



Executive Summary

6 Denny Rd, Wilmington, Delaware, 19809
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.75445
Longitude: -75.50527

	1 mile	3 miles	5 miles
Population			
2000 Population	8,273	75,890	175,905
2010 Population	7,906	73,993	173,616
2020 Population	8,209	75,734	177,912
2025 Population	8,290	76,118	179,759
2000-2010 Annual Rate	-0.45%	-0.25%	-0.13%
2010-2020 Annual Rate	0.37%	0.23%	0.24%
2020-2025 Annual Rate	0.20%	0.10%	0.21%
2020 Male Population	47.3%	47.7%	48.0%
2020 Female Population	52.7%	52.3%	52.0%
2020 Median Age	41.1	39.3	39.7

In the identified area, the current year population is 177,912. In 2010, the Census count in the area was 173,616. The rate of change since 2010 was 0.24% annually. The five-year projection for the population in the area is 179,759 representing a change of 0.21% annually from 2020 to 2025. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 41.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	56.5%	39.0%	50.8%
2020 Black Alone	35.6%	52.4%	37.3%
2020 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2020 Asian Alone	3.0%	2.5%	3.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	1.6%	2.9%	5.6%
2020 Two or More Races	3.0%	2.8%	2.9%
2020 Hispanic Origin (Any Race)	5.7%	7.7%	12.8%

Persons of Hispanic origin represent 12.8% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	76	76	94
2000 Households	3,568	30,574	69,787
2010 Households	3,610	30,686	69,719
2020 Total Households	3,807	31,640	71,705
2025 Total Households	3,871	31,939	72,673
2000-2010 Annual Rate	0.12%	0.04%	-0.01%
2010-2020 Annual Rate	0.52%	0.30%	0.27%
2020-2025 Annual Rate	0.33%	0.19%	0.27%
2020 Average Household Size	2.13	2.30	2.42

The household count in this area has changed from 69,719 in 2010 to 71,705 in the current year, a change of 0.27% annually. The five-year projection of households is 72,673, a change of 0.27% annually from the current year total. Average household size is currently 2.42, compared to 2.43 in the year 2010. The number of families in the current year is 42,613 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2020 Percent of Income for Mortgage	15.7%	19.9%	18.1%
Median Household Income			
2020 Median Household Income	\$59,462	\$48,740	\$55,906
2025 Median Household Income	\$61,739	\$51,206	\$59,137
2020-2025 Annual Rate	0.75%	0.99%	1.13%
Average Household Income			
2020 Average Household Income	\$81,197	\$75,343	\$83,912
2025 Average Household Income	\$85,585	\$80,277	\$90,629
2020-2025 Annual Rate	1.06%	1.28%	1.55%
Per Capita Income			
2020 Per Capita Income	\$36,780	\$31,529	\$33,970
2025 Per Capita Income	\$38,981	\$33,730	\$36,800
2020-2025 Annual Rate	1.17%	1.36%	1.61%

Households by Income

Current median household income is \$55,906 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$59,137 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$83,912 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$90,629 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$33,970 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,800 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	149	113	125
2000 Total Housing Units	3,967	33,886	75,872
2000 Owner Occupied Housing Units	2,125	16,751	44,263
2000 Renter Occupied Housing Units	1,443	13,824	25,524
2000 Vacant Housing Units	399	3,311	6,085
2010 Total Housing Units	4,099	34,697	77,074
2010 Owner Occupied Housing Units	2,271	16,350	42,972
2010 Renter Occupied Housing Units	1,339	14,336	26,747
2010 Vacant Housing Units	489	4,011	7,355
2020 Total Housing Units	4,288	35,774	79,679
2020 Owner Occupied Housing Units	2,173	15,356	40,966
2020 Renter Occupied Housing Units	1,633	16,283	30,740
2020 Vacant Housing Units	481	4,134	7,974
2025 Total Housing Units	4,362	36,265	81,091
2025 Owner Occupied Housing Units	2,186	15,225	40,689
2025 Renter Occupied Housing Units	1,685	16,714	31,983
2025 Vacant Housing Units	491	4,326	8,418

Currently, 51.4% of the 79,679 housing units in the area are owner occupied; 38.6%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 77,074 housing units in the area - 55.8% owner occupied, 34.7% renter occupied, and 9.5% vacant. The annual rate of change in housing units since 2010 is 1.49%. Median home value in the area is \$241,892, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.75% annually to \$251,084.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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