

Residential Real Estate

# These West Valley cities saw strong population growth in past five years




Buckeye's population has significantly increased over the past two decades. The city has continued building mostly single-family homes in different pockets of its 639 square miles.

CITY OF BUCKEYE



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Two West Valley cities had the highest population growth in the country measured by percentage gains, from 2017 to 2022, [according to a report](#) by SmartAsset.

The study, released earlier this month, examined 344 U.S. cities with a population of 100,000 or more in 2022 and found that a majority of the top 10 places with the biggest percentage increase in residents were in the Southwest, a trend that continued throughout the Covid-19 pandemic.

Buckeye, which is located about 30 minutes west of downtown Phoenix, saw the No. 1 population growth rate in the U.S. with an increase of 48.1%, SmartAsset reported citing U.S. Census Bureau data.

The fast-growing city had more than 105,567 residents in 2022.

Goodyear, just east of Buckeye, had the third-highest population growth rate at 27.42%. The city had a population of 105,404 people in 2022.

West Valley cities and other outer-lying areas of the Phoenix region have continued to land at the top of the lists for [fastest growing cities in recent years](#).

The city of Phoenix was also [ranked as the fifth-largest city](#) with 1.6 million people as of July 2022 while Maricopa County [had the biggest population growth](#) in the U.S. from 2021 to 2022 with 56,831 new residents.

Partly because of the substantial population growth across the two West Valley cities, developers have moved forward with new commercial development mostly in the industrial and retail sectors in the areas that had previously lacked these type of amenities and job centers.

Enterprise, Nevada ranked second in the SmartAsset study among U.S. cities with the highest population percentage growth with a 46% increase during the five years, reaching 231,446 residents in 2022.

Other cities that made the top 10 included Riverview, Florida; Meridian, Idaho; Sugar Land, Texas; Frisco, Texas; St. George, Utah; Menifee, California and Concord, North Carolina.

The town of Gilbert also made the list at No. 19 during that five-year period with a 12.7% population increase to 275,359 residents by 2022.

Other Arizona municipalities included in the report among the top 30 fastest-growing cities were San Tan Valley, which grew by 11.4% to 117,415 residents by 2022, and Surprise, which grew 11.3% to 154,194 residents.