



Student Population Forecast by Residence School Year 2025/26 – 2032/33 Report v4

Del Mar Union School District

MAY 21, 2026

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Executive Summary

Introduction and Background

Del Mar Union School District has contracted with MGT to develop and analyze demographic data relevant to the district's facility planning efforts. The scope of contracted work includes updating district mapping files, analyzing the district using the previous four years of geocoded student data files, developing, and researching pertinent demographic data in and around the district, identifying current and future residential development plans and preparing a seven-year student population forecast.

The purpose of this report is to identify and inform the district of the demographic trends occurring within the community, how these trends may affect future student populations, and to assist in illustrating facility adjustments that may be necessary to accommodate the potential student population shifts, to assist the district in evaluating future site requirements and the need for potential attendance area changes.

MGT, a non-biased third-party consultant, has been contracted to prepare and maintain a seven-year demographic study. In this study, MGT produced detailed neighborhood and attendance area population forecasts based on the residential address of students. MGT bases its forecasts on the belief that school facility planning is more accurate when facilities are located where the greatest number of students reside. This study is intended to help the district notice specific demographic trends that could assist them in making informed decisions regarding long-range planning efforts.

The Data Sources section details how the two sources of data – geographic and non-geographic -- are collected and used in the seven-year student population forecast model.

The Forecast Methodology section discusses, in detail, how the factors used in the study were calculated, and why they were used. These factors include area birthrates and their effect on incoming kindergarten classes, the effects of student mobility, student yield factors based on historic housing data and trends, and a detailed review of future residential development within the district.

The Student Resident Forecast Summary sections offer a review of this year's student resident forecast results. These sections include the district-wide student population forecast summary and a forecasted resident student population summary for both the existing attendance areas and the individual study areas from which they were calculated.

MGT's standard forecast is resident based to provide the district with actionable facilities planning based upon where students are living. MGT augments the forecast by providing an Enrollment Forecast. The Enrollment Forecast, provided in the final report, provides a two-year forecast of attendance at each school, by grade. These projections are developed by applying a pattern of transfers (in and out of a school) to the student resident forecast. Because these projections normalize policy and program choice, changes to either can greatly affect the overall trend and hence should be interpreted with those variables in mind.

While reading this report, it is important to remember that it is based on data gathered at the time of the study. Due to potential population shifts, changes in development plans, fluctuating funding opportunities, and district priorities, all findings presented in this report are subject to change.

Key Items in the District-Wide Analysis:

- **Methodology** – The study utilized geographic and non-geographic data, including street centerline data, study areas, school facility information, planned residential developments, and student data to analyze enrollment trends.
- **Forecast Factors** – The forecast considered three primary factors: birth rates, student mobility, and student yield factors. Births have trended downward overall, which will have impacts on future kindergarten cohorts.
- **Student Mobility** – Mobility rates vary by grade and attendance area. The district sees an influx of students in 1st-5th grades, but experiences a decline from 5th to 6th grade.
- **Planned Residential Development** – Future residential developments were factored into the forecast, with housing projects expected to generate additional students. The student yield factor is 0.564 for single-family homes and 0.161 for apartments. There is minimal impact on enrollment from new residential units.
- **Student Population Trends** – Resident K-6 enrollment declined from SY 2022/23 through SY 2025/26 and is projected to decline by about 25% by SY 2032/33 (approximately 832 fewer resident students).
- **Attendance Area Forecasts** – Forecasts by elementary attendance area show declines across all areas, though the pace varies by school and region.
- **District-Wide Enrollment Forecast** – The report provides a 7-year forecast (SY2025/26 – SY2032/33), projecting continued enrollment declines, with minor fluctuations depending on development and demographic trends.
- **Geographic Analysis** – The study divided the district into 196 study areas to track demographic trends and forecast student populations at a granular level.
- **Capture Rate of Births** – The district tracks birth rates by zip code to estimate future kindergarten enrollment. The capture rate fluctuated over time, declining through SY 2023 before recovering. The forecast assumes a stable 65% capture rate going forward.
- **Implications for Facility Planning** – Results support facility and staffing planning, including evaluating utilization, attendance area adjustments, and resource allocation to accommodate demographic shifts.

1. Methodology

Data Sources

Geographic Map Data

Five (5) geographic data layers were modified or created for use in the seven-year student population forecasts:

STREET CENTERLINE DATA/PARCELS

Street centerline/parcel data files are utilized during the geocoding process of the student data. The geocoding process places a point on the map for every student in the exact location where the student resides. Each student is geocoded to the parcels by their given residence address. This enables MGT to analyze student data geographically.

STUDY AREAS

Study areas are small geographic areas – such as neighborhoods or portions of neighborhoods – that are considered the building blocks of school district attendance areas. Study areas are geographically defined following logical boundaries within a school district, such as freeways, streets, railroad tracks, or green space. Each study area is then coded with the corresponding elementary school that the students in the area are assigned to attend. By gathering information about the district at the study area level, MGT and DMUSD can closely monitor growth and demographic trends in regions and identify the potential need for boundary or facility adjustments. Currently, 616 study areas make up the school district.

SCHOOLS

School facility information, including school names, addresses, unique identifying codes, grade ranges, and capacities, was provided to MGT by district staff.

PLANNED RESIDENTIAL DEVELOPMENT

Residential development data was obtained through discussions with the local municipalities. MGT researched possible new developments that could impact future student counts and reviewed the information with school district staff. This data includes the development name, location, housing type, and the total number of units within the development. The planned residential development information is subject to changes in the marketplace; therefore, this data should be reevaluated annually. MGT and Del Mar Union School District were monitoring projects closely during this study.

STUDENT DATA

HISTORIC STUDENT DATA - Historic population data is used to compare past student population trends as well as the effects of mobility (movement of students in or out of existing housing) throughout the district.

CURRENT STUDENT DATA - A student data file representing student membership as of School Year 2025 was provided to MGT by district staff. This data was summarized by grade level, and each student was located by residential address to identify current study area populations. This data is used as a baseline for student population forecasts. The forecasts encompass the next seven years from SY2025/26 through SY2032/33.

Forecast Methodology

MGT has created seven-year, residence-based, modified cohort forecasts for each study area in DMUSD. The forecast methodology used in this study combines historic student population counts, past and present demographic characteristics, and planned residential development to forecast future student populations at the study- area level. District-wide and school-level forecasts are summarized from the individual study area forecasts.

RESIDENCE-BASED

These forecasts are based on where the students reside and where they are assigned to attend school. To provide the most accurate estimate of where future school facilities may be needed, MGT uses the location of where the students reside as opposed to their school of enrollment because we believe that school facility planning is more accurate when facilities are located where the greatest number of students reside. The best way to plan for future student population shifts is to know where the next group of students will be living.

Typically, district-generated forecasts are based on school enrollments, are forecasted for staffing, and budgetary needs. However, this method is often inadequate for long-range planning needs, such as the location of future school facilities, because the location of the students is not taken into consideration. A school's enrollment can fluctuate annually not only due to population trends but also due to variables in the curriculum, program changes, school administration, and open-enrollment policies. These variables can skew the apparent need for new or additional facilities in an area.

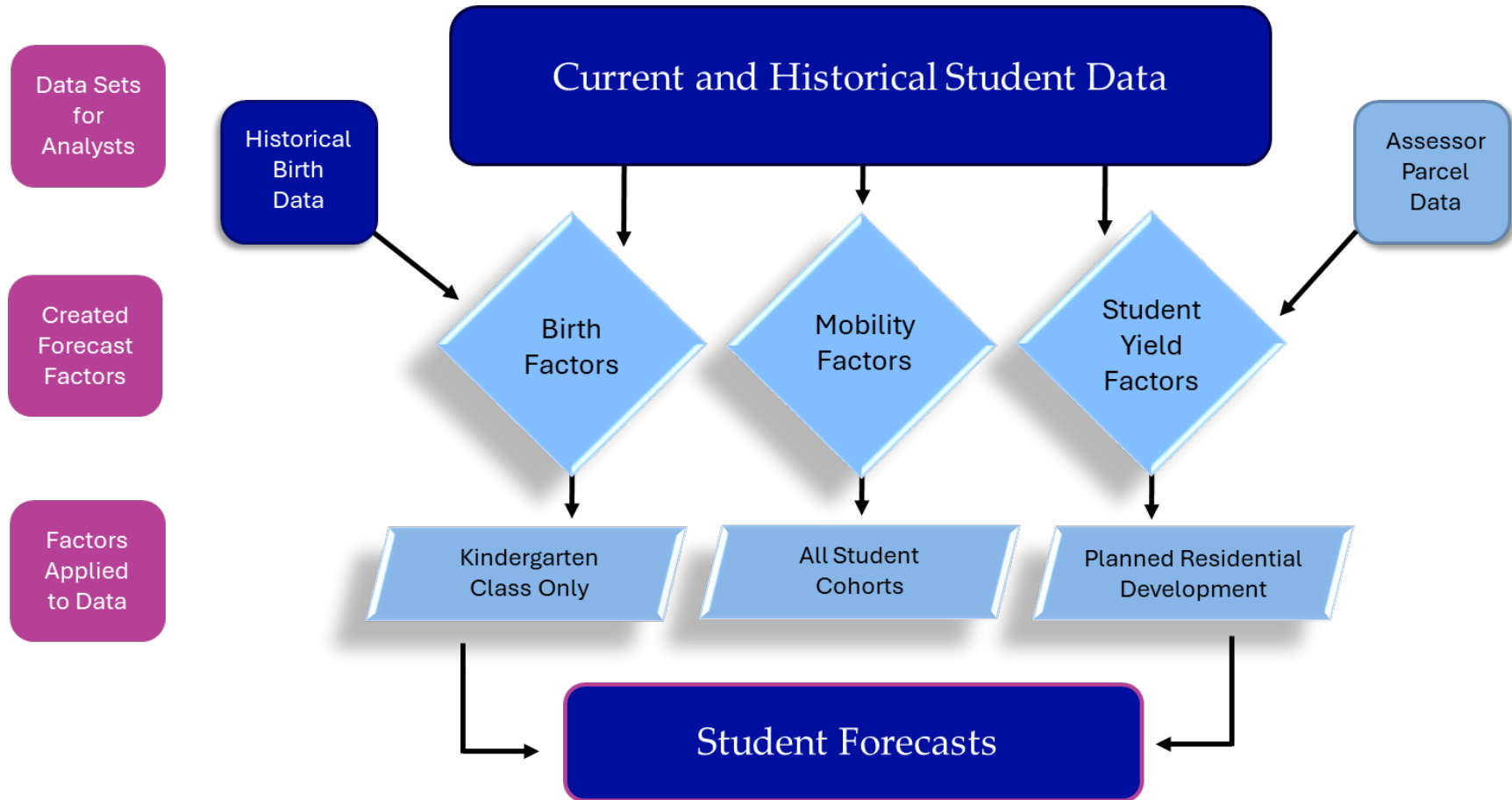
MODIFIED COHORT

The method used by MGT is unique because it modifies a standard cohort forecast with demographic factors and student residential location. For each year of the forecast, 6th grade students graduate and continue students' progress through to the next grade level. This normal progression of students is modified by the forecast variables detailed below.

SEVEN-YEAR FORECASTS

Projections are calculated seven years from the date of the forecast for several reasons. The planning horizon for any type of facility is typically no less than five years, often longer. Seven years is usually enough to adequately plan for any new facility. Forecasts beyond seven years are based on speculation due to the lack of reliable information on birth rates, new home construction, and economic conditions.

Chart 1: Forecasts by Residence Flowchart



Forecast Factors

There are three primary factors that can directly influence a forecast: birthrates, mobility, and student yield factors. If all factors register at a lower level, they suggest a decrease in the district's population. Conversely, higher factors typically signal growth within the district. Frequently, it is a blend of both scenarios. For instance, national birth rates may be on the decline, but a district can maintain stability or expansion by fostering adequate development to counterbalance the decreasing birth trend.

Birth Rates

MGT uses birth data correlating to the district boundary and applies the data accordingly. The assumption underlying the use of birth statistics from year to year is that increases or decreases in the number of births in the area will translate to increases or decreases in future kindergarten enrollment. For example, the SY2025 kindergarten class in DMUSD was born five years previous in 2020. Any subsequent changes in births in 2021 compared to 2020 and 2022 to 2020, etc. would result in similar increases or decreases in future kindergarten class sizes.

In calculating birth rates, the capture rate of births is also considered. This consideration is crucial for assessing whether the current kindergarten class size is an anomaly. Should it be determined that the class size is atypical, future estimated capture rates can be adjusted to eliminate errors resulting from unusually high or low enrollment figures in kindergarten.

Birth data for the district was collected from California Vital Statistics and used to calculate the birth rate factors applied in the forecast. Births have trended downward since the late 2010s, declining by about 26% from the 2018 peak through 2024, which continues to put downward pressure on future kindergarten cohorts. In the forecast, the birth-rate factor briefly increases above the base year for 2025/26, then steps down to in subsequent years.

1. METHODOLOGY

TABLE 1: BIRTH FACTORS

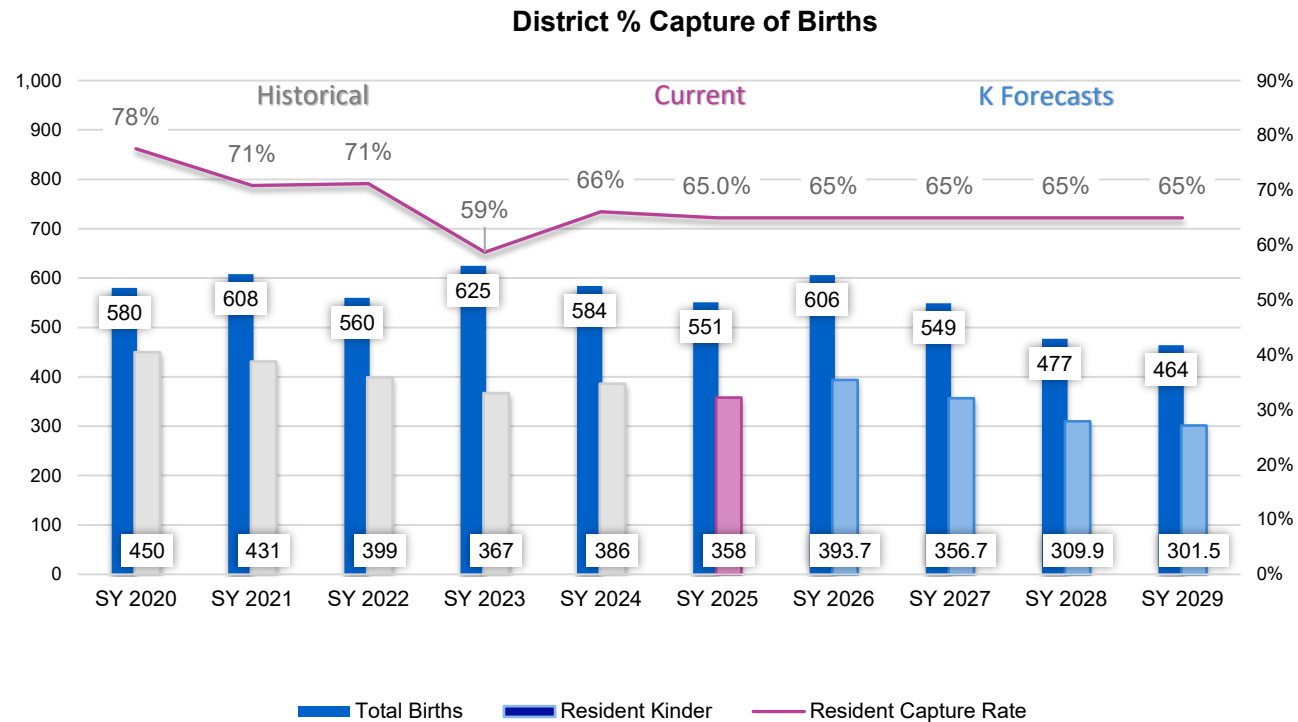
Births by (Subdistrict)								Birth Rate	
Birth Year	Kinder Year	92014	92130	Births	Kinder	Kinder Capture Rate	Rate		School Year
2015	2020	82	498	580	450	78%	125.7%	Rates used in forecast	2019/20
2016	2021	82	526	608	431	71%	120.4%		2020/21
2017	2022	83	477	560	399	71%	111.5%		2021/22
2018	2023	89	536	625	367	59%	102.5%		2022/23
2019	2024	76	508	584	386	66%	107.8%		2023/24
2020	2025	61	490	551	358	65.0%	100.0%	Base Year	2024/25
2021	2026	74	532	606	393.7	65%	110.0%	1.100	2025/26
2022	2027	83	466	549	356.7	65%	99.6%	0.996	2026/27
2023	2028	71	406	477	309.9	65%	86.6%	0.866	2027/28
2024	2029	63	401	464	301.5	65%	84.2%	0.842	2028/29
2025	2030	Birth data was not available at time of study.			301.5		84.2%	0.842	2029/30
2026	2031				301.5		84.2%	0.842	2030/31
2027	2032				301.5		84.2%	0.842	2031/32

* % Change refers to the change in total birth rates for each year compared to the base year.

Source: California Vital Statistics

1. METHODOLOGY

CHART 2: CAPTURE RATE OF BIRTHS IN DEL MAR UNION SCHOOL DISTRICT



The chart shows the district's resident kindergarten market share of area births over time, along with the capture rate assumption used for the kindergarten forecasts. The capture rate declined from 78% in SY 2020 to a low of 59% in SY 2023, then recovered and is held steady at 65% throughout the forecast period. Total births also trend downward overall, declining by about 26% from the recent peak to SY 2029, reinforcing expectations for smaller incoming kindergarten cohorts in future years.

