

## Executive Summary

1804 Marsh Rd, Wilmington, Delaware, 19810  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 39.80336  
 Longitude: -75.50506

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	9,799	79,587	165,571
2020 Population	9,743	82,866	170,756
2024 Population	9,573	82,842	171,446
2029 Population	9,247	81,288	168,888
2010-2020 Annual Rate	-0.06%	0.40%	0.31%
2020-2024 Annual Rate	-0.41%	-0.01%	0.09%
2024-2029 Annual Rate	-0.69%	-0.38%	-0.30%
2020 Male Population	47.6%	47.8%	47.8%
2020 Female Population	52.4%	52.2%	52.2%
2020 Median Age	48.5	44.2	41.7
2024 Male Population	48.3%	48.6%	48.5%
2024 Female Population	51.7%	51.4%	51.5%
2024 Median Age	48.1	44.1	42.2

In the identified area, the current year population is 171,446. In 2020, the Census count in the area was 170,756. The rate of change since 2020 was 0.09% annually. The five-year projection for the population in the area is 168,888 representing a change of -0.30% 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 42.2, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	80.6%	68.2%	57.8%
2024 Black Alone	6.7%	14.7%	27.2%
2024 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2024 Asian Alone	5.4%	8.4%	6.2%
2024 Pacific Islander Alone	0.1%	0.0%	0.0%
2024 Other Race	1.0%	2.2%	2.4%
2024 Two or More Races	6.0%	6.2%	6.2%
2024 Hispanic Origin (Any Race)	4.0%	5.6%	6.2%

Persons of Hispanic origin represent 6.2% 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 63.2 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	208	149	122
2010 Households	3,896	32,596	67,834
2020 Households	3,777	34,113	70,994
2024 Households	3,761	34,560	72,605
2029 Households	3,729	34,726	73,223
2010-2020 Annual Rate	-0.31%	0.46%	0.46%
2020-2024 Annual Rate	-0.10%	0.31%	0.53%
2024-2029 Annual Rate	-0.17%	0.10%	0.17%
2024 Average Household Size	2.48	2.37	2.32

The household count in this area has changed from 70,994 in 2020 to 72,605 in the current year, a change of 0.53% annually. The five-year projection of households is 73,223, a change of 0.17% annually from the current year total. Average household size is currently 2.32, compared to 2.36 in the year 2020. The number of families in the current year is 43,383 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 28, 2025

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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	21.4%	24.4%	27.5%
<b>Median Household Income</b>			
2024 Median Household Income	\$124,078	\$106,165	\$89,034
2029 Median Household Income	\$140,208	\$118,246	\$103,150
2024-2029 Annual Rate	2.47%	2.18%	2.99%
<b>Average Household Income</b>			
2024 Average Household Income	\$169,830	\$142,777	\$127,147
2029 Average Household Income	\$191,473	\$163,654	\$145,696
2024-2029 Annual Rate	2.43%	2.77%	2.76%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$67,733	\$59,383	\$53,926
2029 Per Capita Income	\$78,385	\$69,700	\$63,246
2024-2029 Annual Rate	2.96%	3.26%	3.24%
<b>GINI Index</b>			
2024 Gini Index	32.7	35.4	39.6
<b>Households by Income</b>			

Current median household income is \$89,034 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$103,150 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$127,147 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$145,696 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$53,926 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$63,246 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	117	102	88
2010 Total Housing Units	4,037	34,454	73,886
2010 Owner Occupied Housing Units	3,417	24,624	44,900
2010 Renter Occupied Housing Units	479	7,972	22,934
2010 Vacant Housing Units	141	1,858	6,052
2020 Total Housing Units	3,973	35,574	76,278
2020 Owner Occupied Housing Units	3,396	25,095	44,620
2020 Renter Occupied Housing Units	381	9,018	26,374
2020 Vacant Housing Units	224	1,486	5,275
2024 Total Housing Units	3,942	35,861	77,969
2024 Owner Occupied Housing Units	3,474	26,443	47,691
2024 Renter Occupied Housing Units	287	8,117	24,914
2024 Vacant Housing Units	181	1,301	5,364
2029 Total Housing Units	3,945	36,217	78,629
2029 Owner Occupied Housing Units	3,468	26,745	48,676
2029 Renter Occupied Housing Units	261	7,982	24,547
2029 Vacant Housing Units	216	1,491	5,406
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	62.8	58.9	52.2

Currently, 61.2% of the 77,969 housing units in the area are owner occupied; 32.0%, renter occupied; and 6.9% 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 76,278 housing units in the area and 6.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.52%. Median home value in the area is \$391,727, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.61% annually to \$445,627.

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