

Community Profile

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



Population Summary	1 mile	3 miles	5 miles
2010 Total Population	9,499	73,408	176,907
2020 Total Population	10,007	74,685	181,784
2020 Group Quarters	107	2,275	3,614
2025 Total Population	9,772	73,930	183,783
2025 Group Quarters	106	2,244	3,557
2030 Total Population	9,607	73,281	183,797
2025-2030 Annual Rate	-0.34%	-0.18%	0.00%
2025 Total Daytime Population	11,696	85,370	213,438
Workers	7,038	46,668	117,830
Residents	4,658	38,702	95,608

Household Summary			
2010 Total Households	4,203	29,271	71,751
2010 Average Household Size	2.23	2.42	2.41
2020 Total Households	4,581	30,349	75,544
2020 Average Household Size	2.16	2.39	2.36
2025 Total Households	4,597	30,816	78,421
2025 Average Household Size	2.10	2.33	2.30
2030 Total Households	4,592	31,003	79,730
2030 Average Household Size	2.07	2.29	2.26
2025-2030 Annual Rate	-0.02%	0.12%	0.33%
2025 Families	2,554	18,408	45,289
2025 Average Family Size	2.85	3.06	3.07
2030 Families	2,535	18,384	45,671
2030 Average Family Size	2.81	3.02	3.03
2025-2030 Growth Rate	-0.1%	-0.0%	0.2%

Median Household Income			
2025	\$93,737	\$83,622	\$80,888
2030	\$111,056	\$99,430	\$93,848

Per Capita Income	1 mile	3 miles	5 miles
2025	\$58,203	\$50,074	\$50,653
2030	\$66,102	\$56,474	\$56,949

2025 Households by Income			
Household Income Base	4,597	30,816	78,421
<\$10,000	6.0%	5.0%	5.9%
\$10,000-14,999	1.7%	3.8%	4.1%
\$15,000-19,999	1.0%	2.2%	2.5%
\$20,000-24,999	3.4%	3.2%	3.3%
\$25,000-29,999	3.6%	3.7%	3.2%
\$30,000-34,999	2.8%	3.8%	3.5%
\$35,000-39,999	2.8%	2.8%	2.8%
\$40,000-44,999	2.9%	3.6%	3.6%
\$45,000-49,999	2.9%	3.7%	3.7%
\$50,000-59,999	5.2%	6.7%	6.2%
\$60,000-74,999	7.4%	7.0%	7.8%
\$75000-99999	13.1%	11.4%	11.7%
\$100,000-124,999	9.2%	9.8%	9.2%
\$125,000-149,999	7.8%	7.2%	6.8%
\$150000-199999	15.9%	11.3%	10.9%
\$200,000-249,999	5.4%	5.5%	5.5%
\$250,000-299,999	2.5%	2.6%	2.5%
\$300,000-399,999	2.0%	2.1%	2.1%
\$400,000-499,999	1.5%	1.8%	1.7%
\$500,000+	3.0%	3.1%	2.9%
Average Household Income	\$125,291	\$119,469	\$118,653

2025 Affordability, Mortgage and Wealth			
Housing Affordability Index	97	89	82
Percent of Income for Mortgage	25.0%	26.9%	28.5%
Wealth Index	114	113	108

Median Home Value			
2025	\$374,745	\$359,613	\$368,678
2030	\$427,635	\$419,294	\$425,258

2025 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	3,360	21,174	48,471
<\$50,000	1.2%	2.8%	2.6%
\$50,000 - \$99,999	4.8%	5.1%	4.7%
\$100,000 - \$149,999	5.9%	5.0%	4.5%
\$150,000 - \$199,999	3.0%	6.6%	6.6%
\$200,000 - \$249,999	4.5%	6.9%	7.1%
\$250,000 - \$299,999	8.8%	8.3%	8.1%
\$300,000 - \$399,999	29.2%	25.8%	23.7%
\$400,000 - \$499,999	23.8%	19.1%	19.4%
\$500,000 - \$749,999	16.5%	17.6%	18.7%
\$750,000 - \$999,999	1.7%	1.4%	2.5%
\$1,000,000 - \$1,499,999	0.1%	0.8%	1.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.2%
\$2,000,000 +	0.5%	0.7%	0.6%
Average Home Value	\$390,314	\$385,542	\$400,183

