

Buckeye Population Growth



Since 2000, Buckeye’s population has grown from 6,537 to an estimated 83,000 today, or an increase of over 76,000 people. Growth within Buckeye is expected to increase in the coming years, as other areas within metro Phoenix are built out or are constrained by physical and geopolitical limitations (i.e. Indian communities, U.S. Forest Service lands, mountain ranges, etc.). Buckeye’s entitled land can support an ultimate buildout population of over 1.5 million, which would make it the second most populous city in Arizona after the City of Phoenix.

Year	Population Growth	Annual Growth Rate	Growth Trends
2000 Census	6,537	--	
2010 Census	50,876	+67.8%	
2015 Census	62,582	+4.6%	15 th fastest growth in U.S.
2016 MAG estimate (July)	65,509	+4.8%	12 th fastest growth in U.S.
2017 MAG estimate (July)	69,947	+6.8%	7 th fastest growth in U.S.
2018 MAG estimate (July)	76,145	+8.9%	5 th fastest growth in U.S.
2019 City estimate (July)	83,157	+9.0%	#1 fastest growth in U.S.
2020 MAG projection	87,700	+9.6%	
2030 MAG projection	147,600	+6.8%	
2040 MAG projection	310,800	+11.1%	

These figures represent only the population within the actual City limits of Buckeye. MAG estimates that as of July 2018 there are an additional 12,855 people living within County islands within the Buckeye Municipal Planning Area, but not in the actual City limits.

Population Estimates

The July 2019 city estimate of 83,000 is based on the following methodology:

- *MAG estimate for 7/1/18 is 76,145*
- *Over the past several years, the City has issued about 2,200 new single family building permits per year (see next page), and last year issued 2,205*
- *Average household size per U.S. Census figures is 3.18 persons per household*
- *2,205 new units with 3.18 persons per unit equals 7,012 new residents*
- *76,145 (7/1/18 MAG estimate) + 7,012 (estimated growth) = 83,157 -- rounded to 83,000*

Single Family Residential Permits

Since 2000, Buckeye has issued nearly 10,000 housing permits and 2019 is expected to see continued growth, as follows:



Current estimates for 2019 call for about 2,400 permits. With an average of 3.2 persons per unit, this would ultimately translate into another 7,700 residents.

Year	# of Permits Issued
2011	507
2012	699
2013	773
2014	748
2015	1,106
2016	1,520
2017	2,195
2018	2,205

New Residential Developments

The City currently has over 15,000 single family lots in various stages of development within just the central Buckeye area (does not include outlying developments, such as Tartesso or Festival Ranch). These developments are in all stages, from preliminary plat to under construction. The following map shows the distribution of these developments:

