
DEER VALLEY UNIFIED SCHOOL DISTRICT DEMOGRAPHIC & ENROLLMENT ANALYSIS 2025/26 UPDATE

Final Report

March 24, 2026



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Executive Summary

The purpose of this Demographic and Enrollment Analysis for the Deer Valley Unified School District (District) is to identify current and historic demographic, development, and enrollment trends, and to anticipate future trends to create 10-year District-level and sub-district enrollment projections by grade. This Demographic and Enrollment Analysis incorporates updated information on enrollment, housing and occupancy rates, household and population characteristics, and residential development.

Some of the main findings and conclusions from this report include:

- Kindergarten through 12th grade (K-12) enrollment in the District totaled 30,465 students in the fall of the 2025/26 school year, representing a decrease of about 920 students (3 percent) over the previous year. From 2010/11 to 2013/14, enrollment declined by about 1,930 students. Between 2013/14 and 2019/20, enrollment was fairly consistent and averaged about 33,500 students. There was a pandemic-induced decline of about 2,040 students in 2020/21. A rebound occurred in 2021/22, but enrollment has declined by about 3,200 students, or an average of 2.5 percent per year, since then.
- The K-2 cohort rose slightly in 2021/22 but has fallen by about 420 students per grade since then. The 3-5 cohort has followed a similar pattern to the K-2 cohort, but it has only fallen by about 270 students per grade since 2021/22. The 6-8 cohort recovered from the loss it experienced in 2020/21, but enrollment has declined by about 220 students per grade since then. Unlike the other cohorts, the 9-12 cohort enrollment was higher in 2021/22 compared to 2019/20 by about 110 students per grade; enrollment in the cohort declined by about 90 students per grade in 2022/23, but since then, enrollment has been fairly steady at about 2,800 students per grade.
- Between 2010 and 2020, the District's population grew by just over 29,600 people (or 1.2 percent per year, on average). The current population is estimated at about 284,140 persons, representing an average increase of 1.1 percent per year since 2020. Compared to the previous decade, the average annual rate of growth in housing units and households has increased since 2020. The population per household has declined from 2.74 in 2010 to 2.65 in 2025, driven by the increase in multifamily housing.
- The share of persons under the age of five years declined from almost 7 percent in 2010 to less than 6 percent in 2025. At the same time, the number of school-age persons (5- to 17-year-old persons) has decreased both in number and in their share of the population from about 20 percent in 2010 to 16 percent in 2025. The prime parenting-age group (25 to 44 years old) increased in number since 2010, but their growth was lower than that of the overall population in the District, resulting in a decline in their share by about 3 percent. The 45 and older age groups have increased in their share of the population from about 35 percent in 2010 to over 44 percent in 2025, with most of the growth occurring between 2010 and 2020.
- There are 17 charter schools operating within the District's boundaries, serving 6,950 K-12 students, and another 12 charter schools located just outside the District enrolling 4,410 K-12 students (Table 9). The largest charter school within the District is Great Hearts Academies – Anthem, with about 1,010 students, while the largest nearby charter school is BASIS Peoria with about 1,060 students.

- The strength of the residential market in the District may be shown by the strong and stable permitting levels in both single family and multifamily development. While local demand remains strong and can be expected to grow as a result of the immense job growth the region is experiencing, there are severe constraints caused by a lack of infrastructure capable of handling the volume of additional housing planned.
- During the first half of the 10-year projection period, single family house construction is forecast to remain stable but moderate, as existing subdivisions build out and a few new ones enter production. The shift in development activity is expected around the middle of the projection. This could lead to a rapid expansion of residential development as multiple master planned projects enter production, involving several builders offering numerous housing products to reach a range of buyers. Multifamily additions should continue to be strong, but maintain fairly consistent absorption levels in an area with a known performance history.
- The total inventory of the District is expected to reach around 133,400 units in 2035/36, up more than 16,900 units compared to 2025/26. This increase would result in a District-wide population of about 317,200 people living in 123,400 households in 2035/36. The population per household is projected to steadily decline over the 10-year period while occupancy rates stabilize at about 92 percent.
- The Long-Term (LT) Trend service rate scenario assumes that the District's service rate declines by about 0.6 percent per year. Under this scenario, the District would lose 2,650 in-District students over the next 10 years, with an in-District enrollment of about 25,070 students. This would result in a service rate of 55 percent in 2035/36.
- Elementary (K-6 and K-8) attendance area enrollment is projected to decrease by about 1,370 students (8 percent) during the first five-year period. From 2025/26 to 2030/31, the Union Park attendance area may have the largest increase of about 210 students. The Inspiration Mountain attendance area could have the largest decrease of about 230 students. During the second five-year period, the elementary attendance areas could increase enrollment by about 510 students. Between 2030/31 and 2035/36, the significant losses in attendance areas seen in the first five-year period are expected to slow significantly. West Wing and Stetson Hills, are projected to increase significantly by about 390 and 290 students, respectively. By 2035/36, elementary attendance area enrollment could total about 16,690 students.
- Middle school (7-8) attendance area enrollment is projected to decrease by about 140 students (5 percent) during the first five-year period. From 2025/26 to 2030/31, only the Deer Valley Middle attendance area is expected to increase in enrollment by about 40 students. In the second five-year period, the declines in the Hillcrest Middle attendance area may slow, and the loss could total about 70 students. Between 2030/31 and 2035/36, Deer Valley Middle could increase by about 40 students, while Desert Sky Middle could decrease by about 40 students. Hillcrest Middle could decrease by about 70 students. By 2035/36, middle school attendance area enrollment could total about 1,610 students.
- High school (9-12) attendance area enrollment is projected to decrease by about 530 students (5 percent) during the first five-year period. From 2025/26 to 2030/31, only the Barry Goldwater attendance area may have an increase in enrollment of about 310 students. During the second five-year period, high school attendance area enrollment could decline by almost 690 students. Once again, only the Barry Goldwater attendance area is expected to increase by about 130 students. Losses could accelerate in both the Boulder Creek and Deer



Valley attendance areas, while losses could slow in the Mountain Ridge and Sandra Day attendance areas. By 2035/36, high school attendance area enrollment could total about 9,890 students.



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1.0 Introduction

This demographic update report for the Deer Valley Unified School District (District) for the 2025/26 school year incorporates information on enrollment, demographic trends 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 to create a macroeconomic, top-down analysis of population and enrollment. The District is divided into 282 small area planning geographies, referred to as “grids,” in order to examine trends within the District. As shown in **Map 1**, these geographic areas provide sufficient detail to support facility and attendance area planning activities.

The balance of this report is divided into four sections. Section 2.0 reviews existing demographic and development conditions and provides enrollment information for the District. This chapter details demographic trends, including birth rate and student mobility 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 compared to school-age population changes. In addition to looking at trends in total enrollment, it is useful to analyze the student population by grade cohort.

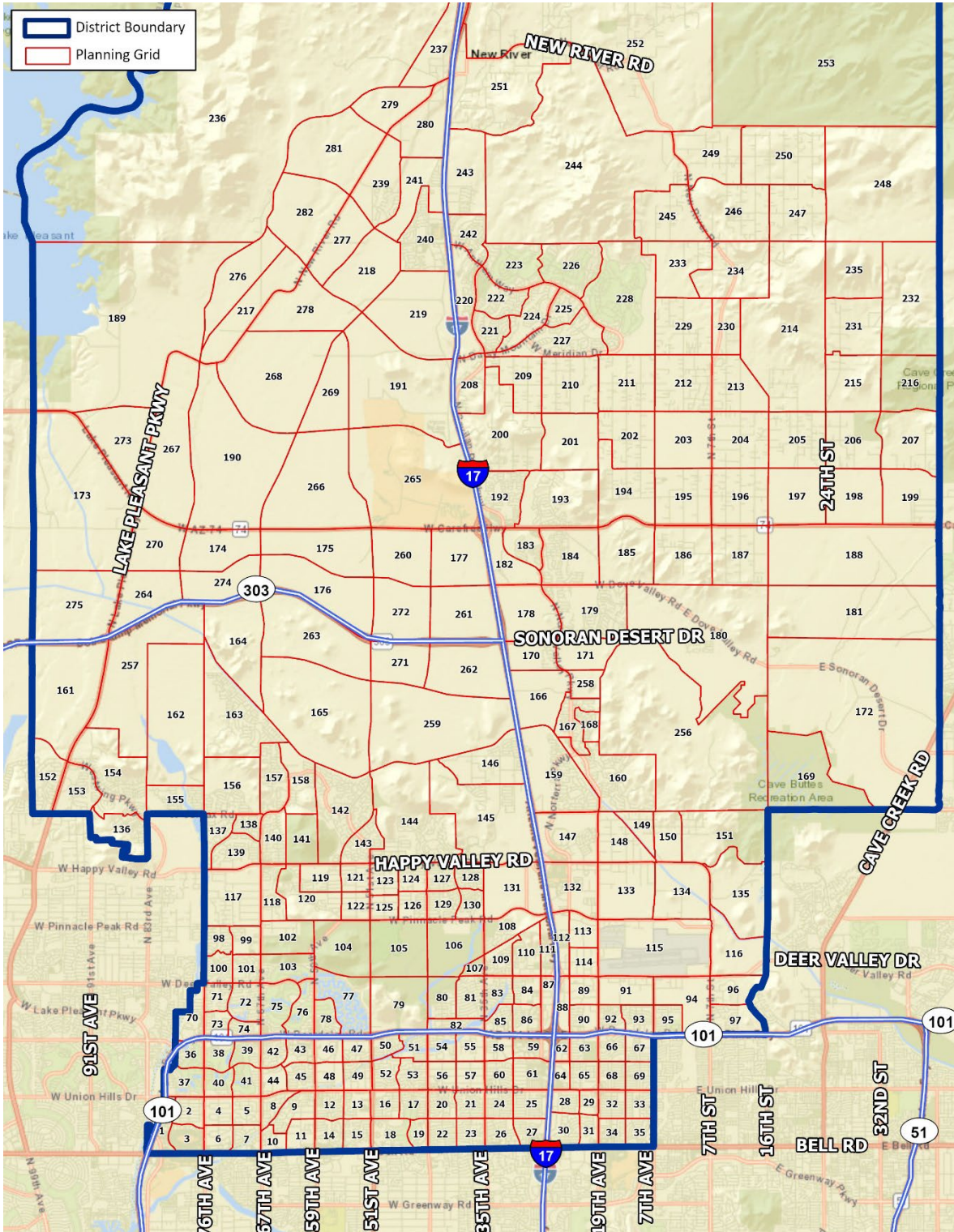
Section 3.0, Residential Development, presents information on current construction activity, vacancy rates and the potential future supply of new housing by unit type. It estimates the timing of construction based on current activity, ownership, and zoning status for vacant land available for residential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

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-level enrollment by grade for the 10-year period. These projections are developed in a top-down fashion, 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 the student population in current attendance areas. The information in this section is helpful because it identifies the geographical areas of growth using visual representations of the ten-year enrollment projections for the grid planning areas within the District.

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 not obligated to update this report for events occurring after its release date.



MAP 1 DISTRICT PLANNING GEOGRAPHIES



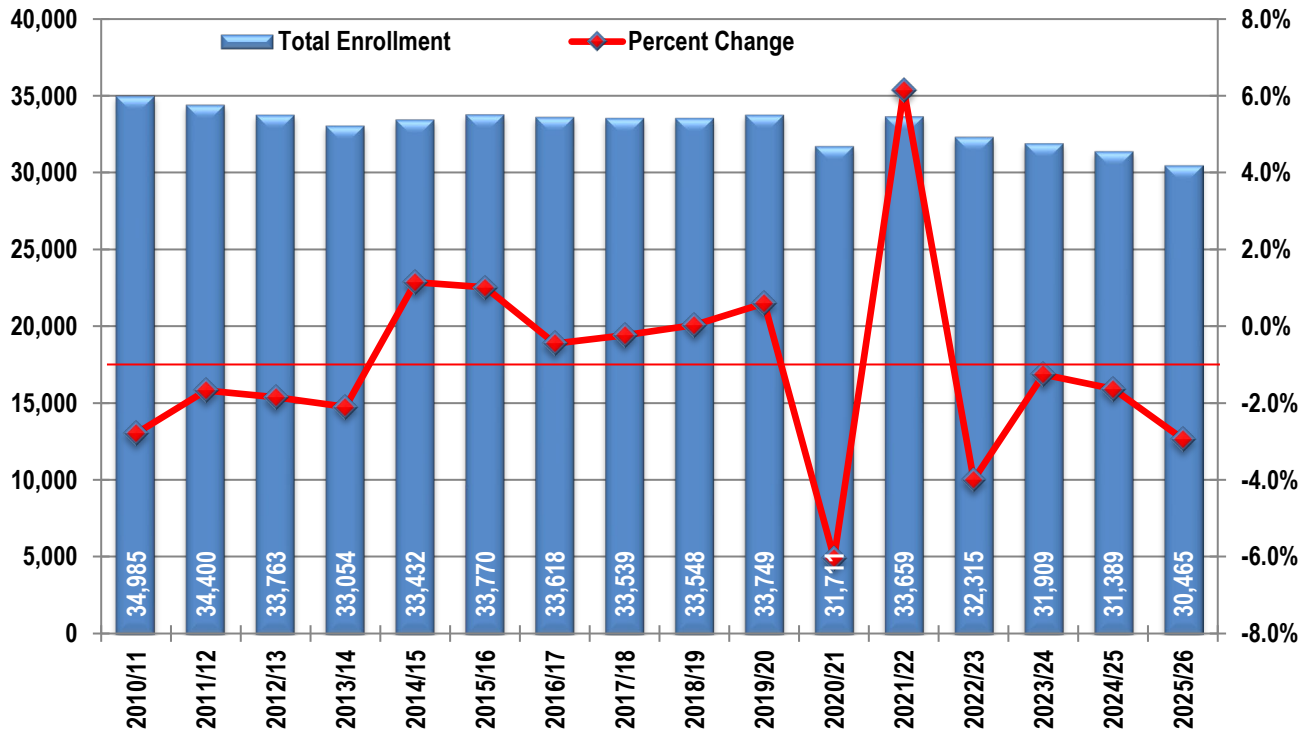


2.0 Enrollment and Demographic Trends

2.1 Enrollment

Kindergarten through 12th grade (K-12) enrollment in the District totaled 30,465 students in the fall of the 2025/26 school year, representing a decrease of about 920 students (3 percent) over the previous year (**Figure 1**). From 2010/11 to 2013/14, enrollment declined by about 1,930 students. Between 2013/14 and 2019/20, enrollment was fairly consistent and averaged about 33,500 students. There was a pandemic-induced decline of about 2,040 students in 2020/21. A rebound occurred in 2021/22, but enrollment has declined by about 3,200 students, or an average of 2.5 percent per year, since then.

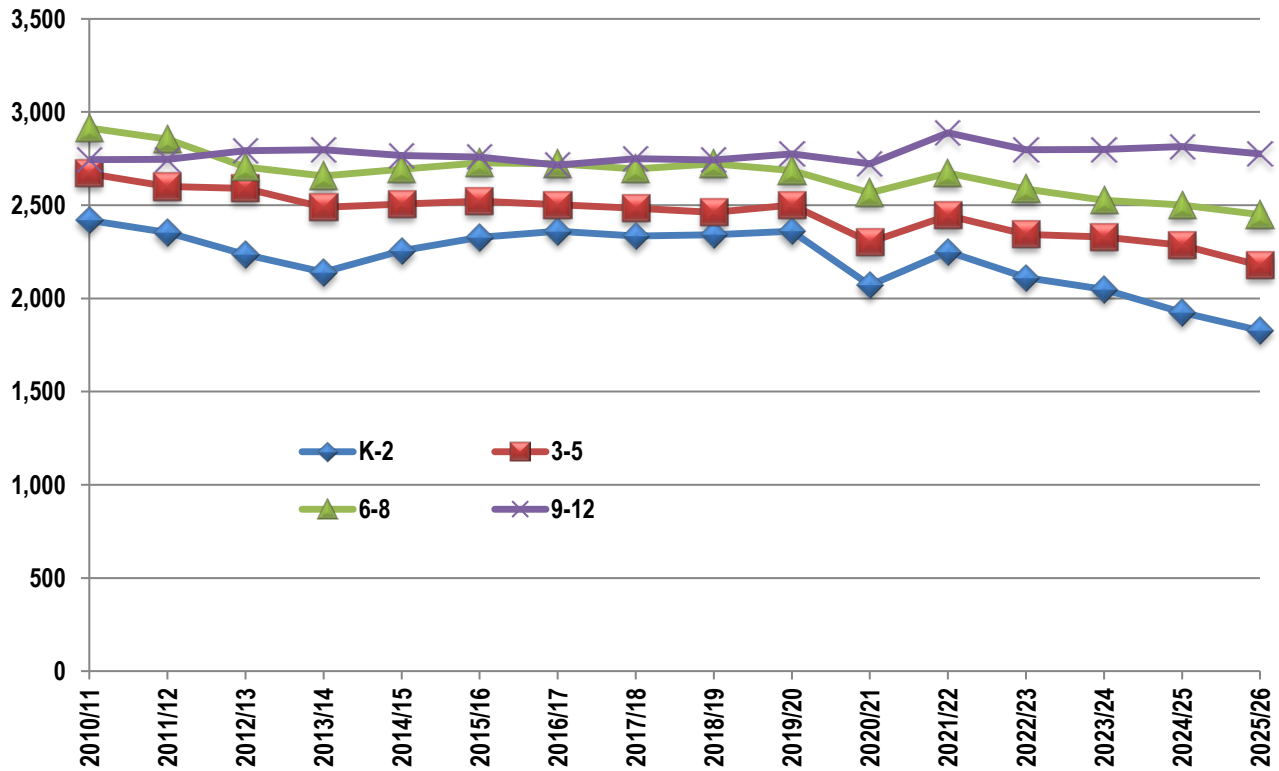
FIGURE 1
TOTAL ENROLLMENT BY YEAR AND ANNUAL GROWTH RATE



Sources: Deer Valley Unified School District; Applied Economics, 2026.

The breakdown of enrollment by grade cohort provides insights into past and current enrollment characteristics and highlights structural trends. To facilitate the comparison of the cohorts, the grades are divided into four cohorts and divided by the number of grades per cohort. **Figure 2** shows the average enrollment per grade by cohort since 2010/11.

FIGURE 2
AVERAGE ENROLLMENT PER GRADE BY COHORT



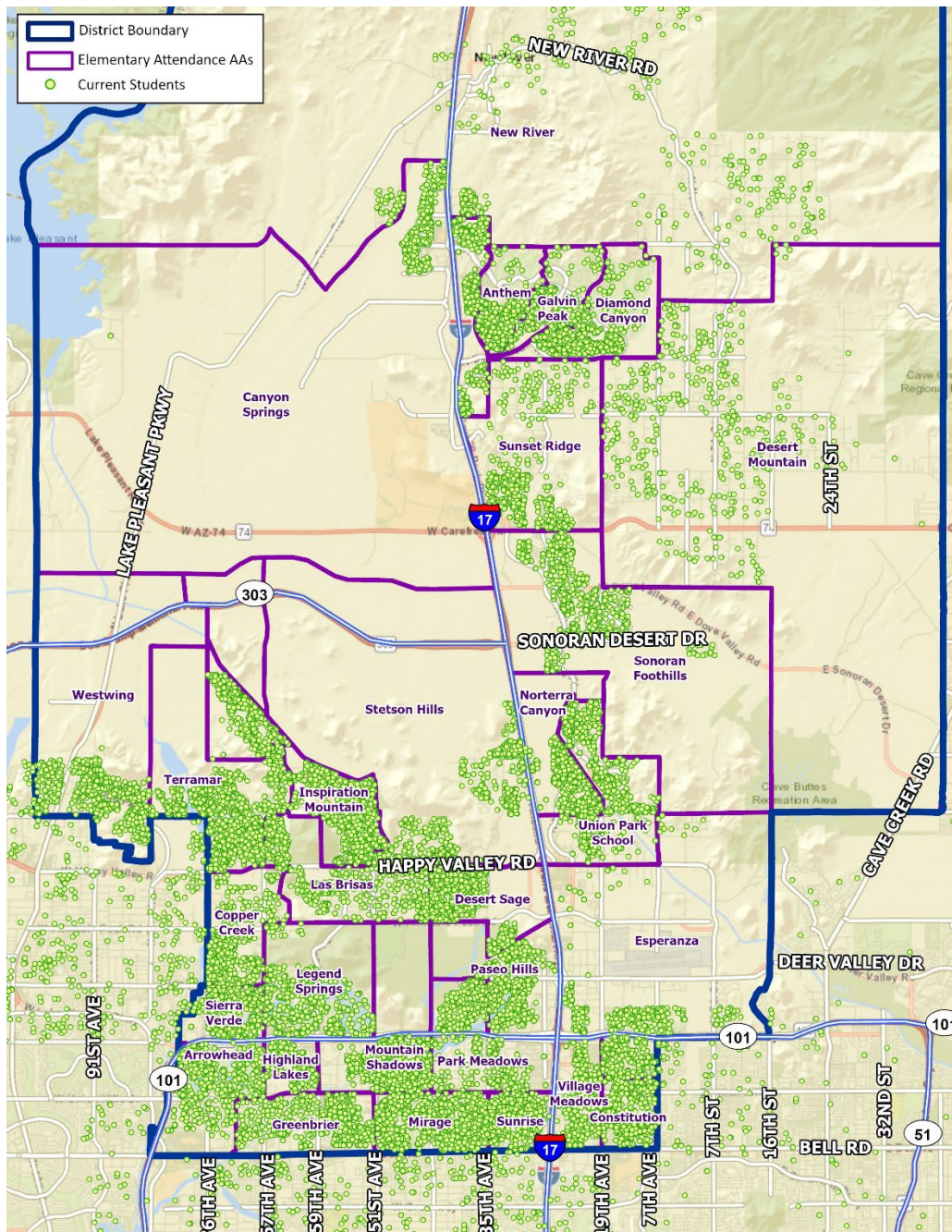
Source: Deer Valley Unified School District; Applied Economics, 2026.

Between 2010/11 and 2013/14, enrollment declined in the three youngest cohorts (Kindergarten to 2nd grade (K-2), 3rd to 5th grade (3-5), and 6th to 8th grade (6-8)), while enrollment remained steady in the 9th to 12th grade (9-12) cohort. The K-2 cohort increased slightly through 2016/17, then hovered at about 2,350 students per grade until 2019/20. The 3-5, 6-8, and 9-12 grade cohorts were steady between 2013/14 and 2019/20. In 2020/21, the K-2 cohort experienced the sharpest decline due to the pandemic, falling by about 290 students per grade. The losses in the other cohorts ranged between 50 to 200 students per grade. Following these declines, the K-2 cohort rose slightly in 2021/22 but has fallen by about 420 students per grade since then. The 3-5 cohort has followed a similar pattern to the K-2 cohort, but it has only fallen by about 270 students per grade since 2021/22. The 6-8 cohort recovered from the loss it experienced in 2020/21, but enrollment has declined by about 220 students per grade since then. Unlike the other cohorts, the 9-12 cohort per-grade enrollment was higher in 2021/22 compared to 2019/20 by about 110 students per grade; enrollment in the cohort declined by about 90 students per grade in 2022/23, but since then, enrollment has been fairly steady at about 2,800 students per grade.

While the size of an incoming Kindergarten class certainly plays a major role in determining enrollment in each successive grade level, a myriad of other factors, including increased charter school competition, special program additions or closures within the District or in neighboring Districts, and the overall economic climate, ultimately affect enrollment (and to a greater extent in some cohorts than others).

