

ASBA Monthly Webinar

Shifting Landscapes

Understanding
Enrollment and
Demographic Trends

Presented by:
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October 8, 2025



APPLIED ECONOMICS

Understanding Enrollment and Demographic Trends

State and National Demographic Trends

- Population Growth
- Population Age Structure
- Birthrates

Housing Market Conditions

- Housing Options
- Housing Affordability
- Student Generation Rates

School Enrollment & Choice

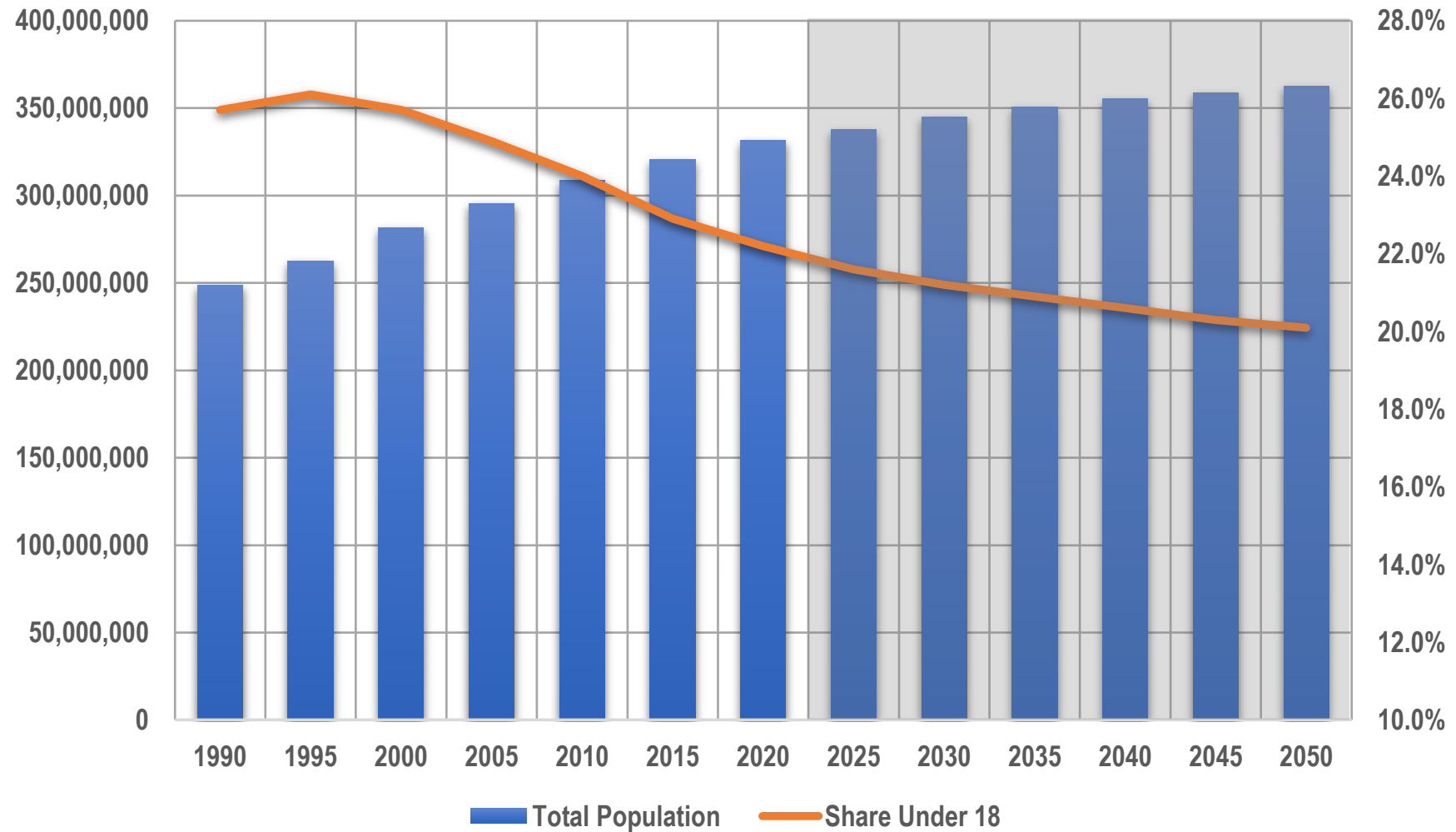
- K-12 Enrollment Trends
- K-12 Education Options
- Legislative Policy Actions
- Planning Impacts

❑ The population growth rate in the U.S. is slowing, while the share under age 18 is declining.

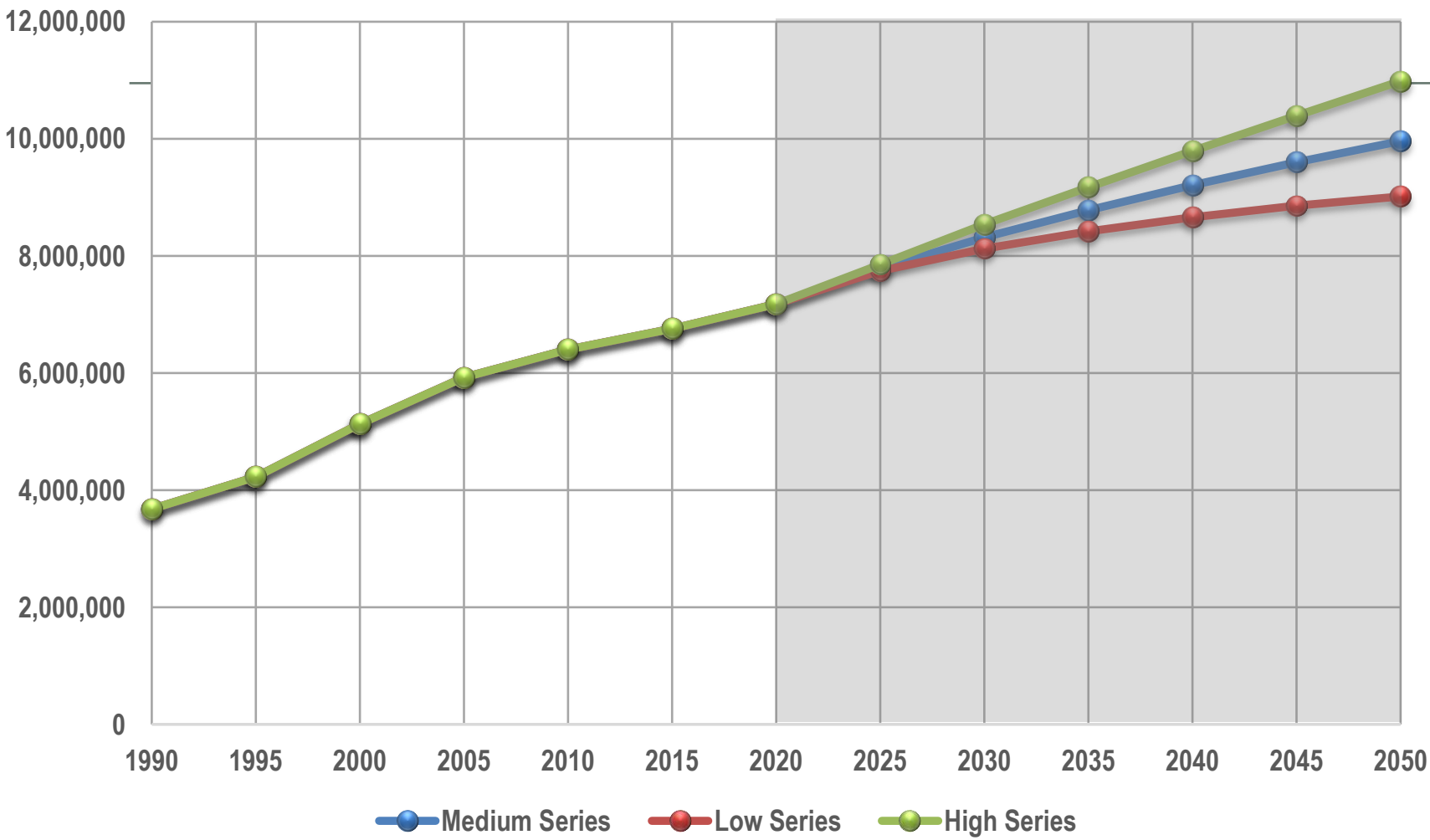
❑ The combination of these factors results in zero growth in the population under 18 through 2050.