Student Mobility Factors

Student mobility factors further refine the student population forecasts. Mobility refers to the increase or decreases in the movement of students within and out of the district boundary's existing housing. Mobility is a spatial cohort survival rate meaning that it calculates the movement of students from grade in that geographic area. Mobility factors consider apartment movement, housing resales, foreclosures, movement to non-district schools, early graduation, and high school dropout rates. Mobility, like a cohort, is applied as a percentage of increase/decrease to each grade for every year of the forecast.

Mobility is calculated using four years of student data. MGT uses current elementary school attendance areas as the basis to calculate Mobility Factors. Using small geographic areas helps identify and focus on trends within the district. A net increase or decrease of zero students over time is represented by a factor of **1.00** or a 100% pass-through rate. A net student loss is represented by a factor less than 1.000 (such as **.96** or a -4% net loss) and a net gain by a factor greater than **1.00** (such as **1.05** or a 5% net increase).

HOW IS MOBILITY APPLIED?

$$\begin{array}{rcl} & 100 & \text{Kindergarten students in SY2025-26} \\ \text{Example: } \mathbf{X} & \mathbf{1.03} & \text{(Ashley Falls ES 1}^{\text{st}}\text{-grade mobility)} \\ = & 103 & \text{1}^{\text{st}}\text{-grade students in SY2026-27} \end{array}$$

TABLE 2: MOBILITY FACTORS

Attendance Area	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6
Ashley Falls	1.03	1.06	1.05	1.12	1.05	0.99
Carmel Del Mar	1.10	1.00	1.02	0.98	1.02	0.99
Del Mar Heights	1.03	1.04	1.02	1.04	1.06	0.93
Ocean Air	1.13	1.01	1.00	1.01	1.01	0.95
Pacific Sky	1.01	1.09	1.05	1.03	1.03	1.06
Sage Canyon	1.02	1.06	1.00	1.02	0.96	0.99
Sycamore Ridge	1.04	1.09	1.07	1.08	0.90	0.93
Torrey Hills	0.99	1.02	0.98	1.03	0.95	0.89

Attendance Area	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	District Wide
Fall 2022/23 Avg Cohort	1.07	1.04	1.05	0.99	1.03	0.98	102.6%
Fall 2023/24 Avg Cohort	1.04	1.07	1.05	1.03	1.04	0.98	103.5%
Fall 2024/25 Avg Cohort	1.06	1.06	1.03	1.01	1.02	0.97	103.5%
Fall 2025/26 Avg Cohort	1.08	1.05	1.03	1.04	1.02	0.97	103.1%

1. METHODOLOGY

Referring to the table above, Del Mar Union SD sees an influx of students as cohorts move into the early elementary grades, particularly in the K to 1 and 1 to 2 transitions, which is consistent with the district recapturing students who were previously enrolled in private or charter schools. Most attendance areas show mobility factors at or above 1.00 across multiple grade transitions, indicating modest net in-movement and strong retention through elementary. The primary exception is the 5 to 6 transition, where factors are below 1.00 in most areas, reflecting increased out-movement as students leave district elementary schools for other programs.

Student Yield Factors (SYF)

The Student Yield Factors, when applied to planned residential development units, determine how many additional students will be generated from new construction within the district.

Two sets of data are required to calculate Student Yield Factors: a current student file provided by DMUSD and current housing unit data. In a full SYF Study, the geocoded student data file is overlaid with the housing data to determine how many students reside in each housing type. This allows MGT to associate each student with a specific housing unit. A full SYF study is recommended every 2-5 years depending on the amount of residential growth of the district, the economy or life altering events, such as a pandemic.

SYF is a crucial tool for school districts to use in planning for future enrollment growth. By knowing the SYF for distinct types of housing, districts can get a better idea of how many students they can expect to enroll in the future. This information can be used to make decisions about staffing, facilities, and programming.

The Student Yield Factor (SYF) for Del Mar Union School District measures the number of school-aged children residing in housing units built within the last five years. For Del Mar Union School District, the SYF is 0.564 for single-family detached (SFD) homes, 0.301 for multi-family attached (MFA) homes, and 0.161 for apartments (APT). This means that for every 100 single-family detached homes constructed in the past five years, the district gains approximately 56 school-aged children. For multi-family attached homes, such as townhomes, the district gains about 30 students for every 100 homes built. In the case of apartments, the SYF indicates a gain of 16 students for every 100 apartments constructed in the last five years.

TABLE 3: STUDENT YIELD FACTORS

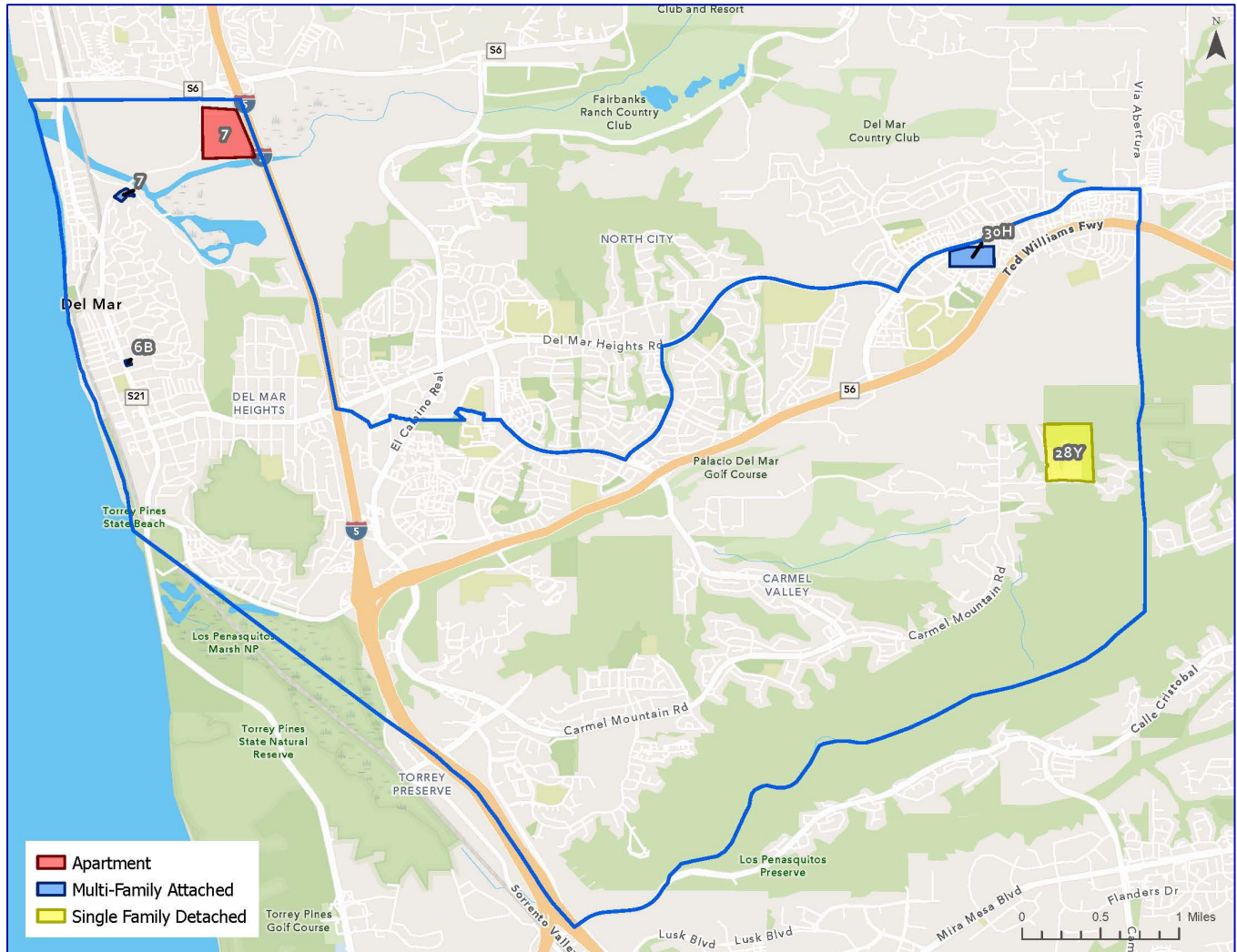
Student Yields from Current Housing			
Grade	APT	MFA	SFD
K-6	0.161	0.301	0.564

Student Yields Factors – Pacific Highlands Ranch			
	Units	K-6 Students	K-6 SYF
SFD	636	359	0.564

Planned Residential Development

Closely related to the Student Yield Factors are planned residential development units. Planned residential development data is collected to determine the number of new residential units that will be built over the time frame of the student population forecasts. MGT collected information from city planning departments as well as project developers regarding planned or active construction. Currently, there are 5 tracked projects in Del Mar Union School District, totaling 493 units included in the forecast over the next seven years.

MAP 1: RESIDENTIAL DEVELOPMENTS



1. METHODOLOGY

TABLE 4: LISTING OF RESIDENTIAL DEVELOPMENTS IN DISTRICT

This is a list of residential development projects containing units that will affect the forecast.

Map ID#	Project	Developer	Unit Type	Status	Total Units
Del Mar Union SD					
6B	Camino Del Mar	Kitchell Dev	MFA	Active	8
7	Del Mar Fair Grounds	City of Del Mar	APT	Planning	61
30H	Pacific Highlands Ranch	KB Homes	MFA	Active	348
28Y	Terrazzo Bougainvillea	Metcalf Dev. LLC	SFD	Active	26
7	Watermark	Kitchell	MFA	Inactive	50
NOTES					
Source: MGT Feature Layer Note: Occupancy information is calculated as of October of each corresponding year. Explanation of Housing Types: SFD= single-family detached, MFA= multi-family attached, APT= apartment					

Continued on next page.

2. Student Information

The forecast relies on student data as its cornerstone. Initially, we gather the latest four years of student information. Engaging in quality checks, including verification through Student Verification forms, we collaborate closely with the district to validate the accuracy of the acquired data. Subsequently, we move on to geocoding the students based on their home addresses. This process allows us to conduct spatial analyses such as creating a Student Density map, Attendance Matrices, and generating the Student Forecast.

TABLE 5: STUDENT ACCOUNTING SUMMARY

The Student Accounting Summary indicates the total student enrollment as of 10/1/2025, and the number of students used in the resident student forecast. The forecast model is based upon student residence and excludes students residing outside of the district boundaries and students with addresses that are not matched during geocoding. The forecast also may exclude other groups of students indicated in the summary below.

School Year 2025/26	
Student data captured on: 10/1/2025	
Students in Forecast	
General Education Students	3,265
Special Education Students	49
Total Students in Forecast	3,314
Students Not in Forecast	
Inter-District Students	47
Total Students Not in Forecast	47
Total Students in District Summary	
Total Students in Forecast	3,314
Total Students Not in Forecast*	47
Del Mar Union School District 2025/26 Enrollment	3,361
Not Included: Preschool Students (75) and Nonpublic students (9).	

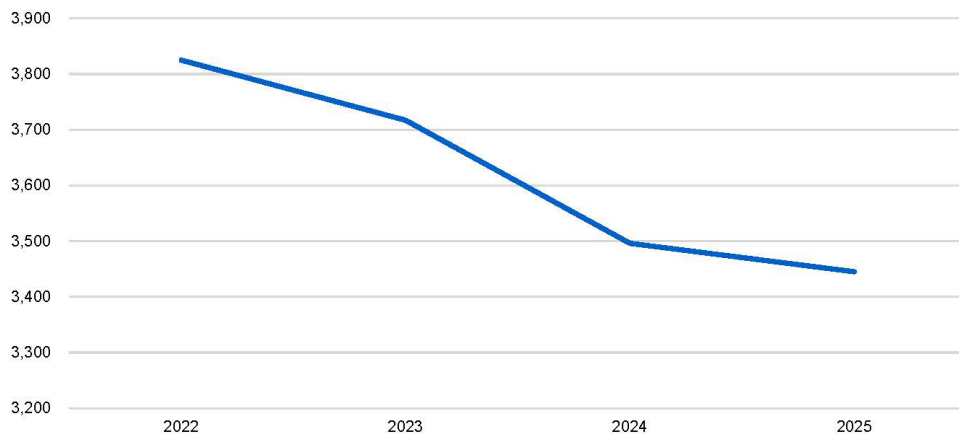
2. STUDENT INFORMATION

PRELIMINARY ANALYSIS BASED ON DATA VERIFICATION

Del Mar Union School District student populations have been declining over the years, with the past year showing a reduced drop of 51 students across the district. Looking at the enrollment trends by grade, the most significant changes from 2024 to 2025 were a decrease in 2nd grade (-53 students) and in both kindergarten and 5th grade (-34 each), while 1st grade (+48) and 6th grade (+33) experienced notable increases in students. DMUSD schools experienced mixed enrollment changes over the past year, with most sites declining. The largest decreases were at Ocean Air School (-26), Torrey Hills School (-25), Carmel Del Mar School (-24), and Sage Canyon School (-21). A few schools grew, including Del Mar Hills Academy (+14), Pacific Sky School (+11), and Ashley Falls School (+9), with smaller increases at Del Mar Heights School and the Special Education Preschool Administration (+6 each).

TABLE 6: ENROLLMENT TREND BY GRADE

	Historical			Current	1-Yr Diff	Trend
	2022	2023	2024	2025		
PS	72	52	57	75	18	
K	399	370	396	362	-34	
1	475	443	387	435	48	
2	537	513	455	402	-53	
3	583	550	511	483	-28	
4	563	614	542	541	-1	
5	620	570	595	561	-34	
6	576	605	553	586	33	
Total Enrollment	3,825	3,717	3,496	3,445		
Yearly Difference	-	-108	-221	-51		



2. STUDENT INFORMATION

TABLE 7: ENROLLMENT TREND BY SCHOOL

Enrollment Trends by School

	Historical			Current	1-Yr Diff	Trend
	2022	2023	2024	2025		
Ashley Falls School	346	354	366	375	9	
Carmel Del Mar School	557	583	547	523	-24	
Del Mar Heights School	311	276	288	294	6	
Del Mar Hills Academy	288	283	218	232	14	
DMUSD Private School	0	8	10	8	-2	
DMUSD Special Education Preschool	72	29	22	28	6	
Non Public School	0	0	1	1	0	
Ocean Air School	513	493	449	423	-26	
Pacific Sky School	346	362	369	380	11	
Sage Canyon School	503	478	445	424	-21	
Sycamore Ridge School	428	385	378	363	-15	
Torrey Hills School	461	466	419	394	-25	

2. STUDENT INFORMATION

TABLE 8: VERIFIED STUDENT DATA FORMS

Data Verification
Student Data - SY 2025-2026

File Name: B55F711E-4F1D-4B7E-8B1D-162D68E29769
Total Student Records: 3445
Valid Address Fields: 3445
*Invalid - Empty - PO Box: 0
Data Fields Provided In File

The following fields were included in the file you provided. If additional fields are necessary to correctly identify students in various categories or programs for boundary planning or other types of analysis deemed important by the District, immediately notify Davis Demographics and send a new complete student data file with the added fields.

