

Community Profile

Gilbert Town, AZ
Gilbert Town, AZ (0427400)
Geography: Place



Population Summary		Gilbert town,...
2010 Total Population		208,422
2020 Total Population		267,931
2020 Group Quarters		1,203
2025 Total Population		289,542
2025 Group Quarters		1,332
2030 Total Population		303,369
2025-2030 Annual Rate		0.94%
2025 Total Daytime Population		255,758
Workers		121,949
Residents		133,809
Household Summary		
2010 Total Households		69,378
2010 Average Household Size		3.00
2020 Total Households		88,898
2020 Average Household Size		3.00
2025 Total Households		98,063
2025 Average Household Size		2.94
2030 Total Households		103,521
2030 Average Household Size		2.92
2025-2030 Annual Rate		1.09%
2025 Families		75,661
2025 Average Family Size		3.31
2030 Families		79,611
2030 Average Family Size		3.29
2025-2030 Growth Rate		1.0%

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Housing Unit Summary

2010 Total Housing Units	74,920
Owner Occupied Housing Units	75.2%
Renter Occupied Housing Units	24.8%
Vacant Housing Units	7.4%
2020 Housing Units	93,232
Owner Occupied Housing Units	73.3%
Renter Occupied Housing Units	26.7%
Vacant Housing Units	4.7%
2025 Housing Units	102,630
Owner Occupied Housing Units	74.3%
Renter Occupied Housing Units	25.7%
Vacant Housing Units	4.5%
2030 Total Housing Units	108,644
Owner Occupied Housing Units	73.8%
Renter Occupied Housing Units	26.2%
Vacant Housing Units	4.7%

Median Household Income**Gilbert town,...**

2025	\$133,955
2030	\$153,159

Per Capita Income

2025	\$55,739
2030	\$63,176

2025 Households by Income

Household Income Base	98,063
<\$15,000	3.4%
\$15,000 - \$24,999	1.6%
\$25,000 - \$34,999	2.4%
\$35,000 - \$49,999	5.5%
\$50,000 - \$74,999	10.4%
\$75,000 - \$99,999	10.7%
\$100,000 - \$149,999	22.1%
\$150,000 - \$199,999	17.3%
\$200,000+	26.6%
Average Household Income	\$164,438



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Affordability, Mortgage and Wealth

Housing Affordability Index	93
Percent of Income for Mortgage	27.0%
Wealth Index	145

Median Home Value

2025	\$578,419
2030	\$653,900

2025 Home Value**Gilbert town,...**

Total Owner Occupied Housing Units	72,836
<\$50,000	0.4%
\$50,000 - \$99,999	0.1%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.1%
\$200,000 - \$249,999	0.4%
\$250,000 - \$299,999	1.3%
\$300,000 - \$399,999	11.2%
\$400,000 - \$499,999	23.3%
\$500,000 - \$749,999	42.1%
\$750,000 - \$999,999	13.9%
\$1,000,000 - \$1,499,999	5.1%
\$1,500,000 - \$1,999,999	1.4%
\$2,000,000 +	0.7%
Average Home Value	\$637,286

2025 Population by Sex

Males	143,555
Females	145,987

Median Age

2010	31.9
2020	35.3
2025	36.2
2030	36.7



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Population by Age		Gilbert town,...
Total		289,542
0 - 4		6.2%
5 - 9		7.0%
10 - 14		7.9%
15 - 24		14.2%
25 - 34		13.1%
35 - 44		14.6%
45 - 54		14.2%
55 - 64		10.7%
65 - 74		7.3%
75 - 84		4.0%
85 +		1.0%
18 +		74.1%

2025 Pop 25+ by Educational Attainment

Total	187,434
Less than 9th Grade	1.2%
9th - 12th Grade, No Diploma	1.6%
High School Graduate	13.6%
GED/Alternative Credential	2.6%
Some College, No Degree	19.6%
Associate Degree	11.6%
Bachelor's Degree	31.9%
Graduate/Professional Degree	17.8%

