of the District's population, it was also fueled by a substantial increase in alternative providers in and around the District.

There was a sharp decline in enrollment in 2020/21 due to the pandemic, which was fairly universal across all districts in the region, followed by the return of a small number of students in 2021/22. However, the decline in District enrollment has continued in the past few years. K-12 enrollment is now about 3,370 students (9.7 percent) below the total 2019/20 (pre-pandemic) enrollment.

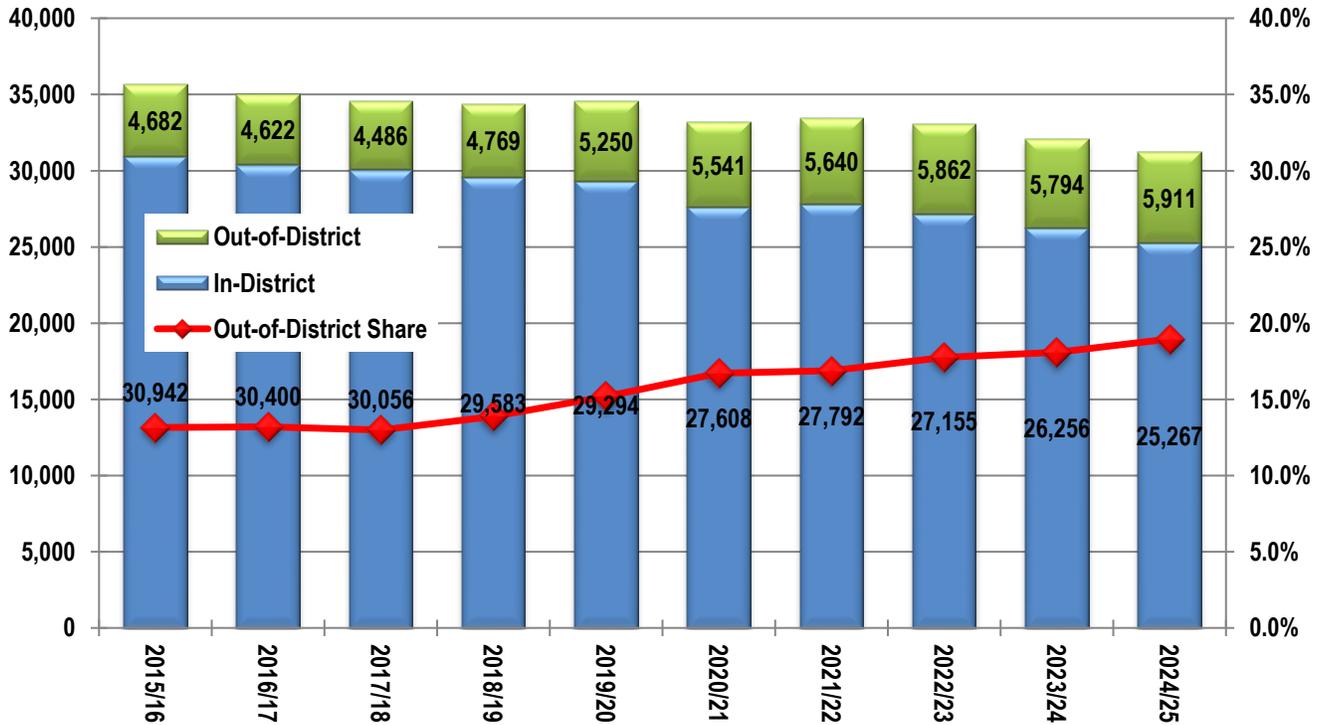
**FIGURE 1**  
**HISTORIC ENROLLMENT**



Source: Arizona Department of Education; Gilbert Unified School District.

In-District enrollment dropped nearly 1,700 students (5.8 percent) in the 2020/21 school year due to the effects of the pandemic (**Figure 2**). In-District enrollment has declined sharply since 2019/20 to about 25,300 students and now accounts for 81 percent of total enrollment, down from 87 percent in 2015/16. Out-of-District enrollment has increased by about 1,200 students since 2015/16 and now accounts for 19 percent of total enrollment, compared to 13 percent in 2015/16.

**FIGURE 2**  
**SOURCE OF DISTRICT ENROLLMENT**



Sources: Gilbert Unified School District; Applied Economics.

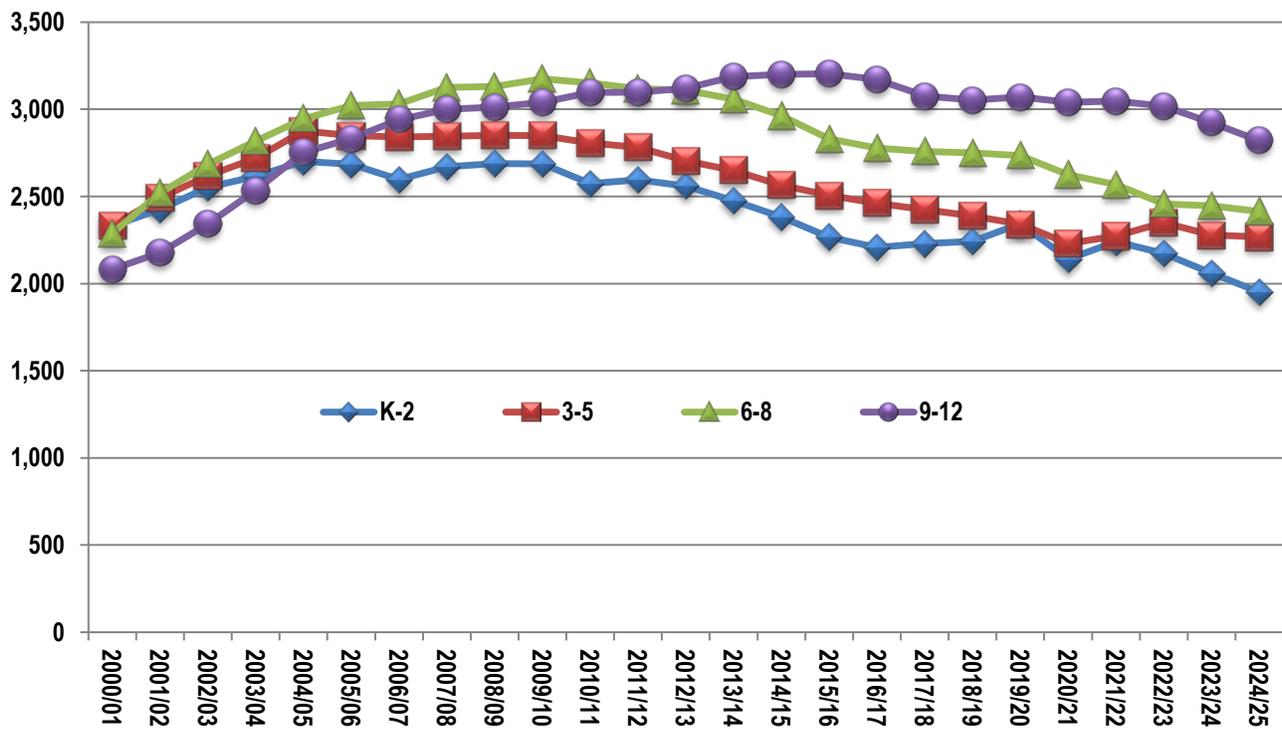
The enrollment breakdown by grade cohort provides a good understanding of past and current enrollment characteristics and lends insight into structural trends that will continue to shape enrollment in the coming years. For this purpose, the grades are grouped into the following cohorts: Kindergarten through 2nd grade (K-2), 3rd through 5th grade (3-5), 6th through 8th grade (6-8), and 9th through 12th grade (9-12). The differences between the three- and four-grade groupings are normalized by showing the average enrollment per grade (**Figure 3**).

Enrollment in the three K-8 cohorts was relatively equal in 2000/01, while the 9-12 cohort contained 200 to 250 fewer students per grade than the other three cohorts. By 2003/04, growth in the K-2 and 3-5 cohorts began to level off, while the size of the 6-8 and 9-12 cohorts continued to increase as larger classes moved forward and as the community attracted more families with junior high and high school-age students.

As the influx of young families slowed and the resident population continued to age, District enrollment growth slowed, and each grade cohort reacted to the changes in the preceding cohort. By 2010/11, per-grade enrollment in all primary (K-8) cohorts was in decline. In 2016/17, the trend reached the 9-12 cohort, causing average enrollment per grade in the cohort to decline for several years. In 2019/20, per grade 9-12 enrollment increased slightly for the first time since 2015/16, but it has declined by 8.2 percent to about 2,820 students per grade, its lowest point since 2004/05.

K-2 enrollment declined from an average of 2,140 students per grade in 2021/22 to 1,950 students per grade in 2024/25. Although average 3-5 enrollment increased slightly between 2021/22 and 2022/23, it has declined in the last two years and is back to roughly the same level as in 2021/22. The 6-8 cohort declined by an average of 1.6 percent per year from 2010/11 to 2019/20, but this loss has accelerated to an average of 2.5 percent per year since 2020/21. Current grade-level enrollment in all three K-8 cohorts is well below 2019/20 levels. The largest decline over the past five years has been in the K-2 cohort, where average enrollment has declined by 16.8 percent since 2019/20, followed by an 11.7 percent decline in 6-8 and only a 3.1 percent decline in 3-5.

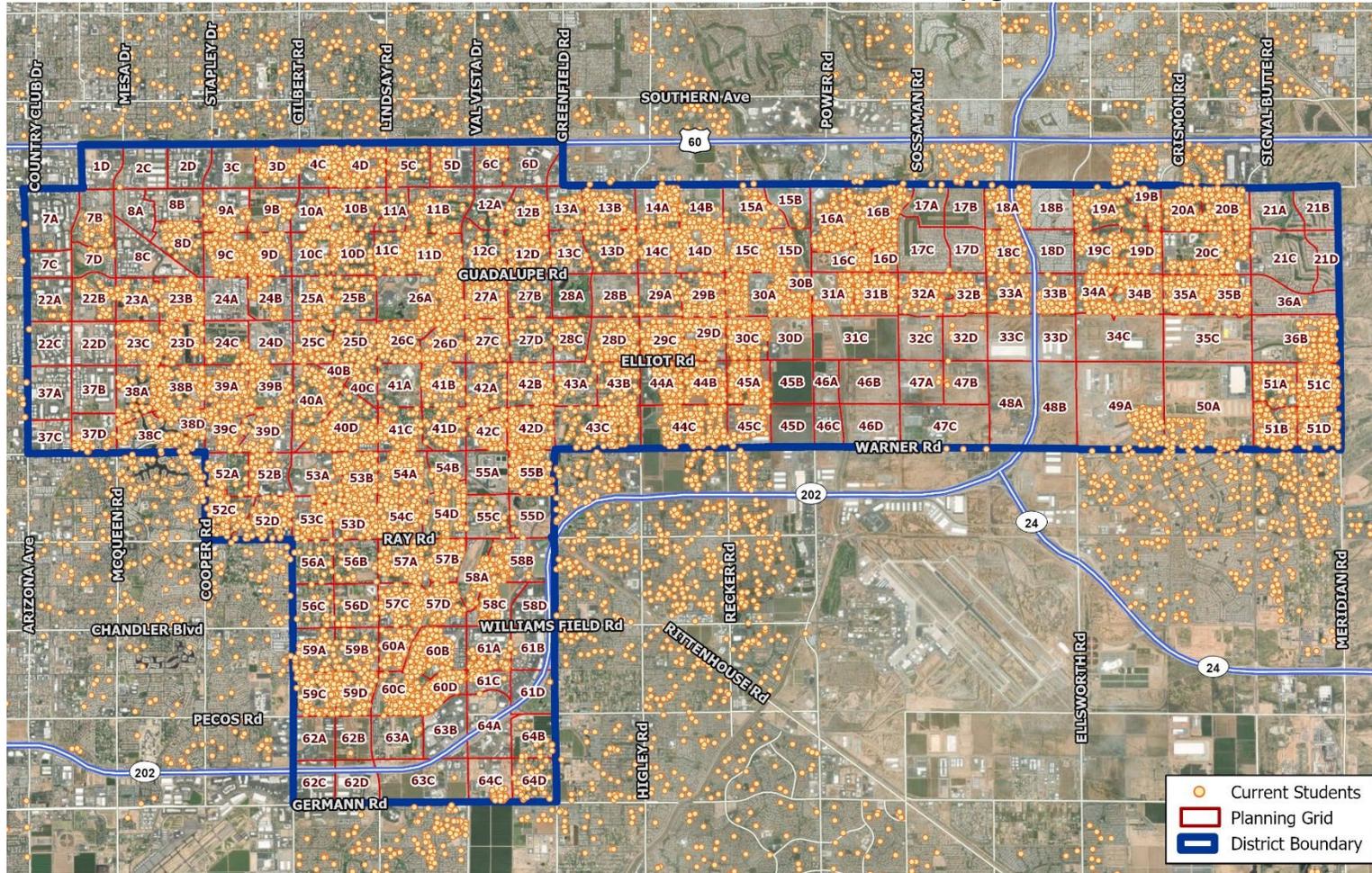
**FIGURE 3**  
**AVERAGE ENROLLMENT BY GRADE BY COHORT**



Source: Arizona Department of Education; Gilbert Unified School District; Applied Economics.

In addition to the enrollment distribution by grade cohort, the geographic distribution of enrollment provides valuable insight into other conditions and trends impacting the District. **Map 2** shows the current location of students attending District schools, including those living in the immediate surrounding area. This map illustrates the impact of open enrollment policies, as the District continues to attract numerous students from many places outside its boundaries.

MAP 2  
GEOGRAPHIC DISTRIBUTION OF STUDENTS: 2024/25



**Table 1** shows the source of out-of-District enrollment by grade for the current school year. In all, the 5,911 out-of-District students enrolled in 2024/25 came from more than 15 metro area school districts. The largest number of out-of-District students came from the Mesa and Higley Unified School Districts, which together account for about 58 percent of out-of-District students. There were slight increases in the number of students from the Mesa, Queen Creek, and Apache Junction Unified School Districts over the past year.

Compared to 2023/24, the total number of out-of-District students enrolled in the District in 2024/25 increased by about 120 students. Typically, Kindergarten, 7<sup>th</sup> grade, and 9<sup>th</sup> grade experience the largest change in out-of-District enrollment, since these are the grades when students are most likely to transition. However, this year, the largest out-of-District enrollment decreases were in 1<sup>st</sup> grade (-39 students) and 12<sup>th</sup> grade (-24 students). The most significant out-of-District enrollment increases were in 6<sup>th</sup> grade (50 students) and 10<sup>th</sup> grade (35 students).

**TABLE 1**  
**SOURCE OF OUT-OF-DISTRICT ENROLLMENT BY GRADE: 2024/25**

District	Enrollment by Grade												2023/24			
	KG	1	2	3	4	5	6	7	8	9	10	11	12	Total	Total	Change
Mesa Unified District	165	155	168	176	166	156	167	159	187	221	187	203	199	2,309	2,277	32
Higley Unified District	49	64	65	77	73	73	71	72	83	109	121	113	135	1,105	1,128	-23
Chandler Unified District	53	44	62	44	54	73	61	62	65	88	103	107	107	923	940	-17
Queen Creek Unified District	51	39	47	50	44	47	54	46	37	56	63	56	79	669	597	72
Apache Junction Unified District	25	24	28	35	19	31	25	38	39	43	49	41	48	445	410	35
Florence Unified School District	8	11	11	14	13	7	10	10	2	11	12	10	13	132	117	15
J. O. Combs School District	5	7	9	6	7	8	5	9	12	7	12	11	15	113	122	-9
Kyrene Elementary District	2	0	3	1	2	3	1	3	3	2	0	7	5	32	37	-5
Tempe School District	2	5	3	3	2	6	2	2	2	3	3	5	3	41	38	3
Phoenix Elementary District	0	4	1	1	3	0	0	2	3	0	1	3	1	19	8	11
Roosevelt Elementary District	0	0	0	1	2	2	1	1	0	3	3	0	1	14	14	0
Maricopa Unified School District	0	3	0	1	1	1	2	1	1	2	2	2	2	18	19	-1
Paradise Valley Unified District	0	1	0	1	0	0	1	0	0	0	0	1	1	5	4	1
Scottsdale Unified District	1	0	3	1	1	1	0	2	0	0	4	1	0	14	12	2
Washington Elementary District	0	0	0	1	0	0	0	0	0	0	0	0	0	1	2	-1
Other	4	2	7	6	5	5	6	3	0	8	7	14	4	71	69	2
<b>Total</b>	<b>365</b>	<b>359</b>	<b>407</b>	<b>418</b>	<b>392</b>	<b>413</b>	<b>406</b>	<b>410</b>	<b>434</b>	<b>553</b>	<b>567</b>	<b>574</b>	<b>613</b>	<b>5,911</b>	<b>5,794</b>	<b>117</b>

Sources: Gilbert Public Schools, 2024; Applied Economics, 2025.

Since 2019/20, the number of out-of-District students from the Mesa Unified School District has increased by 14 percent, or about 290 K-12 students. There have also been substantial gains in the number of students enrolling from Queen Creek Unified (about 100 students) and Apache Junction Unified (about 150 students) (**Table 2**). There is potential for a significant amount of new construction in the Apache Junction District in an area that borders Gilbert Public Schools, which may lead to additional increases in out-of-District enrollment from that district.

**TABLE 2**  
**CHANGE IN OF OUT-OF-DISTRICT ENROLLMENT BY SOURCE**

District	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Change 2019/20 - 2024/25
Mesa Unified District	2,021	2,164	2,310	2,341	2,277	2,309	288
Higley Unified District	1,142	1,167	1,142	1,188	1,128	1,105	-37
Chandler Unified District	830	870	888	932	940	923	93
Queen Creek Unified District	574	598	566	579	597	669	95
Apache Junction Unified District	291	296	338	375	410	445	154
Florence Unified School District	127	114	99	114	117	132	5
J. O. Combs Unified School District	104	125	109	118	122	113	9
Kyrene Elementary District	55	39	31	48	37	32	-23
Tempe School District	27	25	53	44	38	41	14
Phoenix Elementary District	13	7	13	7	8	19	6
Roosevelt Elementary District	9	7	6	9	14	14	5
Maricopa Unified School District	8	5	7	17	19	18	10
Paradise Valley Unified District	6	2	4	4	4	5	-1
Scottsdale Unified District	6	14	13	11	12	14	8
Washington Elementary District	6	2	5	2	2	1	-5
Other	31	106	56	76	69	71	40
<b>Total</b>	<b>5,250</b>	<b>5,541</b>	<b>5,640</b>	<b>5,865</b>	<b>5,794</b>	<b>5,911</b>	<b>661</b>

Sources: Gilbert Public Schools, 2024; Applied Economics, 2025.

**Table 3** shows where out-of-District students were enrolled in 2024/25 by school and grade level. The table illustrates that out-of-District enrollment is concentrated in the District’s high schools. Desert Ridge High School has the largest out-of-District enrollment at about 580 students, followed by Campo Verde High School with nearly 480 students. Both Neely Traditional and Gilbert Classical Academies continue to attract many out-of-District K-12 students (roughly 150 students each). Compared to 2023/24, Highland High School had the largest increase in out-of-District students at nearly 50 additional students, and besides the loss from the closure of Gilbert Global Academy, Quartz Hill Elementary had the largest decrease at about 20 students.

