

# Executive Summary

5350 Summit Bridge Rd, Middletown, Delaware, 19709



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	2,726	23,012	34,876
2020 Population	3,030	28,365	44,605
2025 Population	3,081	31,128	49,970
2030 Population	3,417	32,916	53,159
2010-2020 Annual Rate	1.06%	2.11%	2.49%
2020-2025 Annual Rate	0.32%	1.79%	2.19%
2025-2030 Annual Rate	2.09%	1.12%	1.24%


Age	1 mile	3 miles	5 miles
2025 Median Age	39.9	37.4	38.9
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	63.5%	52.0%	57.1%
Black Alone	21.6%	30.4%	26.8%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	4.9%	5.4%	4.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.6%	3.9%	3.1%
Two or More Races	7.1%	8.1%	8.0%
Hispanic Origin	7.6%	9.1%	7.9%
Diversity Index	60.5	68.8	65.2

Households	1 mile	3 miles	5 miles
2010 Total Households	891	7,651	11,482
2020 Total Households	1,019	9,512	14,824
2025 Total Households	1,070	10,652	16,907
2030 Total Households	1,208	11,435	18,252
2010-2020 Annual Rate	1.35%	2.20%	2.59%
2020-2025 Annual Rate	0.93%	2.18%	2.54%
2025-2030 Annual Rate	2.46%	1.43%	1.54%
2025 Average Household Size	2.85	2.87	2.92
Wealth Index	148	121	138

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

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Mortgage	17.9%	22.9%	21.4%
<b>Median Household Income</b>			
2025 Median Household Income	\$137,882	\$115,157	\$130,201
2030 Median Household Income	\$155,086	\$133,707	\$150,230
2025-2030 Annual Rate	2.38%	3.03%	2.90%
<b>Average Household Income</b>			
2025 Average Household Income	\$157,577	\$135,664	\$146,959
2030 Average Household Income	\$175,291	\$151,556	\$163,784
<b>Per Capita Income</b>			
2025 Per Capita Income	\$55,483	\$46,865	\$50,139
2030 Per Capita Income	\$62,916	\$53,173	\$56,718
2025-2030 Annual Rate	2.55%	2.56%	2.50%
<b>Income Equality</b>			
2025 Gini Index	34.7	38.3	36.9
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	69.3	53.4	56.3
<b>Housing Unit Summary</b>			
Housing Affordability Index	135	106	113
2010 Total Housing Units	916	8,093	12,147
2010 Owner Occupied Hus (%)	87.3%	79.2%	83.5%
2010 Renter Occupied Hus (%)	12.7%	20.8%	16.5%
2010 Vacant Housing Units (%)	2.7%	5.5%	5.5%
2020 Housing Units	1,039	9,950	15,461
2020 Owner Occupied HUs (%)	85.2%	78.0%	83.6%
2020 Renter Occupied HUs (%)	14.8%	22.0%	16.4%
Vacant Housing Units	3.8%	4.2%	4.1%
2025 Housing Units	1,091	11,099	17,536
Owner Occupied Housing Units	83.2%	81.6%	86.7%
Renter Occupied Housing Units	16.8%	18.4%	13.3%
Vacant Housing Units	1.9%	4.0%	3.6%
2030 Total Housing Units	1,201	11,756	18,690
2030 Owner Occupied Housing Units	1,001	9,470	16,008
2030 Renter Occupied Housing Units	207	1,966	2,245
2030 Vacant Housing Units	0	321	438