U.S. Population Trends



Arizona Population Trends



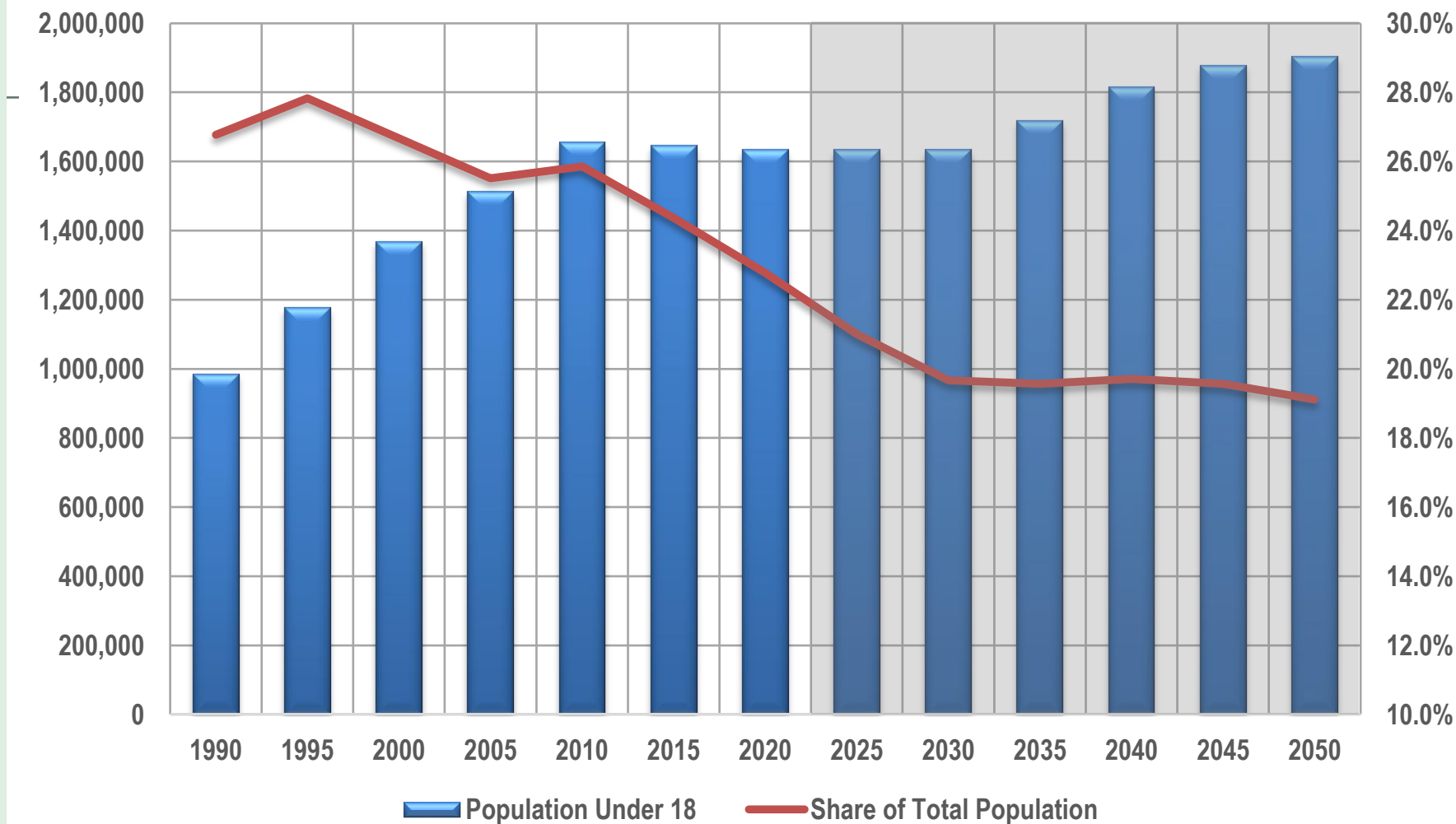
- Data for Arizona shows that the state's population nearly doubled between 1990 and 2020, growing from 3.7 million to 7.3 million people.
- Arizona's population will most likely grow by about 37 percent (or another 2.7 million people) over the next 30 years, reaching 10.0 million people by 2050.

❑ The population under 18 grew quickly between 1990 and 2010, nearly keeping pace with total population growth.

❑ The total of those under 18 remained nearly unchanged from 2010 to 2020, even as nearly 900,000 persons were added to the population, and is not expected to rise until after 2030.



Arizona Population Under 18

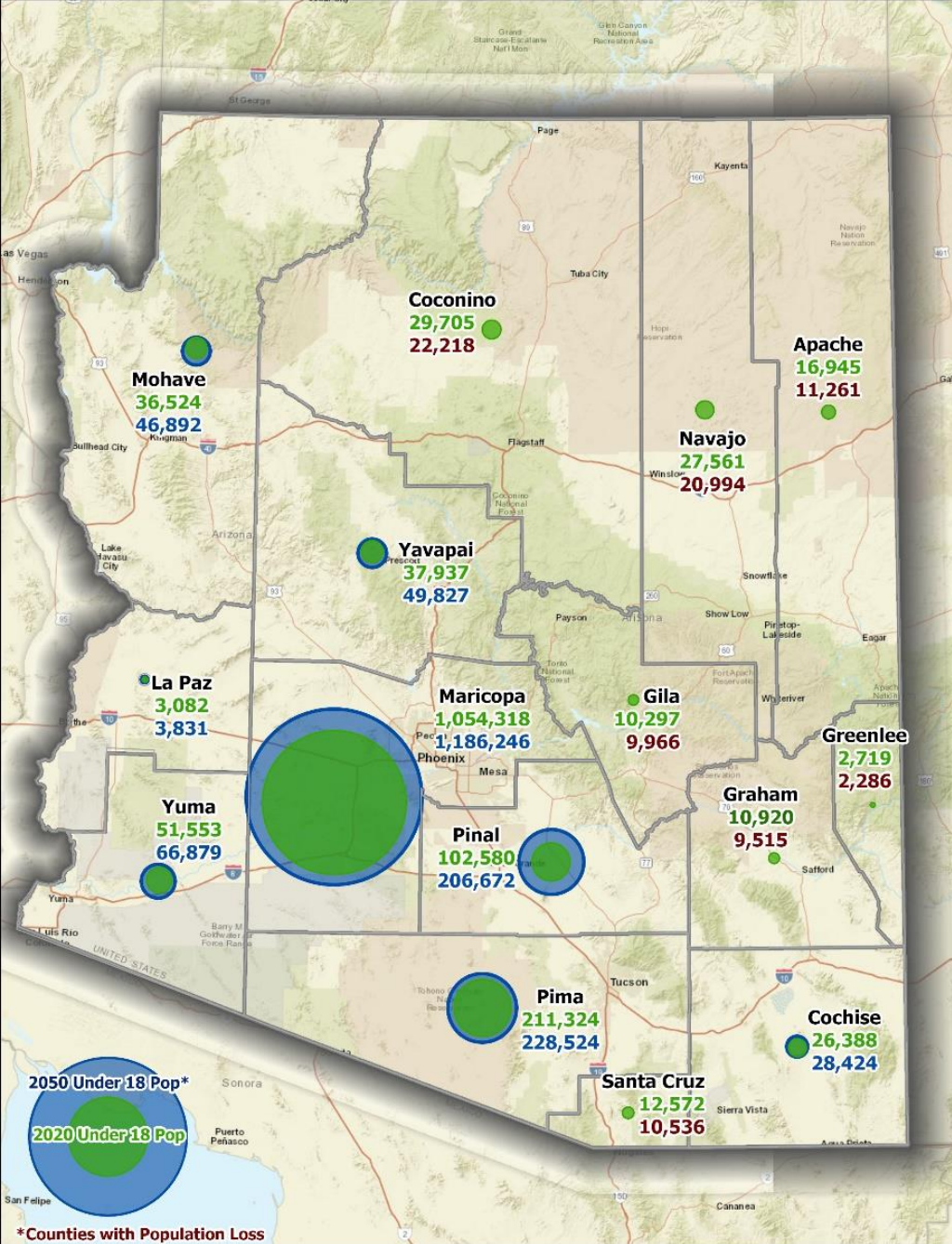


Sources: U.S. Bureau of the Census, 1990 and 2020; Arizona Office of Economic Opportunity, 2022.