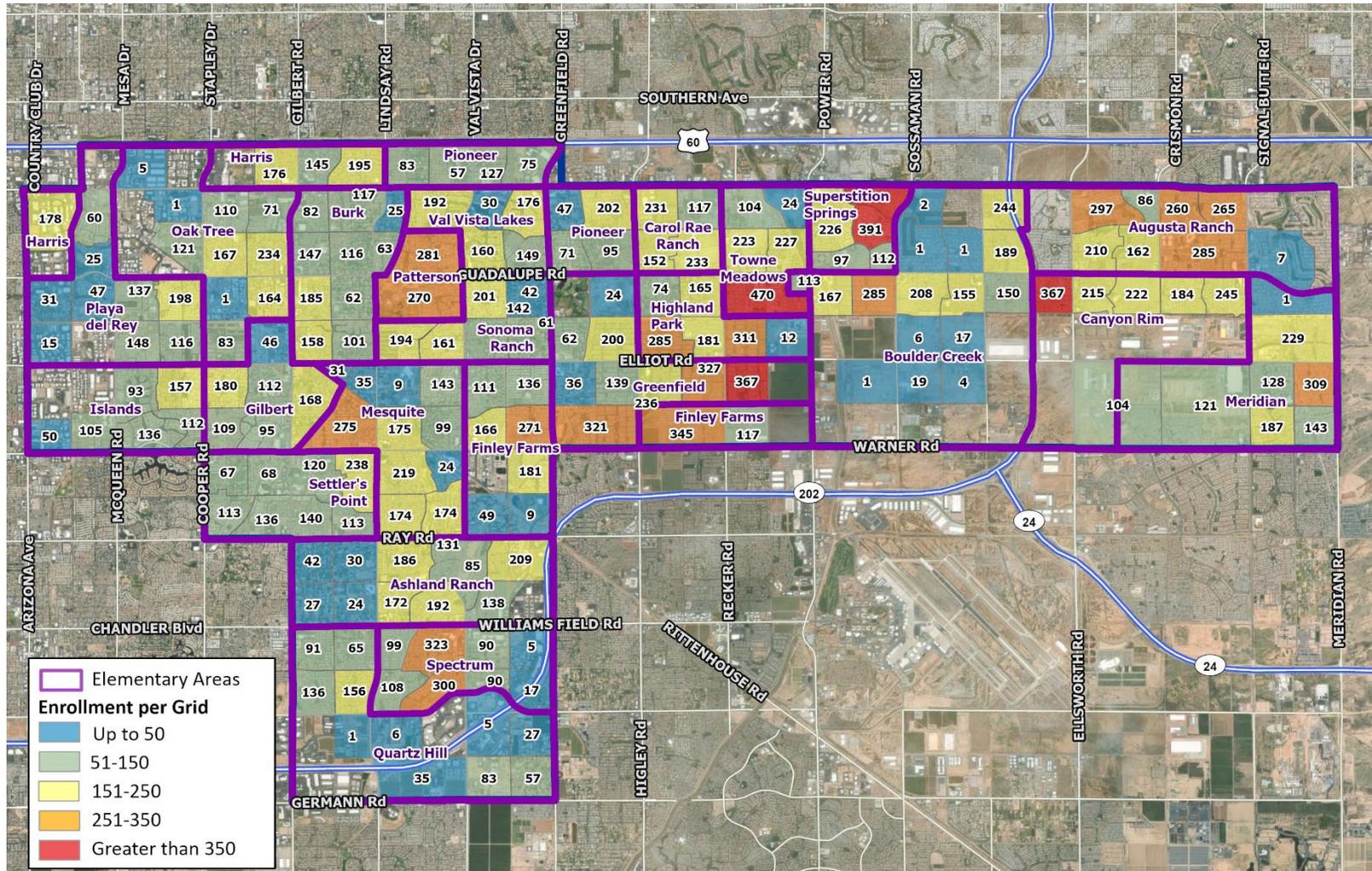
**TABLE 3**  
**DESTINATION OF OUT-OF-DISTRICT ENROLLMENT BY GRADE: 2024/25**

	KG	1	2	3	4	5	6	7	8	9	10	11	12	Total	2023/24	
															Total	Change
Ashland Ranch Elementary	14	16	26	13	21	22	14							126	111	15
Augusta Ranch Elementary	20	14	28	34	28	25	27							176	177	-1
Boulder Creek Elementary	4	4	8	9	8	3	6							42	45	-3
Burk Elementary	7	8	10	4	15	11	8							63	59	4
Campo Verde High School										99	121	118	140	478	460	18
Canyon Rim Elementary	38	29	27	31	23	17	23							188	157	31
Carol Rae Ranch Elementary	12	20	5	11	14	11	16							89	83	6
Desert Ridge High School										154	145	144	140	583	577	6
Desert Ridge Junior High School								118	109					227	223	4
Finley Farms Elementary	11	5	8	10	5	9	5							53	60	-7
Gilbert Elementary	28	17	23	30	19	19	20							156	152	4
Gilbert High School								9	8	86	81	95	83	362	314	48
Greenfield Elementary	3	8	11	5	6	13	9							55	67	-12
Greenfield Junior High School								59	79					138	135	3
Harris Elementary	9	12	12	12	16	21	17							99	102	-3
Highland High School										118	121	102	122	463	414	49
Highland Junior High School								70	67					137	127	10
Highland Park Elementary	14	17	24	20	25	10	15							125	120	5
Houston Elementary	0	0	0	0	0	0	0							0	0	0
Islands Elementary	26	18	23	17	14	25	21							144	137	7
Meridian Elementary	33	33	31	24	26	37	35							219	180	39
Mesquite Elementary	3	10	10	8	13	11	9							64	63	1
Mesquite High School										69	74	77	73	293	307	-14
Mesquite Junior High School								39	53					92	100	-8
Oak Tree Elementary	9	9	6	13	9	12	8							66	69	-3
Patterson Elementary	10	9	12	19	11	9	18							88	76	12
Pioneer Elementary	7	15	9	11	15	8	23							88	106	-18
Playa del Rey Elementary	6	7	14	12	6	10	6							61	66	-5
Quartz Hill Elementary	22	22	25	27	27	37	21							181	205	-24
Settler's Point Elementary	5	3	8	10	3	12	9							50	51	-1
Sonoma Ranch Elementary	5	11	4	10	14	10	9							63	60	3
South Valley Junior High School								94	89					183	169	14
Spectrum Elementary	8	13	7	10	12	10	14							74	62	12
Superstition Springs Elementary	7	13	25	23	12	15	21							116	128	-12
Towne Meadows Elementary	18	20	16	27	18	23	16							138	142	-4
Val Vista Lakes Elementary	13	5	11	14	7	11	15							76	67	9
Neely Traditional Academy	33	21	24	14	25	22	21							160	153	7
Gilbert Classical Academy								21	25	27	17	28	22	140	148	-8
Gilbert Global Academy														0	58	-58
Canyon Valley High School									4		8	10	33	55	53	2
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	-11
<b>Total</b>	<b>365</b>	<b>359</b>	<b>407</b>	<b>418</b>	<b>392</b>	<b>413</b>	<b>406</b>	<b>410</b>	<b>434</b>	<b>553</b>	<b>567</b>	<b>574</b>	<b>613</b>	<b>5,911</b>	<b>5,794</b>	<b>117</b>

Sources: Gilbert Public Schools, 2024; Applied Economics, 2025.

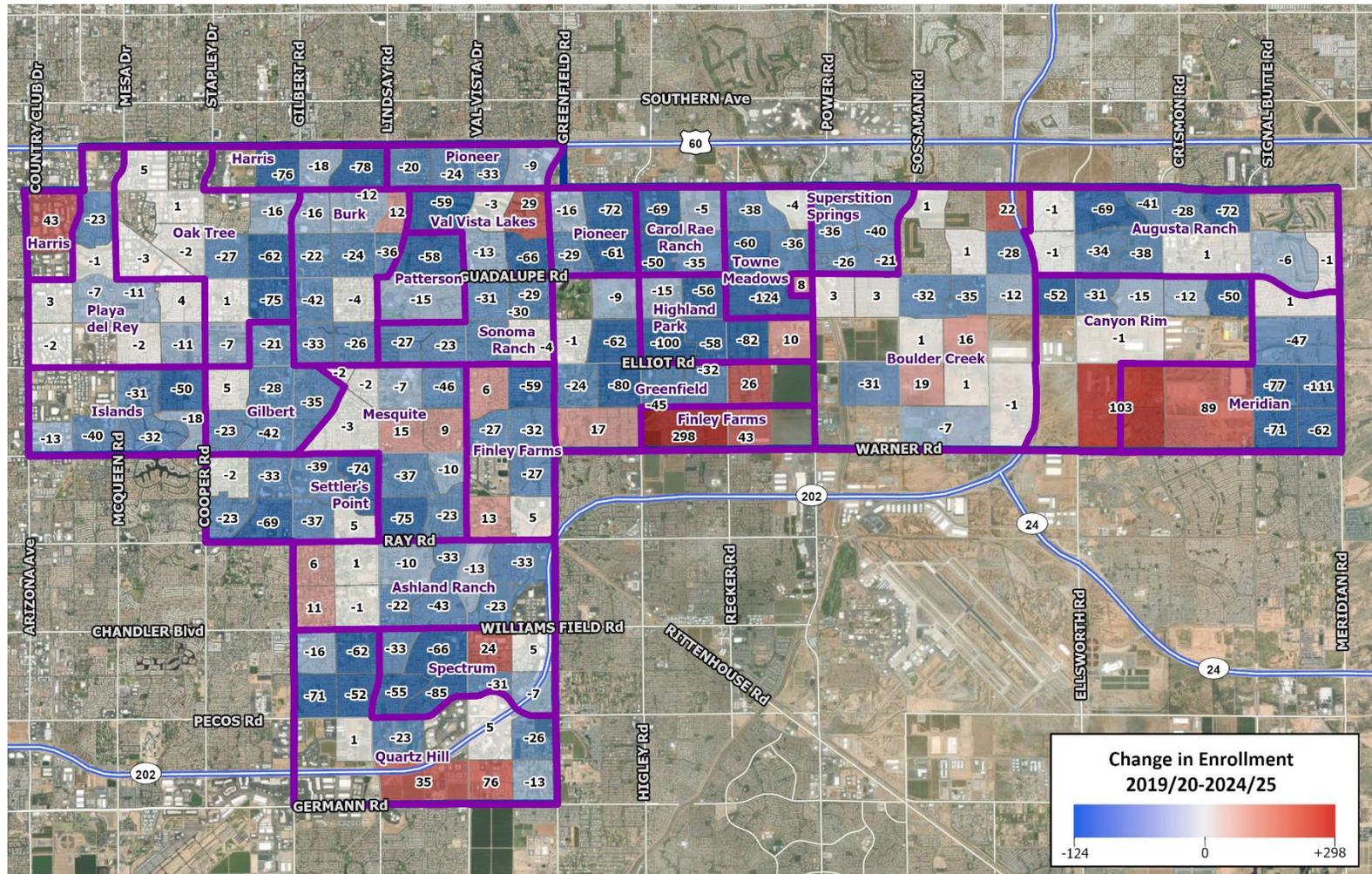
**Map 3** normalizes the distribution of the student point data for in-District students, showing the number of K-12 District students coming from each grid. This map shows that enrollment is widely dispersed, with higher student concentrations generally in the central and eastern portions of the District, and in the south where there has been new housing development activity.

**MAP 3**  
**ENROLLMENT DENSITY: 2024/25**



Both the point location and grid-level data are helpful in examining changes in enrollment over time. **Map 4** shows the change in enrollment by planning grid since 2019/20, during which time in-District K-12 enrollment losses totaled roughly 3,400 students. While areas of decline are widespread, pockets of enrollment growth, driven by new home construction, are concentrated in the central and eastern portions of the District. However, substantial growth has also occurred in a few areas south of Ray Road.

**MAP 4**  
**CHANGE IN ENROLLMENT: 2019/20-2024/25**



## 2.2 Demographic Trends

**Table 4** contains Census data on population and housing in the District for 2000, 2010, 2020, and 2024 estimates prepared by Applied Economics. This information helps explain recent trends and the current character of the area. The compound annual rate of change is provided to compare the two periods. Between 2000 and 2010, the total population in the District increased by nearly 37 percent, from about 135,000 to 184,400 persons. The total population in 2020 was about 211,400, almost 15 percent higher than the 2010 Census, equating to an annual growth rate of 1.4 percent, down from 3.2 percent per year between 2000 and 2010. Since 2020, population growth has slowed further, dropping to an average of 1.1 percent per year, although growth in the number of housing units has slightly increased over the past four years to an average of 1.6 percent per year. These trends are due to a decline in the District’s population per household from 3.03 in 2000 to 2.81 in 2024.

**TABLE 4  
DEMOGRAPHIC TRENDS**

	2000	2010	2020	2024	2000-2010		2010-2020		2020-2024	
	Census	Census	Census	Estimate	Total	Change*	Total	Change*	Total	Change*
<b>Population</b>	135,012	184,433	211,394	220,910	49,421	3.2%	26,961	1.4%	9,516	1.1%
<b>Housing Units</b>	47,996	69,306	79,324	84,639	21,310	3.7%	10,018	1.4%	5,315	1.6%
<b>Households</b>	44,552	63,380	73,918	78,545	18,828	3.6%	10,538	1.5%	4,627	1.5%
Population Per	3.03	2.91	2.86	2.81	-0.12	-0.4%	-0.05	-0.2%	-0.05	-0.4%

Sources: U.S. Bureau of the Census, 2000, 2010, 2020 and 2024; Applied Economics, 2025.

\* Annual compound rate of change.

Since 2000, the population has become more diverse. The White share of the population has fallen by about 17 percent since 2000 and now makes up 65 percent of the population in the District (**Table 5**). As the shares of Asian people and Other races and ethnicities have grown, the White and Hispanic shares have declined to now make up 84 percent of the population, compared to 94 percent in 2000.

**TABLE 5  
DEMOGRAPHIC TRENDS – RACE & ETHNICITY**

	2000	2010	2020	2024	2000-2010		2010-2020		2020-2024	
	Census	Census	Census	Estimate	Total	Change*	Total	Change*	Total	Change*
<b>Population</b>	135,012	184,433	211,394	220,910	49,421	3.2%	26,961	1.4%	9,516	1.1%
<i>By Race &amp; Ethnicity:</i>										
White	81.9%	75.5%	67.6%	65.4%	28,793	2.3%	3,627	0.3%	1,456	0.3%
African American	2.3%	3.1%	3.1%	3.1%	2,570	6.2%	905	1.5%	328	1.2%
Native American	0.5%	0.8%	0.9%	0.9%	653	6.5%	444	2.8%	193	2.5%
Asian	3.3%	4.9%	5.4%	5.6%	4,561	7.4%	2,370	2.4%	984	2.1%
Hispanic	11.9%	15.7%	18.0%	19.0%	12,771	6.0%	9,063	2.8%	3,932	2.5%
Other	0.1%	0.1%	5.1%	6.1%	73	4.4%	10,552	48.4%	2,621	5.6%

Sources: U.S. Bureau of the Census, 2000, 2010, 2020 and 2024; Applied Economics, 2025.

\* Annual compound rate of change.

The demographic data also illustrates a general aging of the District’s population, which has a direct impact on District enrollment (**Table 6**). Between 2000 and 2020, as the large number of young families that arrived in the District during the 1990s aged in place, the share of the population under 5 years of age fell from 10.0 percent of the total population in 2000 to 6.7 percent in 2020. In 2024, this age group accounted for 6.5 percent of the total population. Along with the aging of the existing population, these declines are indicative of the decline in the birth rate, which has generally persisted since the mid 2010’s.

**TABLE 6  
DEMOGRAPHIC TRENDS – AGE**

	2000	2010	2020	2024	2000-2010		2010-2020		2020-2024	
	Census	Census	Census	Estimate	Total	Change*	Total	Change*	Total	Change*
<b>Population</b>	135,012	184,433	211,394	220,910	49,421	3.2%	26,961	1.4%	9,516	1.1%
<i>By Age:</i>										
Age 0-4	10.0%	7.4%	6.7%	6.5%	104	0.1%	598	0.4%	229	0.4%
Age 5-13	16.9%	15.8%	13.1%	12.2%	6,327	2.5%	-1,339	-0.5%	-804	-0.7%
Age 14-17	6.3%	7.1%	6.2%	5.8%	4,678	4.5%	62	0.0%	-321	-0.6%
Age 18-24	7.7%	8.6%	9.0%	9.1%	5,431	4.3%	3,217	1.9%	1,150	1.5%
Age 25-44	36.4%	29.0%	26.7%	26.1%	4,482	0.9%	2,900	0.5%	1,078	0.5%
Age 45-64	16.8%	23.5%	25.4%	26.0%	20,604	6.7%	10,444	2.2%	3,778	1.7%
Age 65 Up	6.1%	8.7%	12.8%	14.2%	7,795	6.9%	11,078	5.4%	4,406	3.8%

Sources: U.S. Bureau of the Census, 2000, 2010, 2020 and 2024; Applied Economics, 2025.

\* Annual compound rate of change.

This decline has begun to level out in Maricopa County in the past few years. At about 23 percent, the share of the school-age population (5 to 17 years of age) remained relatively unchanged from 2000 to 2010, but it has fallen to 18 percent as of 2024. Persons in the 25 to 44 age group, who are typically correlated with having young children, constituted about 36 percent of the total population in 2000 but fell to 26 percent by 2024. Meanwhile, the population aged 45 to 64 and 65 and up has grown significantly faster than the other age cohorts, increasing from 23 percent of the total population in 2000 to 40 percent in 2024.

The housing occupancy rate was at 92.8 percent in 2024, which is down slightly from 2020 when it was 93.2 percent, as shown in **Table 7**. The percentage of owner-occupied housing has fallen from 78 percent in 2000 to 64 percent in 2024. Multifamily units currently account for 21 percent of the housing stock, versus 16 percent in 2000. Between 2020 and 2024, the growth in multifamily units exceeded the growth in single family units for the first time in the historical period presented.

**TABLE 7**  
**DEMOGRAPHIC TRENDS – HOUSING UNITS**

	2000	2010	2020	2024	2000-2010		2010-2020		2020-2024	
	Census	Census	Census	Estimate	Total	Change*	Total	Change*	Total	Change*
<b>Housing Units</b>	47,996	69,306	79,324	84,639	21,310	3.7%	10,018	1.4%	5,315	1.6%
Occupied	92.8%	91.4%	93.2%	92.8%	18,828	3.6%	10,538	1.5%	4,627	1.5%
Owner	78.1%	67.2%	65.6%	64.2%	9,076	2.2%	5,493	1.1%	2,307	1.1%
Renter	14.7%	24.3%	27.6%	28.6%	9,752	9.1%	5,045	2.7%	2,320	2.6%
Vacant	7.2%	8.6%	6.8%	7.2%	2,482	5.6%	-520	-0.9%	688	3.0%
<i>By Unit Type:</i>										
Single Family	84.5%	83.5%	81.1%	78.6%	17,272	3.6%	6,457	1.1%	2,189	0.8%
Multifamily	15.5%	16.5%	18.9%	21.4%	4,038	4.4%	3,561	2.7%	3,126	4.8%

Sources: U.S. Bureau of the Census, 2000, 2010, 2020 and 2024; Applied Economics, 2025.

\* Annual compound rate of change.

There is a strong correlation between householder age and the presence of children in a household. Since 2000, the share of householders aged 25 to 44 years, generally considered the prime elementary parenting age group, has dropped from 56 percent to 33 percent in 2024 (**Table 8**). This is another sign of an aging population that can result in fewer young children and an increase in older children (more closely associated with the 45 to 54 age group). During the same period the share of householders over 64 years of age has doubled, increasing from just 11 percent in 2000 to 22 percent in 2024.

Since 2000, the share of owner-householders in the District has declined from 84 percent to 69 percent in 2024. The corresponding increase in the share of renter-households can have a stabilizing effect on enrollment in the near-term since these households tend to turnover more frequently and are generally replaced by households that are demographically similar (younger, possibly with young children). This contrasts with owner-households that tend to age in place, allowing children in the household to progress through the grade levels and older people to stay in their houses for longer without turnover.