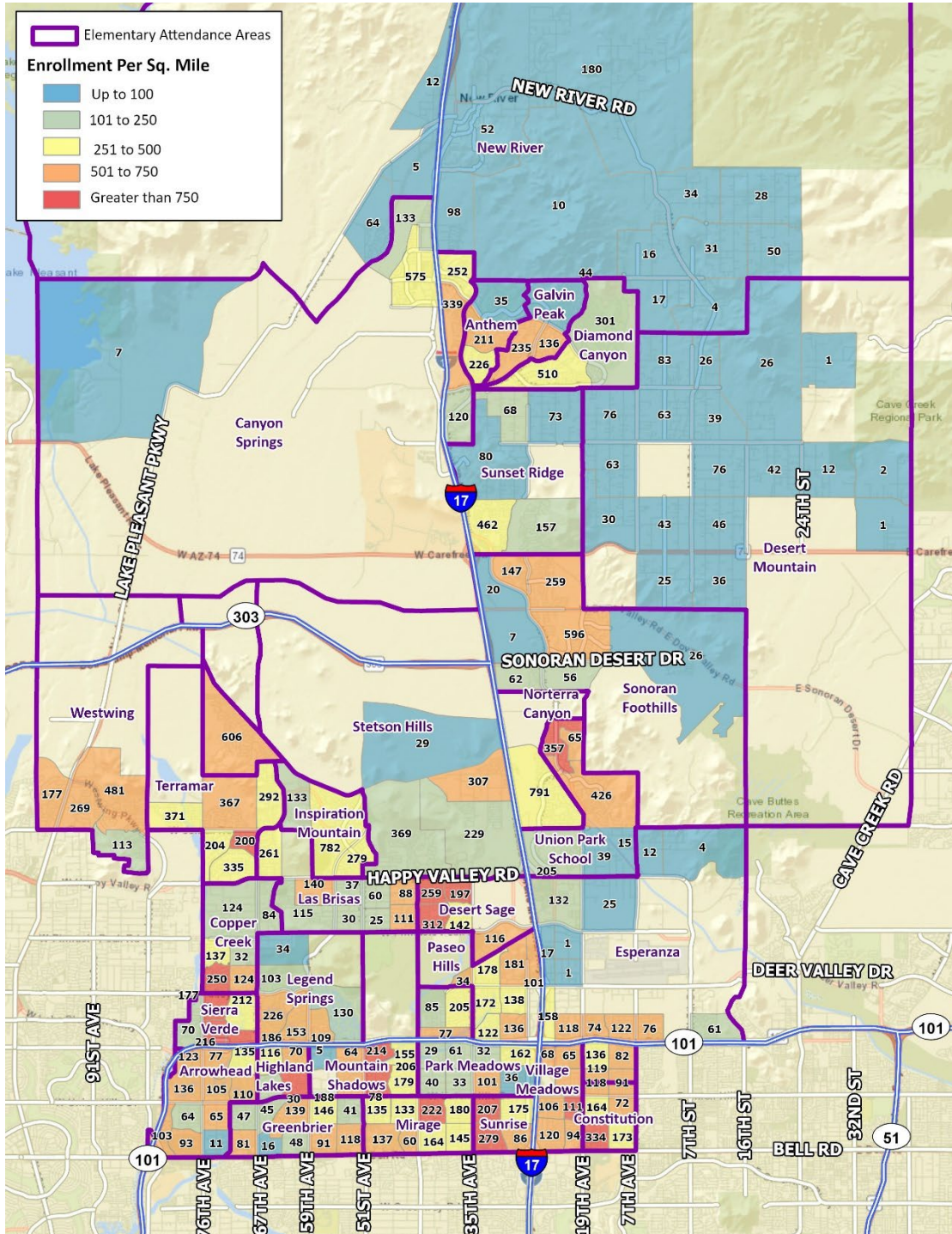
In addition to looking at enrollment by grade, it is also useful to analyze the geographic distribution of students. **Map 2** shows the current point location of students attending District schools, including those living outside District boundaries. About 2,700 of the District's 31,470 K-12 students (8.6 percent) reside outside District boundaries, up from about 1,800 students (5.3 percent) in 2015/16. The majority of the in-District students reside in the southwestern portion of the District, which is a well-established, primarily residential area. Large student concentrations also exist in new subdivisions east of I-17 and north of Jomax Road.

MAP 2
GEOGRAPHIC DISTRIBUTION OF STUDENTS: 2025/26



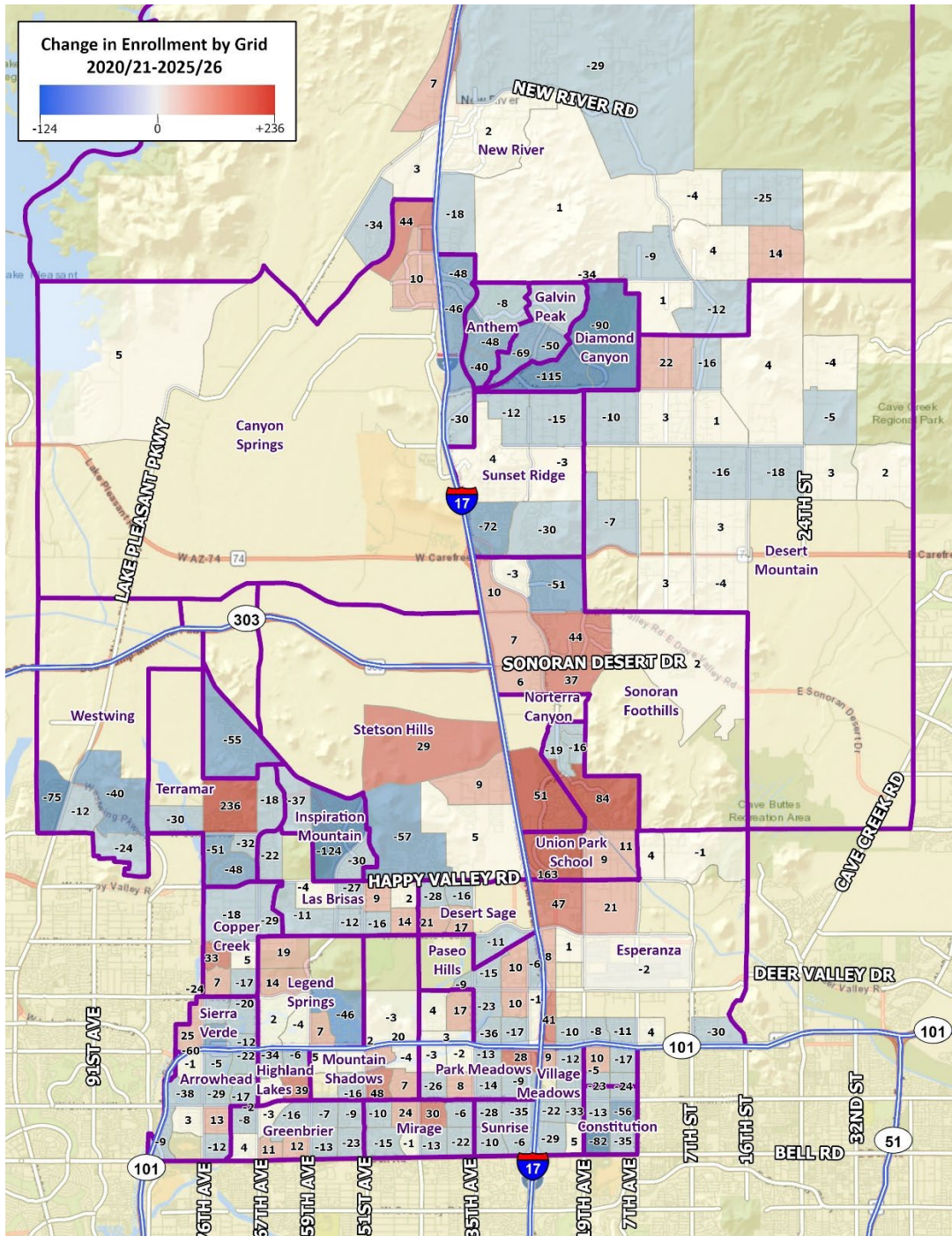
Map 3 shows the number of District students residing in each planning area (grid). Higher-density areas are concentrated in the southern portion of the District, but are also in the north, near I-17 in Anthem. Due to the significant amount of state and federal land within the District, there are large areas with little to no students.

MAP 3
ENROLLMENT DENSITY WITH COUNT BY PLANNING GRID: 2025/26



Map 4 shows changes in enrollment since 2020/21. Enrollment declines were widespread during this period, but the strongest losses were concentrated in the Anthem area and in a few pockets west of I-17, north of Happy Valley Road. The strongest growth occurred in the central portion of the District, particularly in areas east of I-17 and in the Aloravita development in the Terramar attendance area.

MAP 4
CHANGE IN ENROLLMENT: 2020/21 - 2025/26





2.2 Mobility

Turnover and enrollment retention characteristics are important to understanding the long-term trends in student behavior that will drive future enrollment totals. **Table 1** summarizes the key measurements of student movement (including the loss of students from the District one year to the next), the share that new students comprise of total enrollment each year, and the share of students that are retained from the prior year for the past 10 years.

The averages for the period 2014/15 through 2019/20 show that the share of students leaving the District after each year ranges from a low of 10 percent for 7th graders to a high of 16 percent for Kindergarteners (excluding the 98 percent of 12th graders who leave). Excluding the losses that occurred between 2019/20 and 2020/21, the averages from 2020/21 to 2025/26 were nearly identical compared to the previous period. There were some minor differences, but the overall trend of student loss peaking the year after Kindergarten and decreasing to a stable rate of around 12 percent, with the exception of the transition between middle school and high school, continued.

Averaged over the first period, the share of the next year's enrollment coming from new students ranges from a low of 6 percent in 12th grade to a high of 18 percent in both 1st and 9th grade (excluding the 77 percent of Kindergarteners that are new). The share of new students declines steadily after 1st grade as older families stabilize, although there is an increase in both 7th and 9th grade due to students returning to District middle and high schools from alternative providers. The lower shares in 10th through 12th grade reflect the reluctance of parents and students to move once in high school. For the most recent period (2020/21-2025/26), 9th graders had the largest share of new students (22 percent), a distinction normally occurring in 1st grade (17 percent).

Between 2014/15 and 2019/20, the percentage of students retained from the year before, on average, ranges from 83 percent in 1st grade (excluding Kindergarteners) to 91 percent in 12th grade. The rates tend to increase with the grade level, except for 9th grade, where some students attending District schools seek alternative providers for the same reasons that attract new students in the same class. In the following period from 2020/21 to 2025/26, the same trends continued, with retention at a low of 85 percent in the 1st and 9th grades and a high of 90 percent in the 12th grade.



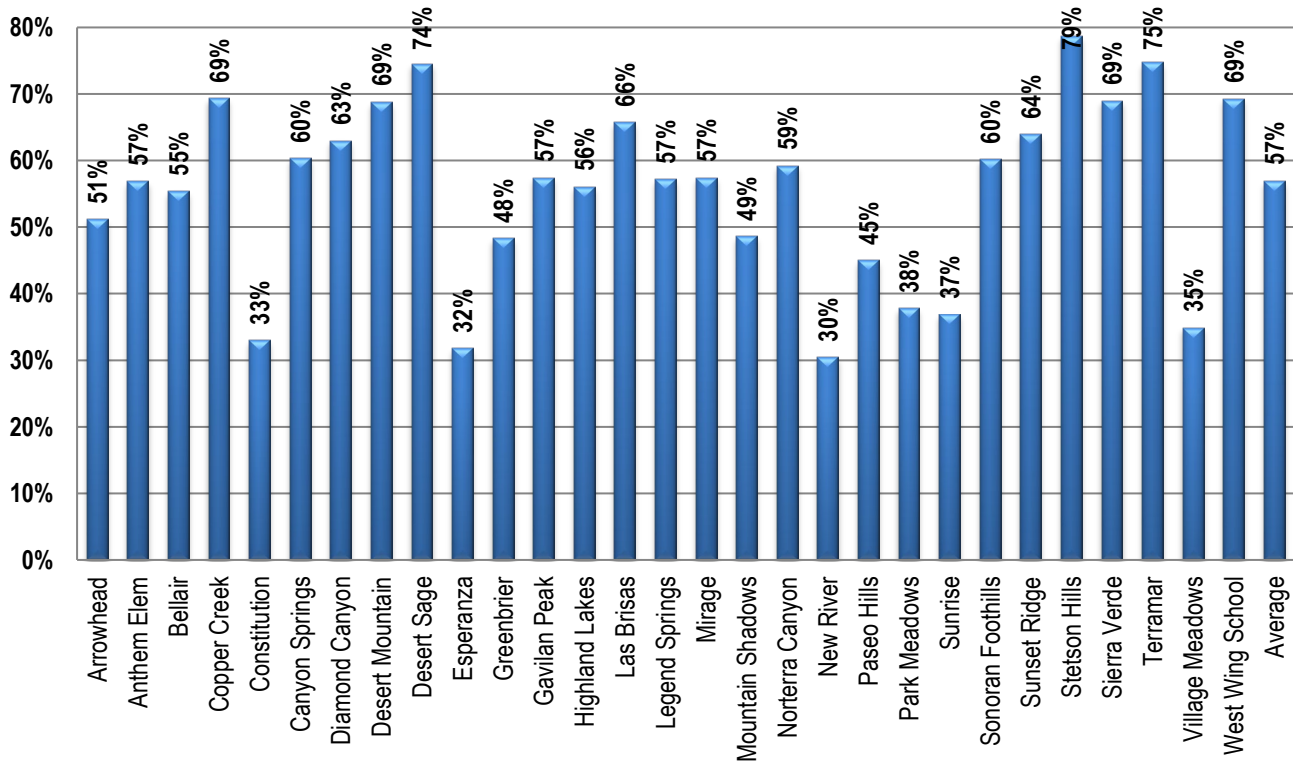
TABLE 1
DISTRICT MOBILITY RATES

Year	K	1	2	3	4	5	6	7	8	9	10	11	12
2015/16	2,373	2,327	2,294	2,433	2,572	2,569	2,645	2,799	2,749	2,812	2,780	2,743	2,772
Lost	18%	14%	14%	12%	13%	13%	11%	10%	15%	10%	12%	13%	98%
New	74%	19%	17%	17%	16%	14%	13%	15%	11%	17%	9%	8%	6%
Retained	54%	81%	85%	86%	87%	87%	87%	89%	90%	85%	90%	88%	90%
2016/17	2,337	2,361	2,382	2,363	2,526	2,617	2,587	2,770	2,811	2,818	2,758	2,670	2,618
Lost	16%	15%	13%	12%	13%	13%	12%	11%	15%	11%	10%	10%	98%
New	74%	16%	15%	15%	15%	15%	13%	15%	11%	18%	9%	8%	6%
Retained	53%	84%	84%	87%	87%	87%	87%	89%	89%	85%	89%	90%	92%
2017/18	2,331	2,327	2,347	2,459	2,414	2,577	2,607	2,704	2,775	2,917	2,766	2,708	2,607
Lost	16%	13%	13%	11%	14%	12%	13%	10%	15%	11%	12%	12%	98%
New	74%	17%	17%	14%	15%	16%	14%	17%	13%	17%	9%	10%	5%
Retained	51%	84%	87%	86%	89%	86%	88%	87%	90%	85%	89%	88%	90%
2018/19	2,256	2,348	2,421	2,346	2,551	2,486	2,653	2,730	2,785	2,854	2,857	2,688	2,573
Lost	14%	13%	13%	10%	13%	11%	13%	10%	15%	10%	11%	12%	98%
New	74%	17%	15%	14%	14%	14%	13%	16%	11%	19%	10%	8%	5%
Retained	54%	86%	86%	87%	90%	87%	89%	87%	90%	85%	90%	89%	90%
2019/20	2,379	2,335	2,369	2,455	2,455	2,594	2,526	2,766	2,766	2,915	2,848	2,778	2,563
Lost	22%	21%	19%	19%	17%	17%	17%	14%	17%	13%	16%	14%	99%
New	75%	17%	17%	15%	15%	15%	14%	17%	12%	19%	9%	8%	5%
Retained	45%	77%	79%	80%	81%	84%	82%	83%	86%	83%	87%	84%	87%
2020/21	1,992	2,205	2,218	2,249	2,358	2,402	2,486	2,542	2,711	2,838	2,773	2,591	2,524
Lost	10%	11%	9%	9%	8%	8%	10%	8%	11%	7%	6%	6%	97%
New	79%	19%	16%	16%	15%	14%	14%	18%	14%	21%	10%	9%	7%
Retained	53%	89%	89%	91%	90%	92%	91%	90%	92%	89%	93%	93%	96%
2021/22	2,226	2,185	2,340	2,392	2,397	2,545	2,550	2,734	2,733	3,055	2,959	2,854	2,689
Lost	19%	18%	18%	17%	16%	16%	17%	14%	20%	15%	19%	17%	99%
New	74%	22%	20%	19%	18%	16%	16%	18%	14%	25%	11%	10%	6%
Retained	48%	81%	81%	82%	83%	84%	83%	84%	85%	79%	85%	81%	84%
2022/23	2,053	2,313	2,219	2,363	2,414	2,416	2,515	2,625	2,722	2,878	2,899	2,654	2,559
Lost	14%	13%	12%	11%	11%	10%	11%	9%	14%	8%	8%	8%	98%
New	69%	12%	10%	10%	11%	10%	10%	12%	9%	20%	7%	7%	4%
Retained	n/a	86%	87%	89%	89%	89%	90%	90%	90%	87%	92%	92%	93%
2023/24	1,865	1,996	2,220	2,180	2,362	2,400	2,397	2,558	2,590	2,938	2,853	2,844	2,580
Lost	13%	12%	12%	12%	11%	11%	12%	9%	15%	9%	10%	10%	99%
New	71%	17%	14%	13%	13%	13%	11%	14%	12%	23%	9%	8%	6%
Retained	43%	86%	88%	88%	87%	89%	89%	88%	92%	85%	91%	90%	91%
2024/25	1,792	1,929	2,046	2,244	2,194	2,428	2,400	2,468	2,658	2,872	2,928	2,776	2,735
Lost	15%	14%	12%	13%	13%	12%	13%	12%	15%	12%	11%	11%	99%
New	70%	16%	15%	13%	13%	13%	12%	15%	12%	22%	9%	7%	5%
Retained	41%	84%	86%	87%	87%	88%	88%	87%	88%	85%	88%	89%	89%
2025/26	1,726	1,801	1,957	2,061	2,260	2,211	2,418	2,442	2,487	2,869	2,787	2,821	2,625
AVERAGE THROUGH 2014/15 - 2019/20													
Lost	16%	14%	13%	12%	13%	12%	12%	10%	15%	11%	11%	12%	98%
New	75%	18%	17%	15%	15%	15%	13%	16%	11%	18%	9%	9%	6%
Retained	53%	83%	85%	86%	88%	87%	88%	88%	90%	85%	89%	89%	91%
AVERAGE THROUGH 2020/21 - 2025/26													
Lost	14%	13%	12%	13%	12%	12%	13%	10%	15%	10%	11%	11%	98%
New	73%	17%	15%	14%	14%	13%	13%	15%	12%	22%	9%	8%	6%
Retained	46%	85%	86%	87%	87%	88%	88%	87%	89%	85%	89%	88%	90%

Sources: Deer Valley Unified School District, 2014-2025; Applied Economics, 2026.

Using the mobility data, tracking the share of students who stay in the District over time is also possible. Overall, the data compiled for 1st through 8th grades showed that about 57 percent of 1st graders were likely to attend a District school through 8th grade. The largest drop, 14 percent, occurred from 2nd to 3rd grade, followed by 13 percent from 1st to 2nd grade, falling to about 2 percent in 8th grade. As shown in **Figure 3**, the long-term survival rate varies significantly by elementary attendance area (i.e., where the student attended 1st grade), ranging from 30 percent in the New River attendance area to 79 percent in the Stetson Hills attendance area.

FIGURE 3
SHARE OF STUDENTS STAYING IN THE DISTRICT FROM 1st - 8th GRADE
2018/19 - 2025/26



The movement of students between 8th and 9th grade has become a very important part of the enrollment projections for high schools. **Table 2** details the impact of these shifts by comparing the number of 8th grade students in each attendance area to the number of 9th grade students in each attendance area the next year, and also the number of 8th graders by attendance area and the number of 9th graders by school the next year.

The relationship between the number of 8th graders by attendance area and the number of 9th graders by school shows that 9th grade enrollment now typically exceeds 8th grade enrollment in the previous year. The only exception occurs at Barry Goldwater High School where roughly 63 percent of 8th graders in the school's attendance area were enrolled in 9th grade at the school. The data also reveals significant movement between schools from 8th to 9th grade.

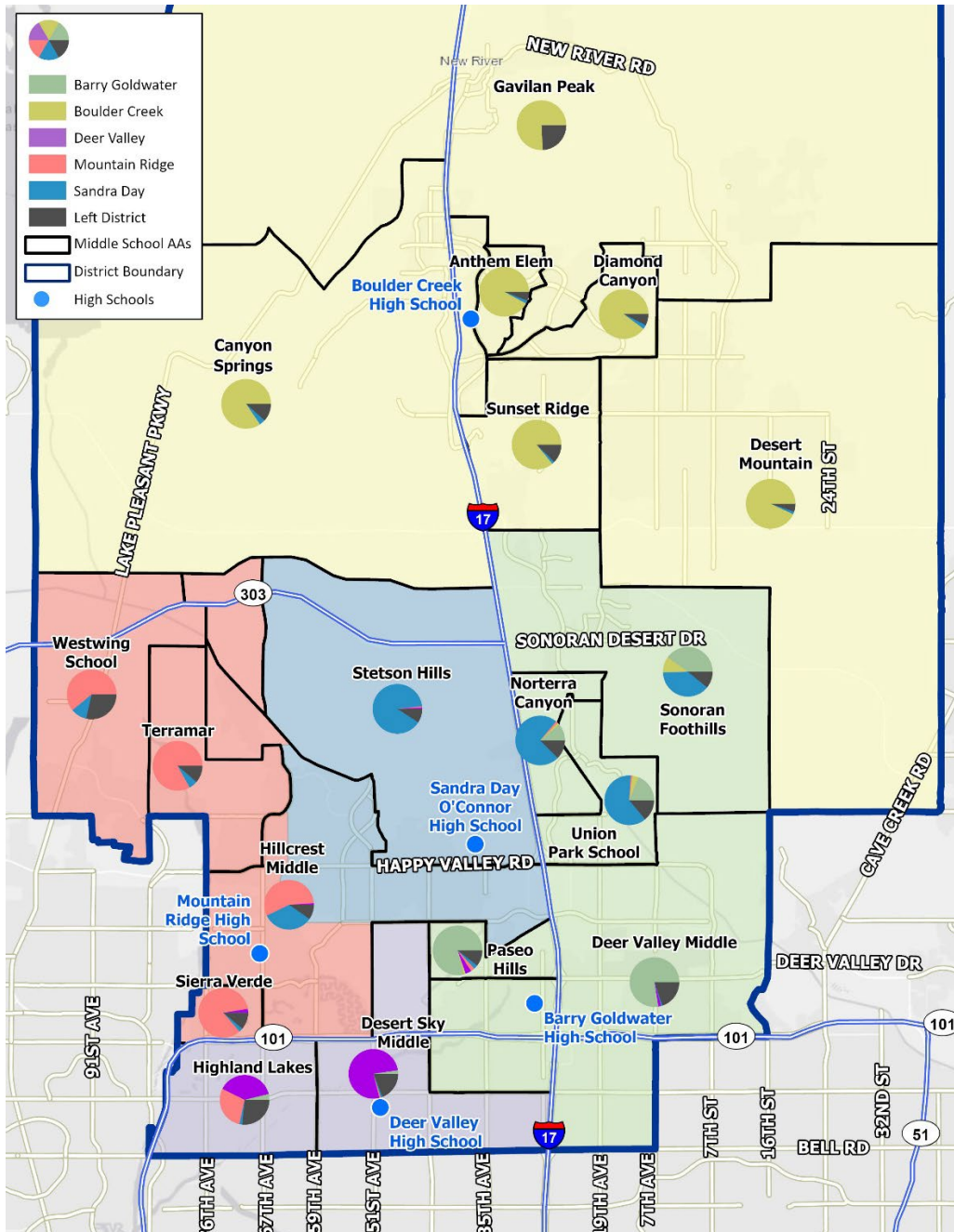
TABLE 2
8th TO 9th GRADE TRANSITION STATISTICS

AA/SCHOOL	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
8TH GRADERS BY ATTENDANCE AREA										
MOUNTAIN RIDGE	454	457	458	444	448	397	397	388	421	382
DEER VALLEY	385	365	332	363	330	333	349	329	373	318
BARRY GOLDWATER	622	589	603	633	632	686	638	648	637	576
SANDRA DAY	589	582	614	604	583	552	597	580	544	546
BOULDER CREEK	630	645	622	551	542	560	536	435	453	450
OUT OF DISTRICT	131	137	145	171	175	190	192	203	217	198
TOTAL	2,811	2,775	2,774	2,766	2,710	2,718	2,709	2,583	2,645	2,470
9TH GRADERS BY ATTENDANCE AREA										
MOUNTAIN RIDGE	471	468	486	470	470	486	425	420	424	443
DEER VALLEY	373	371	350	340	328	373	338	363	348	386
BARRY GOLDWATER	540	621	558	612	626	695	667	669	697	676
SANDRA DAY	565	608	617	670	657	657	622	702	672	619
BOULDER CREEK	709	683	667	652	583	612	609	570	491	495
OUT OF DISTRICT	160	166	176	171	174	221	217	212	240	250
TOTAL	2,818	2,917	2,854	2,915	2,838	3,044	2,878	2,936	2,872	2,869
PROGRESSION OF 8TH GRADERS BY ATTENDANCE AREA TO 9TH GRADERS BY ATTENDANCE AREA										
MOUNTAIN RIDGE	109.5%	103.1%	106.3%	102.6%	105.9%	108.5%	107.1%	105.8%	109.3%	105.2%
DEER VALLEY	98.4%	96.4%	95.9%	102.4%	90.4%	113.0%	101.5%	104.0%	105.8%	103.5%
BARRY GOLDWATER	101.3%	99.8%	94.7%	101.5%	98.9%	110.0%	97.2%	104.9%	107.6%	106.1%
SANDRA DAY	95.1%	103.2%	106.0%	109.1%	108.8%	112.7%	112.7%	117.6%	115.9%	113.8%
BOULDER CREEK	104.6%	108.4%	103.4%	104.8%	105.8%	112.9%	108.8%	106.3%	112.9%	109.3%
OUT OF DISTRICT	118.5%	126.7%	128.5%	117.9%	101.8%	126.3%	114.2%	110.4%	118.2%	115.2%
AVERAGE	102.5%	103.8%	102.8%	105.1%	102.6%	112.3%	105.9%	108.4%	111.2%	108.5%
9TH GRADERS BY SCHOOL										
MOUNTAIN RIDGE	604	577	632	644	725	750	718	717	746	781
DEER VALLEY	424	435	407	382	376	489	429	511	432	447
BARRY GOLDWATER	413	492	408	457	447	468	421	406	433	402
SANDRA DAY	603	675	707	757	683	638	655	708	714	699
BOULDER CREEK	747	718	689	648	585	658	613	564	510	514
OTHER	27	20	11	27	22	41	42	30	37	26
TOTAL	2,818	2,917	2,854	2,915	2,838	3,044	2,878	2,936	2,872	2,869
PROGRESSION OF 8TH GRADERS BY ATTENDANCE AREA TO 9TH GRADERS BY SCHOOL										
MOUNTAIN RIDGE	140.5%	127.1%	138.3%	140.6%	163.3%	167.4%	180.9%	180.6%	192.3%	185.5%
DEER VALLEY	111.9%	113.0%	111.5%	115.1%	103.6%	148.2%	128.8%	146.4%	131.3%	119.8%
BARRY GOLDWATER	77.5%	79.1%	69.3%	75.8%	70.6%	74.1%	61.4%	63.6%	66.8%	63.1%
SANDRA DAY	101.5%	114.6%	121.5%	123.3%	113.1%	109.4%	118.7%	118.6%	123.1%	128.5%
BOULDER CREEK	110.2%	114.0%	106.8%	104.2%	106.2%	121.4%	109.5%	105.2%	117.2%	113.5%
AVERAGE	102.5%	103.8%	102.8%	105.1%	102.6%	112.3%	105.9%	108.4%	111.2%	108.5%

Sources: Deer Valley Unified School District, 2015-2025; Applied Economics, 2026.

