

## Housing Profile

28420 Delaware Ave, Millsboro, Delaware, 19966  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 38.59805  
Longitude: -75.17366

Population		Households	
2020 Total Population	2,175	2024 Median Household Income	\$75,086
2024 Total Population	2,676	2029 Median Household Income	\$96,047
2029 Total Population	2,816	2024-2029 Annual Rate	5.05%
2024-2029 Annual Rate	1.03%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,772	100.0%	2,080	100.0%	2,201	100.0%
Occupied	1,016	57.3%	1,289	62.0%	1,388	63.1%
Owner	872	49.2%	1,147	55.1%	1,246	56.6%
Renter	144	8.1%	142	6.8%	142	6.5%
Vacant	644	36.3%	791	38.0%	813	36.9%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	1,148	100.0%	1,245	100.0%
<\$50,000	85	7.4%	81	6.5%
\$50,000-\$99,999	42	3.7%	30	2.4%
\$100,000-\$149,999	36	3.1%	18	1.4%
\$150,000-\$199,999	49	4.3%	32	2.6%
\$200,000-\$249,999	85	7.4%	45	3.6%
\$250,000-\$299,999	35	3.0%	22	1.8%
\$300,000-\$399,999	43	3.7%	37	3.0%
\$400,000-\$499,999	95	8.3%	99	8.0%
\$500,000-\$749,999	559	48.7%	679	54.5%
\$750,000-\$999,999	93	8.1%	151	12.1%
\$1,000,000-\$1,499,999	20	1.7%	39	3.1%
\$1,500,000-\$1,999,999	5	0.4%	10	0.8%
\$2,000,000+	1	0.1%	2	0.2%

Median Value	\$546,512	\$595,177
Average Value	\$497,953	\$572,731

Census 2020 Housing Units	Number	Percent
Total	1,772	100.0%
Housing Units In Urbanized Areas	1,772	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	871	100.0%
Owned with a Mortgage/Loan	472	54.2%
Owned Free and Clear	399	45.8%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

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### Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	644	100.0%
For Rent	11	1.7%
Rented- Not Occupied	9	1.4%
For Sale Only	27	4.2%
Sold - Not Occupied	7	1.1%
Seasonal/Recreational/Occasional Use	559	86.8%
For Migrant Workers	0	0.0%
Other Vacant	30	4.7%

### Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	1,016	872	85.8%
15-24	13	5	38.5%
25-34	67	36	53.7%
35-44	81	60	74.1%
45-54	107	85	79.4%
55-59	112	96	85.7%
60-64	130	119	91.5%
65-74	336	310	92.3%
75-84	136	130	95.6%
85+	32	30	93.8%

### Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	1,016	872	85.8%
White Alone	840	743	88.5%
Black/African American Alone	51	39	76.5%
American Indian/Alaska Native	20	17	85.0%
Asian Alone	13	11	84.6%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	25	14	56.0%
Two or More Races	66	47	71.2%
Hispanic Origin	70	40	57.1%

### Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	1,016	872	85.8%
1-Person	266	221	83.1%
2-Person	496	454	91.5%
3-Person	115	96	83.5%
4-Person	77	51	66.2%
5-Person	37	31	83.8%
6-Person	15	13	86.7%
7+ Person	9	6	66.7%

### 2024 Housing Affordability

Housing Affordability Index	58
Percent of Income for Mortgage	45.6%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

## Housing Profile

28420 Delaware Ave, Millsboro, Delaware, 19966  
 Ring: 3 mile radius

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Population		Households	
2020 Total Population	16,010	2024 Median Household Income	\$77,390
2024 Total Population	17,864	2029 Median Household Income	\$90,592
2029 Total Population	19,180	2024-2029 Annual Rate	3.20%
2024-2029 Annual Rate	1.43%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	10,794	100.0%	11,986	100.0%	13,030	100.0%
Occupied	7,326	67.9%	8,256	68.9%	9,082	69.7%
Owner	6,224	57.7%	7,243	60.4%	8,091	62.1%
Renter	1,102	10.2%	1,013	8.5%	991	7.6%
Vacant	3,469	32.1%	3,730	31.1%	3,948	30.3%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	7,245	100.0%	8,090	100.0%
<\$50,000	732	10.1%	735	9.1%
\$50,000-\$99,999	698	9.6%	539	6.7%
\$100,000-\$149,999	333	4.6%	224	2.8%
\$150,000-\$199,999	269	3.7%	193	2.4%
\$200,000-\$249,999	444	6.1%	276	3.4%
\$250,000-\$299,999	387	5.3%	338	4.2%
\$300,000-\$399,999	936	12.9%	1,060	13.1%
\$400,000-\$499,999	876	12.1%	1,079	13.3%
\$500,000-\$749,999	1,778	24.5%	2,359	29.2%
\$750,000-\$999,999	303	4.2%	463	5.7%
\$1,000,000-\$1,499,999	363	5.0%	587	7.3%
\$1,500,000-\$1,999,999	63	0.9%	141	1.7%
\$2,000,000+	63	0.9%	96	1.2%

Median Value	\$381,143	\$463,021
Average Value	\$437,488	\$520,170

Census 2020 Housing Units	Number	Percent
Total	10,794	100.0%
Housing Units In Urbanized Areas	9,673	89.6%
Rural Housing Units	1,121	10.4%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	6,223	100.0%
Owned with a Mortgage/Loan	3,035	48.8%
Owned Free and Clear	3,188	51.2%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