**TABLE 8**  
**DEMOGRAPHIC TRENDS – HOUSEHOLDS**

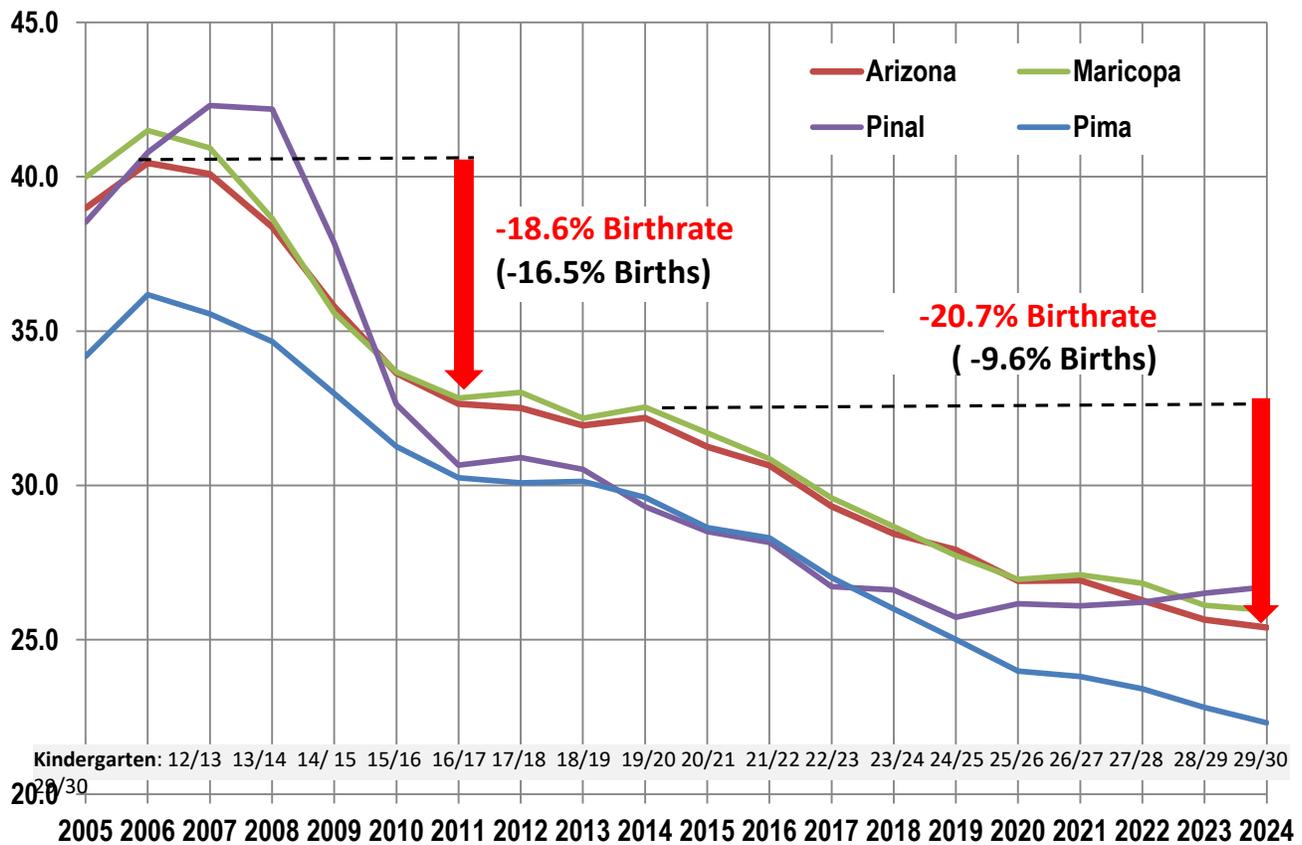
	2000	2010	2020	2024	2000-2010		2010-2020		2020-2024	
	Census	Census	Census	Estimate	Total	Change*	Total	Change*	Total	Change*
<b>Households</b>	44,552	63,380	73,918	78,545	18,828	3.6%	10,538	1.5%	4,627	1.5%
<i>By Age of Householder:</i>										
15 to 24	3.7%	3.8%	3.2%	3.1%	744	3.8%	-67	-0.3%	65	0.7%
25 to 34	26.0%	17.7%	15.9%	15.5%	-378	-0.3%	540	0.5%	444	0.9%
35 to 44	30.1%	24.8%	18.9%	17.9%	2,335	1.6%	-1,734	-1.2%	79	0.1%
45 to 54	19.2%	23.8%	22.4%	22.2%	6,498	5.8%	1,535	1.0%	826	1.2%
55 to 64	10.1%	15.0%	19.0%	19.7%	5,021	7.8%	4,520	4.0%	1,426	2.5%
65 to 74	6.7%	8.7%	12.0%	12.5%	2,571	6.4%	3,362	4.9%	888	2.4%
Over 75	4.2%	6.2%	8.5%	9.2%	2,037	7.6%	2,383	4.9%	899	3.4%
<i>Owners by Age:</i>										
15 to 24	84.1%	73.5%	70.4%	69.2%	9,076	2.2%	5,493	1.1%	2,307	1.1%
25 to 34	1.6%	1.0%	0.6%	0.5%	-73	-1.1%	-220	-4.2%	-27	-1.7%
35 to 44	20.9%	9.7%	8.1%	7.7%	-3,193	-4.1%	-124	-0.2%	30	0.1%
45 to 54	25.9%	17.8%	12.8%	11.9%	-250	-0.2%	-1,830	-1.8%	-151	-0.4%
55 to 64	16.7%	19.2%	16.5%	15.9%	4,749	5.1%	13	0.0%	244	0.5%
65 to 74	9.1%	12.7%	14.8%	14.9%	3,990	7.1%	2,866	3.1%	806	1.8%
Over 75	6.1%	7.7%	10.1%	10.2%	2,175	6.1%	2,565	4.3%	586	1.9%
<i>Renters by Age:</i>										
15 to 24	15.9%	26.5%	29.6%	30.8%	9,752	9.1%	5,045	2.7%	2,320	2.6%
25 to 34	2.2%	2.8%	2.6%	2.6%	817	6.4%	153	0.8%	92	1.2%
35 to 44	5.1%	8.0%	7.8%	7.9%	2,815	8.4%	664	1.2%	414	1.8%
45 to 54	4.2%	7.0%	6.1%	6.1%	2,585	9.1%	95	0.2%	230	1.2%
55 to 64	2.5%	4.5%	5.9%	6.3%	1,749	9.9%	1,522	4.4%	582	3.2%
65 to 74	1.0%	2.3%	4.2%	4.7%	1,031	13.1%	1,654	7.9%	620	4.6%
Over 75	0.6%	1.1%	2.0%	2.2%	396	9.4%	797	8.2%	301	4.8%
Population Per	0.4%	0.8%	0.9%	1.0%	359	12.2%	159	2.7%	81	2.8%
Population Per	3.03	2.91	2.86	2.81	-0.12	-0.4%	-0.05	-0.2%	-0.05	-0.4%

Sources: U.S. Bureau of the Census, 2000, 2010, 2020 and 2024; Applied Economics, 2025.

\* Annual compound rate of change.

Another major factor affecting enrollment is the declining birth rate regionally and nationally. Arizona's birth rate (births per 1,000 for the population aged 15 to 45) declined by 18.6 percent between 2006 and 2011 due to the recession, as shown in **Figure 4**. During that period, the annual number of births statewide fell from 102,000 to 85,200. Between 2011 and 2014, the rate was fairly stable; but, since 2014, the birth rate has fallen by another 20.7 percent (through 2024), resulting in a total compound rate reduction of 39.3 percent since 2006.

**FIGURE 4**  
**BIRTH RATES IN ARIZONA AND SELECTED COUNTIES: 2005 – 2024**  
(Births per 1,000 people aged 15 to 45 years)



Sources: Arizona Department of Health Services; U.S. Census Bureau; Applied Economics, 2025.

The total number of births has declined less sharply since 2014 because the total population increased. Births in Arizona decreased by 10 percent since 2014, down to 78,344 in 2024. In the last year, births increased by 0.7 percent in Arizona. Births increased slightly in Maricopa County by 1.1 percent and in Pinal County by 4.5 percent. The impact of the declining birth rate on Kindergarten enrollment is delayed by five years. As such, the statewide birthrate decline between 2006 and 2011 impacted kindergarten enrollment between 2012/13 and 2016/17. The overall decline in birth rates will likely negatively impact the size of incoming kindergarten classes through at least the 2029/30 school year.

## 2.3 Alternative Providers

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There are currently 14 charter schools located within the District, serving about 6,930 K-12 students, and 27 charter schools operating within one mile of District boundaries, serving an additional 13,350 K-12 students, as listed in **Table 9**. Combined, these schools serve nearly 20,280 students.

The largest of the charters in the District is Eduprize Schools Gilbert, with enrollment of close to 1,300 K-12 students, followed by Legacy Traditional School – East Mesa, which currently enrolls about 1,100 K-8 students in the District. The largest school located within one mile of the District’s boundaries is American Leadership Academy – Gilbert North, which enrolls about 2,400 K-12 students. In addition, two other nearby charter schools, BASIS Mesa and Legacy Traditional School – North Chandler, enroll about 900 students each.

From 2010/11 to 2019/20, the charter student body more than doubled, growing from 10,600 K-12 students to a peak of 21,600 students in the nine-year period, as shown in **Table 10**. In 2020/21, charter enrollment declined by 1,050 students due to the effects of the pandemic. While there was a rebound of nearly 750 students in 2021/22, losses in the past three years led to current enrollment declining below the number of students in 2021/22. Of the 20,300 students, 66 percent attend the area charter schools while 34 percent attend charter schools within the District.

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**TABLE 9**  
**ENROLLMENT IN LOCAL CHARTER SCHOOLS**

School Name	Address	City	Zip	Grades Offered	Total K-12
<b>In-District Charter Schools</b>					
Benjamin Franklin Charter School - Gilbert	13641 S. Val Vista Drive	Gilbert	85296	K-6	598
Challenger Basic School	1315 N. Greenfield Road	Gilbert	85234	K-6	274
Desert Hills High School	1515 S. Val Vista Drive	Gilbert	85296	9-12	231
Eduprize Schools Gilbert	580 W. Melody Avenue	Gilbert	85233	K-12	1,266
Gilbert Arts Academy	862 E. Elliot Road	Gilbert	85234	K-8	120
Great Hearts Academies - Archway Arete	4525 E. Baseline Road	Gilbert	85234	K-5	522
Great Hearts Academies - Arete Prep	4525 E. Baseline Road	Gilbert	85234	6-12	539
Liberty Arts Academy	3015 S. Power Road	Mesa	85212	K-8	296
Noah Webster Schools - Mesa	7301 E. Baseline Road	Mesa	85209	K-6	525
San Tan Charter School - Recker Campus	3959 E. Elliot Road	Gilbert	85234	K-6	466
San Tan Charter School - Power Campus	3232 Power Road	Gilbert	85234	7-12	457
Legacy Traditional School - East Mesa	10707 E. Guadalupe Road	Mesa	85209	K-8	1,060
Leman Academy of Excellence-East Mesa	3761 S. Power Road	Mesa	85212	K-8	128
Freedom Preparatory Academy-Mesa (online)	465 N. Bluejay Drive	Gilbert	85234	K-12	444
In-District Total					6,926
<b>Area Charter Schools*</b>					
American Leadership Academy - Gilbert K-6	3155 S. Santan Village Parkway	Gilbert	85295	K-6	553
American Leadership Academy - Gilbert North K-6	1010 S. Higley Road	Gilbert	85296	K-6	838
American Leadership Academy - Gilbert North 7-12	1070 S. Higley Road	Gilbert	85296	7-12	1,517
American Leadership Academy - Mesa K-6	4507 S. Mountain Road	Mesa	85212	K-6	403
AZ Compass Prep School	2020 N. Arizona Avenue	Chandler	85225	7-12	267
BASIS Mesa	5010 S. Eastmark Parkway	Mesa	85212	K-12	894
Burke Basic School	131 E. Southern Avenue	Mesa	85210	K-6	634
Great Hearts Academies - Archway Lincoln	2250 S. Gilbert Road	Chandler	85286	K-5	711
Great Hearts Academies - Lincoln Prep	2250 S. Gilbert Road	Chandler	85286	6-11	619
Imagine East Mesa Elementary	9701 E. Southern Avenue	Mesa	85208	K-6	611
Imagine East Mesa Middle	9701 E. Southern Avenue	Mesa	85208	7-8	140
Intelli-School Chandler	1727 N. Arizona Avenue	Chandler	85225	9-12	48
Leading Edge Academy Gilbert Early College	717 W. Ray Road	Gilbert	85233	9-12	194
Leading Edge Academy Gilbert Elementary	717 W. Ray Road	Gilbert	85233	K-8	281
Learning Foundation and Performing Arts - Gilbert	4055 E. Warner Road	Gilbert	85296	7-12	259
Learning Foundation and Performing Arts - Warner	3939 E. Warner Road	Gilbert	85296	K-6	284
Legacy Traditional School - North Chandler	1900 N. McQueen Road	Chandler	85225	K-8	944
Montessori Education Centre Charter School - Mesa	2834 E. Southern Avenue	Mesa	85204	K-6	255
Pathfinder Academy at Eastmark	4816 S. Eastmark Parkway	Mesa	85212	K-6	294
Sequoia Charter Elementary School	1460 S. Horne Street	Mesa	85204	K-6	308
Sequoia Secondary School	1460 S. Horne Street	Mesa	85204	7-12	451
Sun Valley High School	1143 Lindsay Road	Mesa	85204	9-12	345
Val Vista Academy	4120 S. Val Vista Drive	Gilbert	85297	K-8	403
Vector Prep & Arts Academy	2020 N. Arizona Avenue	Chandler	85225	K-6	229
BASIS Chandler Primary - North Campus	1800 E Chandler Blvd	Chandler	85225	K-4	619
Great Hearts Academies - Chandler Prep	1951 N Alma School Rd	Chandler	85224	6-12	716
Great Hearts Academies- Archway Chandler	1951 N Alma School Rd	Chandler	85224	K-5	534
Area Total					13,351
Grand Total					20,277

Source: Arizona Department of Education; Applied Economics 2025.

\* Charter schools located within approximately one mile of the District's boundaries.



**TABLE 10**  
**ENROLLMENT IN LOCAL CHARTER SCHOOLS BY LEVEL**

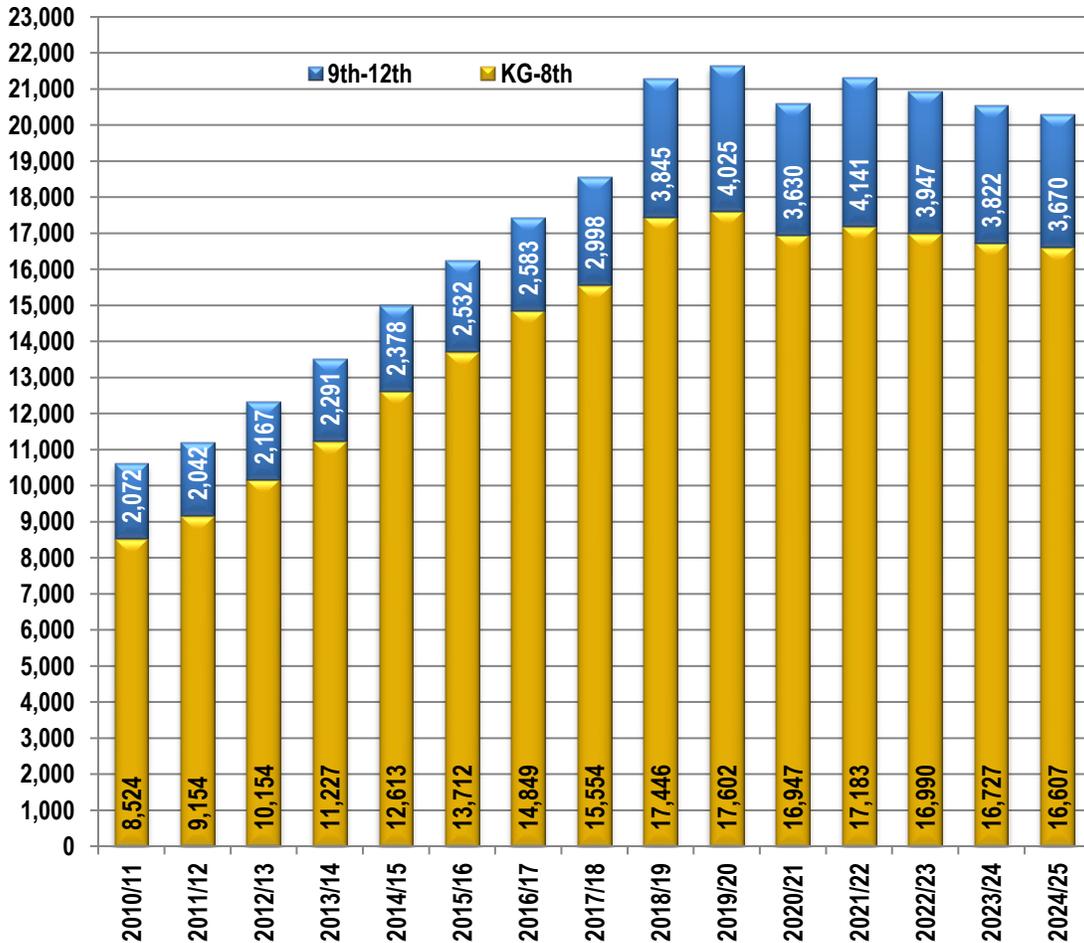
School Year	Number of Schools	KG-8th	Share	9th-12th	Share	KG-12	Annual Change
2010/11	14	4,868	86.7%	748	13.3%	5,616	358
2011/12	14	5,201	87.6%	738	12.4%	5,939	323
2012/13	14	5,432	87.9%	749	12.1%	6,181	242
2013/14	13	5,414	89.8%	618	10.2%	6,032	-149
2014/15	13	5,834	92.5%	470	7.5%	6,304	272
2015/16	13	6,066	91.8%	544	8.2%	6,610	306
2016/17	12	6,009	90.6%	620	9.4%	6,629	19
2017/18	12	5,680	89.6%	658	10.4%	6,338	-291
2018/19	16	6,474	87.8%	903	12.2%	7,377	1,039
2019/20	16	6,584	87.4%	950	12.6%	7,534	157
2020/21	15	6,414	87.3%	937	12.7%	7,351	-183
2021/22	15	6,308	85.9%	1,037	14.1%	7,345	-6
2022/23	15	6,125	85.8%	1,014	14.2%	7,139	-206
2023/24	15	5,998	85.0%	1,060	15.0%	7,058	-81
2024/25	14	6,098	88.0%	828	12.0%	6,926	-132
<b>Area Charter Schools*</b>							
2010/11	14	3,656	73.4%	1,324	26.6%	4,980	
2011/12	15	3,953	75.2%	1,304	24.8%	5,257	277
2012/13	17	4,722	76.9%	1,418	23.1%	6,140	883
2013/14	20	5,813	77.7%	1,673	22.3%	7,486	1,346
2014/15	23	6,779	78.0%	1,908	22.0%	8,687	1,201
2015/16	25	7,646	79.4%	1,988	20.6%	9,634	947
2016/17	27	8,840	81.8%	1,963	18.2%	10,803	1,169
2017/18	28	9,874	80.8%	2,340	19.2%	12,214	1,411
2018/19	28	10,972	78.9%	2,942	21.1%	13,914	1,700
2019/20	29	11,018	78.2%	3,075	21.8%	14,093	179
2020/21	29	10,533	79.6%	2,693	20.4%	13,226	-867
2021/22	29	10,875	77.8%	3,104	22.2%	13,979	753
2022/23	27	10,865	78.7%	2,933	21.3%	13,798	-181
2023/24	27	10,729	79.5%	2,762	20.5%	13,491	-307
2024/25	27	10,509	78.7%	2,842	21.3%	13,351	-140
<b>Total</b>							
2010/11	28	8,524	80.4%	2,072	19.6%	10,596	
2011/12	29	9,154	81.8%	2,042	18.2%	11,196	600
2012/13	31	10,154	82.4%	2,167	17.6%	12,321	1,125
2013/14	33	11,227	83.1%	2,291	16.9%	13,518	1,197
2014/15	36	12,613	84.1%	2,378	15.9%	14,991	1,473
2015/16	38	13,712	84.4%	2,532	15.6%	16,244	1,253
2016/17	39	14,849	85.2%	2,583	14.8%	17,432	1,188
2017/18	40	15,554	83.8%	2,998	16.2%	18,552	1,120
2018/19	44	17,446	81.9%	3,845	18.1%	21,291	2,739
2019/20	45	17,602	81.4%	4,025	18.6%	21,627	336
2020/21	44	16,947	82.4%	3,630	17.6%	20,577	-1,050
2021/22	44	17,183	80.6%	4,141	19.4%	21,324	747
2022/23	42	16,990	81.1%	3,947	18.9%	20,937	-387
2023/24	42	16,727	81.4%	3,822	18.6%	20,549	-388
2024/25	41	16,607	81.9%	3,670	18.1%	20,277	-272

Source: Arizona Department of Education; Applied Economics 2025.

\* Charter schools located within approximately one mile of the District's boundaries.

Figure 5 shows that enrollment at local charter schools is heavily concentrated in the elementary grades. Although K-8 enrollment continues to comprise 82 percent of the total local charter students, the share is down from the peak of about 85 percent in 2016/17. Since 2016/17, 9th-12th grade enrollment has increased by almost 1,100 students (42 percent) while K-8 increased by nearly 1,800 students (12 percent).

**FIGURE 5**  
**DISTRIBUTION OF TOTAL CHARTER ENROLLMENT BY LEVEL**



Source: Arizona Department of Education; Applied Economics, 2025

In addition to charter schools, six private schools operating in the District enroll 470 students, and three private schools located within roughly one mile of the District’s boundary enroll about 2,180 K-12 students (**Table 11**). The largest of these schools, Gilbert Christian School, operates just outside of the District and currently enrolls 1,470 K-12 students.

**TABLE 11**  
**ENROLLMENT IN LOCAL PRIVATE SCHOOLS**

School Name	Address	City	Zip	Grades Offered	Total K-12
<b>In-District Private Schools</b>					
Bella Montessori	700 S. Islands Drive West	Gilbert	85233	PK-K	4
Christ's Greenfield Lutheran School	425 N. Greenfield Road	Gilbert	85234	PK-8	249
Gateway Baptist Academy	2175 S. Gilbert Road	Gilbert	85295	K-12	42
Spondeo Preschool	2680 S. Val Vista Drive	Gilbert	85295	PK-K	3
Lumos Arts Academy	919 E. Guadalupe Road	Gilbert	85234	K-12	160
Wilkins Learning Center	730 S. Cooper Road	Gilbert	85233	PK-K	12
In-District Total					470
<b>Area Private Schools*</b>					
Gilbert Christian Schools	3632 E. Jasper Drive	Gilbert	85296	PK-12	1,470
Creo Montessori School	1475 S. Higley Road	Gilbert	85296	PK-6	153
Gilbert Christian Schools - Greenfield	4341 S Greenfield Rd	Gilbert	85297	PK-8	560
Area Total					2,183
Total					2,653

Sources: NCES Private School Universe Survey (PSS), 2021-22 school year data; Private School Review, 2025; Applied Economics 2025.

\* Private schools located within approximately one mile of the District's boundaries.

**Table 12** shows the public alternative providers with the highest average daily membership (ADM) of students residing in the Gilbert Unified School District during the 2022/23 school year, according to data from the Arizona Department of Education (ADE) Open Enrollment Participation Report. Although somewhat outdated, this data provides a more detailed perspective on the movement of students within the District to local charter schools and school districts.

Of the top 42 public alternative providers, 31 were charter schools. The largest was the American Leadership Academy, which enrolled over 1,200 students from the District. Additionally, 11 neighboring school districts serve students from the District, with Chandler and Mesa Unified enrolling over 800 and 700 students, respectively. During the 2022/23 school year, the 42 largest public alternative providers had an ADM of 9,165 students from the District.