Housing Unit Summary			
2010 Total Housing Units	4,574	32,223	79,087
Owner Occupied Housing Units	71.6%	66.8%	61.8%
Renter Occupied Housing Units	28.4%	33.2%	38.2%
Vacant Housing Units	8.1%	9.2%	9.3%
2020 Housing Units	4,815	32,758	82,080
Owner Occupied Housing Units	67.1%	62.7%	57.3%
Renter Occupied Housing Units	32.9%	37.3%	42.7%
Vacant Housing Units	4.9%	7.5%	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
Owner Occupied Housing Units	75.2%	70.2%	63.0%
Renter Occupied Housing Units	24.8%	29.8%	37.0%
Vacant Housing Units	4.5%	7.3%	7.5%

2025 Population by Sex	1 mile	3 miles	5 miles
Males	4,619	35,749	88,785
Females	5,153	38,181	94,998

Median Age			
2010	40.9	39.9	38.7
2020	42.9	41.2	39.7
2025	43.3	41.8	40.5
2030	44.2	42.7	41.6

2025 Population by Age			
Total	9,772	73,929	183,785
0 - 4	4.9%	5.2%	5.4%
5 - 9	5.6%	5.6%	5.6%
10 - 14	5.6%	5.9%	5.9%
15 - 24	10.0%	11.8%	12.2%
25 - 34	12.0%	12.3%	13.2%
35 - 44	14.1%	13.4%	13.6%
45 - 54	12.3%	12.1%	11.6%
55 - 64	13.9%	13.2%	12.5%
65 - 74	12.8%	11.8%	11.2%
75 - 84	6.7%	6.3%	6.3%
85 +	2.4%	2.4%	2.3%
18 +	81.0%	79.7%	79.4%

2025 Population 15+ by Marital Status			
Total	8,201	61,544	152,650
Never Married	38.2%	38.7%	40.6%
Married	41.5%	42.7%	42.1%
Widowed	4.7%	6.5%	5.9%
Divorced	15.6%	12.1%	11.5%

2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	7,223	52,794	130,317
Less than 9th Grade	0.1%	1.7%	1.9%
9th - 12th Grade, No Diploma	1.5%	4.8%	5.1%
High School Graduate	24.3%	23.2%	24.1%
GED/Alternative Credential	2.6%	4.0%	3.4%
Some College, No Degree	15.8%	17.2%	15.6%
Associate Degree	6.3%	7.1%	7.7%
Bachelor's Degree	30.1%	24.1%	23.3%
Graduate/Professional Degree	19.4%	17.9%	18.9%

2020 Population by Race/Ethnicity			
Total	10,007	74,685	181,784
White Alone	65.3%	49.5%	50.6%
Black Alone	22.7%	38.4%	33.0%
American Indian Alone	0.1%	0.3%	0.4%
Asian Alone	3.2%	3.2%	4.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.1%	2.6%	5.0%
Two or More Races	2.1%	2.6%	5.0%
Hispanic Origin	5.6%	6.4%	10.7%
Diversity Index	56.7	65.0	69.8

2025 Population by Race/Ethnicity			
Total	9,772	73,929	183,783
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

2025 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	5,334	36,341	92,566
White Collar	75.7%	70.0%	67.2%
Management/Business/Financial	21.1%	20.0%	19.8%
Professional	36.6%	31.6%	30.1%
Sales	8.4%	8.3%	7.7%
Administrative Support	9.6%	10.1%	9.6%
Services	15.6%	14.1%	16.1%

2025 Employed Pop 16+ by Occupation			
Total	5,334	36,341	92,566
Blue Collar	8.8%	16.0%	16.7%
Farming/Forestry/Fishing	0.0%	0.0%	0.2%
Construction/Extraction	4.2%	3.0%	2.7%
Installation/Maintenance/Repair	0.8%	2.5%	2.8%
Production	1.2%	3.5%	4.0%
Transportation/Material Moving	2.6%	7.0%	7.0%
White Collar	75.7%	70.0%	67.2%
Management/Business/Financial	21.1%	20.0%	19.8%
Professional	36.6%	31.6%	30.1%
Sales	8.4%	8.3%	7.7%
Administrative Support	9.6%	10.1%	9.6%
Services	15.6%	14.1%	16.1%