Perm ID
Last Name
First Name
Home Address
Home City
Mail State
Home ZIP Code
Grade
Resolved Race/Ethnicity
English Proficiency

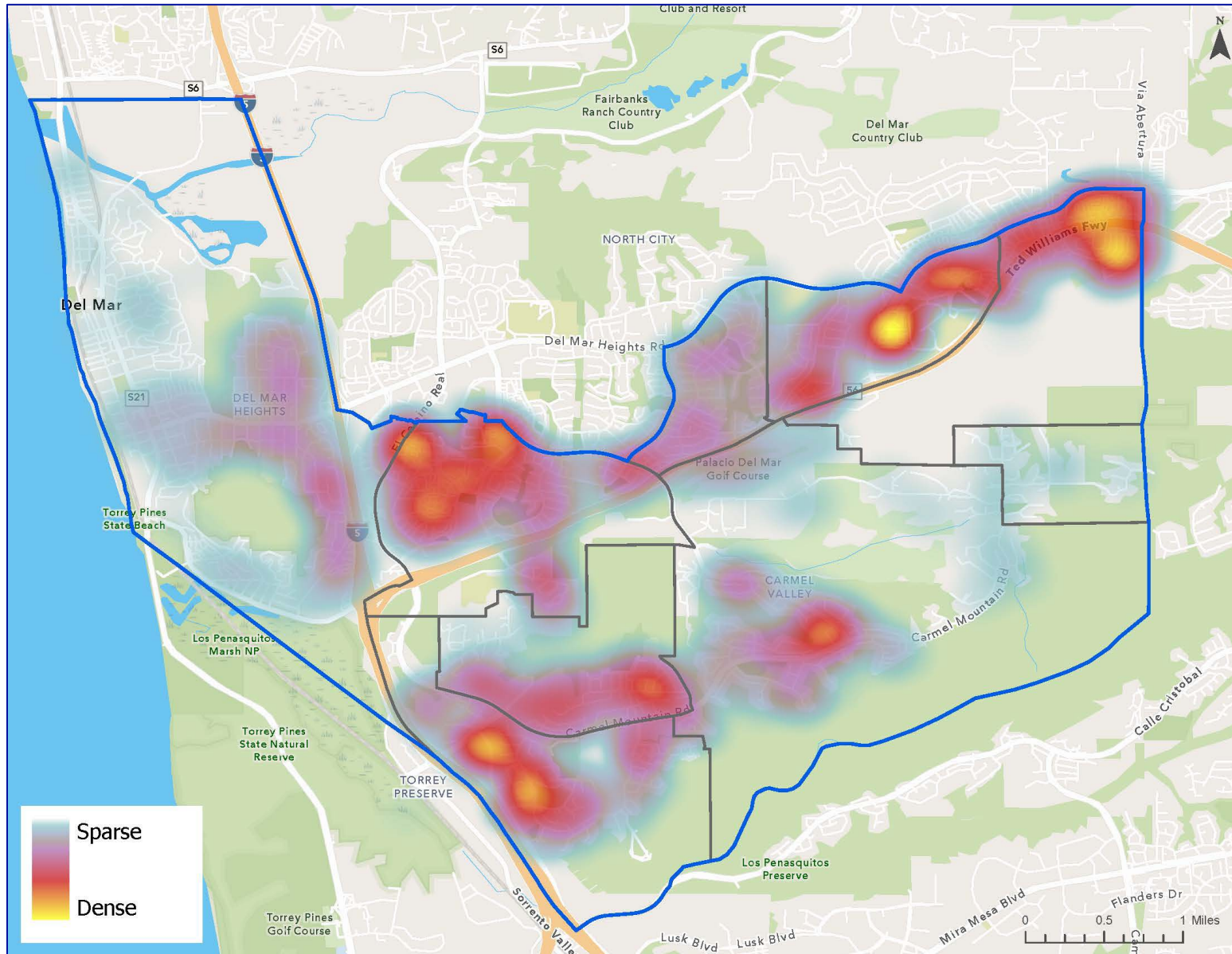
State EL Status
Special Day Class
Transfer Code
Enter Date
Leave Date
Organization Name
State CTDS Code
Program
Program Code

Attribute Details

School Name	Student Count by Grade and Enrollment								Total Enrl
	PS	0	1	2	3	4	5	6	
Ashley Falls School		45	45	50	44	65	79	47	375
Carmel Del Mar School		53	66	66	62	84	95	97	523
Del Mar Heights School		38	43	22	48	48	45	50	294
Del Mar Hills Academy		24	38	29	33	46	34	28	232
DMUSD Private School			1	2	4			1	8
DMUSD Special Education Preschool	28								28
Non Public School					1				1
Ocean Air School		57	64	55	63	48	69	67	423
Pacific Sky School		39	38	44	62	56	62	79	380
Sage Canyon School		45	61	57	63	62	63	73	424
Sycamore Ridge School	16	28	33	39	47	61	65	74	363
Torrey Hills School	31	33	46	38	56	71	49	70	394
Total	75	362	435	402	483	541	561	586	3,445

2. STUDENT INFORMATION

Map 2: Resident Student Density SY 2025/26



Attendance Matrix

An attendance matrix is included to clarify where students live versus where they attend school. It is important to note that MGT bases its forecasts on students' residences rather than their current school enrollments. This approach allows for the most accurate predictions of student population shifts and the optimal locations for future facilities, if needed. As a result, the resident forecast figures for each school may differ slightly from the actual reported enrollment. Given that programs and policies can change, the most effective way to plan for future facilities is by understanding where the upcoming student populations reside, rather than focusing solely on their current school enrollments.

Attendance matrices serve as a check and balance for student accounting by showing where students reside (their School of Residence) based on their geocoded addresses and where they attend (School of Attendance) according to district-provided data. This comparison is crucial for ensuring that the students included in the forecasts align with the district's enrollment records for each school. Additionally, by comparing School of Residence data with School of Attendance data, intra-district transfer patterns can be identified. The student counts in the matrix reflect DMUSD's enrollment as of the 2024 school year.

Reading the Matrix

The rows of the attendance matrix represent students living within each attendance area, while the columns show the number of students attending each school. As you read across a row, you will see which schools the students from that attendance area are attending. Reading down a column reveals where the students attending that school live.

For example, on 10/1/2025, Ashley Falls ES had 209 students residing in its attendance area. Of those, 194 attended Ashley Falls ES, 1 attended Carmel Del Mar ES, and so on. In the column labeled Ashley Falls ES, the total at the bottom shows that 366 students are enrolled there. Beyond the 194 who live in the Ashley Falls ES attendance area, 22 reside in the Carmel Del Mar ES attendance area, 11 in the Del Mar Heights ES attendance area, and so forth. Additionally, 9 students enrolled at Ashley Falls ES live outside the district boundary.

2. STUDENT INFORMATION

TABLE 9: ELEMENTARY SCHOOL ATTENDANCE MATRIX

Date of Student Data: 10/1/2025			School of Enrollment											
Attendance Area	Grade Range	Count of Students Living within Boundary	Ashley Falls ES	Carmel Del Mar ES	Del Mar Heights	Del Mar Hills	Ocean Air ES	Pacific Sky	Sage Canyon ES	Sycamore Ridge ES	Torrey Hills ES	Count of Students Living within Boundary	% Attending Resident School	
School of Residence	Ashley Falls ES	K-6	209	194	1	2	0	0	1	6	5	0	209	93%
	Carmel Del Mar ES	K-6	494	22	420	7	20	11	0	5	2	7	494	85%
	Del Mar Heights ES	K-6	431	11	3	242	160	3	0	7	3	2	431	93%
	Ocean Air ES	K-6	200	6	0	0	5	184	0	3	2	0	200	92%
	Pacific Sky	K-6	327	31	0	2	4	0	279	3	8	0	327	85%
	Sage Canyon ES	K-6	286	8	0	1	5	15	1	253	1	2	286	88%
	Sycamore Ridge ES	K-6	420	44	6	3	5	15	31	1	312	3	420	74%
	Torrey Hills ES	K-6	402	6	0	3	5	43	0	17	0	328	402	82%
	Total Resident		2,769	322	430	260	204	271	312	295	333	342		
	Ashley Falls or Sage Canyon Options Area	K-6	83	14	2	1	1	7	0	57	0	1	83	86%
	Ashley Falls or Sycamore Ridge Option Area	K-6	26	2	0	0	0	5	0	16	3	0	26	19%
	Carmel Del Mar or Ashley Falls Option Area	K-6	52	9	36	0	1	2	0	0	2	2	52	87%
	Carmel Del Mar or Heights Hill Option Area	K-6	112	6	49	27	22	2	2	2	2	0	112	88%
	Ocean Air or Sage Canyon Options Area	K-6	68	0	0	0	0	31	0	37	0	0	68	100%
	Ocean Air or Torrey Hills Option Area	K-6	135	6	3	3	1	102	0	5	1	14	135	86%
	Pacific Sky or Sycamore Ridge Option Area	K-6	69	7	2	0	0	0	57	0	3	0	69	87%
Total Option Area Residents		545	44	92	31	25	149	59	117	11	17			
Out-of-District Transfers		47	9	1	3	3	3	9	12	3	4			
Total Enrollment*		3,361	375	523	294	232	423	380	424	347	363			
Transfer Students			156	18	25	50	106	44	77	29	21			
% Total Enrollment			41.6%	3.4%	8.5%	21.6%	25.1%	11.6%	18.2%	8.4%	5.8%			
Notes														
*75 PS grade Students not included above														
*9 Private School Students not included above														

Capture Rate Analysis

A capture rate analysis is a method used to determine the proportion of individuals within a specific population who use a particular service or participate in a specific program. In the context of school districts, it focuses on the percentage of school-age children residing within the district boundaries who are enrolled in the district's schools. By comparing demographic data pulled from the American Community Survey (such as the total number of children living within district boundaries) to the actual resident enrollment figures, the capture rate analysis provides insights into how effectively the district is "capturing" its eligible population.

A high capture rate suggests that most resident students are attending district schools, which could indicate strong community ties, satisfaction with school offerings, or limited alternatives. On the other hand, a lower capture rate suggests that some resident students are choosing alternative education options, such as private schools, homeschooling, or nearby districts. This analysis is valuable for district planning, as it can guide efforts to enhance student retention, optimize resources, and improve school programming to better meet community needs.

Del Mar USD's capture rate exceeds typical benchmarks, indicating that a strong majority of school-age children residing within district boundaries are enrolled in its schools. This above-average rate reflects the district's ability to retain resident students, suggesting positive perceptions of its educational offerings and limited outflow to alternative schooling options.

TABLE 10: DISTRICT CAPTURE RATE

Grade	2025 ESRI Estimated Population Ages 5-11	2025-2026 Resident Student Enrollment by Grade Level	District Capture Rate	Nonresident Transfers In
K	505	358	71%	4
1	497	425	86%	10
2	548	398	73%	4
3	562	471	84%	12
4	589	535	91%	6
5	642	554	86%	7
6	668	575	86%	11
K-6	4,011	3,316	83%	54

*Source: American Community Survey data

3. District-Wide Student Population Forecasts

The student population is forecasted out seven years for each of the study areas, attendance areas, and for the entire Del Mar Union School District. The district-wide summary enables the district to see a broad overview of future population shifts and what effect these shifts may have on existing and future facilities. Each attendance area is summarized to give a local view of population changes and identify variances within the district.

Together, these forecast summaries present the means for identifying the timing of future population shifts and overall facility adjustments needed to accommodate these shifts. Study areas and their forecasted resident students can be shifted between schools to assist in balancing enrollment through boundary changes, grade-level reassignments, or other means identified to better utilize school facilities. Forecasts provided in this report are based on students who live in the district School Year 2025.

Forecast Trends

The building blocks of the forecasts are the individual study areas. There are currently a total of 196 study areas in the Del Mar Union School District. The attendance areas and district summary are simply the compilation of all the study areas. For each study area, the student counts are forecasted over seven years (Current: SY2025/26; Forecasted: SY2025/26 through SY2032/33).

Del Mar Union School District has 9 elementary schools. As of 10/1/2025, the district reported a total enrollment of 3,445 students. Of those reported students, MGT used 3,314 students to calculate the seven-year forecast. Out of district, preschool, and non-public school students are omitted from the forecast calculation. Students residing in non-district areas are added back into the forecast summary based upon change of rate of the resident forecast.

Overall, total K-6 enrollment in DMUSD is projected to decrease by about 20% over the next five years (2025 to 2030) and about 25% by 2032. Kindergarten is projected to rise in 2026, then decline through 2029 and remain essentially flat through 2032, ending about 16% below 2025. As these smaller cohorts move up, upper grades continue to soften as larger classes are replaced, with grade 6 projected to be about 24% lower by 2032.

Breaking the forecast down by attendance areas, all K-6 elementary areas are projected to see resident and enrollment declines, though the rate of decline varies. Sycamore Ridge (43%), Torrey Hills (34%), and Carmel Del Mar (32%) are expected to experience the steepest drops by the 2032/33 school year. Pacific Sky (21%), Ocean Air (22%), Sage Canyon (19%), and Ashley Falls (10%) also trend downward, while Del Mar Heights/Del Mar Hills is comparatively stable at roughly 8% below 2025. Overall, the pattern reflects smaller incoming cohorts over time and limited net in-movement across the forecast period.

3. DISTRICT-WIDE STUDENT POPULATION FORECASTS

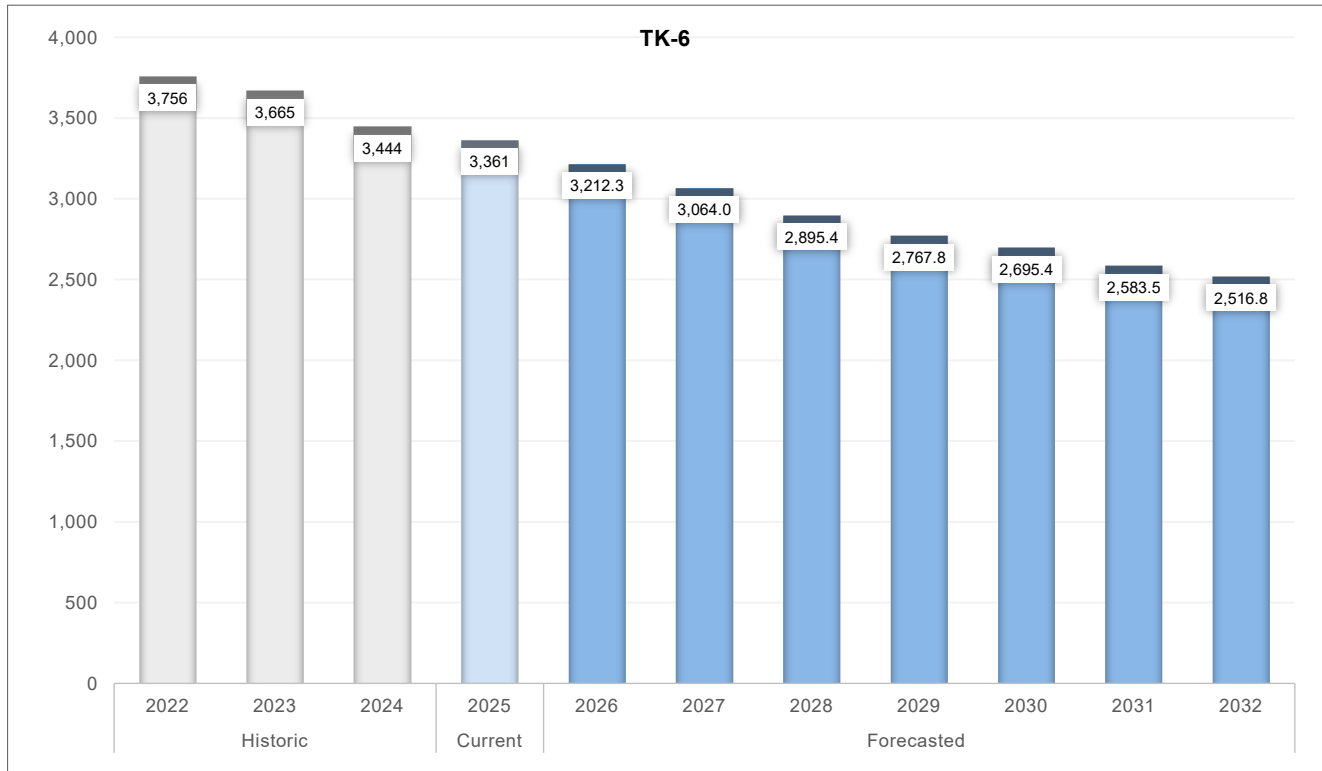
Table 11: District Forecast Summary

Forecast based on student data processed 10/1/2025.

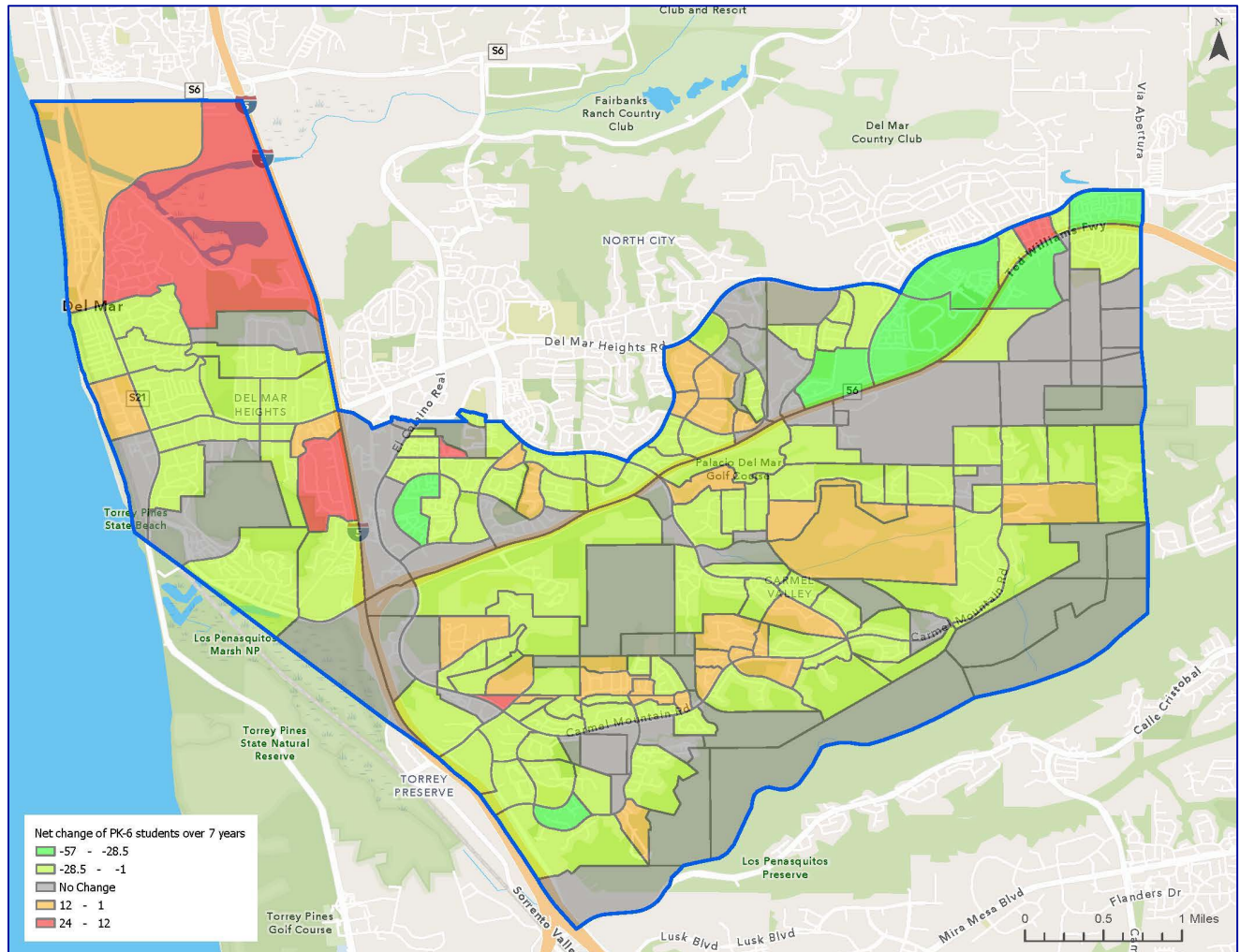
Resident Students											
Grade	Historic			Current	Forecasted						
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
TK	0	0	16	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
K	392	367	386	358	393.8	356.6	310.0	301.4	301.4	301.4	301.4
1	467	431	384	425	374.4	411.8	372.9	324.2	315.2	315.2	315.2
2	530	504	442	398	441.8	390.0	429.0	388.4	337.7	328.4	328.4
3	572	538	503	469	407.5	450.4	398.3	438.1	396.7	344.9	335.4
4	558	600	533	535	483.0	419.8	463.2	410.5	451.5	408.8	355.5
5	613	563	581	554	531.2	480.4	417.2	461.2	410.3	451.3	408.6
6	574	593	543	575	535.7	512.2	464.3	405.3	444.9	397.4	437.1
Resident Student Totals by Grade Configuration											
TK-6	3,706	3,596	3,388	3,314	3,167.4	3,021.2	2,854.9	2,729.1	2,657.7	2,547.4	2,481.6
Students Not Included in the Forecast											
TK-6	50	69	56	47	44.9	42.8	40.5	38.7	37.7	36.1	35.2
Total Students											
TK-6	3,756	3,665	3,444	3,361	3,212.3	3,064.0	2,895.4	2,767.8	2,695.4	2,583.5	2,516.8
Annual Net Change											
TK-6	-91	-221	-83	-148.7	-148.3	-168.7	-127.6	-72.4	-111.9	-66.7	
Notes											
Forecast based on student data as of 10/01/2025 Resident students refer to students who reside within the district boundary. Students not included in the forecast: Non-Resident Students (47). A rate-of-change trend line was used to estimate anticipated students not included in the forecast. 75 PK and 9 Non-public school students are excluded from the above table and forecasts.											