Another way to examine the relationship between 8th graders by school and 9th graders by high school chosen school, which may have meant leaving the District. This information is detailed in **Appendix A** and summarized in **Map 5**. It primarily shows that the distribution of 9th graders from each school follows logical patterns, with most students choosing the school indicated by their residence; however, in some cases, the 8th-grade class splits and goes to several high schools. For instance, in 2025/26, the majority (74 percent) of Norterra Canyon 8th graders enrolled at Sandra Day O'Connor rather than Barry Goldwater, the area's designated high school (11 percent), and a substantial number of students (13 percent) chose to attend high school outside of the District.

MAP 5
TRANSITION OF 8th GRADERS TO HIGH SCHOOL





2.3 Demographics

Table 3 displays Census data on key population and housing characteristics in the District for 2010 and 2020, along with estimates for 2025 prepared by Applied Economics. This information can help to explain recent enrollment trends and the current character of the area. Between 2010 and 2020, the District’s population grew by just over 29,600 people (or 1.2 percent per year, on average). The current population is estimated at about 284,140 persons, representing an average increase of 1.1 percent per year since 2020.

Compared to the previous decade, the average annual rate of growth in housing units and households has increased since 2020. The population per household has declined from 2.74 in 2010 to 2.65 in 2025, driven by the increase in multifamily housing.

**TABLE 3
DEMOGRAPHIC TRENDS**

	2010	2020	2025	Change 2010-2020		Change 2020-2025	
	Census	Census	Estimate	Total	Percent*	Total	Percent*
Population	239,040	268,641	284,143	29,601	1.2%	15,502	1.1%
Housing Units	96,493	105,964	116,438	9,471	0.9%	10,474	1.9%
Households	87,217	99,479	107,356	12,262	1.3%	7,877	1.5%
<i>Population Per</i>	2.74	2.70	2.65	-0.04	-0.1%	-0.05	-0.5%

Sources: Bureau of the Census, 2010 and 2020; American Community Survey, 2024; Applied Economics, 2026.

* Annual compound rate of change.

About 69 percent of the District’s population in 2025 is White, a decrease of about 10 percentage points from 2010 (**Table 2**). Meanwhile, the Hispanic population has increased by about 3 percent, while the Asian population has increased by nearly 2 percent. The White and Hispanic populations combined total about 84 percent of the population in 2025.

**TABLE 4
DEMOGRAPHIC TRENDS – RACE & ETHNICITY**

	2010	2020	2025	Change 2010-2020		Change 2020-2025	
	Census	Census	Estimate	Total	Percent*	Total	Percent*
Population	239,040	268,641	284,143	29,601	1.2%	15,502	1.1%
<i>By Race & Ethnicity:</i>							
White	79.2%	70.9%	68.7%	910	0.0%	4,785	0.5%
African American	2.4%	3.0%	3.2%	2,323	3.5%	1,265	3.0%
Native American	0.7%	0.8%	0.8%	330	1.7%	170	1.6%
Asian	4.9%	6.0%	6.6%	4,387	3.2%	2,698	3.1%
Hispanic	12.6%	14.5%	15.4%	8,913	2.6%	4,674	2.3%
Other	0.2%	4.9%	5.3%	12,738	42.6%	1,911	2.8%

Sources: Bureau of the Census, 2010 and 2020; American Community Survey, 2024; Applied Economics, 2026.

* Annual compound rate of change.

Census data indicates that the population in the District is aging, which impacts enrollment trends. As shown in **Table 5**, the share of persons under the age of five years declined from almost 7 percent in 2010 to less than 6 percent in 2025. At the same time, the number of school-age persons (5- to 17-year-old persons) has decreased both in number and in their share of the population from about 20 percent in 2010 to 16 percent in 2025. The prime parenting-age group (25 to 44 years old) increased in number since 2010, but their growth was lower than that of the overall population in the District, resulting in a decline in their share by about 3 percent. The 45 and older age groups have increased in their share of the population from about 35 percent in 2010 to over 44 percent in 2025, with most of the growth occurring between 2010 and 2020.

**TABLE 5
DEMOGRAPHIC TRENDS – AGE**

	2010	2020	2025	Change 2010-2020		Change 2020-2025	
	Census	Census	Estimate	Total	Percent*	Total	Percent*
Population	239,040	268,641	284,143	29,601	1.2%	15,502	1.1%
<i>By Age:</i>							
Age 0-4	6.9%	5.9%	5.5%	-637	-0.4%	-345	-0.4%
Age 5-13	13.6%	11.8%	10.9%	-800	-0.2%	-800	-0.5%
Age 14-17	6.0%	5.4%	5.1%	194	0.1%	-89	-0.1%
Age 18-24	8.4%	7.7%	7.5%	666	0.3%	513	0.5%
Age 25-44	29.8%	27.1%	26.6%	1,524	0.2%	2,917	0.8%
Age 45-64	27.1%	28.3%	28.9%	11,321	1.6%	6,196	1.6%
Age 65 Up	8.1%	13.7%	15.4%	17,334	6.6%	7,110	3.6%

Sources: Bureau of the Census, 2010 and 2020; American Community Survey, 2024; Applied Economics, 2026.

* Annual compound rate of change.

Since 2010, almost 20,000 new units have been added to the District’s inventory, and the average annual rate of growth has increased by 1 percent over the past five years (**Table 6**). Occupancy rates are currently at about 92 percent, which is an increase compared to 2010 but a slight decrease compared to 2020. This is largely due to the increase in multifamily units, which account for just over 40 percent of all units added since 2020. The implication for District enrollment is that rental units tend to have higher turnover rates. This trend can serve to stabilize the age structure of the student population since these households tend to be replaced by new households with similar characteristics, rather than aging in place.

Between 2010 and 2020, the shares of owners and renters both increased with the decline of the vacancy rate. In 2010, about 25 percent of units were renter-occupied, which shifted to almost 26 percent by 2020. At the same time, the share of owner-occupied units increased by almost 3 percent. Adjusting the vacancy rate to remove the seasonal-use units, the vacancy rate fell from about 7 percent in 2010 to 4 percent by 2020. In 2025, the adjusted vacancy rate increased to over 6 percent, causing declines in the share of both owner- and renter-occupied units. About 92 percent of the housing units in the District are currently owner-occupied, while about 25 percent are renter-occupied.

**TABLE 6
DEMOGRAPHIC TRENDS – HOUSING UNITS**

	2010	2020	2025	Change 2010-2020		Change 2020-2025	
	Census	Census	Estimate	Total	Percent*	Total	Percent*
Housing Units	96,493	105,964	116,438	9,471	0.9%	10,474	1.9%
Occupied	90.4%	93.9%	92.2%	12,262	1.3%	7,877	1.5%
Owner	65.5%	68.2%	67.5%	9,076	1.4%	6,330	1.7%
Renter	24.9%	25.7%	24.7%	3,186	1.3%	1,547	1.1%
Vacant	9.6%	6.1%	7.8%	-2,791	-3.5%	2,597	7.0%
Seasonal Use	2.2%	1.7%	1.6%	-313	-1.6%	39	0.4%
<i>By Unit Type:</i>							
Single Family	82.5%	83.9%	81.7%	9,303	1.1%	6,219	1.4%
Multifamily	17.5%	16.1%	18.3%	168	0.1%	4,255	4.6%

Sources: Bureau of the Census, 2010 and 2020; American Community Survey, 2024; Applied Economics, 2026.

* Annual compound rate of change.

The distribution of households by age can be an indicator of future student enrollment. As such, it is important to note that there has been a slight aging in the householder population since 2010 (**Table 7**). The share of householders aged 35 to 44, which drive elementary-age enrollment, has declined from about 24 percent of householders in 2010 to 18 percent in 2025. The share of householders aged 25 to 34 may also contribute to elementary-age enrollment, and it has fallen from 17 percent of householders in 2010 to 15 percent in 2025. The share of householders aged 45 to 54, which typically drive high school enrollment, has declined by about 3 percent since 2010 and is now at about 22 percent of householders. The share of householders 65 and older has increased from 13 percent in 2010 to over 23 percent in 2025.

The aging of owner-households, in particular, has an impact on younger families who want to buy a house. In 2025, householders 35 to 54 accounted for 28 percent of households, or 38 percent of owners. This is a decline compared to 2010 when householders in this same age group accounted for 36 percent of households, or 50 percent of owners. While this decline in younger owners occurred, there was an increase in older owner-households. Owner households 65 and older increased from 11 percent of householders (16 percent of owners) in 2010 to almost 21 percent of householders (28 percent of owners) in 2025. Like many districts, the majority of renter households are between the ages of 25 to 44. Unlike many other districts, however, the greatest growth in renter households in the District has occurred in the population aged 55 to 74.

The increase in renters has likely helped to maintain some stability in class sizes and will continue to do so in the future. A greater proportion of owner-occupied units will typically increase the student population in the near-term, but it will then decrease over time until the neighborhood begins to regenerate.



TABLE 7
DEMOGRAPHIC TRENDS – HOUSEHOLDS

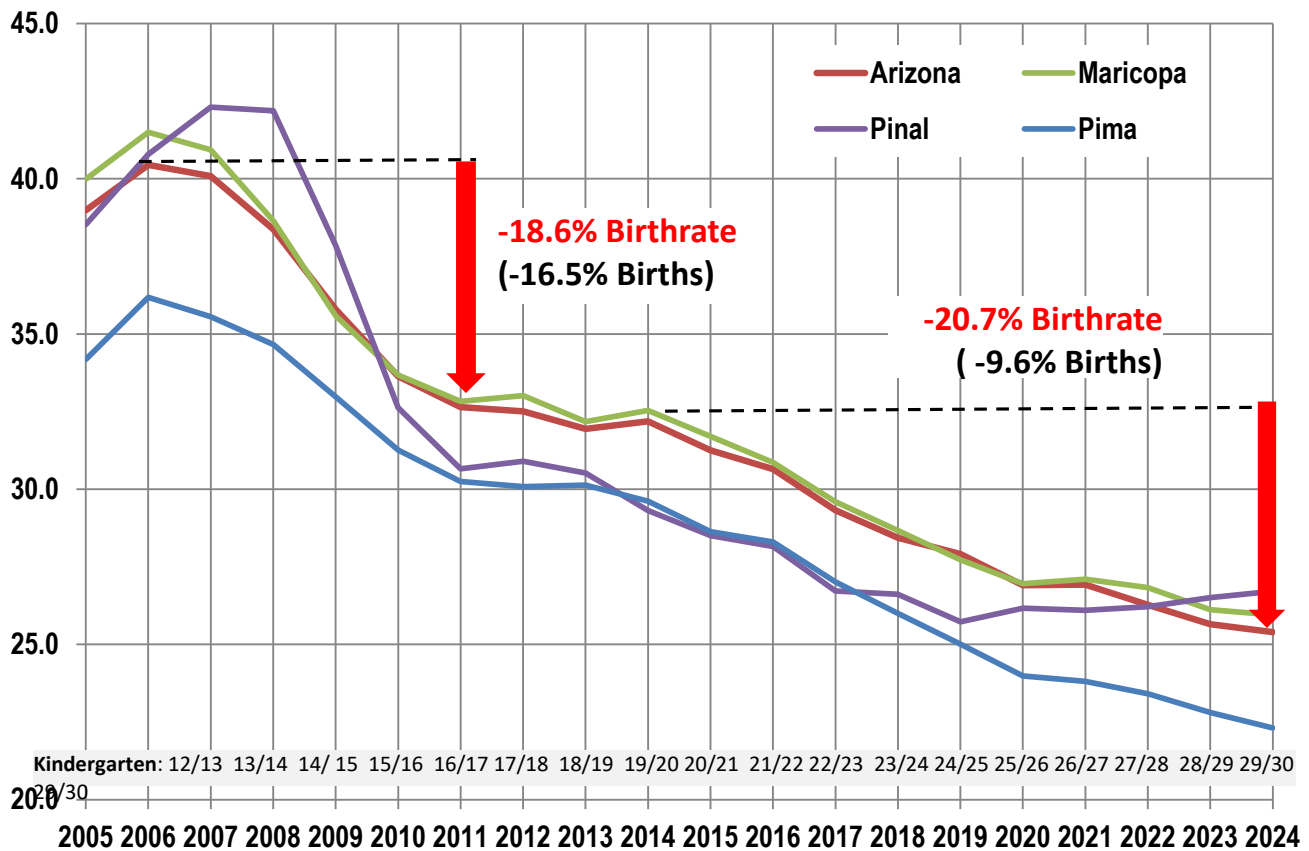
	2010	2020	2025	Change 2010-2020		Change 2020-2025	
	Census	Census	Estimate	Total	Percent*	Total	Percent*
Households	87,217	99,479	107,356	12,262	1.3%	7,877	1.5%
<i>Householders by Age:</i>							
Under 25	4.2%	2.4%	2.0%	-1,327	-4.4%	-190	-1.7%
25 to 34	17.0%	15.5%	14.9%	612	0.4%	544	0.7%
35 to 44	23.5%	18.9%	17.7%	-1,708	-0.9%	210	0.2%
45 to 54	24.5%	22.5%	21.5%	939	0.4%	693	0.6%
55 to 64	17.7%	19.9%	20.6%	4,365	2.5%	2,312	2.2%
65 to 74	8.8%	14.4%	15.5%	6,662	6.4%	2,307	3.0%
Over 75	4.2%	6.4%	7.8%	2,718	5.7%	2,000	5.6%
<i>Owners by Age</i>							
Under 25	0.9%	0.3%	0.2%	-482	-8.6%	-77	-5.1%
25 to 34	8.6%	7.7%	7.3%	216	0.3%	191	0.5%
35 to 44	16.7%	12.3%	11.2%	-2,308	-1.7%	-279	-0.5%
45 to 54	19.7%	17.3%	16.4%	32	0.0%	423	0.5%
55 to 64	15.3%	16.7%	17.3%	3,294	2.2%	1,968	2.3%
65 to 74	7.8%	12.6%	13.4%	5,764	6.4%	1,855	2.8%
Over 75	3.5%	5.7%	7.4%	2,560	6.2%	2,249	6.9%
<i>Renters by Age</i>							
Under 25	3.3%	2.0%	1.8%	-846	-3.5%	-113	-1.2%
25 to 34	8.4%	7.8%	7.6%	397	0.5%	354	0.9%
35 to 44	6.8%	6.6%	6.5%	600	1.0%	489	1.5%
45 to 54	4.9%	5.2%	5.0%	907	2.0%	270	1.0%
55 to 64	2.5%	3.2%	3.3%	1,072	4.1%	344	2.0%
65 to 74	1.0%	1.8%	2.1%	898	7.1%	453	4.6%
Over 75	0.7%	0.7%	0.5%	159	2.5%	-248	-7.9%
<i>Population Per</i>	2.74	2.70	2.65	-0.04	-0.1%	-0.05	-0.5%

Sources: Bureau of the Census, 2010 and 2020; American Community Survey, 2024; Applied Economics, 2026.

* 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 has increased. Births in Arizona dropped by 10 percent since 2014, down to 78,344 in 2024. In the last year, births increased by 0.7 percent in Arizona. Births also increased slightly in Maricopa County by 1.1 percent and in Pinal County by 4.5 percent in 2024. The impact of the declining birth rate on Kindergarten enrollment is delayed 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.



Historical birth and enrollment data are used to project Kindergarten enrollment in the near term. Analyzing in-District Kindergarten enrollment versus county births and the trends in birth rates in the metropolitan area is useful in understanding the impact on a particular District.

Table 8 shows near-term Kindergarten enrollment projections for the District based on county and District birth data. The Maricopa County data shows a historical decline, followed by a modest increase in the number of births since 2020 during a period of high population growth. The lagged relationship between county birth data and actual Kindergarten enrollment shows the District's share of lagged births beginning at about 4.4 percent in 2015/16 and falling to 3.4 percent in 2025/26. Assuming a slow decline in the share of county-lagged births and applying those shares to the number of county births through 2029/30 results in a projected decline in in-District Kindergarten enrollment from about 1,730 students in 2025/26 to 1,540 students in 2029/30.

The proportion of children born in the District who enroll in Kindergarten has dropped significantly, from about 92 percent for the 2015/16 class to 72 percent for the 2025/26 class, with a further decline expected for the 2028/29 class. Both models are consistent in their overall predictions, with the Maricopa model forecasting 1,570 students and the Deer Valley model predicting 1,610 students for the 2028/29 Kindergarten class. However, this does present an opportunity for the District to try to retain a higher proportion of students. Doing so could lead to larger, more stable Kindergarten class sizes in the future, as the number of births in the District appears to have stabilized over the last few years.



TABLE 8
PROJECTED KINDERGARTEN ENROLLMENT BASED ON PAST
MARICOPA COUNTY AND DISTRICT BIRTHS

Year	Births	School Year	Kindergarten Enrollment	Share of Lagged Births
Maricopa County				
2010	54,229	2015/16	2,363	4.36%
2011	53,361	2016/17	2,337	4.38%
2012	54,475	2017/18	2,331	4.28%
2013	53,848	2018/19	2,256	4.19%
2014	55,285	2019/20	2,379	4.30%
2015	54,600	2020/21	1,942	3.56%
2016	54,021	2021/22	2,107	3.90%
2017	52,470	2022/23	1,982	3.78%
2018	51,701	2023/24	1,893	3.66%
2019	50,998	2024/25	1,802	3.53%
2020	49,081	2025/26	1,726	3.43%
2021	50,245	2026/27	1,675	3.33%
2022	50,531	2027/28	1,634	3.23%
2023	50,113	2028/29	1,570	3.13%
2024	50,663	2029/30	1,537	3.03%
Deer Valley Unified School District *				
2010	2,584	2015/16	2,363	91.5%
2011	2,619	2016/17	2,337	89.2%
2012	2,638	2017/18	2,331	88.4%
2013	2,523	2018/19	2,256	89.4%
2014	2,557	2019/20	2,379	93.0%
2015	2,576	2020/21	1,942	75.4%
2016	2,579	2021/22	2,107	81.7%
2017	2,490	2022/23	1,982	79.6%
2018	2,392	2023/24	1,865	78.0%
2019	2,410	2024/25	1,792	74.4%
2020	2,386	2025/26	1,726	72.4%
2021	2,420	2026/27	1,703	70.4%
2022	2,379	2027/28	1,626	68.4%
2023	2,418	2028/29	1,605	66.4%

Sources:

Arizona Department of Health Services, 2010 - 2025.

Deer Valley Unified School District, 2010 - 2025; Applied Economics, 2026.

* Births estimated based on zip code level information.

Coloring indicates projections



2.4 Alternative Providers

In general, public school districts face competition for students from charter, private, and online/home schools, as well as from neighboring public school districts through open enrollment policies. As a result, when correlating household and school-age population changes with District enrollment, it is necessary to account for the share of the District's school-age population that may be served by other providers, including charter schools and private schools.

There are 17 charter schools operating within the District's boundaries, serving 6,950 K-12 students, and another 12 charter schools located just outside the District enrolling 4,410 K-12 students (**Table 9**). The largest charter school within the District is Great Hearts Academies – Anthem, with about 1,010 students, while the largest nearby charter school is BASIS Peoria with about 1,060 students. Between the three local BASIS schools and three local Great Hearts Academies, these two providers capture almost 37 percent of local charter enrollment.

BASIS Phoenix North opened in the fall of 2024/25. It currently enrolls Kindergarten to 6th grade students but plans to expand to Kindergarten to 12th grade. AMCS at Anthem dba Caurus Academy closed both the lower and upper schools this year, but neither were large schools, and the closures only led to a loss of about 80 charter students.

Just outside of the District's boundaries, there is a new American Leadership Academy proposed just north of Happy Valley Road on the west side of 77th Lane. This school is expected to serve about 800 K-8 students, and it could open by 2028. There is a high concentration of District students near this school, so District enrollment will likely be impacted.

TABLE 9
ENROLLMENT IN LOCAL CHARTER SCHOOLS

School Name	Address	City	Zip	Grades	Total K-12
In-District Charter Schools					
Adams Traditional Academy	2323 W Parkside Lane	Phoenix	85027	K-8th	512
Jefferson Preparatory High School	2333 W Parkside Lane	Phoenix	85027	9th-12th	18
Challenge Charter School	5801 W Greenbriar Drive	Glendale	85308	K-6th	312
Deer Valley Academy	18424 N 51st Avenue	Glendale	85308	9th-12th	21
Desert Heights Preparatory Academy	3540 W Union Hills Drive	Glendale	85308	5th-12th	866
Thrivepoint High School at Grovers (formerly E-Institute)**	4744 W Grovers Avenue	Glendale	85308	9th-12th	50
Thrivepoint High School at Union Hills (formerly E-Institute)	3515 W Union Hills Drive	Phoenix	85308	9th-12th	134
Great Hearts Academies - Anthem Prep/Archway Anthem	3950 W Arroyo Norte Drive	Phoenix	85086	K-12th	1,005
Happy Valley School	7140 W Happy Valley Road	Peoria	85383	K-8th	507
Imagine Bell Canyon	18052 N Black Canyon Highway	Phoenix	85053	K-8th	238
Reid Traditional Schools' Valley Academy	1520 W Rose Garden Lane	Phoenix	85027	K-8th	727
Ridgeline Academy	33625 N North Valley Parkway	Phoenix	85085	K-12th	766
Stepping Stones Academy	35812 N 7th Street	Phoenix	85086	K-8th	215
The Hearn Academy	17606 N 7th Avenue	Phoenix	85023	K-8th	655
Legacy Traditional School - Deer Valley	2747 W Union Hills Drive	Phoenix	85027	K-6th	589
Heritage Academy Pinnacle	6753 W Pinnacle Peak Rd	Glendale	85310	K-8th	120
BASIS Phoenix North	44111 N 43rd Avenue	Anthem	85086	K-5th	216
In-District Total					6,951
Area Charter Schools *					
Legacy Traditional School - Peoria	7877 W Hillcrest Boulevard	Peoria	85383	K-7th	506
Arizona Conservatory for Arts and Academics	2820 W Kelton Lane	Phoenix	85053	9th-12th	91
Arizona Conservatory for Arts and Academics Middle School	2820 W Kelton Lane	Phoenix	85053	6th-8th	60
Arizona Conservatory for Arts and Academics Elementary School	16454 N 28th Avenue	Phoenix	85053	K-5th	54
Ombudsman - Charter West	2909 W Bell Road	Phoenix	85053	9th-12th	140
BASIS Peoria	9902 W Yearling Road	Peoria	85383	5th-12th	1,061
BASIS Peoria Primary	25950 N Lake Pleasant Parkway	Peoria	85383	K-4th	694
Desert Heights Charter School	5821 W Beverly Lane	Glendale	85306	K-4th	284
Great Hearts Academies - Archway Glendale	23276 N 83rd Avenue	Peoria	85383	K-5th	560
Great Hearts Academies - Glendale Prep	23276 N 83rd Avenue	Peoria	85383	6th-12th	635
Student Choice High School	8194 W Deer Valley Road	Peoria	85382	9th-12th	269
Intelli-School Glendale	4961 W Bell Road	Phoenix	85308	9th-12th	52
Area Total					4,406
Grand Total					11,357

Source: Arizona Department of Education; Applied Economics 2026.

* Located within approximately one mile of the District's boundaries.

**Used 2024/25 data as enrollment was not reported.

Table 10 shows enrollment by grade for charter schools since 2011/12. Charter enrollment grew rapidly between 2011/12 and 2018/19, increasing by 3,270 students during this time. The pandemic did not impact charter enrollment in the way it impacted District enrollment; between 2019/20 and 2021/22, charter enrollment increased by about 260 students, leading to a peak in charter enrollment in 2021/22 of almost 12,380 students. The number of local charter schools has fluctuated over the last few years, but the total has declined from 34 schools in 2021/22 to 29 schools in 2025/26. Because of these closures, total enrollment of charter schools in the District has decreased by about 1,070 students since 2021/22.



