

Executive Summary

2501 N Market St, Wilmington, Delaware, 19802




Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	28,255	101,196	190,864
2020 Population	28,230	103,036	193,922
2025 Population	28,552	104,708	195,940
2030 Population	28,920	105,586	195,966
2010-2020 Annual Rate	-0.01%	0.18%	0.16%
2020-2025 Annual Rate	0.22%	0.31%	0.20%
2025-2030 Annual Rate	0.26%	0.17%	0.00%

Age	1 mile	3 miles	5 miles
2025 Median Age	36.9	38.8	40.1
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	15.7%	37.4%	47.1%
Black Alone	75.1%	46.0%	33.3%
American Indian Alone	0.3%	0.4%	0.5%
Asian Alone	0.8%	2.2%	3.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.6%	6.3%	7.4%
Two or More Races	5.5%	7.8%	8.5%
Hispanic Origin	6.9%	13.6%	15.6%
Diversity Index	48.4	72.3	74.5

Households	1 mile	3 miles	5 miles
2010 Total Households	10,494	41,414	75,889
2020 Total Households	11,049	43,975	79,195
2025 Total Households	11,623	46,078	82,133
2030 Total Households	12,026	47,277	83,531
2010-2020 Annual Rate	0.52%	0.60%	0.43%
2020-2025 Annual Rate	0.97%	0.89%	0.70%
2025-2030 Annual Rate	0.68%	0.52%	0.34%
2025 Average Household Size	2.33	2.21	2.34
Wealth Index	53	83	102

 **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	23.3%	31.0%	27.6%
Median Household Income			
2025 Median Household Income	\$55,046	\$66,525	\$77,366
2030 Median Household Income	\$63,276	\$77,721	\$89,071
2025-2030 Annual Rate	2.83%	3.16%	2.86%
Average Household Income			
2025 Average Household Income	\$79,342	\$102,471	\$114,478
2030 Average Household Income	\$89,283	\$113,812	\$126,706
Per Capita Income			
2025 Per Capita Income	\$32,811	\$45,157	\$48,188
2030 Per Capita Income	\$37,658	\$51,022	\$54,230
2025-2030 Annual Rate	2.79%	2.47%	2.39%
Income Equality			
2025 Gini Index	48.4	50.7	49.1
Socioeconomic Status			
2025 Socioeconomic Status Index	42.0	45.2	47.0
Housing Unit Summary			
Housing Affordability Index	102	77	86
2010 Total Housing Units	12,183	46,804	83,901
2010 Owner Occupied Hus (%)	51.8%	54.5%	63.1%
2010 Renter Occupied Hus (%)	48.2%	45.5%	36.9%
2010 Vacant Housing Units (%)	13.9%	11.5%	9.6%
2020 Housing Units	12,523	48,645	86,175
2020 Owner Occupied HUs (%)	44.2%	48.4%	58.2%
2020 Renter Occupied HUs (%)	55.8%	51.6%	41.8%
Vacant Housing Units	11.9%	9.5%	8.1%
2025 Housing Units	13,181	50,953	89,163
Owner Occupied Housing Units	51.0%	54.0%	63.0%
Renter Occupied Housing Units	49.0%	46.0%	37.0%
Vacant Housing Units	11.8%	9.6%	7.9%
2030 Total Housing Units	13,486	51,856	90,276
2030 Owner Occupied Housing Units	6,221	26,116	53,604
2030 Renter Occupied Housing Units	5,805	21,161	29,927
2030 Vacant Housing Units	1,460	4,579	6,745