



Demographic, Housing, & Enrollment Analysis

December 2025

Prepared by



Centennial School District – Demographic, Housing, & Enrollment Analysis

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INTRODUCTION

The purpose of this report is to provide a comprehensive look at the demographic, enrollment, and housing trends for the Centennial School District (**Map 1**).

This report is split into 2 sections. The first section reflects an analysis of the district in terms of overall demographic, enrollment, and housing trends as of November 2025, with student trends reflecting Fall 2025 enrollment figures. This information is found on pages 6 – 43. The second section of the report reflects estimated market share, new housing construction, and enrollment projections for the next 10 years. This information can be found on pages 44 – 77.

Section 1 begins by reporting on the overall demographic patterns in and around the neighborhoods that comprise the district. The demographic information presented here includes population, race & ethnicity, and age data collected during the 2020 U.S. Census, as well as historical resident birth data obtained from the Minnesota Department of Health. In addition, external sources of data are utilized to estimate current (2025) and 5-year projected (2030) demographic data. These external sources include county-to-county migration data obtained from the Internal Revenue Service, building permits and housing start information, residential postal delivery counts obtained from the U.S. Postal Service, as well as data obtained from other ancillary sources. Demographic data displayed on individual maps is reported at the census block group level. A census block group is the smallest geographic unit used by the U.S. Census Bureau to report demographic data. A housing analysis was then performed to get a better understanding of housing trends across the district. This analysis includes specifics on the current housing stock, estimated market value, housing stock age, home sales, and student yields by dwelling type. In addition, a summary of future housing developments is discussed, and how these will impact future student enrollment. Next, a comprehensive analysis on the Centennial Area Public School District historical and fall 2025 student enrollment, facility utilization, and market share trends is reported.

Section 2 examines the impact of market share growth and future housing development on 10-year enrollment projections across the district.

KEY FINDINGS

District-Wide Overall Demographics

- In 2025, the overall population residing in the district was 36,294
- Between 2025 & 2030, the overall total population is projected to grow 2.7% to 37,290
- Since 2010, the total population of 0–4 year olds grew 9.3% from 1,907 to 2,084
- By 2030 0-4 year olds are projected to grow 1.4% to 2,113
- Since 2010, the total population of 5–14 year olds declined 4.1% from 5,001 to 4,795
- By 2030 5-14 year olds are projected to grow 0.1% to 4,801
- Between 2013 and 2025, resident births increased 0.4% from 355 to 356

District-Wide Housing Trends

- Single-family homes currently comprise 85.9% of all housing types
- The overall average market value for single-family homes is \$ 404,006
- Approximately 10% of all single-family homes have been built since 2010
- Since 2020, nearly 3,000 homes have been sold in the district with an average sales price of \$273,072
- 89.8% of resident students live in single-family homes

Centennial Area Public Schools Student (K-12) Socioeconomic Trends

- The overall racial/ethnic makeup:
 - Asian 8.8%
 - Black 8.7%
 - Hispanic 6.0%
 - White 69.5%
 - Multi-Racial 6.5%
- 16.7% of students were special education students
- 22.7% of students were eligible for free or reduced lunch
- 6.6% of students were English Language Learners
- Median Income was \$122,705

KEY FINDINGS CONTINUED

Historical & Current Student Enrollment Trends

- Since 2016-2017, overall K-12 student enrollment grew 2.4% from 6,378 to 6,530
 - Elementary school (K-5) enrollment grew 0.1% from 2,839 to 2,843
 - Middle school (6-8) enrollment grew 5.1% from 1,527 to 1,605
 - High school (9-12) enrollment grew 3.5% from 2,012 to 2,082
- The last 4-year average K-12 survival cohort was 100.9%
 - Elementary (K-5): 101.9%
 - Middle (6-8): 102.3%
 - High (9-12): 98.6%
- Overall K-12 Facility Utilization was 93.1%
 - Elementary (K-5): 85.5%
 - Middle (6-8): 106.7%
 - High (9-12): 95.2%

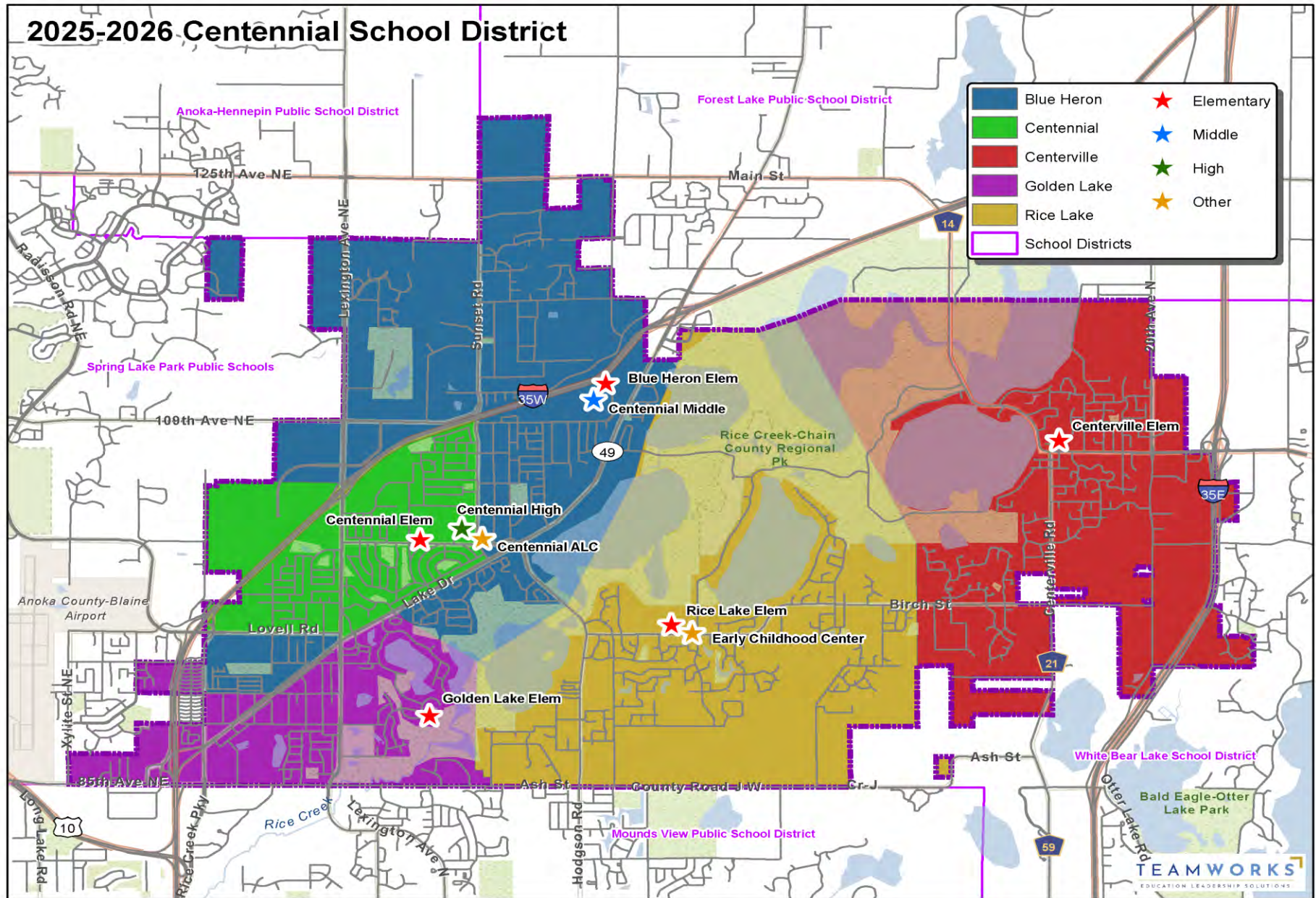
Historical & Current Market Share Trends

- Overall Resident K-12 district market share was 81.8%
 - Elementary (K-5): 81.2%
 - Middle (6-8): 83.6%
 - High (9-12): 81.3%
- 22.4% (1,563 total students) of K-12 students enrolled at Centennial Public Schools are non-resident students

10-Year Projected Student Enrollment Trends

- Births & Survival Cohort only – grow 0.6% to 6,571
- Future Development Gains – grow 1.2% to 6,607
- 85% Market Share Gains – grow 4.5% to 6,824
- Combined – grow 5.1% to 6,860

Centennial School District – Demographic, Housing, & Enrollment Analysis



Centennial School District – Demographic, Housing, & Enrollment Analysis

U.S. CENSUS DEMOGRAPHICS – RACE & ETHNICITY

Key Findings

- In 2025, the total population living in the district boundary was 36,294 (**Table 1**)
- Between 2010 and 2025 the total population across the district grew by 13.1% from 32,100 to 36,294 (**Map 2**)
- By 2030 the total population is expected to grow 2.7% to 37,290 (**Maps 3 & 4**)
- Between 2010 and 2025 the total population of whites grew by 0.4% from 28,516 to 28,644, and their share of the total population declined from 88.8% to 78.9%
- By 2030 the total population of whites is expected to grow 0.2% to 28,697 where they will comprise 77.0% of the total population
- Between 2010 and 2025 the total Hispanic population grew by 99.9% from 823 to 1,645, and their share of the total population grew from 2.6% to 4.5%
- By 2030, the total Hispanic population is expected to grow 13.5% to 1,867 where they will comprise 13.5% of the total population
- Between 2010 and 2025 the total BIPOC population grew by 117.5% from 2,761 to 6,005, and their share of the total population grew from 8.6% to 16.5%
- By 2030 the total BIPOC population is expected to grow 12.0% to 6,726 where they will comprise 18.0% of the total population

**The BIPOC (Black, Indigenous, Persons of Color) population is defined here as all races and ethnicities other than Hispanic and white. Other races are those persons who identify as a race other than those listed, two or more races, or as Hawaiian/Pacific Islanders*

TABLE 1: POPULATION AND RACE & ETHNICITY DEMOGRAPHICS BY DISTRICT BOUNDARY

Race/Ethnicity	2010		2020		2025		2030		2025-2030
	Number	%	Number	%	Number	%	Number	%	% Change
White	28,516	88.8%	28,508	82.0%	28,644	78.9%	28,697	77.0%	0.2%
Black	806	2.5%	1,474	4.2%	1,897	5.2%	2,085	5.6%	9.9%
Am. Indian	194	0.6%	232	0.7%	226	0.6%	227	0.6%	0.4%
Asian	1,148	3.6%	1,611	4.6%	2,118	5.8%	2,460	6.6%	16.1%
Hispanic	823	2.6%	1,355	3.9%	1,645	4.5%	1,867	5.0%	13.5%
Other	613	1.9%	1,567	4.5%	1,764	4.9%	1,954	5.2%	10.8%
Totals	32,100	100%	34,747	100%	36,294	100%	37,290	100%	2.7%

2025 Total Population

Total Population Legend:


- <= 1200
- 1201 - 1700
- 1701 - 2000
- 2001 - 3000
- > 3000

Map Labels:

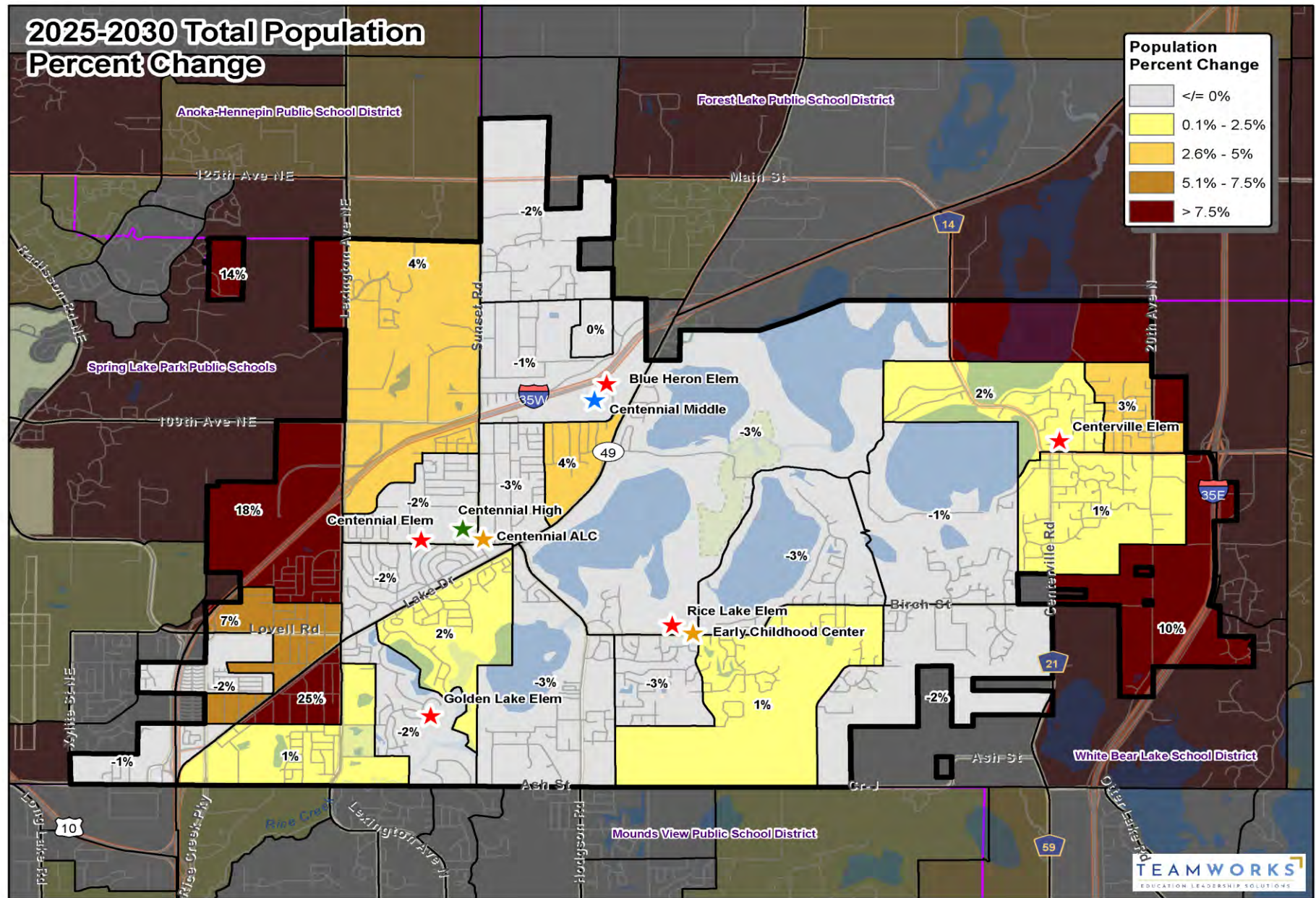
- Anoka-Hennepin Public School District
- Forest Lake Public School District
- Spring Lake Park Public Schools
- White Bear Lake School District
- Mounds View Public School District
- Centennial High
- Centennial Middle
- Centennial ALC
- Blue Heron Elem
- Centerville Elem
- Rice Lake Elem
- Early Childhood Center
- Golden Lake Elem

Population Data by Tract:

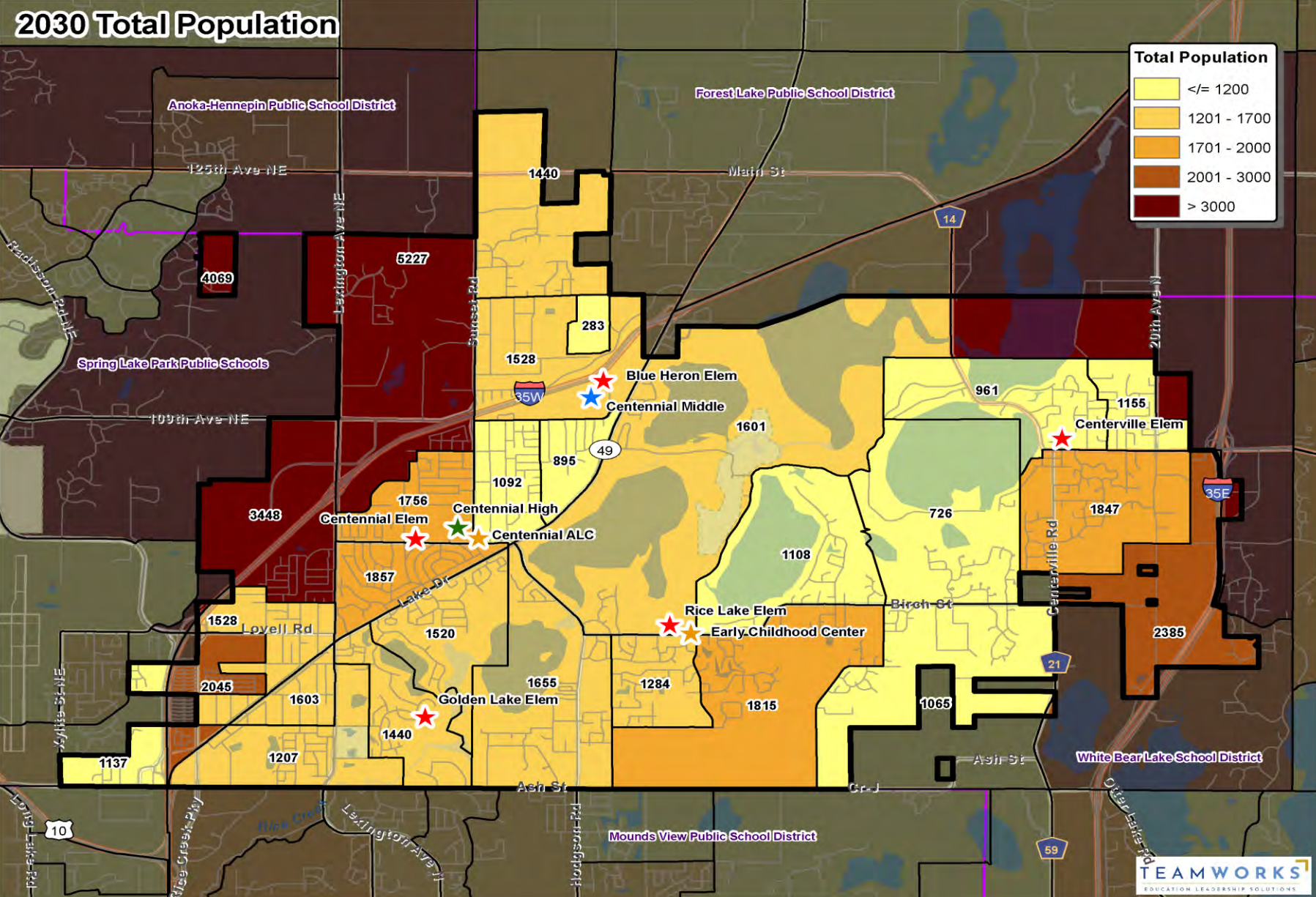
Tract	Population
1474	1474
283	283
1548	1548
1645	1645
1129	1129
862	862
49	49
1785	1785
1904	1904
2917	2917
1427	1427
2084	2084
1285	1285
1153	1153
1195	1195
1472	1472
1497	1497
1708	1708
1323	1323
1794	1794
1090	1090
2174	2174
1831	1831
938	938
1117	1117
735	735
1138	1138
3566	3566
5016	5016

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Map 3: 2025 - 2030 Total Population Percent Change by Census Block Group



Map 4: 2030 Total Population by Census Block Group

U.S. CENSUS DEMOGRAPHICS – AGE

Table 2 summarizes the total population residing within the district by different age groups. **Table 3** summarizes the total population residing within the district by different generational groups. The birth dates and names of each generational group reported in this analysis are as follows:

2017-Present:	Generation Alpha
1999-2016:	Generation Z
1981-1998:	Millennials
1965-1980:	Generation X
1946-1964:	Baby Boomers
1945 or Earlier:	Silent & Greatest Generations

Key Findings

- The fastest growing age cohort across the district are those aged 65 and older
- Between 2010 and 2025 the total population of those aged 65 and older grew by 167.7% from 2,118 to 5,607 and by 2030 the total population of those aged 65 and older is expected to grow 20.9% to 6,778
- Those aged 65 and older comprise 15.4% of the total population, and it is estimated that they will comprise 18.2% of the population by 2030
- Since 2010, the total number of 0-4 year olds grew by 9.3% from 1,907 to 2,084, and it is estimated that 0–4 year olds will grow 1.4% to 2,113 by 2030
(Maps 5-7)
- Since 2010, the total number of 5-14 year olds fell 4.1% from 5,001 to 4,795, and it is estimated that 5-14 year olds will grow 0.1% to 4,801 by 2030
(Maps 8-10)
- Currently, 0–14 year olds comprise 19.0% of the total population in the district, and it is estimated that 0-14 year olds will comprise 18.5% of the total population by 2030
- In 2025 the median age across the district was 39.8, and by 2030 the median age across the district is projected to increase 1.3% to 40.3
- Currently, the largest generational group in the district are the Millennials who comprise 22.9% of the total population
- By 2030, it is estimated that Millennials will still be the largest group in the district and comprise 23.1% of the total population