Future Population Under 18

2020 Total: 1,634,000

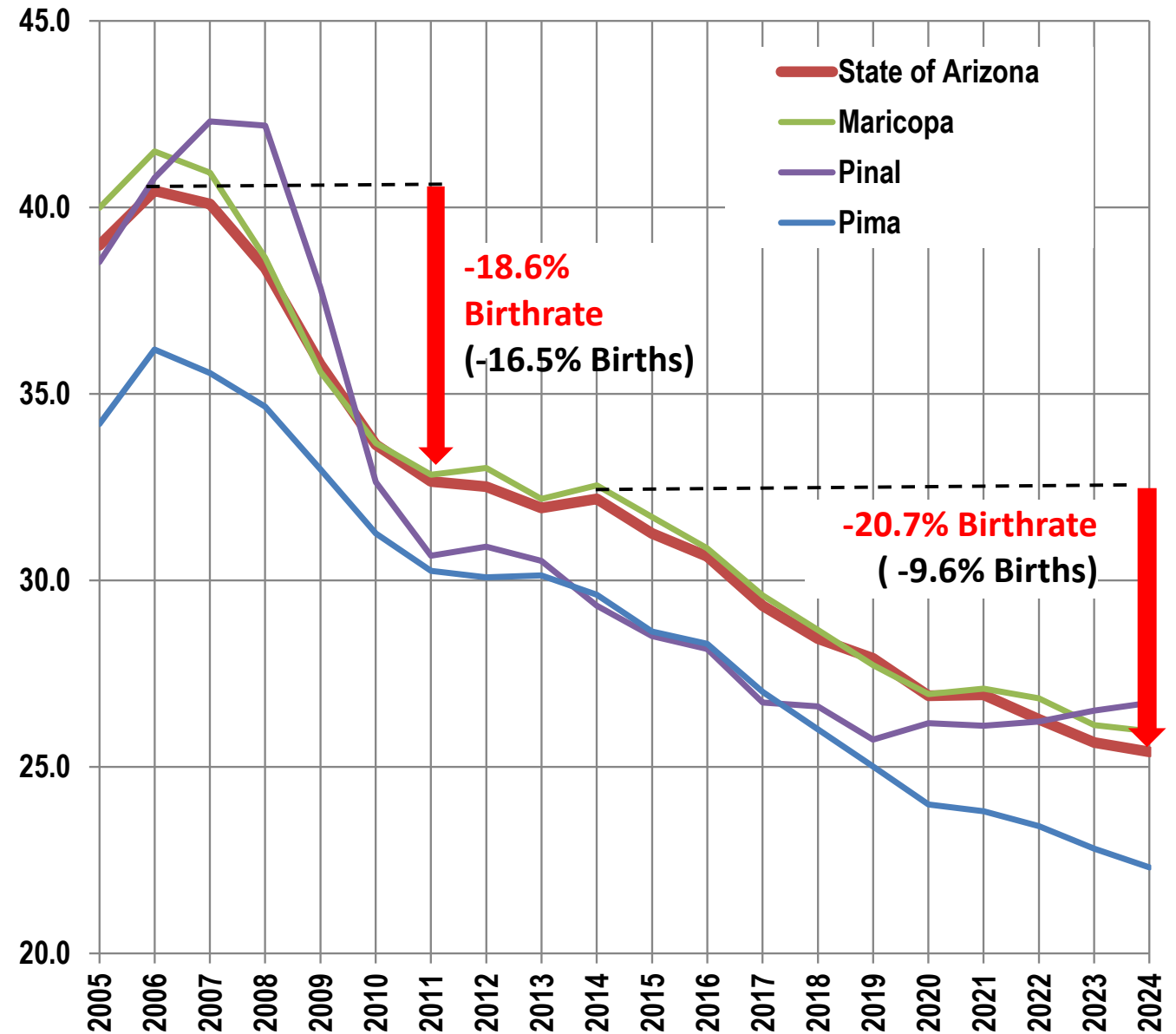
2050 Total: 1,904,000



- ❑ Nearly half of the projected growth will be in Maricopa County, however, the fastest rate of growth will be in Pinal County, where the population under 18 will likely double by 2050.
- ❑ Several Arizona counties, mostly in the northeastern portion of the State, are projected to experience a decline in the population under 18 over the next 25 years.

Arizona Birthrates *

- ❑ Birthrates plummeted during the Great Recession as the number of births statewide fell from 102,000 in 2006 to 85,000 in 2011.
- ❑ Since 2014, the rate has fallen by over 20%, but due to growth, the number of births has declined by less than 10% (to about 78,000), and has been stable since 2020.

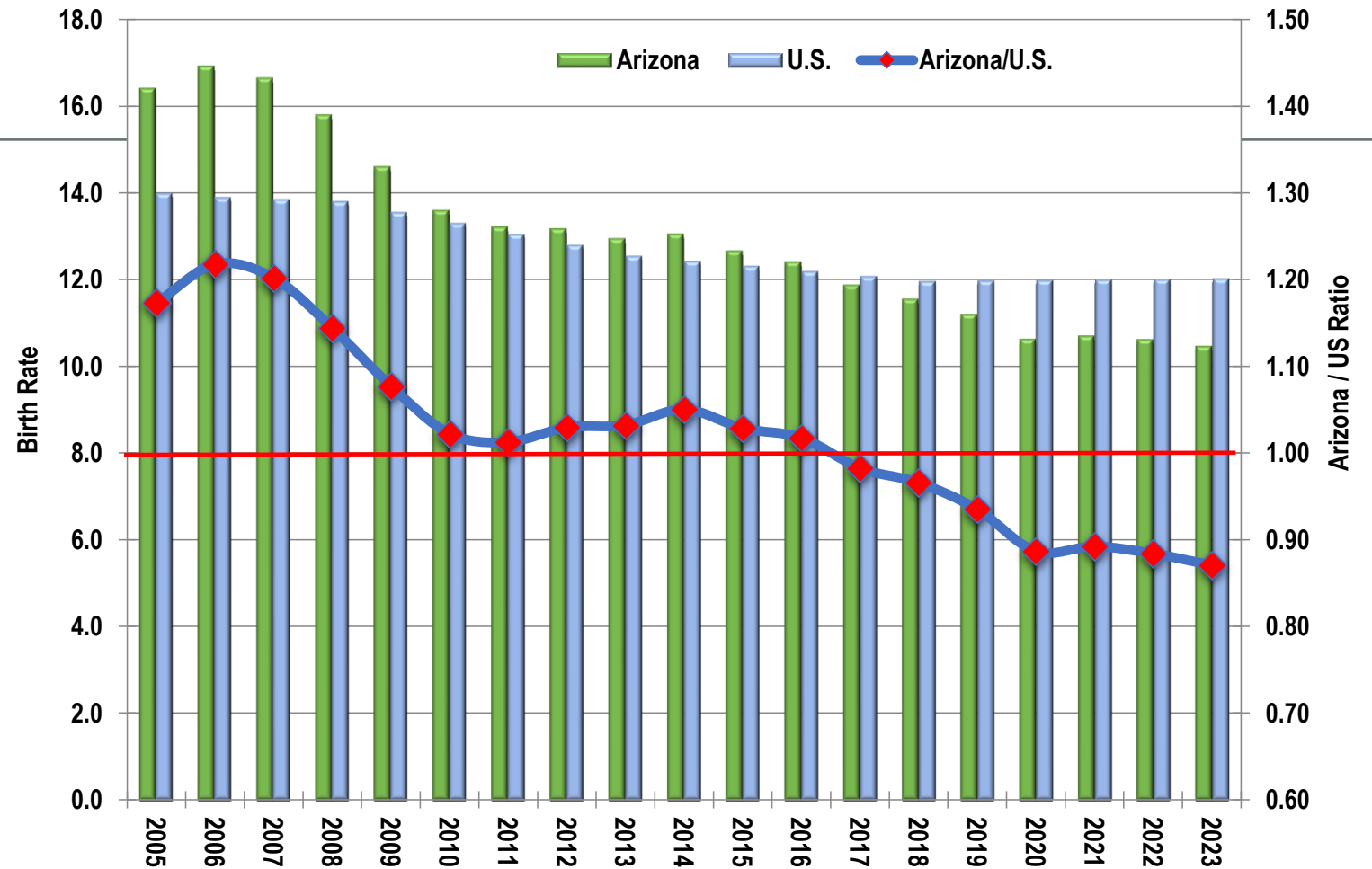


Sources: Arizona Department of Health Services; U.S. Census Bureau; Applied Economics, 2025.