TABLE 10
ENROLLMENT IN LOCAL CHARTER SCHOOLS BY GRADE

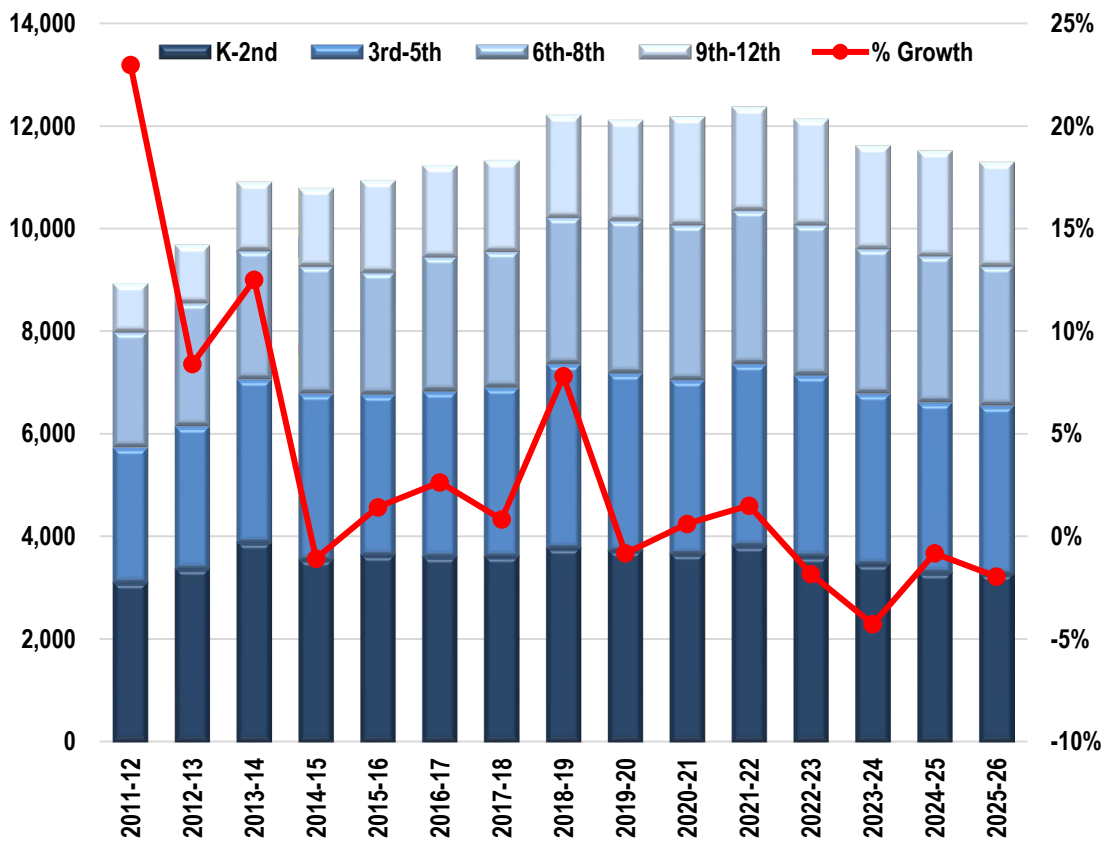
School Year	Schools	KG	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total K-12	Annual Change
In-District Charter Schools																
2011-12	21	1,040	912	784	778	703	633	605	340	311	97	79	100	140	6,522	759
2012-13	19	1,098	977	890	804	776	594	636	392	330	107	94	84	168	6,950	428
2013-14	18	1,135	1,012	946	877	772	724	590	454	384	145	104	113	171	7,427	477
2014-15	16	914	988	903	832	790	689	624	393	400	136	99	130	184	7,082	-345
2015-16	16	908	902	921	831	751	724	637	414	368	119	121	128	193	7,017	-65
2016-17	16	831	864	903	840	770	654	658	421	390	107	126	145	212	6,921	-96
2017-18	16	729	757	729	765	694	635	593	454	417	132	110	140	190	6,345	-576
2018-19	16	748	739	754	709	728	715	648	482	449	197	182	108	160	6,619	274
2019-20	18	745	748	721	701	640	690	705	550	492	236	232	219	171	6,850	231
2020-21	18	636	711	689	666	644	629	656	575	522	212	190	209	213	6,552	-298
2021-22	19	731	660	760	692	642	691	628	556	554	254	212	209	238	6,827	275
2022-23	19	800	773	715	763	717	711	682	566	527	262	242	211	211	7,180	353
2023-24	18	689	769	775	687	710	698	644	585	506	222	253	226	224	6,988	-192
2024-25	19	711	691	741	717	651	721	675	575	548	204	210	220	250	6,914	-74
2025-26	17	694	754	728	773	716	649	662	560	514	230	179	195	247	6,901	-13
Area Charter Schools*																
2011-12	9	114	122	132	128	102	293	346	346	306	183	130	115	113	2,430	914
2012-13	9	124	151	132	155	153	300	351	397	304	220	161	155	151	2,754	324
2013-14	11	295	240	256	227	269	307	338	382	371	225	195	181	205	3,491	737
2014-15	12	290	190	266	261	259	409	375	364	323	285	238	188	270	3,718	227
2015-16	12	316	311	280	261	265	298	346	346	276	292	320	324	302	3,937	219
2016-17	13	353	342	314	286	285	393	372	412	363	252	262	315	373	4,322	385
2017-18	14	480	470	450	415	408	376	386	398	400	285	286	276	360	4,990	668
2018-19	14	508	518	509	484	491	458	443	451	384	324	327	323	381	5,601	611
2019-20	14	532	495	485	497	487	437	452	411	374	230	237	284	348	5,269	-332
2020-21	15	540	566	525	506	505	436	446	435	386	246	226	274	550	5,641	372
2021-22	15	547	555	567	513	549	457	420	422	413	235	222	235	414	5,549	-92
2022-23	13	414	462	452	461	443	433	424	370	359	249	226	248	428	4,969	-580
2023-24	12	418	395	420	411	438	376	403	368	317	239	206	265	385	4,641	-328
2024-25	12	368	402	382	410	425	395	404	340	312	249	249	265	418	4,619	-22
2025-26	12	369	349	376	370	409	367	381	327	277	228	226	244	483	4,406	-213
Total Charter School																
2011-12	30	1,154	1,034	916	906	805	926	951	686	617	280	209	215	253	8,952	1,673
2012-13	28	1,222	1,128	1,022	959	929	894	987	789	634	327	255	239	319	9,704	752
2013-14	29	1,430	1,252	1,202	1,104	1,041	1,031	928	836	755	370	299	294	376	10,918	1,214
2014-15	28	1,204	1,178	1,169	1,093	1,049	1,098	999	757	723	421	337	318	454	10,800	-118
2015-16	28	1,224	1,213	1,201	1,092	1,016	1,022	983	760	644	411	441	452	495	10,954	154
2016-17	29	1,184	1,206	1,217	1,126	1,055	1,047	1,030	833	753	359	388	460	585	11,243	289
2017-18	30	1,209	1,227	1,179	1,180	1,102	1,011	979	852	817	417	396	416	550	11,335	92
2018-19	30	1,256	1,257	1,263	1,193	1,219	1,173	1,091	933	833	521	509	431	541	12,220	885
2019-20	32	1,277	1,243	1,206	1,198	1,127	1,127	1,157	961	866	466	469	503	519	12,119	-101
2020-21	33	1,176	1,277	1,214	1,172	1,149	1,065	1,102	1,010	908	458	416	483	763	12,193	74
2021-22	34	1,278	1,215	1,327	1,205	1,191	1,148	1,048	978	967	489	434	444	652	12,376	183
2022-23	32	1,214	1,235	1,167	1,224	1,160	1,144	1,106	936	886	511	468	459	639	12,149	-227
2023-24	30	1,107	1,164	1,195	1,098	1,148	1,074	1,047	953	823	461	459	491	609	11,629	-520
2024-25	31	1,079	1,093	1,123	1,127	1,076	1,116	1,079	915	860	453	459	485	668	11,533	-96
2025-26	29	1,063	1,103	1,104	1,143	1,125	1,016	1,043	887	791	458	405	439	730	11,307	-226

Source: Arizona Department of Education; Applied Economics 2026.

* Located within approximately one mile of the District's boundaries.

Since 2011/12, the composition of the local area’s charter enrollment has shifted away from younger grades and towards older grades (**Figure 5**). In 2011/12, the K-2 cohort was the largest at nearly 35 percent of enrollment, while the 9-12 cohort was the smallest at about 11 percent. The K-2 cohort has now fallen to about 29 percent, and is nearly tied with the 3-5 cohort for the largest cohort. The 9-12 cohort has increased to 18 percent of charter enrollment, which is the highest share of enrollment this cohort has had. The 3-5 and 6-8 cohorts have fluctuated slightly over time but have maintained their shares at about 29 and 24 percent, respectively.

FIGURE 5
TOTAL LOCAL CHARTER ENROLLMENT BY GRADE COHORT



Source: Arizona Department of Education; Applied Economics 2026.



Table 11 displays the local alternative providers with the highest average daily membership (ADM) in the region during the 2024/25 school year, offering a complete estimate of how many students are being educated away from the District by charter and nearby school districts. Of the top 25 alternative providers, 20 were charter schools. The largest charter provider was BASIS, which enrolled nearly 1,000 students from the District. Additionally, two local school districts—Paradise Valley and Peoria—served, together, more than 1,500 students from the District. The total potential ADM for all students in the region is about 38,500. Of this total, the District served almost 72 percent or 27,600 students. The complete list of alternative providers can be found on the Arizona Department of Education website.

TABLE 11
TOP PUBLIC ALTERNATIVE PROVIDERS OF DISTRICT STUDENTS: 2024/25

Provider	Type	ADM
BASIS Charter Schools, Inc.	Charter	997
Anthem Preparatory Academy	Charter	891
Paradise Valley Unified District	District	836
Ridgeline Academy, Inc.	Charter	732
Peoria Unified School District	District	697
Reid Traditional Schools' Valley Academy, Inc.	Charter	459
Choice Academies, Inc.	Charter	433
Desert Heights Charter Schools	Charter	309
Washington Elementary School District	District	303
Happy Valley School, Inc.	Charter	296
Legacy Traditional School - Deer Valley	Charter	282
Ball Charter Schools (Hearn)	Charter	280
American Virtual Academy	Charter	278
Glendale Preparatory Academy	Charter	256
Cave Creek Unified District	District	252
Glendale Union High School District	District	204
Portable Practical Educational Preparation, Inc. (PPEP, Inc.)	Charter	198
Archway Classical Academy Glendale	Charter	197
Stepping Stones Academy	Charter	195
ASU Preparatory Academy Digital	Charter	189
Legacy Traditional School - Peoria	Charter	141
Challenge School, Inc.	Charter	136
Bell Canyon Charter School, Inc	Charter	126
Legacy Traditional School - Glendale	Charter	103
ThrivePoint High School, Inc.	Charter	103

Source: Arizona Department of Education; Applied Economics 2026.

Private schools do not have the same reporting requirements as charter schools, so data is often older or not available, although private schools tend to have more stable enrollment than charter schools. There are nine private schools operating either in the District or within one mile of the District’s boundaries serving almost 4,200 K-12 students, as shown in **Table 12**. The largest private school, Northwest Christian School, is located just outside of the District and currently enrolls about 1,400 K-12 students.

**TABLE 12
ENROLLMENT IN LOCAL PRIVATE SCHOOLS**

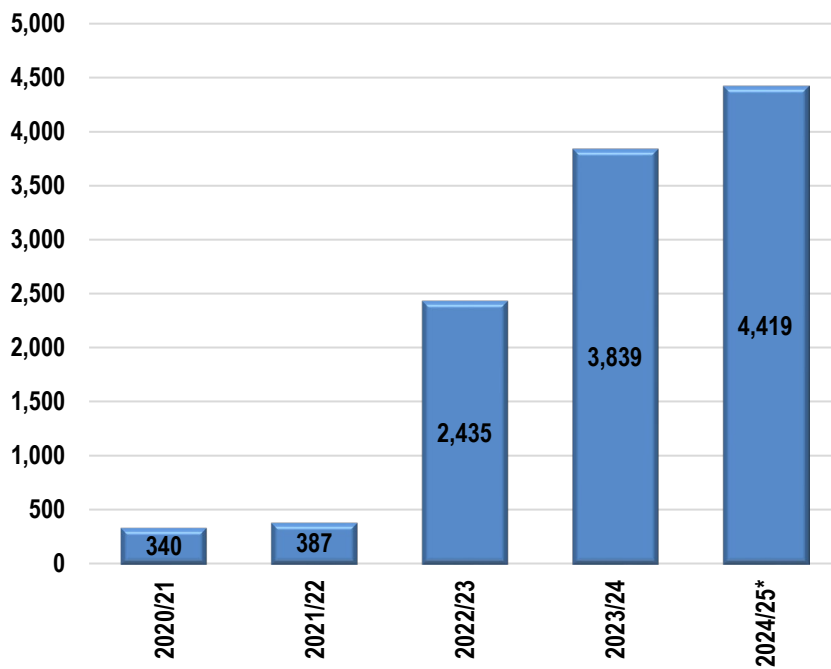
School Name	Address	City	Zip	Grades	Total K-12
In-District Private Schools					
Arrowhead Christian Academy	4030 W Yorkshire Drive	Glendale	85308	K-12	247
Atonement Lutheran	4001 W Beardsley Road	Glendale	85308	K-8	73
Bayer Private School	23555 N 67th Avenue	Glendale	85310	K-8	95
Brightmont Academy	2222 W Pinnacle Peak Road	Phoenix	85027	1-12	25
Dream City Christian School	21000 N 75th Avenue	Glendale	85308	K-12	561
North Valley Christian Academy	33655 N 27th Drive	Phoenix	85085	K-12	641
Ridgeline Academy	39808 N Gavilan Peak Parkway	Anthem	85086	K-12	1,039
In-District Total					2,681
Area Private Schools *					
Cross of Glory Lutheran School	10111 W Jomax Road	Peoria	85383	K-8	121
Northwest Christian School	16401 N 43rd Avenue	Phoenix	85053	K-12	1,369
Area Total					1,490
Grand Total					4,171

Sources: Private School Review, 2023-24 PSS data; Applied Economics 2026.

* Located within approximately one mile of District's boundaries.

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 2022/23, the number of students participating in this program has increased dramatically. The number of students living in the District and participating in the ESA program increased from 340 students in 2020/21 to 4,419 students in 2024/25 (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 relatively small. However, starting in 2023/24, the share of students receiving a new ESA and previously attending a district school rose to 48 percent.

FIGURE 6
DISTRICT STUDENTS WITH ENROLLMENT SCHOLARSHIP ACCOUNTS

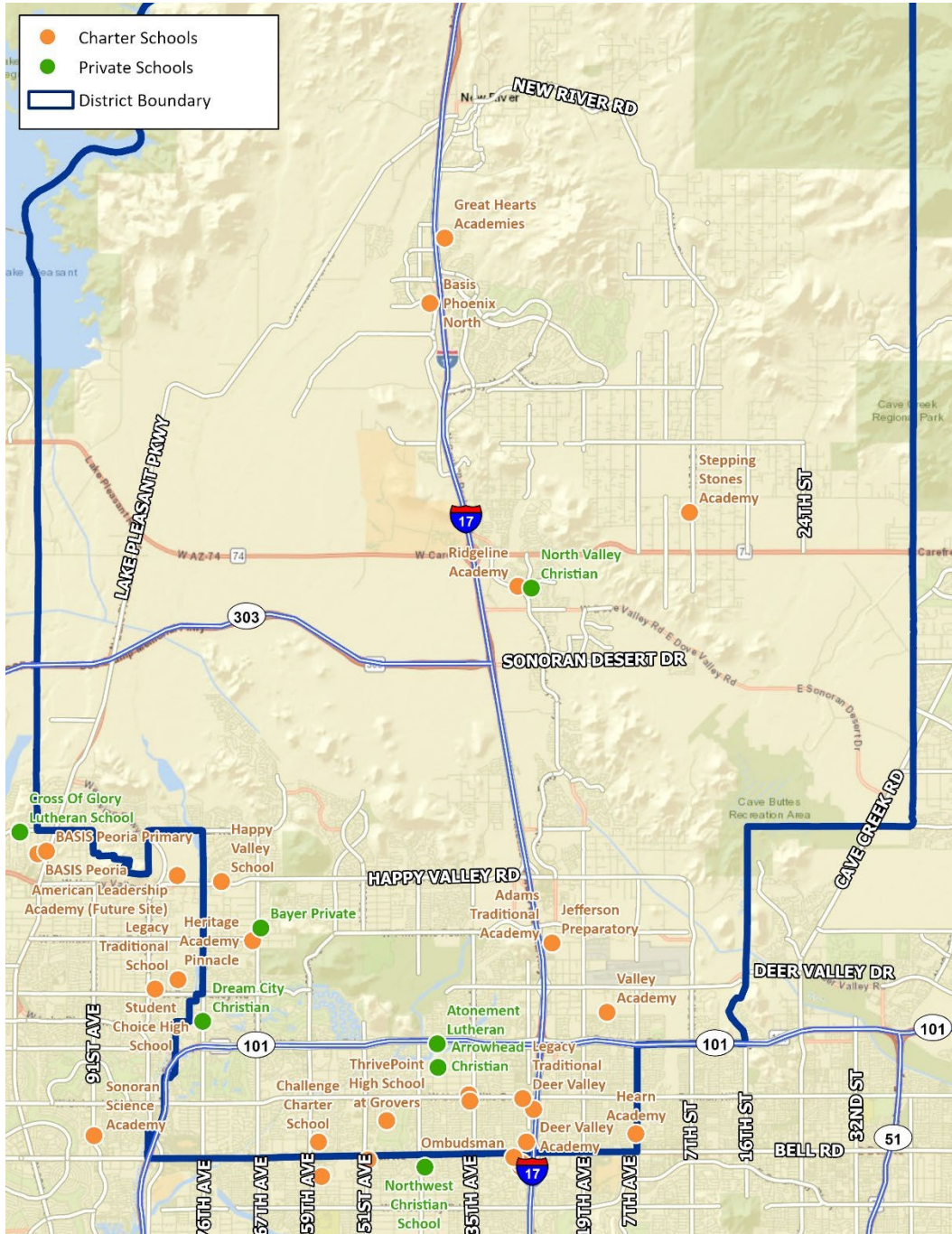


Source: Arizona Department of Education; Applied Economics 2026.

*Based on Zip Code Data

The non-District schools are generally concentrated in the southern portion of the District, close to I-17 and Loop 101 (Map 6). Charter schools tend to be located along major transportation corridors and in established areas with high population density. Since students living in the District are not limited to attending schools located within the District and vice-versa, a complex flow of incoming and outgoing students impacts all areas of the District to some degree.

**MAP 6
DEER VALLEY AREA SCHOOLS BY ENTITY TYPE**



3.0 Residential Development

3.1 Market Conditions

The overall economic conditions in Arizona and the metropolitan regions of the Sun Corridor remain positive, though somewhat sluggish. Employment levels have remained fairly stable though job growth in the state has declined, as it has nationally. Slow economic growth is expected through most of 2026, though the outlook remains unusually uncertain. There is a risk of an economic downturn, but if that is avoided, more typical growth levels will return.

Population continues to increase as shown on **Table 13** with some slight increases in Maricopa and Pima Counties with faster growth in Pinal County but continued slowing in Yavapai County. Population is connected to jobs, and past employment growth has been solid, especially in Maricopa and Pinal counties, with notable increases in manufacturing and high-tech jobs. While there are still nodes of employment concentration, job growth has spread into many areas, with improved transportation corridors connecting jobs and housing.

TABLE 13
POPULATION GROWTH IN THE SUN CORRIDOR

Population	2005	2010	2015	2020	2021	2022	2023	2024	2025
Maricopa County	3,577,074	3,824,083	4,076,400	4,436,704	4,507,419	4,586,431	4,665,020	4,726,247	4,787,790
Pima County	940,004	981,015	1,005,920	1,045,589	1,058,318	1,072,298	1,080,300	1,086,634	1,093,761
Pinal County	250,195	375,541	387,993	428,220	439,128	453,924	467,459	483,944	502,071
Yavapai County	196,629	210,919	218,182	237,073	241,173	245,389	248,899	251,768	253,595
Arizona	5,924,476	6,398,985	6,701,021	7,176,401	7,285,370	7,409,189	7,525,113	7,621,703	7,718,747
Average Annual Change	2000-2005	2005-2010	2010-2015	2015-2020	2021	2022	2023	2024	2025
Maricopa County	96,829	49,402	50,463	72,061	70,715	79,012	78,589	61,227	61,543
Pima County	18,326	8,202	4,981	7,934	12,729	13,980	8,002	6,334	7,127
Pinal County	13,552	25,069	2,490	8,045	10,908	14,796	13,535	16,485	18,127
Yavapai County	5,422	2,858	1,453	3,778	4,100	4,216	3,510	2,869	1,827
Arizona	149,779	94,902	60,407	95,076	108,969	123,819	115,924	96,590	97,044

Source: Arizona Office of Economic Opportunity; Applied Economics, 2026.

Within the Phoenix region, the strongest population gains have been in the outer suburbs or exurbs, including Maricopa, Casa Grande, and the San Tan Valley in Pinal County, and in the southwest and northwest suburbs, including Buckeye, Goodyear, and Surprise. Factors common to these areas include employment growth, land availability, and housing affordability, at least relative to the older and more central cities of the region. Earlier growth centers such as the southeast Valley or north Valley are largely built out, or have limited remaining availability of land due to constraints of topography or ownership.

Large tracts of State land remain available for future development, but the time and financial requirements involved to protect the taxpayers also limit the number of developers realistically able to purchase, and slows the start of construction. This tends to result in large master planned projects, but not necessarily affordable ones. The price of land is a major factor in housing costs, which is a reason for growth shifting to areas like San Tan Valley, West Valley, or Maricopa, which can also be opened sooner.

Inventory data in the metro region on **Table 14** shows a general softening in new listings and increasing supply, though still less than the 5 to 6 months considered to be a balanced market. When the COVID-19 pandemic stalled the economy in 2020/2021, mortgage rates fell to 3 percent or lower, housing demand surged, and purchase-resales by investors drove up prices. Although house prices have receded since then, they remain daunting for many, especially young families with children.

TABLE 14
SINGLE-FAMILY HOMES – KEY MONTHLY METRICS

Area	Population*	New Listings - January			Inventory for Sale - January			Months Supply - January		
		2025	2026	Change	2025	2026	Change	2025	2026	Change
Maricopa County	4,787,790	6,980	6,385	-8.5%	14,181	15,244	7.5%	3.7	3.9	5.4%
Buckeye	119,317	380	394	3.7%	866	1,018	17.6%	4.3	4.5	4.7%
Goodyear	122,569	304	278	-8.6%	654	711	8.7%	4.4	4.2	-4.5%
Mesa	529,391	608	560	-7.9%	1,170	1,166	-0.3%	3.1	3.1	0.0%
Peoria	206,063	344	330	-4.1%	688	759	10.3%	3.5	3.7	5.7%
Phoenix	1,709,489	1,435	1,236	-13.9%	2,682	2,733	1.9%	3.3	3.4	3.0%
Queen Creek	71,693	256	251	-2.0%	579	568	-1.9%	4.4	4.2	-4.5%
Pinal County	502,071	1,198	1,219	1.8%	2,950	3,262	10.6%	4.2	4.5	7.1%
Casa Grande	69,405	158	144	-8.9%	398	402	1.0%	4.0	5.1	27.5%
Maricopa	78,194	255	250	-2.0%	682	698	2.3%	4.5	4.7	4.4%
San Tan Valley	106,200	295	319	8.1%	688	797	15.8%	3.4	3.6	5.9%

Source: AZ Office of Economic Opportunity; World Population Review, Phoenix Realtors, February 2026

* July 1, 2025 estimates

The lack of supply has been a persistent problem for several years. Many people purchased or refinanced houses during a period of abnormally low interest rates, and those owners have little motivation at this time to move when that would entail taking on a new purchase at a higher cost and a higher interest rate, sometimes called the “lock-in effect”. Another factor is that institutional investors have been major housing purchasers in Arizona the last few years, which has resulted in more rentals and fewer houses available for purchase, which also abets higher prices.

Traditionally, new houses have been priced well above existing houses. But by mid-2025, new houses were only about 10 percent higher in price than existing ones. Supply shortages have driven up existing house prices. Large builders increased their market share, and use large land purchases and economies of scale to restrain their cost increases, and use incentives to drive purchases. Those builders tend to be most active on large land parcels, which are typically located in the outer areas of the metro regions.

The increased cost of home ownership drives buyers to the outer suburbs or exurbs of the metro region with relatively more affordable options. Since the price of new housing has become comparable to existing properties, there is an added motivation to consider newer areas farther from the center of the metro region, particularly for younger householders, who often want newer, technology-oriented houses. The data on **Table 15** shows some modest price decreases and increasing days on market. The national average is about 50 days on market, so this indicates some slowing.

