

Executive Summary

222 Philadelphia Pike, Wilmington, Delaware, 19809



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	12,433	84,582	184,669
2020 Population	13,323	86,376	189,935
2025 Population	13,102	86,592	192,232
2030 Population	13,028	86,558	192,351
2010-2020 Annual Rate	0.69%	0.21%	0.28%
2020-2025 Annual Rate	-0.32%	0.05%	0.23%
2025-2030 Annual Rate	-0.11%	-0.01%	0.01%
Age			
2025 Median Age	42.8	40.9	40.2
U.S. median age is 39.1			
Race and Ethnicity			
White Alone	44.4%	45.3%	47.2%
Black Alone	43.3%	42.2%	34.3%
American Indian Alone	0.1%	0.3%	0.4%
Asian Alone	2.8%	3.1%	4.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.3%	2.6%	6.0%
Two or More Races	7.0%	6.5%	7.6%
Hispanic Origin	6.2%	7.0%	12.9%
Diversity Index	65.5	66.2	72.8
Households			
2010 Total Households	5,338	35,541	74,810
2020 Total Households	5,844	37,114	78,911
2025 Total Households	5,945	38,424	81,957
2030 Total Households	6,002	39,090	83,376
2010-2020 Annual Rate	0.91%	0.43%	0.54%
2020-2025 Annual Rate	0.33%	0.66%	0.72%
2025-2030 Annual Rate	0.19%	0.34%	0.34%
2025 Average Household Size	2.19	2.19	2.30
Wealth Index	83	102	104

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	27.2%	30.0%	28.4%
Median Household Income			
2025 Median Household Income	\$82,467	\$76,673	\$79,259
2030 Median Household Income	\$95,089	\$88,622	\$91,433
2025-2030 Annual Rate	2.89%	2.94%	2.90%
Average Household Income			
2025 Average Household Income	\$104,216	\$113,575	\$116,347
2030 Average Household Income	\$115,716	\$125,495	\$128,704
Per Capita Income			
2025 Per Capita Income	\$47,372	\$50,447	\$49,648
2030 Per Capita Income	\$53,369	\$56,718	\$55,829
2025-2030 Annual Rate	2.41%	2.37%	2.37%
Income Equality			
2025 Gini Index	42.8	50.4	49.3
Socioeconomic Status			
2025 Socioeconomic Status Index	52.3	49.0	48.0
Housing Unit Summary			
Housing Affordability Index	89	80	83
2010 Total Housing Units	5,914	39,628	82,693
2010 Owner Occupied Hus (%)	68.9%	59.1%	61.3%
2010 Renter Occupied Hus (%)	31.1%	40.9%	38.8%
2010 Vacant Housing Units (%)	9.7%	10.3%	9.5%
2020 Housing Units	6,203	40,584	85,772
2020 Owner Occupied HUs (%)	61.4%	54.7%	56.5%
2020 Renter Occupied HUs (%)	38.6%	45.3%	43.5%
Vacant Housing Units	5.9%	8.6%	8.0%
2025 Housing Units	6,286	42,010	88,878
Owner Occupied Housing Units	68.4%	59.8%	61.3%
Renter Occupied Housing Units	31.6%	40.2%	38.7%
Vacant Housing Units	5.4%	8.5%	7.8%
2030 Total Housing Units	6,320	42,575	90,070
2030 Owner Occupied Housing Units	4,248	23,791	52,096
2030 Renter Occupied Housing Units	1,754	15,299	31,281
2030 Vacant Housing Units	318	3,485	6,694



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.