* Births per 1,000 persons aged 15 to 45

Arizona vs. U.S. Birthrates

- ❑ Historically, birth rates in Arizona have been above the U.S. average, but that has changed dramatically, partially due to immigration policy changes.



Population Estimates: National Center for Health Statistics (NCHS) through a collaborative agreement with the U.S. Census Bureau; Arizona Department of Health Services.

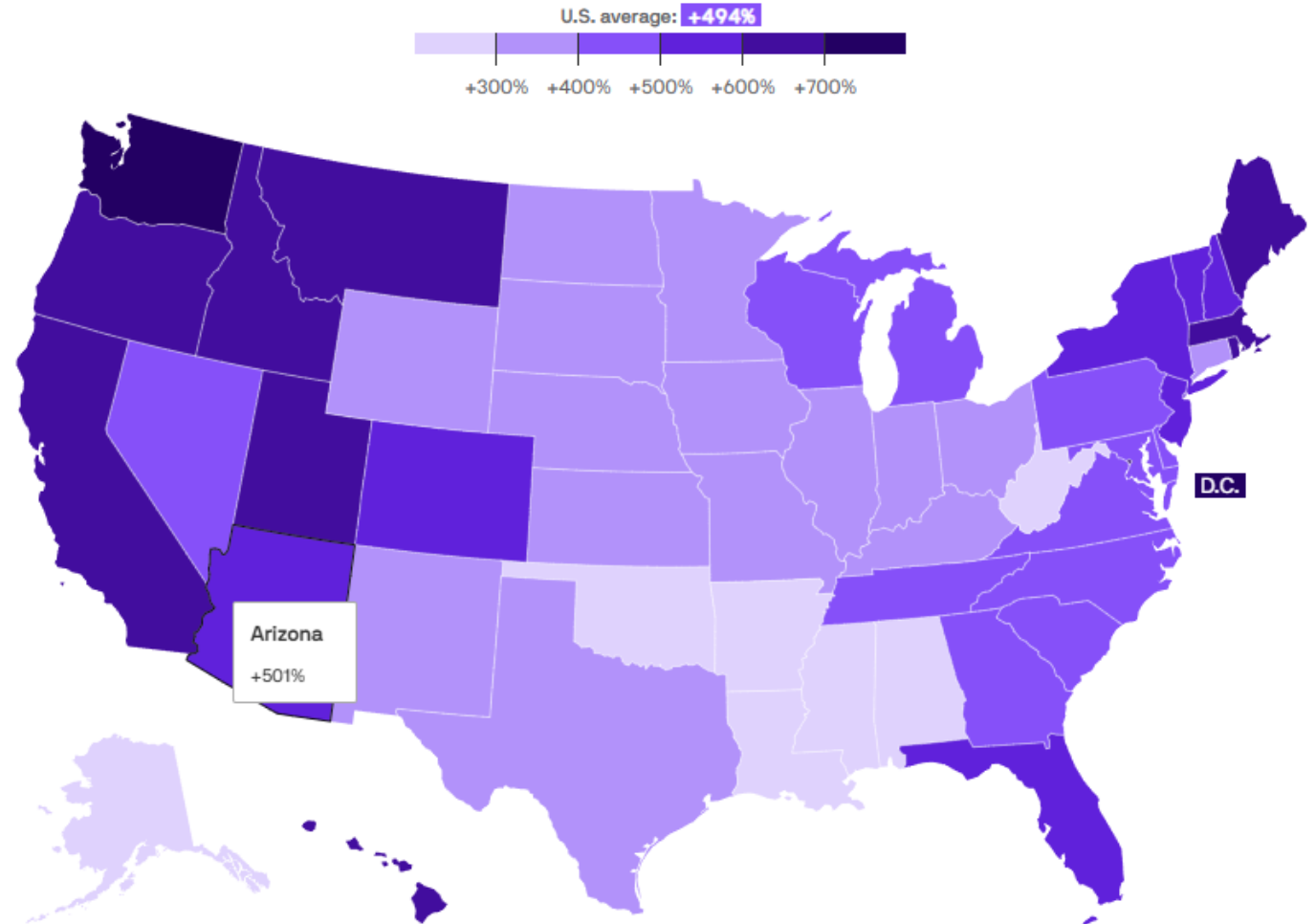
* Births per 1,000 persons

Housing Market Conditions

- ❑ The Anderson Economic Group estimates there was a shortage of over 53,000 housing units between 2010 and 2021 in Arizona, particularly because of Maricopa and Pinal counties.
- ❑ The median home price in Metro Phoenix is 5.2 times the median income, up from 2.7 in 1990.

Arizona Exceeds U.S. Average Change in Home Prices

Change in home prices from 1984 to 2024



Reproduced from ResiClub; Map: Axios Visuals

Source: Axios, 2024.

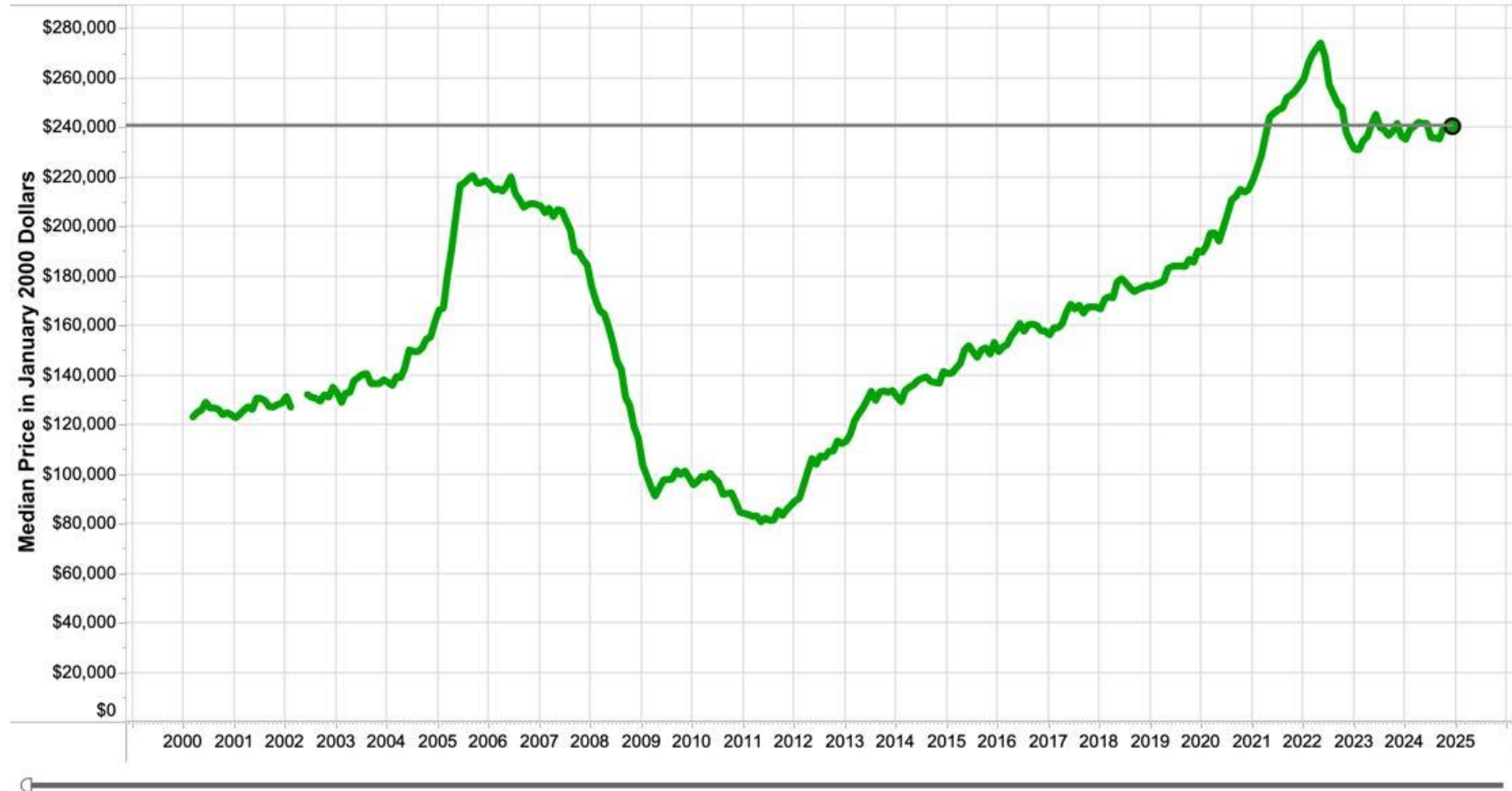
- ❑ The nearly \$100,000 increase in housing costs in Metro Phoenix in 2021 was spurred by houses being bought up by investors and those buying a second home.