TABLE 15
SINGLE-FAMILY HOMES – KEY YEAR-TO-DATE METRICS

Area	Closed Sales - YTD			Days on Market - YTD			Median Sales Price - YTD		
	Thru 1/25	Thru 1/26	Change	Thru 1/25	Thru 1/26	Change	Thru 1/25	Thru 1/26	Change
Maricopa County	2,977	3,018	1.4%	75	84	12.0%	\$520,000	\$500,000	-3.8%
Buckeye	140	171	22.1%	95	92	-3.2%	\$418,320	\$402,000	-3.9%
Goodyear	130	119	-8.5%	79	77	-2.5%	\$479,990	\$485,000	1.0%
Mesa	304	332	9.2%	68	73	7.4%	\$484,995	\$475,000	-2.1%
Peoria	136	153	12.5%	72	92	27.8%	\$547,500	\$539,000	-1.6%
Phoenix	621	663	6.8%	69	76	10.1%	\$490,000	\$458,000	-6.5%
Queen Creek	89	86	-3.4%	96	89	-7.3%	\$675,000	\$654,995	-3.0%
Pinal County	540	513	-5.0%	84	95	13.1%	\$379,900	\$380,000	0.0%
Casa Grande	66	46	-30.3%	95	98	3.2%	\$339,500	\$354,950	4.6%
Maricopa	84	96	14.3%	72	99	37.5%	\$355,000	\$346,350	-2.4%
San Tan Valley	170	160	-5.9%	78	87	11.5%	\$425,000	\$426,500	0.4%

Source: Phoenix Realtors, February 2026

During 2025/26, new construction is expected to continue to be strongest in the outer areas of the metro region, with ongoing projects joined by new or expanding master plans near Apache Junction and Tonopah. Planning is moving forward for major development areas across north Phoenix. The average age-profile in these projects will vary, but all will have a mixture of housing types and households. The slowly increasing supply will help lower prices over time for existing houses. Home builders are still utilizing financial incentives, smaller units and lot sizes, and bringing down construction times to lower new home prices. This helps level the market and broadens the options for buyers.

Recent decisions regarding groundwater transfers from rural land to active management areas in Maricopa and Pinal Counties will help expand the amount of land available for housing development. The “Ag-to-Urban” law which took effect in September 2025 will shift some land from high water use agricultural uses to lower-use residential development. The first such project was approved in Buckeye near the end of 2025. New transportation improvements in all areas of the metro region, announced mid-2025, will improve accessibility between housing and employment centers. These will have mid- to long-term effects on the regional market.

Affordability is the major impediment to residential growth at this time. While there is movement to ameliorate some of the factors, economic uncertainty is a leading problem, and that is largely driven by U.S. tariffs and the unpredictable results of those policies in the overall economy. This environment has led to inconsistent and unusual development activity. It will likely be several quarters before the market becomes more stable.

3.2 Housing Construction

Table 16 shows more than 16,000 housing units permitted in the District over the past decade, by type and school year. Density and housing type of new construction is associated to the age structure of the households likely to occupy the units, and student generation rates are assigned accordingly, with exceptions for specific projects. In general, younger households tend to occupy single family housing built at higher densities, which usually have lower purchase prices. Low density estate housing tends to have older householders, with fewer and older children. Multifamily can be more variable, with different characteristics by type and location. Group quarters facilities, such as nursing homes or dormitories, are not included as either retirement or multifamily housing.

The District is a desirable housing market and includes large tracts of State land, washes and hillsides, as well as freeways and canals. This has led to an area with higher than usual amounts of very low-density housing but also a large multifamily presence, capturing both the high and low density ranges of the market. In the past decade, over 20 percent of the single family permitting has been on lots of a half-acre or larger. But nearly eight percent of the single-family homes were over 6 lots per acre. Multifamily housing included a variety of types and comprised over 50 percent of all housing permitted in the last 10 years.

**TABLE 16
NEW HOUSING UNITS PERMITTED**

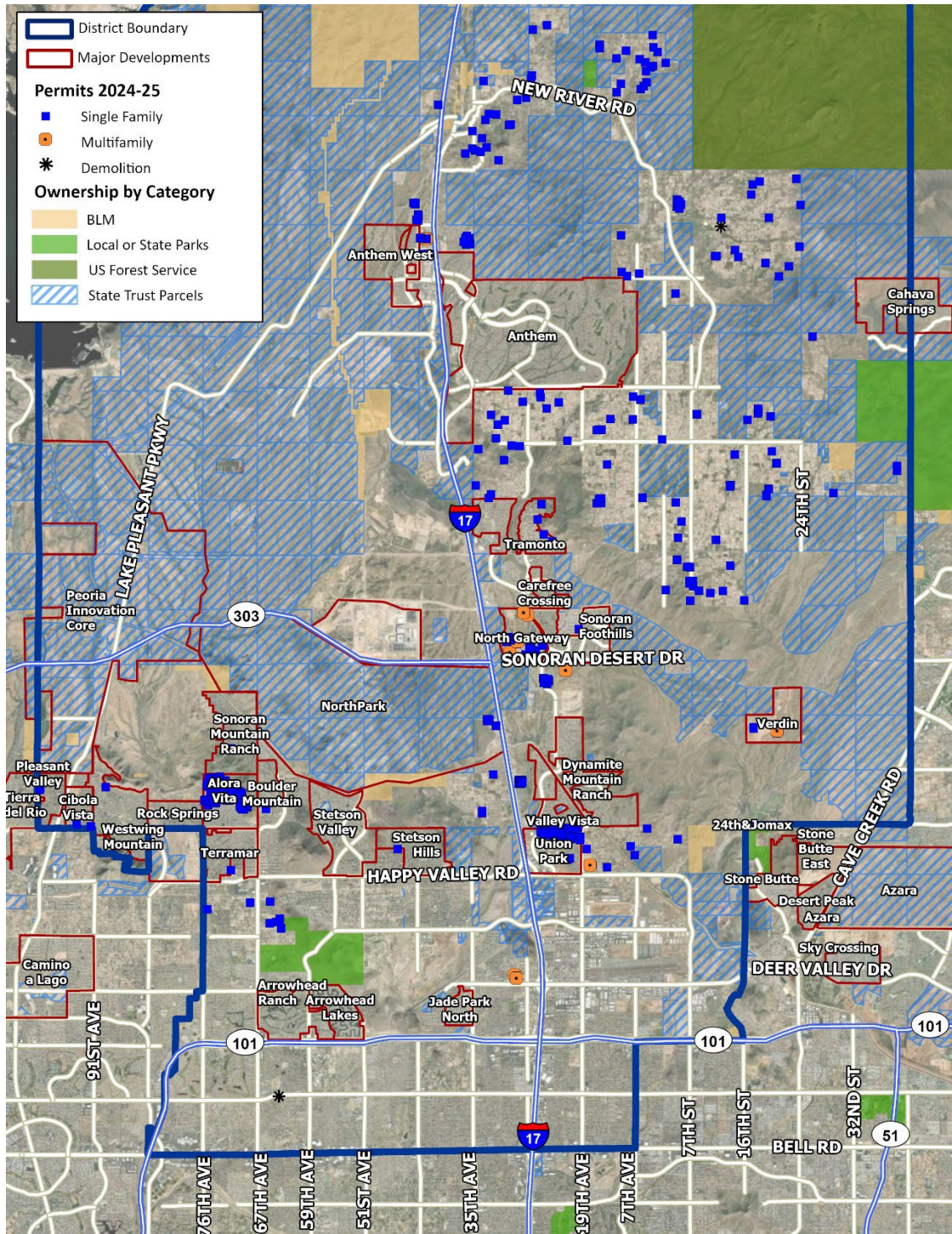
Housing Type	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Family Housing											
Single Family 2 du/ac or less	187	138	159	143	134	175	191	163	250	219	1,759
Single Family 2.01 - 3.5 du/ac	351	270	582	302	113	72	84	128	429	284	2,615
Single Family 3.51 - 4.5 du/ac	89	226	174	191	296	242	84	109	353	114	1,878
Single Family 4.51 - 6 du/ac	20	19	2	152	178	46	165	65	110	104	861
Single Family 6.01du/ac & Over	-	-	-	-	-	25	8	-	-	-	33
Single Family Attached	-	-	-	-	55	58	-	-	332	117	562
Total Single Family	647	653	917	788	776	618	532	465	1,474	838	7,708
Condominium/Townhouse	67	5	178	25	252	-	-	70	42	14	653
Rental SF/BTR	-	49	76	-	230	-	530	123	484	904	2,396
Standard Courtyard Apts	69	331	-	-	130	1,166	204	-	159	85	2,144
Urban/Lifestyle Apts	-	80	305	-	503	-	547	206	724	1,289	3,654
Total Multifamily	136	465	559	25	1,115	1,166	1,281	399	1,409	2,292	8,847
Total Non-Age-Restricted	783	1,118	1,476	813	1,891	1,784	1,813	864	2,883	3,130	16,555
Age-Restricted Housing											
Condominium/Townhouse	-	-	-	-	-	-	-	10	1	-	11
Standard Courtyard Apts	-	-	-	-	-	-	-	-	145	-	145
Total Age-restricted	-	-	-	-	-	-	-	10	146	-	156
Total	783	1,118	1,476	813	1,891	1,784	1,813	874	3,029	3,130	16,711

Sources: Construction Monitor; Maricopa County Assessor; Applied Economics, 2026.

Map 7 shows recent development activity in the District with markers for individual building permits. The main areas of growth were at Alora Vita, Union Park, and on single lots in the rural area south of Anthem.



MAP 7 RESIDENTIAL PERMITTING



3.3 Residential Development

3.3.1 Future Development Potential

The potential housing supply in the District is currently estimated at about 75,000 units, as shown in **Table 17**, categorized by density and type of housing, and 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 volume or speed, which can vary widely for several reasons. The Infill category could include rural parcels, single lots in existing neighborhoods, or small custom projects. The number, type of units, and timing estimates will frequently be adjusted as new or more detailed information becomes available.

The amount of very low-density housing is expected to fall as the currently available land continues to be built on, while the opening of State land parcels will generally be at higher densities. The large amount of single family potential is owed to the large tracts of State land planned to be brought to development in the coming years. There is also the potential of an additional 30,000 lots or more on other large parcels of land not expected to be opened for decades, or perhaps, ever. Multifamily housing will continue to be a major residential component, and the current estimate possibly underestimates this potential.

TABLE 17
NEW HOUSING POTENTIAL 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	1,348	89	-	78	29	165	1,242	2,951
Single Family 2.01 - 3.5 du/ac	264	175	40	254	351	7,201	22,920	31,205
Single Family 3.51 - 4.5 du/ac	-	22	111	80	849	5,025	5,384	11,471
Single Family 4.51 - 6 du/ac	-	16	140	-	875	-	713	1,744
Single Family 6.01du/ac & Over	-	-	-	-	48	-	-	48
Single Family Attached	-	-	193	20	-	-	-	213
Total Single Family	1,612	302	484	432	2,152	12,391	30,259	47,632
Condominium/Townhouse	-	42	-	-	86	127	1,153	1,408
Rental SF/BTR	-	-	170	60	-	510	1,248	1,988
Standard Courtyard Apts	663	-	-	-	147	-	3,687	4,497
Urban/Lifestyle Apts	-	33	868	1,279	1,382	9,246	6,894	19,702
Total Multifamily	663	75	1,038	1,339	1,615	9,883	12,982	27,595
Total	2,275	377	1,522	1,771	3,767	22,274	43,241	75,227

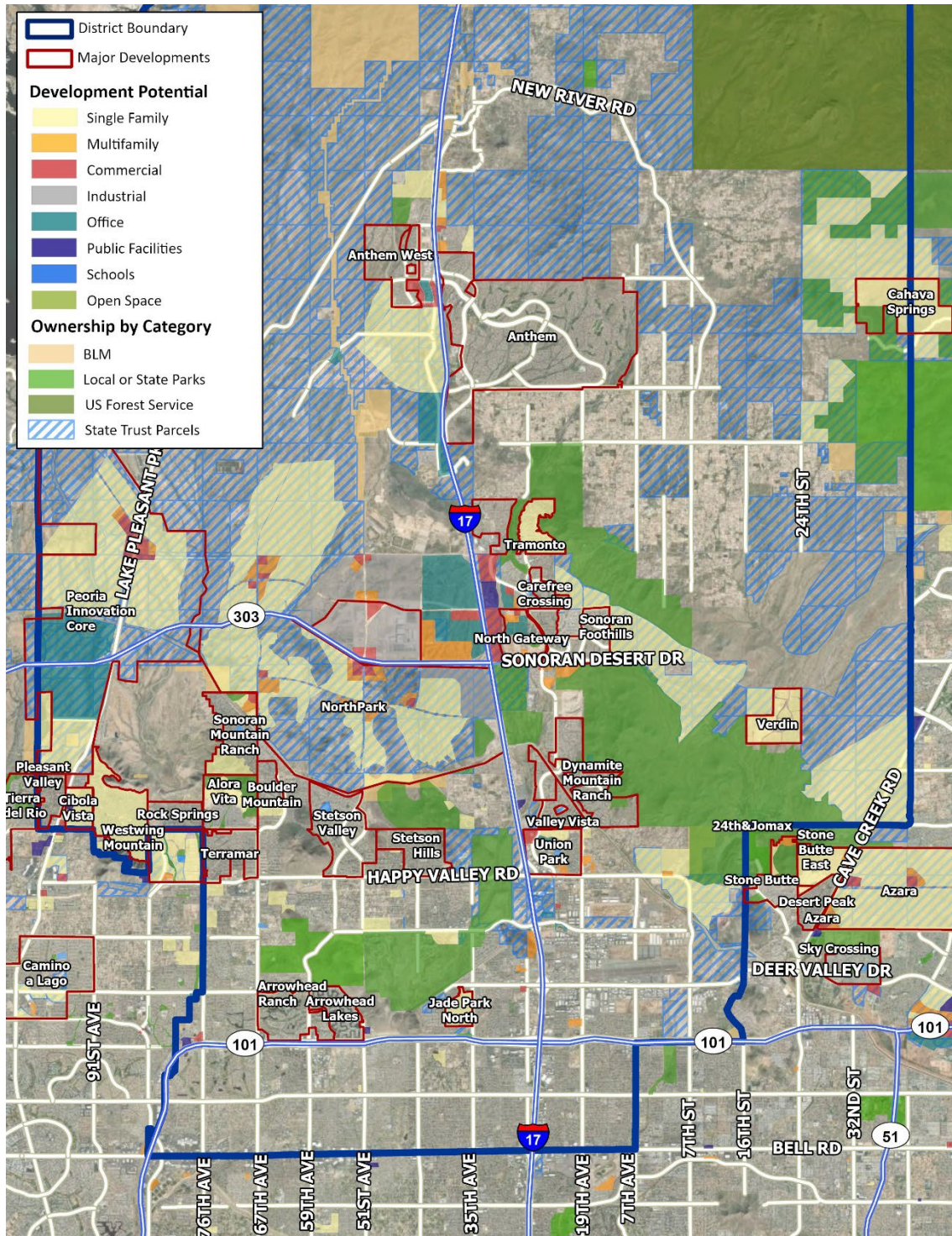
Sources: City of Phoenix, City of Peoria, City of Glendale, Maricopa County; Applied Economics, 2026.

Future land use and development timing is illustrated by **Maps 8 and 9**.

The primary growth area in the future will be along the Loop 303, in the NorthPark master plan south of Taiwan Semiconductor Manufacturing Company (TSMC) and the residential component of the Peoria Innovation Core. Both of these areas will contain a mix of industry and housing. Halo Vista, east of TSMC, will include multifamily along with major retail and employment uses.

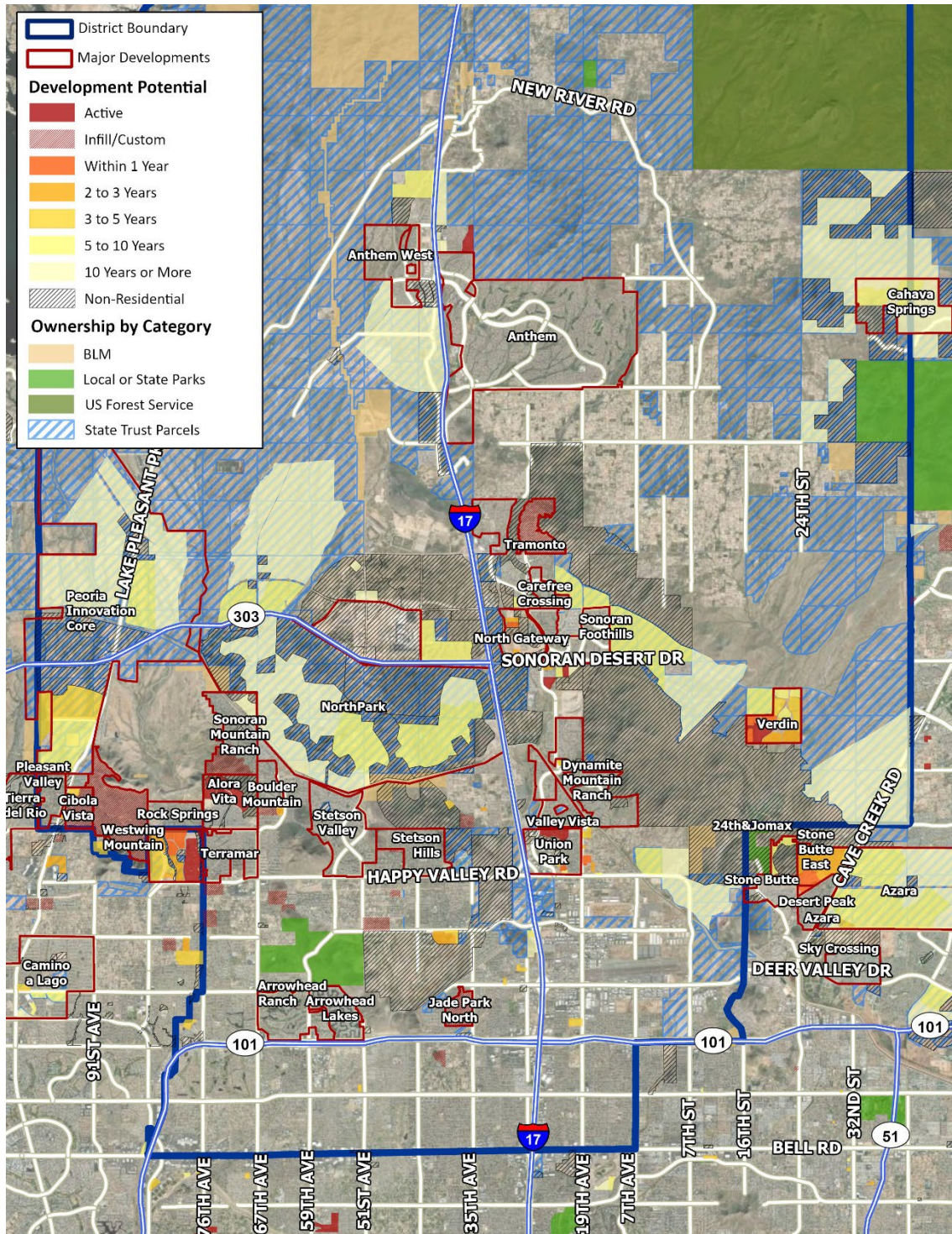


MAP 8 FUTURE LAND USE





MAP 9 DEVELOPMENT TIMING



Housing diversity can lend stability to a market and provides for varying household structures and ages. In general, more affordable housing attracts younger householders with younger children, though also retired people. The move-up market typically attracts somewhat older, more established households, with older children. A balanced market will have all types of housing and age groups, allowing social mobility 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 become out of balance.

Table 18 shows new home pricing in or near the District. The information is not comprehensive but indicates overall housing characteristics and the range of pricing available. As of January 2026, regional pricing data for sales of houses shows median sales prices of \$500,000 in Maricopa County and up to \$539,000 in Peoria, small declines from the previous year. Current new home pricing in the District tends to run higher, reflecting the more upscale, move-up market of the local region.

TABLE 18
NEW HOUSING CHARACTERISTICS AT SELECTED SUBDIVISIONS

Builder	Subdivision	Models offered	Sq. Ft. Min	Beds Min	Price Min	Sq. Ft. Max	Beds Max	Price Max
Cachet Homes	Union Park: Retreat	4	2,272	3	\$ 669,900	2,931	4	\$ 764,900
D.R. Horton	Alora Vita	5	1,989	3	\$ 607,990	3,176	5	\$ 734,990
Pulte Homes	Alora Vita: Skyline	5	1,684	2	\$ 556,990	2,605	4	\$ 646,990
	Alora Vita: Estate	5	2,294	3	\$ 672,990	3,826	5	\$ 806,990
Risewell Homes	Union Park: Aster	3	1,964	3	\$ 581,990	2,511	4	\$ 641,990
Shea Homes	Alora Vita: Ascent	5	1,974	3	\$ 649,990	3,167	4	\$ 725,990
	Alora Vita: Emblem	8	2,553	3	\$ 704,990	3,505	4	\$ 858,990
Taylor Morrison	Verdin: Discovery	6	1,982	3	\$ 690,990	3,679	4	\$ 833,990
	Verdin: Passage	7	2,327	3	\$ 760,990	3,877	4	\$ 924,990
	Verdin: Odyssey	6	2,620	3	\$ 944,990	3,474	4	\$ 1,059,990
Subdivisions	10	Avg	2,166		\$ 684,181	3,275		\$ 799,981

Source: Builder websites, Applied Economics, February 6, 2026

3.3.2 Residential Development Potential

The strength of the residential market in the District may be shown by the strong and stable permitting levels in both single family and multifamily development, and by the fact that much of this growth has been on land that is marginal in terms of location or access. While local demand remains strong, and can be expected to grow as a result of the immense job growth the region is experiencing, there are severe constraints caused by a lack of infrastructure capable of handling the volume of additional housing planned.

The basic issue is a lack of wastewater treatment capacity. A new water reclamation facility is proposed but current planning doesn't anticipate opening until about 2029-30. It is also not certain that phase of construction will be sufficient for all the new residential growth planned. This issue will cause a delay in the start of projects, but it is not certain how long this delay might be or which projects will be most impacted. The City of Phoenix may generate additions or modifications during the construction period to resolve some of the development issues. For this reason, the housing forecast is necessarily imprecise, particularly regarding timing.

During the first half of the ten-year projection period, single family house construction is forecast to remain stable but moderate, as existing subdivisions build out and a few new ones enter production. The strong and continuing demand in the local market is expected to sustain production while state land auctions are advanced and infrastructure issues are being resolved.

The shift in development activity is expected around the middle of the projection. This is anticipated to lead to a rapid expansion of residential development as multiple master planned projects enter production, involving several builders offering numerous housing products to reach a range of buyers. Unless there is an additional issue concerning infrastructure or water supply, high levels of single family construction are expected to be sustained and likely increased as time goes on, with new housing growth following new employment growth.

Multifamily development in the District is also expected to be sustained, but at levels similar to recent years. The local market has had concentrations of multifamily development in the past, such as in or around Union Park, or the Bronco Butte area. The local market will continue to attract multifamily investment, but much of it will move to the Halo Vista area east of TMSC. Multifamily additions should continue to be strong but maintaining fairly consistent absorption levels in an area with a known performance history.

Housing additions will mostly be from smaller developments during the next few years, transitioning to large development areas and master plans in the later years and onward. Demand is expected to remain strong but infrastructure capacity will continue to be a potential impediment to residential growth. Because of this, and since the primary sources of future growth are major developments on State land parcels, there will be an element of uncertainty regarding the opening of projects, though the characteristics of development after starting can be expected to follow recognized patterns.

Aloravita: Shea Homes, Pulte, D.R. Horton; 75th Avenue and Jomax; 1,470 estimated total lots – 150 remaining.

This master plan covers two square miles divided between two school districts. Initial development was hindered by drainage issues, but once opening in 2018, it has performed well. The first phase was completed in a little over three years, followed by a delay as phase two hillside lot development had to contend with underlying bedrock. This second phase opened in 2023 and again, production has been strong. Buildout of the five parcels currently active should be by fall 2026, though building completion and occupancy will take a few more months. The final phases, located in the Peoria School District, opened in late 2023 and should continue to be active for about another five years. This phase includes a school site that is being planned for an American Leadership Academy K-8 school of 800 students, scheduled to open by 2028.



Union Park (Norterra): Cachet Homes, Risewell Homes (New Home Co.); I-17 and Jomax; 980 estimated total lots – 60 remaining. Multifamily: 1,400 total units – 800 remaining.

This 550-acre mixed-use master plan is essentially a self-contained city, with employment, retail, hospitality, a school, and residential uses including apartments, SFR (single family rentals), as well as standard and attached single family subdivisions. The single family parcels are being completed in 2026. Ground development for a 308-unit apartment complex was underway by early 2026, with construction expected late 2026 or early 2027. A few hundred additional multifamily units will be built in the future.

Verdin: Taylor Morrison Homes; Sonoran Desert Parkway and 24th Street; 1,200 estimated total lots – 1,190 remaining.

This project is semi-isolated in the eastern portion of the District, surrounded by State land. Lot development was a lengthy process and infrastructure issues have been a hindrance since opening. The first models were permitted in mid-2025 but most activity came later in the year. By early 2026 there were about 30 houses under construction in four product lines, with a fifth, very large-lot subdivision ready to start but delayed by the lack of infrastructure connection. This is expected to be completed by March or April 2026. The first house closings are planned to be in July or August 2026. There will not be many in 2026 because of the delays in permitting caused by the infrastructure issue. But sales activity has been very strong despite the problems and once full production can be underway, housing starts are forecast to be high during the 2026/27 school year. There will continue to be four product lines active as construction moves from the southern parcels and large community center towards the entrance on the



north at Sonoran Desert Drive. This builder tends to take a measured approach to development and housing production is expected to last to nearly the end of the projection, though that timeline could be advanced.