Centennial School District – Demographic, Housing, & Enrollment Analysis

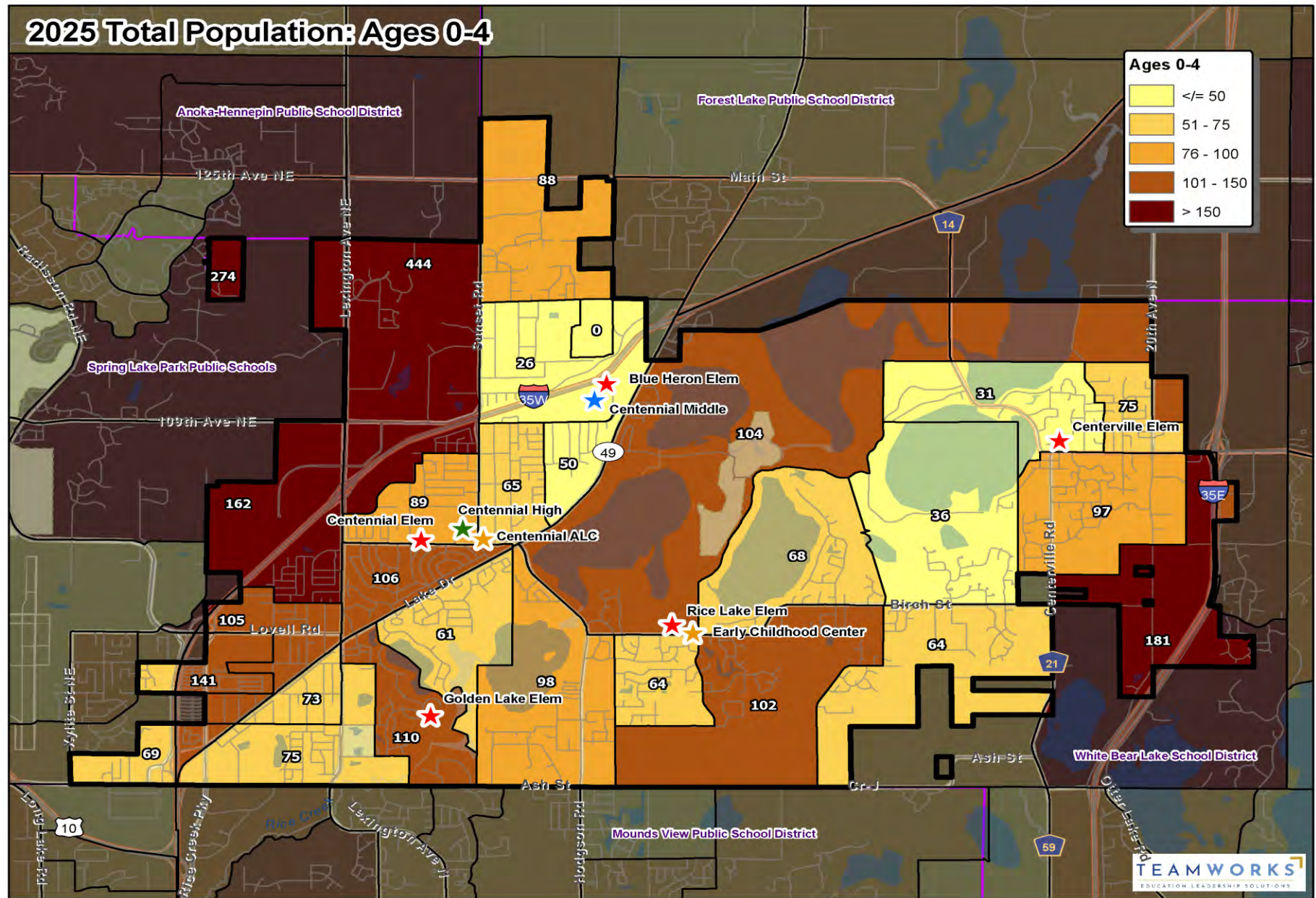
TABLE 2: POPULATION & AGE DEMOGRAPHICS BY DISTRICT BOUNDARY

Age Range	2010		2025		2030		2025-2030
	Number	Percent	Number	Percent	Number	Percent	% Change
0 - 4	1,907	5.9%	2,084	5.7%	2,113	5.7%	1.4%
5 - 9	2,329	7.3%	2,392	6.6%	2,269	6.1%	-5.1%
10 - 14	2,672	8.3%	2,403	6.6%	2,532	6.8%	5.4%
15 - 19	2,698	8.4%	2,314	6.4%	2,210	5.9%	-4.5%
20 - 24	1,734	5.4%	1,991	5.5%	1,969	5.3%	-1.1%
25 - 34	3,778	11.8%	4,501	12.4%	4,801	12.9%	6.7%
35 - 44	4,967	15.5%	5,310	14.6%	5,256	14.1%	-1.0%
45 - 54	6,498	20.2%	4,564	12.6%	4,978	13.3%	9.1%
55 - 64	3,399	10.6%	5,128	14.1%	4,384	11.8%	-14.5%
65 - 74	1,322	4.1%	3,864	10.6%	4,372	11.7%	13.1%
75 - 84	630	2.0%	1,447	4.0%	1,983	5.3%	37.0%
85+	166	0.5%	296	0.8%	423	1.1%	42.9%
Median Age	37.1		39.8		40.3		1.3%
Totals	32,100	100.0%	36,294	100.0%	37,290	100.0%	2.7%
	5-Year Age Increments						
	10-Year Age Increments						

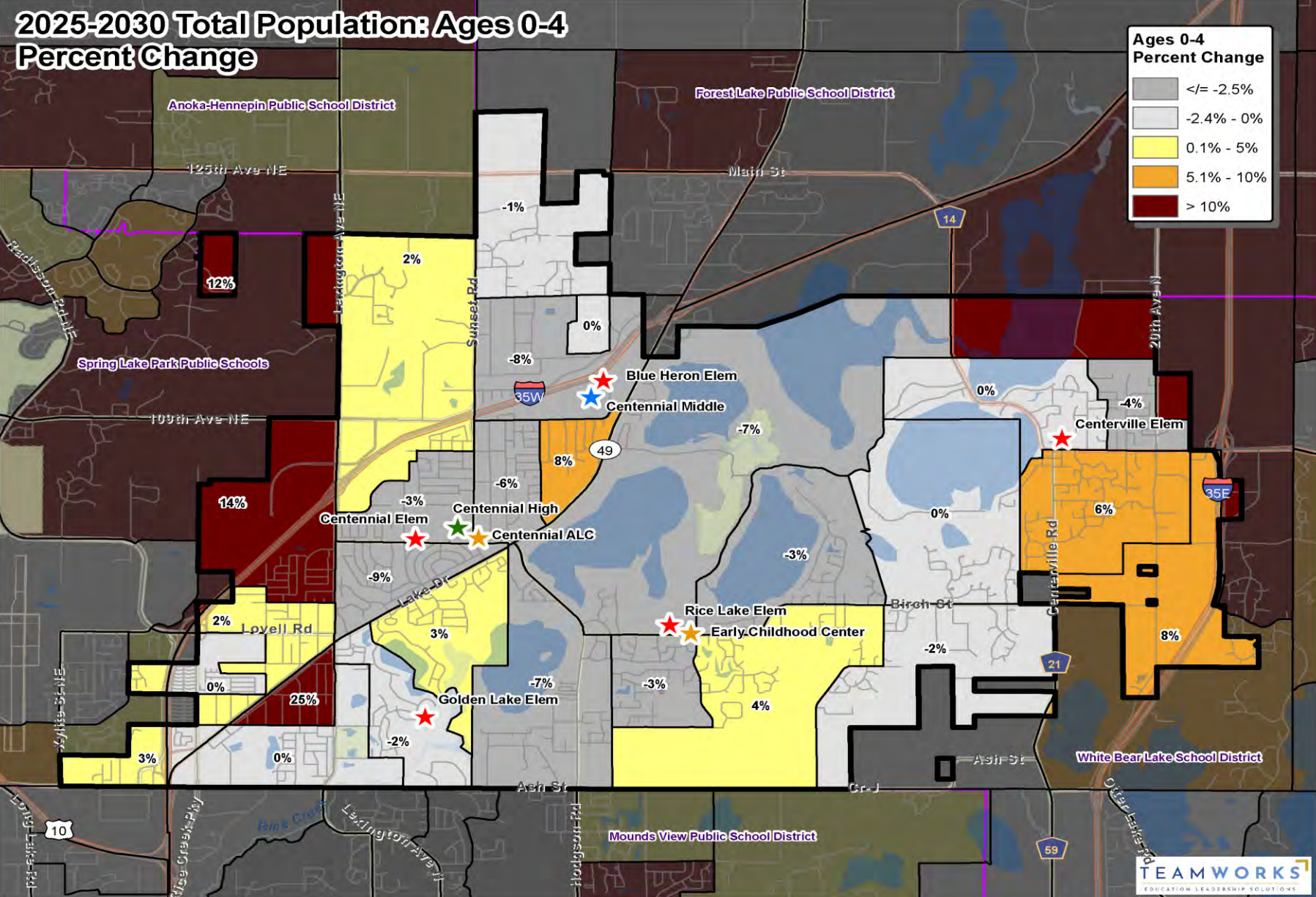
TABLE 3: POPULATION & GENERATIONAL AGE DEMOGRAPHICS BY DISTRICT BONDARY

Generation Name	2025		2030		2025-2030
	Number	Percent	Number	Percent	% Change
Generation Alpha (Ages 0-8)	3,979	11.0%	6,433	17.3%	61.7%
Generation Z (Ages 9-26)	8,028	22.1%	7,971	21.4%	-0.7%
Millennials (Ages 27-44)	8,988	24.8%	9,425	25.3%	4.9%
Generation X (ages 45-60)	7,489	20.6%	7,150	19.2%	-4.5%
Baby Boomers Ages 61-79)	7,005	19.3%	5,888	15.8%	-15.9%
Silent & Greatest Generations (Ages 80+)	805	2.2%	423	1.1%	-47.5%
Totals	36,294	100.0%	37,290	100.0%	2.7%

Centennial School District – Demographic, Housing, & Enrollment Analysis

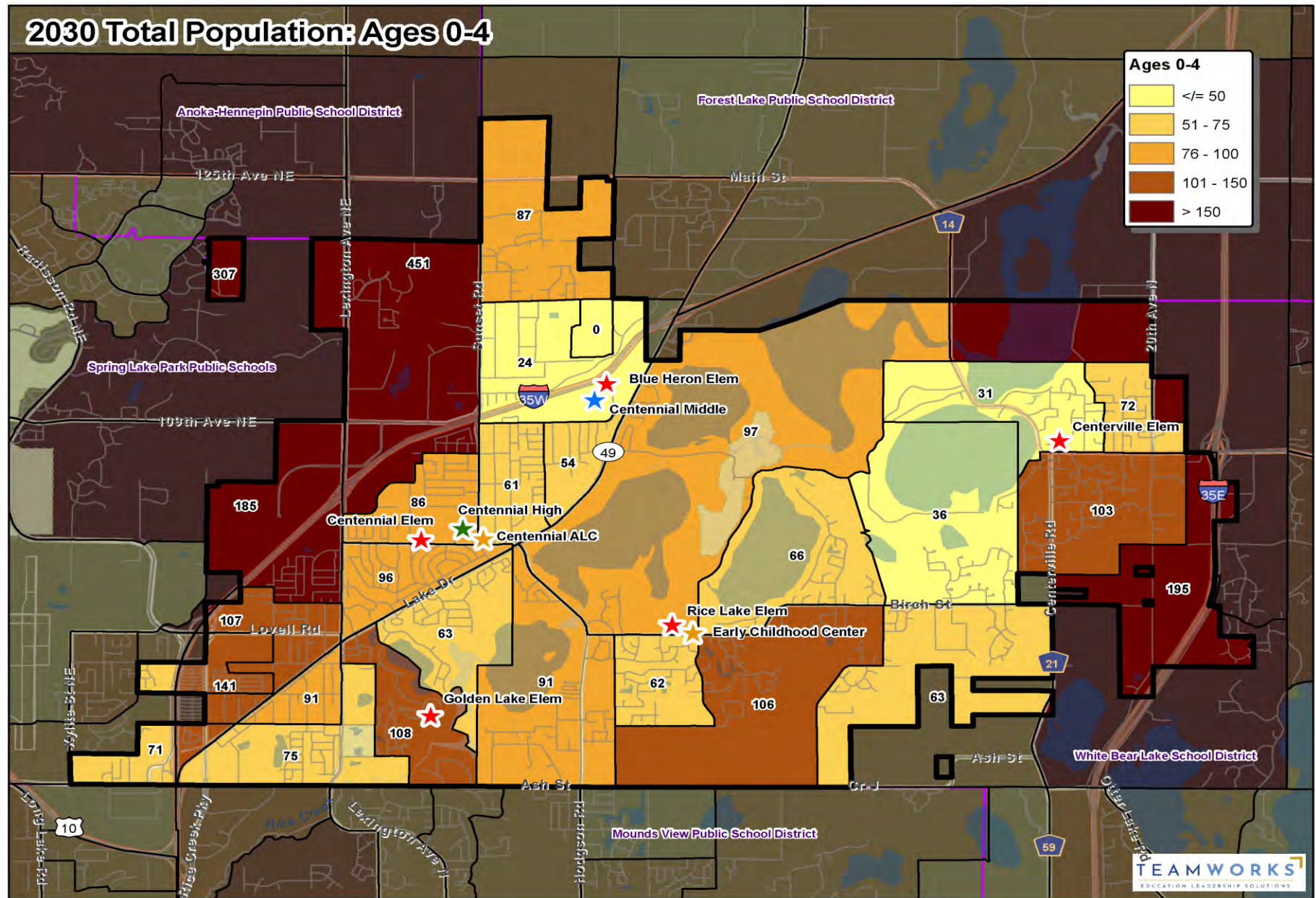


Map 5: 2025 Total Population Ages 0 - 4 by Census Block Group



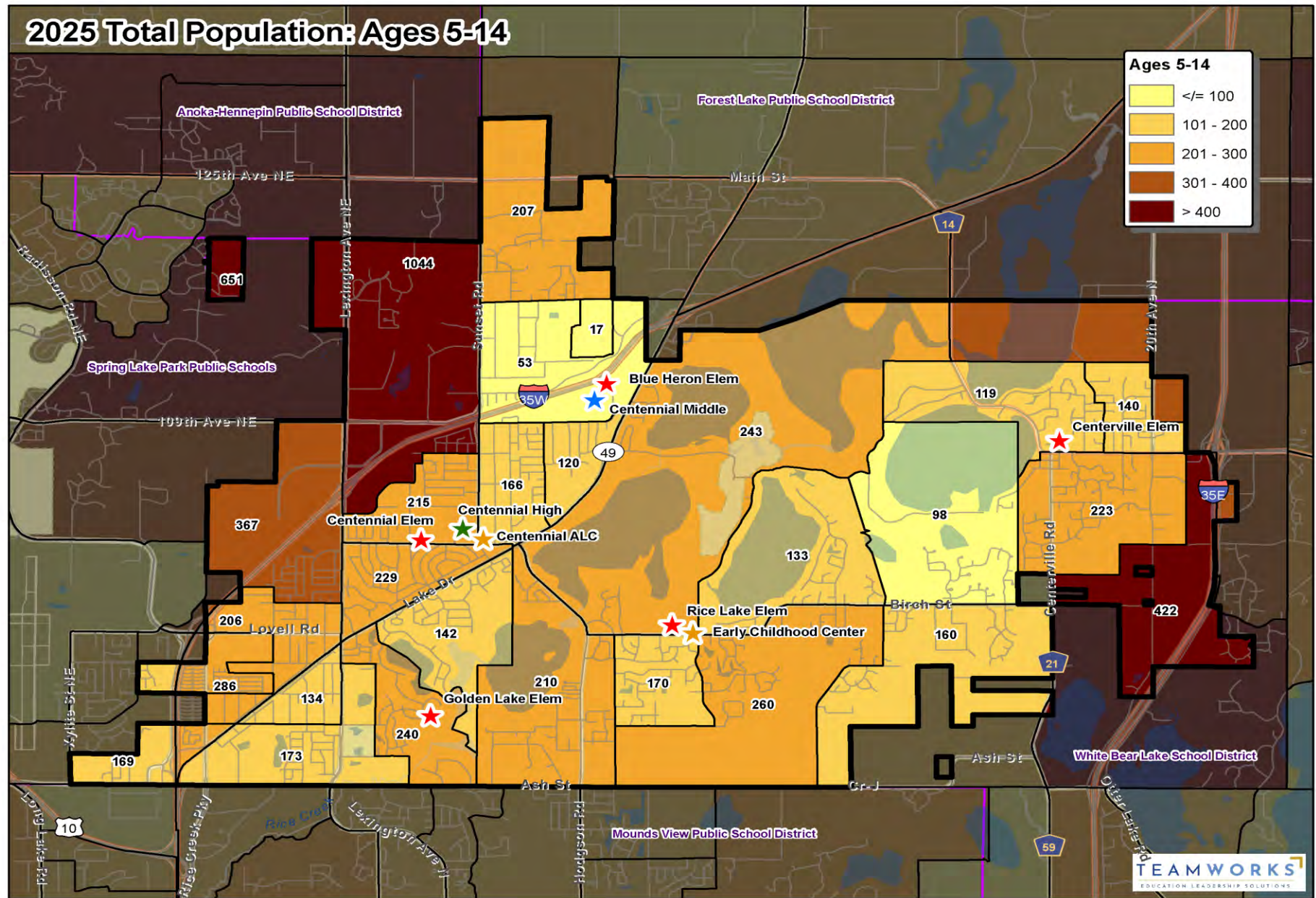
Map 6: 2025-2030 Total Population Ages 0 - 4 by Census Block Group