Median Home Prices Have Increased Post-Pandemic

Phoenix Inflation-Adjusted Median Home Price

January 2000 Dollars

MLS sales - All home types - Metro Phoenix, AZ



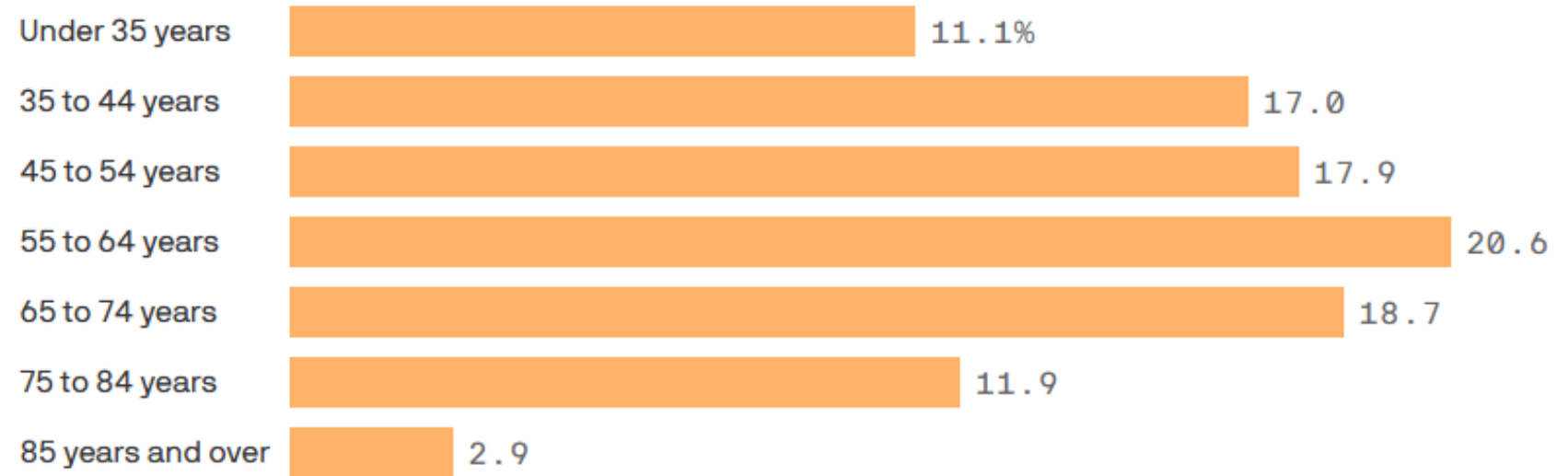
Source: Arizona Regional Multiple Listing Service, Bureau of Labor Statistics (CPI-U)

John Wake, ArizonaRealEstateNotebook.com

- ❑ Median age of first-time home buyers in the U.S. rises to an all-time high of 38 years old
- ❑ Only 11% of Phoenix homeowners are under 35 years old
- ❑ Increase in young homebuyers relying on families for down payment
- ❑ Disproportionate affect on those whose cannot afford to pass wealth to their children

Young Families Most Affected by High Housing Cost

Share of homeowners by age in Phoenix, 2023

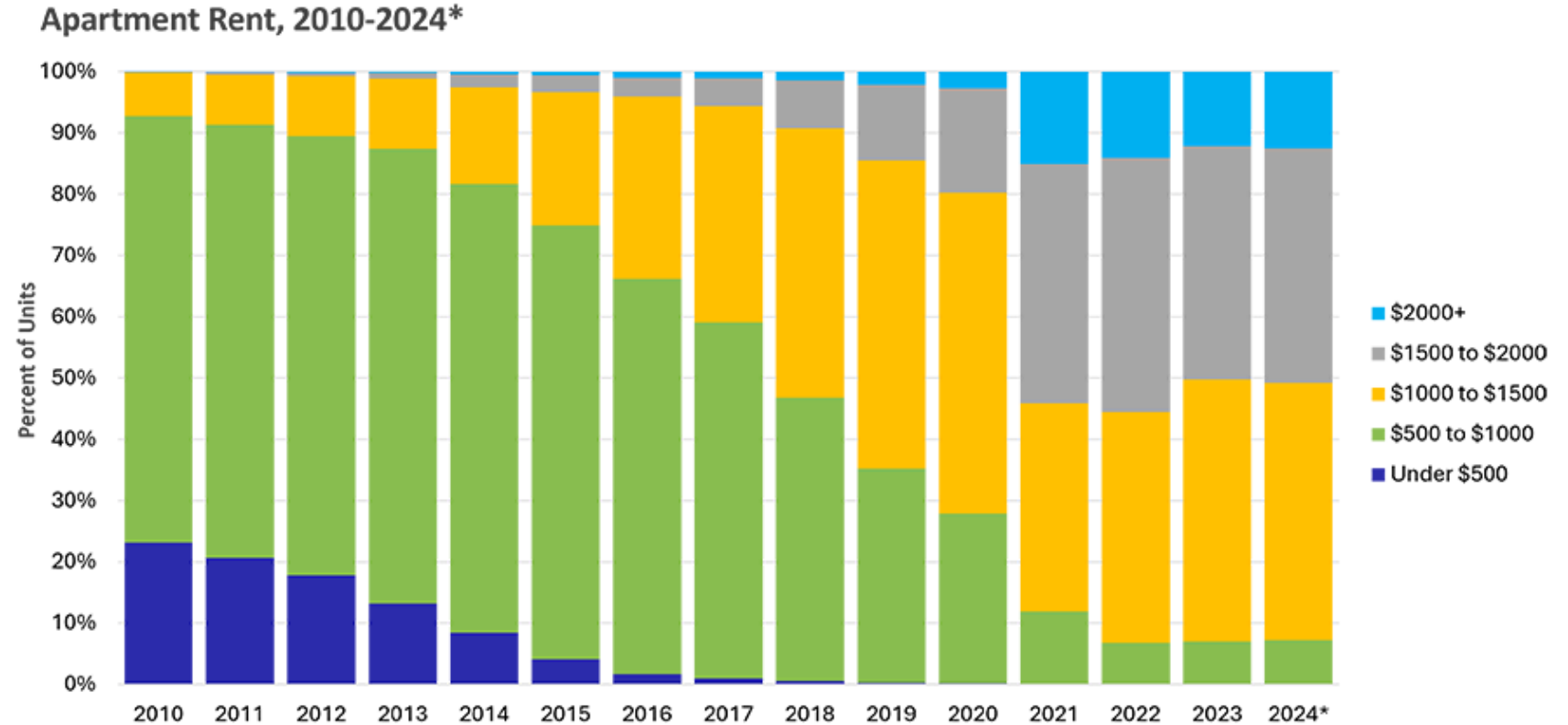


Data: U.S. Census Bureau; Chart: Axios Visuals

Sources: Axios, 2024; Redfin, 2024.

