

Executive Summary

1707 Concord Pike, Wilmington, Delaware, 19803
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 39.78514
 Longitude: -75.54540

	1 mile	3 miles	5 miles
Population			
2010 Population	7,024	91,290	183,157
2020 Population	7,274	93,344	188,580
2025 Population	7,129	95,053	190,320
2030 Population	7,003	95,360	190,154
2010-2020 Annual Rate	0.35%	0.22%	0.29%
2020-2025 Annual Rate	-0.38%	0.35%	0.18%
2025-2030 Annual Rate	-0.36%	0.06%	-0.02%
2020 Male Population	47.3%	47.1%	47.7%
2020 Female Population	52.7%	52.9%	52.3%
2020 Median Age	46.2	41.1	40.0
2025 Male Population	48.3%	47.9%	48.4%
2025 Female Population	51.7%	52.1%	51.6%
2025 Median Age	46.5	41.7	40.8

In the identified area, the current year population is 190,320. In 2020, the Census count in the area was 188,580. The rate of change since 2020 was 0.18% annually. The five-year projection for the population in the area is 190,154 representing a change of -0.02% annually from 2025 to 2030. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 40.8, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	80.2%	50.8%	50.8%
2025 Black Alone	5.6%	35.2%	30.8%
2025 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2025 Asian Alone	5.8%	3.9%	4.9%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	1.4%	3.2%	5.5%
2025 Two or More Races	6.7%	6.7%	7.6%
2025 Hispanic Origin (Any Race)	5.0%	8.0%	12.1%

Persons of Hispanic origin represent 12.1% of the population in the identified area compared to 19.7% 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 71.3 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	218	121	117
2010 Households	2,912	38,232	74,142
2020 Households	2,980	39,788	78,342
2025 Households	2,987	41,591	81,170
2030 Households	2,975	42,444	82,469
2010-2020 Annual Rate	0.23%	0.40%	0.55%
2020-2025 Annual Rate	0.04%	0.85%	0.68%
2025-2030 Annual Rate	-0.08%	0.41%	0.32%
2025 Average Household Size	2.31	2.24	2.30

The household count in this area has changed from 78,342 in 2020 to 81,170 in the current year, a change of 0.68% annually. The five-year projection of households is 82,469, a change of 0.32% annually from the current year total. Average household size is currently 2.30, compared to 2.36 in the year 2020. The number of families in the current year is 47,217 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2025 Percent of Income for Mortgage	20.7%	29.9%	28.4%
Median Household Income			
2025 Median Household Income	\$143,336	\$84,593	\$84,141
2030 Median Household Income	\$165,733	\$99,824	\$100,099
2025-2030 Annual Rate	2.95%	3.37%	3.53%
Average Household Income			
2025 Average Household Income	\$194,503	\$128,909	\$125,874
2030 Average Household Income	\$211,135	\$141,438	\$139,346
2025-2030 Annual Rate	1.65%	1.87%	2.05%
Per Capita Income			
2025 Per Capita Income	\$80,185	\$56,485	\$53,658
2030 Per Capita Income	\$88,310	\$63,045	\$60,403
2025-2030 Annual Rate	1.95%	2.22%	2.40%
GINI Index			
2025 Gini Index	43.3	50.0	49.2
Households by Income			

Current median household income is \$84,141 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$100,099 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$125,874 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$139,346 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$53,658 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$60,403 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	117	80	84
2010 Total Housing Units	3,064	42,675	81,731
2010 Owner Occupied Housing Units	2,387	23,928	47,457
2010 Renter Occupied Housing Units	525	14,303	26,684
2010 Vacant Housing Units	152	4,443	7,589
2020 Total Housing Units	3,077	43,637	84,726
2020 Owner Occupied Housing Units	2,407	23,107	46,505
2020 Renter Occupied Housing Units	573	16,681	31,837
2020 Vacant Housing Units	107	3,858	6,388
2025 Total Housing Units	3,066	45,450	87,599
2025 Owner Occupied Housing Units	2,568	25,959	51,964
2025 Renter Occupied Housing Units	419	15,632	29,206
2025 Vacant Housing Units	79	3,859	6,429
2030 Total Housing Units	3,074	46,151	88,703
2030 Owner Occupied Housing Units	2,592	26,939	53,645
2030 Renter Occupied Housing Units	383	15,505	28,824
2030 Vacant Housing Units	99	3,707	6,234
Socioeconomic Status Index			
2025 Socioeconomic Status Index	65.1	50.6	49.3

Currently, 59.3% of the 87,599 housing units in the area are owner occupied; 33.3%, renter occupied; and 7.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 84,726 housing units in the area and 7.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.64%. Median home value in the area is \$382,066, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.89% annually to \$440,514.

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July 21, 2025