Centennial School District – Demographic, Housing, & Enrollment Analysis

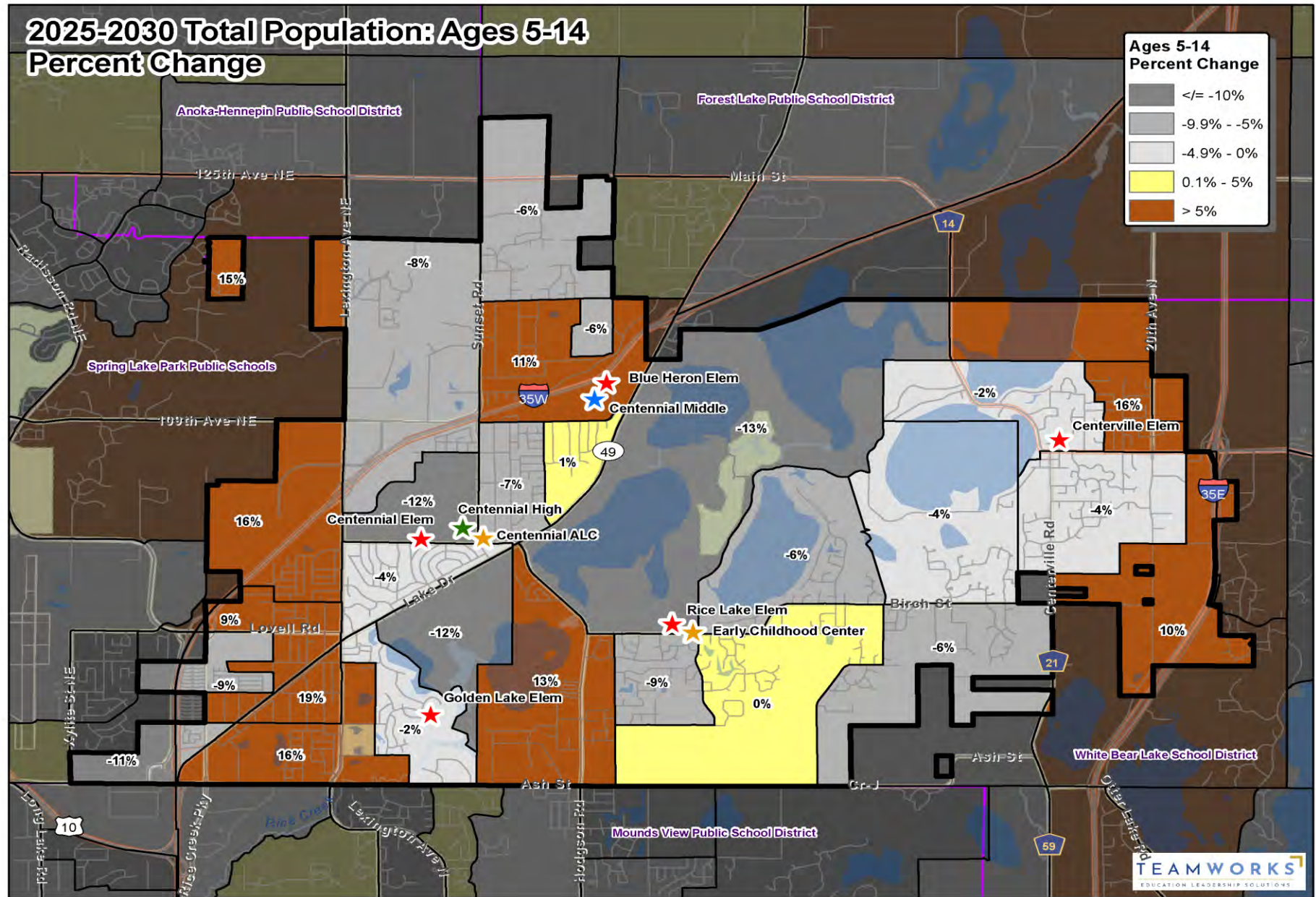


Map 7: 2030 Total Population Ages 0 - 4 by Census Block Group

Centennial School District – Demographic, Housing, & Enrollment Analysis

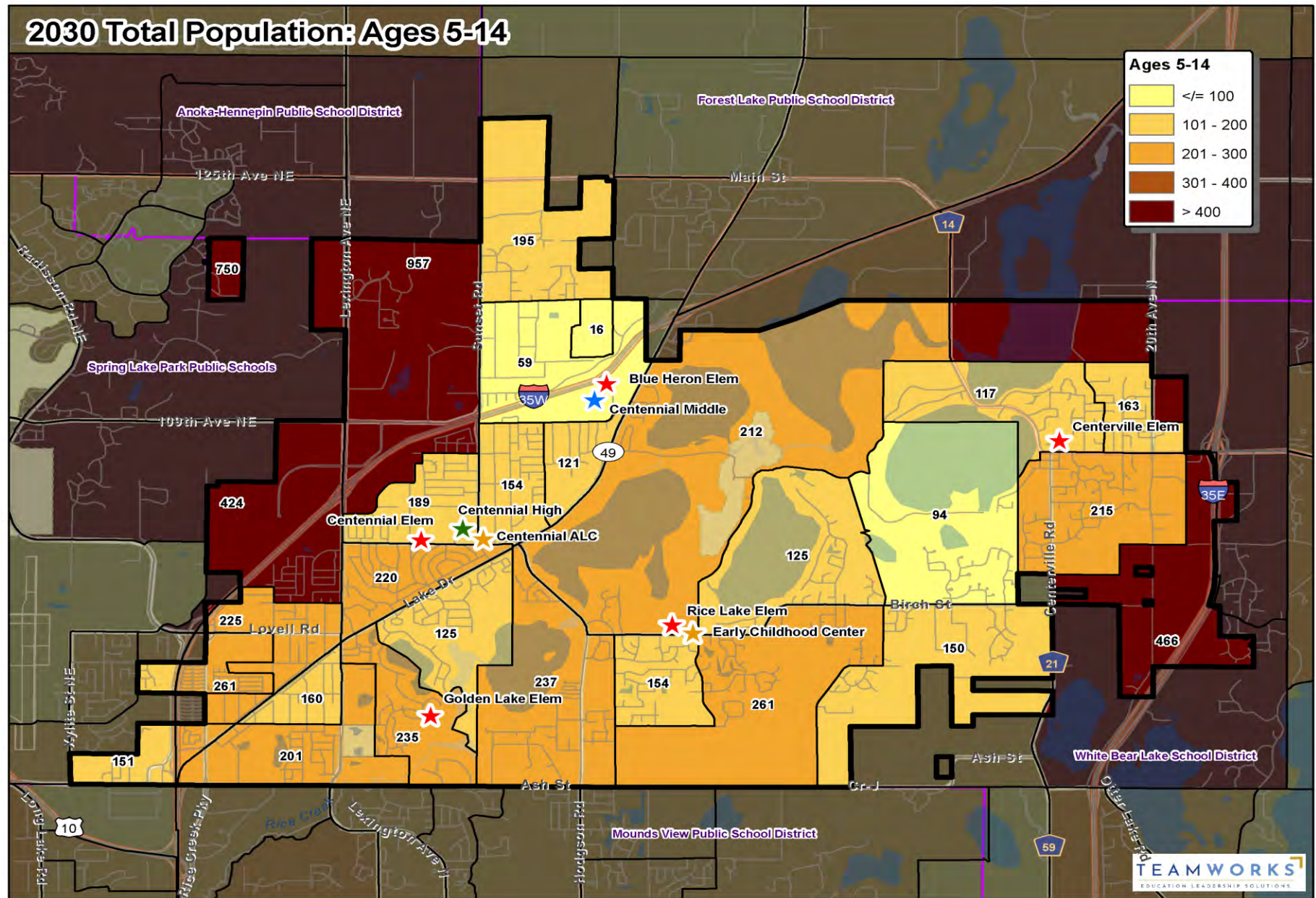


Map 8: 2025 Total Population Ages 5 - 14 by Census Block Group



Map 9: 2025-2030 Total Population Ages 5 - 14 by Census Block Group

Centennial School District – Demographic, Housing, & Enrollment Analysis



Map 10: 2030 Total Population Ages 5 - 14 by Census Block Group

Centennial School District – Demographic, Housing, & Enrollment Analysis

U.S. CENSUS DEMOGRAPHICS – INCOME


Key Findings

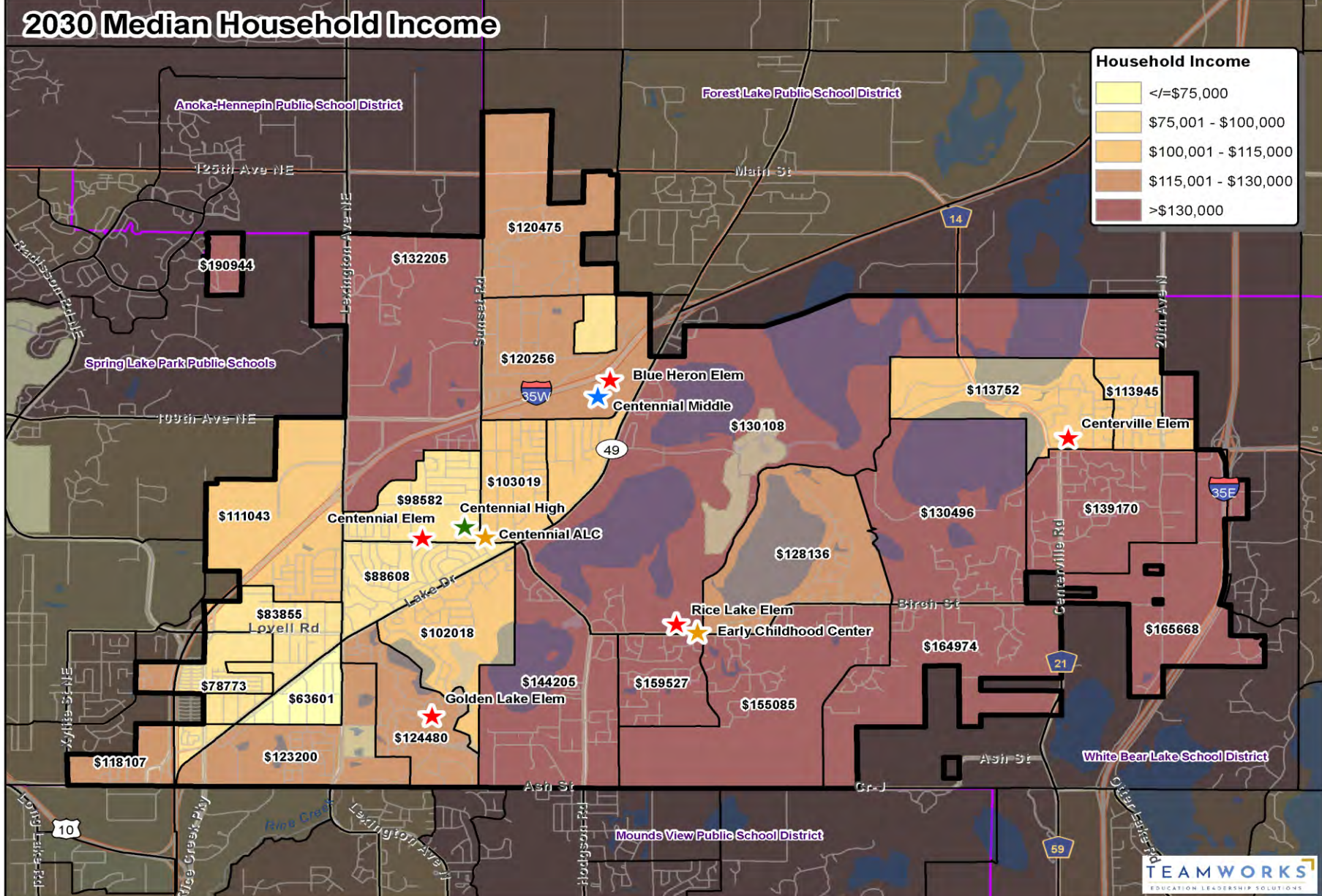
- In 2025, the total number of households residing within the district was 13,004 (**Table 4**)
- In 2025, the median household income across the district was \$111,954 (**Map 11**)
- By 2030, it is projected that the total number of households residing within the district will grow 4.2% to 13,545
- By 2030, the median household income across the district is projected to increase 10.2% to \$123,383 (**Maps 12 & 13**)

TABLE 4: INCOME DEMOGRAPHICS BY DISTRICT BOUNDARY

Households by Income	2025		2030		2025-2030
	Number	%	Number	%	% Change
<\$15,000	293	2.3%	274	2.0%	-6.5%
\$15,000 - \$24,999	433	3.3%	376	2.8%	-13.2%
\$25,000 - \$34,999	477	3.7%	408	3.0%	-14.5%
\$35,000 - \$49,999	952	7.3%	840	6.2%	-11.8%
\$50,000 - \$74,999	1,856	14.3%	1,773	13.1%	-4.5%
\$75,000 - \$99,999	1,668	12.8%	1,651	12.2%	-1.0%
\$100,000 - \$149,999	2,900	22.3%	2,924	21.6%	0.8%
\$150,000 - \$199,999	2,233	17.2%	2,529	18.7%	13.3%
\$200,000+	2,192	16.9%	2,770	20.5%	26.4%
Totals	13,004	100%	13,545	100%	4.2%
Median Household Income	\$111,954		\$123,383		10.2%

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Map 13: 2030 Median Household Income by Census Block Group

Centennial School District – Demographic, Housing, & Enrollment Analysis

HISTORICAL RESIDENT BIRTH ANALYSIS – CENTENNIAL AREA PUBLIC SCHOOL DISTRICT

Table 5 reflects the total number of resident births across the district beginning in school year 2012-2013 and ending in school year 2024-2025 and is summarized by each elementary attendance area. In this case the school year begins September 1st and ends August 31st of the following year. Here, we assume that children born in a particular school year will begin kindergarten 6 years later. Note that historical birth figures here are reported within elementary attendance area boundaries.

Key Findings

- Between school year 2012-2013 and 2024-2025, the total number of resident births increased 0.4% from 355 to 356 (**Table 5 & Maps 14-16**)
 - Blue Heron: 93 to 83 (-10.8%)
 - Centennial: 76 to 78 (1.6%)
 - Centerville: 78 to 80 (3.2%)
 - Golden Lake: 53 to 48 (-9.5%)
 - Rice Lake: 56 to 69 (22.2%)

TABLE 5: HISTORICAL RESIDENT BIRTHS BY ELEMENTARY ATTENDANCE AREA

Birth Year	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2013 - 2025 %Change
Kindergarten Year	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	
Blue Heron	93	94	78	86	94	111	105	91	89	75	76	78	83	-10.8%
Centennial	76	74	65	83	55	53	55	58	66	75	63	83	78	1.6%
Centerville	78	73	39	66	71	44	79	91	93	106	99	84	80	3.2%
Golden Lake	53	55	51	63	48	49	61	63	61	44	40	45	48	-9.5%
Rice Lake	56	64	69	71	89	64	75	64	65	75	71	83	69	22.2%
Centennial Totals	355	359	301	369	356	320	375	366	374	375	349	371	356	0.4%

Centennial School District – Demographic, Housing, & Enrollment Analysis

HISTORICAL RESIDENT BIRTH ANALYSIS – SURROUNDING SCHOOL DISTRICTS

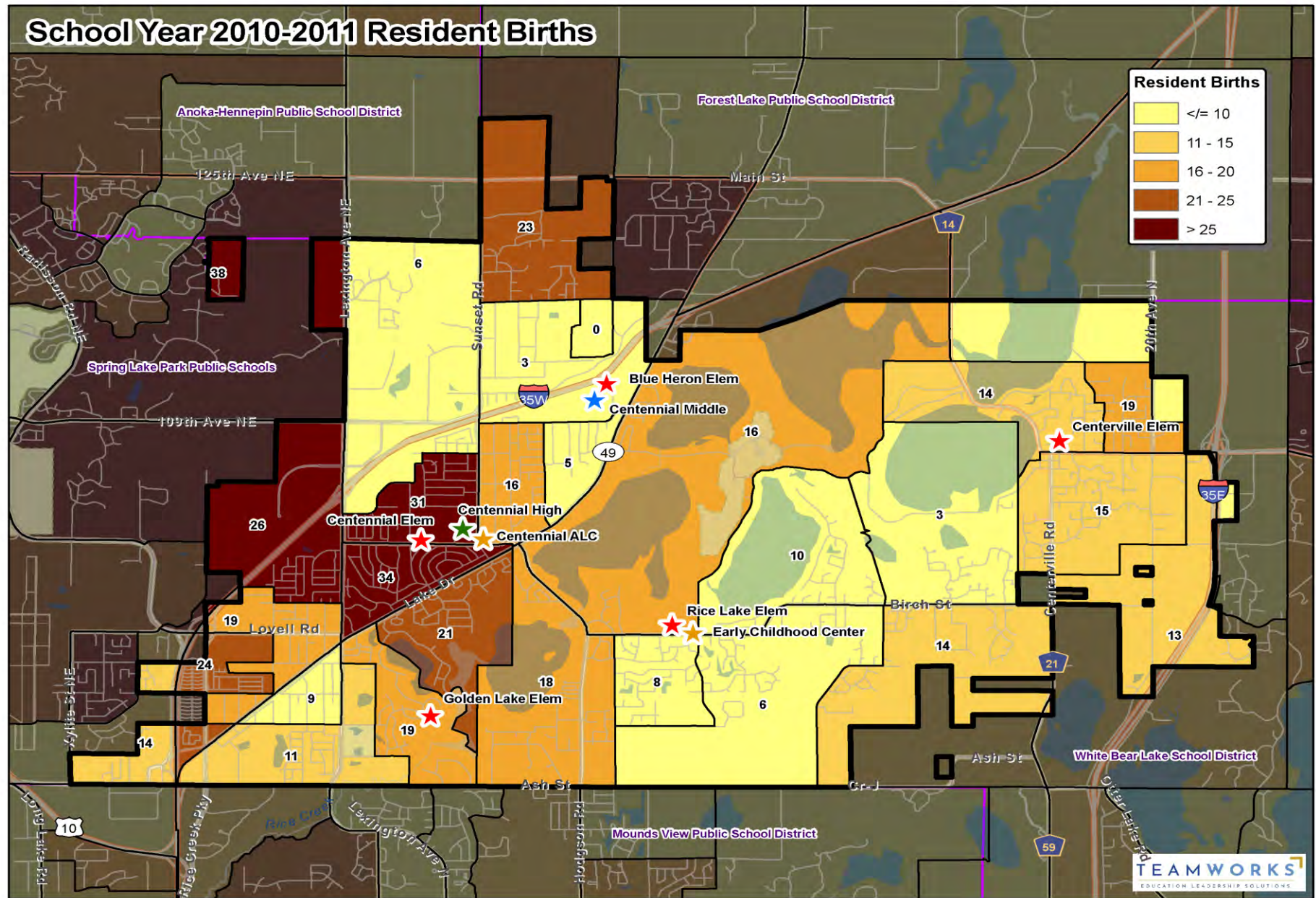
Table 6 reflects resident births in surrounding school districts across the same time period reported in Table 5.

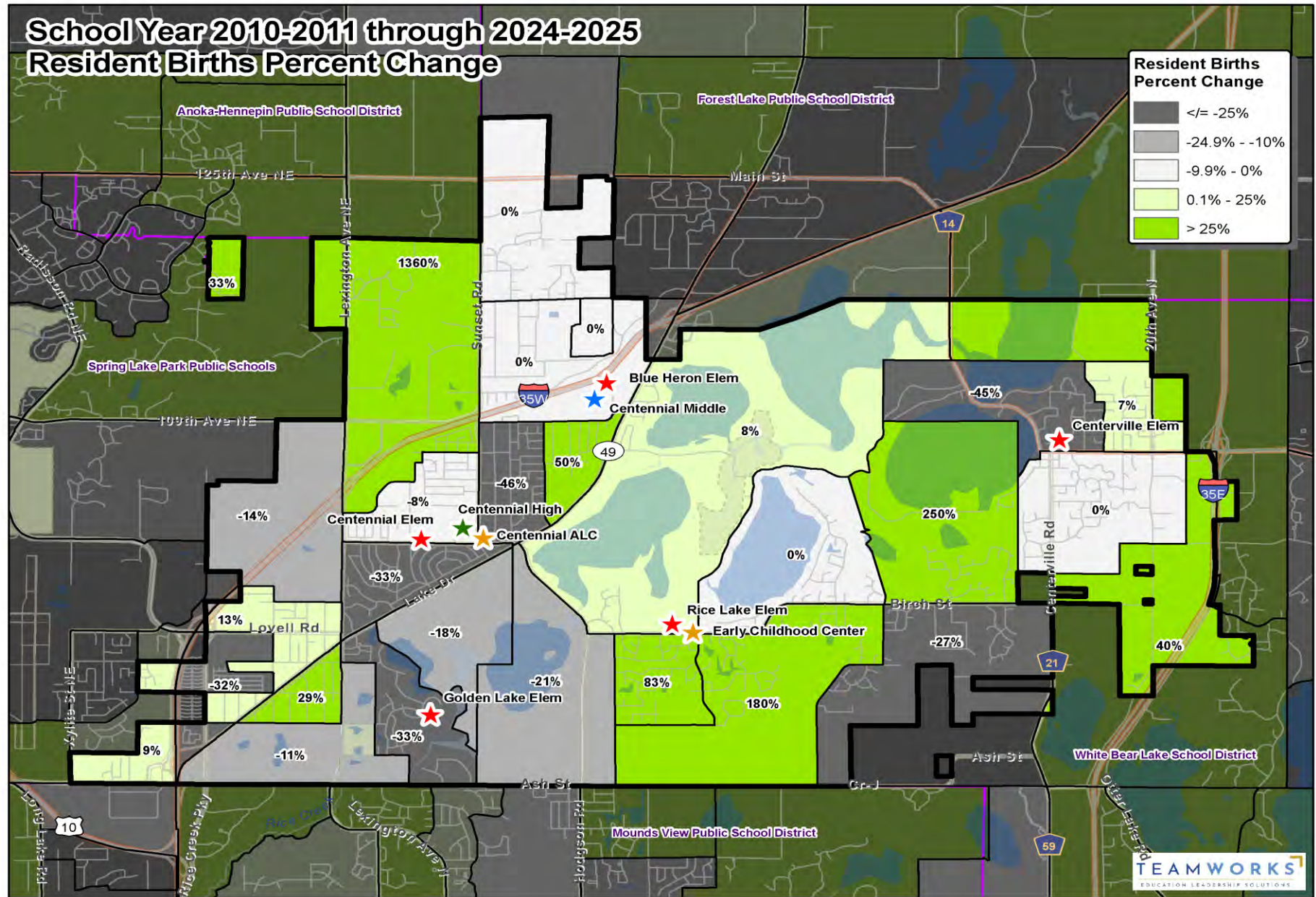
Key Findings

- Between school years 2012-2013 and 2024-2025, the total number of resident births in surrounding school districts grew 2.4% from 5,063 to 5,186
 - Anoka-Hennepin: 2,605 to 2,761 (6.0%)
 - Forest Lake: 441 to 474 (7.4%)
 - Mounds View: 819 to 870 (6.3%)
 - Spring Lake Park: 493 to 398 (-19.3%)
 - White Bear Lake: 705 to 684 (-3.0%)

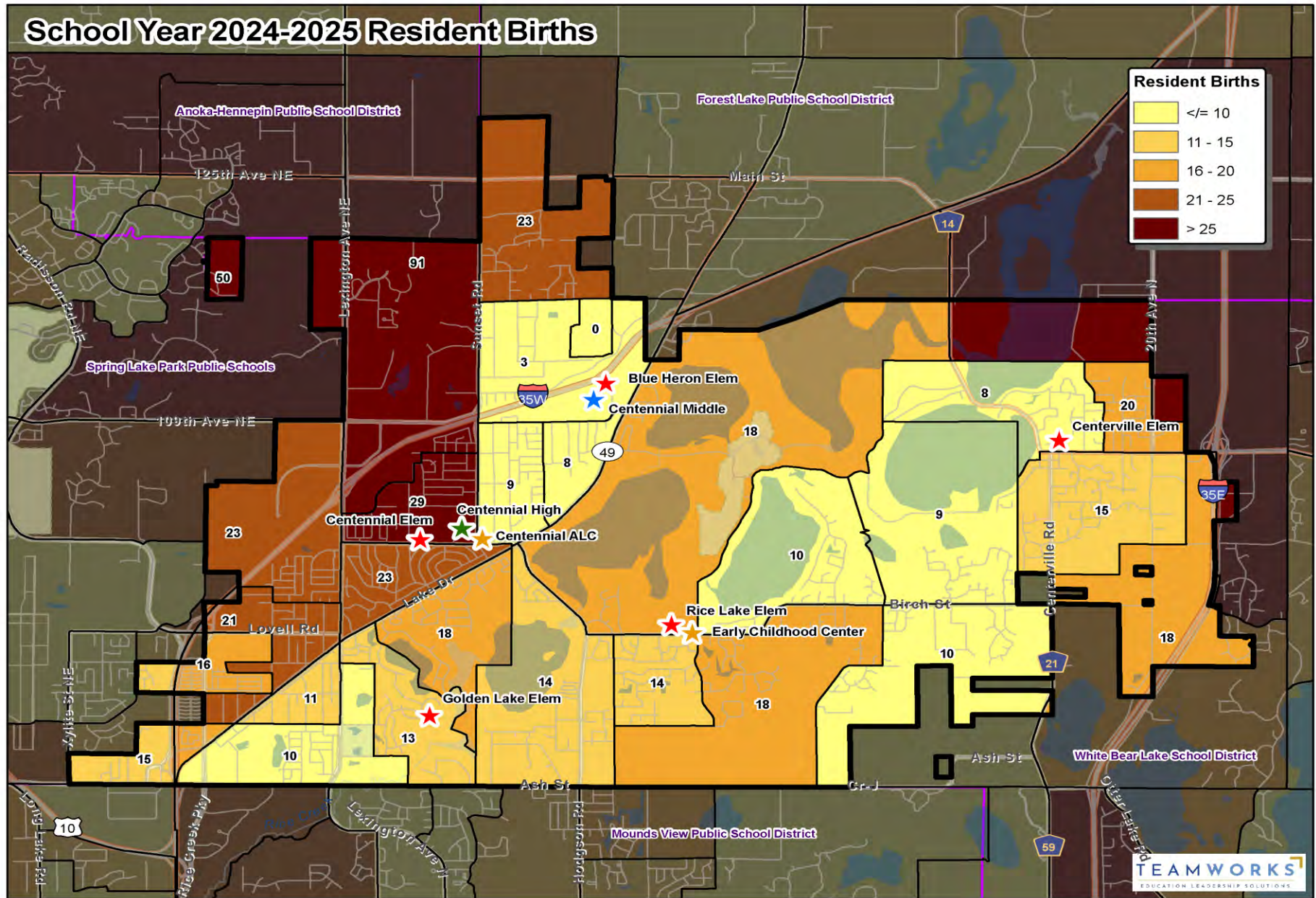
TABLE 6: HISTORICAL RESIDENT BIRTHS - SURROUNDING SCHOOL DISTRICTS

Birth Year	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2013 - 2025 %Change
Kindergarten Year	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	
Anoka-Hennepin	2,605	2,828	2,733	2,773	2,668	2,653	2,706	2,573	2,639	2,685	2,543	2,695	2,761	6.0%
Forest Lake	441	404	414	425	364	433	458	465	421	468	428	415	474	7.4%
Mounds View	819	833	969	924	894	871	819	891	819	910	793	831	870	6.3%
Spring Lake Park	493	451	435	503	430	405	385	373	395	370	346	355	398	-19.3%
White Bear Lake	705	746	739	670	705	673	655	663	653	659	705	673	684	-3.0%
Surrounding District Totals*	5,063	5,261	5,289	5,294	5,060	5,034	5,023	4,964	4,926	5,091	4,814	4,969	5,186	2.4%