3. DISTRICT-WIDE STUDENT POPULATION FORECASTS

CHART 3: CURRENT AND FORECASTED TRENDS SY2025-SY2032



Map 3: Forecasted 7-Year Change in Resident Students



The study areas within the color range are the planning areas that make up the titled attendance zone. Red/orange areas indicate forecasted student growth, and the green areas represent areas in decline. The gray zones represent “No Change” and frequently have little to no population. Data is based on School Year 2025 resident students and their existing zones. This map does not reflect any rezoning or changes since fall student report to state department of education.

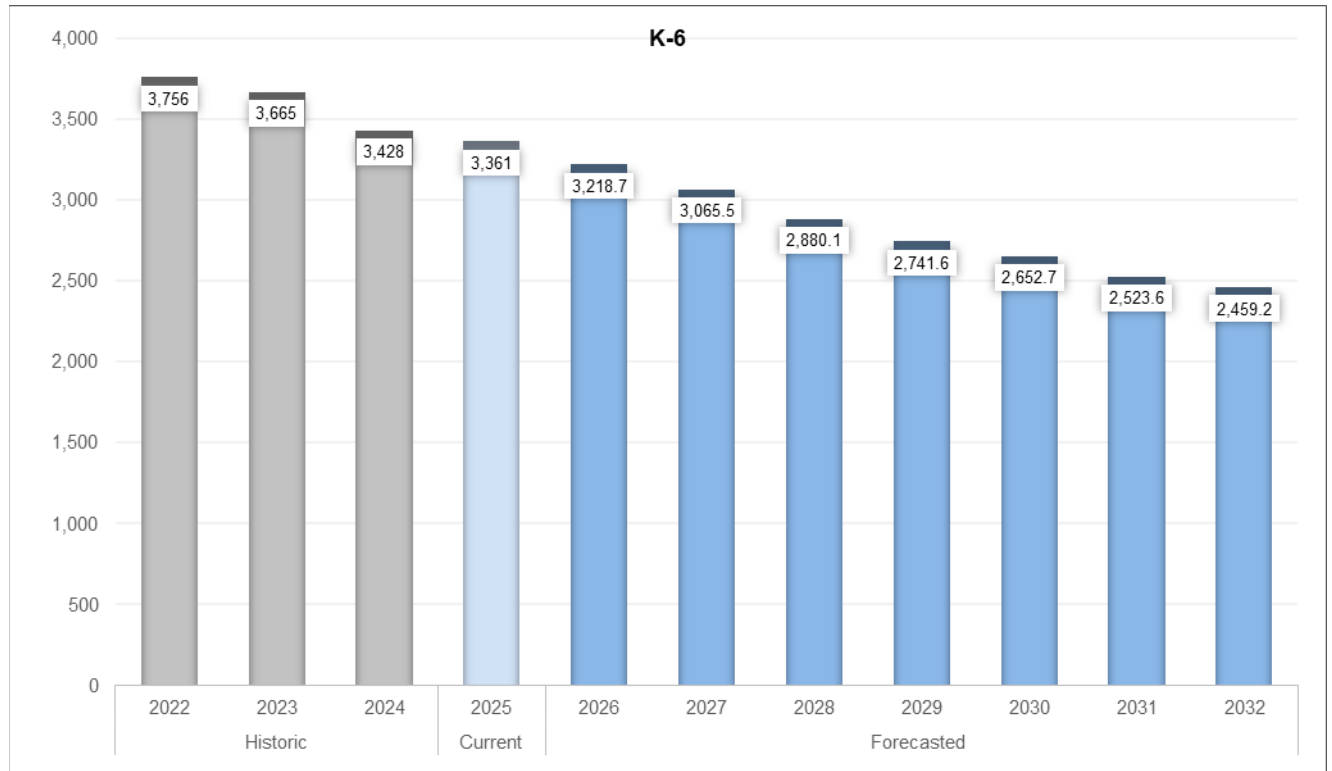
4. Attendance Area Forecasts

Trend Summaries by Elementary Schools

- **Ashley Falls Elementary:** Enrollment is projected to decline from 209 students in 2025/26 to about 188 by 2032/33 (about a 10% decrease). The largest single-year drop occurs in 2027/28 (-5.1%), followed by a slower, more gradual decline, with totals holding nearly flat around 2030/31 before continuing downward through the end of the forecast.
- **Carmel Del Mar Elementary:** The student population is forecasted to decrease from 658 in 2025/26 to about 450 in 2032/33 (about a 32% decrease). Declines are consistent year after year, with the sharpest drop between school years 2026/27 and 2027/28 (-7.3%), with continued decline persisting through the forecast.
- **Del Mar Heights/Del Mar Hills Elementary:** Enrollment is expected to fluctuate but end below current levels, moving from 431 students in 2025/26 to about 396 by 2032/33 (about an 8% decrease). After a slight increase in 2026/27 and 2027/28, enrollment drops most notably in 2028/29 (-5.9%), rebounds in 2030/31, and then trends downward again into 2032/33.
- **Ocean Air Elementary:** Enrollment is projected to decline from 335 students in 2025/26 to about 262 by 2032/33 (about a 22% decrease). Losses are steady across the forecast, with the most pronounced declines occurring in 2029/30 (-5.4%) and 2031/32 (-5.5%).
- **Pacific Sky Elementary:** Enrollment is forecasted to fall from 396 students in 2025/26 to about 315 by 2032/33 (about a 21% decrease). The sharpest decline occurs in 2028/29 (-4.8%), with continued year-over-year decreases that moderate slightly in the early 2030s.
- **Sage Canyon Elementary:** The student population is projected to decline from 437 students in 2025/26 to about 354 by 2032/33 (about a 19% decrease). The steepest drop occurs in 2029/30 (-4.7%), with continued declines afterward.
- **Sycamore Ridge Elementary:** Enrollment is projected to decrease from 446 students in 2025/26 to about 252 by 2032/33 (about a 43% decrease). This is the largest percentage decline in the district. The steepest decline occurs in 2027/28 (-11.4%), with substantial additional losses through 2030/31 before the rate of decline slows near the end of the forecast.
- **Torrey Hills Elementary:** Enrollment is forecasted to decline from 402 students in 2025/26 to about 265 by 2032/33 (about a 34% decrease). The largest single-year decline occurs in 2028/29 (-9.1%), and while losses continue throughout the forecast, the pace moderates slightly after 2030/31.

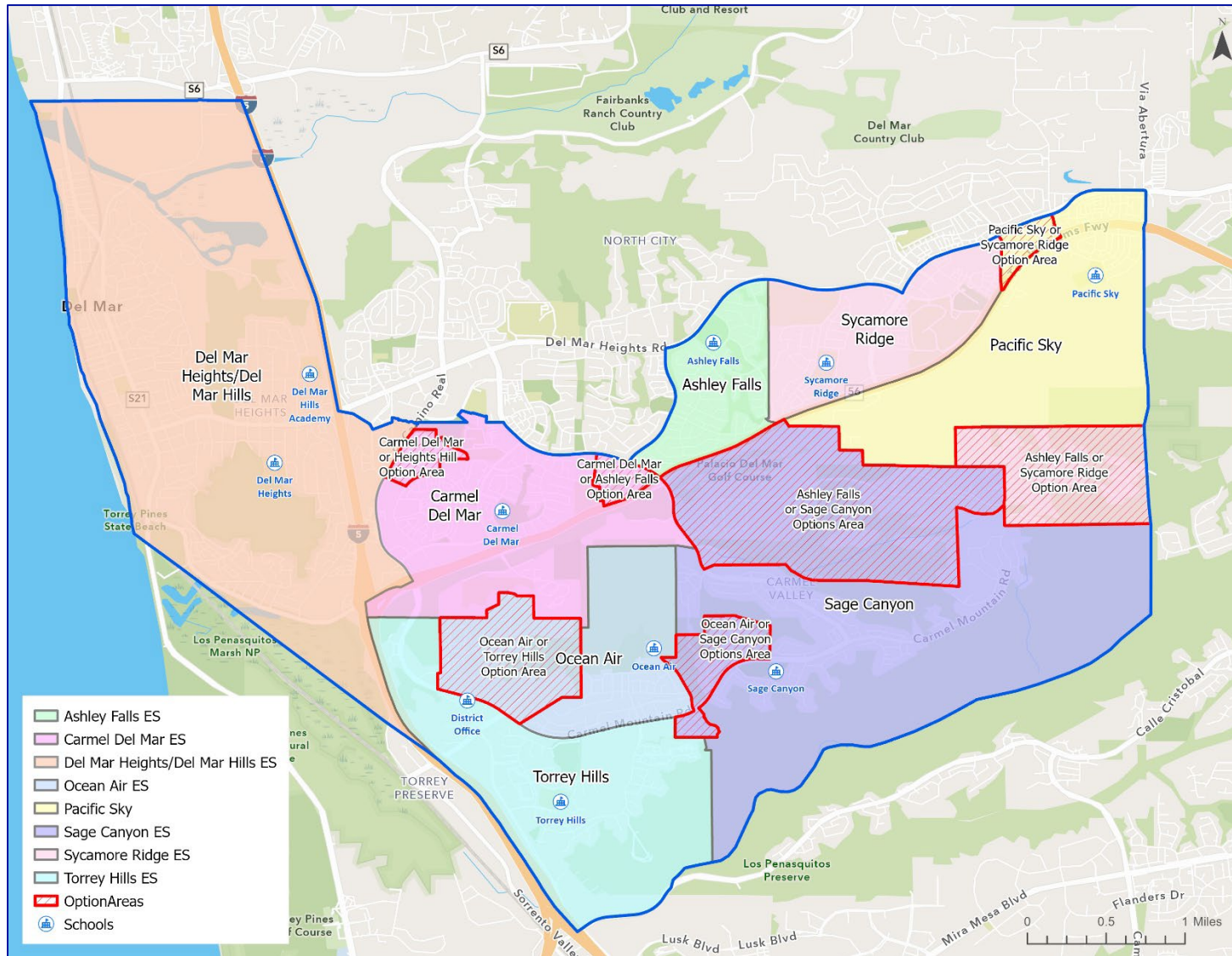
4. ATTENDANCE AREA FORECASTS

CHART 4: GRADES K-6 RESIDENT STUDENT FORECAST



4. ATTENDANCE AREA FORECASTS

MAP 4: ELEMENTARY ATTENDANCE AREAS



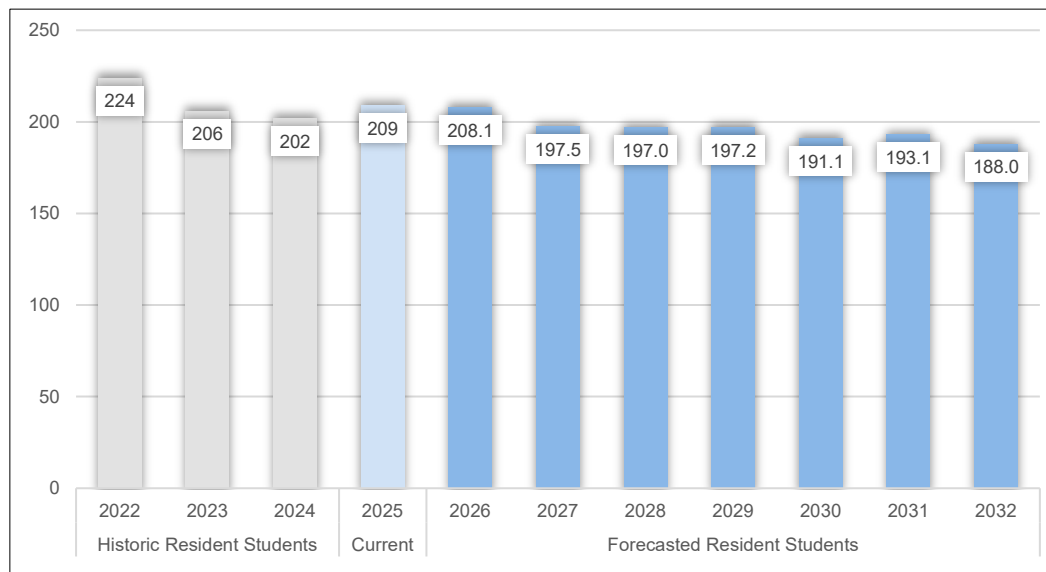
4. ATTENDANCE AREA FORECASTS

Elementary Attendance Area Forecasts

ASHLEY FALLS ES

Ashley Falls											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
K	19	25	19	25	27.5	24.9	21.6	21.1	21.1	21.1	21.1
1	24	20	24	21	25.7	28.3	25.6	22.3	21.7	21.7	21.7
2	36	21	22	29	22.3	27.3	30.0	27.2	23.6	23.0	23.0
3	32	34	24	25	30.5	23.4	28.7	31.5	28.5	24.8	24.1
4	39	33	39	29	28.0	34.1	26.2	32.1	35.3	32.0	27.8
5	38	38	35	44	30.5	29.4	35.8	27.5	33.7	37.1	33.6
6	36	35	39	36	43.6	30.1	29.1	35.5	27.2	33.4	36.7
Total K-6	224	206	202	209	208.1	197.5	197.0	197.2	191.1	193.1	188.0

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032
	-18.0	-4.0	7.0	-0.9	-10.6	-0.5	0.2	-6.1	2.0	-5.1
	-8.0%	-1.9%	3.5%	-0.4%	-5.1%	-0.3%	0.1%	-3.1%	1.0%	-2.6%



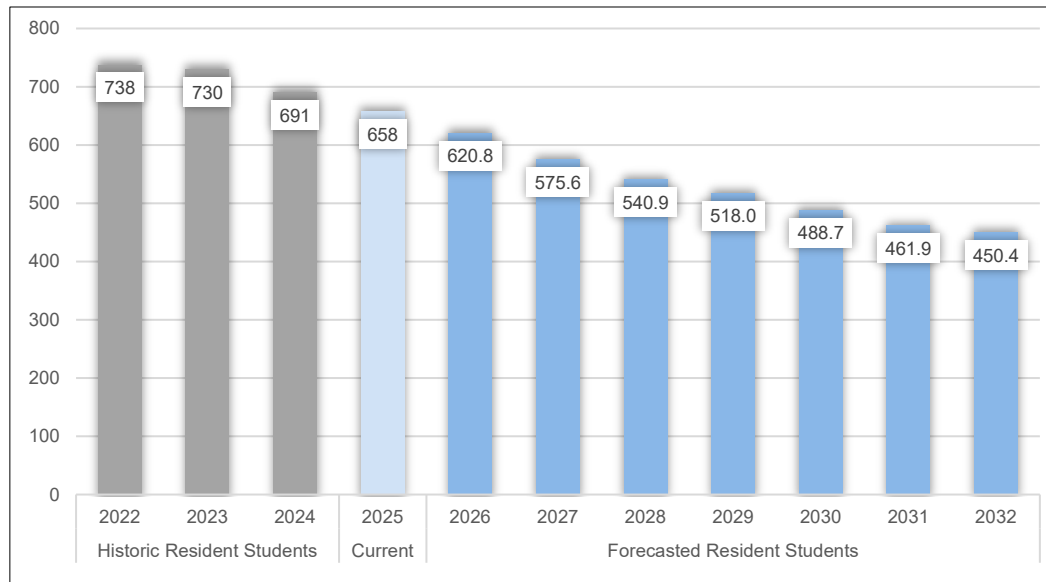
The Ashley Falls ES/Sage Canyon ES Option area is included in the Sage Canyon ES Resident Projections
The Ashley Falls ES/Sycamore Ridge ES Option area is included in the Sycamore Ridge ES Resident Projections
The Carmel Del Mar ES/Ashley Falls ES Option area is included in the Carmel Del Mar ES Resident Projections