## Housing Profile

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### Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	3,469	100.0%
For Rent	121	3.5%
Rented- Not Occupied	19	0.5%
For Sale Only	124	3.6%
Sold - Not Occupied	43	1.2%
Seasonal/Recreational/Occasional Use	3,009	86.7%
For Migrant Workers	0	0.0%
Other Vacant	153	4.4%

### Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	7,326	6,224	85.0%
15-24	103	34	33.0%
25-34	462	241	52.2%
35-44	567	369	65.1%
45-54	798	634	79.4%
55-59	768	657	85.5%
60-64	904	812	89.8%
65-74	2,259	2,106	93.2%
75-84	1,193	1,123	94.1%
85+	272	248	91.2%

### Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	7,326	6,224	85.0%
White Alone	6,376	5,604	87.9%
Black/African American Alone	331	201	60.7%
American Indian/Alaska Native	91	78	85.7%
Asian Alone	47	38	80.9%
Pacific Islander Alone	1	0	0.0%
Other Race Alone	129	63	48.8%
Two or More Races	350	239	68.3%
Hispanic Origin	316	180	57.0%

### Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	7,326	6,224	85.0%
1-Person	2,015	1,662	82.5%
2-Person	3,577	3,255	91.0%
3-Person	832	644	77.4%
4-Person	490	361	73.7%
5-Person	267	203	76.0%
6-Person	88	61	69.3%
7+ Person	57	37	64.9%

### 2024 Housing Affordability

Housing Affordability Index	86
Percent of Income for Mortgage	30.8%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

## Housing Profile

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Population		Households	
2020 Total Population	31,671	2024 Median Household Income	\$88,006
2024 Total Population	35,937	2029 Median Household Income	\$101,251
2029 Total Population	38,918	2024-2029 Annual Rate	2.84%
2024-2029 Annual Rate	1.61%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	21,728	100.0%	24,355	100.0%	26,624	100.0%
Occupied	14,356	66.1%	16,414	67.4%	18,157	68.2%
Owner	12,417	57.1%	14,598	59.9%	16,384	61.5%
Renter	1,939	8.9%	1,816	7.5%	1,773	6.7%
Vacant	7,216	33.2%	7,941	32.6%	8,466	31.8%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	14,598	100.0%	16,385	100.0%
<\$50,000	1,066	7.3%	1,015	6.2%
\$50,000-\$99,999	875	6.0%	660	4.0%
\$100,000-\$149,999	467	3.2%	298	1.8%
\$150,000-\$199,999	397	2.7%	255	1.6%
\$200,000-\$249,999	670	4.6%	388	2.4%
\$250,000-\$299,999	669	4.6%	515	3.1%
\$300,000-\$399,999	1,866	12.8%	1,840	11.2%
\$400,000-\$499,999	2,590	17.7%	2,877	17.6%
\$500,000-\$749,999	4,120	28.2%	5,493	33.5%
\$750,000-\$999,999	868	5.9%	1,287	7.9%
\$1,000,000-\$1,499,999	790	5.4%	1,319	8.1%
\$1,500,000-\$1,999,999	112	0.8%	252	1.5%
\$2,000,000+	108	0.7%	186	1.1%

Median Value	\$449,768	\$515,679
Average Value	\$488,728	\$573,197

Census 2020 Housing Units	Number	Percent
Total	21,728	100.0%
Housing Units In Urbanized Areas	18,694	86.0%
Rural Housing Units	3,034	14.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	12,417	100.0%
Owned with a Mortgage/Loan	6,639	53.5%
Owned Free and Clear	5,778	46.5%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

# Housing Profile

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## Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	7,216	100.0%
For Rent	220	3.0%
Rented- Not Occupied	46	0.6%
For Sale Only	239	3.3%
Sold - Not Occupied	86	1.2%
Seasonal/Recreational/Occasional Use	6,284	87.1%
For Migrant Workers	2	0.0%
Other Vacant	340	4.7%

## Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	14,356	12,417	86.5%
15-24	195	71	36.4%
25-34	871	487	55.9%
35-44	1,116	750	67.2%
45-54	1,581	1,280	81.0%
55-59	1,454	1,265	87.0%
60-64	1,846	1,695	91.8%
65-74	4,492	4,242	94.4%
75-84	2,250	2,122	94.3%
85+	551	505	91.7%

## Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	14,356	12,417	86.5%
White Alone	12,682	11,293	89.0%
Black/African American Alone	603	390	64.7%
American Indian/Alaska Native	134	111	82.8%
Asian Alone	107	91	85.0%
Pacific Islander Alone	6	5	83.3%
Other Race Alone	226	110	48.7%
Two or More Races	600	418	69.7%
Hispanic Origin	539	304	56.4%

## Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	14,356	12,417	86.5%
1-Person	3,813	3,211	84.2%
2-Person	7,107	6,539	92.0%
3-Person	1,637	1,309	80.0%
4-Person	993	753	75.8%
5-Person	510	397	77.8%
6-Person	179	128	71.5%
7+ Person	116	79	68.1%

## 2024 Housing Affordability

Housing Affordability Index	83
Percent of Income for Mortgage	32.0%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.