Paseo Heights: Lennar Homes; Pinnacle Peak Road and 36th Avenue; 290 estimated total lots.

Grading commenced in January 2026. There will be two product lines starting construction by January 2027 with the first closings in the fall. Production is expected to be strong with buildout during 2029/30.

North Gateway: K Hovnanian Homes, Canyon Partners, Thompson Thrift; Sonoran Desert Parkway and I-17; 3,700 estimated multifamily and attached single family units – 1,460 remaining.

This is not a unified project, but a collection of employment, commercial, and residential projects clustered in a relatively small area. There are 11 residential projects including luxury apartments, single family rentals, a 193-unit attached single family subdivision by K Hovnanian entering house construction in 2026, and the 560-unit Inspire Sonoran Desert apartments also starting in 2026. There will be two additional apartment projects, with all construction expected to be underway or completed by the middle of the projection.



The remaining projected development areas are on State Trust land and subject to auction. This makes construction timing imprecise, and the builders listed are ones currently associated with planning but may not be the ones that are ultimately successful at auction. It is likely that in all cases, there will also be other builders involved, given the large amounts of land. Additionally, for the areas within the City of Phoenix, there are infrastructure issues that will need to be resolved for actual development to progress.

Peoria Innovation Core Phase 1: Lennar Homes; Loop 303 and Lake Pleasant Parkway; 1,500 estimated total lots.

This approximately 800-acre area south of Loop 303 will be the first residential parcel of the total 6,700 acre Innovation Core that stretches from SR-74 on the north to Lone Mountain on the south along each side of Lake Pleasant Parkway. This parcel is cut by washes which will reduce the actual buildable area significantly. While not obstructed by the same infrastructure issues confronting the remaining project areas, this site will require time to complete a cultural survey inventory and to plan around the topographical constraints. Plans are for auction in 2027 and housing starts in 2029. There will likely be two or three builders involved, with housing production totaling nearly 300 new units or more per year.

Copperleaf North: Lennar Homes; Dove Valley Road and Paloma Parkway; 1,000 estimated total lots.

The timing for this project is uncertain but it is anticipated that infrastructure issues will be resolved sufficiently for house construction to commence during the last years of the projection. This is a desirable location, across the road from the Copperleaf project completed by Lennar and Pulte in 2024, so production levels will likely be strong.

NorthPark: Pulte Homes; 52nd Avenue and Loop 303; 7,600 estimated total lots. Multifamily: 6,400 estimated total units

Planning is still underway but zoning has been approved, and the overall outlines of the 7,400-acre land use plan are becoming clearer. Residential uses will generally surround the 900-acre TSMC expansion on the south side of Loop 303 purchased at auction in January 2026. There could be a possibility of some future changes in the multifamily planned given the large amounts also planned north of Loop 303 at Halo Vista. There is hope that infrastructure will be in place for construction by 2030 to 2032. Multiple builders will likely be involved, resulting in high production levels in the last years of the projection and beyond.

Halo Vista: Mack Real Estate Group; Loop 303 and I-17; 9,000 estimated multifamily units.

This mixed-use plan includes a manufacturing district and research and technology park as well as retail uses and multifamily. An auto mall and retail are planned to be the first components started, using some of the limited infrastructure capacity available at this time. Multifamily development is not expected until the last half of the projection but should become substantial.



4.0 District Projections

4.1 Population & Housing

To project household and population growth, the housing growth is integrated with demographic trends and characteristics. Enrollment is then projected based on household growth, occupancy trends, students per household, and District enrollment ratios. The absorption schedule developed for the 10-year period is based on regional growth and recent market and construction trends. Together, these factors lead to the creation of annual population and household projections for the District through 2035/36, as shown in **Table 19**.

TABLE 19
HISTORIC AND PROJECTED POPULATION AND HOUSING

Year	Population	Housing Units		Occupancy Rate	Vacant Units	Households		Pop/HH
		Total	New			Total	Change	
2010/11	239,040	96,493	872	90.4%	9,276	87,217	106	2.741
2011/12	241,119	96,765	272	91.0%	8,714	88,051	834	2.738
2012/13	245,571	97,603	838	92.0%	7,792	89,811	1,760	2.734
2013/14	248,100	98,337	734	92.3%	7,551	90,786	975	2.733
2014/15	252,715	99,292	955	93.2%	6,702	92,590	1,804	2.729
2015/16	255,014	100,274	982	93.3%	6,697	93,577	988	2.725
2016/17	259,120	101,056	782	94.2%	5,887	95,169	1,592	2.723
2017/18	261,340	102,174	1,118	94.1%	6,033	96,141	972	2.718
2018/19	263,866	103,650	1,476	93.8%	6,421	97,229	1,088	2.714
2019/20	266,352	104,466	816	94.0%	6,268	98,198	969	2.712
2020/21	268,641	105,964	1,498	93.9%	6,485	99,479	1,281	2.700
2021/22	271,029	107,748	1,784	93.5%	7,004	100,744	1,265	2.690
2022/23	273,299	109,561	1,813	93.1%	7,560	102,001	1,257	2.679
2023/24	276,461	110,425	864	93.6%	7,067	103,358	1,357	2.675
2024/25	280,873	113,308	2,883	93.0%	7,932	105,376	2,019	2.665
2025/26	284,143	116,438	3,130	92.2%	9,082	107,356	1,979	2.647
2026/27	287,921	118,246	1,808	92.4%	8,987	109,259	1,903	2.635
2027/28	290,127	118,892	646	92.8%	8,560	110,332	1,072	2.630
2028/29	290,475	119,710	818	92.5%	8,978	110,732	400	2.623
2029/30	292,097	121,074	1,364	92.3%	9,323	111,751	1,020	2.614
2030/31	294,007	122,061	987	92.4%	9,277	112,784	1,033	2.607
2031/32	297,464	123,880	1,819	92.5%	9,291	114,589	1,805	2.596
2032/33	300,983	125,874	1,994	92.4%	9,566	116,308	1,719	2.588
2033/34	306,832	127,977	2,103	92.8%	9,214	118,763	2,455	2.584
2034/35	311,037	130,450	2,473	92.5%	9,784	120,666	1,904	2.578
2035/36	317,172	133,387	2,937	92.5%	10,004	123,383	2,717	2.571
2026/27-2035/36			16,949				16,027	

Source: Applied Economics, 2026.

*Bolding indicates historical estimates.

Based on these projections, the total inventory of the District is expected to reach around 133,400 units in 2035/36, up more than 16,900 units compared to 2025/26. This increase would result in a District-wide population of about 317,200 people living in 123,400 households in 2035/36. The population per household is projected to steadily decline over the 10-year period while occupancy rates stabilize at about 92 percent.

4.2 Enrollment

In addition to the volume and market orientation of housing development, trends in per-household student generation rates and service rates are key factors used in determining future enrollment levels, as shown in **Table 20**. Student generation refers to the expected size of the school-age population (persons aged 5 to 17 years old) per household. Due to the increasing number of educational alternatives and open enrollment policies, it is necessary to apply an enrollment-to-population (E-P) ratio to the school-age population. Open enrollment causes a shifting of students between districts, with gains and losses offsetting each other to varying degrees, whereas charter schools only detract from district enrollment. The E-P ratio can be based on the net difference between the school-age population and *total* enrollment, acknowledging that there are flows of students between all school districts in Arizona, or it can be based on *in-District* enrollment alone (hereafter referred to as the service rate).

In 2010/11, the District's E-P ratio was 0.745, and its service rate was 72 percent. Between 2010/11 and 2019/20, the school-age population of the District declined by about 540 persons, while in-District enrollment fell by about 2,550 students, bringing the Service Rate down to 68 percent. During this period, enrollment in local area charter schools increased by over 3,000 students. While they were certainly not all District residents, the proliferation helps to explain the decline in in-District enrollment. Meanwhile, total enrollment declined by only about 1,240 students as increases in out-of-District enrollment offset some of the in-District losses. As a result, the E-P Ratio fell to 0.727 in 2019/20.

Between 2019/20 and 2025/26, the school-age population of the District declined by about 960 persons, while in-District enrollment fell by about 3,610 students, reducing the in-District Service Rate to 61 percent. This year, the District enrolled nearly 2,740 out-of-District students, meaning that only about 27,700 of the District's 45,500 resident school-age children attend District schools. For the purposes of this analysis, out-of-District enrollment is assumed to increase throughout the projection period at the rate it has been increasing in recent years.

Figure 7 illustrates the relationship between the size of the District's school-age population, in-District enrollment, and the service rate from 2015/16 through 2025/26. The green bars show the school-age population, which can be considered the potential enrollment in the District, while the blue bars show in-District enrollment. The service rate is represented by the red line and is keyed to the right axis. During this period, the service rate declined by an average of about 0.6 percent per year.



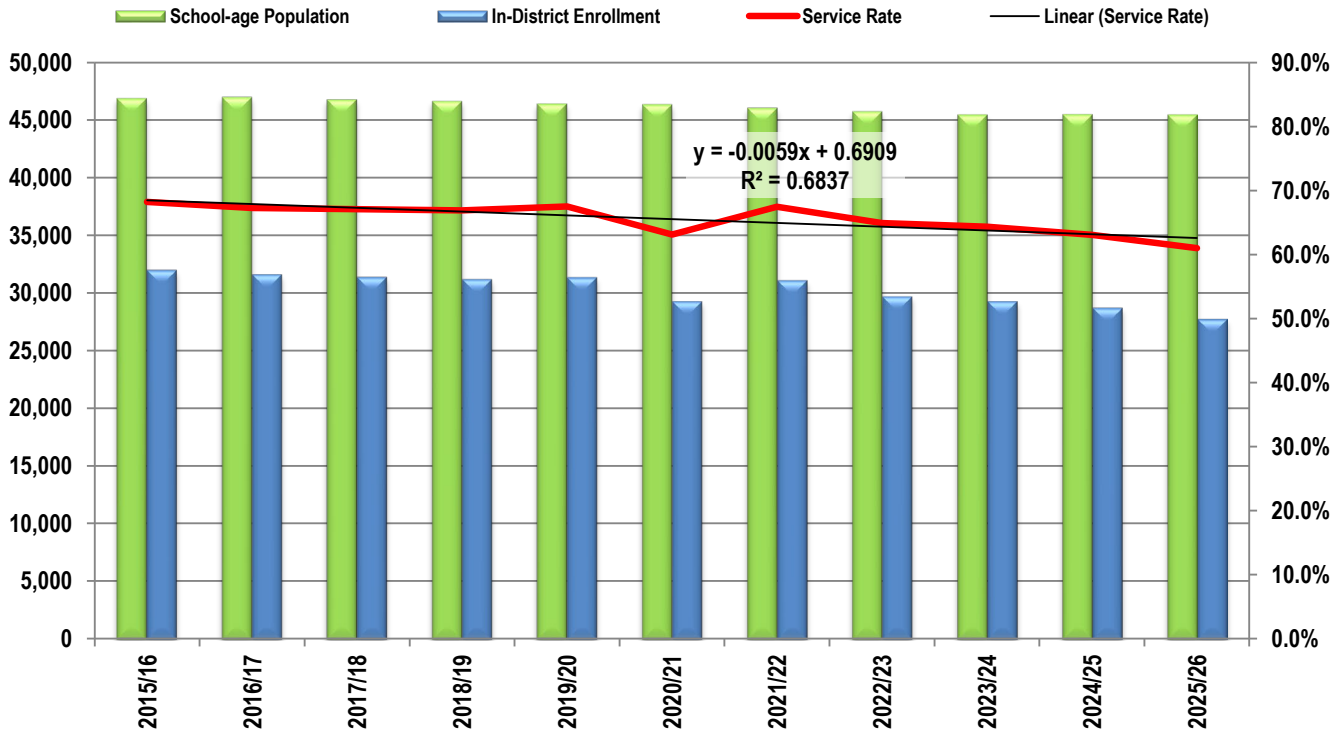
TABLE 20
SCHOOL-AGE POPULATION, ENROLLMENT, E-P RATIO, AND SERVICE RATE

Year	Households	School-Age Population *		K-12 Enrollment	Net Difference	Enrollment - Population Ratio	Out of District Students	In-District Enrollment	Service Rate
		Total	Per Household						
2010/11	87,217	46,950	0.538	34,985	11,965	74.5%	1,092	33,893	72.2%
2011/12	88,051	46,719	0.531	34,400	12,319	73.6%	1,241	33,159	71.0%
2012/13	89,811	46,969	0.523	33,763	13,206	71.9%	1,360	32,403	69.0%
2013/14	90,786	46,797	0.515	33,054	13,743	70.6%	1,420	31,634	67.6%
2014/15	92,590	47,042	0.508	33,432	13,610	71.1%	1,639	31,793	67.6%
2015/16	93,577	46,862	0.501	33,770	13,092	72.1%	1,797	31,973	68.2%
2016/17	95,169	46,975	0.494	33,618	13,357	71.6%	2,017	31,601	67.3%
2017/18	96,141	46,774	0.487	33,539	13,235	71.7%	2,165	31,374	67.1%
2018/19	97,229	46,624	0.480	33,548	13,076	72.0%	2,358	31,190	66.9%
2019/20	98,198	46,413	0.473	33,749	12,664	72.7%	2,407	31,342	67.5%
2020/21	99,479	46,344	0.466	31,711	14,633	68.4%	2,447	29,264	63.1%
2021/22	100,744	46,045	0.457	33,659	12,386	73.1%	2,591	31,068	67.5%
2022/23	102,001	45,736	0.448	32,315	13,421	70.7%	2,631	29,684	64.9%
2023/24	103,358	45,467	0.440	31,909	13,558	70.2%	2,641	29,268	64.4%
2024/25	105,376	45,478	0.432	31,389	14,089	69.0%	2,702	28,687	63.1%
2025/26	107,356	45,455	0.423	30,465	14,990	67.0%	2,737	27,728	61.0%

Source: Applied Economics, 2026.

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

FIGURE 7
HISTORICAL STUDENT POPULATION, ENROLLMENT, AND SERVICE RATE





The Service Rate is likely to continue fluctuating depending on the actual or perceived quality of education offered by the District; the number, convenience, and perceived value of other educational options; as well as many other factors beyond the scope of this study. However, we are not aware of many school districts in Arizona experiencing a service rate increase over the past several years, and nearly all have experienced some level of decline. As a result, the enrollment projections contained herein have been formulated under three scenarios, which are detailed in **Table 21**.

The Short-Term (ST) Trend service rate scenario assumes that the District's service rate continues to decline at the rate it has over the past few years, or about 1.3 percent per year. By 2035/36, this would result in a service rate of about 48 percent and an in-District enrollment of about 22,140 students, which would be a 20 percent decline (5,590 students) from current in-District enrollment. The Stable service rate scenario assumes that the District's service rate remains at about 61 percent through the projection period. By 2035/36, this would lead to the in-District enrollment of about 27,970 students, or a net increase of about 240 students.

The Long-Term (LT) Trend service rate scenario assumes that the District's service rate declines but at the rate it has over the last 10 years, or about 0.6 percent per year. Under this scenario, the District would lose about 2,650 in-District students over the next 10 years, with an in-District enrollment of about 25,070 students. This would result in a service rate of about 55 percent in 2035/36. This scenario was selected for use in the remainder of this report.



TABLE 21
PROJECTED SERVICE RATE AND IN-DISTRICT ENROLLMENT BY SCENARIO

Year	ST Trend Service Rate			LT Trend Service Rate			Stable Service Rate		
	Service Rate	In-District Enrollment		Service Rate	In-District Enrollment		Service Rate	In-District Enrollment	
		Total	Change		Total	Change		Total	Change
2010/11	72.2%	33,893		72.2%	33,893		72.2%	33,893	
2011/12	71.0%	33,159	-734	71.0%	33,159	-734	71.0%	33,159	-734
2012/13	69.0%	32,403	-756	69.0%	32,403	-756	69.0%	32,403	-756
2013/14	67.6%	31,634	-769	67.6%	31,634	-769	67.6%	31,634	-769
2014/15	67.6%	31,793	159	67.6%	31,793	159	67.6%	31,793	159
2015/16	68.2%	31,973	180	68.2%	31,973	180	68.2%	31,973	180
2016/17	67.3%	31,601	-372	67.3%	31,601	-372	67.3%	31,601	-372
2017/18	67.1%	31,374	-227	67.1%	31,374	-227	67.1%	31,374	-227
2018/19	66.9%	31,190	-184	66.9%	31,190	-184	66.9%	31,190	-184
2019/20	67.5%	31,342	152	67.5%	31,342	152	67.5%	31,342	152
2020/21	63.1%	29,264	-2,078	63.1%	29,264	-2,078	63.1%	29,264	-2,078
2021/22	64.6%	29,744	480	64.6%	29,744	480	64.6%	29,744	480
2022/23	64.9%	29,684	-60	64.9%	29,684	-60	64.9%	29,684	-60
2023/24	64.4%	29,268	-416	64.4%	29,268	-416	64.4%	29,268	-416
2024/25	63.1%	28,687	-581	63.1%	28,687	-581	63.1%	28,687	-581
2025/26	61.0%	27,728	-959	61.0%	27,728	-959	61.0%	27,728	-959
2026/27	59.7%	26,907	-821	60.0%	27,073	-655	61.0%	27,509	-219
2027/28	58.7%	26,156	-751	59.8%	26,616	-457	61.0%	27,164	-345
2028/29	58.0%	25,398	-758	59.7%	26,163	-453	61.0%	26,744	-420
2029/30	56.8%	24,699	-700	59.3%	25,779	-385	61.0%	26,495	-250
2030/31	55.8%	24,122	-577	59.0%	25,514	-265	61.1%	26,404	-91
2031/32	54.4%	23,604	-517	58.3%	25,303	-210	61.0%	26,492	89
2032/33	52.8%	23,036	-568	57.4%	25,036	-267	60.9%	26,564	72
2033/34	51.4%	22,779	-257	56.7%	25,096	60	61.0%	27,000	436
2034/35	49.8%	22,327	-452	55.6%	24,942	-154	60.9%	27,319	319
2035/36	48.3%	22,141	-186	54.7%	25,074	132	61.1%	27,968	649
2026/27 - 2035/36			-5,587			-2,654			240

Source: Applied Economics, 2026.

***Bolding indicates historical estimates.**

Table 22 provides a detailed view of total (in-District and out-of-District) projected enrollment by grade cohort based on the LT Trend service rate scenario. By 2035/36, total enrollment is projected to decrease to 28,180 students (a decline of 2,280 students or 7.5 percent), and the distribution of enrollment by grade cohort is expected to shift slightly toward the youngest cohort.

The Kindergarten to 4th grade (K-4) cohort could fall by about 780 students by 2030/31, but then increase by 500 students between 2030/31 and 2035/36. This would still result in a net decrease of 280 K-4 students compared to 2025/26 enrollment. The 5th to 8th grade (5-8) cohort may decline through the majority of the projection period, but could increase in the last few years of the period. This would result in a net decrease of about 790 students compared to 2025/26 enrollment. The 9th to 12th grade (9-12) cohort may fluctuate upwards and downwards more than the other two cohorts, but overall, it is expected to decline by about 1,220 students by 2035/36. The significant increase in development, particularly single family housing, in the second half of the projection period, may bring some younger families to the area, driving the projected increase in the K-4 cohort's share of total enrollment. Alternative providers will likely continue to attract students, especially as new schools open.

TABLE 22
HISTORICAL AND PROJECTED TOTAL ENROLLMENT BY LEVEL – LT TREND FORECAST

Fall	Enrollment by Level				K-12 Total		
	K-4	5-8	K-8	9-12	Enrollment	Change	% Change
2010/11	12,499	11,510	24,009	10,976	34,985	-1,004	-2.8%
2011/12	12,335	11,083	23,418	10,982	34,400	-585	-1.7%
2012/13	11,903	10,691	22,594	11,169	33,763	-637	-1.9%
2013/14	11,280	10,583	21,863	11,191	33,054	-709	-2.1%
2014/15	11,680	10,684	22,364	11,068	33,432	378	1.1%
2015/16	11,989	10,745	22,734	11,036	33,770	338	1.0%
2016/17	11,969	10,785	22,754	10,864	33,618	-152	-0.5%
2017/18	11,878	10,663	22,541	10,998	33,539	-79	-0.2%
2018/19	11,922	10,654	22,576	10,972	33,548	9	0.0%
2019/20	11,993	10,652	22,645	11,104	33,749	201	0.6%
2020/21	10,746	10,073	20,819	10,892	31,711	-2,038	-6.0%
2021/22	11,540	10,562	22,102	11,557	33,659	1,948	6.1%
2022/23	10,999	10,127	21,126	11,189	32,315	-1,344	-4.0%
2023/24	10,724	9,989	20,713	11,196	31,909	-406	-1.3%
2024/25	10,209	9,924	20,133	11,256	31,389	-520	-1.6%
2025/26	9,805	9,558	19,363	11,102	30,465	-924	-2.9%
2026/27	9,455	9,584	19,039	10,806	29,845	-620	-2.0%
2027/28	9,300	9,523	18,823	10,601	29,424	-421	-1.4%
2028/29	9,113	9,271	18,384	10,623	29,007	-417	-1.4%
2029/30	9,049	9,135	18,184	10,475	28,659	-348	-1.2%
2030/31	9,026	8,831	17,857	10,574	28,431	-228	-0.8%
2031/32	9,062	8,697	17,759	10,499	28,258	-173	-0.6%
2032/33	9,116	8,595	17,711	10,318	28,029	-229	-0.8%
2033/34	9,258	8,640	17,898	10,229	28,127	98	0.3%
2034/35	9,361	8,676	18,037	9,975	28,012	-115	-0.4%
2035/36	9,530	8,766	18,296	9,887	28,183	171	0.6%

Source: Applied Economics, 2026.

***Bolding indicates historical estimates.**



The distribution of total enrollment by individual grade is shown in **Table 23** and provides additional insight into enrollment patterns and the progressive impact of smaller or larger classes. If enrollment were evenly distributed, each K-12 grade would make up 7.7 percent of the total. Currently, 9th grade has the largest share of total enrollment (9.4 percent), and Kindergarten has the smallest share (5.7 percent). By 2035/36, the District’s grade-level distribution of enrollment is projected to remain mostly unchanged, ranging from a low of 6.4 percent (Kindergarten) to a high of 9.2 percent (9th grade).

TABLE 23
HISTORIC AND PROJECTED ENROLLMENT BY GRADE

Year	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12 Total	Percent Change
2010/11	2,065	2,526	2,667	2,650	2,591	2,768	2,846	2,983	2,913	2,916	2,809	2,711	2,540	34,985	-2.8%
2011/12	2,136	2,338	2,585	2,649	2,627	2,523	2,734	2,863	2,963	2,841	2,847	2,712	2,582	34,400	-1.7%
2012/13	2,005	2,371	2,331	2,539	2,657	2,577	2,476	2,744	2,894	2,992	2,827	2,782	2,568	33,763	-1.9%
2013/14	1,939	2,190	2,293	2,350	2,508	2,611	2,588	2,619	2,765	2,854	2,979	2,696	2,662	33,054	-2.1%
2014/15	2,216	2,197	2,353	2,432	2,482	2,605	2,687	2,718	2,674	2,835	2,805	2,844	2,584	33,432	1.1%
2015/16	2,363	2,330	2,290	2,436	2,570	2,561	2,645	2,794	2,745	2,803	2,770	2,728	2,735	33,770	1.0%
2016/17	2,337	2,361	2,382	2,363	2,526	2,617	2,587	2,770	2,811	2,818	2,758	2,670	2,618	33,618	-0.5%
2017/18	2,331	2,327	2,347	2,459	2,414	2,577	2,607	2,704	2,775	2,917	2,766	2,708	2,607	33,539	-0.2%
2018/19	2,256	2,348	2,421	2,346	2,551	2,486	2,653	2,730	2,785	2,854	2,857	2,688	2,573	33,548	0.0%
2019/20	2,379	2,335	2,369	2,455	2,455	2,594	2,526	2,766	2,766	2,915	2,848	2,778	2,563	33,749	0.6%
2020/21	1,942	2,131	2,141	2,209	2,323	2,373	2,452	2,546	2,702	2,841	2,810	2,654	2,587	31,711	-6.0%
2021/22	2,226	2,185	2,340	2,392	2,397	2,545	2,550	2,734	2,733	3,055	2,959	2,854	2,689	33,659	6.1%
2022/23	1,982	2,215	2,138	2,324	2,340	2,365	2,477	2,588	2,697	2,913	2,938	2,706	2,632	32,315	-4.0%
2023/24	1,893	2,013	2,237	2,197	2,384	2,408	2,407	2,578	2,596	2,933	2,850	2,832	2,581	31,909	-1.3%
2024/25	1,802	1,926	2,047	2,234	2,200	2,421	2,399	2,454	2,650	2,860	2,925	2,756	2,715	31,389	-1.6%
2025/26	1,726	1,801	1,957	2,061	2,260	2,211	2,418	2,442	2,487	2,869	2,787	2,821	2,625	30,465	-2.9%
2026/27	1,708	1,756	1,863	2,006	2,122	2,312	2,248	2,505	2,519	2,741	2,785	2,649	2,631	29,845	-2.0%
2027/28	1,701	1,754	1,833	1,927	2,085	2,191	2,373	2,351	2,608	2,802	2,673	2,653	2,473	29,424	-1.4%
2028/29	1,684	1,736	1,819	1,884	1,990	2,139	2,234	2,466	2,432	2,882	2,724	2,542	2,475	29,007	-1.4%
2029/30	1,682	1,726	1,809	1,878	1,954	2,051	2,190	2,332	2,562	2,700	2,808	2,594	2,373	28,659	-1.2%
2030/31	1,682	1,725	1,800	1,869	1,950	2,015	2,102	2,288	2,426	2,847	2,632	2,674	2,421	28,431	-0.8%
2031/32	1,699	1,734	1,808	1,870	1,951	2,022	2,076	2,207	2,392	2,710	2,782	2,510	2,497	28,258	-0.6%
2032/33	1,716	1,752	1,818	1,878	1,952	2,023	2,084	2,180	2,308	2,672	2,649	2,653	2,344	28,029	-0.8%
2033/34	1,747	1,783	1,850	1,903	1,975	2,039	2,100	2,205	2,296	2,597	2,621	2,531	2,480	28,127	0.3%
2034/35	1,768	1,805	1,873	1,925	1,990	2,052	2,105	2,209	2,310	2,569	2,541	2,501	2,364	28,012	-0.4%
2035/36	1,800	1,837	1,907	1,961	2,025	2,079	2,131	2,228	2,328	2,600	2,521	2,428	2,338	28,183	0.6%

Source: Applied Economics, 2026.