4. ATTENDANCE AREA FORECASTS

CARMEL DEL MAR ES

Carmel Del Mar											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
K	78	72	84	65	71.5	64.7	56.3	54.7	54.7	54.7	54.7
1	94	95	85	87	71.5	78.7	71.2	61.9	60.2	60.2	60.2
2	113	95	91	89	87.0	71.5	78.7	71.2	61.9	60.2	60.2
3	114	122	98	85	90.8	88.7	72.9	80.2	72.6	63.2	61.4
4	105	118	112	97	83.3	89.0	87.0	71.5	78.6	71.2	61.9
5	123	108	114	119	98.9	85.0	90.7	88.7	72.9	80.2	72.6
6	111	120	105	116	117.8	98.0	84.1	89.8	87.8	72.2	79.4
Total K-6	738	730	691	658	620.8	575.6	540.9	518.0	488.7	461.9	450.4

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032
	-8.0	-39.0	-33.0	-37.2	-45.2	-34.7	-22.9	-29.3	-26.8	-11.5
	-1.1%	-5.3%	-4.8%	-5.7%	-7.3%	-6.0%	-4.2%	-5.7%	-5.5%	-2.5%



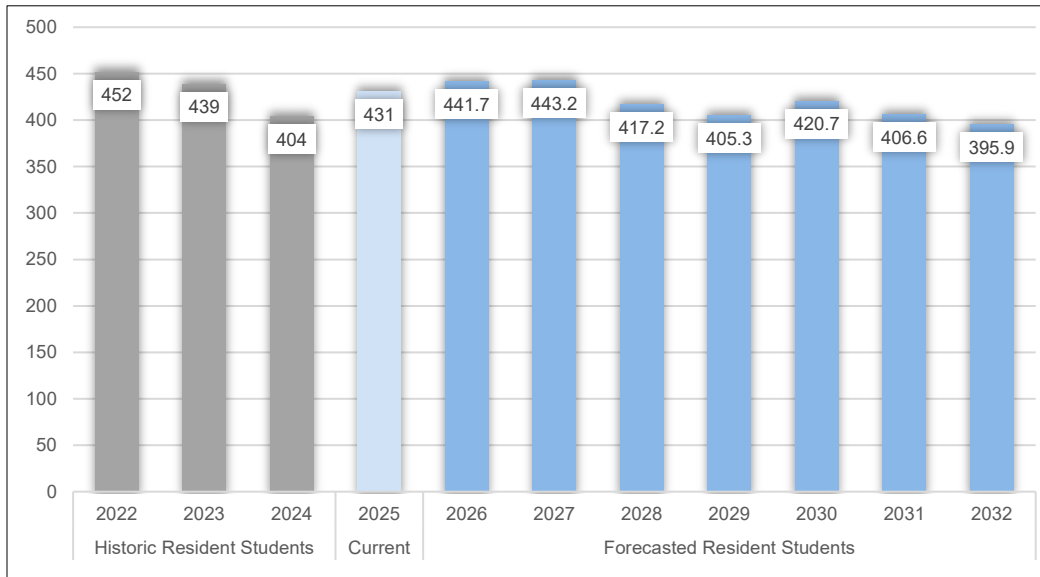
The Carmel Del Mar ES/Heights and Hills ES Option area is included in the Carmel Del Mar ES Resident Projections
The Carmel Del Mar ES/Ashley Falls ES Option area is included in the Carmel Del Mar ES Resident Projections

4. ATTENDANCE AREA FORECASTS

DEL MAR HEIGHTS ES/DEL MAR HILLS ES

Del Mar Heights/Del Mar Hills											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
K	53	39	59	57	62.7	56.8	49.4	48.0	48.0	48.0	48.0
1	70	60	34	63	58.7	64.6	58.5	50.8	49.4	49.4	49.4
2	64	76	59	37	65.5	61.1	67.2	60.8	52.9	51.4	51.4
3	60	57	78	67	37.7	66.8	62.3	68.5	62.0	53.9	52.4
4	62	66	54	82	69.7	39.2	69.5	64.8	71.2	64.5	56.1
5	76	66	63	65	86.9	73.9	41.6	73.7	68.7	75.5	68.4
6	67	75	56	60	60.5	80.8	68.7	38.7	68.5	63.9	70.2
Total K-6	452	439	404	431	441.7	443.2	417.2	405.3	420.7	406.6	395.9

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032
	-13.0	-35.0	27.0	10.7	1.5	-26.0	-11.9	15.4	-14.1	-10.7
	-2.9%	-8.0%	6.7%	2.5%	0.3%	-5.9%	-2.9%	3.8%	-3.4%	-2.6%



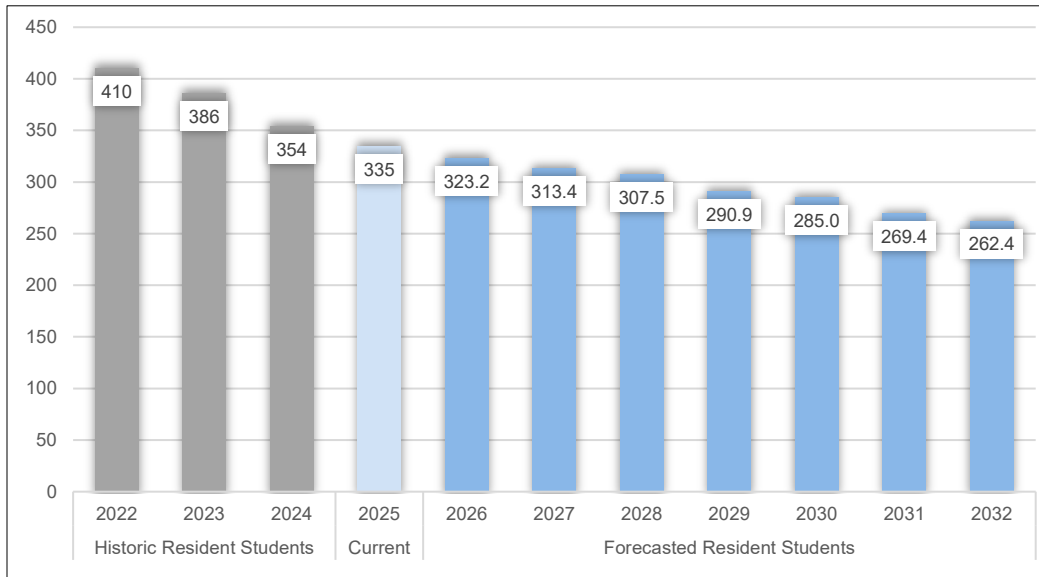
The Carmel Del Mar ES/Heights and Hills ES Option area is included in the Carmel Del Mar ES Resident Projections

4. ATTENDANCE AREA FORECASTS

OCEAN AIR ES

Ocean Air											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
K	44	32	45	37	40.7	36.9	32.0	31.2	31.2	31.2	31.2
1	44	50	40	51	41.8	46.0	41.6	36.2	35.2	35.2	35.2
2	55	42	52	41	51.5	42.2	46.5	42.1	36.6	35.6	35.6
3	61	56	40	53	41.0	51.5	42.2	46.5	42.1	36.6	35.6
4	60	59	56	43	53.5	41.4	52.0	42.7	46.9	42.5	36.9
5	88	63	60	54	43.4	54.1	41.8	52.5	43.1	47.4	42.9
6	58	84	61	56	51.3	41.3	51.4	39.7	49.9	40.9	45.0
Total K-6	410	386	354	335	323.2	313.4	307.5	290.9	285.0	269.4	262.4

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032
	-24.0	-32.0	-19.0	-11.8	-9.8	-5.9	-16.6	-5.9	-15.6	-7.0
	-5.9%	-8.3%	-5.4%	-3.5%	-3.0%	-1.9%	-5.4%	-2.0%	-5.5%	-2.6%



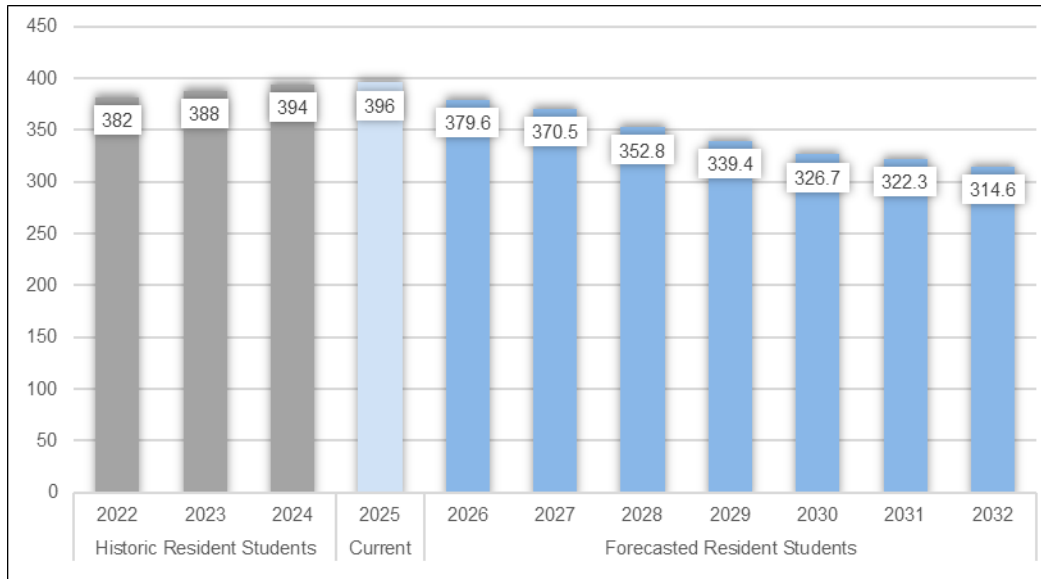
The Ocean Air ES/Sage Canyon ES Option area is included in the Sage Canyon ES Resident Projections
The Ocean Air ES/Torrey Hills ES Option area is included in the Ocean Air ES Resident Projections

4. ATTENDANCE AREA FORECASTS

PACIFIC SKY ES

Pacific Sky											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
K	49	48	40	44	48.4	43.8	38.1	37.0	37.0	37.0	37.0
1	51	51	45	41	43.6	47.9	43.4	37.7	36.7	36.7	36.7
2	61	56	52	52	44.7	47.5	52.2	47.3	41.1	40.0	40.0
3	68	63	58	56	54.6	46.9	49.9	54.8	49.7	43.2	42.0
4	54	71	61	63	57.7	56.2	48.3	51.4	56.5	51.1	44.5
5	45	54	75	62	64.9	59.4	57.9	49.8	52.9	58.2	52.7
6	54	45	61	78	65.7	68.8	63.0	61.4	52.8	56.1	61.7
Total K-6	382	388	394	396	379.6	370.5	352.8	339.4	326.7	322.3	314.6

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032
	6.0	6.0	2.0	-16.4	-9.1	-17.7	-13.4	-12.7	-4.4	-7.7
	1.6%	1.5%	0.5%	-4.1%	-2.4%	-4.8%	-3.8%	-3.7%	-1.3%	-2.4%



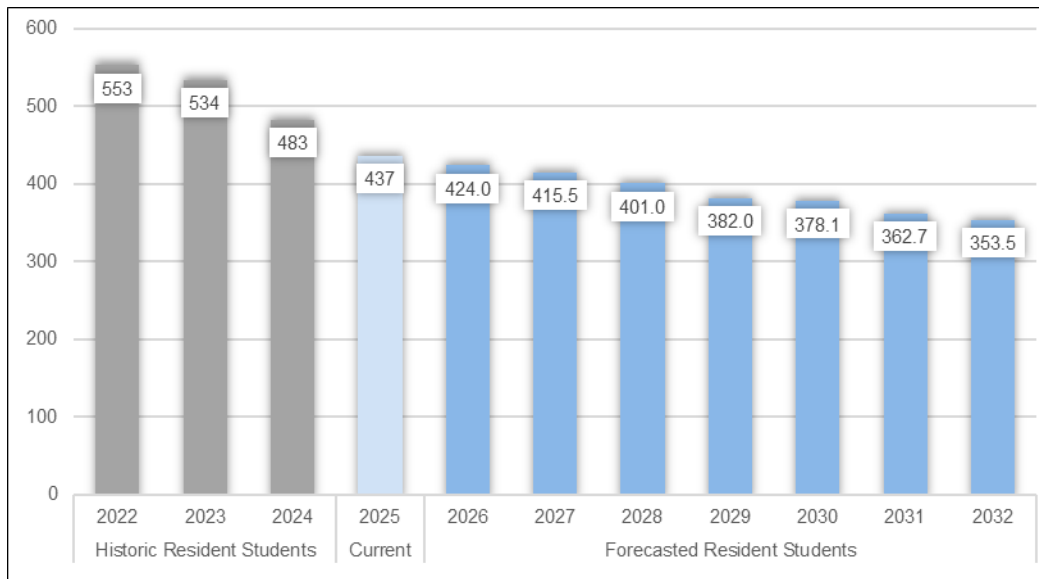
The Pacific Sky ES/Sycamore Ridge ES Option area is included in the Pacific Sky ES Resident Projections

4. ATTENDANCE AREA FORECASTS

SAGE CANYON ES

Sage Canyon											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
K	58	54	53	52	57.2	51.8	45.0	43.8	43.8	43.8	43.8
1	58	64	54	60	54.1	59.5	53.9	46.8	45.5	45.5	45.5
2	67	66	69	52	63.6	57.3	63.1	57.1	49.6	48.3	48.3
3	88	65	68	68	52.0	63.6	57.3	63.1	57.1	49.6	48.3
4	89	94	64	67	69.4	53.0	64.9	58.5	64.3	58.2	50.6
5	98	94	79	64	64.3	66.6	50.9	62.3	56.1	61.7	55.9
6	95	97	96	74	63.4	63.7	65.9	50.4	61.7	55.6	61.1
Total K-6	553	534	483	437	424.0	415.5	401.0	382.0	378.1	362.7	353.5

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032
	-19.0	-51.0	-46.0	-13.0	-8.5	-14.5	-19.0	-3.9	-15.4	-9.2
	-3.4%	-9.6%	-9.5%	-3.0%	-2.0%	-3.5%	-4.7%	-1.0%	-4.1%	-2.5%



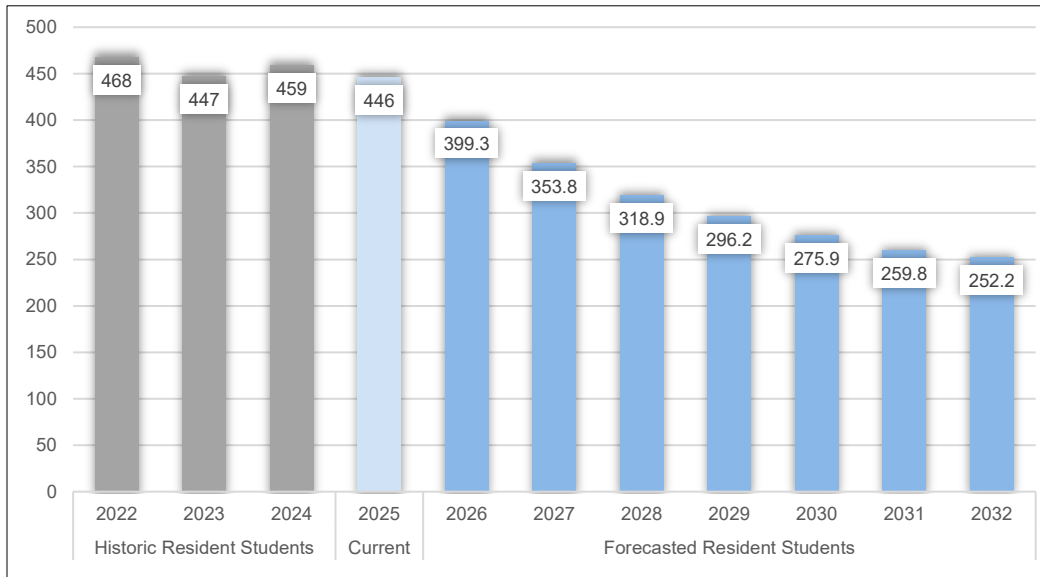
The Ashley Falls ES/Sage Canyon ES Option area is included in the Sage Canyon ES Resident Projections
The Ocean Air ES/Sage Canyon ES Option area is included in the Sage Canyon ES Resident Projections

