

Executive Summary

505 W 7th St, New Castle, Delaware, 19720
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 39.65855
 Longitude: -75.57435

	1 mile	3 miles	5 miles
Population			
2010 Population	4,506	39,861	98,440
2020 Population	5,007	40,902	99,868
2024 Population	5,020	40,369	98,428
2029 Population	5,233	39,597	96,743
2010-2020 Annual Rate	1.06%	0.26%	0.14%
2020-2024 Annual Rate	0.06%	-0.31%	-0.34%
2024-2029 Annual Rate	0.83%	-0.39%	-0.34%
2020 Male Population	46.9%	47.5%	47.8%
2020 Female Population	53.1%	52.5%	52.2%
2020 Median Age	44.9	39.7	39.0
2024 Male Population	47.6%	48.2%	48.5%
2024 Female Population	52.4%	51.8%	51.5%
2024 Median Age	44.6	39.9	39.5

In the identified area, the current year population is 98,428. In 2020, the Census count in the area was 99,868. The rate of change since 2020 was -0.34% annually. The five-year projection for the population in the area is 96,743 representing a change of -0.34% 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 39.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	62.7%	43.9%	44.2%
2024 Black Alone	23.2%	35.2%	33.8%
2024 American Indian/Alaska Native Alone	0.4%	0.6%	0.6%
2024 Asian Alone	1.6%	2.2%	4.0%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	5.0%	9.1%	8.4%
2024 Two or More Races	7.0%	8.9%	8.9%
2024 Hispanic Origin (Any Race)	10.4%	17.9%	16.9%

Persons of Hispanic origin represent 16.9% 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 76.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	93	79	79
2010 Households	2,074	15,221	37,427
2020 Households	2,347	16,245	39,371
2024 Households	2,379	16,332	39,507
2029 Households	2,519	16,464	39,874
2010-2020 Annual Rate	1.24%	0.65%	0.51%
2020-2024 Annual Rate	0.32%	0.13%	0.08%
2024-2029 Annual Rate	1.15%	0.16%	0.19%
2024 Average Household Size	2.11	2.46	2.47

The household count in this area has changed from 39,371 in 2020 to 39,507 in the current year, a change of 0.08% annually. The five-year projection of households is 39,874, a change of 0.19% annually from the current year total. Average household size is currently 2.47, compared to 2.52 in the year 2020. The number of families in the current year is 25,144 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.

March 24, 2025

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Mortgage Income			
2024 Percent of Income for Mortgage	27.1%	21.7%	21.6%
Median Household Income			
2024 Median Household Income	\$82,452	\$75,099	\$76,380
2029 Median Household Income	\$94,593	\$85,281	\$87,087
2024-2029 Annual Rate	2.79%	2.58%	2.66%
Average Household Income			
2024 Average Household Income	\$105,367	\$95,721	\$96,031
2029 Average Household Income	\$119,961	\$109,925	\$110,654
2024-2029 Annual Rate	2.63%	2.81%	2.88%
Per Capita Income			
2024 Per Capita Income	\$49,393	\$38,688	\$38,572
2029 Per Capita Income	\$57,094	\$45,662	\$45,653
2024-2029 Annual Rate	2.94%	3.37%	3.43%
GINI Index			
2024 Gini Index	35.8	37.2	37.4
Households by Income			

Current median household income is \$76,380 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$87,087 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$96,031 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$110,654 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$38,572 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,653 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	92	113	113
2010 Total Housing Units	2,218	16,339	39,986
2010 Owner Occupied Housing Units	1,263	10,391	25,590
2010 Renter Occupied Housing Units	811	4,830	11,837
2010 Vacant Housing Units	144	1,118	2,559
2020 Total Housing Units	2,467	17,035	41,576
2020 Owner Occupied Housing Units	1,261	10,216	25,038
2020 Renter Occupied Housing Units	1,086	6,029	14,333
2020 Vacant Housing Units	130	763	2,194
2024 Total Housing Units	2,487	17,030	41,530
2024 Owner Occupied Housing Units	1,440	11,158	27,218
2024 Renter Occupied Housing Units	939	5,174	12,289
2024 Vacant Housing Units	108	698	2,023
2029 Total Housing Units	2,620	17,228	42,013
2029 Owner Occupied Housing Units	1,641	11,597	28,038
2029 Renter Occupied Housing Units	878	4,867	11,836
2029 Vacant Housing Units	101	764	2,139
Socioeconomic Status Index			
2024 Socioeconomic Status Index	58.9	50.0	48.3

Currently, 65.5% of the 41,530 housing units in the area are owner occupied; 29.6%, renter occupied; and 4.9% 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 41,576 housing units in the area and 5.3% vacant housing units. The annual rate of change in housing units since 2020 is -0.03%. Median home value in the area is \$263,124, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.64% annually to \$346,127.

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