



# Executive Summary

5350 Summit Bridge Rd, Middletown, Delaware, 19709  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.43415  
Longitude: -75.71240

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	916	9,143	15,079
2010 Population	3,041	22,352	34,248
2020 Population	3,406	27,637	42,737
2025 Population	3,673	30,224	46,839
2000-2010 Annual Rate	12.75%	9.35%	8.55%
2010-2020 Annual Rate	1.11%	2.09%	2.18%
2020-2025 Annual Rate	1.52%	1.81%	1.85%
2020 Male Population	48.7%	48.1%	48.4%
2020 Female Population	51.3%	51.9%	51.6%
2020 Median Age	35.1	35.1	35.9

In the identified area, the current year population is 42,737. In 2010, the Census count in the area was 34,248. The rate of change since 2010 was 2.18% annually. The five-year projection for the population in the area is 46,839 representing a change of 1.85% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

### Median Age

The median age in this area is 35.1, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	60.8%	59.1%	63.7%
2020 Black Alone	27.8%	29.7%	26.4%
2020 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2020 Asian Alone	4.6%	4.5%	4.0%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	2.5%	2.7%	2.2%
2020 Two or More Races	4.0%	3.7%	3.4%
2020 Hispanic Origin (Any Race)	6.6%	8.2%	7.0%

Persons of Hispanic origin represent 7.0% 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 58.5 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	130	113	127
2000 Households	343	3,307	5,305
2010 Households	1,007	7,452	11,321
2020 Total Households	1,206	9,089	13,947
2025 Total Households	1,305	9,908	15,271
2000-2010 Annual Rate	11.37%	8.46%	7.87%
2010-2020 Annual Rate	1.77%	1.96%	2.06%
2020-2025 Annual Rate	1.59%	1.74%	1.83%
2020 Average Household Size	2.81	3.00	3.03

The household count in this area has changed from 11,321 in 2010 to 13,947 in the current year, a change of 2.06% annually. The five-year projection of households is 15,271, a change of 1.83% annually from the current year total. Average household size is currently 3.03, compared to 2.99 in the year 2010. The number of families in the current year is 11,172 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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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	13.4%	15.4%	15.1%
<b>Median Household Income</b>			
2020 Median Household Income	\$104,170	\$86,679	\$92,714
2025 Median Household Income	\$109,090	\$91,206	\$98,822
2020-2025 Annual Rate	0.93%	1.02%	1.28%
<b>Average Household Income</b>			
2020 Average Household Income	\$123,720	\$107,340	\$113,555
2025 Average Household Income	\$138,562	\$118,829	\$126,446
2020-2025 Annual Rate	2.29%	2.05%	2.17%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$40,828	\$35,839	\$37,185
2025 Per Capita Income	\$45,608	\$39,634	\$41,356
2020-2025 Annual Rate	2.24%	2.03%	2.15%

### Households by Income

Current median household income is \$92,714 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$98,822 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$113,555 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$126,446 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$37,185 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$41,356 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	181	158	160
2000 Total Housing Units	363	3,555	5,642
2000 Owner Occupied Housing Units	269	2,567	4,393
2000 Renter Occupied Housing Units	74	740	912
2000 Vacant Housing Units	20	248	337
2010 Total Housing Units	1,036	7,855	11,962
2010 Owner Occupied Housing Units	841	5,874	9,433
2010 Renter Occupied Housing Units	166	1,578	1,888
2010 Vacant Housing Units	29	403	641
2020 Total Housing Units	1,224	9,319	14,307
2020 Owner Occupied Housing Units	1,004	6,985	11,469
2020 Renter Occupied Housing Units	202	2,104	2,478
2020 Vacant Housing Units	18	230	360
2025 Total Housing Units	1,316	10,101	15,584
2025 Owner Occupied Housing Units	1,087	7,664	12,643
2025 Renter Occupied Housing Units	218	2,244	2,628
2025 Vacant Housing Units	11	193	313

Currently, 80.2% of the 14,307 housing units in the area are owner occupied; 17.3%, renter occupied; and 2.5% 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 11,962 housing units in the area - 78.9% owner occupied, 15.8% renter occupied, and 5.4% vacant. The annual rate of change in housing units since 2010 is 8.28%. Median home value in the area is \$335,002, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.70% annually to \$346,872.

**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.