*Bolding indicates historical estimates.



5.0 Sub-District Projections

Sub-District enrollment projections are based on the current number of students in each study area, 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 expected 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. Annual projections of enrollment by grade for each of the study areas have been developed using this data.

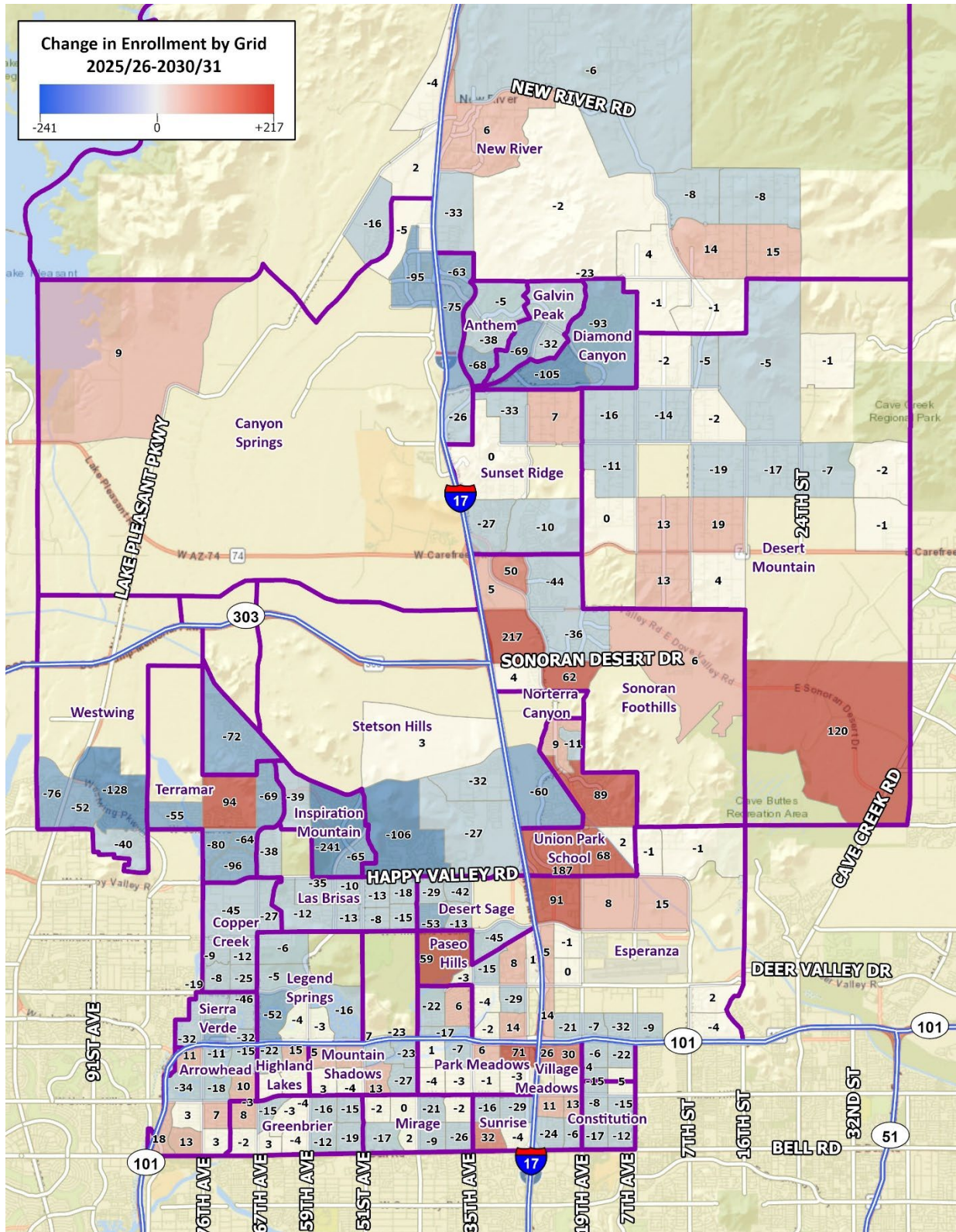
The projected changes in the number of students by study area over the next two five-year periods are depicted on **Maps 10** and **11**. The grids are color-coded according to the amount of change, with increasing saturations of red for positive change and blue for negative change. During the first five-year period, the highest growth is expected east of I-17 and south of Carefree Highway. Declines are largely anticipated in older residential areas in the west-central portion of the District and Anthem; the southern portion of the District should see a mix of gains and losses as new infill projects partially offset losses in aging neighborhoods.

During the second five-year period, growth will continue on the east side of I-17 but will also expand to areas west of I-17, particularly in the West Wing and Stetson Hills attendance areas. Due to the aging of the existing population, enrollment losses are expected to continue in Anthem, in the central portion of the District, and in the southern portion of the District.

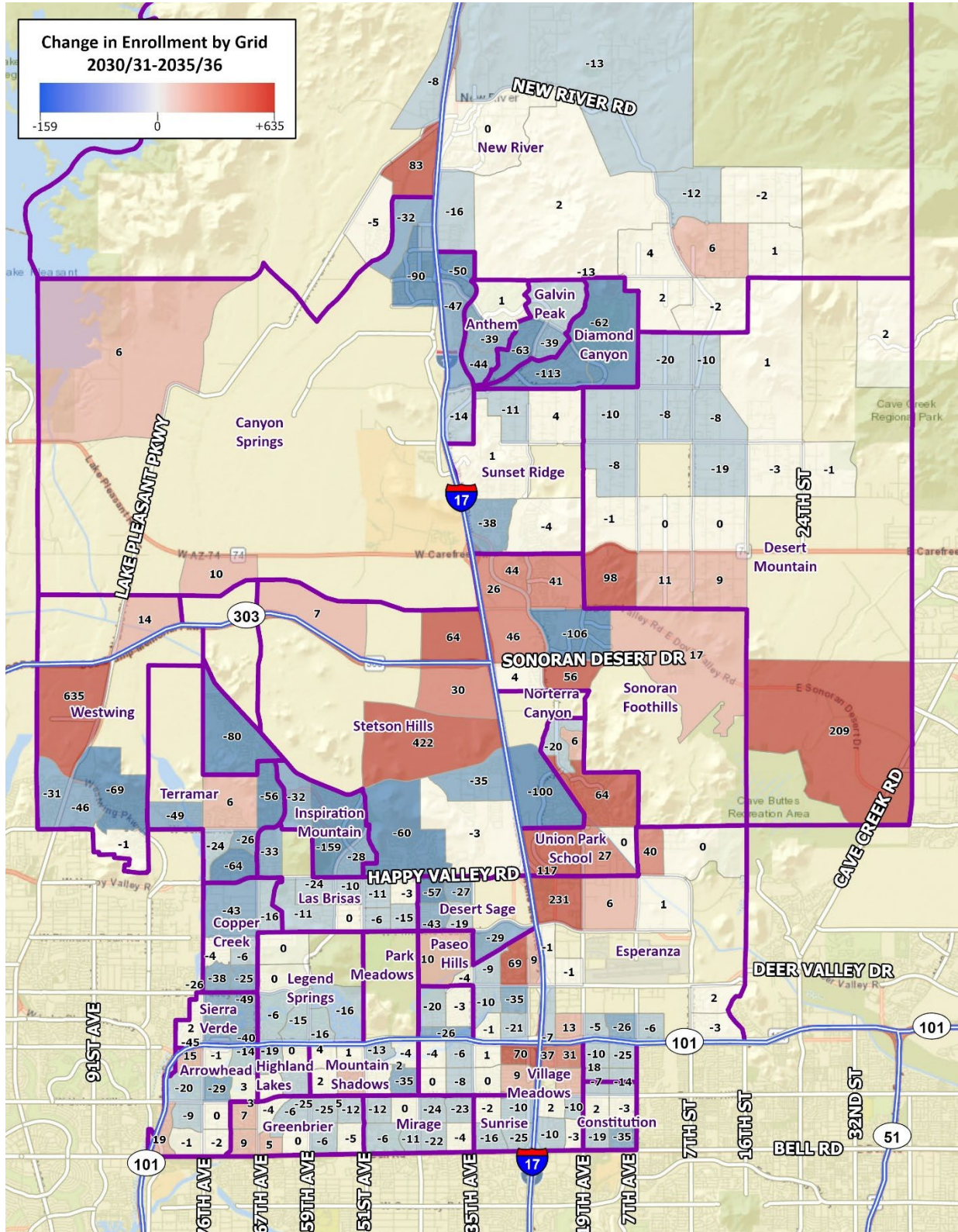
This southern portion of the District, particularly the area south of the Loop 101 freeway, consists of older, more affordable housing whose appeal to the area's workforce helps create stability in the school-age population. Therefore, grids in this area have different age and household composition levels, which helps explain the "patchwork" appearance of enrollment growth in the area.



MAP 10
ENROLLMENT CHANGE: 2025/26 – 2030/31



MAP 11
 ENROLLMENT CHANGE: 2030/31 – 2035/36





5.1 Enrollment by Attendance Area

For analysis purposes, grid-level data within the District is aggregated to generate enrollment estimates and projections by current school attendance areas. **Table 24** displays the projected enrollment by attendance area through 2035/36 using the LT Trend service rate scenario. Enrollment is presented for each level and is based solely on the attendance area designated for each student's place of residence.

Elementary (K-6 and K-8) attendance area enrollment is projected to decrease by about 1,370 students (8 percent) during the first five-year period. From 2025/26 to 2030/31, the Union Park attendance area may have the largest increase of about 210 students, followed by Sonoran Foothills with an increase of about 120 students. The Inspiration Mountain attendance area could have the largest decrease of about 230 students, which is a 34 percent decrease over the next five years. Along with an increase of about 180 out-of-District students during this time, attendance area enrollment could total about 16,180 students in 2030/31. During the second five-year period, the elementary attendance areas could increase enrollment by about 510 students. Between 2030/31 and 2035/36, the significant losses in attendance areas seen in the first five-year period are expected to slow significantly. The largest decreases could occur in the Sierra Verde and Canyon Springs attendance areas, which may lose about 90 students each. Two attendance areas, West Wing and Stetson Hills, are projected to increase significantly by about 390 and 290 students, respectively. By 2035/36, elementary attendance area enrollment could decrease by about 860 students for a total enrollment of about 16,690 students.

Middle school (7-8) attendance area enrollment is projected to decrease by about 140 students (5 percent) during the first five-year period. From 2025/26 to 2030/31, only the Deer Valley Middle attendance area is expected to increase in enrollment by about 40 students. The Desert Sky Middle and Hillcrest Middle attendance areas may decline by about 40 and 140 students, respectively. This would result in middle school attendance area enrollment of about 1,670 students in 2030/31. In the second five-year period, the declines in the Hillcrest Middle attendance area may slow, and the loss could total about 70 students. Between 2030/31 and 2035/36, Deer Valley Middle could increase by about 40 students, while Desert Sky Middle could decrease by about 40 students. Hillcrest Middle could decrease by about 70 students. By 2035/36, middle school attendance area enrollment could decrease by about 205 students for a total enrollment of about 1,610 students.

High school (9-12) attendance area enrollment is projected to decrease by about 530 students (5 percent) during the first five-year period. From 2025/26 to 2030/31, only the Barry Goldwater attendance area may have an increase in enrollment of about 310 students. The largest decreases could occur in the Mountain Ridge attendance area (-360 students), followed by the Sandra Day attendance area (-270 students). In all, high school attendance area enrollment could total about 10,570 students in 2030/31. During the second five-year period, high school attendance area enrollment could decline by almost 690 students. Once again, only the Barry Goldwater attendance area is expected to increase by about 130 students. Compared to the first five-year period, losses could accelerate in both the Boulder Creek and Deer Valley attendance areas, while losses could slow in the Mountain Ridge and Sandra Day attendance areas. Losses could range from about 140 students (Deer Valley) to 350 students (Boulder Creek). By 2035/36, high school attendance area enrollment could decrease by about 1,220 students for a total enrollment of about 9,890 students.

TABLE 24
ACTUAL AND PROJECTED ENROLLMENT BY ATTENDANCE AREA

Attendance Area*	Actual						Projected										Change		
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	'20-'25	'25-'30	'30-'35
Anthem Elem	337	334	305	278	251	276	259	239	234	225	211	195	187	185	181	177	-18%	-24%	-16%
Arrowhead	566	625	576	545	533	529	513	515	486	477	467	478	480	484	485	489	-7%	-12%	5%
Canyon Springs	957	992	892	896	884	862	829	778	732	698	680	660	628	607	599	592	-10%	-21%	-13%
Constitution	653	693	485	450	404	365	359	362	346	335	329	324	321	318	312	309	-44%	-10%	-6%
Copper Creek	658	691	678	673	667	636	598	572	518	508	503	495	481	475	464	456	-3%	-21%	-9%
Desert Mountain	443	461	473	456	463	438	427	416	426	442	463	475	509	552	625	664	-1%	6%	43%
Desert Sage	561	556	537	550	531	483	445	427	396	375	364	355	348	341	331	324	-14%	-25%	-11%
Diamond Canyon	644	666	624	566	534	490	448	415	389	371	335	311	289	288	280	272	-24%	-32%	-19%
Esperanza	561	650	710	644	622	598	581	589	604	610	621	632	647	664	682	717	7%	4%	15%
Gavilan Peak	448	440	396	362	363	333	325	307	276	262	249	218	203	208	209	208	-26%	-25%	-17%
Greenbrier	416	431	424	423	419	370	351	352	343	344	341	339	335	335	331	330	-11%	-8%	-3%
Highland Lakes	531	555	575	549	556	497	495	492	491	511	494	473	440	453	449	445	-6%	-1%	-10%
Inspiration Mount	0	0	793	808	741	678	621	574	522	487	450	443	428	418	406	397		-34%	-12%
Las Brisas	922	968	429	424	421	394	379	364	340	325	322	322	310	306	299	293	-57%	-18%	-9%
Legend Springs	356	361	371	359	377	347	332	326	324	318	321	306	314	314	313	313	-3%	-7%	-3%
Mirage	649	672	682	629	598	589	558	562	547	538	535	527	513	507	497	488	-9%	-9%	-9%
Mountain Shadows	434	448	422	441	467	448	440	450	450	454	435	431	422	417	408	401	3%	-3%	-8%
New River	328	357	331	296	285	276	270	268	263	252	247	249	255	267	279	295	-16%	-11%	19%
Norterra Canyon	541	541	543	553	512	512	501	497	482	465	448	433	413	410	404	397	-5%	-12%	-12%
Park Meadows	473	538	526	491	459	462	439	425	421	432	442	438	440	447	449	453	-2%	-4%	3%
Paseo Hills	730	810	701	701	654	637	622	610	613	631	645	644	681	667	643	642	-13%	1%	0%
Sierra Verde	612	609	607	629	611	574	528	496	467	438	415	395	370	348	341	325	-6%	-28%	-22%
Sonoran Foothills	818	850	771	781	788	786	850	881	896	899	901	942	945	964	962	1,017	-4%	15%	13%
Stetson Hills	684	679	621	629	609	561	538	522	507	487	482	461	459	541	653	776	-18%	-14%	61%
Sunrise	439	405	386	400	388	377	373	363	352	346	343	347	339	338	334	331	-14%	-9%	-3%
Sunset Ridge	574	617	578	529	544	532	511	514	495	496	481	484	477	475	471	469	-7%	-9%	-3%
Terramar	1,079	1,142	1,088	1,053	996	1,014	1,022	1,011	969	944	913	895	872	873	845	830	-6%	-10%	-9%
Village Meadows	397	423	371	361	361	363	361	361	390	398	407	395	399	402	401	403	-9%	12%	-1%
Westwing	790	788	782	736	679	604	542	517	470	449	423	448	562	676	750	811	-24%	-30%	92%
Union Park	660	715	692	719	749	741	809	876	906	923	955	986	1,007	1,025	1,048	1,059	12%	29%	11%
Out Of District	1,713	1,888	1,827	1,843	1,783	1,781	1,841	1,888	1,926	1,970	1,963	1,954	1,932	1,950	1,974	2,011	4%	10%	2%
Total	18,974	19,905	19,198	18,774	18,249	17,553	17,168	16,968	16,579	16,410	16,183	16,057	16,004	16,254	16,426	16,691	-7%	-8%	3%

Source: Applied Economics, 2026.

* Excludes pre-school enrollment. Bolding indicates a K-8 school.

TABLE 24 (Continued)
ACTUAL AND PROJECTED ENROLLMENT BY ATTENDANCE AREA

Attendance Area	Projected																	Change		
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	'20-'25	'25-'30	'30-'35	
Middle School *																				
Deer Valley Middle	685	773	708	656	623	612	681	715	657	641	650	701	720	687	684	695	-11%	6%	7%	
Desert Sky Middle	550	574	557	573	590	532	529	499	500	506	493	491	487	480	458	451	-3%	-7%	-8%	
Hillcrest Middle	866	850	663	710	671	666	660	633	649	626	531	509	500	476	468	458	-23%	-20%	-14%	
Total	2,101	2,197	1,928	1,939	1,884	1,810	1,871	1,847	1,805	1,774	1,674	1,702	1,707	1,644	1,611	1,605	-14%	-8%	-4%	
High School																				
Barry Goldwater	2,141	2,400	2,377	2,437	2,465	2,526	2,539	2,574	2,630	2,741	2,832	2,893	2,872	2,895	2,935	2,960	18%	12%	5%	
Boulder Creek	2,333	2,541	2,425	2,394	2,315	2,149	2,039	1,989	2,025	1,970	1,950	1,899	1,811	1,750	1,647	1,597	-8%	-9%	-18%	
Deer Valley	1,334	1,607	1,549	1,705	1,726	1,680	1,649	1,648	1,684	1,630	1,675	1,664	1,657	1,642	1,575	1,539	26%	0%	-8%	
Mountain Ridge	1,960	2,207	2,292	2,358	2,328	2,298	2,223	2,132	2,062	1,973	1,942	1,884	1,829	1,802	1,709	1,664	17%	-16%	-14%	
Sandra Day	2,166	1,993	1,743	1,477	1,523	1,493	1,424	1,338	1,304	1,251	1,221	1,158	1,088	1,059	1,013	1,028	-31%	-18%	-16%	
Out Of District	734	809	803	825	899	956	931	920	918	910	954	1,001	1,061	1,081	1,096	1,098	30%	0%	15%	
Total	10,668	11,557	11,189	11,196	11,256	11,102	10,806	10,601	10,623	10,475	10,574	10,499	10,318	10,229	9,975	9,887	4%	-5%	-6%	

Source: Applied Economics, 2026.

*Excludes out of district students at these schools as they are included in the out of district total on the elementary school table.



5.2 Enrollment by School versus by Attendance Area

To translate the projections of enrollment by attendance area (place of residence) into enrollment by school, it is necessary to map the relationship between the place of residence and school of attendance. This is accomplished by analyzing the relationship between the two based on current student information. **Tables 25, 26, and 27** display enrollment distribution by school versus enrollment by attendance area for elementary (K-6), middle (7-8), and high school (9-12) students. These patterns at the school level provide an informative view of the flow of students between schools and from outside the District. It also provides insight into the success of each school in retaining students within their own attendance area and attracting students from outside their attendance area.

Reading the table across a row shows the number of students attending a school from each attendance area (listed by initials 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 and the rightmost columns show the net difference between attendance area and school enrollment. For example, at Arrowhead Elementary, there are 346 students enrolled who live within the Arrowhead attendance area. One student at Arrowhead resides in the Copper Creek attendance area, and another from the Desert Sage attendance area. There are also 60 students who attend Arrowhead from outside the District, resulting in a total enrollment of 446 students. The Arrowhead attendance area contains a student population of 529 students, although eight attend Copper Creek, two attend Desert Sage, and so forth. Arrowhead has a net migration of -83 students, and its attend-reside ratio is 65 percent, meaning 65 percent of students living in the Arrowhead attendance area actually attend Arrowhead.

The net difference between each school's enrollment and the number of students that reside within the attendance area provides an estimate of in- and out-migration impacts on enrollment. Among elementary schools, Highland Lakes has the largest net gain in enrollment, with about 450 additional K-6 students, including 150 students from outside of the District. Legend Springs, Sierra Verde, and West Wing attendance areas each have net gains of over 200 students this year. Terramar and West Wing each retained 90 percent or more of their attendance area students in 2025/26. Esperanza had the largest loss of students (-190 students), followed by Mirage (-170 students) and New River (-120 students). At 52 percent, New River retained the smallest share of its resident student population. Overall, about 75 percent of the elementary school students living within District boundaries attend their designated school in the 2025/26 school year.

At the middle school level, Highland Lakes had the largest net enrollment gain (100 students), including 60 students from outside of the District. Hillcrest Middle attracted the largest number of out-of-District students (90 students). Deer Valley Middle had the largest net enrollment loss this year (-180 students) and retained 67 percent of its resident middle school students. West Wing and Sierra Verde retained the largest percentage of their resident 7-8 students (92 percent each); at 59 percent, Gavilan Peak retained the smallest percentage of resident 7-8 students. Overall, about 71 percent of 7-8 students attend their designated middle school this year.

TABLE 25
SCHOOL VERSUS ATTENDANCE AREA ENROLLMENT (K-6th GRADE): 2025/26

School	Code	Attendance Area																											Total Attend	Total Reside	Diff.	% Diff					
		AEE	ANE	CCE	COE	CSE	DCS	DME	DSE	ESE	GBE	GPE	HLE	IME	LBE	LEG	MEE	MSE	NOR	NRE	PHE	PME	SEE	SFS	SRE	STE	SVE	TER					UPS	VME	WWE	Outside	
Arrowhead	AEE	346		1					1		12		1		1	8	2			2	7					2	1		60	446	529	-83	-16%				
Anthem Elem	ANE		122			80	6	6																					16	263	192	71	37%				
Copper Creek	CCE	8		461	1		1				3	2		1	2	8	4	1			5					2	1	9	1	2	60	572	636	-64	-10%		
Constitution	COE				312						68										2	8	2	1		1		1	10	41	446	365	81	22%			
Canyon Springs	CSE		15			402	10	6			2		7		4						3	2	2	13	25	1		1	3	3	15	544	612	-68	-11%		
Diamond Canyon	DCS		16			66	294	9				1	41																2	32	13	493	341	152	45%		
Desert Mountain	DME		2					243																					2	277	309	-32	-10%				
Desert Sage	DSE	2		7				2	359	13	1		1	3	17	1	2	5	4			21	11	2			7	11	3	10	40	522	483	39	8%		
Esperanza	ESE				2				2	349											5	4	6							8	30	406	598	-192	-32%		
Greenbrier	GBE	4		2					1		237			4									1	4				1	1		70	344	370	-26	-7%		
Gavilan Peak	GPE		27	2		37	14	4		3		3	111		1															22	264	175	89	51%			
Highland Lakes	HLE	89	1	11	4				8	7	64		181	10	8	10	21	39			9	17	5			3	7	14	1	2	147	658	204	454	223%		
Inspiration Mountain	IME	3	1	52					19	1			367	44			2				1	2				1	10	31		1	4	30	569	469	100	21%	
Las Brisas	LBE	2		13			3		10	5	3		21	258	7	5	3	4			3	6	1	1	1	6	4	13	6	4	5	28	412	394	18	5%	
Legend Springs	LEG	25		15					4	4	14	1	13	6	9	290	12	26			1	2	4	2		3	6	18		3	1	129	588	347	241	69%	
Mirage	MEE		1							2	4					1	342	9			2	6	5							5	45	422	589	-167	-28%		
Mountain Shadows	MSE	1									9						19	316			3	8	4			1				25	386	448	-62	-14%			
Norterra Canyon	NOR					2			6	30				4	2																16	403	391	12	3%		
New River	NRE		1			1																									8	155	276	-121	-44%		
Paseo Hills	PHE				5				7	14		1			2		1	1	3		440	24	2	1						1	5	16	523	567	-44	-8%	
Park Meadows	PME				7				2	12	1			1						8	3	1								2	13	1	37	458	462	-4	-1%
Sunrise	SEE				5						3	1								4	3										2	34	370	377	-7	-2%	
Sonoran Foothills	SFS		2			5		16	3	2					1																	19	652	592	60	10%	
Sunset Ridge	SRE		2			14	6	18	1	1					1																2	2	366	394	-28	-7%	
Stetson Hills	STE	1		6	1	1	1		31	12				2	30	22	4	3	5	8		12	13	1	3	3	353		8	4	3	2	41	570	411	159	39%
Sierra Verde	SVE	44		16		1			7	3	13			1		7	18	8	9	2		7	1		3	2	391	12	2	1	7	128	683	416	267	64%	
Terramar	TER	1		29			2		2	1						8	14	2	2	1	1				1	1	1	524			3	56	650	738	-88	-12%	
Union Park	UPS		2	4		3	2	4	16	35		2		8	3	2	2	1	37		10	4	3	14	12	8		6	492		38	709	576	133	23%		
Village Meadows	VME				21					13											3	2	5								22	351	363	-12	-3%		
Westwing School	WWE			15						1						3	3	2								2	2	80		2	395	147	655	425	230	54%	
Bellair	BEE	2				2			1	3	7											130	14	2						46	217	0	217	0			
Vista Peak		1			3		2	1	1	5	1			1								3	3	2	1	2	2				1	1	34	0	34		
Other		0	0	2	2	0	0	0	2	5	0	0	0	1	0	0	0	0	2	0	1	2	1	0	0	0	0	0	0	0	2	26	0	26		26	
Total Reside		529	192	636	365	612	341	309	483	598	370	175	204	469	394	347	589	448	391	276	567	462	377	592	394	411	416	738	576	363	425	1,385	14,434	13,049	1,385	11%	
Attend = Reside:		65%	64%	72%	85%	66%	86%	79%	74%	58%	64%	63%	89%	78%	65%	84%	58%	71%	76%	52%	78%	72%	83%	88%	74%	86%	94%	71%	85%	78%	93%	9,767	74.8%				

Sources: Deer Valley Unified School District, 2025; Applied Economics, 2026.