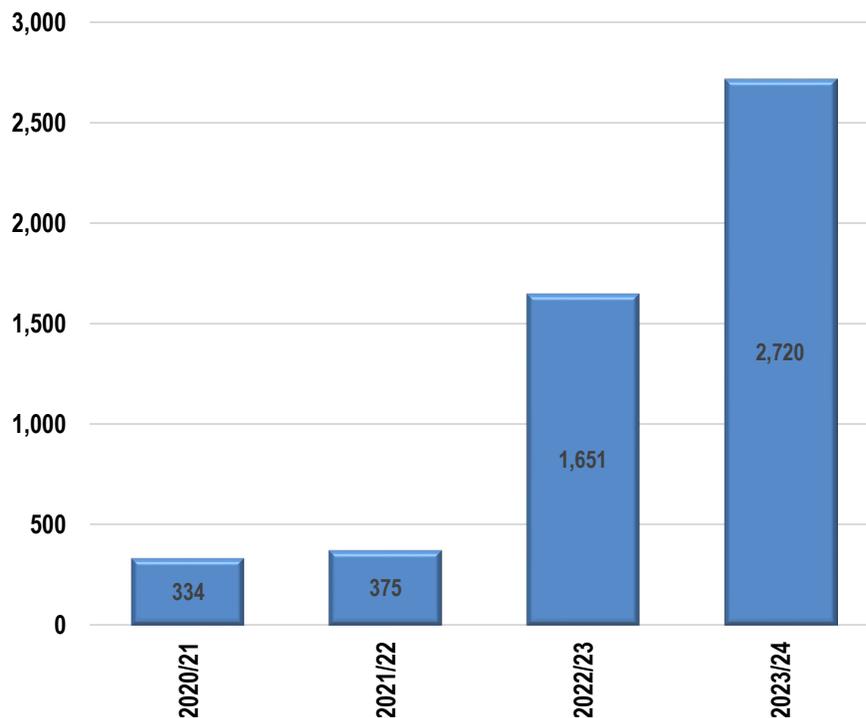
**TABLE 12**  
**TOP PUBLIC ALTERNATIVE PROVIDERS FOR DISTRICT RESIDENTS**

Provider	Type	ADM
American Leadership Academy, Inc.	Charter	1,221
Chandler Unified District #80	District	842
Mesa Unified District	District	710
Eduprize Schools, LLC	Charter	620
Higley Unified School District	District	443
Benjamin Franklin Charter School - Queen Creek	Charter	384
Queen Creek Unified District	District	383
Legacy Traditional School - East Mesa	Charter	378
San Tan Montessori School, Inc.	Charter	282
Archway Classical Academy Arete	Charter	246
Arete Preparatory Academy	Charter	242
Legacy Traditional School - North Chandler	Charter	231
Legacy Traditional School - Gilbert	Charter	206
Challenger Basic School, Inc.	Charter	205
LEAD Charter Schools	Charter	192
BASIS Charter Schools, Inc.	Charter	188
American Virtual Academy	Charter	166
CAFA, Inc. dba Learning Foundation and Performing Arts Gilbert	Charter	159
Edkey, Inc. - Sequoia Choice Schools	Charter	127
Kyrene Elementary District	Charter	120
Chandler Preparatory Academy	District	119
Noah Webster Schools - Mesa	Charter	115
ASU Preparatory Academy Digital	Charter	103
Portable Practical Educational Preparation, Inc. (PPEP, Inc.)	Charter	100
Edkey, Inc. - Pathfinder Academy	Charter	99
Kaizen Education Foundation dba Liberty Arts Academy	Charter	99
Legacy Traditional School - Chandler	Charter	95
Leman Academy of Excellence, Inc.	Charter	95
Ball Charter Schools (Val Vista)	District	89
Kaizen Education Foundation dba Gilbert Arts Academy	Charter	88
Heritage Academy Gateway, Inc.	District	83
American Charter Schools Foundation d.b.a. Desert Hills High School	Charter	79
ASU Preparatory Academy	Charter	77
ASU Preparatory Academy	District	76
BASIS Charter Schools, Inc.	District	75
Montessori Education Centre Charter School	Charter	73
BASIS Charter Schools, Inc.	Charter	69
Archway Classical Academy Lincoln	District	68
Arizona Connections Academy Charter School, Inc.	District	67
Tempe Union High School District	Charter	52
Archway Classical Academy Chandler	Charter	51
ASU Preparatory Academy	Charter	51

Source: Arizona Department of Education; Applied Economics 2025.

Changes to eligibility requirements for the Empowerment Scholarship Account (ESA) program over the past several years are impacting enrollment at both district and charter schools. Since ESA eligibility expanded in 2022, the number of students participating in this program increased significantly statewide. The number of students living in the District and participating in the ESA program increased from 334 students in 2020/21 to 2,720 students in 2023/24 (Figure 6). In the first year, 79 percent of the new recipients in Arizona were already attending a private school, so the impact on District enrollment was small. However, starting in 2024/25, the share of students receiving a new ESA and previously attending a district school rose to 56 percent.

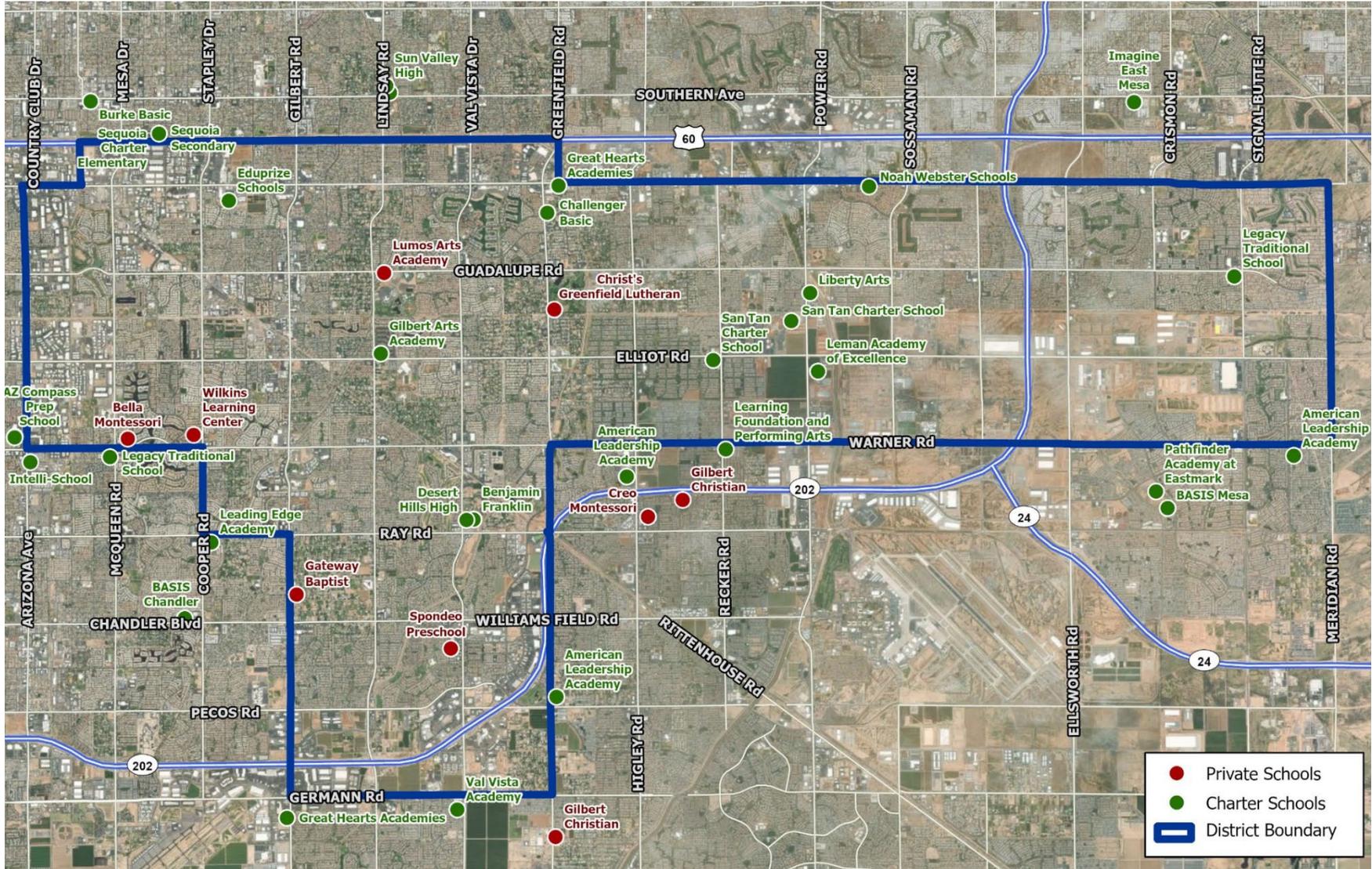
**FIGURE 6**  
**DISTRICT STUDENTS WITH ESAs**



Source: Arizona Department of Education; Applied Economics 2025.

The locations of all local charter and private schools are shown on **Map 5**. This map reflects the general trend for alternative providers to be in close proximity to major transportation corridors. The data suggests that there is a complex flow of students in the area between the District and neighboring districts, charter schools, and private schools.

MAP 5  
AREA CHARTER AND PRIVATE SCHOOLS



## 3.0 Residential Development

### 3.1 Market Conditions

Arizona continues to grow, adding over 2.4 million people since 2000 and reaching a population of 7.6 million in 2024 (**Table 13**). The four-county region in the central part of the state forming the Sun Corridor accounted for over 90 percent of the state’s growth since 2020, with 67 percent of it in Maricopa County, and with Pinal and Pima Counties each adding 10 to 12 percent. Maricopa County, anchored by Phoenix, the state’s political and business capital, has averaged a population gain of more than 70,000 persons annually for over 20 years. However, 2024 was the first year of slower growth since before 2020 with annual growth in Maricopa County dropping from an average of 76,000 new people per year in 2020-2023 to 61,000 in 2024. Annual growth slowed in 2024 in all the Sun Corridor counties except for Pinal County.

**TABLE 13**  
**POPULATION GROWTH IN THE SUN CORRIDOR**

<b>Population</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Maricopa County	3,092,927	3,577,074	3,824,083	4,076,400	4,436,704	4,507,419	4,586,431	4,665,020	4,726,247
Pima County	848,375	940,004	981,015	1,005,920	1,045,589	1,058,318	1,072,298	1,080,300	1,086,634
Pinal County	182,435	250,195	375,541	387,993	428,220	439,128	453,924	467,459	483,944
Yavapai County	169,520	196,629	210,919	218,182	237,073	241,173	245,389	248,899	251,768
Arizona	5,175,581	5,924,476	6,398,985	6,701,021	7,176,401	7,285,370	7,409,189	7,525,113	7,621,703
<b>Average Annual Change</b>	<b>1995-2000</b>	<b>2000-2005</b>	<b>2005-2010</b>	<b>2010-2015</b>	<b>2015-2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Maricopa County	118,793	96,829	49,402	50,463	72,061	70,715	79,012	78,589	61,227
Pima County	19,595	18,326	8,202	4,981	7,934	12,729	13,980	8,002	6,334
Pinal County	7,700	13,552	25,069	2,490	8,045	10,908	14,796	13,535	16,485
Yavapai County	7,274	5,422	2,858	1,453	3,778	4,100	4,216	3,510	2,869
Arizona	179,156	149,779	94,902	60,407	95,076	108,969	123,819	115,924	96,590

Source: Arizona Office of Economic Opportunity; Applied Economics, 2024.

Employment growth is the primary driver for in-migration in Arizona and the Phoenix metro area. Semiconductor and advanced manufacturing companies have brought new projects and thousands of jobs in recent years, and that growth continues at a healthy pace. Construction is ongoing at the battery plant for LG Energy Solution in Queen Creek, while new and expanded capital outlays at Intel Corporation in Chandler, and Taiwan Semiconductor Manufacturing Company in north Phoenix bring the promise of many more jobs, many of them highly skilled. Growth in these industries has also driven new investment by suppliers, with additional employment openings throughout the metro region in both Maricopa and Pinal Counties.

In April 2024, Arizona’s unemployment rate fell to 2.6 percent, and Maricopa County fell to 2.3 percent, at the lowest rate ever recorded. The fact this happened even as the labor force increased is another indication of the

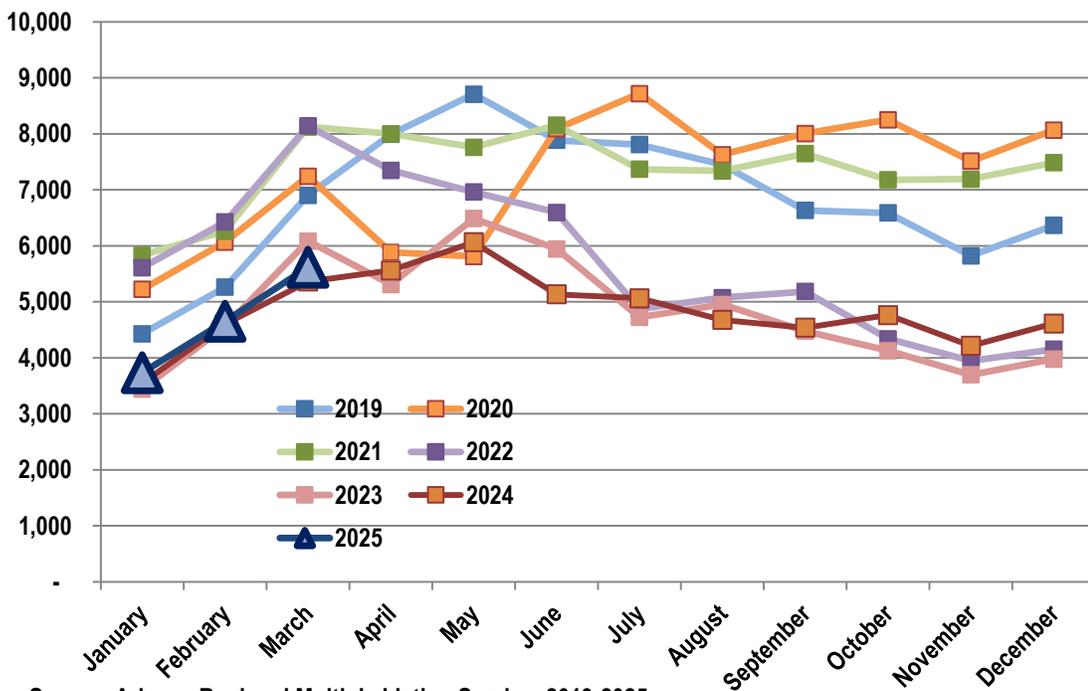
strength of the local job market. The unemployment rate averaged 3.6 percent for 2024, and is forecast to increase slightly to 4% in 2025 as employment growth slows. The long-term outlook is for the state to continue to outpace the national economy, barring a major national recession.

Transportation and water supply are always at the forefront of future development concerns. Construction of the long-awaited expansion of I-10 between Phoenix and Casa Grande is underway. As employment growth continues throughout the Sun Corridor, this freeway widening becomes increasingly important. Work should be complete in 2028, though state budget deficits may cause some delays.

The process to improve the 1980 Groundwater Management Act continues. Two development issues remaining are the conversion of agricultural land to residential use, and the multifamily exemptions to rules for guaranteed water supply. These issues primarily affect Pinal County, and some portions of Maricopa County.

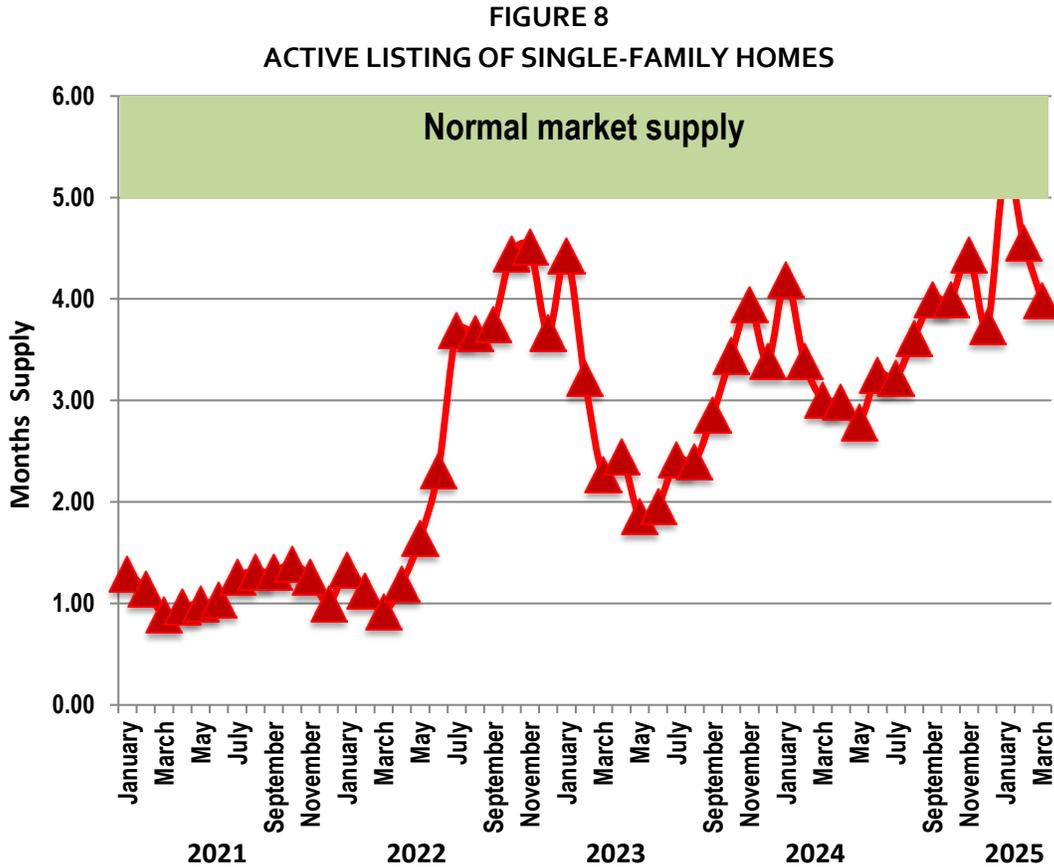
**Figure 7** tracks total sales of listed single family homes in the region by year. The typical pattern is for increased sales in the spring, leveling out over the summer, before falling off during the last months of the year. In late spring of 2022, the market went into an extended decline, which was repeated in 2023 after a weak spring season. Higher prices and interest rates, and a shortage of listings continued to constrain housing sales in 2024. While price increases have moderated, sales have been weak, with early trends in 2025 following the usual pattern, but at similar low volumes as the past two years.

**FIGURE 7**  
**SALES OF SINGLE FAMILY HOMES**



The lack of houses for sale is related to elevated pricing and interest rates. Mortgage interest is currently at a historical low, except compared to the decade of 2010 to 2019, when many potential sellers either purchased or

refinanced their houses. The limited supply of existing houses for sale shifts demand to new-built homes. Public builders are frequently offering interest rate buy-downs or closing cost assistance to maintain sales levels. Tighter financial conditions and elevated interest rates will likely continue in the near term due to tariff-induced inflationary pressures, however mortgage rates may still drop slightly. **Figure 8** shows how the supply of houses has been low for years but is trending up and attained a five-month supply in January 2025, but quickly dropped back to a more limited supply again.



Source: Arizona Regional Multiple Listing Service, 2020 - 2024.

Employment and population growth support strong housing demand in Metro Phoenix, but there are issues affecting market stability. Uncertainty about prices and mortgage interest rates remains elevated. Public homebuilders have used incentives or interest rate buydowns to maintain production but those costs significantly reduce profits. Purchases by institutional buyers have declined in the last year because of diminishing returns and could decline further depending on interest rates. This could depress new home production, or open it more for owner purchases. The new year began with a devastating wildfire in Los Angeles with thousands of houses destroyed. This will bring a massive reconstruction effort as well as out-migration from California. Whether these factors cause the overall local market to slow is not clear since demand remains high, and metro Phoenix is considered a very strong residential market going into 2025 compared to other western U.S. metropolitan areas. The issue of tariffs may also be a major factor for the housing industry, though may not affect Arizona quite as much as some other states. The next few months should provide some clarity on what is currently an unsettled market environment.

### 3.2 Housing Construction

The 13,619 District housing units permitted over the past decade are shown on **Table 14**. Categories by density and type are used to associate new construction to the age structure of the households likely to occupy the units. In general, younger households tend to occupy single family housing built at higher densities, which usually have lower purchase prices. Estate housing, at the lowest density levels, tend to have older householders, with fewer and older children. Student generation rates per housing unit are associated to the unit type, with exceptions made for specific projects. Group quarter facilities, such as nursing homes or dormitories, are not included as either retirement or multifamily housing.

Over the ten-year period, the percentage of permitted housing units are nearly equal between single family and multifamily, but the multifamily share has grown from about a third to well over half of new family housing additions. Single family density levels have increased during the period as lot sizes have been reduced to increase affordability. The multifamily market is dominated by luxury apartment complexes, noted for high-amenities and high-rents, which is also the dominant type in the region as well.

