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Goodyear By The Numbers



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FEBRUARY 2023

GOODYEAR BY THE NUMBERS

Total Acres
122,369

Total Square Miles
191.2

Total Population₄
age 15 and over
within 30 minute drive time
1.3 M

Professional Workers₃
management, business,
sales, office
63.6%

Education Attainment₃
population 25 years and older
38%

Some College or
Associate Degree
33.2%

Bachelor Degree
or Higher

Days of Sunshine
300+



DEMOGRAPHICS



Population₂
106,090

Median Age₃
38.7

Male₃
46.6%

Female₃
53.4%



Total Housing Units₂
40,916

Median Home Value₃
\$410,300



Median Household Income₃
\$90,577

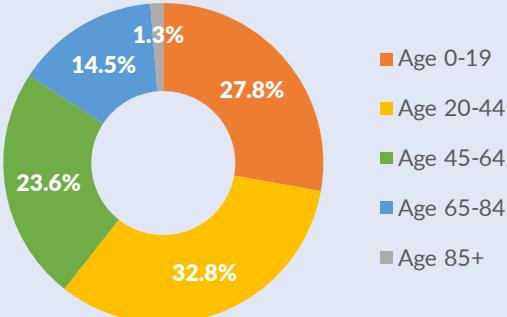
Mean Household Income₃
\$103,387

Median Gross Rent₃
\$1,543

Single-Family
Home Permits₁
7,309

5 year | FY2018-2022
(fiscal year - June thru July)

POPULATION BY AGE₃



WORKER COMMUTE FLOWS₃



Source: U.S. Census Bureau, OnTheMap Application
Inflow/Outflow Analysis 2019

TOP EMPLOYERS BY # OF JOBS₅

Amazon (multiple facilities)	4,165
UPS Regional Operations Center	1,852
Macy's - Bloomingdale's	1,550
Chewy.com	1,547
Abrazo West Campus	1,003
Cancer Treatment Centers of America	768
Sub-Zero	693
Cavco Industries	385
McLane Sunwest	375
AerSale	358
REI	340
Huhtamaki	330

WORKFORCE OCCUPATIONS₃

Management, Business, Science, Arts	42.1%
Service (healthcare, fire/police, personal care, food)	14.6%
Sales, Office	21.5%
Natural Resources, Construction, Maintenance	9.1%
Production, Transport, Material Moving	12.8%

EDUCATION GRATESKOOLS.ORG

Elementary:	4 elementary & middle school districts 30 public, private, & charter schools
High School:	3 high school districts 10 public, private, & charter schools
Higher Ed:	Franklin Pierce University - Goodyear, Estrella Mountain Community College, ASU, ASU West, Arizona Christian University, Grand Canyon University, Midwestern University, Ottawa University, Thunderbird School of Global Management, University of Phoenix