Map 15: School Year 2010-2011 through 2024-2025 Resident Births Percent Change by Census Block Group



Map 16: School Year 2024-2025 Resident Births by Census Block Group

Centennial School District – Demographic, Housing, & Enrollment Analysis

LAND USE & HOUSING UNIT ANALYSIS

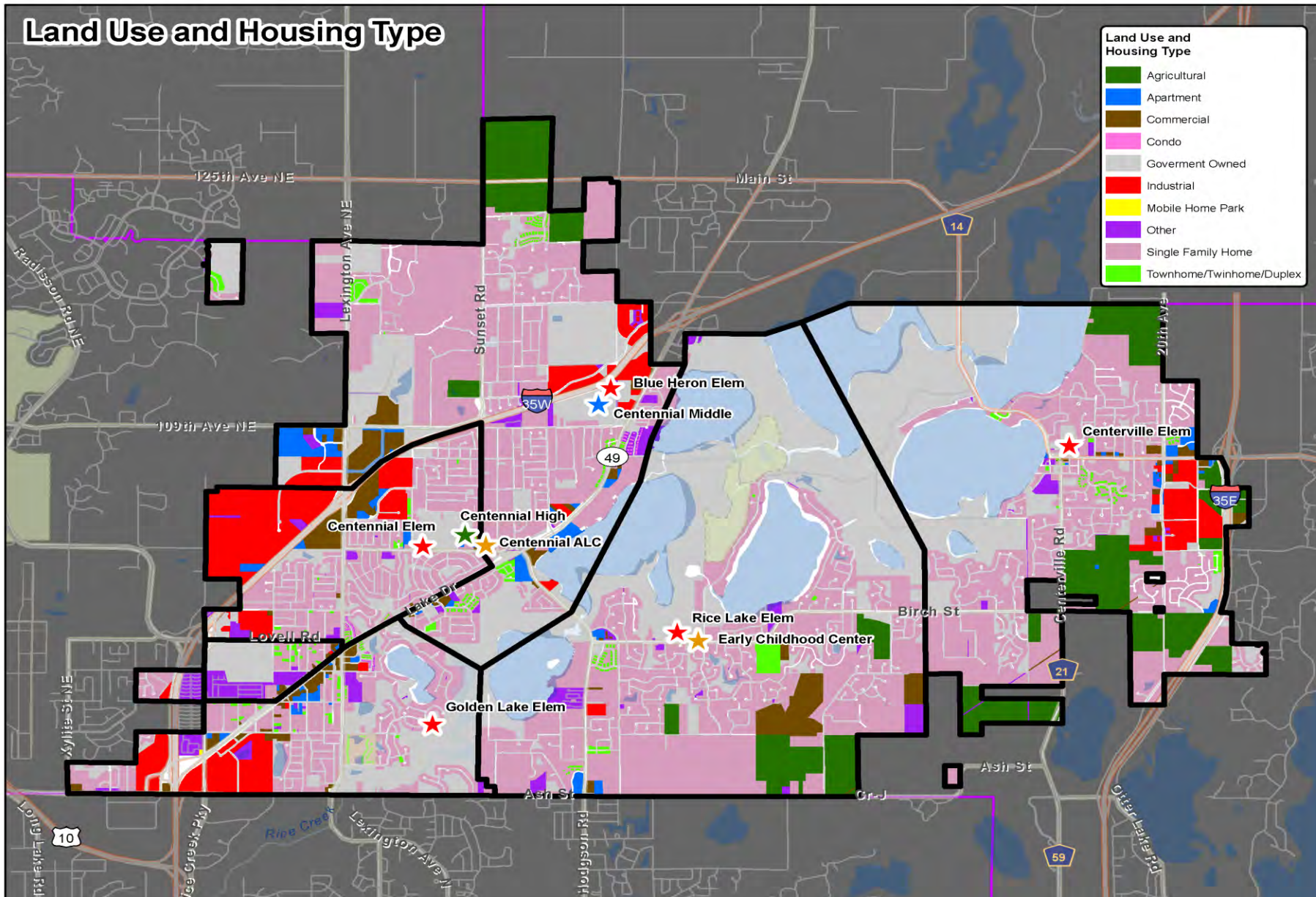
The Centennial School District contains a wide variety of housing types. Table 7 reflects the different housing types and the total number of housing units by elementary attendance area. Here, we summarize housing types into 5 general categories including, 1) Single-Family Homes, 2) Townhome/Multi-Family Homes, 3) Apartments, 4) Condominiums, and 5) Mobile Homes

Key Findings (Table 7 & Map 17)

- The total number of housing types and units, and their percentage of the total:
 - Single Family Home: 10,046 (85.9%)
 - Townhome / Multi-Family Home: 1,276 (10.9%)
 - Apartment Units or Complexes: 97 (0.8%)
 - Condominiums: 279 (2.4%)
 - Mobile Home Parks: 1 (0.0%)

TABLE 7: RESIDENTIAL HOUSING TYPES & HOUSING UNITS BY ELEMENTARY SCHOOL ATTENDANCE AREA

Attendance Area	Total Units	Single Family Home	% Single-Family Home	Townhome / Multi-Family Units	% Townhome / Multi-Family Units	Apartment Units / Complexes	% Apartment Units	Condominium Units	% Condominium Units	Mobile Home Parks	% Mobile Home Parks
Blue Heron	2,989	2,241	75.0%	548	18.3%	35	1.2%	165	5.5%	0	0.0%
Centennial	2,079	1,926	92.6%	91	4.4%	12	0.6%	50	2.4%	0	0.0%
Centerville	2,538	2,269	89.4%	248	9.8%	21	0.8%	0	0.0%	0	0.0%
Golden Lake	1,556	1,289	82.8%	183	11.8%	19	1.2%	64	4.1%	1	0.1%
Rice Lake	2,537	2,321	91.5%	206	8.1%	10	0.4%	0	0.0%	0	0.0%
Totals	11,699	10,046	85.9%	1,276	10.9%	97	0.8%	279	2.4%	1	0.0%



Centennial School District – Demographic, Housing, & Enrollment Analysis

MARKET VALUE & HOUSING UNIT AGE

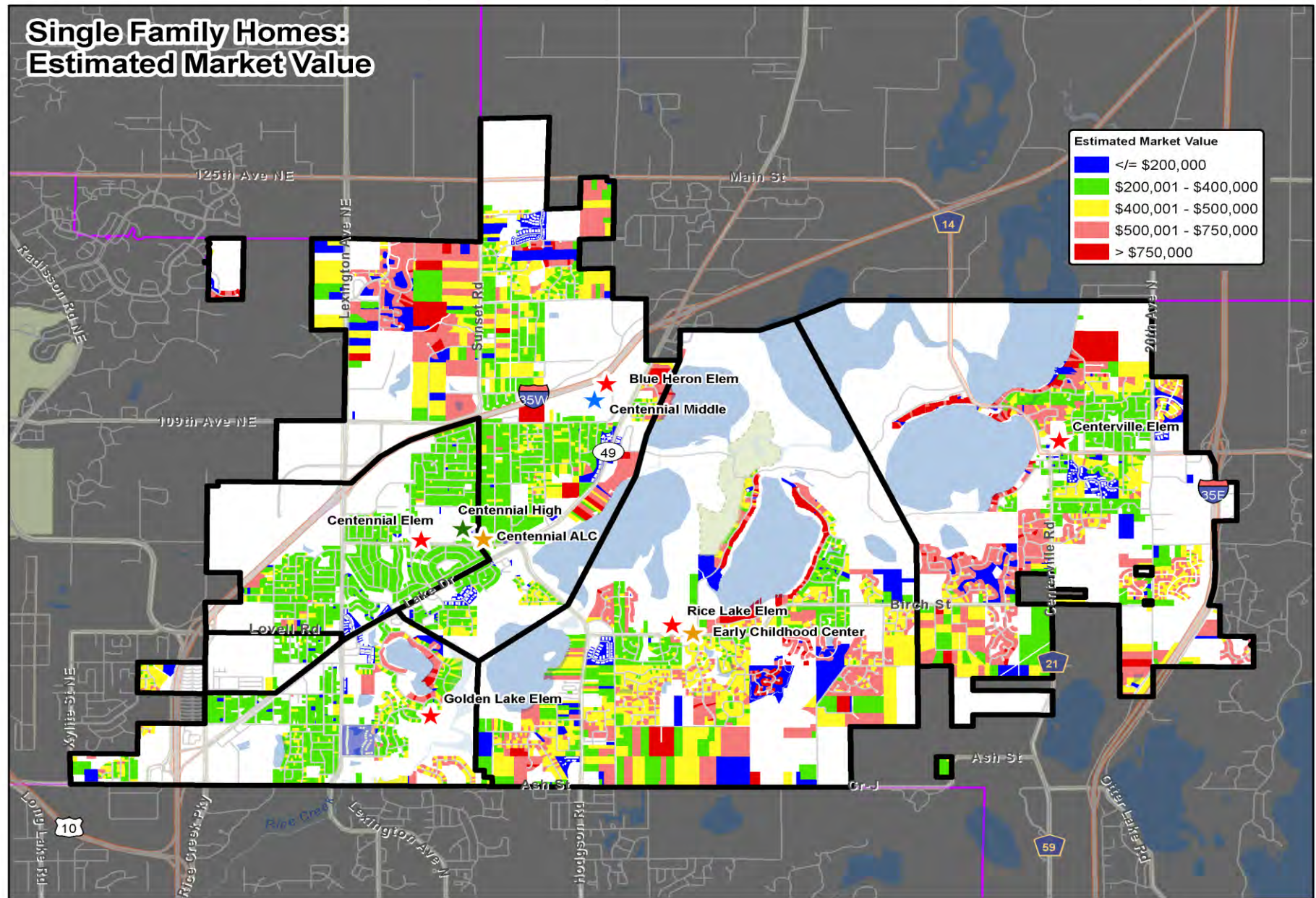
Table 8 reflects the current estimated market value of all single-family homes, as well as the total number of single-family homes built by decade summarized by elementary attendance area.

Key Findings District-Wide

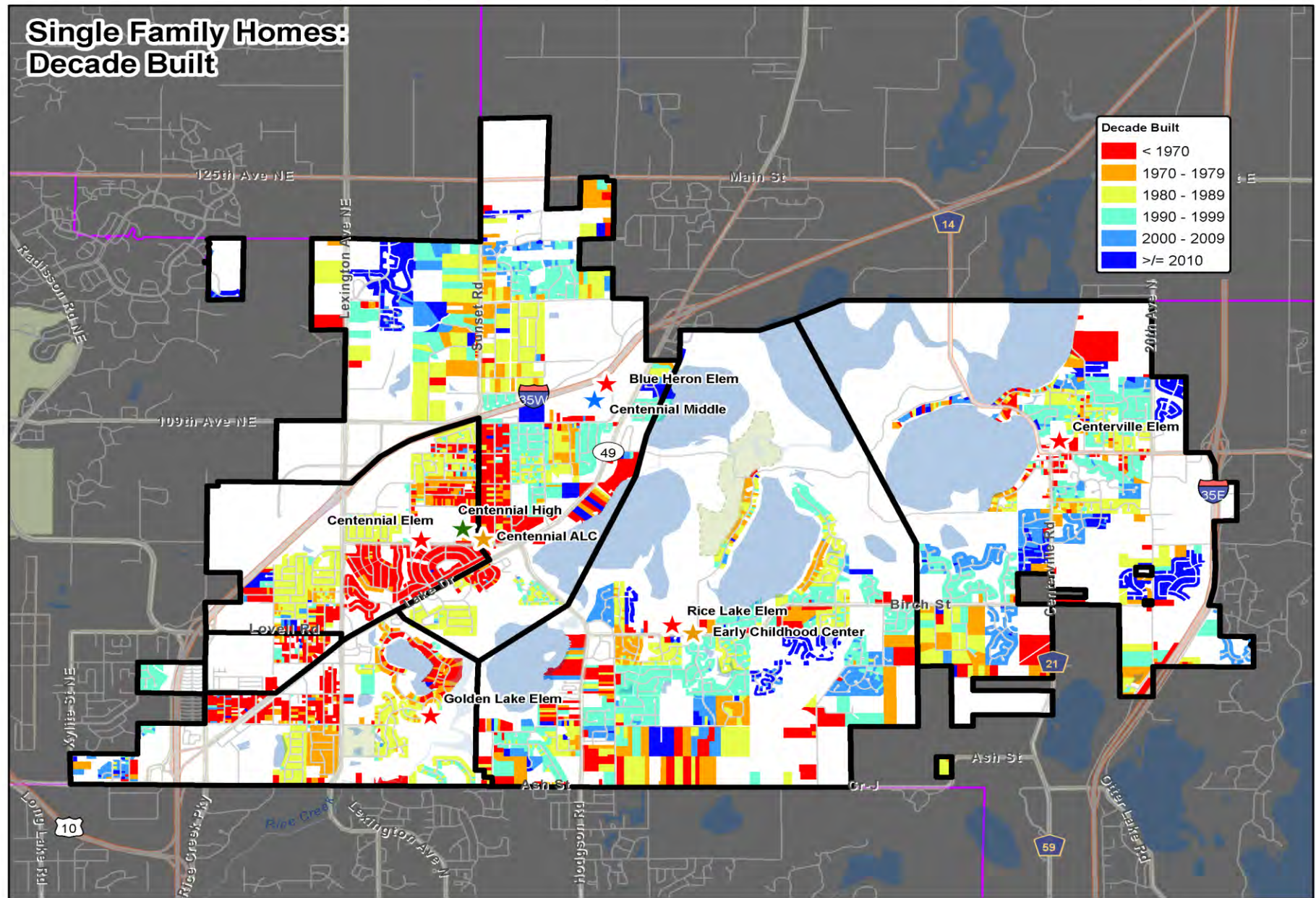
- The average estimated market value of all single-family homes is \$404,006 (**Table 8 & Map 18**)
- The number of single-family homes built by decade and their percentage of the total (**Table 8 & Map 19**)
 - Pre-1970: 456 (4.5%)
 - 1970-1979: 944 (9.4%)
 - 1980-1989: 2,587 (25.8%)
 - 1990-1999: 2,457 (24.5%)
 - 2000-2009: 914 (9.1%)
 - 2010-2019: 798 (7.9%)
 - 2020-Present: 285 (2.8%)

TABLE 8: AVERAGE VALUE OF SINGLE FAMILY HOMES & DECADE BUILT BY ELEMENTARY SCHOOL ATTENDANCE AREA

Attendance Area	Total Single-Family Homes	Average Estimated Market Value	Pre - 1970	% of Total	1970 - 1979	% of Total	1980 - 1989	% of Total	1990 - 1999	% of Total	2000 - 2009	% of Total	2010 - 2019	% of Total	2020 - Present	% of Total
Blue Heron	2,241	\$388,582	130	5.8%	134	6.0%	518	23.1%	698	31.1%	126	5.6%	322	14.4%	6	0.3%
Centennial	1,926	\$307,665	23	1.2%	185	9.6%	816	42.4%	58	3.0%	23	1.2%	6	0.3%	11	0.6%
Centerville	2,269	\$455,934	136	6.0%	120	5.3%	339	14.9%	583	25.7%	455	20.1%	278	12.3%	248	10.9%
Golden Lake	1,289	\$370,353	43	3.3%	300	23.3%	474	36.8%	124	9.6%	61	4.7%	13	1.0%	1	0.1%
Rice Lake	2,321	\$466,770	124	5.3%	205	8.8%	440	19.0%	994	42.8%	249	10.7%	179	7.7%	19	0.8%
Totals	10,046	\$404,006	456	4.5%	944	9.4%	2,587	25.8%	2,457	24.5%	914	9.1%	798	7.9%	285	2.8%



Map 18: Estimated Market Value of Single-Family Homes



Map 19: Single-Family Homes Decade Built

Centennial School District – Demographic, Housing, & Enrollment Analysis

HOME SALES ANALYSIS

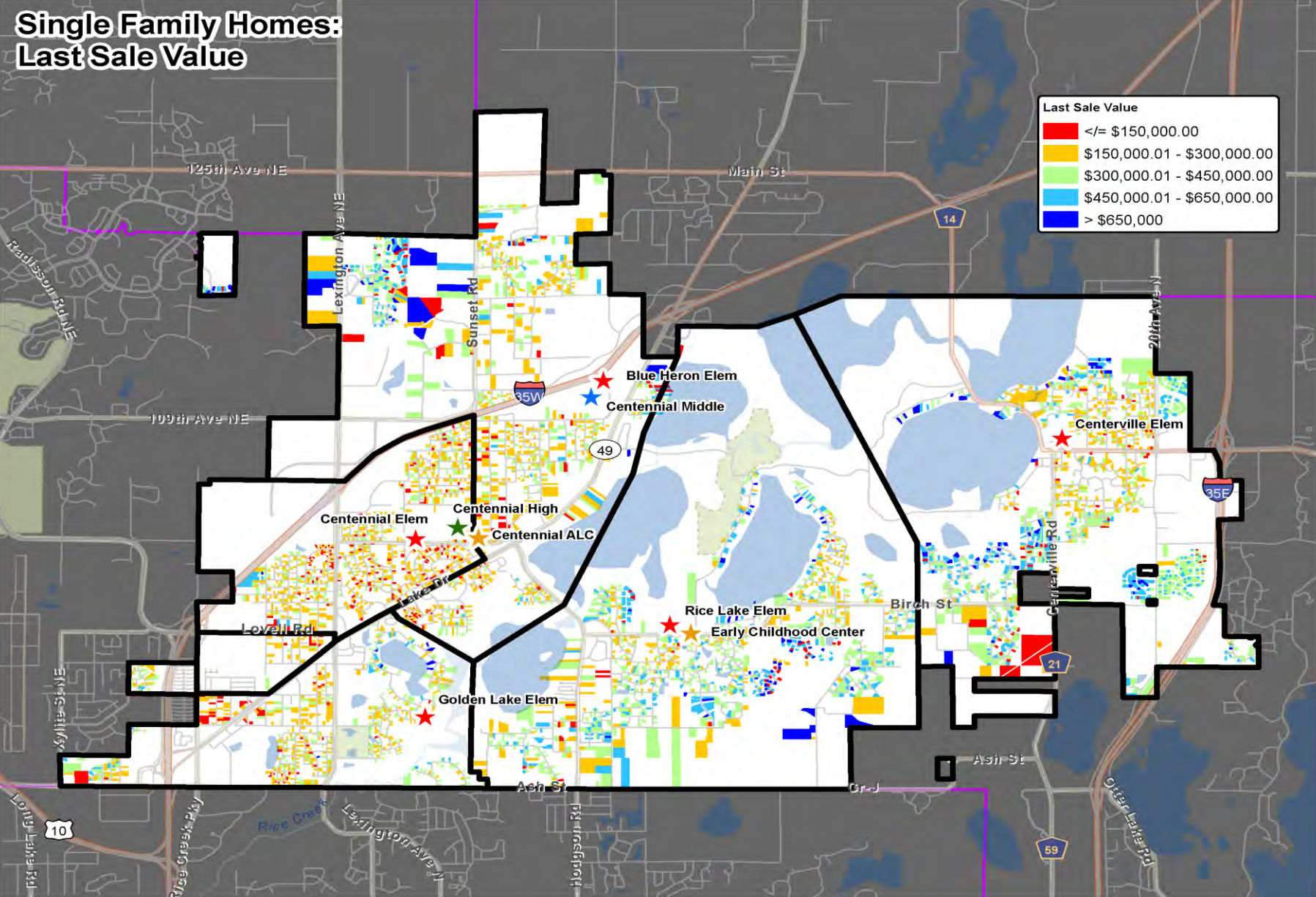
Table 9 summarizes the total number of single-family homes sold by decade since 2000. Also listed is the average sale price summarized by each elementary attendance area.