4. ATTENDANCE AREA FORECASTS

SYCAMORE RIDGE ES

Sycamore Ridge											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
K	36	45	36	35	38.5	34.9	30.3	29.5	29.5	29.5	29.5
1	62	38	51	45	36.4	40.0	36.3	31.5	30.6	30.6	30.6
2	74	72	46	54	49.1	39.7	43.6	39.5	34.4	33.4	33.4
3	66	76	74	59	57.8	52.5	42.5	46.7	42.3	36.8	35.7
4	86	76	86	80	63.7	62.4	56.7	45.8	50.4	45.7	39.7
5	65	75	82	88	72.0	57.3	56.2	51.0	41.3	45.4	41.1
6	79	65	74	85	81.8	67.0	53.3	52.2	47.4	38.4	42.2
Total K-6	468	447	459	446	399.3	353.8	318.9	296.2	275.9	259.8	252.2

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032
	-21.0	12.0	-13.0	-46.7	-45.5	-34.9	-22.7	-20.3	-16.1	-7.6
	-4.5%	2.7%	-2.8%	10.5%	11.4%	-9.9%	-7.1%	-6.9%	-5.8%	-2.9%



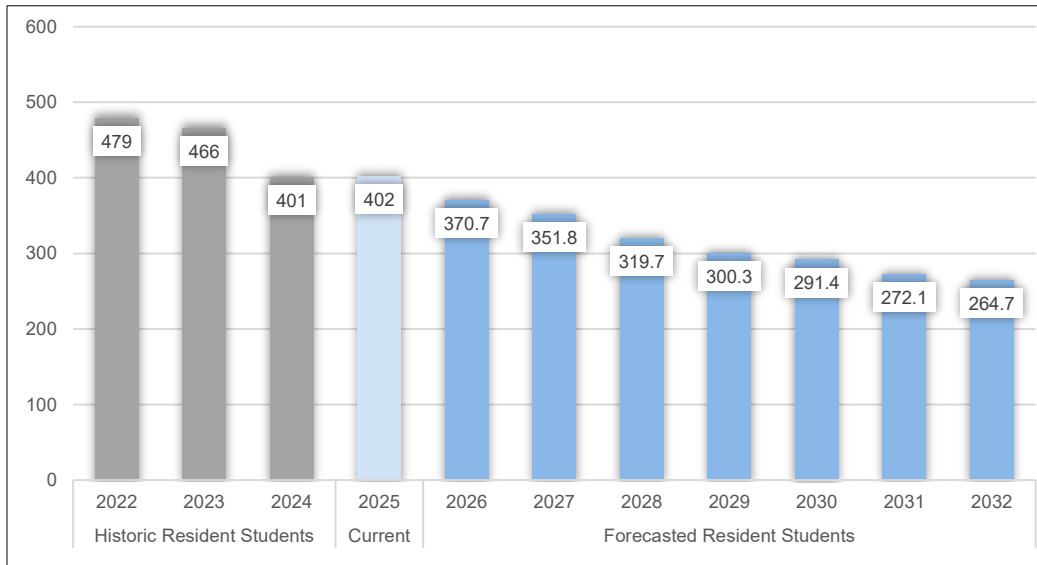
The Ashley Falls ES/Sycamore Ridge ES Option area is included in the Sycamore Ridge ES Resident Projections
The Pacific Sky ES/Sycamore Ridge ES Option area is included in the Pacific Sky ES Resident Projections

4. ATTENDANCE AREA FORECASTS

TORREY HILLS ES

Torrey Hills											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
K	55	52	50	43	47.3	42.8	37.2	36.2	36.2	36.2	36.2
1	64	53	51	57	42.6	46.8	42.4	36.9	35.8	35.8	35.8
2	60	76	51	44	58.1	43.4	47.8	43.2	37.6	36.6	36.6
3	83	65	63	56	43.1	57.0	42.6	46.8	42.4	36.9	35.8
4	63	83	61	74	57.7	44.4	58.7	43.8	48.2	43.7	38.0
5	80	65	73	58	70.3	54.8	42.2	55.8	41.6	45.8	41.5
6	74	72	51	70	51.6	62.6	48.8	37.6	49.6	37.1	40.8
Total K-6	479	466	401	402	370.7	351.8	319.7	300.3	291.4	272.1	264.7

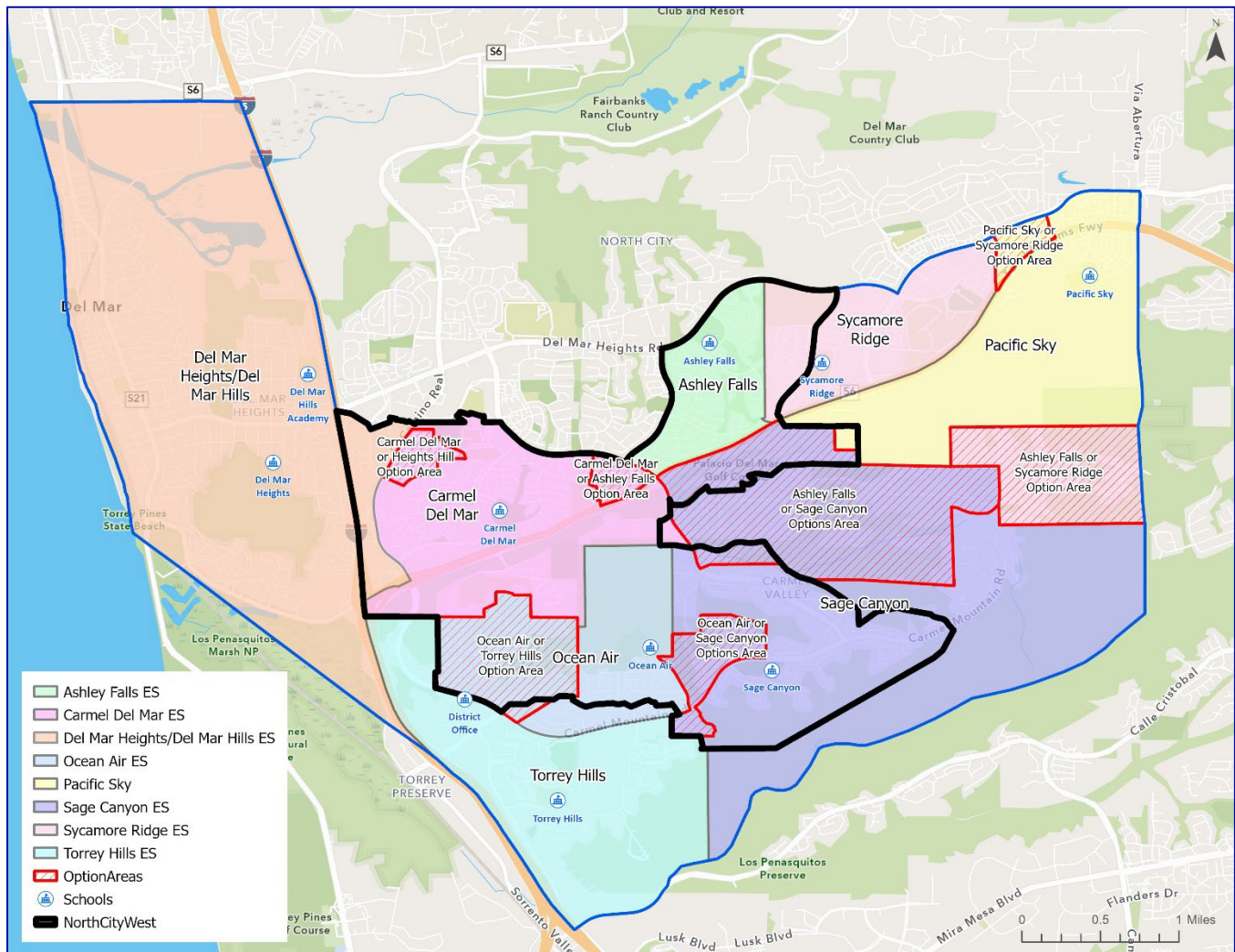
Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032
	-13.0	-65.0	1.0	-31.3	-18.9	-32.1	-19.4	-8.9	-19.3	-7.4
	-2.7%	-13.9%	0.2%	-7.8%	-5.1%	-9.1%	-6.1%	-3.0%	-6.6%	-2.7%



The Ocean Air ES/Torrey Hills ES Option area is included in the Ocean Air ES Resident Projections

4. ATTENDANCE AREA FORECASTS

North City West

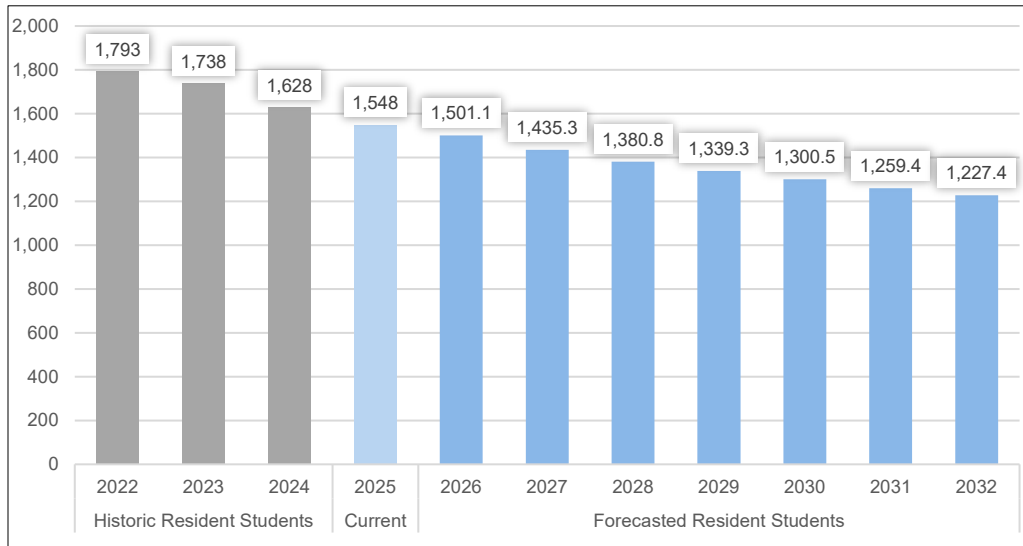


4. ATTENDANCE AREA FORECASTS

NORTH CITY WEST

North City West											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
K	183	174	185	175	192.5	174.3	151.6	147.3	147.3	147.3	147.3
1	212	212	194	200	188.6	207.5	187.9	163.3	158.8	158.8	158.8
2	261	217	214	202	204.9	193.9	213.3	193.1	167.9	163.3	163.3
3	273	268	226	210	205.8	207.8	197.0	216.7	196.2	170.6	165.9
4	273	282	261	233	213.1	209.5	210.4	200.8	220.9	200.0	173.9
5	309	282	267	268	232.9	213.8	210.6	211.4	201.6	221.7	200.7
6	282	303	281	260	263.3	228.5	210.0	206.7	207.8	197.7	217.5
Total K-6	1,793	1,738	1,628	1,548	1,501.1	1,435.3	1,380.8	1,339.3	1,300.5	1,259.4	1,227.4

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032
	-55.0	-110.0	-80.0	-46.9	-65.8	-54.5	-41.5	-38.8	-41.1	-32.0
	-3.1%	-6.3%	-4.9%	-3.0%	-4.4%	-3.8%	-3.0%	-2.9%	-3.2%	-2.5%



5. Enrollment Forecasts

District-generated forecasts are essential for estimating staffing and budget needs based on overall school enrollments. However, relying solely on these forecasts for addressing capacity issues presents several challenges, particularly for long-term planning. One key limitation is that these forecasts focus on total enrollment rather than the distribution of students across specific areas, making it difficult to account for spatial population trends and future facility demands.

Annual enrollment changes, influenced by factors like curriculum shifts, program offerings, administration changes, and open-enrollment policies, add complexity to forecasting, creating uncertainties around facility needs in particular areas. Short-term solutions, such as shifting grade configurations, may provide temporary relief but often disrupt educational continuity and logistics, failing to address long-term capacity challenges sustainably.

In summary, relying solely on district enrollment forecasts, especially with short-term measures, can lead to inaccuracies in assessing facility needs and planning for the future. These forecasts should be used primarily for staffing insights and not as a basis for facility planning.

5. ENROLLMENT FORECASTS

Ashley Falls						
Grade	Historic Enrolled Students			Current	Forecasted Enrolled Students	
	2022	2023	2024	2025	2026	2027
K	39	40	39	45	49.5	44.8
1	56	40	41	45	46.3	51.0
2	64	62	40	50	47.7	49.1
3	40	67	67	44	52.5	50.1
4	50	46	79	65	49.3	58.8
5	44	53	48	79	68.3	51.7
6	53	46	52	47	78.2	67.6
K-6	346	354	366	375	391.8	373.1

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
	8.0	12.0	9.0	16.8	-18.7
	2.3%	3.4%	2.5%	4.5%	-4.8%

Carmel Del Mar						
Grade	Historic Enrolled Students			Current	Forecasted Enrolled Students	
	2022	2023	2024	2025	2026	2027
K	45	61	63	53	58.3	52.8
1	72	64	62	66	58.3	64.1
2	87	74	65	66	66.0	58.3
3	87	98	77	62	67.3	67.3
4	97	95	87	84	60.8	66.0
5	94	98	95	95	85.7	62.0
6	75	93	98	97	94.0	84.8
K-6	557	583	547	523	490.4	455.3

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
	26.0	-36.0	-24.0	-32.6	-35.1
	4.7%	-6.2%	-4.4%	-6.2%	-7.2%

5. ENROLLMENT FORECASTS

Del Mar Heights						
Grade	Historic Enrolled Students			Current	Forecasted Enrolled Students	
	2022	2023	2024	2025	2026	2027
K	32	17	38	38	41.8	37.8
1	41	39	21	43	39.1	43.1
2	40	44	46	22	44.7	40.7
3	48	34	44	48	22.4	45.6
4	45	44	39	48	49.9	23.3
5	50	46	50	45	50.9	52.9
6	55	52	50	50	41.8	47.3
K-6	311	276	288	294	290.6	290.7

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
	-35.0	12.0	6.0	-3.4	0.1
	-11.3%	4.3%	2.1%	-1.2%	0.0%

Del Mar Hills Academy						
Grade	Historic Enrolled Students			Current	Forecasted Enrolled Students	
	2022	2023	2024	2025	2026	2027
K	38	31	34	24	31.8	31.8
1	47	40	27	38	24.5	32.4
2	44	46	31	29	35.3	22.7
3	38	41	42	33	27.8	33.9
4	34	40	31	46	31.9	26.9
5	52	38	29	34	44.2	30.7
6	35	47	24	28	28.3	36.8
K-6	288	283	218	232	223.8	215.2

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
	-5.0	-65.0	14.0	-8.2	-8.6
	-1.7%	-23.0%	6.4%	-3.5%	-3.8%

5. ENROLLMENT FORECASTS

Ocean Air						
Grade	Historic Enrolled Students			Current	Forecasted Enrolled Students	
	2022	2023	2024	2025	2026	2027
K	58	43	59	57	62.7	56.8
1	51	63	56	64	64.4	70.9
2	65	53	62	55	64.6	65.1
3	80	66	50	63	55.0	64.6
4	74	78	69	48	63.6	55.6
5	112	78	77	69	48.5	64.3
6	73	112	76	67	65.6	46.1
K-6	513	493	449	423	424.4	423.4

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
	-20.0	-44.0	-26.0	1.4	-1.0
	-3.9%	-8.9%	-5.8%	0.3%	-0.2%

Pacific Sky						
Grade	Historic Enrolled Students			Current	Forecasted Enrolled Students	
	2022	2023	2024	2025	2026	2027
K	46	44	40	39	42.9	38.8
1	44	50	42	38	38.6	42.5
2	52	48	52	44	41.4	42.1
3	68	51	51	62	46.2	43.5
4	50	74	55	56	63.9	47.6
5	46	49	78	62	57.7	65.8
6	40	46	51	79	65.7	61.1
K-6	346	362	369	380	356.4	341.4

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
	16.0	7.0	11.0	-23.6	-15.0
	4.6%	1.9%	3.0%	-6.2%	-4.2%

5. ENROLLMENT FORECASTS

Sage Canyon						
Grade	Historic Enrolled Students			Current	Forecasted Enrolled Students	
	2022	2023	2024	2025	2026	2027
K	50	50	51	45	49.5	44.8
1	52	52	53	61	46.8	51.5
2	59	56	63	57	64.7	49.6
3	87	63	59	63	57.0	64.7
4	75	95	62	62	64.3	58.1
5	91	76	82	63	59.5	61.7
6	89	86	75	73	62.4	58.9
K-6	503	478	445	424	404.2	389.3

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
	-25.0	-33.0	-21.0	-19.8	-14.9
	-5.0%	-6.9%	-4.7%	-4.7%	-3.7%

Sycamore Ridge						
Grade	Historic Enrolled Students			Current	Forecasted Enrolled Students	
	2022	2023	2024	2025	2026	2027
K	38	39	28	28	30.8	27.9
1	52	39	40	33	29.1	32.0
2	68	59	43	39	36.0	31.7
3	59	68	59	47	41.7	38.5
4	76	66	63	61	50.8	45.1
5	51	65	65	65	54.9	45.7
6	84	49	64	74	60.5	51.1
K-6	428	385	362	347	303.8	272.0

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
	-43.0	-23.0	-15.0	-43.2	-31.8
	-10.0%	-6.0%	-4.1%	-12.4%	-10.5%

5. ENROLLMENT FORECASTS

Torrey Hills						
Grade	Historic Enrolled Students			Current	Forecasted Enrolled Students	
	2022	2023	2024	2025	2026	2027
K	53	44	43	33	36.3	32.9
1	60	54	44	46	32.7	35.9
2	58	71	50	38	46.9	33.3
3	76	62	61	56	37.2	46.0
4	62	74	57	71	57.7	38.4
5	80	65	69	49	67.5	54.8
6	72	73	60	70	43.6	60.0
K-6	461	443	384	363	321.9	301.3

Annual Change	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
	-18.0	-59.0	-21.0	-41.1	-20.6
	-3.9%	-13.3%	-5.5%	-11.3%	-6.4%

Appendix A: Census Data

DEMOGRAPHIC AND INCOME PROFILE PROVIDED BY CENSUS

Data provided on the following pages is based on geographically related information from Del Mar Union School District based on a third-party source using Esri analytics in combination with Census information and American Community Survey. This information is provided by MGT as supplemental information about the district. MGT did not research nor guarantee the accuracy of the Census data. Demographic and Income Profile Provided by Census.