**TABLE 14**  
**HOUSING UNITS PERMITTED**

Housing Type	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Family Housing</b>											
Single Family 2 du/ac or less	10	8	14	2	-	-	18	6	2	(1)	59
Single Family 2.01 - 3.5 du/ac	122	150	162	56	161	250	177	71	50	27	1,226
Single Family 3.51 - 4.5 du/ac	239	196	235	393	161	221	206	225	103	57	2,036
Single Family 4.51 - 6 du/ac	107	308	251	102	181	342	112	-	2	190	1,595
Single Family 6.01du/ac & Over	91	93	117	52	35	64	101	37	37	4	631
Single Family Attached	-	-	6	70	140	151	258	98	120	139	982
<b>Total Single Family</b>	<b>569</b>	<b>755</b>	<b>785</b>	<b>675</b>	<b>678</b>	<b>1,028</b>	<b>872</b>	<b>437</b>	<b>314</b>	<b>416</b>	<b>6,529</b>
Condominium/Townhouse	42	7	31	15	-	8	-	-	2	-	105
Rental SF/BTR	-	-	116	40	-	369	165	-	166	-	856
Standard Courtyard Apts	200	278	687	-	-	-	216	205	352	-	1,938
Urban/Lifestyle Apts	148	238	252	104	297	380	859	-	689	622	3,589
<b>Total Multifamily</b>	<b>390</b>	<b>523</b>	<b>1,086</b>	<b>159</b>	<b>297</b>	<b>757</b>	<b>1,240</b>	<b>205</b>	<b>1,209</b>	<b>622</b>	<b>6,488</b>
<b>Total Non-Age-Restricted</b>	<b>959</b>	<b>1,278</b>	<b>1,871</b>	<b>834</b>	<b>975</b>	<b>1,785</b>	<b>2,112</b>	<b>642</b>	<b>1,523</b>	<b>1,038</b>	<b>13,017</b>
<b>Age-Restricted Housing</b>											
Single Family 2.01 - 3.5 du/ac	85	63	98	16	8	-	-	-	-	-	270
Single Family 3.51 - 4.5 du/ac	6	8	-	29	39	3	-	-	-	-	85
Single Family 6.01du/ac & Over	22	39	-	-	-	-	-	-	-	-	61
Single Family Attached	27	8	-	-	-	22	-	-	-	-	57
Condominium/Townhouse	-	-	20	52	55	2	-	-	-	-	129
<b>Total Age-restricted</b>	<b>140</b>	<b>118</b>	<b>118</b>	<b>97</b>	<b>102</b>	<b>27</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>602</b>
<b>Total</b>	<b>1,099</b>	<b>1,396</b>	<b>1,989</b>	<b>931</b>	<b>1,077</b>	<b>1,812</b>	<b>2,112</b>	<b>642</b>	<b>1,523</b>	<b>1,038</b>	<b>13,619</b>

Sources: Construction Monitor; Maricopa County Assessor; Applied Economics, 2025.

Age-restricted housing is not currently being built in the District and ceased being a factor several years ago, though some projects could still attract older householders. **Table 14A** only includes non-age-restricted single family housing, listed by quarter. It may be seen that the level of construction activity in the District is especially consistent. The number of active projects in this period was very restricted, so the lack of fluctuation in activity implies a steady level of demand, which indicates a strong and stable local market. However, the number of total housing additions has been quite limited as the amount of land available for residential development is rapidly being depleted.

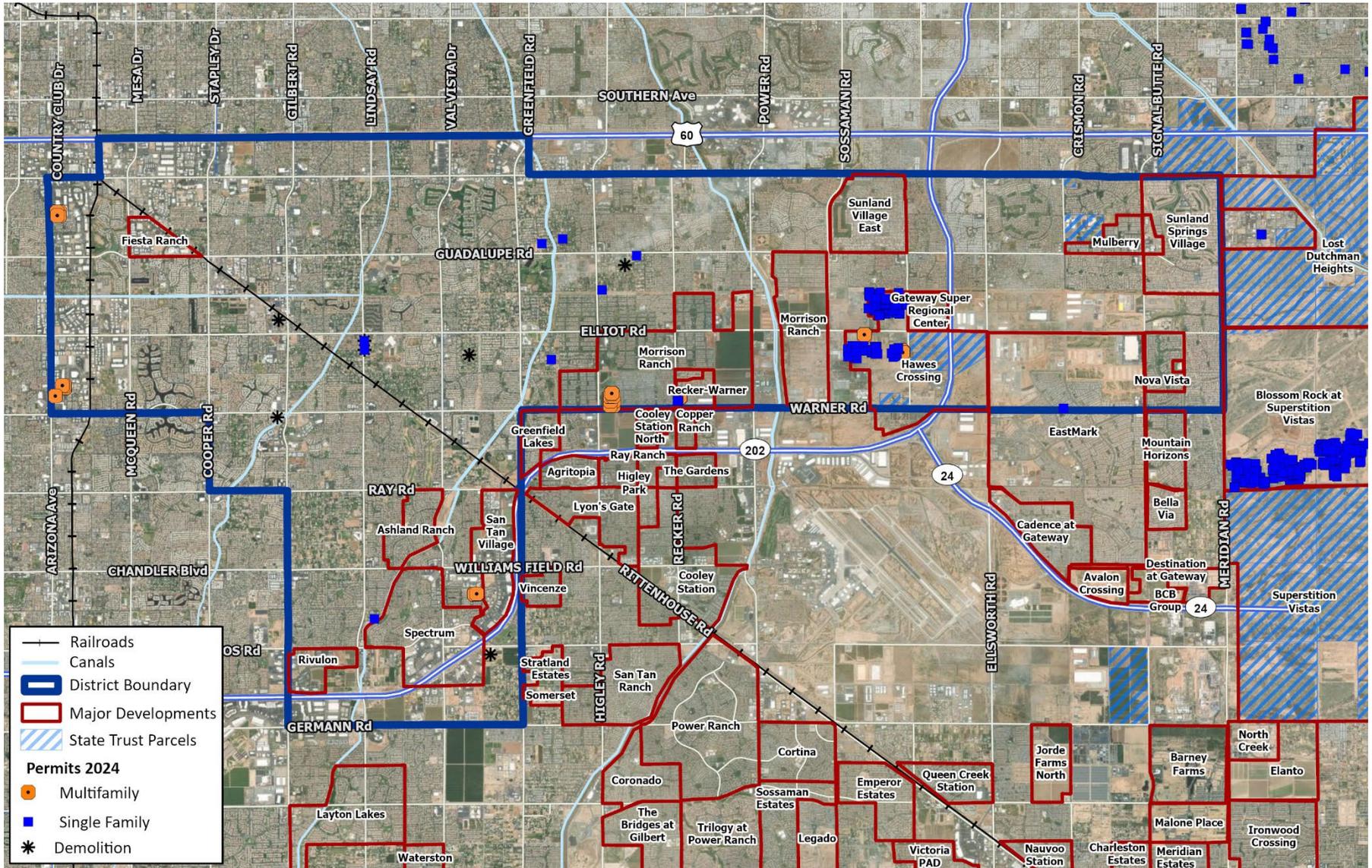
**TABLE 14A**  
**HOUSING UNITS PERMITTED**

Housing Type	2022					2023					2024				
	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Single Family 2 du/ac or less	1	-	1	-	2	-	1	-	(1)	-	-	-	-	(1)	(1)
Single Family 2.01 - 3.5 du/ac	17	15	13	15	60	14	8	17	10	49	-	-	-	1	1
Single Family 3.51 - 4.5 du/ac	84	61	28	12	185	22	41	36	18	117	2	1	(1)	1	3
Single Family 4.51 - 6 du/ac	-	-	-	-	-	-	2	8	62	72	90	30	38	60	218
Single Family 6.01 du/ac & Over	16	16	16	13	61	-	8	4	-	12	-	-	-	12	12
Single Family Attached	8	-	-	30	38	40	50	32	16	138	89	2	18	22	131
<b>Total Single Family</b>	<b>126</b>	<b>92</b>	<b>58</b>	<b>70</b>	<b>346</b>	<b>76</b>	<b>110</b>	<b>97</b>	<b>105</b>	<b>388</b>	<b>181</b>	<b>33</b>	<b>55</b>	<b>95</b>	<b>364</b>

Sources: Construction Monitor; Maricopa County Assessor; Applied Economics, 2025.

**Map 6** shows development activity in the District in 2024 with markers for individual building permits. While there has been construction in all areas of the District, the only significant concentrations have been in the eastern region, at Hawes Crossing.

**MAP 6  
RESIDENTIAL PERMITTING**



### 3.3 Residential Development

#### 3.3.1 Future Development Potential

Potential housing supply in the District is estimated at nearly 16,000 units, as shown in Table 15, categorized by density and type of housing, and according to the general time period during which vertical construction is expected to begin. The timing categories only indicate the start of construction for a project and are not related to the level or rate of completion, both of which can vary widely for many reasons. The Infill category could include rural parcels, single lots in existing neighborhoods, or small custom projects. The number and type of units and timing estimates will frequently be adjusted as new or more detailed information becomes available.

Single family supply is now estimated only to be about a quarter of the total, and density levels are continuing to increase. Multifamily housing is expected to account for nearly 75 to 80 percent of future additions, with the vast majority in luxury apartment properties similar to recent construction. Affordability issues may result in more affordable properties being developed in the future but if that does occur, such development will likely be in smaller complexes built over a longer period of time, limiting the impact on the District.

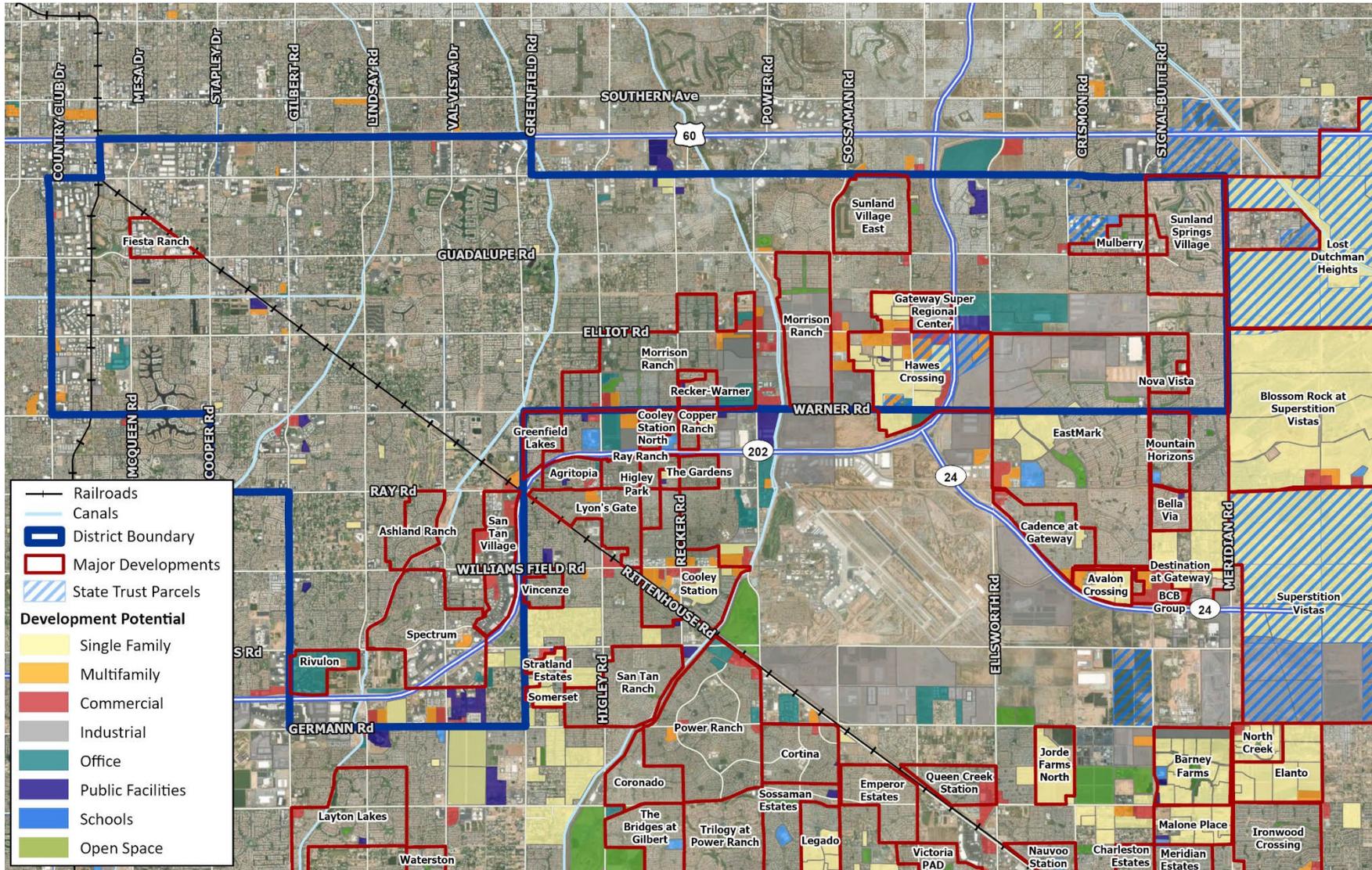
**TABLE 15**  
**POTENTIAL NEW HOUSING BY DEVELOPMENT TIMELINE**

Housing Type	Existing		Vacant Land					Total
	Infill	Projects	1 Year	2-3 Years	3-5 Years	5-10 Years	10+ Years	
Single Family 2 du/ac or less	3	-	10	13	-	10	-	36
Single Family 2.01 - 3.5 du/ac	-	1	23	86	8	-	-	118
Single Family 3.51 - 4.5 du/ac	767	-	-	598	-	-	-	1,365
Single Family 4.51 - 6 du/ac	-	279	92	355	477	300	-	1,503
Single Family 6.01 du/ac & Over	-	94	21	128	282	-	-	525
Single Family Attached	-	89	-	58	-	138	-	285
<b>Total Single Family</b>	<b>770</b>	<b>463</b>	<b>146</b>	<b>1,238</b>	<b>767</b>	<b>448</b>	<b>-</b>	<b>3,832</b>
Condominium/Townhouse	90	-	-	79	-	-	-	169
Rental SF/BTR	-	-	-	-	220	300	-	520
Standard Courtyard Apts	-	-	-	-	320	1,630	-	1,950
Urban/Lifestyle Apts	-	96	650	2,245	1,483	4,120	780	9,374
<b>Total Multifamily</b>	<b>90</b>	<b>96</b>	<b>650</b>	<b>2,324</b>	<b>2,023</b>	<b>6,050</b>	<b>780</b>	<b>12,013</b>
<b>Total</b>	<b>860</b>	<b>559</b>	<b>796</b>	<b>3,562</b>	<b>2,790</b>	<b>6,498</b>	<b>780</b>	<b>15,845</b>

Sources: Town of Gilbert, City of Mesa, Maricopa County; Applied Economics, 2025.

Future land use and development timing is illustrated in the following maps (**Maps 7 and 8**). The only area remaining for major single family housing growth is in the eastern portion of the District, at or near Hawes Crossing. Future multifamily development will be found in several areas, especially along Arizona Avenue, the San Tan region, and at or near Hawes Crossing.

MAP 7  
FUTURE LAND USE





Housing diversity lends stability to the local market since economic disruptions don't affect all types in the same manner or degree and provides for differing household structures and ages. In general, smaller and less costly housing tends to attract younger householders with younger children while the move-up market typically attracts somewhat older households. A balanced market will have all types of housing and age groups, allowing buyers to move within the same area as circumstances change. Without choices available families may not remain in a school district, and local household age-structure levels may be unbalanced.

**Table 16** shows pricing in or near the District. The data is not comprehensive but is meant to indicate overall housing market characteristics and the range of pricing available. As of March 2025, regional MLS pricing for sales of existing 3-bedroom houses was \$450,000, with a median of \$491,500 for single family houses of any size, the highest median prices since mid-2022. The District is primarily a move-up market, though some more affordable options exist, mainly just to the east at Superstition Vistas. Resale pricing is higher, likely due to many larger properties in what was once a more rural area.

**TABLE 16  
NEW HOUSING CHARACTERISTICS AT SELECTED SUBDIVISIONS**

Builder	Subdivision	Models	Sq. Ft.	Beds	Price	Sq. Ft.	Beds	Price
		offered	Min	Min		Max	Max	
Brookfield Residential	Blossom Rock: Laurel	4	1,998	3	\$ 495,000	3,094	5	\$ 613,000
David Weekley	Blossom Rock: Escena	8	2,376	3	\$ 647,990	3,491	4	\$ 792,990
D. R. Horton	Radiance	22	1,333	3	\$ 412,990	2,444	5	\$ 586,990
Lennar Homes	Hawes Crossing: Reflection	3	1,744	3	\$ 472,990	2,074	4	\$ 491,490
Lennar Homes	Hawes Crossing: Discovery	3	2,246	4	\$ 553,490	2,679	5	\$ 584,490
Pulte Homes	Blossom Rock: Gateway	2	1,507	3	\$ 446,990	1,809	4	\$ 471,990
	Blossom Rock: Cactus	5	1,671	3	\$ 479,990	3,344	4	\$ 619,990
	Blossom Rock: Canyon	4	2,473	3	\$ 597,990	3,578	5	\$ 697,990
Taylor Morrison	Hawes Crossing: Venture 1	4	1,630	3	\$ 454,990	2,409	4	\$ 509,990
	Hawes Crossing: Landmark	6	1,977	3	\$ 562,990	3,495	4	\$ 686,990
Tri Pointe Homes	Blossom Rock	5	3,081	4	\$ 650,500	3,453	5	\$ 733,500

Source: Builder websites; Applied Economics, April 24, 2025.

**TABLE 16A  
RESALE HOUSING CHARACTERISTICS BY ZIP CODE**

Zip Code	Jurisdiction	Active Listings	Median List Price	Days on Market	Median Rent	Median price / sq ft
85233	Gilbert	187	\$ 559,900	45	\$ 1,850	\$ 289
85234	Gilbert	203	\$ 615,000	46	\$ 2,120	\$ 302
85296	Gilbert	243	\$ 649,900	41	\$ 2,130	\$ 295
<b>Total</b>		<b>633</b>	<b>Avg \$ 608,267</b>	<b>44</b>	<b>\$ 2,033</b>	<b>\$ 295</b>

Source: Realtor.com; Applied Economics, April 24, 2025.

\* Can include townhouses or condominiums

### 3.3.2 Development Projects

The District’s residential market has transformed over time. In the first five years of the 2000’s (school years 2000/01 to 2004/05), total new housing additions averaged nearly 3,000 units per year and 91 percent were single family. In the last five years, total additions averaged just over 1,400 units per year, with 43 percent single family. Given that single family households tend to have significantly more school-age children than multifamily ones, the potential impact on the District is obviously substantial. At the same time, single family permitting in the western portion of the District fell from 17 percent to just 9 percent. The eastern region has had over 75 percent of housing growth the last ten years and that is expected to continue to be the case.

Multifamily development in the District has grown in volume and in proportion of total activity, but this growth is spread out across the District, though in local concentrations. In the west, most activity is along the Arizona Avenue corridor or around the Gilbert town center. The San Tan region has had a great deal of growth in the commercial area near Loop 202. The eastern region is less concentrated, with growth around Morrison Ranch, Eastmark, and now Hawes Crossing, near freeways and employment nodes. In the past ten years, over 80 percent of the multifamily additions were evenly divided between the San Tan and Western regions of the District. In coming years, growth in the San Tan area is forecast to taper off as sites are built out, but new multifamily development is expected to accelerate in the eastern area to account for nearly half of all new additions.

Total housing additions are expected to continue at levels similar to recent years during the first half of the projection period, with single family accounting for about a third of the new growth. In the last half of the projection, buildout and the depletion of vacant land is expected to cause a significant decline in the number of new units, with the proportion of single family continuing to fall.

**Hawes Crossing: Lennar, Taylor Morrison, Blandford Homes; Hawes and Elliot Roads; 2,300 estimated total lots – 1,900 remaining; 4,000 estimated multifamily units, 3,500 remaining.**

This master planned community has been growing rapidly since opening nearly two years ago. Currently, two builders are selling 8 product lines of single family and townhouse units. One apartment complex is finished, another in an advanced stage of construction, and another was started in early 2025.

The first two phases of single family construction with Lennar and Taylor Morrison (**Right**) are forecast to be built out by 2027. The parcel purchased by Blandford Homes in 2023 has not entered the land development stage, but it is expected to commence later in 2025 with housing starts by late 2026. There is some interest in rezoning some industrial land for residential uses but it isn’t known whether the city would be supportive of that. That should become clearer later in 2025.



Single family housing production is expected to continue to be strong, with about 300 or more starts per year during the first half of the projection. Then production is expected to drop quickly, with buildout attained in about 2030 or 2031. Multifamily development is expected to remain strong throughout the projection period in response to increased demand in the area accompanying employment growth.

### Superstition Vistas

This development area is located in the adjacent Apache Junction District. It is a massive project of 2,783 acres in phase one purchased in 2021, with over 10,000 lots planned, with total production forecast to reach 1,000 to 1,200 houses per year. In summary, it is larger than Eastmark and while it is close to the District, it is not close to Apache Junction schools. Current plans include an ALA K-12 school to be opened in the fall 2026 at Radiance, and a K-5 Great Hearts Academy to also open in fall 2026 at Blossom Rock. Neither facility was under construction in spring 2025. While these schools will absorb much of the local school-age growth, there will likely be many other students attending schools outside their district.

This project is starting at a time where demand remains high, employment opportunities in the area are expanding, and as major nearby developments including Eastmark, Morrison Ranch, Cadence at Gateway, and others, are either built out or are approaching completion. The two sections, Radiance and Blossom Rock, total about 10,000 lots, and if there is not a severe economic disruption buildout should be attained within a decade. There is an embargo until 2027 on developing adjacent land but there is already some consideration it may be raised before that. Future development will be confronted with very large infrastructure costs due to the CAP and that may cause some delay but not discontinue future growth in the area.

