

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	7,712	20,823	32,545
2020 Population	8,756	25,130	40,821
2024 Population	8,433	27,405	46,042
2029 Population	8,363	27,567	47,660
2010-2020 Annual Rate	1.28%	1.90%	2.29%
2020-2024 Annual Rate	-0.88%	2.06%	2.87%
2024-2029 Annual Rate	-0.17%	0.12%	0.69%
2020 Male Population	46.1%	47.9%	48.7%
2020 Female Population	53.9%	52.1%	51.3%
2020 Median Age	37.5	37.6	38.2
2024 Male Population	46.9%	48.8%	49.6%
2024 Female Population	53.1%	51.2%	50.4%
2024 Median Age	37.8	38.1	38.8

In the identified area, the current year population is 46,042. In 2020, the Census count in the area was 40,821. The rate of change since 2020 was 2.87% annually. The five-year projection for the population in the area is 47,660 representing a change of 0.69% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 38.8, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	46.4%	53.2%	58.0%
2024 Black Alone	36.0%	29.2%	25.7%
2024 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2024 Asian Alone	4.1%	5.5%	5.0%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	5.5%	4.0%	3.2%
2024 Two or More Races	7.8%	7.9%	7.8%
2024 Hispanic Origin (Any Race)	11.4%	9.2%	8.0%

Persons of Hispanic origin represent 8.0% 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 64.9 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	66	124	142
2010 Households	2,815	6,933	10,667
2020 Households	3,383	8,516	13,594
2024 Households	3,402	9,430	15,552
2029 Households	3,460	9,709	16,484
2010-2020 Annual Rate	1.86%	2.08%	2.45%
2020-2024 Annual Rate	0.13%	2.43%	3.22%
2024-2029 Annual Rate	0.34%	0.58%	1.17%
2024 Average Household Size	2.47	2.87	2.92

The household count in this area has changed from 13,594 in 2020 to 15,552 in the current year, a change of 3.22% annually. The five-year projection of households is 16,484, a change of 1.17% annually from the current year total. Average household size is currently 2.92, compared to 2.96 in the year 2020. The number of families in the current year is 12,325 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.

# Executive Summary

106 Sandhill Dr, Middletown, Delaware, 19709  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.45224  
Longitude: -75.72739

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	29.0%	24.0%	23.1%
<b>Median Household Income</b>			
2024 Median Household Income	\$72,336	\$105,847	\$118,351
2029 Median Household Income	\$81,224	\$114,236	\$129,968
2024-2029 Annual Rate	2.34%	1.54%	1.89%
<b>Average Household Income</b>			
2024 Average Household Income	\$84,529	\$132,664	\$147,221
2029 Average Household Income	\$96,590	\$150,539	\$166,805
2024-2029 Annual Rate	2.70%	2.56%	2.53%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$33,674	\$46,201	\$50,041
2029 Per Capita Income	\$39,464	\$53,633	\$58,032
2024-2029 Annual Rate	3.22%	3.03%	3.01%
<b>GINI Index</b>			
2024 Gini Index	32.7	33.4	31.7

### Households by Income

Current median household income is \$118,351 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$129,968 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$147,221 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$166,805 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$50,041 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$58,032 in five years, compared to \$51,203 for all U.S. households.

### Housing

2024 Housing Affordability Index	87	105	108
2010 Total Housing Units	2,996	7,336	11,250
2010 Owner Occupied Housing Units	1,847	5,469	8,853
2010 Renter Occupied Housing Units	968	1,464	1,814
2010 Vacant Housing Units	181	403	583
2020 Total Housing Units	3,524	8,895	14,166
2020 Owner Occupied Housing Units	2,119	6,565	11,249
2020 Renter Occupied Housing Units	1,264	1,951	2,345
2020 Vacant Housing Units	146	364	570
2024 Total Housing Units	3,522	9,801	16,119
2024 Owner Occupied Housing Units	2,269	7,530	13,307
2024 Renter Occupied Housing Units	1,133	1,900	2,245
2024 Vacant Housing Units	120	371	567
2029 Total Housing Units	3,598	10,016	16,859
2029 Owner Occupied Housing Units	2,404	7,919	14,362
2029 Renter Occupied Housing Units	1,056	1,790	2,121
2029 Vacant Housing Units	138	307	375

### Socioeconomic Status Index

2024 Socioeconomic Status Index	50.2	52.7	56.2
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Currently, 82.6% of the 16,119 housing units in the area are owner occupied; 13.9%, renter occupied; and 3.5% 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 14,166 housing units in the area and 4.0% vacant housing units. The annual rate of change in housing units since 2020 is 3.09%. Median home value in the area is \$437,642, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.55% annually to \$472,586.

**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.