

You're in Good company.



FEBRUARY 2023

GOODYEAR BY THE NUMBERS

Total Acres

122,369

Total Square Miles

191.2

Total Population,
age 15 and over
within 30 minute drive time

1.3 M

Professional Workers,
management, business,
sales, office

63.6%

Education Attainment,
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

Single-Family
Home Permits₁

7,309

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



Median Household Income₃

\$90,577

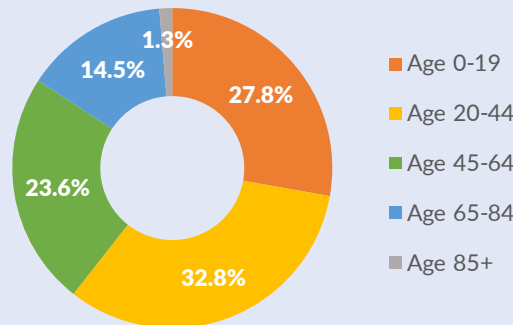
Mean Household Income₃

\$103,387

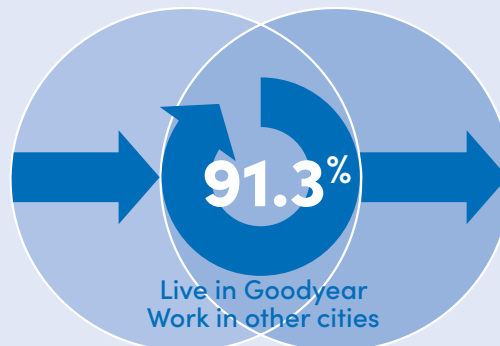
Median Gross Rent₃

\$1,543

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
Chevy.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%

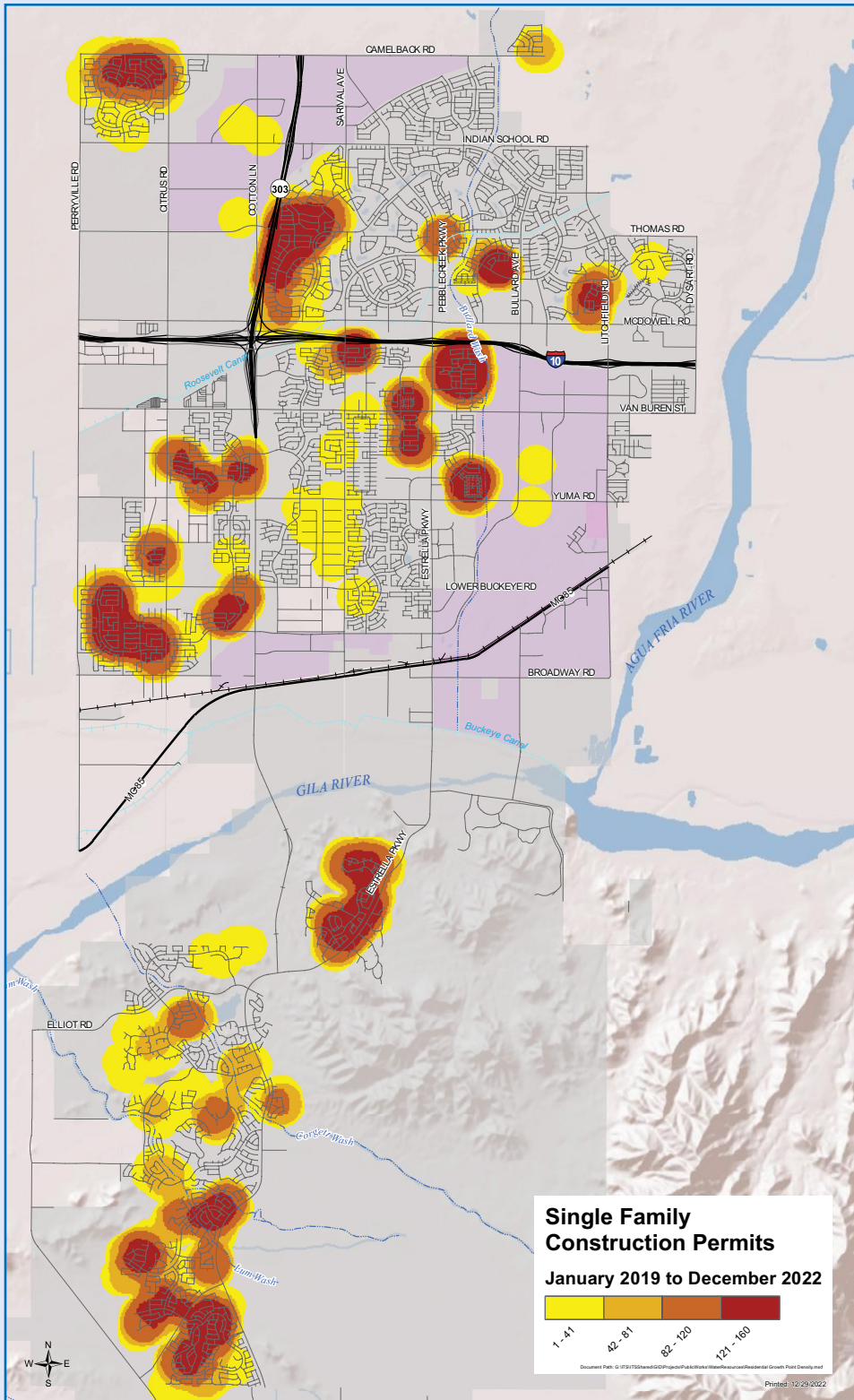
EDUCATION GREATSCHOOLS.ORG

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



FEBRUARY 2023

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%