Increase in Average Rent in Metro Phoenix

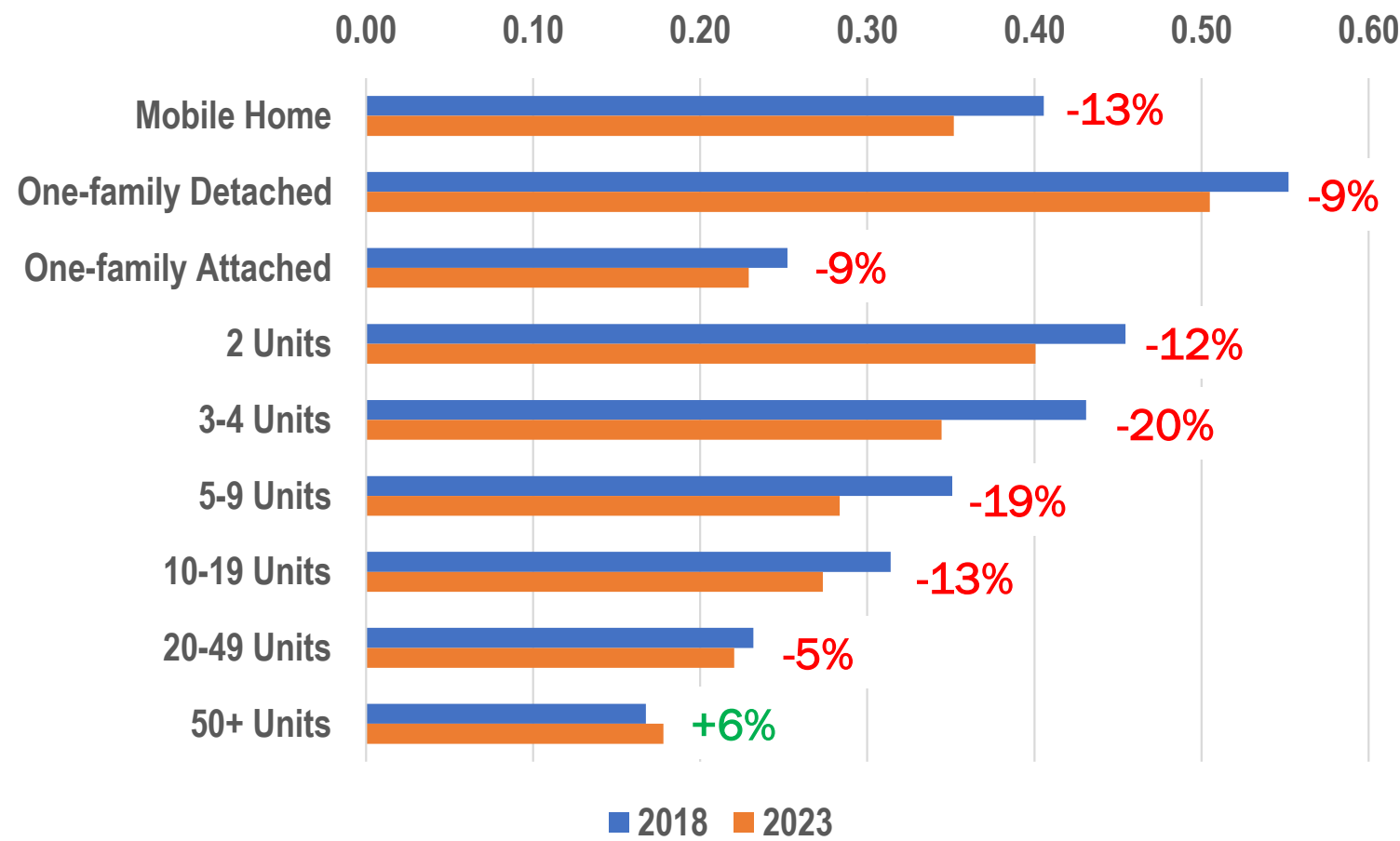
- ❑ In 2010, apartments rents under \$500 made up about 20% of all apartments
- ❑ Apartments under \$1,000 have decreased to only 7% of apartments, compared to 90% in 2010
- ❑ Post-pandemic, increase in rents over \$2,000



Source: RealData, Inc. *2024 data through Q2 only

Sources: Maricopa Association of Governments, 2024.

Arizona School-age Population* Per Household

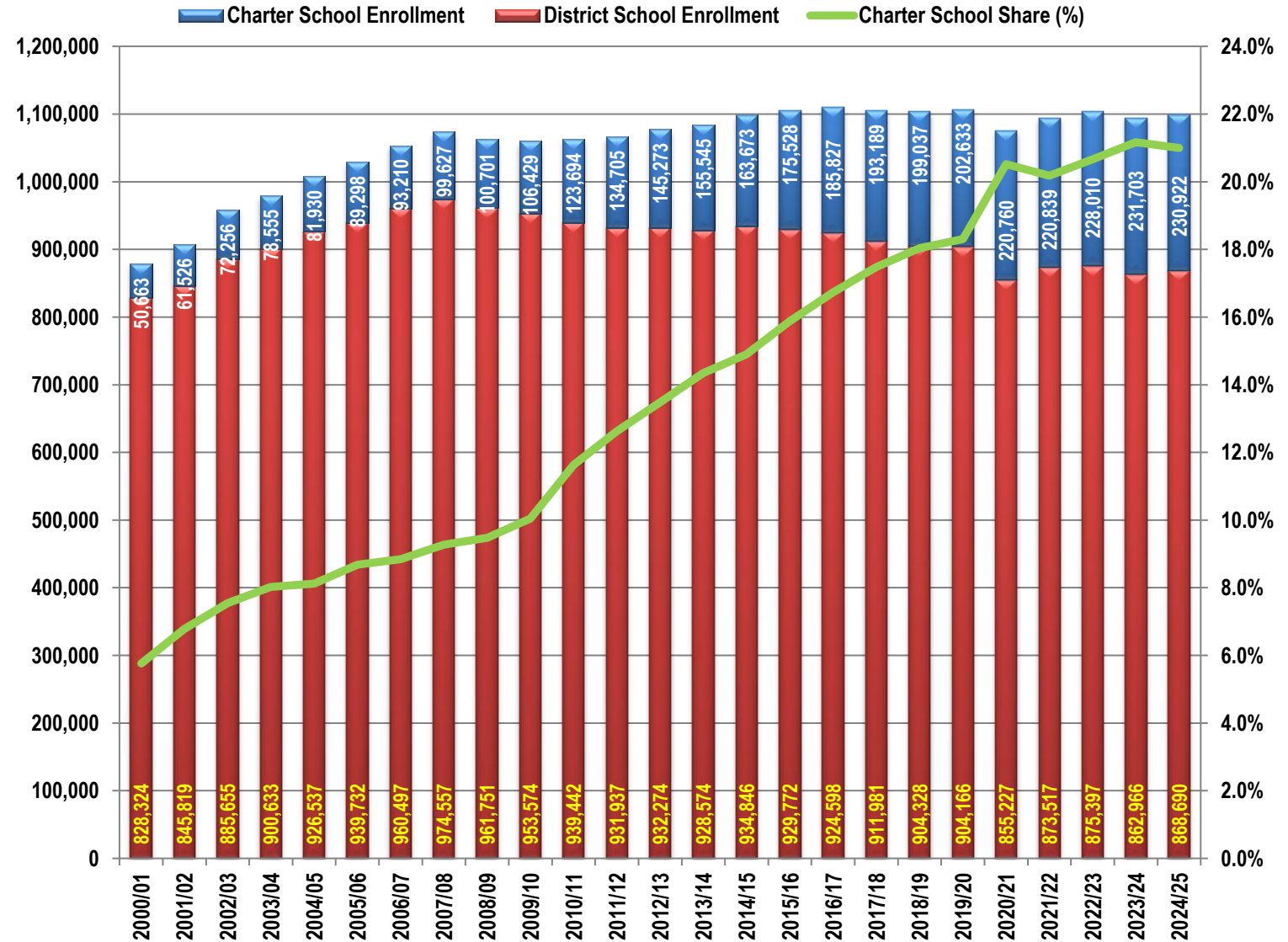


* Persons aged 5 to 17 years

- ❑ The school age population varies greatly community, and by type and age of housing unit.
- ❑ The school-age population per household has dipped recently across all housing unit types, but especially for townhomes and apartments.