Key Findings

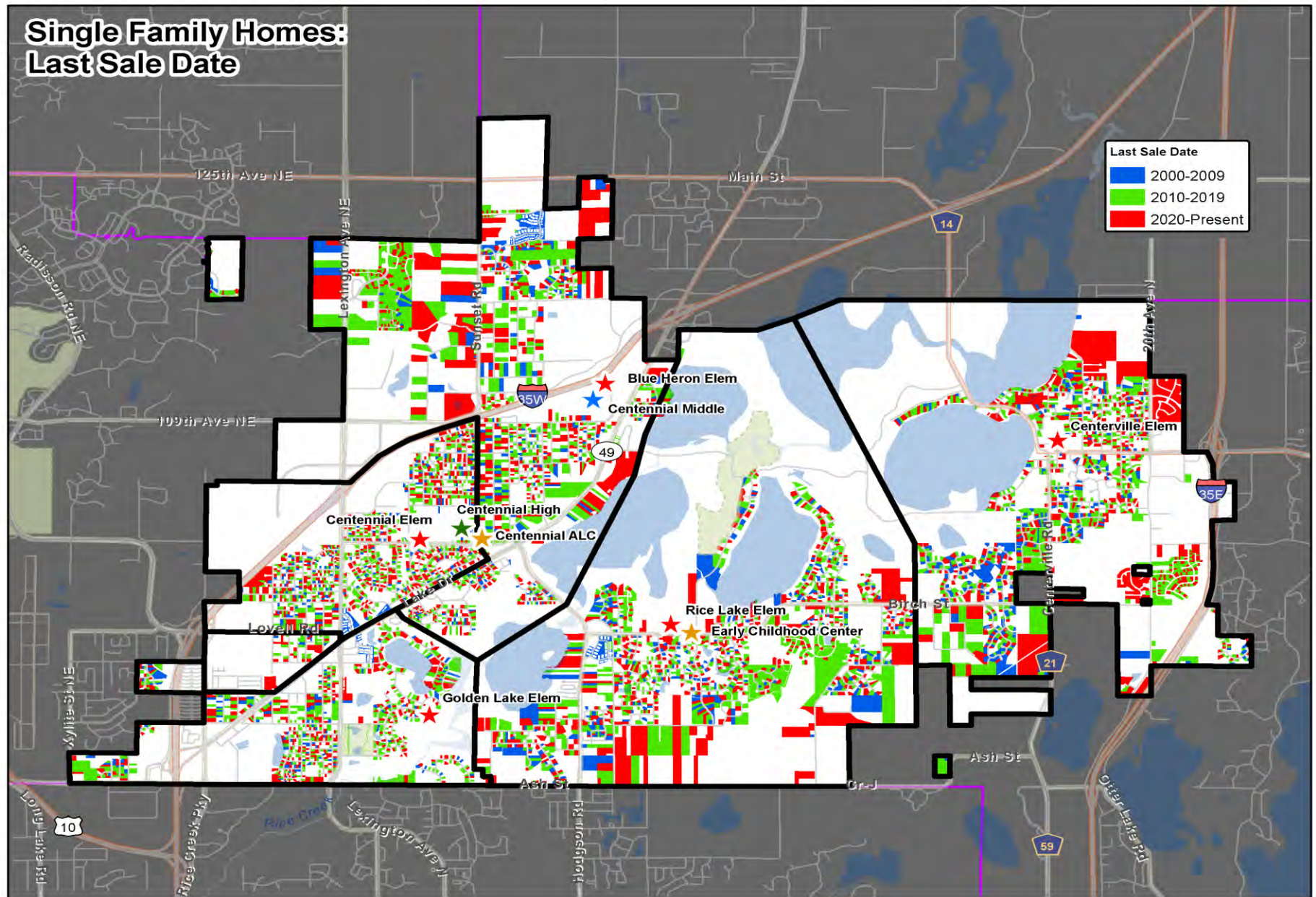
- The total number of single-family home sales by decade sold and the average sale price (**Table 9 & Maps 20 & 21**)
 - 2000 - 2009: 1,082 (\$217,269)
 - 2010 – 2019: 3,169 (\$205,605)
 - 2020 – Present: 2,957 (\$273,072)
- Since 2010, the average sale price of a single-family home has increased 25.7% from \$217,269 to \$273,072
 - Sale Price Change 2010-Present
 - Blue Heron: 40.3% (\$175,194 to \$245,880)
 - Centennial: 54.4% (\$141,744 to \$218,923)
 - Centerville: 24.2% (\$270,250 to \$335,673)
 - Golden Lake: 17.5% (\$197,822 to \$232,382)
 - Rice Lake: 11.9% (\$260,055 to \$290,912)

TABLE 9: SINGLE FAMILY HOMES MOST RECENT DECADE SOLD & AVERAGE SALE PRICE

Attendance Area	Total Single-Family Homes	Sold From 2000 - 2009	Avg. Sale Price 2000 - 2009	Sold From 2010 - 2019	Avg. Sale Price 2010 - 2019	Sold From 2020 - Present	Avg. Sale Price 2020 - Present
Blue Heron	2,241	226	\$175,194	766	\$215,682	604	\$245,880
Centennial	1,926	184	\$141,744	559	\$130,150	580	\$218,923
Centerville	2,269	263	\$270,250	710	\$246,253	817	\$335,673
Golden Lake	1,289	129	\$197,822	400	\$169,971	348	\$232,382
Rice Lake	2,321	280	\$260,055	734	\$232,656	608	\$290,912
Totals	10,046	1,082	\$217,269	3,169	\$205,605	2,957	\$273,072



Map 20: Single-Family Homes Most Recent Sale Value



Map 21: Single-Family Homes Most Recent Sale Year

Centennial School District – Demographic, Housing, & Enrollment Analysis

RESIDENT STUDENT YIELD BY HOUSING UNIT

The type of housing unit in which current resident students (K-12) reside is presented in **Table 10**. These figures were then divided by the overall number of total housing units for single-family homes, apartments-townhome-multi-condos, and mobile homes (from Table 7 above) to obtain a student yield figure per housing unit. This information was summarized by each elementary attendance area to get a better understanding of student housing dynamics across the district. The results of this analysis will be utilized later in this report to project future overall student enrollment figures.

Key Findings

- The proportion of resident enrolled students (K-12) by housing unit and their percentage of the total:
 - Single-Family Home: 4,852 (89.8%)
 - Apartment-Townhome-Multi-Condo: 536 (9.9%)
 - Mobile Home Complex: 14 (0.3%)
- Resident enrolled student yield per housing unit:
 - Single-Family Home: 0.48
 - Apartment-Townhome-Multi-Condo: 0.32
 - Mobile Home Park: 14.0

TABLE 10: RESIDENT ENROLLED STUDENT YIELD (K-12) PER HOUSING UNIT BY ELEMENTARY ATTENDANCE AREA

Attendance Area	Total Students	Single-Family Home	% Single-Family Home	Single Family Home Yield	Apartment-Townhome-Multi-Condo	% Apartment-Townhome-Multi-Condo	Apartment-Townhome-Multi-Condo Yield	Mobile Home Parks	% Mobile Home Parks	Mobile Home Park Yield
Blue Heron	1,429	1,213	84.9%	0.54	216	15.1%	0.29	0	0.0%	0.00
Centennial	821	745	90.7%	0.39	76	9.3%	0.50	0	0.0%	0.00
Centerville	1,248	1,228	98.4%	0.54	20	1.6%	0.07	0	0.0%	0.00
Golden Lake	875	656	75.0%	0.51	205	23.4%	0.77	14	1.6%	14.00
Rice Lake	1,029	1,010	98.2%	0.44	19	1.8%	0.09	0	0.0%	0.00
Totals	5,402	4,852	89.8%	0.48	536	9.9%	0.32	14	0.3%	14.00

Analysis does NOT include 1,563 students who reside out-of-district

Centennial School District – Demographic, Housing, & Enrollment Analysis

STUDENT SOCIOECONOMICS – RACE/ETHNICITY, SPECIAL EDUCATION, FREE/REDUCED LUNCH & ENGLISH LEARNERS

Key Findings

Fall 2025 K-12 Students (Table 11A)

- The overall racial/ethnic makeup is:
 - *Asian* 8.8%
 - *Black* 8.7%
 - *Hispanic* 6.0%
 - *White* 69.5%
 - *Multi-Racial* 6.5%
- 16.7% of students are special education students
- 22.7% of students are eligible for free or reduced lunch
- 6.6% of students are English Language Learners
- Median Income is \$122,705

Table 11B summarizes socioeconomic information by school based on Fall 2025 student enrollment figures.

TABLE 11A: SOCIOECONOMIC ANALYSIS BY GRADE LEVEL (GRADES K-12)

Grade Level	Total Students	Asian	% Asian	Black	% Black	Hispanic	% Hispanic	White	% White	Multi-Racial	% Multi-Racial	Spec Ed	% Spec Ed	FRL	% FRL	ELL	% ELL	Median H.H. Income
Elementary (K-5)	2,837	295	10.4%	239	8.4%	168	5.9%	1,928	68.0%	194	6.8%	563	19.8%	666	23.5%	266	9.4%	\$122,042
Middle (6-8)	1,601	120	7.5%	146	9.1%	99	6.2%	1,136	71.0%	95	5.9%	248	15.5%	365	22.8%	74	4.6%	\$122,361
High (9-12)	2,079	159	7.6%	181	8.7%	125	6.0%	1,467	70.6%	137	6.6%	278	13.4%	447	21.5%	87	4.2%	\$123,875
Totals	6,517	574	8.8%	566	8.7%	392	6.0%	4,531	69.5%	426	6.5%	1,089	16.7%	1,478	22.7%	427	6.6%	\$122,705

TABLE 11B: SOCIOECONOMIC ANALYSIS BY SCHOOL

School	Total Students	Asian	% Asian	Black	% Black	Hispanic	% Hispanic	White	% White	Multi-Racial	% Multi-Racial	Spec Ed	% Spec Ed	FRL	% FRL	ELL	% ELL	Median H.H. Income
Blue Heron Elementary	693	79	11.4%	63	9.1%	29	4.2%	473	68.3%	47	6.8%	126	18.2%	190	27.4%	63	9.1%	\$112,922
Centennial Elementary	456	50	11.0%	93	20.4%	34	7.5%	238	52.2%	37	8.1%	90	19.7%	184	40.4%	75	16.4%	\$104,614
Centerville Elementary	641	87	13.6%	13	2.0%	21	3.3%	485	75.7%	34	5.3%	133	20.7%	76	11.9%	25	3.9%	\$152,034
Golden Lake Elementary	382	37	9.7%	43	11.3%	52	13.6%	213	55.8%	35	9.2%	84	22.0%	141	36.9%	73	19.1%	\$104,853
Rice Lake Elementary	665	42	6.3%	27	4.1%	32	4.8%	519	78.0%	41	6.2%	130	19.5%	75	11.3%	30	4.5%	\$124,463
Centennial Middle	1,601	120	7.5%	146	9.1%	99	6.2%	1,136	71.0%	95	5.9%	248	15.5%	365	22.8%	74	4.6%	\$122,361
Centennial High	2,079	159	7.6%	181	8.7%	125	6.0%	1,467	70.6%	137	6.6%	278	13.4%	447	21.5%	87	4.2%	\$123,875
Totals	6,517	574	8.8%	566	8.7%	392	6.0%	4,531	69.5%	426	6.5%	1,089	16.7%	1,478	22.7%	427	6.6%	\$122,705

HISTORICAL ENROLLMENT & FACILITY UTILIZATION ANALYSIS

Key Findings

Since School Year 2016-2017

- Overall K-12 enrollment grew 2.4% from 6,378 to 6,530 (**Table 13 & Map 22**)
- Elementary school (K-5) enrollment grew 0.1% from 2,839 to 2,843
- Middle school (6-8) enrollment grew 5.1% from 1,527 to 1,605
- High school (9-12) enrollment grew 3.5% from 2,012 to 2,082
- The overall average 4- year survival cohort was 100.9% (K-12)
 - Elementary (K-5): 101.9%
 - Middle (6-8): 102.3%
 - High (9-12): 98.6%

Capacity & Facility Utilization

- Overall K-12 Capacity was 7,027
 - Elementary (K-5): 3,324
 - Middle (6-8): 1,502
 - High (9-12): 2,186
- Overall K-12 Facility Utilization was 93.1% (**Map 23**)
 - Elementary (K-5): 85.5%
 - Middle (6-8): 106.7%
 - High (9-12): 95.2%

Centennial School District – Demographic, Housing, & Enrollment Analysis

Centennial Public Schools Historical Enrollment

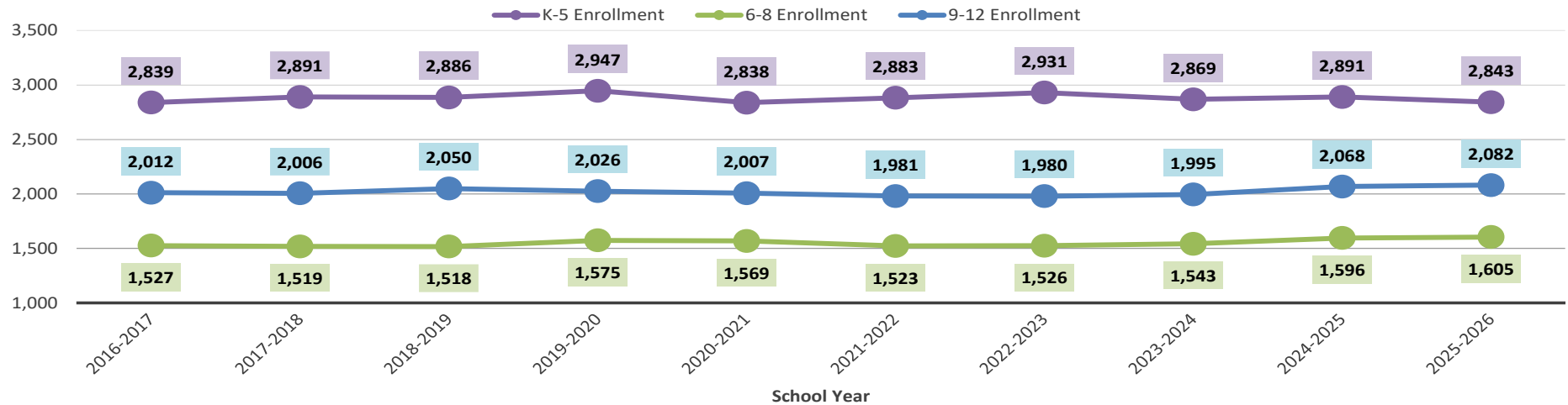
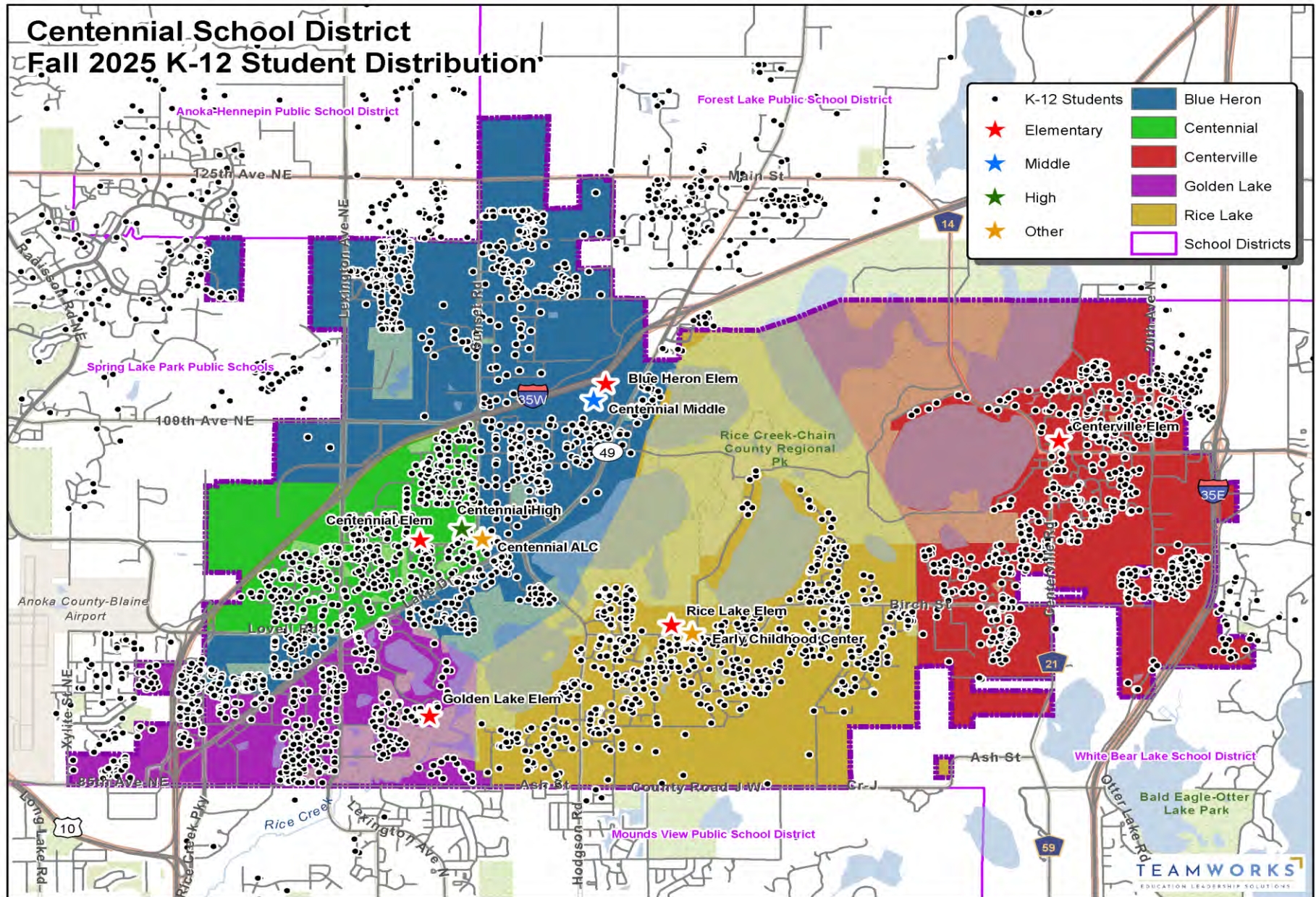


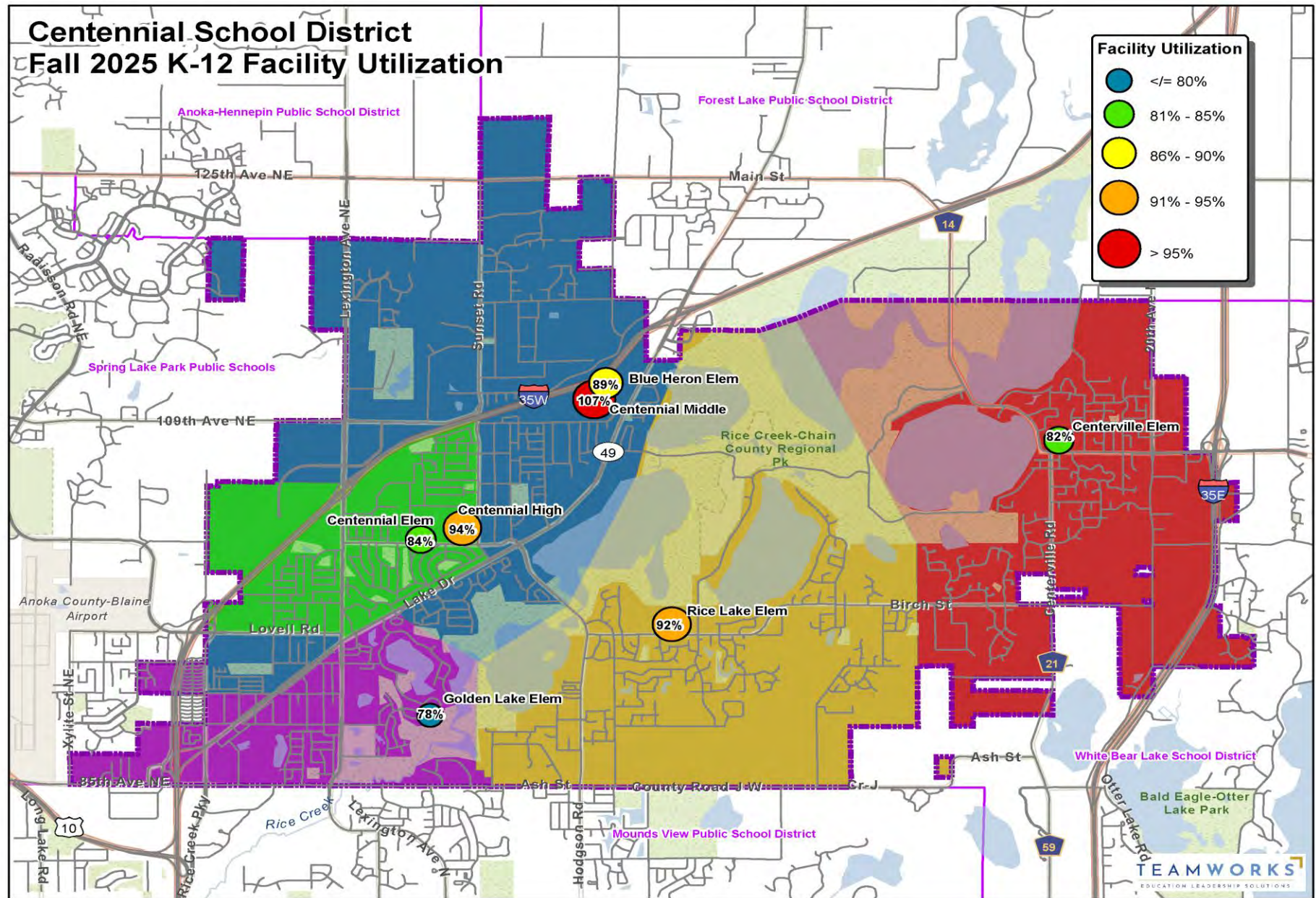
TABLE 17: CENTENNIAL SCHOOL DISTRICT HISTORICAL ENROLLMENT

Grade	Historical Enrollment									
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
K	461	457	465	495	420	480	456	437	475	436
1	436	465	474	475	491	425	494	456	452	482
2	496	448	474	494	473	495	447	496	456	474
3	460	513	465	483	497	489	515	463	509	466
4	512	482	519	469	485	511	500	525	469	505
5	474	526	489	531	472	483	519	492	530	480
6	482	502	530	521	519	480	504	534	520	538
7	530	493	510	543	516	520	493	516	540	525
8	515	524	478	511	534	523	529	493	536	542
9	533	533	530	497	508	531	534	531	526	549
10	494	527	526	524	488	492	524	515	533	514
11	475	490	510	514	513	472	482	499	517	527
12	510	456	484	491	498	486	440	450	492	492
Elementary School Totals	2,839	2,891	2,886	2,947	2,838	2,883	2,931	2,869	2,891	2,843
Middle School Totals	1,527	1,519	1,518	1,575	1,569	1,523	1,526	1,543	1,596	1,605
High School Totals	2,012	2,006	2,050	2,026	2,007	1,981	1,980	1,995	2,068	2,082
Total K - 12	6,378	6,416	6,454	6,548	6,414	6,387	6,437	6,407	6,555	6,530