### Radiance at Superstition Vistas: D.R. Horton; Ray and Meridian Roads; 5,000 estimated total lots – 4,300 remaining.

This project opened in early 2023 and by the end of 2024 there had been over 600 houses permitted. There is still active building in the original phase 1 subdivisions, with housing starts at three new subdivisions underway to the north in the next phase. Lot development is also progressing on additional phase 2 subdivisions.

This builder tends to have numerous offerings but limited customization, which keeps prices lower than many other builders. At this project they have 4 models starting under \$450,000 and another 13 under \$500,000. This is a positive factor for families with children. This is a high-volume builder, and it should be expected that they will be constructing 500 or more houses per year.



**Blossom Rock at Superstition Vistas: Brookfield Residential, Lennar, Tri Pointe, Pulte, David Weekley, D.R. Horton; Ray and Ironwood Roads; 5,000 estimated total lots – 4,800 remaining.**

This master plan opened in late 2023. Production has been lower than at Radiance even though there are more builders active, but they are building larger and more expensive houses. Community amenities include large parks and playgrounds which indicates that families with children are the targeted buyers. Lot development is advanced on the eastern portion of the project with house construction by D.R. Horton likely to be underway by summer 2025. A new phase to the north is being opened by Lennar Homes, with mass grading underway and house construction planned to commence by mid-2026. These new sections are expected to have lower pricing than current offerings, which would be favorable to families with children. House production rates should also be expected to be very strong.



There are few other large tracts of vacant land remaining for major single family development. Smaller parcels may develop as larger lot single family, such as Lusitano (Greenfield and Pecos Roads, 76 estimated lots) or 33 North (Lindsay Road north of Elliot, 10 platted lots) but these will likely have higher prices than comfortable for many younger households. Other parcels may have small lot or attached designs that may appeal to younger families, or retired people. But most remaining parcels will likely be multifamily.

**Multifamily**

**Alta 87, Arizona Avenue south of Baseline; 257 units, under construction (Right).**

**Uptown Commons, Arizona Avenue and Elliot; 252 units, under construction.**

**Toll Brothers Uptown, Arizona Avenue and Warner; 420 units, Start in 2-3 years.**

**The Gilmore, Val Vista and Germann Roads; 302 units, Land development start 2025.**

**Morrison Ranch, Higley and Warner Roads; 231 units, Land development underway early 2025.**

**The Ranch (at Morrison Ranch), Power and Elliot Roads; 729 units, Start 2-3 years.**



These projects are either under construction or expected to start in the near-term. All of these, and most other planned multifamily in the District, are high-amenity, high-rent complexes similar to most recent construction. This type of complex is generally attractive to young professionals, singles or couples, more than families with children. There may be some impact on the District simply due to the volume of units, but long-term impact on the District is not likely to be large.

# 4.0 District Projections

## 4.1 Population & Housing

**Table 17** provides annual housing, household and population projections for the District through 2034/35 based on the annual absorption of new housing units and real estate market and demographic trends. The housing unit construction schedule developed for the 10-year projection period is based on recent and forecast construction trends, land availability and ownership, and data reflecting local economic growth trends. The projections call for the addition of 12,470 housing units over the next ten years, a 15 percent increase over the 84,640 units that currently make up the District’s housing inventory. The majority, 73 percent, of new units added during the projection period are expected to be multifamily. By 2034/35 the District’s housing inventory is expected to total more than 97,100 units.

**TABLE 17  
HISTORIC AND PROJECTED POPULATION AND HOUSING**

Year	Population	Housing Units				Occupancy Rate	Households		Pop/HH
		Total*	New	New SF	New MF		Total	Change	
2010/11	184,433	69,306	431	431	0	91.4%	63,380	250	2.910
2011/12	185,671	69,658	352	352	0	91.6%	63,822	442	2.909
2012/13	187,585	70,341	683	408	275	91.8%	64,569	747	2.905
2013/14	188,884	70,771	430	323	107	92.0%	65,086	517	2.902
2014/15	191,405	71,869	1,098	432	666	92.1%	66,220	1,134	2.890
2015/16	194,334	72,968	1,099	709	390	92.3%	67,359	1,139	2.885
2016/17	198,033	74,364	1,396	873	523	92.5%	68,777	1,418	2.879
2017/18	201,548	75,853	1,489	903	586	92.7%	70,286	1,509	2.868
2018/19	204,324	76,784	931	772	159	92.8%	71,283	997	2.866
2019/20	207,382	77,861	1,077	780	297	93.0%	72,418	1,136	2.864
2020/21	211,394	79,324	1,463	905	558	93.2%	73,918	1,500	2.860
2021/22	213,694	81,036	1,712	1,022	840	92.7%	75,120	1,202	2.845
2022/23	216,459	82,078	1,042	437	605	92.9%	76,250	1,130	2.839
2023/24	218,255	83,601	1,523	314	1,209	92.5%	77,331	1,080	2.822
2024/25	220,910	84,639	1,038	416	622	92.8%	78,545	1,214	2.813
2025/26	223,261	85,682	1,043	396	647	93.0%	79,684	1,139	2.802
2026/27	225,729	86,643	961	410	551	93.3%	80,838	1,154	2.792
2027/28	227,450	88,656	2,013	477	1,536	92.5%	82,007	1,169	2.774
2028/29	229,462	90,438	1,782	491	1,291	92.0%	83,203	1,196	2.758
2029/30	231,496	92,121	1,683	475	1,208	91.6%	84,383	1,180	2.743
2030/31	233,849	93,281	1,160	460	700	91.7%	85,539	1,156	2.734
2031/32	235,724	94,595	1,314	265	1,049	91.6%	86,649	1,110	2.720
2032/33	237,848	95,097	502	148	354	92.2%	87,679	1,030	2.713
2033/34	239,657	96,033	936	108	828	92.4%	88,734	1,055	2.701
2034/35	241,422	97,109	1,076	82	994	92.5%	89,826	1,091	2.688
2025/26 - 2034/35			12,470	3,312	9,158			11,281	

Source: Applied Economics, 2025.

**Bolding indicates historical estimates.**

The increased presence of multifamily housing could attract younger families to the District; however, the majority of the units planned are targeted to young, working professionals, empty-nesters, and retirees. Although population per household is expected to decline over the next ten years due to the aging of the population and the influx of multifamily units, 11,280 new households are projected to yield a total District population of about 241,420 people by 2034/35, which represents an increase of 9 percent compared to 2024/25.

## 4.2 Enrollment

In addition to the volume and market orientation of household growth, trends in per-household student generation, the Enrollment-Population (E-P) ratio and the Service Rate are key factors in determining future enrollment. The first factor, student generation rate, refers to the expected number of school-age persons (aged 5 to 17 years old) per household. **Table 18** shows that roughly 39,800 school-age persons currently reside in the District, implying an average generation rate of 0.507 school-age persons per household. This rate has fallen by nearly 28 percent since 2000/01 due to the aging of the existing population, the addition of multifamily housing, and newer, more expensive single family housing that has attracted older households with fewer school-age children.

**TABLE 18**  
**SCHOOL-AGE POPULATION, TOTAL ENROLLMENT AND E-P RATIO**

Year	Households	School-Age		K-12 Enrollment	Difference	Enrollment - Pop. Ratio
		Total	Per HH			
2000/01	44,552	31,245	0.701	29,174	2,071	0.934
2005/06	60,797	41,680	0.686	36,986	4,694	0.887
2010/11	63,380	42,250	0.667	37,977	4,273	0.899
2011/12	63,822	41,767	0.654	37,884	3,883	0.907
2012/13	64,569	41,483	0.642	37,599	3,884	0.906
2013/14	65,086	41,051	0.631	37,294	3,757	0.908
2014/15	66,220	41,003	0.619	36,529	4,474	0.891
2015/16	67,359	40,946	0.608	35,624	5,322	0.870
2016/17	68,777	41,044	0.597	35,022	6,022	0.853
2017/18	70,286	41,177	0.586	34,542	6,635	0.839
2018/19	71,283	40,998	0.575	34,352	6,646	0.838
2019/20	72,418	40,890	0.565	34,544	6,346	0.845
2020/21	73,918	40,974	0.554	33,149	7,825	0.809
2021/22	75,120	40,729	0.542	33,432	7,297	0.821
2022/23	76,250	40,436	0.530	33,017	7,419	0.817
2023/24	77,331	40,111	0.519	32,050	8,061	0.799
2024/25	78,545	39,849	0.507	31,178	8,671	0.782

Source: Applied Economics, 2025.

\* Population age 5 through 17, corresponds with Kindergarten through 12th grade.

The second factor affecting enrollment projections is the ratio between the District’s K-12 enrollment and the number of school-age persons living in the District, referred to as the Enrollment-Population (E-P) ratio. Due to the growing number of educational alternatives and open enrollment policies, the E-P ratio has become increasingly important when preparing enrollment projections. Assuming a school-age population of approximately 39,850 and a total enrollment of 31,180 students results in a difference of about 8,670 students and a District E-P ratio of 0.782 in 2024/25. Note that the E-P ratio is based on the net difference between the school-age population and *total District enrollment*. This difference includes the loss of almost 14,600 in-District school-age persons to other providers and the gain of just over 5,900 students at District schools from outside of the District.

Enrollment ratios can also be used to assess how successful the District is in enrolling the school-age population that resides within the District. This is done by eliminating enrolled students living outside the District’s boundaries from the total. Referred to as the “service rate”, this ratio is based on the difference between the school-age population and *in-District enrollment*. In 2024/25, in-District enrollment totaled nearly 25,270 students, resulting in a difference of about 14,600 persons and a service rate of 63.4 percent, which is considerably lower than the E-P ratio (78.2 percent) that is based on the District’s total enrollment. Since 2015/16, the service rate has decreased by 12 percent, including the sharp pandemic-induced decrease of 4.2 percent in 2020/21 (**Table 19**). Between 2015/16 and 2019/20, the District’s service rate declined by an average of 1.0 percent per year, but this accelerated to an average of 1.6 percent between 2021/22 and 2024/25 (**Figures 10 and 11**).

**TABLE 19**  
**SCHOOL-AGE POPULATION, IN-DISTRICT ENROLLMENT AND SERVICE RATE**

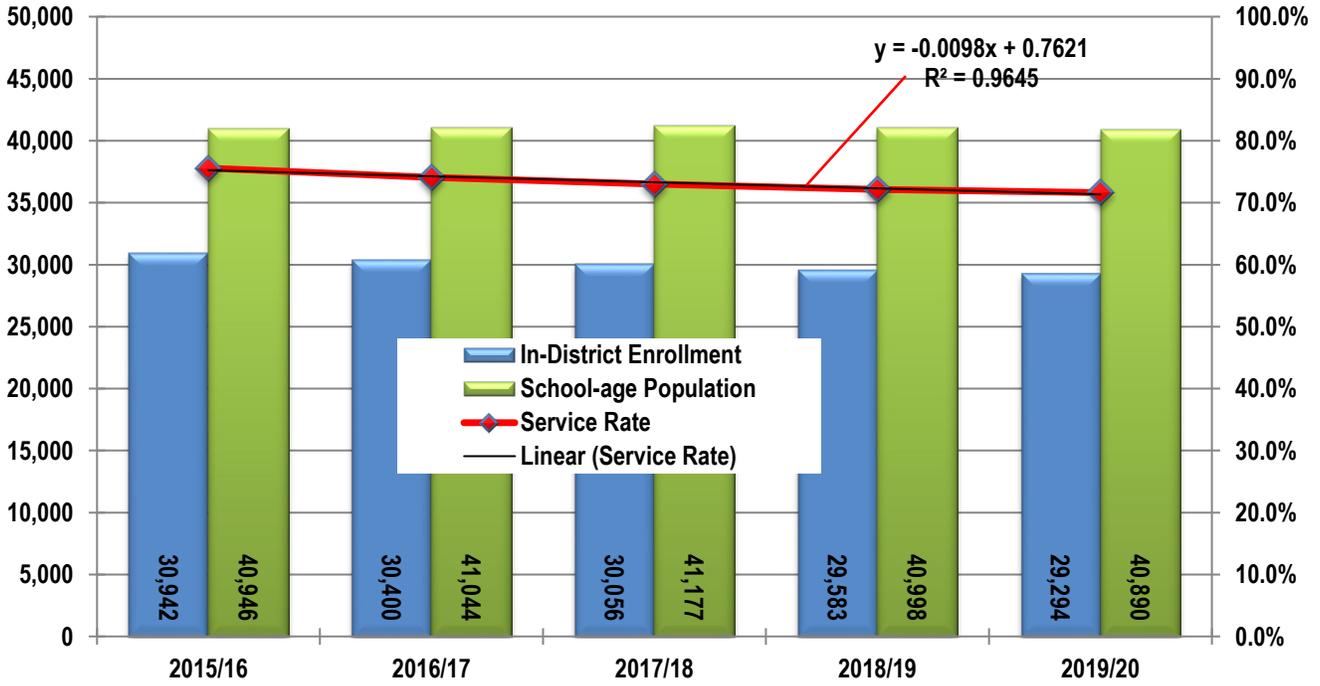
Year	School-Age		K-12 Enrollment	Enrollment - Pop. Ratio	Out of District		In-district K-12 Enrollment	In-district Difference	Service Rate
	Total	Per HH			K-12	Share			
2015/16	40,946	0.608	35,624	0.870	4,682	13.1%	30,942	10,004	75.6%
2016/17	41,044	0.597	35,022	0.853	4,622	13.2%	30,400	10,644	74.1%
2017/18	41,177	0.586	34,542	0.839	4,486	13.0%	30,056	11,121	73.0%
2018/19	40,998	0.575	34,352	0.838	4,769	13.9%	29,583	11,415	72.2%
2019/20	40,890	0.565	34,544	0.845	5,250	15.2%	29,294	11,596	71.6%
2020/21	40,974	0.554	33,149	0.809	5,541	16.7%	27,608	13,366	67.4%
2021/22	40,729	0.542	33,432	0.821	5,640	16.9%	27,792	12,937	68.2%
2022/23	40,436	0.530	33,017	0.817	5,862	17.8%	27,155	13,281	67.2%
2023/24	40,111	0.519	32,050	0.799	5,794	18.1%	26,256	13,855	65.5%
2024/25	39,849	0.507	31,178	0.782	5,911	19.0%	25,267	14,582	63.4%

Source: Applied Economics, 2025.

\* Population age 5 through 17, corresponds with Kindergarten through 12th grade.

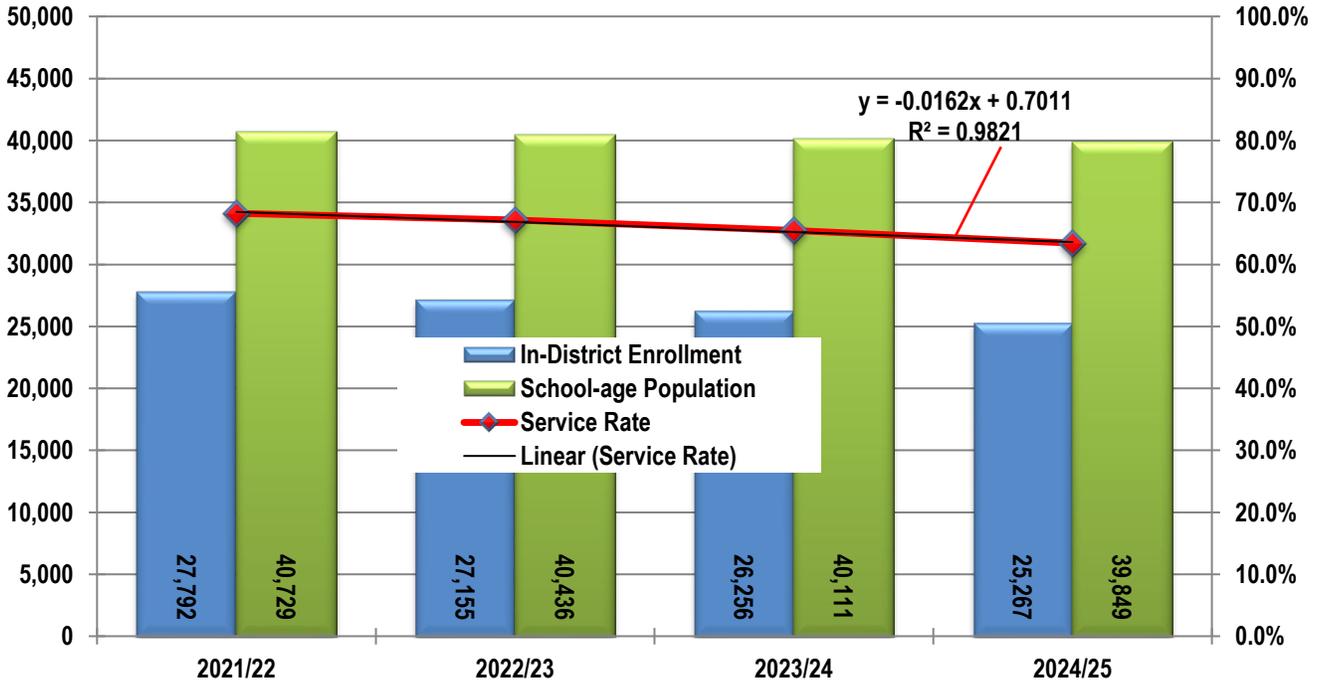


FIGURE 10  
PRE-PANDEMIC SERVICE RATE TRENDS



Sources: Gilbert Unified School District; Applied Economics.

FIGURE 11  
POST-PANDEMIC SERVICE RATE TRENDS



Sources: Gilbert Unified School District; Applied Economics.

The service rate may fluctuate upward or downward depending on the real or perceived quality of education offered by the District; the number, convenience, and perceived value of other education options; and a myriad of other factors beyond this study's scope. However, we are not aware of any school districts in Arizona that have experienced a significant service rate increase over the past fifteen years, and most have experienced some level of decline. As a result, the enrollment projections in this analysis have been formulated under three scenarios.

The Short Term ("ST") scenario assumes that the service rate declines by an average of approximately 1.6 percent per year, consistent with the rate of decline observed since 2021/22. The Long Term ("LT") scenario, reflecting changes since 2000/01, assumes the service rate declines by about 0.5 percent. Lastly, the "Mid Point" scenario employs a service rate that represents the mid-point between the Trend and Stable service rate scenarios, indicating an approximate 1.1 percent decline per year from 2024/25 to 2034/35.

Despite the projected addition of nearly 11,280 households by 2034/35, the school-age population is expected to remain at approximately the current level through the 10-year period. When the projected school-age population is combined with a falling service rate, each scenario projects a decline in in-District enrollment, which could result in the District losing between 1,900 and 6,200 in-District students by 2034/35 (Table 20).

**TABLE 20**  
**ALTERNATIVE SERVICE RATE IN-DISTRICT ENROLLMENT PROJECTION SCENARIOS**

Year	School-Age Population	Service Rate			In-District Enrollment			Enrollment Change		
		ST Trend	Mid Point	LT Trend	ST Trend	Mid Point	LT Trend	ST Trend	Mid Point	LT Trend
<b>2014/15</b>	<b>41,003</b>	<b>75.9%</b>	<b>75.9%</b>	<b>75.9%</b>	<b>31,126</b>	<b>31,126</b>	<b>31,126</b>			
<b>2015/16</b>	<b>40,946</b>	<b>75.6%</b>	<b>75.6%</b>	<b>75.6%</b>	<b>30,942</b>	<b>30,942</b>	<b>30,942</b>	<b>-184</b>	<b>-184</b>	<b>-184</b>
<b>2016/17</b>	<b>41,044</b>	<b>74.1%</b>	<b>74.1%</b>	<b>74.1%</b>	<b>30,400</b>	<b>30,400</b>	<b>30,400</b>	<b>-542</b>	<b>-542</b>	<b>-542</b>
<b>2017/18</b>	<b>41,177</b>	<b>73.0%</b>	<b>73.0%</b>	<b>73.0%</b>	<b>30,056</b>	<b>30,056</b>	<b>30,056</b>	<b>-344</b>	<b>-344</b>	<b>-344</b>
<b>2018/19</b>	<b>40,998</b>	<b>72.2%</b>	<b>72.2%</b>	<b>72.2%</b>	<b>29,583</b>	<b>29,583</b>	<b>29,583</b>	<b>-473</b>	<b>-473</b>	<b>-473</b>
<b>2019/20</b>	<b>40,890</b>	<b>71.6%</b>	<b>71.6%</b>	<b>71.6%</b>	<b>29,294</b>	<b>29,294</b>	<b>29,294</b>	<b>-289</b>	<b>-289</b>	<b>-289</b>
<b>2020/21</b>	<b>40,974</b>	<b>67.4%</b>	<b>67.4%</b>	<b>67.4%</b>	<b>27,608</b>	<b>27,608</b>	<b>27,608</b>	<b>-1,686</b>	<b>-1,686</b>	<b>-1,686</b>
<b>2021/22</b>	<b>40,729</b>	<b>68.2%</b>	<b>68.2%</b>	<b>68.2%</b>	<b>27,792</b>	<b>27,792</b>	<b>27,792</b>	<b>184</b>	<b>184</b>	<b>184</b>
<b>2022/23</b>	<b>40,436</b>	<b>67.2%</b>	<b>67.2%</b>	<b>67.2%</b>	<b>27,155</b>	<b>27,155</b>	<b>27,155</b>	<b>-637</b>	<b>-637</b>	<b>-637</b>
<b>2023/24</b>	<b>40,111</b>	<b>65.5%</b>	<b>65.5%</b>	<b>65.5%</b>	<b>26,256</b>	<b>26,256</b>	<b>26,256</b>	<b>-899</b>	<b>-899</b>	<b>-899</b>
<b>2024/25</b>	<b>39,849</b>	<b>63.4%</b>	<b>63.4%</b>	<b>63.4%</b>	<b>25,267</b>	<b>25,267</b>	<b>25,267</b>	<b>-989</b>	<b>-989</b>	<b>-989</b>
2025/26	39,780	61.5%	61.9%	62.4%	24,462	24,642	24,833	-805	-625	-434
2026/27	39,686	60.0%	61.0%	62.0%	23,829	24,207	24,611	-633	-435	-222
2027/28	39,591	58.5%	60.0%	61.6%	23,156	23,746	24,380	-673	-461	-231
2028/29	39,502	57.0%	59.1%	61.3%	22,518	23,337	24,222	-638	-409	-158
2029/30	39,397	55.7%	58.3%	61.2%	21,935	22,973	24,101	-583	-364	-121
2030/31	39,537	54.1%	57.2%	60.7%	21,380	22,629	24,004	-555	-344	-97
2031/32	39,650	52.6%	56.3%	60.4%	20,868	22,321	23,935	-512	-308	-69
2032/33	39,720	50.9%	55.1%	59.7%	20,229	21,880	23,724	-639	-441	-211
2033/34	39,796	49.6%	54.2%	59.4%	19,721	21,571	23,649	-508	-309	-75
2034/35	39,883	47.8%	52.9%	58.7%	19,062	21,099	23,397	-660	-473	-253
SY26 - SY35	34							-6,205	-4,168	-1,870

Source: Applied Economics, 2025.

**Bolding indicates historical estimates.**

As the presence of alternative providers has grown, the service rate has increasingly become one of the most important factors affecting projections, and in many school districts it is the most important factor in determining enrollment. For discussion purposes, the analyses presented in the remainder of this report are based on the assumptions presented using the Mid Point service rate scenario.

**Table 21** provides a more detailed review of past and projected total enrollment changes by level based on the Mid Point service rate scenario, including a Kindergarten to 6<sup>th</sup> grade (K-6), 7<sup>th</sup> to 8<sup>th</sup> grade (7-8), and 9<sup>th</sup> grade to 12<sup>th</sup> grade (9-12) cohort summation. Assuming a moderate service rate decline and a slight increase in out-of-District enrollment, the District is expected to experience a loss of about 3,700 students by 2034/35 (12 percent), yielding total enrollment of 27,470 K-12 students at the end of the projection period. Total enrollment is expected to decline in each of the next 10 years, dropping by an average of 1.3 percent per year during the projection period.

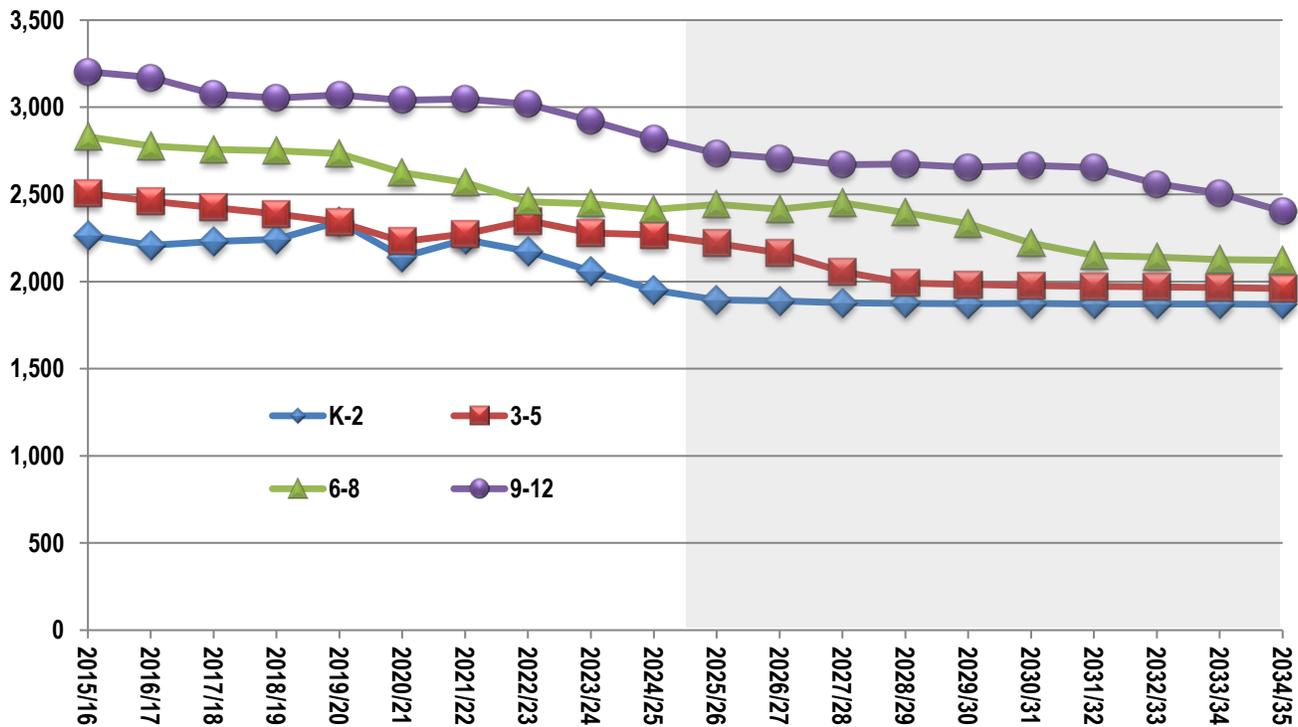
**TABLE 21**  
**ENROLLMENT PROJECTIONS BY LEVEL: MID POINT SERVICE RATE SCENARIO**

Fall	Enrollment by Level				K-12 Total			Share by Level		
	K-6	7-8	K-8	9-12	Enrollment	Change	% Change	K-6	7-8	9-12
<b>2000/01</b>	<b>16,243</b>	<b>4,600</b>	<b>20,843</b>	<b>8,331</b>	<b>29,174</b>			<b>56%</b>	<b>16%</b>	<b>29%</b>
<b>2005/06</b>	<b>19,540</b>	<b>6,120</b>	<b>25,660</b>	<b>11,326</b>	<b>36,986</b>			<b>53%</b>	<b>17%</b>	<b>31%</b>
<b>2010/11</b>	<b>19,043</b>	<b>6,552</b>	<b>25,595</b>	<b>12,382</b>	<b>37,977</b>	<b>991</b>	<b>0.5%</b>	<b>50%</b>	<b>17%</b>	<b>33%</b>
<b>2015/16</b>	<b>16,883</b>	<b>5,924</b>	<b>22,807</b>	<b>12,817</b>	<b>35,624</b>	<b>-905</b>	<b>-2.5%</b>	<b>47%</b>	<b>17%</b>	<b>36%</b>
<b>2016/17</b>	<b>16,629</b>	<b>5,710</b>	<b>22,339</b>	<b>12,683</b>	<b>35,022</b>	<b>-602</b>	<b>-1.7%</b>	<b>47%</b>	<b>16%</b>	<b>36%</b>
<b>2017/18</b>	<b>16,581</b>	<b>5,657</b>	<b>22,238</b>	<b>12,304</b>	<b>34,542</b>	<b>-480</b>	<b>-1.4%</b>	<b>48%</b>	<b>16%</b>	<b>36%</b>
<b>2018/19</b>	<b>16,468</b>	<b>5,673</b>	<b>22,141</b>	<b>12,211</b>	<b>34,352</b>	<b>-190</b>	<b>-0.6%</b>	<b>48%</b>	<b>17%</b>	<b>36%</b>
<b>2019/20</b>	<b>16,530</b>	<b>5,731</b>	<b>22,261</b>	<b>12,283</b>	<b>34,544</b>	<b>192</b>	<b>0.6%</b>	<b>48%</b>	<b>17%</b>	<b>36%</b>
<b>2020/21</b>	<b>15,507</b>	<b>5,479</b>	<b>20,986</b>	<b>12,163</b>	<b>33,149</b>	<b>-1,395</b>	<b>-4.0%</b>	<b>47%</b>	<b>17%</b>	<b>37%</b>
<b>2021/22</b>	<b>15,901</b>	<b>5,341</b>	<b>21,242</b>	<b>12,190</b>	<b>33,432</b>	<b>283</b>	<b>0.9%</b>	<b>48%</b>	<b>16%</b>	<b>36%</b>
<b>2022/23</b>	<b>15,818</b>	<b>5,124</b>	<b>20,942</b>	<b>12,075</b>	<b>33,017</b>	<b>-415</b>	<b>-1.2%</b>	<b>48%</b>	<b>16%</b>	<b>37%</b>
<b>2023/24</b>	<b>15,352</b>	<b>5,004</b>	<b>20,356</b>	<b>11,694</b>	<b>32,050</b>	<b>-967</b>	<b>-2.9%</b>	<b>48%</b>	<b>16%</b>	<b>36%</b>
<b>2024/25</b>	<b>14,964</b>	<b>4,934</b>	<b>19,898</b>	<b>11,280</b>	<b>31,178</b>	<b>-872</b>	<b>-2.7%</b>	<b>48%</b>	<b>16%</b>	<b>36%</b>
2025/26	14,774	4,892	19,666	10,946	30,612	-566	-1.8%	48%	16%	36%
2026/27	14,459	4,949	19,408	10,829	30,237	-375	-1.2%	48%	16%	36%
2027/28	14,233	4,921	19,154	10,682	29,836	-401	-1.3%	48%	16%	36%
2028/29	13,875	4,915	18,790	10,698	29,488	-348	-1.2%	47%	17%	36%
2029/30	13,670	4,895	18,565	10,621	29,186	-302	-1.0%	47%	17%	36%
2030/31	13,653	4,555	18,208	10,665	28,873	-313	-1.1%	47%	16%	37%
2031/32	13,604	4,373	17,977	10,619	28,596	-277	-1.0%	48%	15%	37%
2032/33	13,599	4,346	17,945	10,241	28,186	-410	-1.4%	48%	15%	36%
2033/34	13,576	4,311	17,887	10,022	27,909	-277	-1.0%	49%	15%	36%
2034/35	13,555	4,301	17,856	9,612	27,468	-441	-1.6%	49%	16%	35%

Source: Applied Economics, 2025.

**Bolding indicates historical estimates.**

**FIGURE 12**  
**ENROLLMENT PER GRADE BY LEVEL: MID POINT SERVICE RATE PROJECTION SCENARIO**



Source: Arizona Department of Education; Gilbert Unified School District; Applied Economics.

Figure 12 shows the historic and projected per-grade enrollment by grade cohort using the “Mid Point” scenario. The K-2 cohort is expected to remain flat throughout the projection period, while the 3-5 cohort will decline in the first few years before becoming stagnant at a similar per-grade enrollment to the K-2 cohort. Although the 6-8 cohort has been relatively unchanged since the pandemic-induced decline, it is expected to decline slightly starting in 2028/29. However, it may flatten out by 2031/32 to be just above the per-grade enrollment of the 3-5 cohort. The 9-12 cohort has declined since the pandemic, but it is expected to level out during the first half of the projection period. However, during the second half of the projection period, 9-12 per-grade enrollment may decline slightly further and become closer to the K-8 cohorts.

The most significant component (45 percent) of the 10-year decline is driven by the loss of approximately 1,670 9-12 students, representing an enrollment decline of 15 percent compared to 2024/25. Net enrollment losses in K-6 and 7-8 are also projected by 2034/35. By 2034/35, 7-8 enrollment is projected to total about 4,300 students, down 13 percent (630 students) compared to 2024/25. K-6 enrollment may lose about 1,410 students by 2034/35, resulting in a projected elementary enrollment of 13,560 students. In the coming years, enrollment in the 9-12 cohort will be less affected by new housing additions, as increases that might have been expected due to construction are offset by the advancement of smaller incoming classes. In addition, recent trends suggest that the effect of alternative providers on high school enrollment could be more significant than in the past. As a result, 9-12 enrollment is projected to decline by an average of 1.6 percent per year during the projection period, resulting in a total of 9,610 students by 2034/35.

## 5.0 Sub-District Enrollment Projections

Sub-District enrollment projections are based on the current number of students in each study grid, the expected occupancy of existing housing units, absorption of new housing units, and the expected student generation from existing and newly created households. The small-area forecasts are developed by applying the predicted level of District-wide absorption to the supply of new residential housing on a project-by-project basis. Absorption is first allocated to active residential projects and then to vacant land planned for residential development, according to the development schedule assigned to each project or portion thereof. Using this data, annual projections of enrollment by grade for each of the study areas have been developed using the “Mid Point” scenario.

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### 5.1 Planning Grid Projections

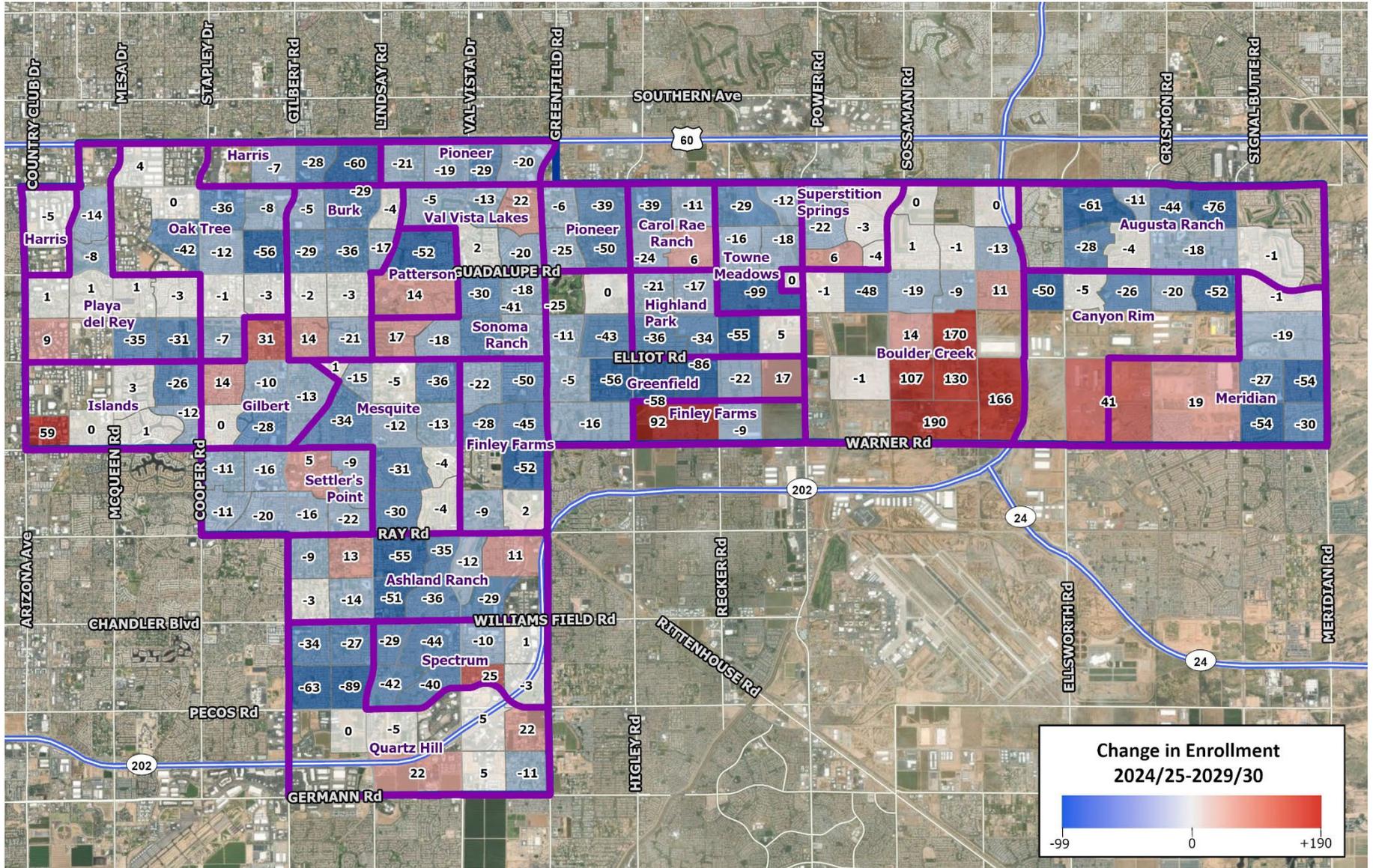
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The projected changes in the number of students by study area over the following two five-year periods are depicted on **Maps 9** and **10**. The study areas are color-coded according to the amount of change, with increasing saturations of red for positive change and blue for negative change. During the first five years, the majority of the growth is expected to occur in the eastern part of the District in the Boulder Creek attendance area. There are a few additional pockets of growth scattered throughout the District. The majority of the other attendance areas are projected to have stable or declining enrollment. The losses are widespread but concentrated in pockets, such as the Spectrum and Quartz Hill attendance areas in the south and the Greenfield and Towne Meadows attendance areas located centrally. In general, many of these enrollment declines reflect the aging in place of the residents in those areas.

During the second five-year period, declines are expected to slow, although they will continue to be widespread. Greenfield and Towne Meadows are still expected to have the greatest pockets of loss during this time. Boulder Creek and Quartz Hill are projected to have the largest enrollment gains between 2029/30 and 2034/35.

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MAP 9  
K-12 ENROLLMENT CHANGE: 2024/25 - 2029/30





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## 5.2 Attendance Area Projections

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**Table 22** shows historic and projected enrollment by attendance area for the District's elementary schools. These counts are based on the number of students living in each attendance area, so the figures will differ from actual enrollment at each campus. The historic changes in attendance area enrollment are shown for one period, while the projected changes, which are based on the "Mid Point" service rate scenario, are shown for two five-year periods, ending in 2034/35.

As previously discussed, in-District elementary enrollment has been declining, the effects of which have been offset somewhat by increases in out-of-District enrollment. During the first half of the projection period, out-of-District elementary enrollment is projected to decline due to losses in the 3-5 and 6-8 cohorts. This may result in an overall decline in elementary enrollment of nearly 1,300 students by the end of the first five-year period. Of the 25 current elementary attendance areas, 22 are projected to experience some enrollment decline. The only area projected to have significant enrollment gains is the Boulder Creek attendance area, which may gain around 290 students. The largest losses are expected in the Greenfield and Ashland Ranch attendance areas, which may lose 210 and 160 elementary students, respectively.

Because the declining birth rate has now leveled out in Maricopa County, the second half of the projection period may see an increase in out-of-District students and a slowing of the decline in in-District students, resulting in a net loss of only 110 K-6 students between 2029/30 and 2034/35. During this period, the Meridian attendance area is projected to have the largest decline of approximately 120 students. The Boulder Creek attendance area will continue to grow, resulting in a gain of roughly 130 students. As a result, elementary enrollment could total about 13,560 students in 2034/35, versus 14,970 students in 2024/25.

Ten-year enrollment projections for the junior and high school attendance areas are shown in **Table 23**. In-District 7-8 attendance area enrollment is expected to decrease by about 40 students during the first five-year period, and further decline by about 600 students during the second five-year period. These losses would result in enrollment declining from about 4,930 in 2024/25 to 4,300 in 2034/35. The most significant decline is expected at Greenfield, which could lose close to 250 students, followed by Highland, which could lose about 200 students by 2034/35.

Over the next 10 years, the largest student losses could be seen at the high school level as the decline in the birth rate over the past decade reaches this age group. In-District high school attendance area enrollment is expected to decrease by about 660 students during the first half of the projection period. However, losses will rapidly accelerate during the second half of the projection period, where there could be a loss of about 1,010 students. The largest losses are expected at Highland High (650 students) and Gilbert High (600 students). The losses are partially offset by a projected 440-student increase in out-of-District enrollment. However, high school enrollment is expected to decline from 11,280 students in 2024/25 to about 9,610 students in 2034/35.