METHODOLOGY STATEMENT

- **Demographic and Income Profile / Community Profile:** Esri forecasts for 2025 and 2030. Esri Updated Demographics are point estimates representing July 1 of the current and forecast years. The following table summarizes the updated demographic variables. Also included are selected averages, medians, aggregates, and per capita values.
- **American Community Survey (ACS) Housing Summary:** Esri provides reports, data enrichment, and thematic mapping for ACS estimates in standard geographies, current ZIP codes, and user-defined polygons. Reports include two summary profiles, Population, and Housing. Esri's reports/maps are designed to simplify the data and enhance its usability with reliability thresholds. ACS data provide much of the information previously available through the decennial census. ACS uses a continuous measurement or "rolling" sample, in which a small percentage of the population is sampled every month. The ACS is updated and released more frequently than the decennial census—every year instead of every ten years. Smaller sample sizes and variable collection times have introduced a margin of error into their estimates.
- **Tapestry Segmentation** provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classifies the segments into LifeMode and Urbanization Groups. Each year, the population and household count by Tapestry segment are updated. While most geographic areas retain their original Tapestry Segment assignment, select areas may be assigned a new market segment when research uncovers new or significant local growth. The entire Tapestry Segmentation system is refreshed every three to six years, resulting in a more comprehensive reassignment in rapidly changing neighborhoods. Tapestry is a geodemographic segmentation system that integrates consumer traits with residential characteristics to identify markets and classify US neighborhoods. Neighborhoods with the most similar characteristics are grouped together, while neighborhoods with divergent characteristics are separated. Internally homogenous, externally heterogeneous market segments depict consumers' lifestyles and life stages. Tapestry Segmentation combines the "who" of lifestyle demography with the "where" of local geography to create a classification model with 67 distinct, behavioral market segments.
 - o DMUSD's Largest Tapestry segment is Boomburbs (46.4%). Boomburbs are affluent, fast-growing suburban neighborhoods where well-educated young professionals with children trade up to newer single-family housing, with high homeownership and a high share of mortgages. The draw of newer housing often comes with longer commutes to metro job centers, and residents tend to be tech-forward and invest in furnishing and remodeling their homes.

APPENDIX A: CENSUS DATA



Demographic and Income Profile

Prepared using SchoolSite by DDP

Summary	Census 2010		Census 2020		2025	2030
Population	41,478		49,694		49,112	48,456
Households	15,869		18,638		18,842	18,823
Families	11,153		13,461		13,324	13,331
Average Household Size	2.61		2.67		2.61	2.57
Owner Occupied Housing Units	10,548		11,110		11,130	11,262
Renter Occupied Housing Units	5,321		7,528		7,712	7,561
Median Age	38.9		40.9		41.5	42.2
Trends: 2025-2030 Annual Rate	Area		State		National	
Population	-0.27%		0.07%		0.42%	
Households	-0.02%		0.33%		0.64%	
Families	0.01%		0.32%		0.54%	
Owner HHs	0.24%		0.49%		0.91%	
Median Household Income	1.80%		2.33%		2.53%	
Households by Income			2025		2030	
			Number	Percent	Number	Percent
<\$15,000			627	3.3%	476	2.5%
\$15,000 - \$24,999			254	1.3%	186	1.0%
\$25,000 - \$34,999			281	1.5%	213	1.1%
\$35,000 - \$49,999			599	3.2%	454	2.4%
\$50,000 - \$74,999			830	4.4%	689	3.7%
\$75,000 - \$99,999			1,080	5.7%	905	4.8%
\$100,000 - \$149,999			2,780	14.8%	2,585	13.7%
\$150,000 - \$199,999			2,663	14.1%	2,390	12.7%
\$200,000+			9,728	51.6%	10,925	58.0%
Median Household Income			\$204,871		\$224,001	
Average Household Income			\$263,308		\$283,047	
Per Capita Income			\$100,970		\$109,895	
Population by Age	Census 2010		Census 2020		2025	2030
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,648	6.4%	2,267	4.6%	2,199	4.5%
5 - 9	3,411	8.2%	3,286	6.6%	2,701	5.5%
10 - 14	3,478	8.4%	4,118	8.3%	3,389	6.9%
15 - 19	2,498	6.0%	3,935	7.9%	3,526	7.2%
20 - 24	1,307	3.2%	2,436	4.9%	3,063	6.2%
25 - 34	4,705	11.3%	4,973	10.0%	5,711	11.6%
35 - 44	7,569	18.2%	6,930	13.9%	6,255	12.7%
45 - 54	7,598	18.3%	8,755	17.6%	7,744	15.8%
55 - 64	4,552	11.0%	6,675	13.4%	7,245	14.8%
65 - 74	2,299	5.5%	3,810	7.7%	4,188	8.5%
75 - 84	1,060	2.6%	1,925	3.9%	2,445	5.0%
85+	352	0.8%	582	1.2%	646	1.3%
Race and Ethnicity	Census 2010		Census 2020		2025	2030
	Number	Percent	Number	Percent	Number	Percent
White Alone	30,310	73.1%	29,371	59.1%	27,683	56.4%
Black Alone	330	0.8%	554	1.1%	569	1.2%
American Indian Alone	76	0.2%	107	0.2%	110	0.2%
Asian Alone	8,559	20.6%	12,980	26.1%	13,717	27.9%
Pacific Islander Alone	34	0.1%	43	0.1%	43	0.1%
Some Other Race Alone	532	1.3%	1,186	2.4%	1,299	2.6%
Two or More Races	1,637	3.9%	5,454	11.0%	5,691	11.6%
Hispanic Origin (Any Race)	2,893	7.0%	4,618	9.3%	4,915	10.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 22, 2025



Demographic and Income Profile

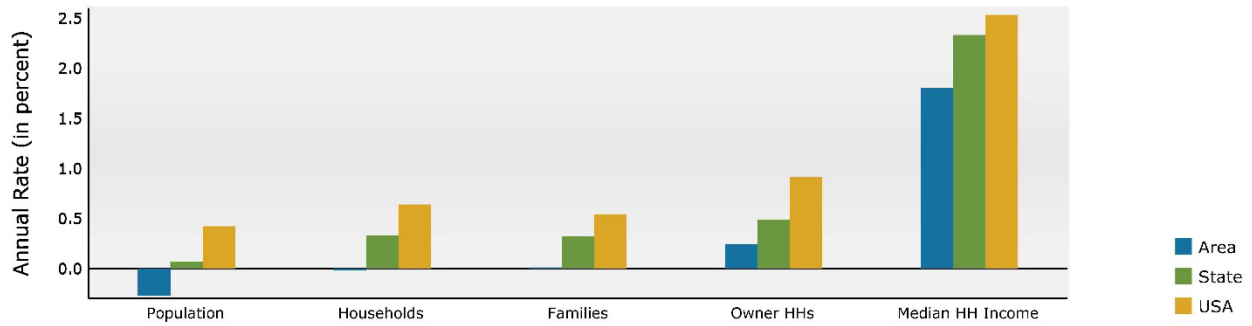
Prepared using SchoolSite by DDP



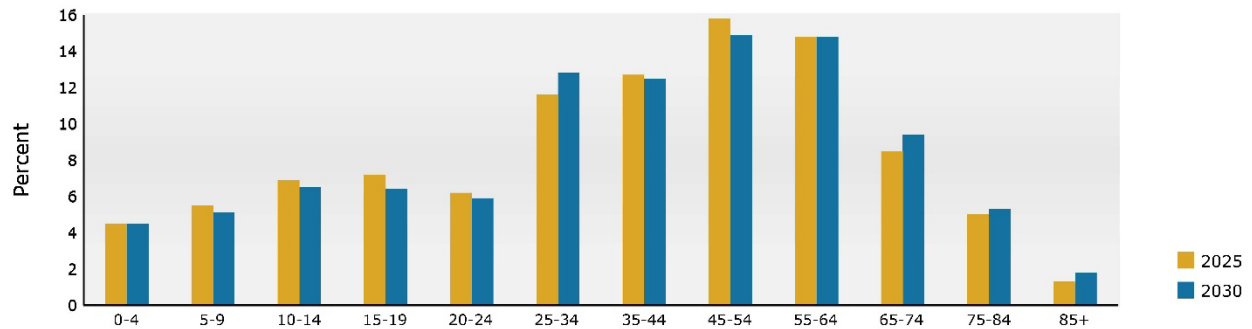
Demographic and Income Profile

Prepared using SchoolSite by DDP

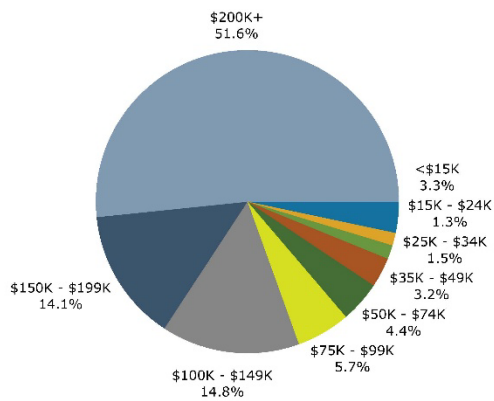
Trends 2025-2030



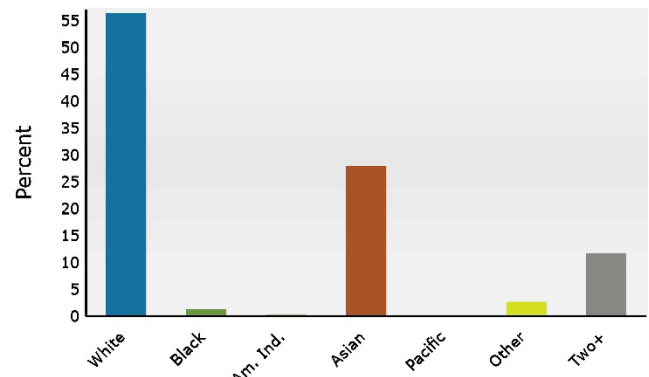
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 10.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 22, 2025



ACS Housing Summary

Prepared using SchoolSite by DDP

	2019-2023 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	49,423		2,555	■■■
Total Households	18,707		902	■■■
Total Housing Units	20,531		905	■■■
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	11,041	100.0%	752	■■■
Housing units with a mortgage/contract to purchase/similar debt	7,868	71.3%	653	■■■
No Second Mortgage and No Home Equity Loan	7,185	65.1%	639	■■■
Multiple Mortgages	627	5.7%	177	■■■
Second mortgage and Home Equity Loan	11	0.1%	17	■
Only Home Equity Loan	568	5.1%	175	■■■
Only Second Mortgage	48	0.4%	33	■
Home Equity Loan without Primary Mortgage	57	0.5%	39	■
Housing units without a mortgage	3,172	28.7%	450	■■■
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	N/A		N/A	
Housing units without a mortgage	N/A		N/A	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	11,041	100.0%	752	■■■
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	889	8.1%	223	■■■
10.0 to 14.9 percent	1,321	12.0%	348	■■■
15.0 to 19.9 percent	1,855	16.8%	373	■■■
20.0 to 24.9 percent	912	8.3%	202	■■■
25.0 to 29.9 percent	592	5.4%	162	■■■
30.0 to 34.9 percent	475	4.3%	133	■■■
35.0 to 39.9 percent	366	3.3%	134	■■■
40.0 to 49.9 percent	463	4.2%	178	■■■
50.0 percent or more	958	8.7%	243	■■■
Not computed	36	0.3%	55	■
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	1,727	15.6%	330	■■■
10.0 to 14.9 percent	500	4.5%	164	■■■
15.0 to 19.9 percent	236	2.1%	161	■
20.0 to 24.9 percent	145	1.3%	90	■■■
25.0 to 29.9 percent	170	1.5%	97	■■■
30.0 to 34.9 percent	49	0.4%	31	■■■
35.0 to 39.9 percent	51	0.5%	69	■
40.0 to 49.9 percent	0	0.0%	0	
50.0 percent or more	240	2.2%	137	■■■
Not computed	54	0.5%	62	■

Source: U.S. Census Bureau, 2019-2023 American Community Survey

Reliability: ■■■ high ■■■ medium ■ low

December 22, 2025



ACS Housing Summary

Prepared using SchoolSite by DDP

	2019-2023 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	7,667	100.0%	590	High
With cash rent	7,512	98.0%	585	High
Less than \$100	0	0.0%	0	
\$100 to \$149	0	0.0%	0	
\$150 to \$199	0	0.0%	0	
\$200 to \$249	0	0.0%	0	
\$250 to \$299	15	0.2%	25	Low
\$300 to \$349	0	0.0%	0	
\$350 to \$399	0	0.0%	0	
\$400 to \$449	11	0.1%	18	Low
\$450 to \$499	63	0.8%	96	Low
\$500 to \$549	0	0.0%	0	
\$550 to \$599	31	0.4%	52	Low
\$600 to \$649	0	0.0%	0	
\$650 to \$699	0	0.0%	0	
\$700 to \$749	0	0.0%	0	
\$750 to \$799	0	0.0%	0	
\$800 to \$899	0	0.0%	0	
\$900 to \$999	0	0.0%	0	
\$1,000 to \$1,249	153	2.0%	78	Medium
\$1,250 to \$1,499	193	2.5%	111	Medium
\$1,500 to \$1,999	840	11.0%	192	Medium
\$2,000 to \$2,499	824	10.7%	261	Medium
\$2,500 to \$2,999	1,518	19.8%	332	Medium
\$3,000 to \$3,499	1,443	18.8%	312	Medium
\$3,500 or more	2,421	31.6%	349	High
No cash rent	154	2.0%	81	Medium
Median Contract Rent	\$3,037		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	7,667	100.0%	590	High
Pay extra for one or more utilities	7,458	97.3%	573	High
No extra payment for any utilities	209	2.7%	141	Low

Source: U.S. Census Bureau, 2019-2023 American Community Survey

Reliability: High Medium Low

December 22, 2025



ACS Housing Summary

Prepared using SchoolSite by DDP

	2019-2023 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	7,667	100.0%	590	■■■
With cash rent:	7,512	98.0%	585	■■■
Less than \$100	0	0.0%	0	
\$100 to \$149	0	0.0%	0	
\$150 to \$199	0	0.0%	0	
\$200 to \$249	0	0.0%	0	
\$250 to \$299	0	0.0%	0	
\$300 to \$349	0	0.0%	0	
\$350 to \$399	0	0.0%	0	
\$400 to \$449	15	0.2%	25	■
\$450 to \$499	73	1.0%	98	■
\$500 to \$549	0	0.0%	0	
\$550 to \$599	0	0.0%	0	
\$600 to \$649	0	0.0%	0	
\$650 to \$699	31	0.4%	52	■
\$700 to \$749	0	0.0%	0	
\$750 to \$799	0	0.0%	0	
\$800 to \$899	0	0.0%	0	
\$900 to \$999	0	0.0%	0	
\$1,000 to \$1,249	82	1.1%	52	■
\$1,250 to \$1,499	127	1.7%	98	■
\$1,500 to \$1,999	763	10.0%	170	■
\$2,000 to \$2,499	775	10.1%	268	■
\$2,500 to \$2,999	895	11.7%	218	■
\$3,000 to \$3,499	1,833	23.9%	357	■■■
\$3,500 or more	2,919	38.1%	405	■■■
No cash rent	154	2.0%	81	■
Median Gross Rent	\$3,272		N/A	■
Average Gross Rent	N/A		N/A	■

Source: U.S. Census Bureau, 2019-2023 American Community Survey

Reliability: ■■ high ■ medium ■ low

December 22, 2025



ACS Housing Summary

Prepared using SchoolSite by DDP

	2019-2023 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	20,531	100.0%	905	High
1, detached	10,545	51.4%	695	High
1, attached	2,177	10.6%	271	High
2	246	1.2%	70	Medium
3 or 4	547	2.7%	138	Medium
5 to 9	1,557	7.6%	250	High
10 to 19	1,566	7.6%	276	High
20 to 49	1,598	7.8%	382	Medium
50 or more	2,260	11.0%	416	High
Mobile home	34	0.2%	38	Low
Boat, RV, van, etc.	0	0.0%	0	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	20,531	100.0%	905	High
Built 2020 or later	177	0.9%	83	Medium
Built 2010 to 2019	3,459	16.8%	444	High
Built 2000 to 2009	5,210	25.4%	554	High
Built 1990 to 1999	3,872	18.9%	403	High
Built 1980 to 1989	2,923	14.2%	394	High
Built 1970 to 1979	2,748	13.4%	369	High
Built 1960 to 1969	1,145	5.6%	373	Medium
Built 1950 to 1959	576	2.8%	142	Medium
Built 1940 to 1949	162	0.8%	133	Low
Built 1939 or earlier	260	1.3%	191	Low
Median Year Structure Built	1996		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	18,707	100.0%	902	High
Owner occupied				
Moved in 2021 or later	485	2.6%	139	Medium
Moved in 2018 to 2020	1,723	9.2%	392	Medium
Moved in 2010 to 2017	3,291	17.6%	472	High
Moved in 2000 to 2009	2,979	15.9%	379	High
Moved in 1990 to 1999	1,332	7.1%	267	Medium
Moved in 1989 or earlier	1,232	6.6%	254	Medium
Renter occupied				
Moved in 2021 or later	2,095	11.2%	351	High
Moved in 2018 to 2020	3,271	17.5%	475	High
Moved in 2010 to 2017	1,727	9.2%	250	High
Moved in 2000 to 2009	514	2.8%	178	Medium
Moved in 1990 to 1999	53	0.3%	45	Low
Moved in 1989 or earlier	7	0.0%	15	Low
Median Year Householder Moved Into Unit	2015		N/A	