NOTE: Projected numbers represent only Birth Rates & Survival Cohort represent by the red line in the below chart



Map 22: Fall 2025 Centennial Public School District Current Student Distribution (K-12)

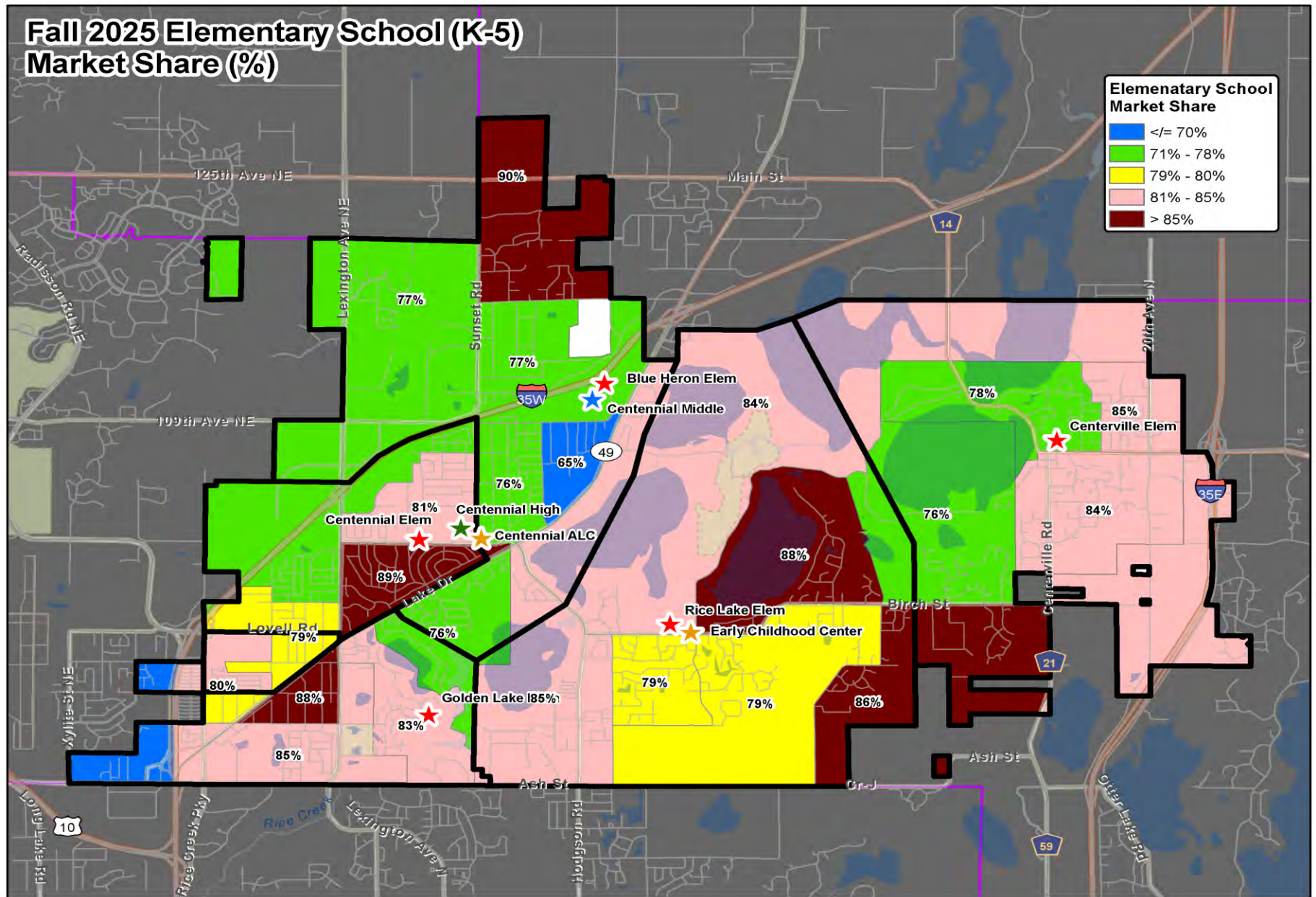


Map 23: K-12 Facility Utilization Fall 2025

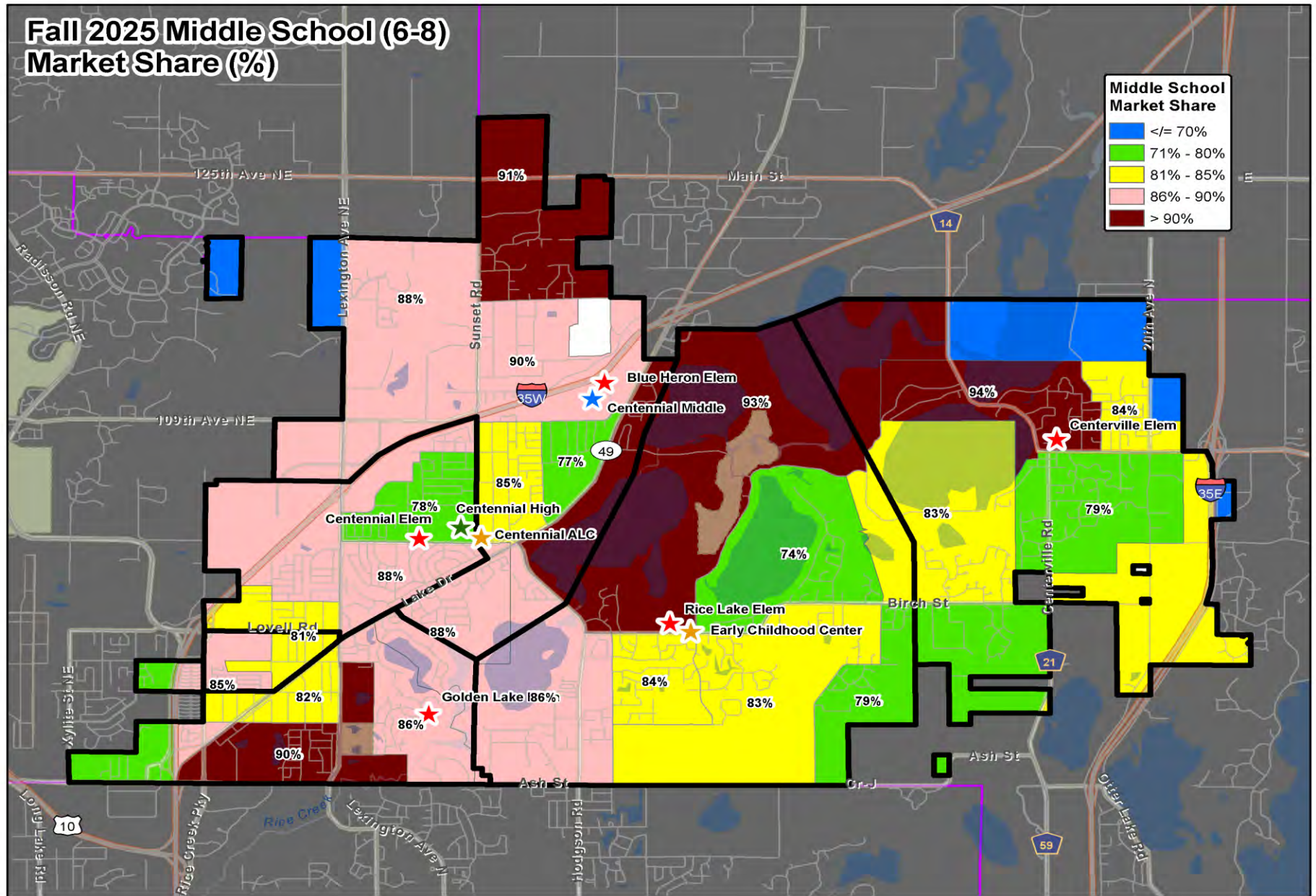
MARKET SHARE ANALYSIS

Key Findings

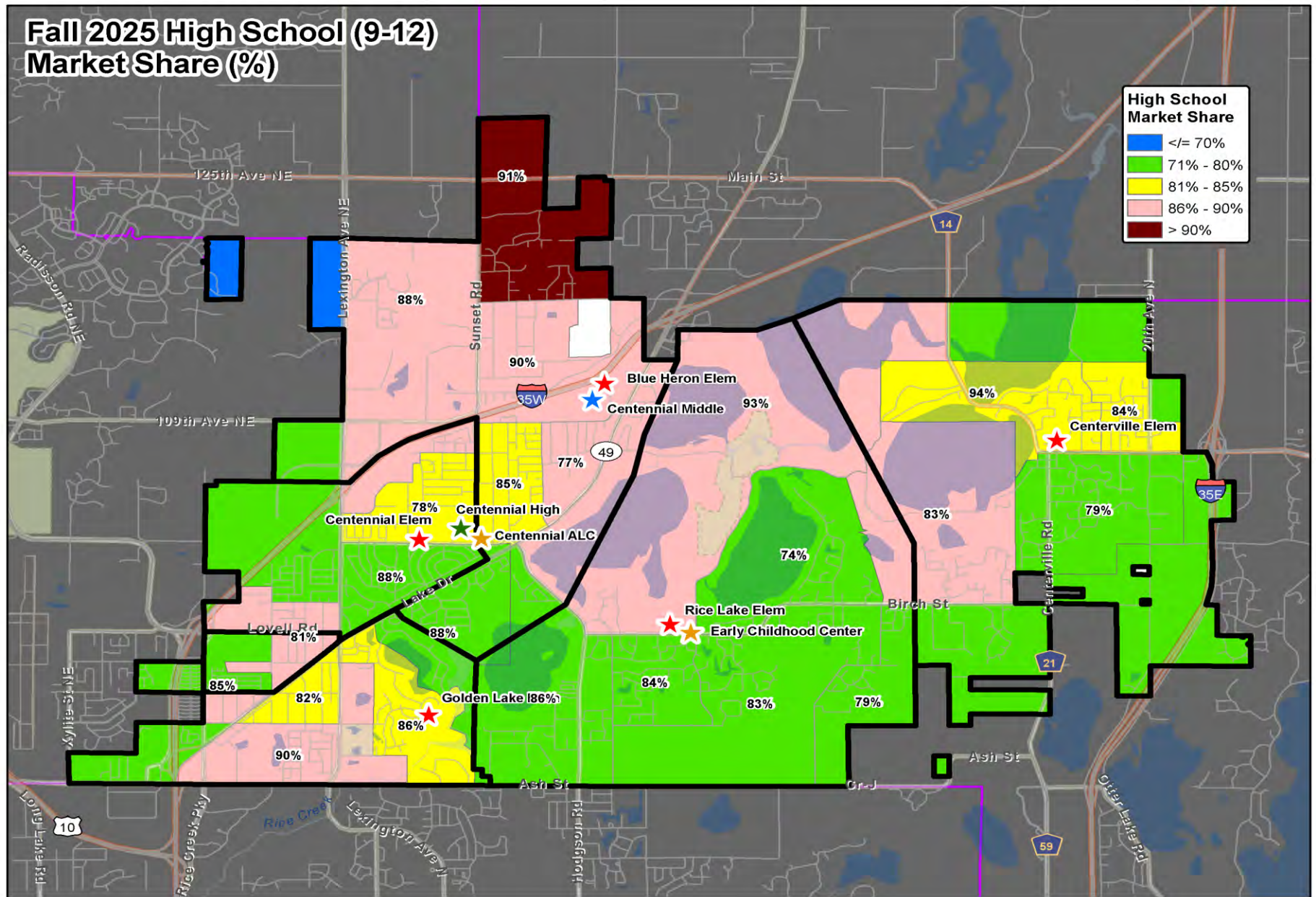
- Overall Resident K-12 district market share is 81.8%
 - Elementary (K-5): 2,261 (81.2% - **Map 24**)
 - Middle (6-8): 1,251 (83.6% - **Map 25**)
 - High (9-12): 1,615 (81.3% - **Maps 26**)
- 22.4% (1,563) of K-12 students enrolled at Centennial School District are non-resident students with more than 85% residing in the following districts:
 - Forest Lake: 459 (29.4%)
 - Anoka-Hennepin: 392 (25.1%)
 - Spring Lake Park: 305 (19.5%)
 - White Bear Lake: 180 (11.5%)
- Overall resident K-12 non-district market share is 18.2%:
 - Private School: 376 (6.0%)
 - Open Enroll Out: 346 (5.5%)
 - Charter School: 218 (3.5%)
 - Homeschool: 198 (3.2%)
- 376 resident students enrolled into a private school with nearly 35% attending the following schools:
 - St. Odilia: 36 (9.6%)
 - Legacy Christian Academy: 24 (6.4%)
 - Totino Grace: 23 (6.1%)
 - Concordia Academy: 22 (5.9%)
 - Hill Murray: 22 (5.9%)
- 346 resident students open enrolled into another school district with over 50% enrolling in the following districts:
 - Spring Lake Park: 71 (20.5%)
 - White Bear Lake: 61 (17.6%)
 - Mounds View: 53 (15.3%)
- 218 resident students enrolled in a charter school with nearly 25% attending the following schools:
 - Lakes Int'l Language Academy: 25 (11.5%)
 - Minnesota Connections Academy: 15 (6.9%)
 - Oak Hill Montessori: 12 (5.5%)



Map 24: Elementary School (K-5) Market Share Percentage by Census Block Group



Map 25: Middle School (6-8) Market Share Percentage by Census Block Group



Map 26: High School (9-12) Market Share Percentage by Census Block Group

Centennial School District – Demographic, Housing, & Enrollment Analysis

MARKET SHARE MODELING

For this analysis we set a market share target for each Census Block Group at 85%. Census Block Groups currently deficient were identified at the elementary, middle, and high school grade levels. Those neighborhoods that are currently equal to or above the 85% target retained their current market share values. The results of this analysis are shown in **Table 15**.

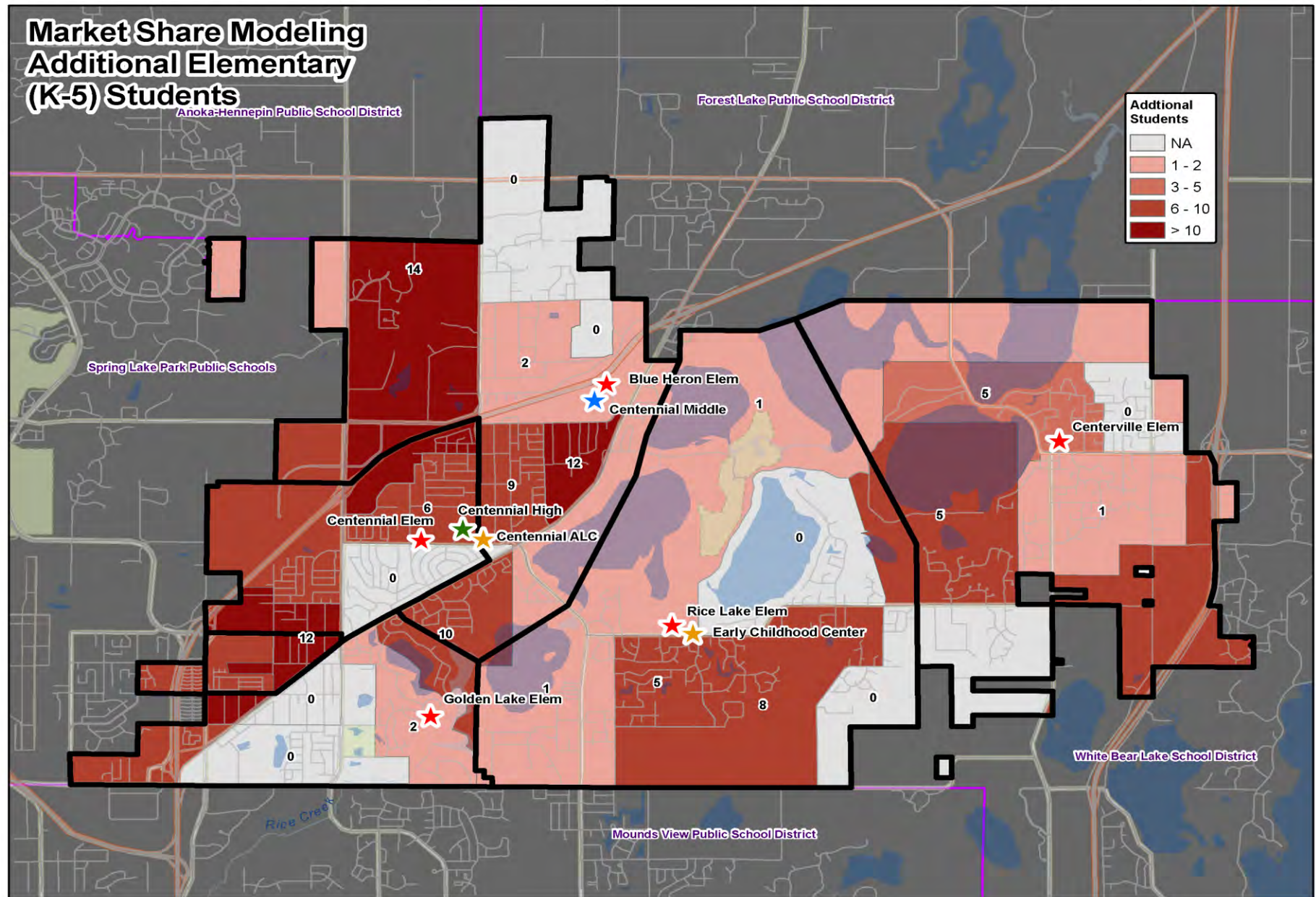
Key Findings if Market Share Targets Were Attained

- The district would gain an additional 253 students
 - Elementary (K-5): 120 (**Map 30**)
 - Middle (6-8): 41 (**Map 31**)
 - High (9-12): 92 (**Map 32**)
- Overall Resident K-12 district market share would be 85.9%
 - Elementary (K-5): 85.5%
 - Middle (6-8): 86.5%
 - High (9-12): 86.0%

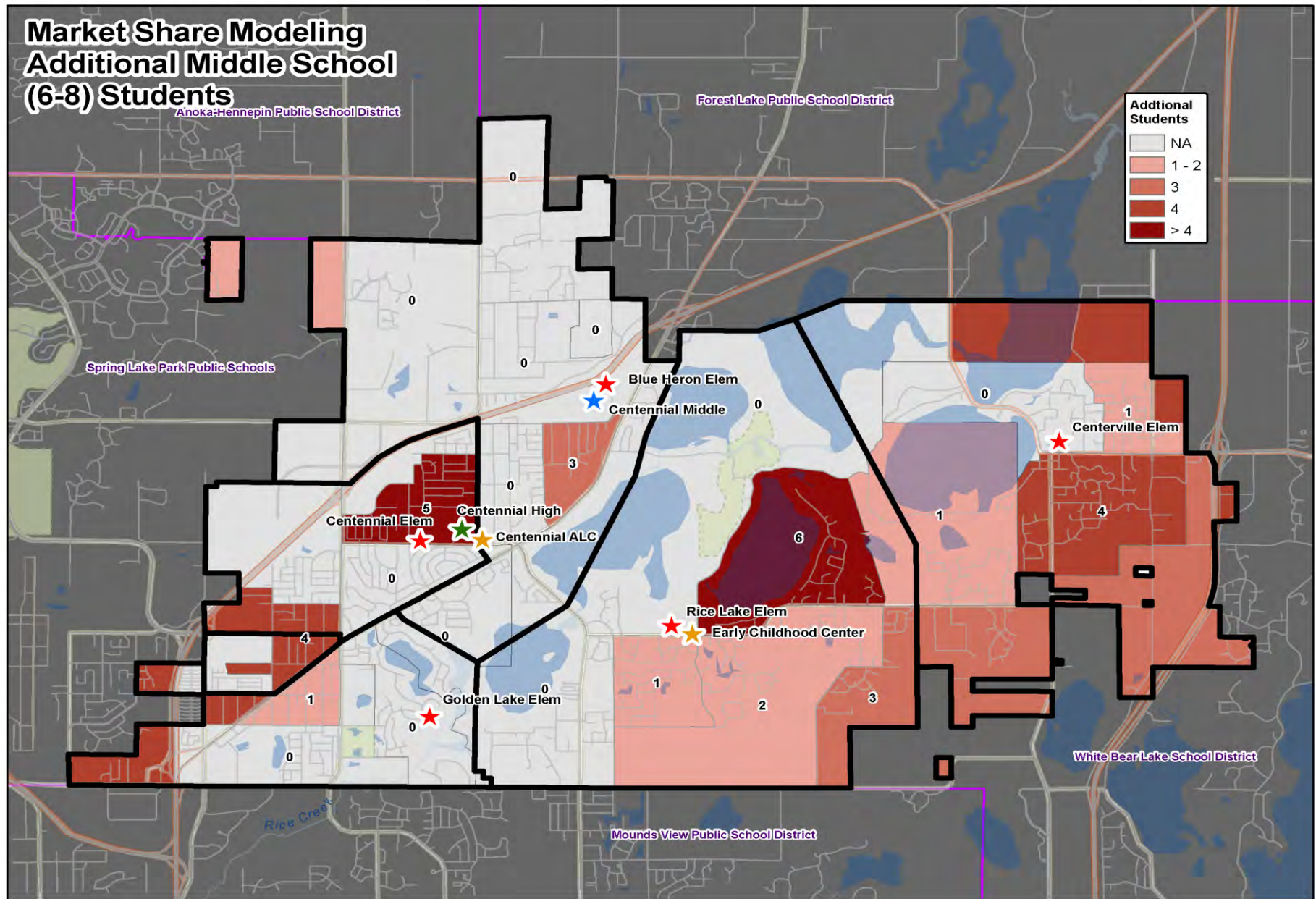
The results of this analysis will be utilized later in this report to project future overall student enrollment figures.

