

Executive Summary

913 N Market St, Wilmington, Delaware, 19801 2
 913 N Market St, Wilmington, Delaware, 19801
 Rings: 1, 2, 3 mile radii

Prepared by Esri
 Latitude: 39.74522
 Longitude: -75.54840

	1 mile	2 miles	3 miles
Population			
2010 Population	32,922	75,666	108,134
2020 Population	33,055	76,156	109,730
2024 Population	33,994	78,330	111,745
2029 Population	33,922	78,072	111,171
2010-2020 Annual Rate	0.04%	0.06%	0.15%
2020-2024 Annual Rate	0.66%	0.66%	0.43%
2024-2029 Annual Rate	-0.04%	-0.07%	-0.10%
2020 Male Population	47.2%	47.4%	47.4%
2020 Female Population	52.8%	52.6%	52.6%
2020 Median Age	34.7	36.0	37.2
2024 Male Population	47.7%	48.1%	48.1%
2024 Female Population	52.3%	51.9%	51.9%
2024 Median Age	35.7	37.0	38.1

In the identified area, the current year population is 111,745. In 2020, the Census count in the area was 109,730. The rate of change since 2020 was 0.43% annually. The five-year projection for the population in the area is 111,171 representing a change of -0.10% annually from 2024 to 2029. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	21.9%	28.8%	35.1%
2024 Black Alone	62.6%	54.2%	46.6%
2024 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2024 Asian Alone	1.5%	1.5%	1.8%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	6.2%	7.2%	7.7%
2024 Two or More Races	7.4%	7.9%	8.3%
2024 Hispanic Origin (Any Race)	13.5%	15.3%	16.3%

Persons of Hispanic origin represent 16.3% of the population in the identified area compared to 19.6% 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 74.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	45	63	72
2010 Households	13,601	30,434	43,337
2020 Households	14,656	32,206	45,909
2024 Households	15,502	33,930	47,744
2029 Households	15,942	34,731	48,774
2010-2020 Annual Rate	0.75%	0.57%	0.58%
2020-2024 Annual Rate	1.33%	1.23%	0.93%
2024-2029 Annual Rate	0.56%	0.47%	0.43%
2024 Average Household Size	2.13	2.24	2.28

The household count in this area has changed from 45,909 in 2020 to 47,744 in the current year, a change of 0.93% annually. The five-year projection of households is 48,774, a change of 0.43% annually from the current year total. Average household size is currently 2.28, compared to 2.33 in the year 2020. The number of families in the current year is 25,601 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	25.2%	26.4%	27.6%
Median Household Income			
2024 Median Household Income	\$50,751	\$58,344	\$63,444
2029 Median Household Income	\$58,983	\$70,260	\$76,856
2024-2029 Annual Rate	3.05%	3.79%	3.91%
Average Household Income			
2024 Average Household Income	\$74,594	\$87,444	\$93,103
2029 Average Household Income	\$86,201	\$100,730	\$108,202
2024-2029 Annual Rate	2.93%	2.87%	3.05%
Per Capita Income			
2024 Per Capita Income	\$32,980	\$38,121	\$39,846
2029 Per Capita Income	\$39,293	\$45,091	\$47,541
2024-2029 Annual Rate	3.56%	3.42%	3.59%
GINI Index			
2024 Gini Index	46.5	44.6	43.4
Households by Income			

Current median household income is \$63,444 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$76,856 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$93,103 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$108,202 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$39,846 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$47,541 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	100	95	91
2010 Total Housing Units	16,173	34,872	48,993
2010 Owner Occupied Housing Units	4,814	14,724	23,511
2010 Renter Occupied Housing Units	8,787	15,710	19,827
2010 Vacant Housing Units	2,572	4,438	5,656
2020 Total Housing Units	16,918	36,265	50,776
2020 Owner Occupied Housing Units	4,239	13,367	22,031
2020 Renter Occupied Housing Units	10,417	18,839	23,878
2020 Vacant Housing Units	2,242	4,063	4,893
2024 Total Housing Units	18,149	38,506	53,081
2024 Owner Occupied Housing Units	5,118	15,463	24,987
2024 Renter Occupied Housing Units	10,384	18,467	22,757
2024 Vacant Housing Units	2,647	4,576	5,337
2029 Total Housing Units	18,292	38,822	53,647
2029 Owner Occupied Housing Units	5,429	16,232	25,987
2029 Renter Occupied Housing Units	10,513	18,499	22,786
2029 Vacant Housing Units	2,350	4,091	4,873
Socioeconomic Status Index			
2024 Socioeconomic Status Index	39.7	42.9	44.0

Currently, 47.1% of the 53,081 housing units in the area are owner occupied; 42.9%, renter occupied; and 10.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 50,776 housing units in the area and 9.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.05%. Median home value in the area is \$279,565, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.50% annually to \$365,415.

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Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 18, 2025