2025 Population 15+ by Marital Status

Total	228,495
Never Married	29.7%
Married	57.9%
Widowed	3.5%
Divorced	9.0%



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2020 Population by Race/Ethnicity		Gilbert town,...
Total		267,931
White Alone		71.5%
Black Alone		3.8%
American Indian Alone		1.1%
Asian Alone		6.7%
Pacific Islander Alone		0.2%
Some Other Race Alone		4.5%
Two or More Races		4.5%
Hispanic Origin		16.9%
Diversity Index		61.5
2025 Population by Race/Ethnicity		
Total		289,542
White Alone		69.3%
Black Alone		4.0%
American Indian Alone		1.1%
Asian Alone		7.6%
Pacific Islander Alone		0.3%
Some Other Race Alone		4.9%
Two or More Races		12.9%
Hispanic Origin		17.9%
Diversity Index		64.3
2025 Employed Pop 16+ by Occupation		
Total		161,851
White Collar		75.2%
Management/Business/Financial		23.9%
Professional		31.2%
Sales		9.5%
Administrative Support		10.5%
Services		12.2%

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2025 Employed Pop 16+ by Occupation		Gilbert town,...
Total		161,851
Blue Collar		12.6%
Farming/Forestry/Fishing		0.1%
Construction/Extraction		2.4%
Installation/Maintenance/Repair		2.4%
Production		2.6%
Transportation/Material Moving		5.0%
2025 Civilian Population 16+ in Labor Force		
Civilian Population 16+		161,851
Population 16+ Employed		97.6%
Population 16+ Unemployment rate		2.4%
Population 16-24 Employed		14.9%
Population 16-24 Unemployment rate		5.1%
Population 25-54 Employed		64.2%
Population 25-54 Unemployment rate		1.7%
Population 55-64 Employed		14%
Population 55-64 Unemployment rate		2.6%
Population 65+ Employed		4%
Population 65+ Unemployment rate		3.6%
2025 Employed Population 16+ by Industry		
Total		157,903
Agriculture/Mining		0.5%
Construction		6.1%
Manufacturing		10.4%
Wholesale Trade		2.0%
Retail Trade		9.9%
Transportation/Utilities		5.2%
Information		2%
Finance/Insurance/Real Estate		11.3%
Services		48.5%
Public Administration		4.0%

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Consumer Spending		Gilbert town,...
Apparel & Services: Total \$		\$342,372,464
Average Spent		\$3,491.35
Spending Potential Index		143
Education: Total \$		\$235,417,507
Average Spent		\$2,400.68
Spending Potential Index		135
Entertainment/Recreation: Total \$		\$562,585,050
Average Spent		\$5,736.98
Spending Potential Index		140
Food at Home: Total \$		\$971,885,767
Average Spent		\$9,910.83
Spending Potential Index		133
Food Away from Home: Total \$		\$574,145,273
Average Spent		\$5,854.86
Spending Potential Index		142
Health Care: Total \$		\$1,017,567,934
Average Spent		\$10,376.68
Spending Potential Index		134
HH Furnishings & Equipment: Total \$		\$405,064,216
Average Spent		\$4,130.65
Spending Potential Index		142
Personal Care Products & Services: Total \$		\$145,296,066
Average Spent		\$1,481.66
Spending Potential Index		141
Shelter: Total \$		\$3,632,498,003
Average Spent		\$37,042.49
Spending Potential Index		139
Support Payments/Gifts in Kind: Total \$		\$495,060,205
Average Spent		\$5,048.39
Spending Potential Index		153



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2025 Consumer Spending		Gilbert town,...
Travel: Total \$		\$510,020,581
Average Spent		\$5,200.95
Spending Potential Index		144
Vehicle Maintenance & Repairs: Total \$		\$183,525,857
Average Spent		\$1,871.51
Spending Potential Index		139

Top Tapestry Segment

Gilbert town,...

Boomburbs (H2):

This segment is characterized by high-earning suburban families in the South and West.

[Learn more about this segment...](#)

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

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