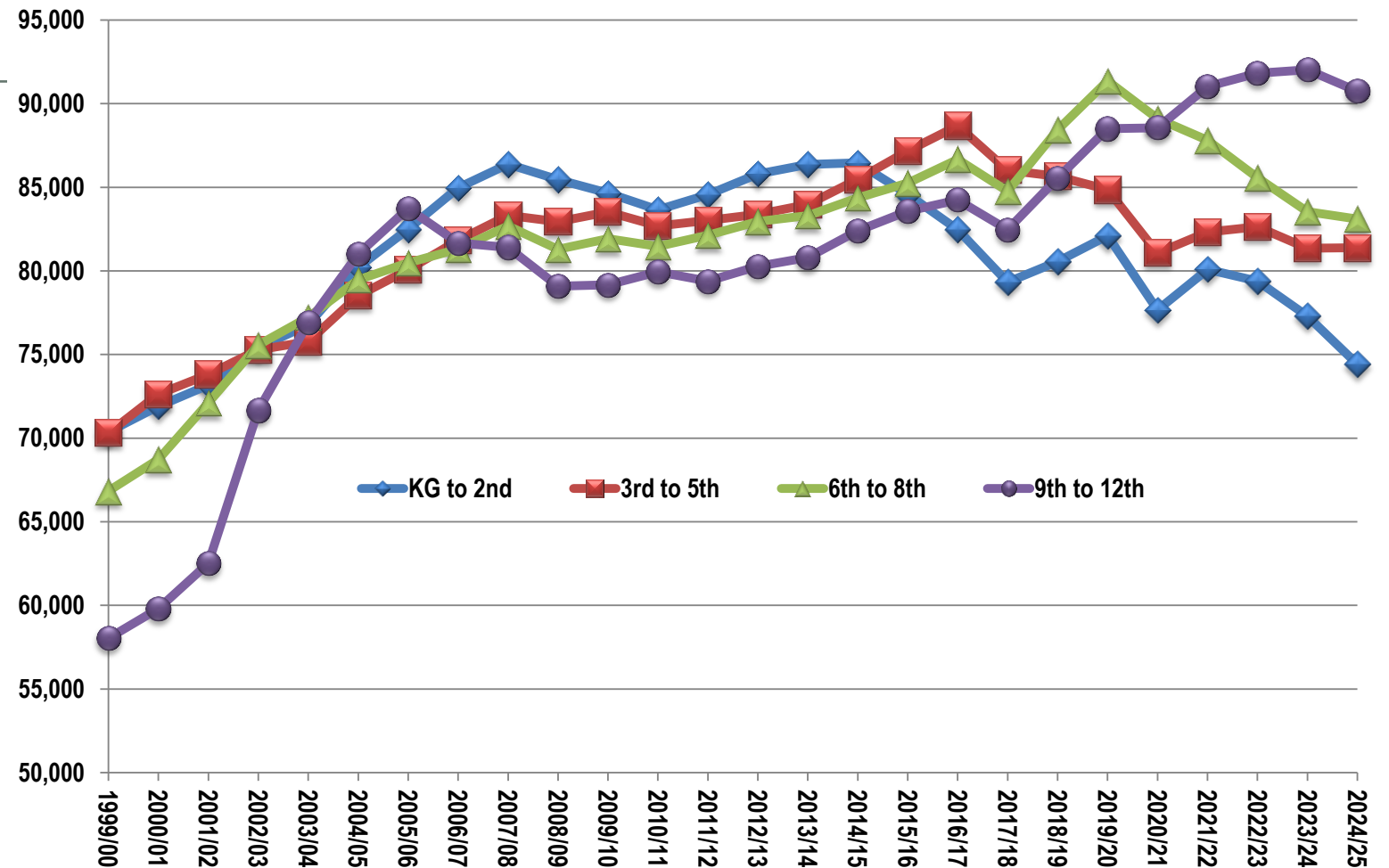
Public School Enrollment & Choice

- ❑ Total public (charter and district) school enrollment is essentially unchanged since 2014/15, and still 38,000 students below the peak in 2007/08
- ❑ Since 2008/09, charter school enrollment has increased by 130,000 students, while district enrollment declined by 93,000 students.



- ❑ The structure of enrollment by grade cohort has changed as the state's population ages, with high school grades being most impacted at present.

Public School Enrollment by Grade Cohort *



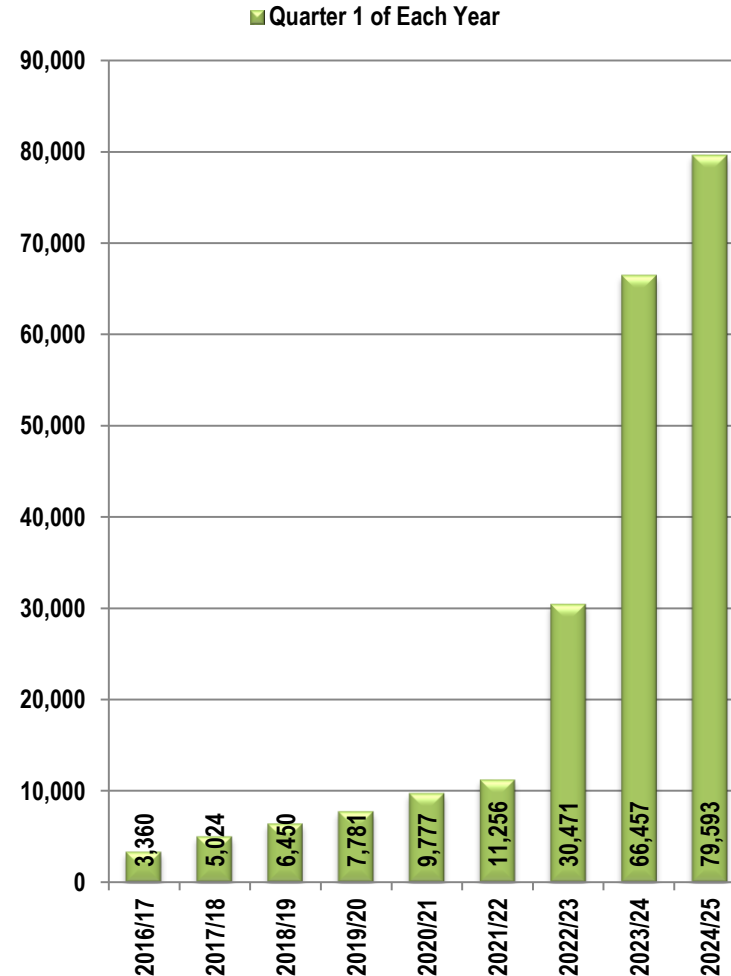
Source: Arizona Department of Education, 2000-2025.

* Average enrollment per grade in Arizona



Empowerment Scholarship Accounts

❑ The Arizona ESA program continued to grow in FY25, but not as fast as in the previous two years.



