

	1 mile	3 miles	5 miles
Population			
2010 Population	31,296	102,334	189,760
2020 Population	31,271	104,043	192,785
2024 Population	31,774	105,940	194,918
2029 Population	31,438	105,461	192,974
2010-2020 Annual Rate	-0.01%	0.17%	0.16%
2020-2024 Annual Rate	0.38%	0.43%	0.26%
2024-2029 Annual Rate	-0.21%	-0.09%	-0.20%
2020 Male Population	48.2%	47.4%	47.8%
2020 Female Population	51.8%	52.6%	52.2%
2020 Median Age	35.4	37.7	39.2
2024 Male Population	48.8%	48.0%	48.5%
2024 Female Population	51.2%	52.0%	51.5%
2024 Median Age	36.0	38.5	39.9

In the identified area, the current year population is 194,918. In 2020, the Census count in the area was 192,785. The rate of change since 2020 was 0.26% annually. The five-year projection for the population in the area is 192,974 representing a change of -0.20% annually from 2024 to 2029. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 39.9, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	16.0%	36.1%	47.0%
2024 Black Alone	74.1%	46.9%	33.6%
2024 American Indian/Alaska Native Alone	0.3%	0.4%	0.5%
2024 Asian Alone	0.9%	2.0%	2.7%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.9%	6.6%	7.6%
2024 Two or More Races	5.7%	7.9%	8.5%
2024 Hispanic Origin (Any Race)	7.5%	14.3%	16.0%

Persons of Hispanic origin represent 16.0% 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 74.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	45	75	95
2010 Households	11,919	41,661	75,438
2020 Households	12,609	44,226	78,836
2024 Households	13,253	46,006	81,192
2029 Households	13,516	47,011	82,488
2010-2020 Annual Rate	0.56%	0.60%	0.44%
2020-2024 Annual Rate	1.18%	0.93%	0.70%
2024-2029 Annual Rate	0.39%	0.43%	0.32%
2024 Average Household Size	2.27	2.24	2.35

The household count in this area has changed from 78,836 in 2020 to 81,192 in the current year, a change of 0.70% annually. The five-year projection of households is 82,488, a change of 0.32% annually from the current year total. Average household size is currently 2.35, compared to 2.39 in the year 2020. The number of families in the current year is 47,245 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.

Executive Summary

1603 Jessup St, Wilmington, Delaware, 19802
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.74961
Longitude: -75.53878

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	23.2%	29.8%	26.8%
Median Household Income			
2024 Median Household Income	\$49,764	\$64,178	\$76,201
2029 Median Household Income	\$58,685	\$77,686	\$87,580
2024-2029 Annual Rate	3.35%	3.89%	2.82%
Average Household Income			
2024 Average Household Income	\$71,072	\$95,617	\$107,631
2029 Average Household Income	\$82,678	\$110,968	\$123,572
2024-2029 Annual Rate	3.07%	3.02%	2.80%
Per Capita Income			
2024 Per Capita Income	\$30,033	\$41,608	\$44,896
2029 Per Capita Income	\$35,997	\$49,549	\$52,889
2024-2029 Annual Rate	3.69%	3.56%	3.33%
GINI Index			
2024 Gini Index	45.3	43.7	41.4
Households by Income			

Current median household income is \$76,201 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$87,580 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$107,631 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$123,572 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$44,896 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$52,889 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	108	84	92
2010 Total Housing Units	14,032	47,096	83,372
2010 Owner Occupied Housing Units	5,130	22,340	47,878
2010 Renter Occupied Housing Units	6,789	19,321	27,560
2010 Vacant Housing Units	2,113	5,435	7,934
2020 Total Housing Units	14,483	48,949	85,764
2020 Owner Occupied Housing Units	4,578	21,036	46,114
2020 Renter Occupied Housing Units	8,031	23,190	32,722
2020 Vacant Housing Units	1,858	4,735	6,931
2024 Total Housing Units	15,379	51,203	88,446
2024 Owner Occupied Housing Units	5,326	23,845	50,553
2024 Renter Occupied Housing Units	7,927	22,161	30,639
2024 Vacant Housing Units	2,126	5,197	7,254
2029 Total Housing Units	15,510	51,769	89,460
2029 Owner Occupied Housing Units	5,585	24,788	52,108
2029 Renter Occupied Housing Units	7,931	22,223	30,380
2029 Vacant Housing Units	1,994	4,758	6,972
Socioeconomic Status Index			
2024 Socioeconomic Status Index	40.7	44.5	46.9

Currently, 57.2% of the 88,446 housing units in the area are owner occupied; 34.6%, renter occupied; and 8.2% 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 85,764 housing units in the area and 8.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.73%. Median home value in the area is \$326,586, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.41% annually to \$405,157.

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.