TABLE 26
SCHOOL VERSUS ATTENDANCE AREA ENROLLMENT (7th – 8th GRADE): 2025/26

School Name	Code	Attendance Area																				Total Attend	Total Reside	Diff.
		ANE	CSE	DCS	DME	DSM	DVM	GPE	HCM	HLE	IME	NOR	PHE	SFS	SRE	STE	SVE	TER	UPS	WWE	Outside			
Anthem Elem	ANE	47	34	7	2		1	8							4	1			1		3	108	84	24
Canyon Springs	CSE	10	158	3	2		3	18		1				3	4			1	1		3	207	250	-43
Diamond Canyon	DCS	15	32	123			1	20		1			2	2	5						3	204	149	55
Desert Mountain	DME				101			10						1	2							114	129	-15
Desert Sky Middle	DSM					458	32			5	10										80	588	532	56
Deer Valley Middle	DVM					2	413						1	5	1		1				11	434	612	-178
Gavilan Peak	GPE	9	16	13	2			94						1	7					2	17	161	158	3
Hillcrest Middle	HCM		1		2	16	11		510	17	30	2	3			5	11	36	4	5	86	739	666	73
Highland Lakes	HLE					27	14		16	255	4		1			2	2	5			62	388	293	95
Inspiration Mountain	IME					2	2		33		148	1			1	4		12	2	4	9	218	209	9
Norterra Canyon	NOR				1	1	7	1	6		3	95		6		2			13		4	139	121	18
Paseo Hills	PHE					1	72		4				54		1	1						133	70	63
Sonoran Foothills	SFS	2	3		9	2	5				6	1	169		9		1	19			6	232	194	38
Sunset Ridge	SRE		3	2	9	1		6				1	5	103						1	3	134	138	-4
Stetson Hills	STE		1			4	16		32		13	3	2	1		131		2	3	1	8	217	150	67
Sierra Verde	SVE				1	5	1		19	9	2					145		5		3	36	226	158	68
Terramar	TER						1	1	22		5							189		1	24	244	276	-32
Union Park	UPS					6	19		3		10		3	1	2			1	116		6	167	165	2
Westwing School	WWE					1	2		9		3							23		165	29	232	179	53
Vista Peak			1	1		2	8		2	1								1			16	0	16	
Other		1	1	0	0	4	4	0	4	0	1	0	1	2	1	1	0	0	2	0	6	28	0	28
Total Reside:		84	250	149	129	532	612	158	666	293	209	121	70	194	138	150	158	276	165	179	396	4,929	4,533	396
Attend = Reside:		56%	63%	83%	78%	86%	67%	59%	77%	87%	71%	79%	77%	87%	75%	87%	92%	68%	70%	92%		3,210	70.8%	

Sources: Deer Valley Unified School District, 2025; Applied Economics, 2026.

Among the high schools, Boulder Creek retained the highest share of its resident population (92 percent), followed closely by Mountain Ridge and Sandra Day (89 percent each). However, while Boulder Creek had a net increase of only about 50 students, Sandra Day and Mountain Ridge had net increases of 1,180 and 500 students, respectively. With a retention rate of just 57 percent, Barry Goldwater experienced a net loss of about 960 students this year. Approximately 80 percent of the resident high school students attend their designated school in 2025/26.

TABLE 27
SCHOOL VERSUS ATTENDANCE AREA ENROLLMENT (9th – 12th GRADE): 2025/26

School	Code	Attendance Area						Total Attend	Total Reside	Diff.
		BGH	BCH	DVH	MRH	SDH	Outside			
Barry Goldwater	BGH	1,459	10	36	8	16	88	1,617	2,572	-955
Boulder Creek	BCH	131	1,893	5	5	4	63	2,101	2,048	53
Deer Valley	DVH	99	4	1,335	17	12	211	1,678	1,680	-2
Mountain Ridge	MRH	87	4	208	2,083	108	358	2,848	2,353	495
Sandra Day	SDH	757	107	64	200	1,334	211	2,673	1,493	1,180
E-School		25	25	20	31	15	23	139	0	139
Other		14	5	12	9	4	2	46	0	46
Total Reside		2,572	2,048	1,680	2,353	1,493	956	11,102	10,146	956
Attend = Reside:		57%	92%	79%	89%	89%		8,104	79.9%	

Sources: Deer Valley Unified School District, 2025; Applied Economics, 2026.



Table 28 shows the attendance pattern versus residence for 2019/20 (pre-pandemic), 2024/25, and 2025/26. The change in Bellair’s resident students to zero reflects their changing to a choice school in 2020/21. Inspiration Mountain opened in 2022/23, but there are still about 50 students living in the Inspiration Mountain attendance area that are attending Las Brisas and Stetson Hills. The overall attend-reside ratio has continued to decline with the movement of students living both in and out of the District.

TABLE 28
TOTAL ENROLLMENT ATTENDANCE VERSUS RESIDENCE

GRADES K-6									
School	2019/20		2024/25		2025/26		Difference		
	Attend	Reside	Attend	Reside	Attend	Reside	2019/20	2024/25	2025/26
Arrowhead	527	595	462	533	446	529	-68	-71	-83
Anthem Elem	361	257	251	169	263	192	104	82	71
Copper Creek	686	700	577	668	572	636	-14	-91	-64
Constitution	631	707	486	404	446	365	-76	82	81
Canyon Springs	590	705	566	646	544	612	-115	-80	-68
Diamond Canyon	657	530	517	379	493	341	127	138	152
Desert Mountain	419	605	304	336	277	309	-186	-32	-32
Desert Sage	662	613	550	531	522	483	49	19	39
Esperanza	549	603	401	622	406	598	-54	-221	-192
Greenbrier	363	300	413	419	344	370	63	-6	-26
Gavilan Peak	426	249	301	194	264	175	177	107	89
Highland Lakes	670	235	694	239	658	204	435	455	454
Inspiration Mountain	na	na	568	525	569	469	0	43	100
Las Brisas	765	1,008	426	421	412	394	-243	5	18
Legend Springs	691	378	661	377	588	347	313	284	241
Mirage	523	439	435	598	422	589	84	-163	-167
Mountain Shadows	443	508	388	467	386	448	-65	-79	-62
Norterra Canyon	727	697	422	392	403	391	30	30	12
New River	252	425	167	286	155	276	-173	-119	-121
Paseo Hills	654	716	521	577	523	567	-62	-56	-44
Park Meadows	677	527	469	459	458	462	150	10	-4
Sunrise	503	501	376	388	370	377	2	-12	-7
Sonoran Foothills	855	676	695	596	652	592	179	99	60
Sunset Ridge	514	531	380	406	366	394	-17	-26	-28
Stetson Hills	754	499	637	449	570	411	255	188	159
Sierra Verde	729	502	696	446	683	416	227	250	267
Terramar	735	765	655	731	650	738	-30	-76	-88
Union Park	na	na	656	567	709	576	na	89	133
Village Meadows	452	464	349	361	351	363	-12	-12	-12
Westwing School	777	614	685	468	655	425	163	217	230
Bellair	453	431	221	0	217	0	22	221	217
Eschool	0	0	51	0	34	0	0	51	34
Other	68	0	53	0	26	0	68	53	26
Total	17,113	15,780	15,033	13,654	14,434	13,049	1,333	1,379	1,385
Attend = Reside:		77.8%	75.2%	74.8%					

Sources: Deer Valley Unified School District, 2025; Applied Economics, 2026.

At the middle school level, net losses at Deer Valley Middle have accelerated since 2019/20, while there have been steady increases in the net number of students in Highland Lakes, Stetson Hills, and Sierra Verde attendance areas. Overall, the attend-reside ratio at the middle school level has dropped from about 82 percent to 71 percent since 2019/20.

TABLE 28 (continued)
TOTAL ENROLLMENT ATTENDANCE VERSUS RESIDENCE

GRADES 7-8

School Name	2019/20		2024/25		2025/26		Difference		
	Attend	Reside	Attend	Reside	Attend	Reside	2019/20	2024/25	2025/26
Anthem Elem	121	114	103	82	108	84	7	21	24
Canyon Springs	217	267	209	241	207	250	-50	-32	-43
Diamond Canyon	235	175	208	157	204	149	60	51	55
Desert Mountain	176	219	116	127	114	129	-43	-11	-15
Desert Sky Middle	634	600	656	590	588	532	34	66	56
Deer Valley Middle	618	630	456	623	434	612	-12	-167	-178
Gavilan Peak	234	237	160	169	161	158	-3	-9	3
Hillcrest Middle	938	923	734	673	739	666	15	61	73
Highland Lakes	469	362	406	317	388	293	107	89	95
Inspiration Mountair	na	na	221	218	218	209	0	3	9
Norterra Canyon	212	207	133	123	139	121	5	10	18
Paseo Hills	169	201	148	77	133	70	-32	71	63
Sonoran Foothills	224	187	224	193	232	194	37	31	38
Sunset Ridge	186	178	131	139	134	138	8	-8	-4
Stetson Hills	261	195	227	160	217	150	66	67	67
Sierra Verde	250	165	236	165	226	158	85	71	68
Terramar	274	291	249	266	244	276	-17	-17	-32
Union Park	na	na	190	181	167	165	na	9	2
Westwing School	272	236	259	213	232	179	36	46	53
E-School	0	0	40	0	16	0	0	40	16
Other	42	0	20	0	28	0	42	20	28
Total	5,532	5,187	5,126	4,714	4,929	4,533	345	412	396
Attend = Reside:	81.6%		72.5%		70.8%				

Sources: Deer Valley Unified School District, 2025; Applied Economics, 2026.

GRADES 9-12

School	2019-20		2024-25		2025-26		Difference		
	Attend	Reside	Attend	Reside	Attend	Reside	2019-20	2024-25	2025-26
Barry Goldwater	1,707	2,221	1,624	2,471	1,617	2,572	-514	-847	-955
Boulder Creek	2,604	2,536	2,251	2,329	2,101	2,048	68	-78	53
Deer Valley	1,566	1,347	1,729	1,726	1,678	1,680	219	3	-2
Mountain Ridge	2,396	1,851	2,837	2,342	2,848	2,353	545	495	495
Sandra Day	2,696	2,420	2,690	1,532	2,673	1,493	276	1,158	1,180
E-School	0	0	124	0	139	0	0	124	139
Other	135	0	56	0	46	0	135	56	46
Total	11,104	10,375	11,311	10,400	11,102	10,146	729	911	956
Attend = Reside:	85.1%		78.3%		79.9%				

Sources: Deer Valley Unified School District, 2025; Applied Economics, 2026.

Differences at in the high school attendance areas continue to show a strong negative trend at Barry Goldwater, and significant increases continue at Sandra Day and Mountain Ridge. Sandra Day attracts many students from the Barry Goldwater attendance area. Overall, the high school attend-reside ratio has declined from about 85 percent to 80 percent over the past since 2019/20.

Table 29 shows attend-reside data for the District high school attendance areas for 2019/20 to 2021/22 and 2024/25 to 2025/26. While most schools have fairly stable enrollment shifts between other attendance areas, some trends should be noted. Mountain Ridge saw a large decrease in the number of students attending from Sandra Day O'Connor over the last two years in comparison to previous years. Meanwhile, Sandra Day O'Connor continues to see a large number of students attending from the Barry Goldwater area. Mountain Ridge, Sandra Day O'Connor, and Deer Valley all continue to see large numbers of out-of-District students.

**TABLE 29
HIGH SCHOOL ENROLLMENT BY ATTENDANCE AREA**

	Barry Goldwater	Boulder Creek	Deer Valley	Mountain Ridge	Sandra Day	Out of District	Total
Barry Goldwater							
2019/20	1,520	30	46	4	20	87	1,707
2020/21	1,430	31	33	12	15	89	1,610
2021/22	1,567	24	29	5	21	86	1,732
2024/25	1,456	28	27	12	17	84	1,624
2025/26	1,459	10	36	8	16	88	1,617
Boulder Creek							
2019/20	137	2,401	4		3	59	2,604
2020/21	120	2,217	3	0	7	44	2,391
2021/22	143	2,318	2	1	9	66	2,539
2024/25	87	2,081	3	6	10	64	2,251
2025/26	131	1,893	5	5	4	63	2,101
Deer Valley							
2019/20	90	6	1,161	53	18	238	1,566
2020/21	77	4	1,087	66	11	215	1,460
2021/22	82	0	1,166	187	15	225	1,675
2024/25	90	3	1,410	15	13	198	1,729
2025/26	99	4	1,335	17	12	211	1,678
Mountain Ridge							
2019/20	54	2	97	1,693	305	245	2,396
2020/21	70	3	177	1,677	334	267	2,528
2021/22	73	5	99	1,574	694	293	2,738
2024/25	122	5	202	2,048	108	352	2,837
2025/26	87	4	208	2,083	108	358	2,848
Sandra Day O'Connor							
2019/20	378	65	24	82	2,050	97	2,696
2020/21	430	72	28	199	1,793	114	2,636
2021/22	496	73	29	85	1,792	124	2,599
2024/25	673	172	56	231	1,366	192	2,690
2025/26	757	107	64	200	1,334	211	2,673
Other							
2019/20	42	32	15	19	24	3	135
2020/21	14	6	2	6	6	0	34
2021/22	26	12	14	8	16	1	77
2024/25	19	6	14	9	5	3	56
2025/26	14	5	12	9	4	2	46
E-School							
2021/22	46	48	26	29	34	14	197
2024/25	24	34	14	21	13	18	124
2025/26	25	25	20	31	15	23	139
Total							
2019/20	2,221	2,536	1,347	1,851	2,420	729	11,104
2020/21	2,141	2,333	1,330	1,960	2,166	729	10,659
2021/22	2,433	2,480	1,365	1,889	2,581	809	11,557
2024/25	2,471	2,329	1,726	2,342	1,532	911	11,311
2025/26	2,572	2,048	1,680	2,353	1,493	956	11,102

Sources: Deer Valley Unified School District, 2025; Applied Economics, 2026.



5.3 Enrollment by School

Tables 30 and 31 show actual enrollment since the 2020/21 school year and projected enrollment by school for 2026/27 through 2035/36, based on applying the existing reside/attend relationships to the projected enrollment level by resident attendance area. *Note that in Table 26, the 7th & 8th-grade enrollment at the K-8 schools is included in the totals for the elementary schools, which leaves only the three 7th and 8th-grade middle schools in Table 27, along with the five high schools. Also, the totals for the elementary schools include preschool students.* Color coding indicates a school's relationship to its enrollment capacity, as defined by the School Facilities Board (SFB), with orange indicating where enrollment exceeds the facility capacity and yellow indicating the school is approaching 100 percent capacity. Blue indicates that the school is at less than 50 percent of capacity.

Currently, there are three schools – Sierra Verde, Sonoran Foothills, and Union Park – that are at over 90 percent capacity. Sierra Verde may decline in enrollment through the projection period, so this is expected to be a short-term issue for the school. However, Sonoran Foothills and Union Park are expected to exceed their capacity by next year. In the next 10 years, the only other elementary school that is expected to exceed 100 percent capacity is the West Wing School, although this may not occur until the final years of the projection period.

Meanwhile, there are 11 schools that are under 50 percent capacity, with the lowest being New River, which is at about 28 percent capacity. In the first half of the projection period, three additional schools are projected to decline in enrollment and fall below 50 percent capacity. These schools include Arrowhead, Desert Sage, and Park Meadows. By 2030/31, elementary enrollment is expected to decline by about 1,260 students to a total of 16,720 students. In the second half of the projection period, Park Meadows may increase to slightly above 50 percent enrollment, but three additional schools – Canyon Springs, Copper Creek, and Diamond Canyon – are projected to decline below 50 percent capacity. During this time, there could be an increase of about 530 students. Enrollment could total about 17,250 students in 2035/36, which is a 4 percent decline (730 students) from current enrollment.


None of the middle schools are currently overcrowded nor are they expected to be so during the entirety of the projection period. By 2030/31, middle school enrollment may fall by about 250 students. Between 2030/31 and 2035/36, losses may slow, and enrollment may fall by only about 90 students. These losses would result in middle school enrollment totaling about 1,420 students in 2035/36. Among the high schools, Mountain Ridge and Sandra Day are currently over-capacity. Mountain Ridge is expected to remain over capacity through the projection period, even with a projected decline in enrollment. Declines at Sandra Day could result in enrollment falling below 100 percent capacity by next year, although it could remain above 90 percent capacity until 2033/34. By 2030/31, high school enrollment could fall by about 530 students, and between 2030/31 and 2035/36, enrollment could fall by about 690 students. These losses would result in high school enrollment totaling about 9,890 students in 2035/36.

TABLE 30
ELEMENTARY ENROLLMENT BY SCHOOL

School	SFB Capacity	Projected															
		2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Anthem Elem	928	463	482	409	397	372	384	371	355	341	340	344	328	328	339	335	331
Arrowhead	841	541	651	580	532	494	465	443	447	421	416	406	407	408	412	412	416
Bellair	681	215	228	216	218	224	218	216	216	216	212	218	226	225	225	225	225
Canyon Springs	1,098	794	854	796	782	789	766	760	732	683	649	631	607	580	548	539	530
Constitution	747	652	696	624	527	502	467	446	439	427	412	418	414	412	411	408	406
Copper Creek	926	729	807	655	623	603	590	567	556	508	483	479	471	453	445	431	421
Desert Mountain	1,329	460	480	470	425	431	399	396	394	403	427	446	458	493	528	599	636
Desert Sage	938	656	651	609	572	579	554	524	506	487	481	468	457	445	435	424	415
Diamond Canyon	1,040	849	886	786	723	724	697	666	636	622	600	565	541	502	505	499	491
Esperanza	806	518	597	497	484	421	429	425	424	429	435	428	441	458	478	500	539
Gavilan Peak	919	576	638	569	532	468	428	437	411	388	359	338	302	287	287	289	291
Greenbrier	802	472	469	459	454	428	360	343	347	331	320	318	320	325	326	322	322
Highland Lakes	1,294	1,096	1,058	1,073	1,066	1,097	1,050	1,068	1,088	1,100	1,113	1,086	1,047	1,002	996	992	989
Inspiration Mountain	850	0	0	493	669	791	788	746	712	683	661	633	630	605	598	585	574
Las Brisas	894	745	779	464	449	450	430	399	375	361	348	346	344	334	329	322	316
Legend Springs	902	691	701	646	660	661	588	566	561	552	546	536	522	531	534	537	542
Mirage	957	563	564	574	513	449	428	392	401	379	377	367	368	361	357	349	342
Mountain Shadows	869	428	443	409	421	419	414	408	414	421	422	402	404	397	396	390	385
New River	559	167	209	204	174	165	156	156	164	163	162	165	166	169	178	188	202
Norterra Canyon	945	666	621	568	571	569	581	584	580	575	573	570	554	537	536	531	524
Park Meadows	807	611	650	594	538	478	464	437	420	400	402	401	391	403	409	414	420
Paseo Hills	1,012	800	847	727	755	682	668	654	653	657	670	679	681	713	704	684	683
Sierra Verde	938	904	915	900	968	933	911	851	818	781	762	743	741	728	716	704	690
Sonoran Foothills	950	909	910	863	935	921	883	956	985	1,008	1,020	1,033	1,063	1,065	1,085	1,085	1,146
Stetson Hills	972	1,003	999	889	913	867	786	770	742	726	710	698	670	671	756	872	1,001
Sunrise	768	466	436	423	415	391	376	373	371	373	378	379	376	369	366	360	356
Sunset Ridge	1,039	627	663	599	560	537	519	504	510	501	514	489	488	473	486	481	480
Terramar	1,039	1,027	1,056	1,010	956	921	908	935	939	891	885	848	823	802	796	763	749
Village Meadows	726	455	453	373	360	370	374	369	367	394	399	406	400	403	407	407	408
Westwing School	1,040	953	1,025	1,041	1,009	958	892	847	820	782	760	740	778	881	1,002	1,077	1,140
E-School	na	0	439	152	112	95	28	16	8	0	0	0	0	0	0	0	0
Union Park	950	525	756	746	780	863	874	938	1,017	1,040	1,056	1,087	1,127	1,147	1,175	1,205	1,222
VSP / Other		305	136	43	53	41	101	75	55	53	53	53	53	53	53	53	53
Total	29,413	19,866	21,099	19,461	19,146	18,693	17,976	17,638	17,463	17,096	16,945	16,720	16,599	16,561	16,817	16,983	17,245
Percent of Capacity		67.5%	71.7%	66.2%	65.1%	63.6%	61.1%	60.0%	59.4%	58.1%	57.6%	56.8%	56.4%	56.3%	57.2%	57.7%	58.6%

Source: Applied Economics, 2026.

Bold indicates a K-8 school.

 >90% Capacity

 <50% Capacity

TABLE 31
MIDDLE AND HIGH SCHOOL ENROLLMENT

School	SFB Capacity	Projected															
		2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Middle School																	
Deer Valley Middle	943	576	610	544	500	453	434	512	539	472	451	459	508	520	485	483	495
Desert Sky Middle	910	602	644	648	649	650	585	562	519	511	509	492	487	476	464	443	434
Hillcrest Middle	1,016	867	853	900	856	734	740	699	666	676	650	557	536	525	502	499	492
Total	2,869	2,045	2,107	2,092	2,005	1,837	1,759	1,773	1,724	1,659	1,610	1,508	1,531	1,521	1,451	1,425	1,421
Percent of Capacity		71.3%	73.4%	72.9%	69.9%	64.0%	61.3%	61.8%	60.1%	57.8%	56.1%	52.6%	53.4%	53.0%	50.6%	49.7%	49.5%
Grades 9-12																	
Barry Goldwater	2,380	1,672	1,732	1,650	1,604	1,620	1,617	1,530	1,483	1,507	1,613	1,694	1,747	1,727	1,751	1,792	1,816
Boulder Creek	2,660	2,429	2,539	2,400	2,331	2,255	2,101	1,993	1,960	1,993	1,938	1,916	1,866	1,776	1,711	1,605	1,552
Deer Valley	2,466	1,517	1,675	1,644	1,712	1,726	1,678	1,621	1,536	1,567	1,506	1,559	1,607	1,698	1,780	1,813	1,839
Mountain Ridge	2,196	2,561	2,738	2,775	2,798	2,836	2,848	2,850	2,850	2,815	2,725	2,693	2,631	2,569	2,534	2,432	2,384
Sandra Day	2,660	2,685	2,599	2,588	2,616	2,679	2,673	2,645	2,604	2,593	2,548	2,567	2,503	2,403	2,308	2,188	2,151
Other		43	274	132	135	140	185	167	168	148	145	145	145	145	145	145	145
Total	12,362	10,907	11,557	11,189	11,196	11,256	11,102	10,806	10,601	10,623	10,475	10,574	10,499	10,318	10,229	9,975	9,887
Percent of Capacity		88.2%	93.5%	90.5%	90.6%	91.1%	89.8%	87.4%	85.8%	85.9%	84.7%	85.5%	84.9%	83.5%	82.7%	80.7%	80.0%

Source: Applied Economics, 2026.

>90% Capacity <50% Capacity



Acknowledgements

We would like to acknowledge the people and organizations that have provided information for this study. Their time and expertise are valued assets working in support of Arizona's public schools.

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Maricopa County Assessor's Office

Maricopa County, AZ

Arizona Builder's Exchange

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Pulse Newsletter

Metro Phoenix Commercial

New Apartment Construction

Orion Investment Real Estate

Phoenix Top 5 News Bulletin

Phoenix Business Journal

Residential Real Estate

Rose Law Group

Rose Law Group Reporter