2025 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,334	36,341	92,566
Population 16+ Employed	97.1%	95.3%	95.5%
Population 16+ Unemployment rate	2.9%	4.7%	4.5%
Population 16-24 Employed	6.5%	9.5%	11.2%
Population 16-24 Unemployment rate	3.9%	9.9%	8.7%
Population 25-54 Employed	62.0%	60.2%	60.6%
Population 25-54 Unemployment rate	3.2%	4.2%	3.9%
Population 55-64 Employed	19%	17%	16%
Population 55-64 Unemployment rate	2.1%	2.9%	3.8%
Population 65+ Employed	10%	8%	8%
Population 65+ Unemployment rate	2.0%	5.9%	5.0%

2025 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	5,180	34,632	88,362
Agriculture/Mining	0.0%	0.3%	0.4%
Construction	7.1%	4.7%	4.3%
Manufacturing	3.8%	7.4%	7.4%
Wholesale Trade	2.1%	1.7%	1.7%
Retail Trade	10.7%	9.3%	9.1%
Transportation/Utilities	4.3%	5.5%	5.5%
Information	1%	1%	1%
Finance/Insurance/Real Estate	12.7%	12.1%	11.4%
Services	54.5%	52.0%	53.0%
Public Administration	3.8%	5.7%	5.8%

2025 Consumer Spending			
Apparel & Services: Total \$	\$12,205,594	\$79,109,878	\$202,864,165
Average Spent	\$2,655.12	\$2,567.17	\$2,586.86
Spending Potential Index	108	105	106
Education: Total \$	\$9,398,120	\$59,330,091	\$151,280,830
Average Spent	\$2,044.40	\$1,925.30	\$1,929.09
Spending Potential Index	115	108	108
Entertainment/Recreation: Total \$	\$20,315,603	\$129,927,388	\$327,008,568
Average Spent	\$4,419.32	\$4,216.23	\$4,169.91
Spending Potential Index	108	103	101
Food at Home: Total \$	\$36,616,208	\$239,499,686	\$609,343,073
Average Spent	\$7,965.24	\$7,771.93	\$7,770.15
Spending Potential Index	107	104	104
Food Away from Home: Total \$	\$20,125,298	\$128,976,236	\$331,142,092
Average Spent	\$4,377.92	\$4,185.37	\$4,222.62
Spending Potential Index	106	101	102
Health Care: Total \$	\$37,977,695	\$247,653,617	\$614,330,496
Average Spent	\$8,261.41	\$8,036.53	\$7,833.75
Spending Potential Index	107	104	101
HH Furnishings & Equipment: Total \$	\$14,473,025	\$92,677,343	\$232,888,003
Average Spent	\$3,148.36	\$3,007.44	\$2,969.71
Spending Potential Index	108	103	102
Personal Care Products & Services: Total \$	\$5,238,274	\$33,670,916	\$85,701,867
Average Spent	\$1,139.50	\$1,092.64	\$1,092.84
Spending Potential Index	109	104	104

2025 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total \$	\$132,588,735	\$846,840,236	\$2,160,964,033
Average Spent	\$28,842.45	\$27,480.54	\$27,555.94
Spending Potential Index	108	103	104
Support Payments/Gifts in Kind: Total \$	\$16,513,170	\$103,452,282	\$254,241,961
Average Spent	\$3,592.16	\$3,357.10	\$3,242.01
Spending Potential Index	109	102	98
Travel: Total \$	\$18,019,049	\$112,898,122	\$283,015,035
Average Spent	\$3,919.74	\$3,663.62	\$3,608.92
Spending Potential Index	109	102	100
Vehicle Maintenance & Repairs: Total \$	\$6,649,700	\$43,003,018	\$108,903,136
Average Spent	\$1,446.53	\$1,395.48	\$1,388.70
Spending Potential Index	107	103	103

Top Tapestry Segment		
1 mile	3 miles	5 miles
City Greens (K6): This segment is characterized by educated professionals in metro areas with high home ownership. Learn more about this segment...	Burbs and Beyond (K8): This segment is characterized by affluent, aging population in the scenic West. Learn more about this segment...	Savvy Suburbanites (L1): This segment is characterized by affluent New England and Mid-Atlantic suburbanites in major metropolises. Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.