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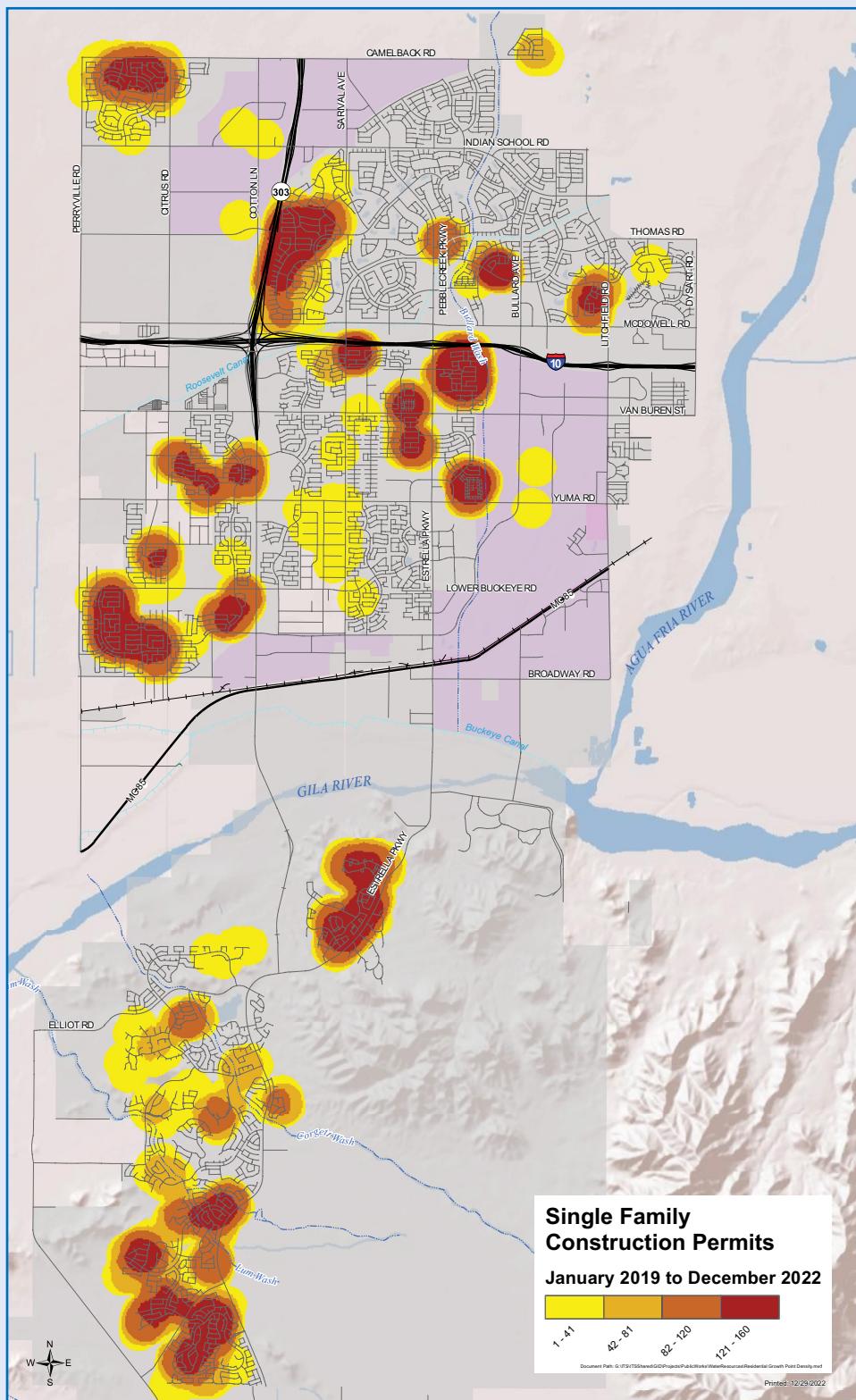
Residential Construction Permits



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RESIDENTIAL GROWTH HOT SPOTS



SINGLE-FAMILY PERMITS

Fiscal Year (July-June) 2018 through 2022

GOODYEAR TOTAL	# PERMITS	Y/Y CHANGE
July 2017 – June 2018	1,292	21.0%
July 2018 – June 2019	1,230	-4.8%
July 2019 – June 2020	1,490	21.1%
July 2020 – June 2021	2,062	38.4%
July 2021 – June 2022	1,235	-40.1%
5 yr total & avg change	7,309	7.12%

North Zone – North of I-10

July 2017 – June 2018	459	26.1%
July 2018 – June 2019	394	-14.2%
July 2019 – June 2020	259	-34.3%
July 2020 – June 2021	577	122.8%
July 2021 – June 2022	382	-33.8%
5 yr total & avg change	2,071	13.33%

Central Zone – I-10 to River

July 2017 – June 2018	353	3.5%
July 2018 – June 2019	410	16.1%
July 2019 – June 2020	695	69.5%
July 2020 – June 2021	843	21.3%
July 2021 – June 2022	470	-44.2%
5 yr total & avg change	2,771	13.25%

South Zone – South of River (Estrella)

July 2017 – June 2018	480	32.2%
July 2018 – June 2019	426	-11.3%
July 2019 – June 2020	536	25.8%
July 2020 – June 2021	642	19.8%
July 2021 – June 2022	383	-40.3%
5 yr total & avg change	2,467	5.25%

NEW MULTI-FAMILY UNITS

Calendar Year 2018 through 2022

Multi-family units include certificate of occupancy and final inspections for townhouse (condo building) units, manufactured homes, apartment building units, and detached apartment/rental units.

GOODYEAR TOTAL	# UNITS	Y/Y CHANGE
2018	456	551.4%
2019	190	-58.3%
2020	1,016	434.7%
2021	817	-19.6%
2022	799	-2.2%
5 yr total & avg change	3,348	181.2%

Source: Goodyear Development Services – 2022