TABLE 15: K-12 MODELED MARKET SHARE BY ATTENDANCE AREA

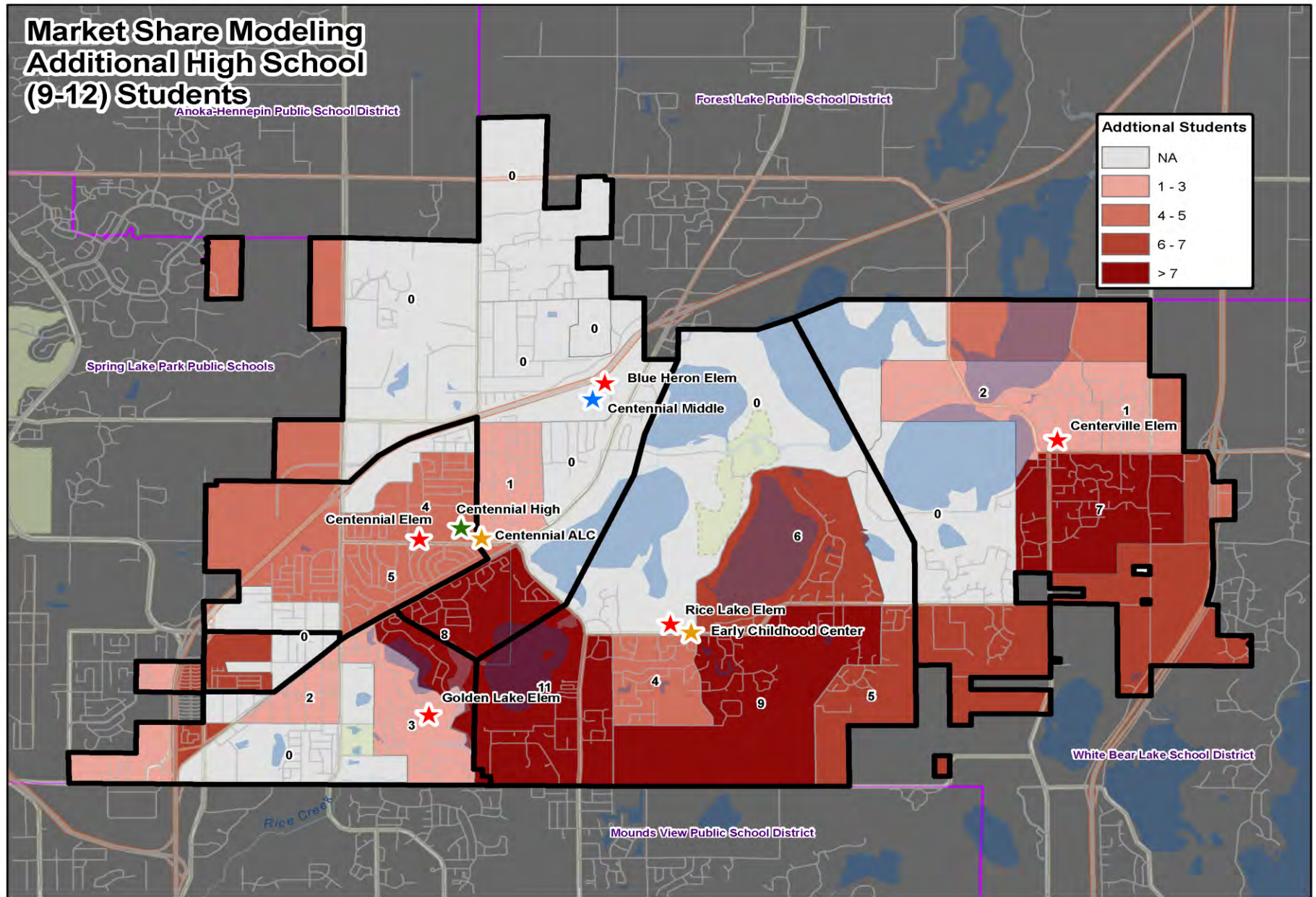
Attendance Area	Current Resident Students	Current Market Share %	Additional Students	Change in Market Share %
Blue Heron Elementary	707	78.0%	65	85.2%
Centennial Elementary	281	82.6%	13	86.5%
Centerville Elementary	589	82.4%	20	85.2%
Golden Lake Elementary	245	83.1%	8	85.8%
Rice Lake Elementary	439	82.8%	14	85.5%
Centennial Middle	1,251	83.7%	41	86.5%
Centennial High	1,615	81.4%	92	86.0%
Elementary School Totals	2,261	81.2%	120	85.5%
Middle School Totals	1,251	83.6%	41	86.5%
High School Totals	1,615	81.3%	92	86.0%
District Totals	5,127	81.8%	253	85.9%



Map 30: Market Share Modeling Additional Elementary (K-5) Students by Census Block



Map 31: Market Share Modeling Additional Middle (6-8) Students by Census Block



Map 32: Market Share Modeling Additional High (9-12) Students by Census Block

Centennial School District – Demographic, Housing, & Enrollment Analysis

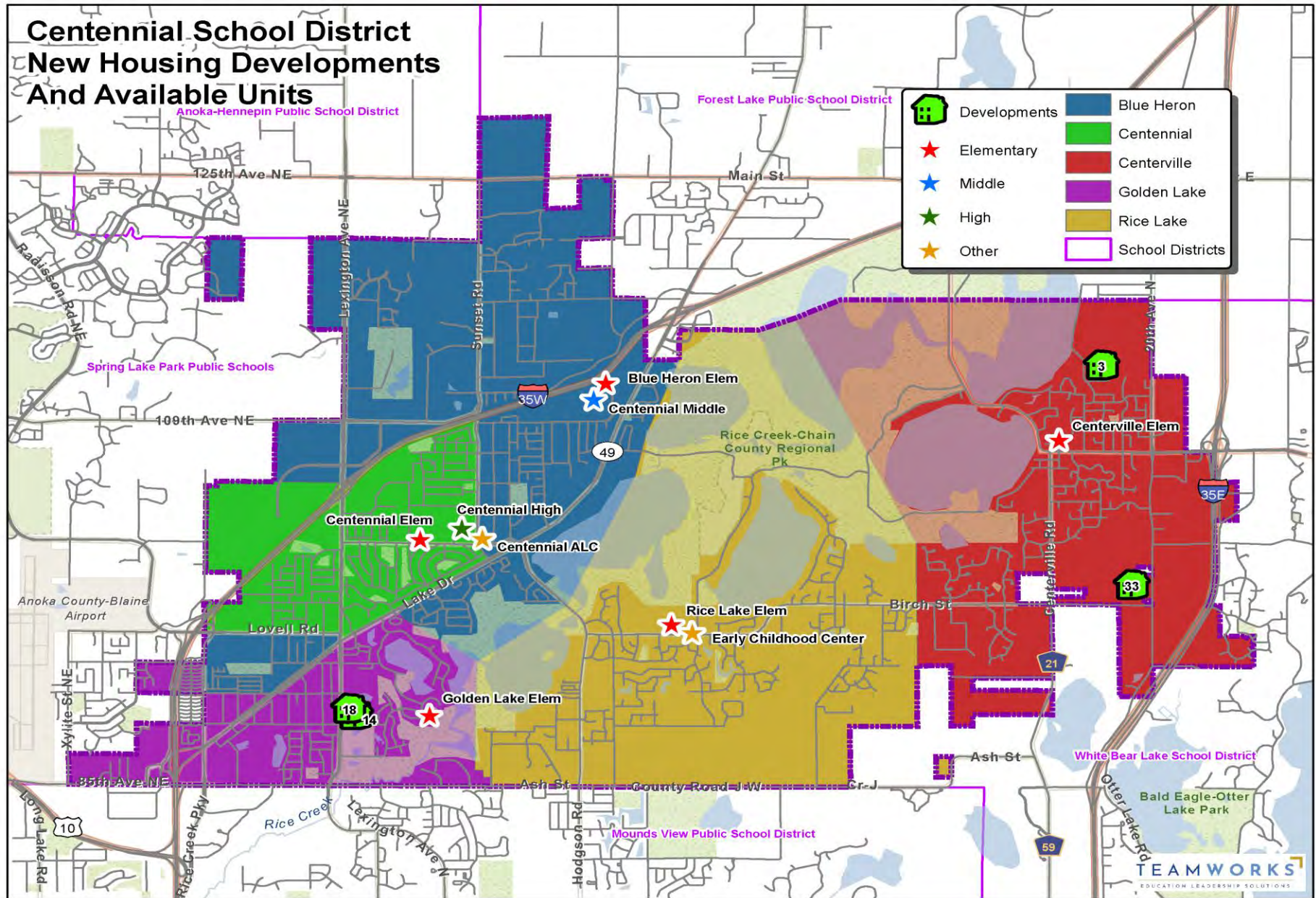
NEW HOUSING DEVELOPMENT ANALYSIS

New housing developments may have an impact on student enrollment in specific areas of the district (**Map 33**). **Table 16** lists the estimated total number of known housing development units that will become available within each elementary attendance area in the next 5 years. The total number of potential school children enrolling in the district was then calculated based on this information. This analysis utilizes the following assumptions:

- Estimated school-age children were based on an overall student yield of 0.54 for the Centerville attendance area, and 0.51 for the Golden Lake attendance area. (derived from figures in Table 10 above)
- The district capture rate of these estimated school-age children will be distributed among the elementary, middle, and high school levels at a ratio of 44.1% to elementary, 24.4% to middle, and 31.5% to high school (*note – these figures were derived from 10 years of historical enrollment data*)
- Children from new housing developments were distributed evenly across each grade and grade level over 5 years
- Based on the assumptions described above, it is estimated that Centennial Area Public Schools could potentially gain 36 students (16 elementary, 9 middle, & 11 high) from new housing development in the next 5 years

TABLE 16: POTENTIAL HOUSING UNITS & ESTIMATED SCHOOL-AGE CHILDREN BY ELEMENTARY SCHOOL ATTENDANCE AREA

Attendance Areas	Estimated Housing Units			Estimated Centerville Public Schools Student Capture			
	Total Housing Units	Single-Family Homes	Townhomes- Condos-Multi Family- Apartments	Total Students	Total Elementary Students	Total Middle Students	Total High Students
Blue Heron	0	0	0	0	0	0	0
Centennial	0	0	0	0	0	0	0
Centerville	36	36	0	19	9	5	6
Golden Lake	32	32	0	16	7	4	5
Rice Lake	0	0	0	0	0	0	0
Totals	68	68	0	36	16	9	11



Map 33: Known New Housing Development Type and Available Units

PROJECTED ENROLLMENT ESTIMATES

The following analysis presents four different enrollment projection scenarios for the district over the next 10 years, where the first scenario acts as a base for the other three scenarios. In the first scenario, enrollment projections for kindergarten were derived by utilizing resident birth data. Projected enrollments for grades 1 through 12 were then calculated by employing a cohort survival methodology for each grade. This scenario is labeled “Birth Rates & Survival Cohort” in the charts below. In the second scenario, we employ student yield figures from new housing developments (see Table 16) to show how new development would impact enrollment at 100% buildout. The second scenario is labeled “Future Development Gains” in the charts below. The third scenario (labeled “Market Share Gains”) accounts for any additional students gained from our market share modeling described above (see Table 15). The fourth scenario combines scenarios two and three and reflects buildout of new development plus market share target gains (labeled “Combined”). ***Note that all enrollment models assume that all known new housing development gains, and all new market share gains will be realized over the next 10 years.***

Key Findings

- Overall K-12 Enrollment (**Chart 1**):
 - Birth Rates & Survival Cohort – grow 0.6% to 6,571
 - Future Development Gains – grow 1.2% to 6,607
 - Market Share Gains – grow 4.5% to 6,824
 - Combined – grow 5.1% to 6,860
- Overall K-5 Enrollment (**Chart 2**):
 - Birth Rates & Survival Cohort – decline 1.3% to 2,807
 - Future Development Gains – decline 0.7% to 2,823
 - Market Share Gains – grow 2.9% to 2,927
 - Combined – grow 3.5% to 2,943
- Overall 6-8 Enrollment (**Chart 3**):
 - Birth Rates & Survival Cohort – grow 2.1% to 1,638
 - Future Development Gains - grow 2.6% to 1,647
 - Market Share Gains – grow 4.6% to 1,679
 - Combined – grow 5.2% to 1,688
- Overall 9-12 Enrollment (**Chart 4**):
 - Birth Rates & Survival Cohort –grow 2.1% to 2,126
 - Future Development Gains – grow 2.7% to 2,137
 - Market Share Gains – grow 6.6% to 2,218
 - Combined – grow 7.1% to 2,229

Appendix 1 shows projected enrollment charts for each individual school.

Centennial School District – Demographic, Housing, & Enrollment Analysis

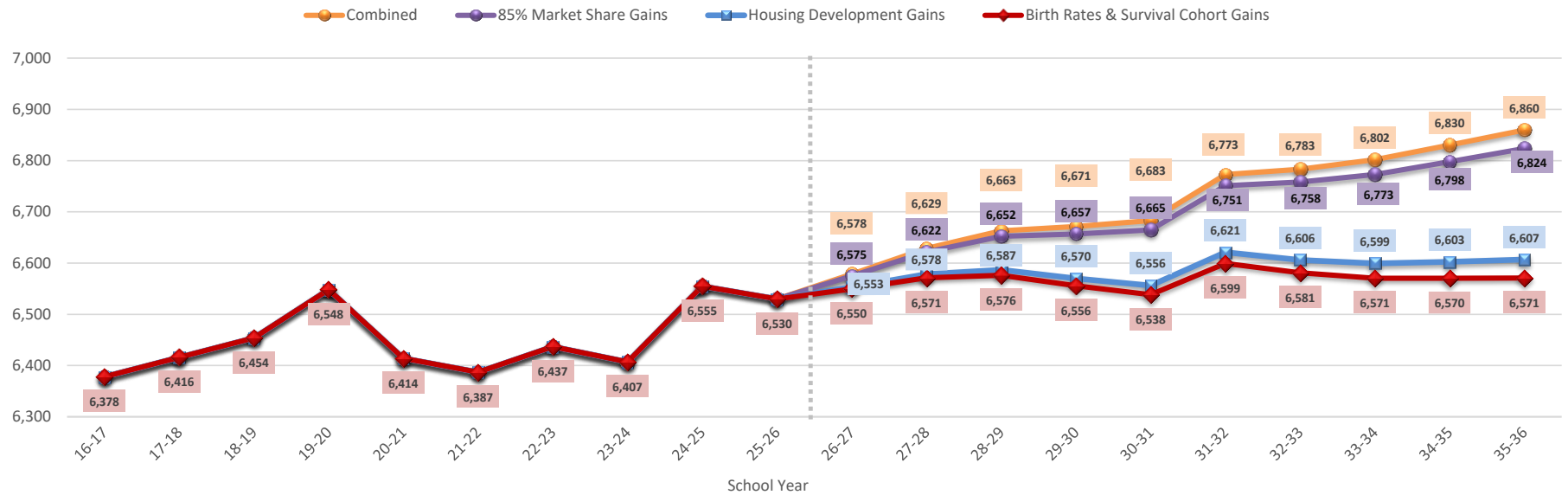
TABLE 17: CENTENNIAL SCHOOL DISTRICT HISTORICAL ENROLLMENT

Grade	Historical Enrollment										Projected Enrollment									
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
K	461	457	465	495	420	480	456	437	475	436	472	478	443	443	444	443	443	443	443	443
1	436	465	474	475	491	425	494	456	452	482	445	482	488	453	453	454	453	453	453	453
2	496	448	474	494	473	495	447	496	456	474	495	457	495	502	465	465	466	465	465	465
3	460	513	465	483	497	489	515	463	509	466	488	508	469	507	514	476	475	477	476	476
4	512	482	519	469	485	511	500	525	469	505	473	494	516	475	514	521	483	482	484	483
5	474	526	489	531	472	483	519	492	530	480	510	479	499	520	479	518	526	487	485	487
6	482	502	530	521	519	480	504	534	520	538	496	526	495	515	537	537	537	537	537	537
7	530	493	510	543	516	520	493	516	540	525	548	505	536	504	525	546	546	546	546	546
8	515	524	478	511	534	523	529	493	536	542	533	556	512	544	511	533	555	555	555	555
9	533	533	530	497	508	531	534	531	526	549	549	540	563	519	551	551	551	551	551	551
10	494	527	526	524	488	492	524	515	533	514	540	540	531	554	510	542	542	542	542	542
11	475	490	510	514	513	472	482	499	517	527	504	530	529	521	543	500	531	531	531	531
12	510	456	484	491	498	486	440	450	492	492	498	477	501	501	492	514	473	503	503	503
Elementary School Totals	2,839	2,891	2,886	2,947	2,838	2,883	2,931	2,869	2,891	2,843	2,882	2,898	2,909	2,899	2,869	2,877	2,846	2,806	2,806	2,807
Middle School Totals	1,527	1,519	1,518	1,575	1,569	1,523	1,526	1,543	1,596	1,605	1,576	1,587	1,543	1,563	1,573	1,616	1,638	1,638	1,638	1,638
High School Totals	2,012	2,006	2,050	2,026	2,007	1,981	1,980	1,995	2,068	2,082	2,091	2,086	2,124	2,094	2,097	2,107	2,097	2,126	2,126	2,126
Total K - 12	6,378	6,416	6,454	6,548	6,414	6,387	6,437	6,407	6,555	6,530	6,550	6,571	6,576	6,556	6,538	6,599	6,581	6,571	6,570	6,571

NOTE: Projected numbers represent only Birth Rates & Survival Cohort represent by the red line in the below chart

Centennial School District – Demographic, Housing, & Enrollment Analysis

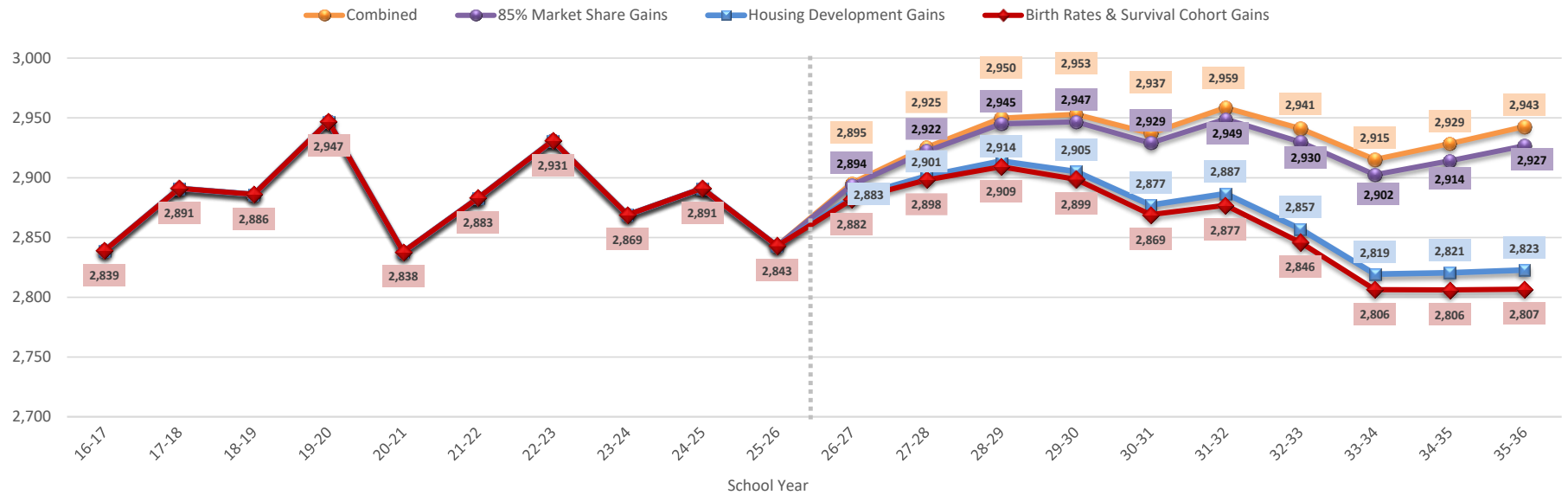
Chart 1: Total Student Enrollment (K-12)



