

Executive Summary

1202 Foulk Rd, Wilmington, Delaware, 19803



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	10,496	79,287	179,614
2020 Population	10,783	81,110	185,543
2025 Population	10,616	81,046	186,667
2030 Population	10,382	80,237	186,727
2010-2020 Annual Rate	0.27%	0.23%	0.33%
2020-2025 Annual Rate	-0.30%	-0.02%	0.12%
2025-2030 Annual Rate	-0.44%	-0.20%	0.01%

Age	1 mile	3 miles	5 miles
2025 Median Age	45.7	45.1	41.2
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	81.5%	60.9%	51.8%
Black Alone	5.1%	25.4%	30.8%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	5.6%	5.6%	5.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.9%	1.7%	4.3%
Two or More Races	6.7%	6.2%	6.9%
Hispanic Origin	4.3%	5.2%	9.8%
Diversity Index	38.2	60.1	69.3

Households	1 mile	3 miles	5 miles
2010 Total Households	4,160	32,676	72,858
2020 Total Households	4,138	33,762	77,091
2025 Total Households	4,125	34,547	79,782
2030 Total Households	4,084	34,737	81,101
2010-2020 Annual Rate	-0.05%	0.33%	0.57%
2020-2025 Annual Rate	-0.06%	0.44%	0.66%
2025-2030 Annual Rate	-0.20%	0.11%	0.33%
2025 Average Household Size	2.50	2.31	2.29
Wealth Index	196	153	121

 **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	20.5%	24.4%	28.7%
Median Household Income			
2025 Median Household Income	\$136,682	\$105,626	\$86,375
2030 Median Household Income	\$156,997	\$125,457	\$102,312
2025-2030 Annual Rate	2.81%	3.50%	3.44%
Average Household Income			
2025 Average Household Income	\$170,099	\$148,400	\$128,414
2030 Average Household Income	\$188,220	\$164,051	\$141,983
Per Capita Income			
2025 Per Capita Income	\$67,875	\$63,295	\$55,119
2030 Per Capita Income	\$76,029	\$71,041	\$61,923
2025-2030 Annual Rate	2.29%	2.34%	2.36%
Income Equality			
2025 Gini Index	43.0	47.1	49.2
Socioeconomic Status			
2025 Socioeconomic Status Index	65.2	56.1	50.6
Housing Unit Summary			
Housing Affordability Index	118	99	83
2010 Total Housing Units	4,346	35,103	80,284
2010 Owner Occupied Hus (%)	86.3%	75.8%	63.3%
2010 Renter Occupied Hus (%)	13.7%	24.2%	36.7%
2010 Vacant Housing Units (%)	4.3%	6.9%	9.3%
2020 Housing Units	4,269	35,800	83,328
2020 Owner Occupied HUs (%)	86.4%	72.8%	58.9%
2020 Renter Occupied HUs (%)	13.6%	27.2%	41.1%
Vacant Housing Units	3.1%	5.6%	7.4%
2025 Housing Units	4,228	36,452	86,073
Owner Occupied Housing Units	90.2%	77.2%	63.3%
Renter Occupied Housing Units	9.8%	22.8%	36.7%
Vacant Housing Units	2.4%	5.2%	7.3%
2030 Total Housing Units	4,228	36,685	87,187
2030 Owner Occupied Housing Units	3,718	27,278	52,162
2030 Renter Occupied Housing Units	366	7,459	28,939
2030 Vacant Housing Units	144	1,948	6,086