

Executive Summary

28420 Delaware Ave, Millsboro, Delaware, 19966
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 38.59805
 Longitude: -75.17366

	1 mile	3 miles	5 miles
Population			
2010 Population	1,685	12,792	24,312
2020 Population	2,175	16,010	31,671
2024 Population	2,676	17,864	35,937
2029 Population	2,816	19,180	38,918
2010-2020 Annual Rate	2.59%	2.27%	2.68%
2020-2024 Annual Rate	5.00%	2.61%	3.02%
2024-2029 Annual Rate	1.03%	1.43%	1.61%
2020 Male Population	49.3%	48.2%	47.9%
2020 Female Population	50.7%	51.8%	52.1%
2020 Median Age	58.2	58.6	59.0
2024 Male Population	49.9%	48.9%	48.6%
2024 Female Population	50.1%	51.1%	51.4%
2024 Median Age	59.2	59.8	60.2

In the identified area, the current year population is 35,937. In 2020, the Census count in the area was 31,671. The rate of change since 2020 was 3.02% annually. The five-year projection for the population in the area is 38,918 representing a change of 1.61% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 60.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	74.9%	80.9%	82.7%
2024 Black Alone	6.1%	5.6%	5.2%
2024 American Indian/Alaska Native Alone	1.3%	1.2%	0.9%
2024 Asian Alone	2.2%	1.1%	1.2%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	4.7%	3.3%	2.9%
2024 Two or More Races	10.8%	7.8%	7.1%
2024 Hispanic Origin (Any Race)	13.6%	8.6%	7.4%

Persons of Hispanic origin represent 7.4% 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 40.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	158	132	151
2010 Households	780	5,805	10,928
2020 Households	1,016	7,326	14,356
2024 Households	1,289	8,256	16,414
2029 Households	1,388	9,082	18,158
2010-2020 Annual Rate	2.68%	2.35%	2.77%
2020-2024 Annual Rate	5.76%	2.85%	3.20%
2024-2029 Annual Rate	1.49%	1.93%	2.04%
2024 Average Household Size	2.08	2.16	2.19

The household count in this area has changed from 14,356 in 2020 to 16,414 in the current year, a change of 3.20% annually. The five-year projection of households is 18,158, a change of 2.04% annually from the current year total. Average household size is currently 2.19, compared to 2.20 in the year 2020. The number of families in the current year is 10,968 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.

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Mortgage Income			
2024 Percent of Income for Mortgage	45.6%	30.8%	32.0%
Median Household Income			
2024 Median Household Income	\$75,086	\$77,390	\$88,006
2029 Median Household Income	\$96,047	\$90,592	\$101,251
2024-2029 Annual Rate	5.05%	3.20%	2.84%
Average Household Income			
2024 Average Household Income	\$121,010	\$109,027	\$120,310
2029 Average Household Income	\$140,728	\$126,040	\$137,833
2024-2029 Annual Rate	3.07%	2.94%	2.76%
Per Capita Income			
2024 Per Capita Income	\$55,152	\$50,003	\$54,906
2029 Per Capita Income	\$65,591	\$59,132	\$64,255
2024-2029 Annual Rate	3.53%	3.41%	3.19%
GINI Index			
2024 Gini Index	38.3	37.5	36.8
Households by Income			

Current median household income is \$88,006 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$101,251 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$120,310 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$137,833 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$54,906 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$64,255 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	58	86	83
2010 Total Housing Units	1,549	10,309	19,112
2010 Owner Occupied Housing Units	605	4,936	9,388
2010 Renter Occupied Housing Units	175	869	1,541
2010 Vacant Housing Units	769	4,504	8,184
2020 Total Housing Units	1,772	10,794	21,728
2020 Owner Occupied Housing Units	872	6,224	12,417
2020 Renter Occupied Housing Units	144	1,102	1,939
2020 Vacant Housing Units	644	3,469	7,216
2024 Total Housing Units	2,080	11,986	24,355
2024 Owner Occupied Housing Units	1,147	7,243	14,598
2024 Renter Occupied Housing Units	142	1,013	1,816
2024 Vacant Housing Units	791	3,730	7,941
2029 Total Housing Units	2,201	13,030	26,624
2029 Owner Occupied Housing Units	1,246	8,091	16,384
2029 Renter Occupied Housing Units	142	991	1,773
2029 Vacant Housing Units	813	3,948	8,466
Socioeconomic Status Index			
2024 Socioeconomic Status Index	46.4	51.3	53.1

Currently, 59.9% of the 24,355 housing units in the area are owner occupied; 7.5%, renter occupied; and 32.6% 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 21,728 housing units in the area and 33.2% vacant housing units. The annual rate of change in housing units since 2020 is 2.72%. Median home value in the area is \$449,768, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.77% annually to \$515,679.

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February 04, 2025