22706 Sussex Hwy, Seaford, Delaware, 19973
Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
Population			
2010 Population	1,346	16,306	26,057
2020 Population	1,564	17,981	28,625
2023 Population	1,589	18,361	29,469
2028 Population	1,850	19,091	30,449
2010-2020 Annual Rate	1.51%	0.98%	0.94%
2020-2023 Annual Rate	0.49%	0.65%	0.90%
2023-2028 Annual Rate	3.09%	0.78%	0.66%
2023 Male Population	48.3%	48.3%	48.4%
2023 Female Population	51.7%	51.7%	51.6%
2023 Median Age	43.0	41.4	40.8

In the identified area, the current year population is 29,469. In 2020, the Census count in the area was 28,625. The rate of change since 2020 was 0.90% annually. The five-year projection for the population in the area is 30,449 representing a change of 0.66% annually from 2023 to 2028. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 40.8, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	56.3%	55.0%	57.4%
2023 Black Alone	24.8%	25.8%	22.7%
2023 American Indian/Alaska Native Alone	1.0%	1.0%	1.0%
2023 Asian Alone	3.3%	1.9%	1.5%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	6.5%	7.9%	9.1%
2023 Two or More Races	8.0%	8.4%	8.3%
2023 Hispanic Origin (Any Race)	12.0%	14.4%	15.8%

Persons of Hispanic origin represent 15.8% of the population in the identified area compared to 19.4% 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 70.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	81	82	77
2010 Households	511	6,150	9,776
2020 Households	618	6,842	10,867
2023 Households	655	7,057	11,306
2028 Households	773	7,491	11,949
2010-2020 Annual Rate	1.92%	1.07%	1.06%
2020-2023 Annual Rate	1.81%	0.96%	1.23%
2023-2028 Annual Rate	3.37%	1.20%	1.11%
2023 Average Household Size	2.40	2.57	2.58

The household count in this area has changed from 10,867 in 2020 to 11,306 in the current year, a change of 1.23% annually. The five-year projection of households is 11,949, a change of 1.11% annually from the current year total. Average household size is currently 2.58, compared to 2.61 in the year 2020. The number of families in the current year is 7,844 in the specified area.

July 21, 2023

Executive Summary

22706 Sussex Hwy, Seaford, Delaware, 19973
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.66769
Longitude: -75.59408

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	26.3%	24.6%	26.1%
Median Household Income			
2023 Median Household Income	$60,281	$62,486	$59,792
2028 Median Household Income	$65,179	$69,957	$67,633
2023-2028 Annual Rate	1.57%	2.28%	2.50%
Average Household Income			
2023 Average Household Income	$92,455	$89,028	$86,146
2028 Average Household Income	$104,501	$100,951	$98,513
2023-2028 Annual Rate	2.48%	2.55%	2.72%
Per Capita Income			
2023 Per Capita Income	$36,536	$34,232	$33,064
2028 Per Capita Income	$42,275	$39,611	$38,676
2023-2028 Annual Rate	2.96%	2.96%	3.19%
GINI Index			
2023 Gini Index	45.7	42.8	42.5
Households by Income			

Current median household income is $59,792 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $67,633 in five years, compared to $82,410 for all U.S. households

Current average household income is $86,146 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $98,513 in five years, compared to $122,048 for all U.S. households

Current per capita income is $33,064 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $38,676 in five years, compared to $47,525 for all U.S. households

	1 mile	3 miles	5 miles
Housing			
2023 Housing Affordability Index	101	107	100
2010 Total Housing Units	547	6,827	10,809
2010 Owner Occupied Housing Units	344	4,204	7,023
2010 Renter Occupied Housing Units	167	1,946	2,754
2010 Vacant Housing Units	36	677	1,033
2020 Total Housing Units	659	7,442	11,799
2020 Vacant Housing Units	41	600	932
2023 Total Housing Units	689	7,581	12,144
2023 Owner Occupied Housing Units	453	5,233	8,672
2023 Renter Occupied Housing Units	202	1,824	2,634
2023 Vacant Housing Units	34	524	838
2028 Total Housing Units	803	8,075	12,866
2028 Owner Occupied Housing Units	497	5,433	9,080
2028 Renter Occupied Housing Units	276	2,058	2,869
2028 Vacant Housing Units	30	584	917
Socioeconomic Status Index			
2023 Socioeconomic Status Index	41.6	43.4	42.8

Currently, 71.4% of the 12,144 housing units in the area are owner occupied; 21.7%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 11,799 housing units in the area and 7.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.89%. Median home value in the area is $259,473, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 3.86% annually to $313,571.

July 21, 2023