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**TABLE 22**  
**ELEMENTARY ENROLLMENT PROJECTIONS BY ATTENDANCE AREA**  
**MID SERVICE RATE PROJECTIONS**

	Actual						Projected - Mid Scenario							2019-	2024-	2029-
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	...2034/35	2024	2029	2034	
Ashland Ranch	672	645	631	666	593	583	552	517	498	463	427	394	-89	-156	-32	
Augusta Ranch	830	817	806	792	775	722	696	664	653	618	595	590	-108	-127	-5	
Boulder Creek	724	699	727	698	745	755	809	865	917	966	1,049	1,179	31	294	130	
Burk	313	278	601	559	541	530	542	547	540	533	527	521	217	-3	-5	
Canyon Rim	670	618	689	688	683	607	590	564	535	517	501	549	-63	-106	48	
Carol Rae Ranch	426	383	396	399	379	350	334	327	316	300	294	306	-76	-56	12	
Finley Farms	598	585	670	721	705	712	685	657	641	609	565	537	114	-147	-27	
Gilbert	422	394	401	360	356	348	351	337	340	335	360	364	-74	12	4	
Greenfield	1,001	917	920	879	854	813	763	712	661	634	608	572	-188	-205	-36	
Harris	459	386	387	356	363	361	353	357	363	356	353	348	-98	-8	-5	
Highland Park	635	526	538	504	459	451	449	448	434	426	421	407	-184	-30	-14	
Houston	323	301	0	0	0	0	0	0	0	0	0	0	-323	0	0	
Islands	446	382	354	355	323	330	341	342	344	353	357	360	-116	27	3	
Meridian	615	552	563	568	553	594	586	583	565	540	525	411	-21	-69	-115	
Mesquite	745	702	690	681	683	656	630	600	575	542	527	488	-89	-129	-39	
Oak Tree	568	543	554	545	498	478	476	460	452	446	432	432	-90	-46	0	
Patterson	342	322	334	334	317	278	273	276	273	274	278	270	-64	0	-8	
Pioneer	493	423	385	376	321	306	304	290	283	278	273	266	-187	-33	-6	
Playa Del Rey	411	370	410	408	412	388	397	406	397	376	357	362	-23	-31	4	
Quartz Hill	317	281	277	296	274	259	246	226	218	220	206	229	-58	-53	22	
Settler's Point	618	551	579	565	565	515	511	471	460	448	424	366	-103	-91	-57	
Sonoma Ranch	434	407	444	402	398	381	363	350	336	298	286	274	-53	-95	-12	
Spectrum	598	521	532	547	510	491	487	457	442	432	419	399	-107	-72	-20	
Superstition Springs	522	487	528	503	487	459	455	462	465	451	440	450	-63	-19	10	
Towne Meadows	543	494	526	509	479	459	436	401	397	380	376	377	-84	-83	1	
Val Vista Lakes	395	376	382	386	380	377	372	371	356	347	341	343	-18	-36	2	
Out of District	2,410	2,547	2,577	2,721	2,699	2,760	2,773	2,769	2,770	2,733	2,727	2,759	350	-33	32	
Total	16,530	15,507	15,901	15,818	15,352	14,963	14,773	14,458	14,232	13,874	13,669	13,555	-1,567	-1,294	-114	

Source: Applied Economics, 2024.

**TABLE 23**  
**SECONDARY ENROLLMENT PROJECTIONS BY ATTENDANCE AREA**  
**MID SERVICE RATE PROJECTIONS**

	Actual						Projected - Mid Scenario						2019-2024	2024-2029	2029-2034
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	...2034/35			
<b>JUNIOR HIGH</b>															
Desert Ridge	968	907	908	847	839	809	818	845	872	902	891	824	-159	82	-67
Greenfield	1,013	936	984	1,014	953	946	972	972	939	918	877	695	-67	-69	-182
Highland	1,006	959	846	808	779	788	786	733	700	718	694	593	-218	-94	-101
Mesquite	1,263	1,199	1,137	1,030	1,022	960	915	983	1,004	977	987	916	-303	27	-72
South Valley	735	677	665	628	599	587	561	549	534	504	503	412	-148	-84	-91
Out of District	746	801	801	797	812	844	839	867	871	896	942	862	98	98	-81
<b>Total</b>	<b>5,731</b>	<b>5,479</b>	<b>5,341</b>	<b>5,124</b>	<b>5,004</b>	<b>4,934</b>	<b>4,892</b>	<b>4,949</b>	<b>4,921</b>	<b>4,915</b>	<b>4,895</b>	<b>4,301</b>	<b>-797</b>	<b>-39</b>	<b>-594</b>
<b>HIGH SCHOOL</b>															
Campo Verde High	1,546	1,490	1,488	1,455	1,394	1,316	1,245	1,225	1,177	1,160	1,113	899	-230	-203	-214
Desert Ridge High	2,144	2,078	2,042	1,917	1,853	1,770	1,766	1,780	1,800	1,822	1,854	1,666	-374	84	-188
Gilbert High	2,175	2,107	2,140	2,091	2,045	1,964	1,865	1,828	1,715	1,684	1,641	1,362	-211	-323	-279
Highland High	2,655	2,677	2,648	2,652	2,578	2,441	2,341	2,351	2,350	2,308	2,270	1,796	-214	-171	-475
Mesquite High	1,669	1,619	1,610	1,616	1,541	1,482	1,372	1,251	1,192	1,201	1,200	1,140	-187	-282	-60
Out of District	2,094	2,192	2,262	2,344	2,283	2,307	2,358	2,395	2,449	2,522	2,543	2,749	213	236	206
<b>Total</b>	<b>12,283</b>	<b>12,163</b>	<b>12,190</b>	<b>12,075</b>	<b>11,694</b>	<b>11,280</b>	<b>10,946</b>	<b>10,829</b>	<b>10,682</b>	<b>10,698</b>	<b>10,621</b>	<b>9,612</b>	<b>-1,003</b>	<b>-659</b>	<b>-1,009</b>

Source: Applied Economics, 2025.

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## 5.3 Attendance Area Versus School Enrollment

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The variations between enrollment by attendance area and enrollment by school are detailed in **Tables 24 and 25**. These matrix tables show the movement of students between schools, both within and outside the District. Reading the table across indicates the number of students attending a school from each attendance area (listed numerically across the top row as defined in the first column) and from outside the District. Reading down the columns details where students living in each attendance area choose to go to school. The number of students attending the school in their designated attendance area is shaded in green. For example, at the elementary level (**Table 24**), 472 students are attending Ashland Ranch who reside in the Ashland Ranch attendance area, one is from the Boulder Creek attendance area, eight from Finley Farms, 12 from Gilbert, and so on.

The number of students attending each school from outside the District is shown, along with the total number of students who attend the school and the total number of District students residing in the attendance area. The Net Difference column is calculated by subtracting the Total Reside from the Total Attendance. Note that Total Attendance includes students who reside outside of the District, and the Total Reside only includes resident students enrolled in District schools. A school with a positive Net Difference is considered “importing” students, whereas a school with a negative Net Difference is considered “exporting” students.

**Table 24** details the movement of District elementary students between schools and the distribution of students from outside of the District, which contributes to the differences between enrollment by attendance area and enrollment by school. The matrix shows that of the 12,200 resident students attending District elementary schools this year, 69 percent (8,450 students) attended the school designated by the attendance area in which they reside. Meridian retained the highest share of resident K-6 students (91 percent). Only four schools had attend-reside ratios at or below 50 percent (Boulder Creek, Burk, Gilbert, and Oak Tree). Of the schools with a designated attendance area, Highland Park is the largest net importer of students, with a net difference of 310 students, and Boulder Creek is the largest exporter of students, with a net loss of 310 students. This year, nearly 170 elementary students residing in the Boulder Creek attendance area chose to attend Superstition Springs Elementary. In addition, 110 students living in the Oak Tree attendance area chose to attend Neely Traditional. Of the schools with defined attendance areas, Canyon Rim enrolled the largest number of out-of-District students, with about 190 students.

The movement of District middle and high school students between their area of residence and the school of attendance is summarized in **Table 25**. At the middle school level, about 79 percent (3,220 students) of the 4,090 resident students attended their designated school. Of the schools with defined attendance areas, South Valley Junior High School was the highest net importer of students (290), and enrolled the largest share of resident students (91 percent). Of Mesquite Junior High’s 960 resident students, only 55 percent choose to attend the school, although a portion of this loss was offset by the enrollment of about 90 out-of-District students. Mesquite Junior High was also the only junior high with a net export of students this year (310). Desert Ridge enrolled the most out-of-District students among the junior high schools (230).

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Of the District's 8,970 resident high school students, 81 percent (7,230) attended the school associated with their attendance area. Campo Verde High School had the largest net enrollment of non-residents (560 students) among the high schools with defined attendance areas, due mainly to the addition of about 480 out-of-District students. Mesquite had a net export of 170 students despite enrolling 290 out-of-District students. Desert Ridge High School had a net enrollment this year of 360 non-resident students despite enrolling the highest number of out-of-District students at 580 students.

In total, the District enrolled 5,910 K-12 students from outside of its boundaries this year, which represents an increase of about 2 percent from out-of-District enrollment in 2023/24. Across all grade levels, 75 percent of resident students chose to attend the school associated with their attendance area of residence in 2024/25, which is less than the 2019/20 (pre-pandemic) ratio of 79 percent.

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**TABLE 24**  
**SCHOOL VERSUS ATTENDANCE AREA ENROLLMENT (K-6<sup>th</sup> GRADE): 2024/25**

**ELEMENTARY STUDENTS**

School	Attendance Area																								Out of District	Total Attendance	Total Reside	Net Difference		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24						
Ashland Ranch	1	472		1	2			8	12	4			6		38	6	6			15	25		6	4	126	731	583	148		
Augusta Ranch	2		586	24	5	24							12			3						2	3	1	176	836	722	114		
Boulder Creek	3		7	363		19	1	2		1			4						1	2			2	2	42	446	756	-310		
Burk	4	2		2	237	2		6	8		30	1	3	1	10	10		3	14		6	11		7	63	418	530	-112		
Canyon Rim	5	2	92	56		493	2				1	2		14					1					10	188	861	677	184		
Carol Rae Ranch	6	3	1	16	1	3	300	4		15	1	16	2		4	2	1	20	2				9	48	1	89	538	350	188	
Finley Farms	7	2	1	2		1		447	4	8	3	5		12		1		3		5	10	6		3	2	53	568	712	-144	
Gilbert	8	9		1	33	3		14	155	8	21	5	5	1	26	34	6	1	20	4	18	12	3	1	6	156	542	348	194	
Greenfield	9	2		16	5	1	3	97	5	659	1	5			15	1	1	10		1		15	2	3	6	2	55	905	813	92
Harris	10				7		1						227		8	2	8	5	3	5			1	1	2	99	369	361	8	
Highland Park	11		3	37	2	15	9	50	4	67	2	375	3	3	1	1		15		1	4	3		10	28	4	125	762	451	311
Islands	12	2			5		1	22			4			244		3	9			4		14	1	1		1	144	455	330	125
Meridian	13		13	21	1	84				5																219	821	524	297	
Mesquite	14	10		1	7	2	3	10	11	3	2	3	1		395	2		2	1	4	14	11	4	4	3	8	64	565	656	-91
Oak Tree	15		1	1	8	2		1	8		15		5		1	237	6	3	5		3	6		1	1	66	370	478	-108	
Patterson	16	8		4	46	1	1	5	10	4	1	2			11	27	181	11	9	4	6	38	7	3	3	11	88	481	278	203
Pioneer	17	2	2	4	1		5	4		2	2	1		2	3		3	172	1			7	4	1	3	8	88	315	306	9
Playa Del Rey	18	3			4	2			19		10	1	21		1	13	2		256	3	6					2	61	404	388	16
Quartz Hill	19	13		1	1	1		5		1			2	1	5	2		1		199	4		40		2	1	181	460	259	201
Settler's Point	20	10			9			2	16		3	3		37	5			1	1	351	5	2		1		50	496	515	-19	
Sonoma Ranch	21	1	2	7	9	4		9	6	2	2	4	1		21	1	23	7			9	241	1	2	20	63	435	381	54	
Spectrum	22	13	2		1		4	1		1	2	2		13	1				3	18	17	1	396		3	74	552	491	61	
Superstition Springs	23		5	168	3	2	1	1		2			6		2								1	385	15	2	116	709	459	250
Towne Meadows	24	8	6	23	7	18	13	7	2	15	1	13		6	1	6	3	6	2	1	1	1	4	17	330	2	138	631	459	172
Val Vista Lakes	25	3	1		15		2	12	3	5	6	1			7	5	28	29			3	9	1	4		275	76	485	377	108
Neely Traditional		18		8	121		9	23	62	12	28	9	24		50	108	9	23	61	7	27	8	12	5	4	21	160	809	0	809
Total Reside		583	722	756	530	677	350	712	348	813	361	451	330	524	656	478	278	306	388	259	515	381	491	459	459	377	2,760	14,964	12,204	2,760
Reside/Attend Same		81%	81%	48%	45%	73%	86%	63%	45%	81%	63%	83%	74%	91%	60%	50%	65%	56%	66%	77%	68%	63%	81%	84%	72%	73%		8,454	69.3%	

Sources: Gilbert Public Schools, 2024; Applied Economics, 2025.

**TABLE 25**  
**SCHOOL VERSUS ATTENDANCE AREA ENROLLMENT (7<sup>th</sup>-12<sup>th</sup> GRADE): 2024/25**

**MIDDLE SCHOOL**

School	Attendance Area					Out of District	Total Attendance	Total Reside	Net Difference
	1	2	3	4	5				
Desert Ridge Junior High School	1	701	1	5	1	227	935	809	126
Greenfield Junior High School	2	14	768	67	158	21	1,166	946	220
Highland Junior High School	3	70	63	681	13	5	969	788	181
Mesquite Junior High School	4	3	21	1	531	6	654	960	-306
South Valley Junior High School	5	6	27	12	115	534	877	587	290
Gilbert Classical Academy		8	35	13	81	11	194	0	194
Gilbert High School		4	29	5	60	7	122	0	122
Canyon Valley Junior High		3	2	4	1	3	17	0	17
<b>Total Reside</b>		<b>809</b>	<b>946</b>	<b>788</b>	<b>960</b>	<b>587</b>	<b>4,934</b>	<b>4,090</b>	<b>844</b>

Reside/Attend Same (In-District)	86.7%	81.2%	86.4%	55.3%	91.0%	3,215	78.6%
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**HIGH SCHOOL**

School	Attendance Area					Out of District	Total Attendance	Total Reside	Net Difference	
	1	2	3	4	5					
Campo Verde High School	1	1,144	3	60	24	167	478	1,876	1,316	560
Desert Ridge High School	2	1	1,517	6	23		583	2,130	1,770	360
Gilbert High School	3	74	17	1,510	139	229	345	2,314	1,964	350
Highland High School	4	23	154	198	2,134	28	463	3,000	2,441	559
Mesquite High School	5	20	2	61	10	927	293	1,313	1,482	-169
Gilbert Classical Academy		36	22	79	56	88	94	375	0	375
Canyon Valley High School		18	55	50	55	43	51	272	0	272
<b>Total Reside</b>		<b>1,316</b>	<b>1,770</b>	<b>1,964</b>	<b>2,441</b>	<b>1,482</b>	<b>2,307</b>	<b>11,280</b>	<b>8,973</b>	<b>2,307</b>

Reside/Attend Same (In-District)	86.9%	85.7%	76.9%	87.4%	62.6%	7,232	80.6%
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**In-District Students (K-12)**

Reside/Attend Same (In-District)	18,901	74.8%
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Sources: Gilbert Public Schools, 2024; Applied Economics, 2025.

## 5.3 Enrollment by School

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**Tables 26 and 27** show actual enrollment by school since 2019/20 and projected enrollment by school for 2025/26 through 2034/35, based on applying live/attend relationships to the projected enrollment level by resident attendance area. As a result, the overall pattern of change is consistent with that described for the attendance areas, but reflective of students' movements inside and outside the District. At the elementary school level, Neely Traditional is expected to be the largest school by 2034/35 with about 950 students. Total K-6 enrollment is projected to fall by about 1,410 students (9.4 percent) from 2024/25 to 2034/35. For the middle schools, Desert Ridge is projected to pass Greenfield and Highland to become the largest middle school. Total 7-8 enrollment may decline by about 630 students (12.8 percent) by 2034/35. Highland High is expected to lose about 530 students at the high school level, which is a 17.6 percent decline, but it will remain the largest school through 2034/35.

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**TABLE 26**  
**ELEMENTARY ENROLLMENT BY SCHOOL**

	Actual						Projected - Mid Scenario						2019-2024	2024-2029	2029-2034
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	...2034/35			
Ashland Ranch	768	561	704	796	745	731	714	682	657	634	581	553	-37	-150	-28
Augusta Ranch	947	750	911	916	903	836	812	775	757	701	675	665	-111	-161	-10
Boulder Creek	532	401	498	435	469	446	544	598	653	711	793	883	-86	347	90
Burk	349	238	517	465	431	418	398	384	356	347	340	358	69	-78	18
Canyon Rim	746	585	740	810	811	861	852	853	850	845	832	854	115	-29	22
Carol Rae Ranch	506	408	526	551	552	538	531	523	520	493	503	475	32	-35	-29
Finley Farms	642	489	594	626	608	568	552	544	547	512	467	420	-74	-101	-48
Gilbert	514	396	555	559	546	542	562	569	573	556	580	586	28	38	6
Greenfield	1,028	831	993	947	925	905	874	815	749	730	696	688	-123	-209	-8
Harris	444	313	384	365	361	369	346	333	327	316	311	340	-75	-58	29
Highland Park	840	702	788	800	743	762	742	750	735	728	730	725	-78	-32	-5
Houston	332	238	0	0	0	0	0	0	0	0	0	0	-332	0	0
Islands	571	437	526	514	462	455	466	470	478	487	503	517	-116	48	15
Meridian	683	575	671	740	788	821	860	867	872	868	861	804	138	40	-58
Mesquite	590	463	570	591	559	565	541	507	481	443	409	367	-25	-156	-42
Neely Traditional	780	546	764	806	830	809	832	838	858	895	914	951	29	105	37
Oak Tree	470	344	419	404	383	370	353	340	328	328	331	330	-100	-39	-1
Patterson	591	455	563	544	511	481	451	439	434	406	406	406	-110	-75	0
Pioneer	541	370	422	404	353	315	281	269	256	239	227	225	-226	-88	-2
Playa Del Rey	440	339	439	429	432	404	406	403	396	369	354	342	-36	-50	-11
Quartz Hill	575	436	493	543	488	460	457	431	427	430	417	452	-115	-43	35
Settler's Point	609	468	570	555	548	496	480	434	425	403	384	343	-113	-112	-40
Sonoma Ranch	458	377	481	460	455	435	420	410	394	369	360	328	-23	-75	-32
Spectrum	618	408	520	554	532	552	549	529	521	507	505	473	-66	-47	-32
Superstition Springs	740	595	730	766	748	709	662	642	621	572	525	527	-31	-184	2
Towne Meadows	668	587	695	652	657	631	601	558	524	495	480	453	-37	-151	-27
Val Vista Lakes	518	429	504	479	486	485	488	496	495	491	487	488	-33	2	2
Other	30	2,766	324	107	26	0	0	0	0	0	0	0	-30	0	0
<b>Total</b>	<b>16,530</b>	<b>15,507</b>	<b>15,901</b>	<b>15,818</b>	<b>15,352</b>	<b>14,964</b>	<b>14,773</b>	<b>14,458</b>	<b>14,232</b>	<b>13,874</b>	<b>13,669</b>	<b>13,555</b>	<b>-1,566</b>	<b>-1,295</b>	<b>-114</b>

Source: Applied Economics, 2024.

\* Based on the current and projected differences between attendance area and school enrollment.

**TABLE 27**  
**SECONDARY ENROLLMENT BY SCHOOL**

	Actual						Projected - Mid Scenario						2019-	2024-	2029-
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	...2034/35	2024	2029	2034
<b>JUNIOR HIGH*</b>															
Desert Ridge	1,100	860	1,039	970	950	935	945	971	984	1,002	1,022	923	-165	87	-99
Greenfield	1,056	920	1,144	1,203	1,195	1,166	1,108	1,112	1,094	1,084	1,067	909	110	-99	-158
Highland	1,279	1,004	1,040	978	958	969	1,022	1,036	1,031	1,031	1,027	908	-310	58	-119
Mesquite	924	691	895	812	776	654	546	559	556	549	541	443	-270	-113	-98
South Valley	1,026	754	881	852	818	877	889	888	873	868	858	743	-149	-19	-115
Gilbert Classical	295	191	243	208	202	194	195	194	193	192	191	186	-101	-3	-5
Gilbert High School	0	0	0	0	60	122	154	156	156	156	156	156	122	34	0
Other	51	1,059	99	101	45	17	33	33	33	33	33	33	-34	16	0
<b>Total</b>	<b>5,731</b>	<b>5,479</b>	<b>5,341</b>	<b>5,124</b>	<b>5,004</b>	<b>4,934</b>	<b>4,892</b>	<b>4,949</b>	<b>4,921</b>	<b>4,915</b>	<b>4,895</b>	<b>4,301</b>	<b>-797</b>	<b>-39</b>	<b>-594</b>
<b>HIGH SCHOOL*</b>															
Campo Verde High	2,119	1,770	1,978	1,995	1,930	1,876	1,766	1,758	1,713	1,723	1,676	1,394	-243	-200	-282
Desert Ridge High	2,617	2,194	2,451	2,243	2,186	2,130	2,157	2,182	2,207	2,241	2,277	2,092	-487	147	-185
Gilbert High	2,153	1,883	2,342	2,277	2,237	2,314	2,211	2,178	2,117	2,117	2,098	2,057	161	-216	-41
Highland High	3,341	2,987	3,226	3,150	3,053	3,000	2,933	2,975	2,990	2,962	2,927	2,471	-341	-73	-456
Mesquite High	1,505	1,184	1,448	1,395	1,364	1,313	1,223	1,080	1,000	999	988	943	-192	-325	-45
Gilbert Classical	385	304	416	391	385	375	385	385	385	385	385	385	-10	10	0
Other	163	1,841	329	624	539	272	271	271	271	271	271	271	109	-1	0
<b>Total</b>	<b>12,282</b>	<b>12,163</b>	<b>12,190</b>	<b>12,075</b>	<b>11,694</b>	<b>11,280</b>	<b>10,946</b>	<b>10,829</b>	<b>10,682</b>	<b>10,698</b>	<b>10,621</b>	<b>9,612</b>	<b>-1,003</b>	<b>-659</b>	<b>-1,009</b>

Source: Applied Economics, 2025.

\* Based on the current and projected differences between attendance area and school enrollment.



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