

# Executive Summary

706 Philadelphia Pike, Wilmington, Delaware, 19809 2  
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Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	9,499	73,408	176,907
2020 Population	10,007	74,685	181,784
2025 Population	9,772	73,930	183,783
2030 Population	9,607	73,281	183,797
2010-2020 Annual Rate	0.52%	0.17%	0.27%
2020-2025 Annual Rate	-0.45%	-0.19%	0.21%
2025-2030 Annual Rate	-0.34%	-0.18%	0.00%

Age			
2025 Median Age	43.3	41.8	40.5
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	62.2%	47.0%	48.3%
Black Alone	24.5%	39.8%	33.9%
American Indian Alone	0.1%	0.3%	0.4%
Asian Alone	3.6%	3.5%	4.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.3%	2.8%	5.4%
Two or More Races	7.3%	6.5%	7.3%
Hispanic Origin	6.2%	7.1%	11.7%
Diversity Index	59.9	66.5	71.5

Households			
2010 Total Households	4,203	29,271	71,751
2020 Total Households	4,581	30,349	75,544
2025 Total Households	4,597	30,816	78,421
2030 Total Households	4,592	31,003	79,730
2010-2020 Annual Rate	0.86%	0.36%	0.52%
2020-2025 Annual Rate	0.07%	0.29%	0.71%
2025-2030 Annual Rate	-0.02%	0.12%	0.33%
2025 Average Household Size	2.10	2.33	2.30
Wealth Index	114	113	108

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	25.0%	26.9%	28.5%
Median Household Income			
2025 Median Household Income	\$93,737	\$83,622	\$80,888
2030 Median Household Income	\$111,056	\$99,430	\$93,848
2025-2030 Annual Rate	3.45%	3.52%	3.02%
Average Household Income			
2025 Average Household Income	\$125,291	\$119,469	\$118,653
2030 Average Household Income	\$140,045	\$132,728	\$131,239
Per Capita Income			
2025 Per Capita Income	\$58,203	\$50,074	\$50,653
2030 Per Capita Income	\$66,102	\$56,474	\$56,949
2025-2030 Annual Rate	2.58%	2.43%	2.37%
Income Equality			
2025 Gini Index	45.8	48.8	49.4
Socioeconomic Status			
2025 Socioeconomic Status Index	56.6	50.3	48.7
Housing Unit Summary			
Housing Affordability Index	97	89	82
2010 Total Housing Units	4,574	32,223	79,087
2010 Owner Occupied Hus (%)	71.6%	66.8%	61.8%
2010 Renter Occupied Hus (%)	28.4%	33.2%	38.2%
2010 Vacant Housing Units (%)	8.1%	9.2%	9.3%
2020 Housing Units	4,815	32,758	82,080
2020 Owner Occupied HUs (%)	67.1%	62.7%	57.3%
2020 Renter Occupied HUs (%)	32.9%	37.3%	42.7%
Vacant Housing Units	4.9%	7.4%	8.0%
2025 Housing Units	4,797	33,200	85,038
Owner Occupied Housing Units	73.1%	68.7%	61.8%
Renter Occupied Housing Units	26.9%	31.3%	38.2%
Vacant Housing Units	4.2%	7.2%	7.8%
2030 Total Housing Units	4,810	33,432	86,170
2030 Owner Occupied Housing Units	3,452	21,754	50,241
2030 Renter Occupied Housing Units	1,140	9,249	29,489
2030 Vacant Housing Units	218	2,429	6,440