

Executive Summary

4004 S Dupont Hwy, Dover, Delaware, 19901

Prepared by Esri

Rings: 1, 3, 5 mile radii

Latitude: 39.10469

Longitude: -75.54200

	1 mile	3 miles	5 miles
Population			
2010 Population	5,635	26,745	71,066
2020 Population	6,226	29,561	79,180
2025 Population	7,027	31,683	83,362
2030 Population	7,335	32,842	85,260
2010-2020 Annual Rate	1.00%	1.01%	1.09%
2020-2025 Annual Rate	2.33%	1.33%	0.99%
2025-2030 Annual Rate	0.86%	0.72%	0.45%
2020 Male Population	48.6%	47.6%	47.6%
2020 Female Population	51.4%	52.4%	52.4%
2020 Median Age	39.3	40.2	37.0
2025 Male Population	49.4%	48.3%	48.2%
2025 Female Population	50.6%	51.7%	51.8%
2025 Median Age	39.8	40.7	37.5

In the identified area, the current year population is 83,362. In 2020, the Census count in the area was 79,180. The rate of change since 2020 was 0.99% annually. The five-year projection for the population in the area is 85,260 representing a change of 0.45% annually from 2025 to 2030. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 37.5, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	48.7%	53.0%	48.8%
2025 Black Alone	33.4%	28.8%	33.1%
2025 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2025 Asian Alone	4.7%	4.2%	3.6%
2025 Pacific Islander Alone	0.1%	0.0%	0.1%
2025 Other Race	2.9%	3.0%	3.5%
2025 Two or More Races	9.8%	10.5%	10.3%
2025 Hispanic Origin (Any Race)	7.4%	8.3%	9.2%

Persons of Hispanic origin represent 9.2% of the population in the identified area compared to 19.7% 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 70.0 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	109	92	78
2010 Households	2,066	9,981	27,007
2020 Households	2,339	11,007	30,313
2025 Households	2,666	11,975	32,141
2030 Households	2,806	12,519	33,127
2010-2020 Annual Rate	1.25%	0.98%	1.16%
2020-2025 Annual Rate	2.52%	1.62%	1.12%
2025-2030 Annual Rate	1.03%	0.89%	0.61%
2025 Average Household Size	2.63	2.64	2.53

The household count in this area has changed from 30,313 in 2020 to 32,141 in the current year, a change of 1.12% annually. The five-year projection of households is 33,127, a change of 0.61% annually from the current year total. Average household size is currently 2.53, compared to 2.56 in the year 2020. The number of families in the current year is 21,141 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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2025 Percent of Income for Mortgage	27.4%	28.2%	30.9%
Median Household Income			
2025 Median Household Income	\$82,309	\$78,581	\$72,333
2030 Median Household Income	\$98,018	\$90,205	\$81,966
2025-2030 Annual Rate	3.56%	2.80%	2.53%
Average Household Income			
2025 Average Household Income	\$115,763	\$101,801	\$94,023
2030 Average Household Income	\$129,256	\$113,179	\$103,804
2025-2030 Annual Rate	2.23%	2.14%	2.00%
Per Capita Income			
2025 Per Capita Income	\$43,544	\$38,595	\$36,101
2030 Per Capita Income	\$49,057	\$43,283	\$40,158
2025-2030 Annual Rate	2.41%	2.32%	2.15%
Gini Index			
2025 Gini Index	47.8	44.9	45.0
Households by Income			
Current median household income is \$72,333 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$81,966 in five years, compared to \$92,476 all U.S. households.			
Current average household income is \$94,023 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$103,804 in five years, compared to \$128,612 for all U.S. households.			
Current per capita income is \$36,101 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$40,158 in five years, compared to \$50,744 for all U.S. households.			
Housing			
2025 Housing Affordability Index	91	89	81
2010 Total Housing Units	2,209	10,760	29,228
2010 Owner Occupied Housing Units	1,626	7,471	17,068
2010 Renter Occupied Housing Units	440	2,510	9,939
2010 Vacant Housing Units	143	779	2,221
2020 Total Housing Units	2,446	11,735	32,216
2020 Owner Occupied Housing Units	1,827	8,186	18,929
2020 Renter Occupied Housing Units	512	2,821	11,384
2020 Vacant Housing Units	122	705	1,919
2025 Total Housing Units	2,770	12,727	34,184
2025 Owner Occupied Housing Units	1,999	9,209	21,430
2025 Renter Occupied Housing Units	667	2,766	10,711
2025 Vacant Housing Units	104	752	2,043
2030 Total Housing Units	2,890	13,247	35,190
2030 Owner Occupied Housing Units	2,124	9,847	22,847
2030 Renter Occupied Housing Units	682	2,672	10,280
2030 Vacant Housing Units	84	728	2,063
Socioeconomic Status Index			
2025 Socioeconomic Status Index	52.9	49.4	48.5

Currently, 62.7% of the 34,184 housing units in the area are owner occupied; 31.3%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 32,216 housing units in the area and 6.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.14%. Median home value in the area is \$356,550, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.21% annually to \$397,653.

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