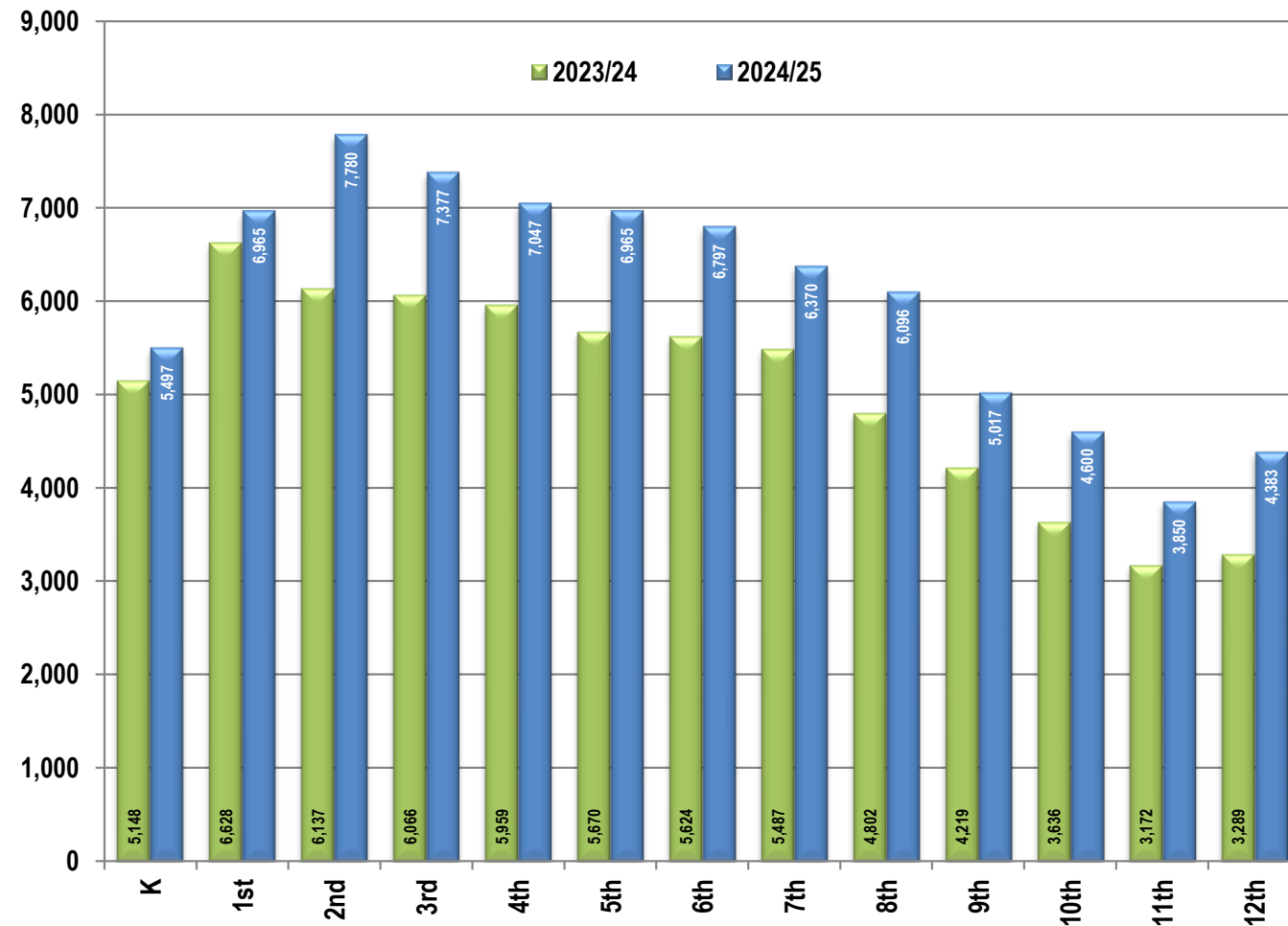
❑ The FY 2025 Q1 Report on the ESA program (Table 4) shows that the share of students previously attending a public school prior to receiving an ESA has increased from 21% in FY23, to 48% in FY24, to 57% in FY25.

Fiscal Year	Total Change	From Public Schools	
2022/23	19,215	21%	4,035
2023/24	35,986	48%	17,273
2024/25	13,136	57%	7,488
FY23-FY25	68,337	42%	28,796

- ❑ Much smaller increases in Kindergarten and 1st Grade ESAs in FY25 may indicate participation in the program is peaking, but strong year-over-year increases occurred in all other grades.

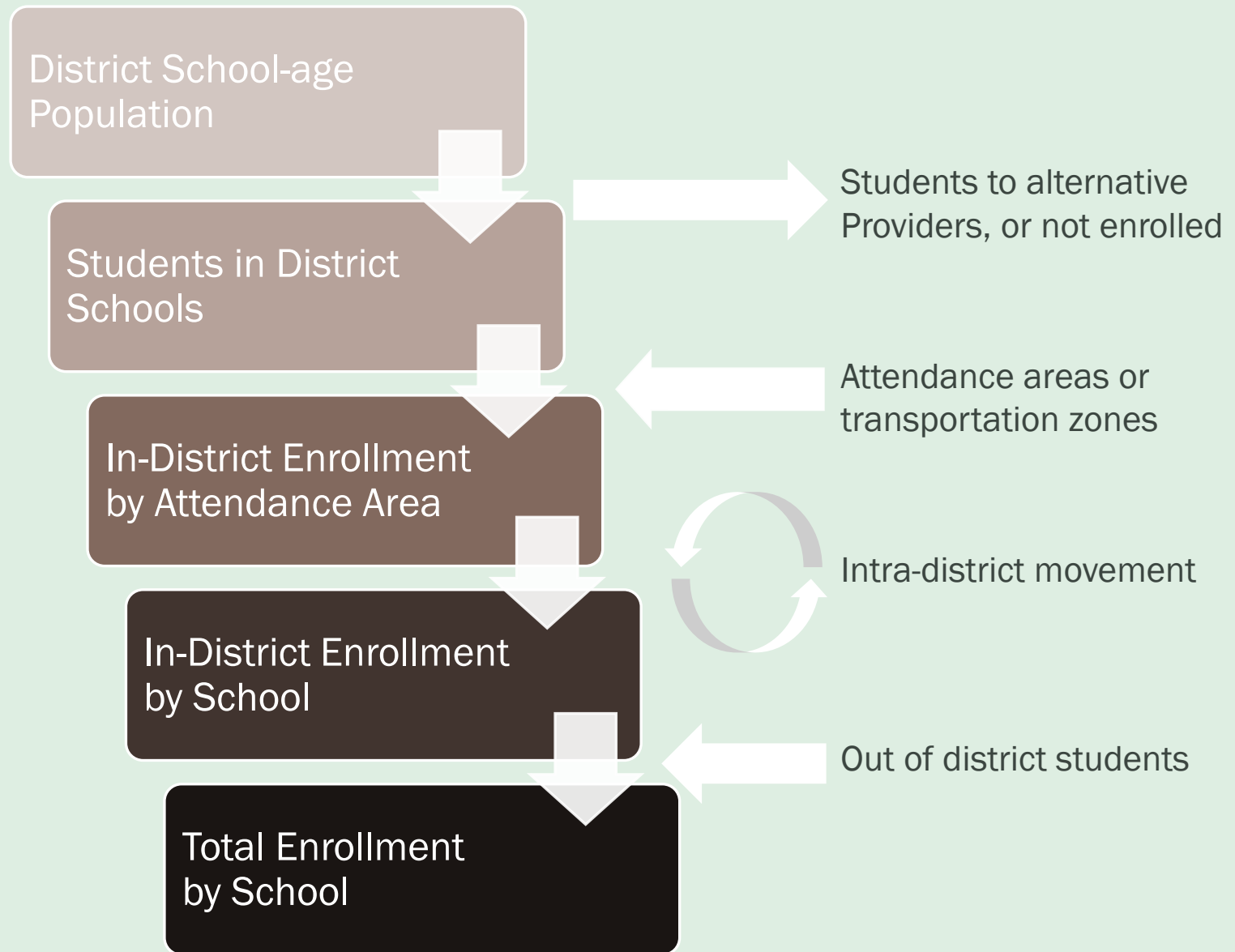


Empowerment Scholarship Accounts



Impact of Choice on Planning

- ❑ Multiple layers of choice break the link between the size and location of the school-age population and enrollment in schools.
- ❑ This greatly complicates school facility planning and staffing and increases the cost of providing services.



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Questions?



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