Source: U.S. Census Bureau, 2019-2023 American Community Survey

Reliability: High Medium Low

December 22, 2025



ACS Housing Summary

Prepared using SchoolSite by DDP

	2019-2023 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	18,707	100.0%	902	High
Utility gas	10,781	57.6%	720	High
Bottled, tank, or LP gas	215	1.1%	92	Medium
Electricity	5,666	30.3%	516	High
Fuel oil, kerosene, etc.	6	0.0%	10	Low
Coal or coke	0	0.0%	0	
Wood	0	0.0%	0	
Solar energy	356	1.9%	136	Medium
Other fuel	31	0.2%	41	Low
No fuel used	1,653	8.8%	459	Medium
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	18,707	100.0%	902	High
Owner occupied				
No vehicle available	207	1.1%	93	Medium
1 vehicle available	2,058	11.0%	405	High
2 vehicles available	5,466	29.2%	463	High
3 vehicles available	2,610	14.0%	474	High
4 vehicles available	669	3.6%	221	Medium
5 or more vehicles available	31	0.2%	26	Low
Renter occupied				
No vehicle available	225	1.2%	103	Medium
1 vehicle available	2,955	15.8%	449	High
2 vehicles available	3,689	19.7%	405	High
3 vehicles available	644	3.4%	217	Medium
4 vehicles available	90	0.5%	56	Medium
5 or more vehicles available	64	0.3%	60	Low
Average Number of Vehicles Available	N/A		N/A	
VACANT HOUSING UNITS				
Total vacant housing units	1,820	100.0%	375	Medium
For rent	329	18.1%	199	Medium
Rented, not occupied	128	7.0%	154	Low
For sale only	173	9.5%	153	Low
Sold, not occupied	12	0.7%	25	Low
Seasonal/occasional	908	49.9%	206	Medium
For migrant workers	0	0.0%	0	
Other	270	14.8%	129	Medium

Source: U.S. Census Bureau, 2019-2023 American Community Survey

Reliability: High Medium Low

December 22, 2025



ACS Housing Summary

Prepared using SchoolSite by DDP

	2019-2023 ACS Estimate	Percent	MOE(±)	Reliability
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	11,041	100%	752	
Less than \$10,000	27	0.2%	31	
\$10,000 to \$14,999	0	0.0%	0	
\$15,000 to \$19,999	0	0.0%	0	
\$20,000 to \$24,999	0	0.0%	0	
\$25,000 to \$29,999	0	0.0%	0	
\$30,000 to \$34,999	0	0.0%	0	
\$35,000 to \$39,999	0	0.0%	0	
\$40,000 to \$49,999	0	0.0%	0	
\$50,000 to \$59,999	0	0.0%	0	
\$60,000 to \$69,999	0	0.0%	0	
\$70,000 to \$79,999	0	0.0%	0	
\$80,000 to \$89,999	0	0.0%	0	
\$90,000 to \$99,999	0	0.0%	0	
\$100,000 to \$124,999	15	0.1%	24	
\$125,000 to \$149,999	20	0.2%	32	
\$150,000 to \$174,999	47	0.4%	50	
\$175,000 to \$199,999	14	0.1%	17	
\$200,000 to \$249,999	41	0.4%	62	
\$250,000 to \$299,999	27	0.2%	35	
\$300,000 to \$399,999	81	0.7%	40	
\$400,000 to \$499,999	278	2.5%	281	
\$500,000 to \$749,999	707	6.4%	212	
\$750,000 to \$999,999	862	7.8%	174	
\$1,000,000 to \$1,499,999	2,655	24.0%	354	
\$1,500,000 to \$1,999,999	2,262	20.5%	339	
\$2,000,000 or more	4,006	36.3%	530	
Median Home Value	\$1,665,119		N/A	
Average Home Value	N/A		N/A	

Data Note: N/A means not available.

2019-2023 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2019-2023 ACS estimates, five-year period data collected monthly from January 1, 2019 through December 31, 2023. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow. Use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2019-2023 American Community Survey

Reliability: high medium low

December 22, 2025



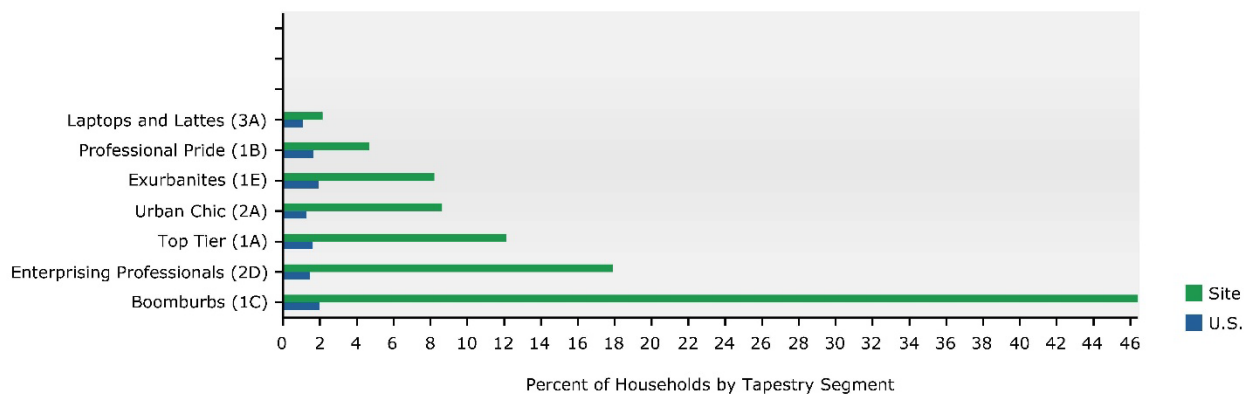
Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2024 Households		2024 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Boomburbs (1C)	46.4%	46.4%	2.0%	2.0%	2350
2	Enterprising Professionals (2D)	17.9%	64.3%	1.5%	3.4%	1,226
3	Top Tier (1A)	12.1%	76.4%	1.6%	5.0%	754
4	Urban Chic (2A)	8.6%	85.0%	1.3%	6.3%	684
5	Exurbanites (1E)	8.2%	93.2%	1.9%	8.2%	428
Subtotal		93.2%		8.3%		
6	Professional Pride (1B)	4.7%	97.9%	1.6%	9.9%	283
7	Laptops and Lattes (3A)	2.1%	100.0%	1.1%	10.9%	201
Subtotal		6.8%		2.7%		
Total		100.0%		10.9%		915

Top Ten Tapestry Segments Site vs. U.S.



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

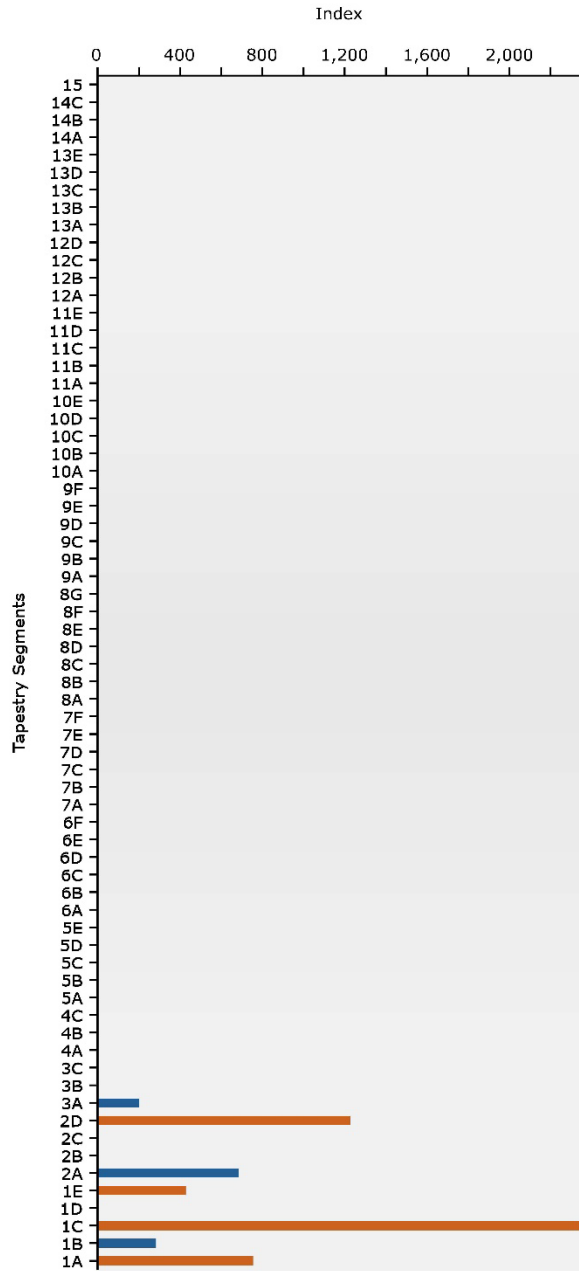
December 22, 2025



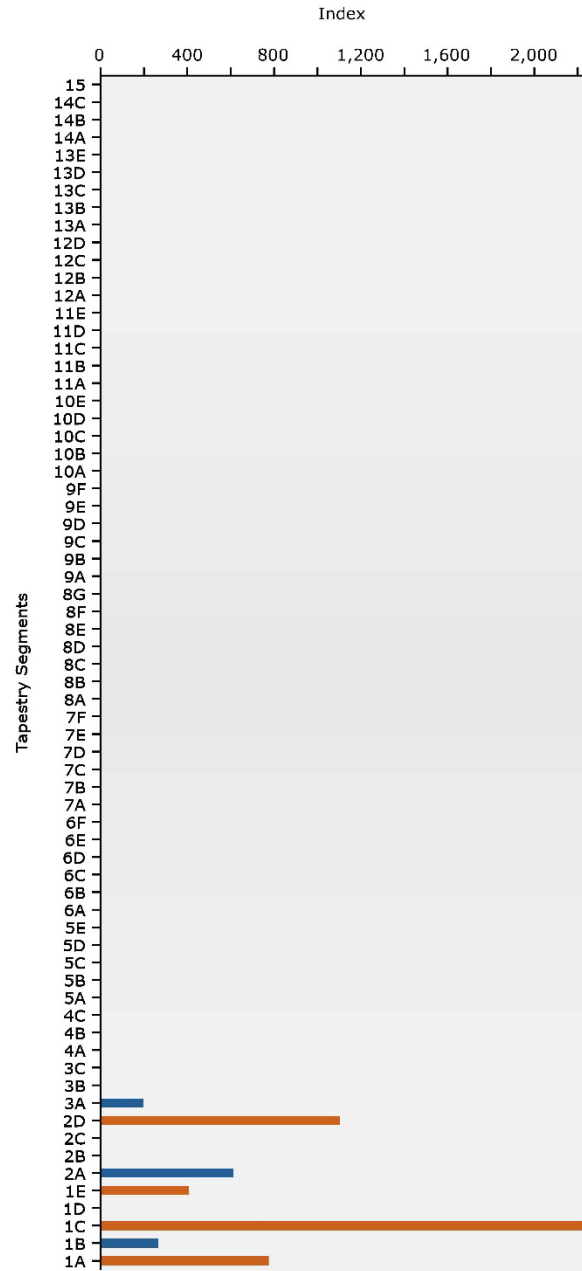
Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

2024 Tapestry Indexes by Households



2024 Tapestry Indexes by Total Population 18+



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

December 22, 2025



Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

Tapestry LifeMode Groups	2024 Households			2024 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	18,891	100.0%		38,541	100.0%	
1. Affluent Estates	13,481	71.4%	706	29,030	75.3%	689
Top Tier (1A)	2,286	12.1%	754	5,224	13.6%	775
Professional Pride (1B)	881	4.7%	283	1,899	4.9%	266
Boomburbs (1C)	8,765	46.4%	2350	18,863	48.9%	2234
Savvy Suburbanites (1D)	0	0.0%	0	0	0.0%	0
Exurbanites (1E)	1,549	8.2%	428	3,044	7.9%	406
2. Upscale Avenues	5,006	26.5%	482	8,846	23.0%	394
Urban Chic (2A)	1,629	8.6%	684	2,881	7.5%	612
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	3,377	17.9%	1,226	5,965	15.5%	1,102
3. Uptown Individuals	404	2.1%	55	665	1.7%	54
Laptops and Lattes (3A)	404	2.1%	201	665	1.7%	196
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
4. Family Landscapes	0	0.0%	0	0	0.0%	0
Workday Drive (4A)	0	0.0%	0	0	0.0%	0
Home Improvement (4B)	0	0.0%	0	0	0.0%	0
Middleburg (4C)	0	0.0%	0	0	0.0%	0
5. GenXurban	0	0.0%	0	0	0.0%	0
Comfortable Empty Nesters (5A)	0	0.0%	0	0	0.0%	0
In Style (5B)	0	0.0%	0	0	0.0%	0
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	0	0.0%	0	0	0.0%	0
6. Cozy Country Living	0	0.0%	0	0	0.0%	0
Green Acres (6A)	0	0.0%	0	0	0.0%	0
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
7. Sprouting Explorers	0	0.0%	0	0	0.0%	0
Up and Coming Families (7A)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	0	0.0%	0	0	0.0%	0
Forging Opportunity (7D)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

December 22, 2025



Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

Tapestry LifeMode Groups	2024 Households			2024 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	18,891	100.0%		38,541	100.0%	
8. Middle Ground	0	0.0%	0	0	0.0%	0
City Lights (8A)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	0	0.0%	0	0	0.0%	0
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hometown Heritage (8G)	0	0.0%	0	0	0.0%	0
9. Senior Styles	0	0.0%	0	0	0.0%	0
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
10. Rustic Outposts	0	0.0%	0	0	0.0%	0
Southern Satellites (10A)	0	0.0%	0	0	0.0%	0
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
11. Midtown Singles	0	0.0%	0	0	0.0%	0
City Strivers (11A)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Metro Fusion (11C)	0	0.0%	0	0	0.0%	0
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
12. Hometown	0	0.0%	0	0	0.0%	0
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
Small Town Sincerity (12C)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
13. Next Wave	0	0.0%	0	0	0.0%	0
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	0	0	0.0%	0
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
14. Scholars and Patriots	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

December 22, 2025



Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

Tapestry Urbanization Groups	2024 Households			2024 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	18,891	100.0%		38,541	100.0%	
1. Principal Urban Center	404	2.1%	30	665	1.7%	26
Laptops and Lattes (3A)	404	2.1%	201	665	1.7%	196
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
City Strivers (11A)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	0	0	0.0%	0
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
2. Urban Periphery	0	0.0%	0	0	0.0%	0
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	0	0.0%	0	0	0.0%	0
Forging Opportunity (7D)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0
City Lights (8A)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	0	0.0%	0	0	0.0%	0
Metro Fusion (11C)	0	0.0%	0	0	0.0%	0
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
3. Metro Cities	0	0.0%	0	0	0.0%	0
In Style (5B)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	0	0.0%	0	0	0.0%	0
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hometown Heritage (8G)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

December 22, 2025



Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

Tapestry Urbanization Groups	2024 Households			2024 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	18,891	100.0%		38,541	100.0%	
4. Suburban Periphery	18,487	97.9%	302	37,876	98.3%	293
Top Tier (1A)	2,286	12.1%	754	5,224	13.6%	775
Professional Pride (1B)	881	4.7%	283	1,899	4.9%	266
Boomburbs (1C)	8,765	46.4%	2,350	18,863	48.9%	2,234
Savvy Suburbanites (1D)	0	0.0%	0	0	0.0%	0
Exurbanites (1E)	1,549	8.2%	428	3,044	7.9%	406
Urban Chic (2A)	1,629	8.6%	684	2,881	7.5%	612
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	3,377	17.9%	1,226	5,965	15.5%	1,102
Workday Drive (4A)	0	0.0%	0	0	0.0%	0
Home Improvement (4B)	0	0.0%	0	0	0.0%	0
Comfortable Empty Nesters (5A)	0	0.0%	0	0	0.0%	0
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	0	0.0%	0	0	0.0%	0
Up and Coming Families (7A)	0	0.0%	0	0	0.0%	0
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
5. Semirural	0	0.0%	0	0	0.0%	0
Middleburg (4C)	0	0.0%	0	0	0.0%	0
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	0	0.0%	0	0	0.0%	0
Small Town Sincerity (12C)	0	0.0%	0	0	0.0%	0
6. Rural	0	0.0%	0	0	0.0%	0
Green Acres (6A)	0	0.0%	0	0	0.0%	0
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Southern Satellites (10A)	0	0.0%	0	0	0.0%	0
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

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