*Capacity 7,012	Current	Birth Rates & Survival Cohort Only	Housing Developments	Market Share Gains of 85%	All Models Combined
Capacity (%) 2030-2031	93.1%	93.2%	93.5%	95.0%	95.3%
Capacity (%) 2035-2036	93.1%	93.7%	94.2%	97.3%	97.8%

Centennial School District – Demographic, Housing, & Enrollment Analysis

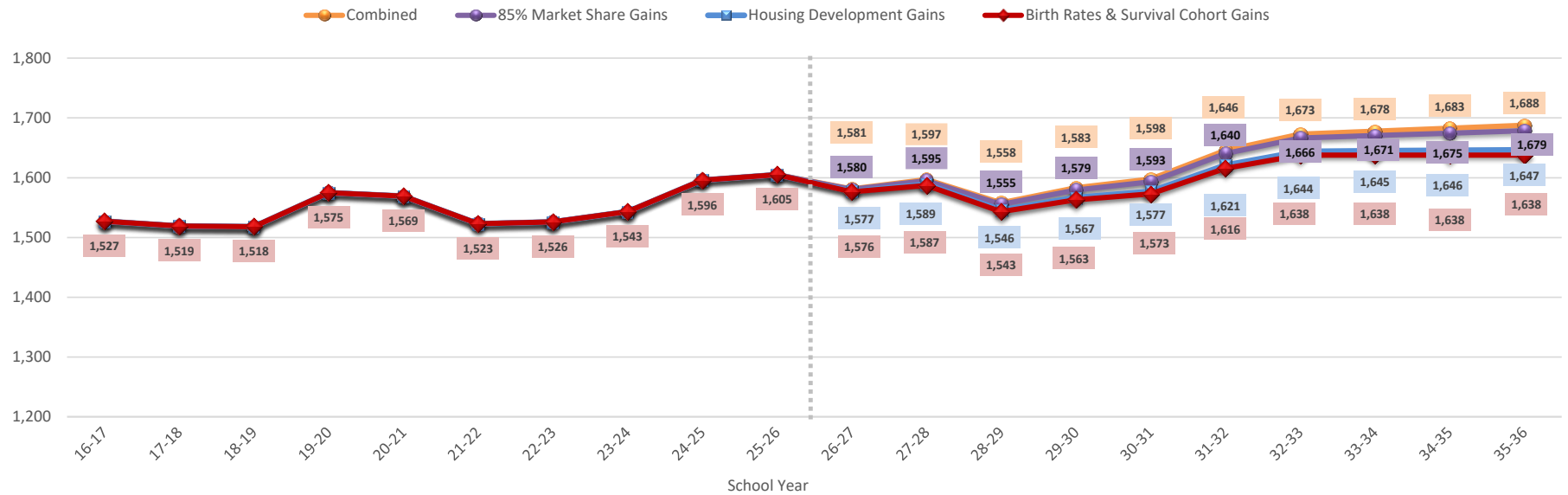
Chart 2: Total Student Enrollment (K-5)



*Capacity 3,324	Current	Birth Rates & Survival Cohort Only	Housing Developments	Market Share Gains of 85%	All Models Combined
Capacity (%) 2030-2031	85.5%	86.3%	86.6%	88.1%	88.4%
Capacity (%) 2035-2036	85.5%	84.4%	84.9%	88.0%	88.5%

Centennial School District – Demographic, Housing, & Enrollment Analysis

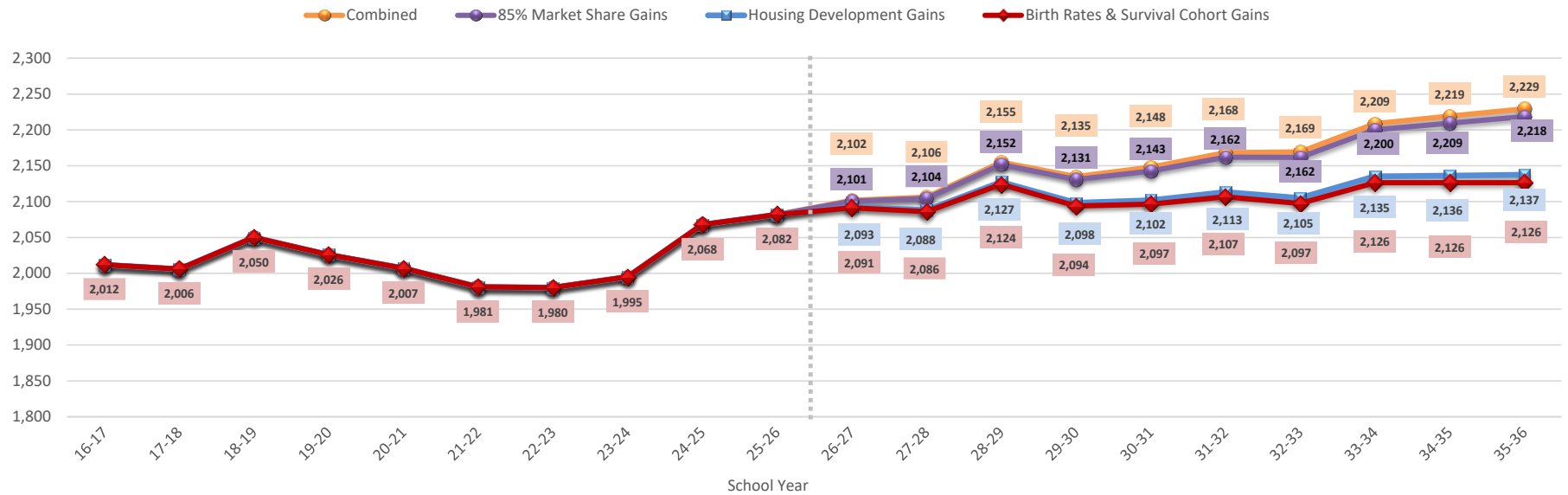
Chart 3: Total Student Enrollment (6-8)



*Capacity 1,502	Current	Birth Rates & Survival Cohort Only	Housing Developments	Market Share Gains of 85%	All Models Combined
Capacity (%) 2030-2031	106.9%	104.7%	105.0%	106.1%	106.4%
Capacity (%) 2035-2036	106.9%	109.0%	109.6%	111.8%	112.4%

Centennial School District – Demographic, Housing, & Enrollment Analysis

Chart 4: Total Student Enrollment (9-12)



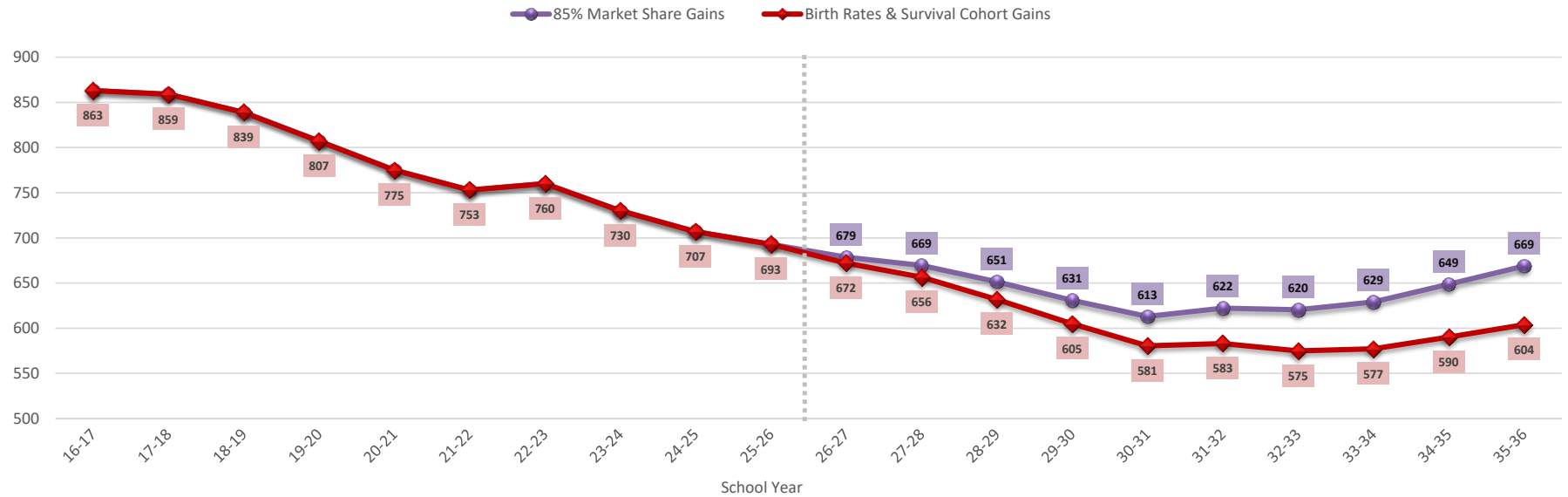
*Capacity 2,186	Current	Birth Rates & Survival Cohort Only	Housing Developments	Market Share Gains of 85%	All Models Combined
Capacity (%) 2030-2031	95.2%	95.9%	96.2%	98.0%	98.3%
Capacity (%) 2035-2036	95.2%	97.3%	97.8%	101.5%	102.0%

APPENDIX 1

Historical & Projected Student Enrollment For Individual Elementary Schools

Centennial School District – Demographic, Housing, & Enrollment Analysis

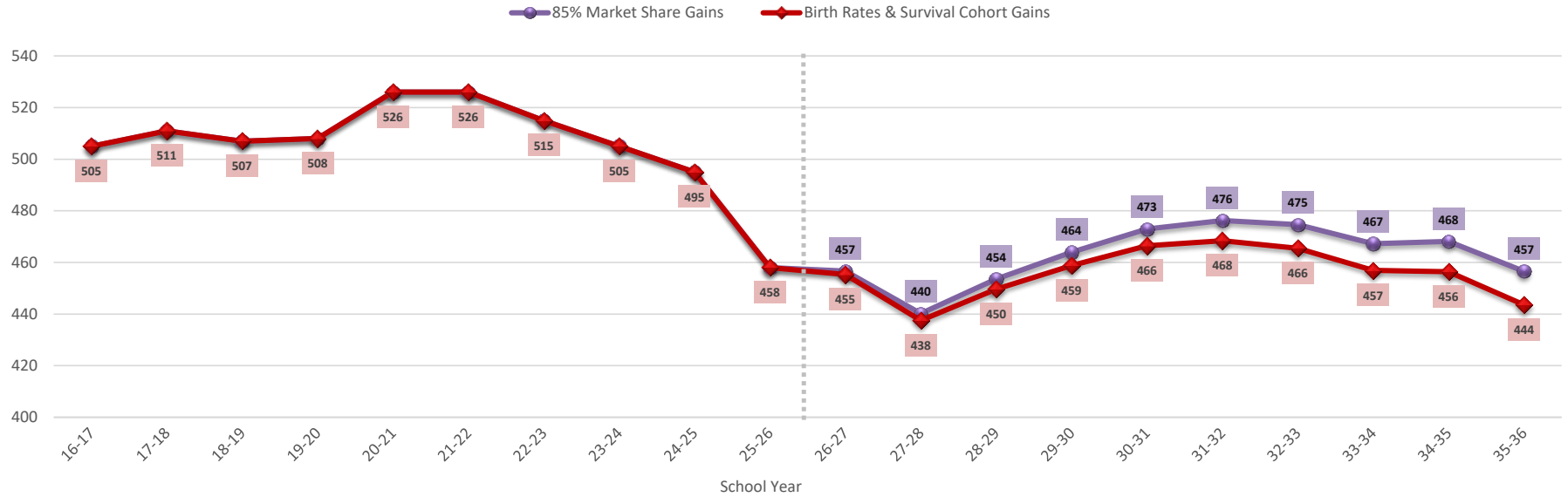
Blue Heron Elementary: Total Student Enrollment



*Capacity 780	Current	Birth Rates & Survival Cohort Only	Market Share Gains of 85%
Capacity (%) 2030-2031	88.8%	74.4%	78.6%
Capacity (%) 2035-2036	88.8%	77.4%	85.7%

Centennial School District – Demographic, Housing, & Enrollment Analysis

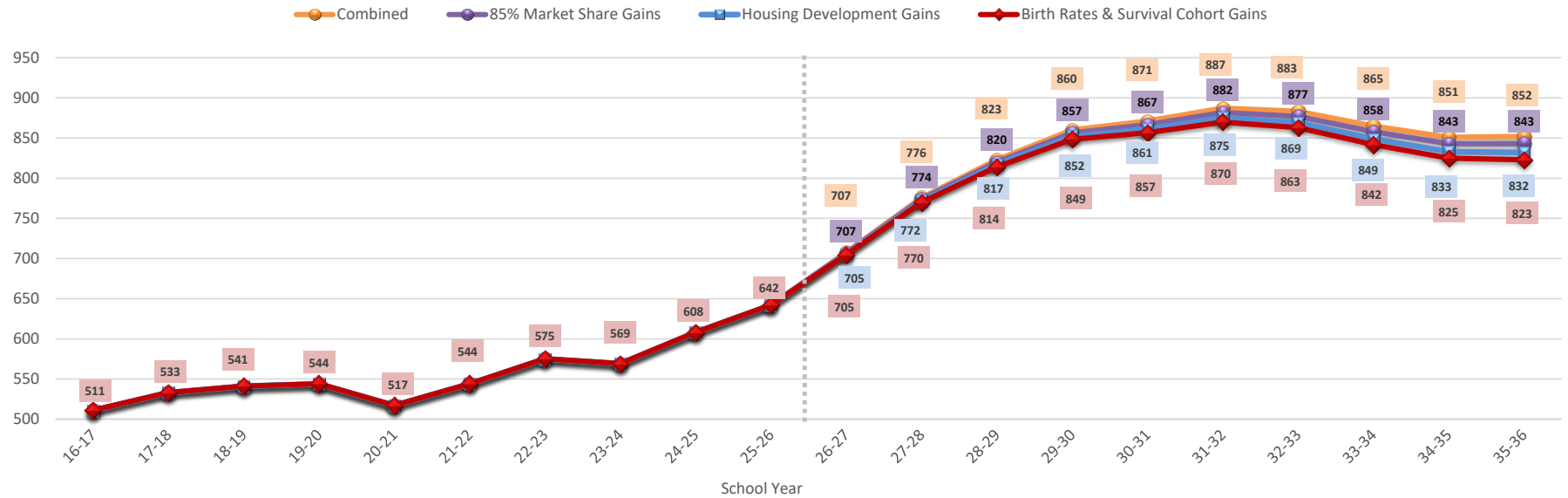
Centennial Elementary: Total Student Enrollment



*Capacity 543	Current	Birth Rates & Survival Cohort Only	Market Share Gains of 85%
Capacity (%) 2030-2031	84.3%	85.9%	87.1%
Capacity (%) 2035-2036	84.3%	81.7%	84.1%

Centennial School District – Demographic, Housing, & Enrollment Analysis

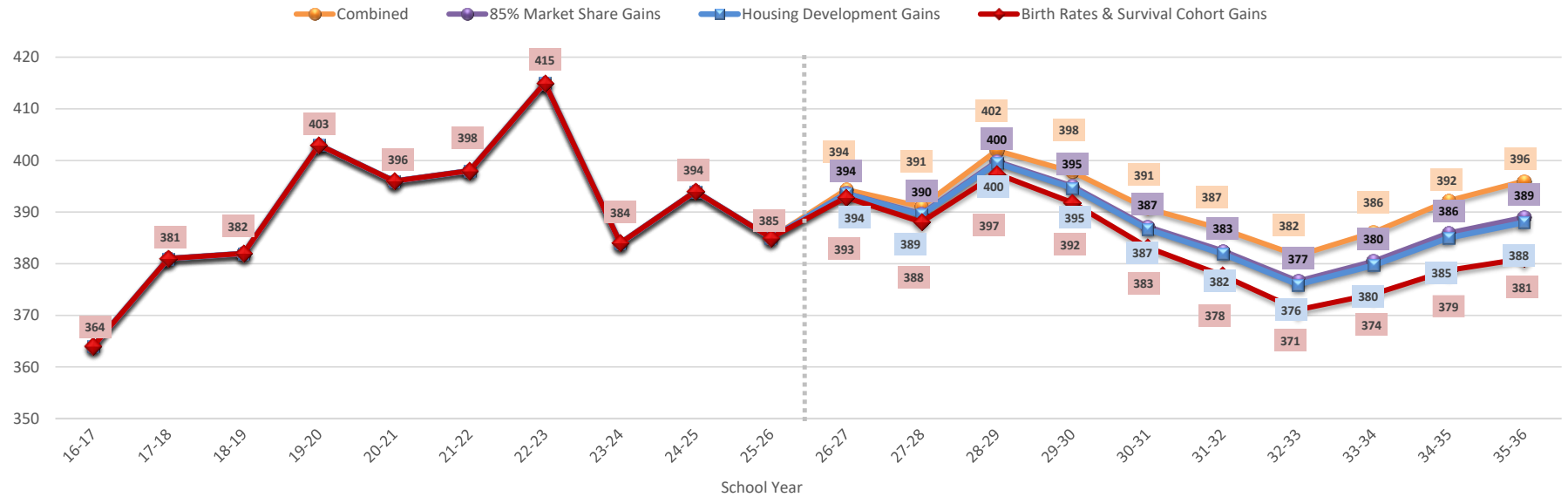
Centerville Elementary: Total Student Enrollment



*Capacity 780	Current	Birth Rates & Survival Cohort Only	Housing Developments	Market Share Gains of 85%	All Models Combined
Capacity (%) 2030-2031	82.3%	109.8%	110.4%	111.1%	111.7%
Capacity (%) 2035-2036	82.3%	105.5%	106.7%	108.1%	109.2%

Centennial School District – Demographic, Housing, & Enrollment Analysis

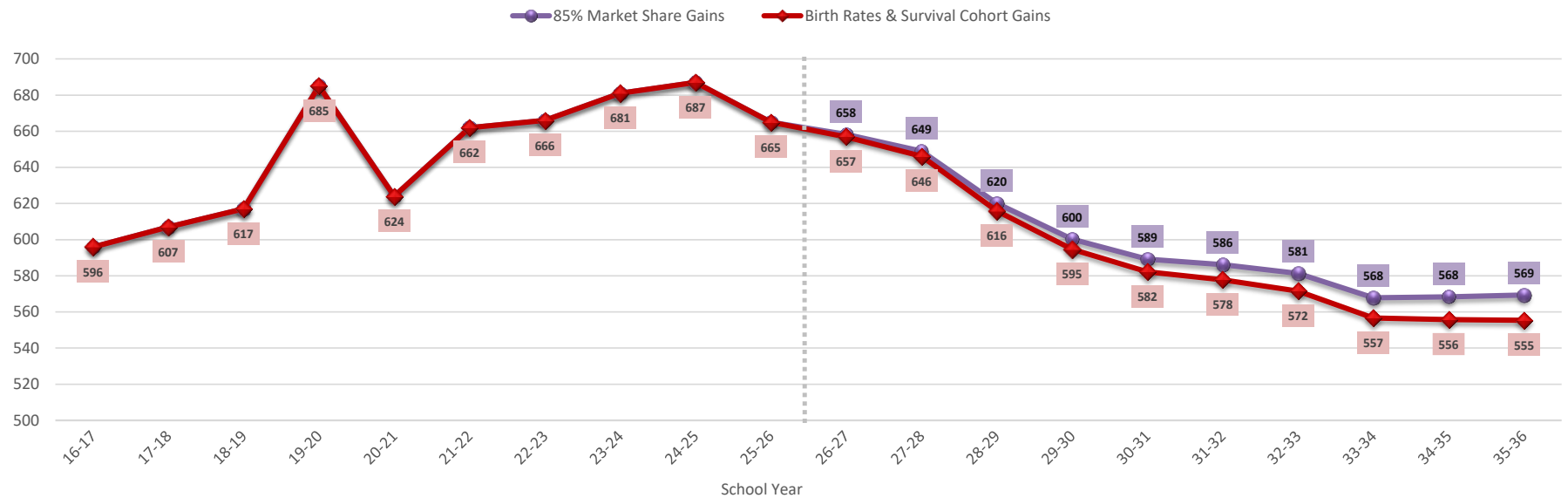
Golden Lake Elementary: Total Student Enrollment



*Capacity 495	Current	Birth Rates & Survival Cohort Only	Housing Developments	Market Share Gains of 85%	All Models Combined
Capacity (%) 2030-2031	77.8%	77.4%	78.1%	78.2%	78.9%
Capacity (%) 2035-2036	77.8%	77.0%	78.4%	78.6%	80.0%

Centennial School District – Demographic, Housing, & Enrollment Analysis

Rice Lake Elementary: Total Student Enrollment



*Capacity 726	Current	Birth Rates & Survival Cohort Only	Market Share Gains of 85%
Capacity (%) 2030-2031	91.6%	80.2%	81.2%
Capacity (%) 2035-2036	91.6%	76.5%	78.4%