

Housing Profile

930 Walnut Shade Rd, Dover, Delaware, 19901



Ring: 1 mile radius

Population		Households	
2020 Total Population	2,603	2026 Median Household Income	\$76,023
2026 Total Population	2,881	2031 Median Household Income	\$84,040
2031 Total Population	3,166	2026-2031 Annual Rate	2.03%
2026-2031 Annual Rate	1.90%		

Housing Units by Occupancy Status and Tenure	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,075	100.0%	1,239	100.0%	1,344	100.0%
Occupied	997	92.7%	1,156	93.3%	1,285	95.6%
Owner	773	71.9%	933	75.3%	1,054	78.4%
Renter	224	20.8%	223	18.0%	231	17.2%
Vacant	72	6.7%	83	6.7%	59	4.4%

Census 2020 Housing Units	Number	Percent
Total	1,075	100.0%
Urban Housing Units	1,005	93.5%
Rural Housing Units	70	6.5%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	773	100.0%
Owned with a Mortgage/Loan	508	65.7%
Owned Free and Clear	265	34.3%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	72	100.0%
For Rent	19	26.4%
Rented- Not Occupied	0	0.0%
For Sale Only	10	13.9%
Sold - Not Occupied	6	8.3%
Seasonal/Recreational/Occasional Use	9	12.5%
For Migrant Workers	0	0.0%
Other Vacant	29	40.3%

2026 Housing Affordability				
Housing Affordability Index			90	
Percent of Income for Mortgage			27.8%	
Owner Occupied Housing Units by Value	2026		2031	
	Number	Percent	Number	Percent
Total	930	100.0%	1,056	100.0%
<\$10,000	11	1.2%	3	0.3%
\$10K-14,999	0	0.0%	0	0.0%
\$15K-19,999	26	2.8%	22	2.1%
\$20K-24,999	12	1.3%	15	1.4%
\$25K-29,999	8	0.9%	7	0.7%
\$30K-34,999	1	0.1%	1	0.1%
\$35K-39,999	0	0.0%	0	0.0%
\$40K-49,999	3	0.3%	3	0.3%
\$50K-59,999	63	6.8%	51	4.8%
\$60K-69,999	4	0.4%	2	0.2%
\$70K-79,999	0	0.0%	0	0.0%
\$80K-89,999	1	0.1%	0	0.0%
\$90K-99,999	7	0.8%	2	0.2%
\$100K-124,999	0	0.0%	0	0.0%
\$125K-149,999	0	0.0%	0	0.0%
\$150K-174,999	3	0.3%	1	0.1%
\$175K-199,999	16	1.7%	4	0.4%
\$200K-249,999	70	7.5%	32	3.0%
\$250K-299,999	89	9.6%	60	5.7%
\$300K-399,999	257	27.6%	250	23.7%
\$400K-499,999	284	30.5%	477	45.2%
\$500K-749,999	74	8.0%	124	11.7%
\$750K-999,999	1	0.1%	2	0.2%
\$1 Million-1,499,999	0	0.0%	0	0.0%
\$1.5 Million-1,999,999	0	0.0%	0	0.0%
\$2 Million+	0	0.0%	0	0.0%
Median Value	\$358,755		\$415,723	
Average Value	\$337,882		\$388,480	

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	997	773	77.5%
15-24	22	7	31.8%
25-34	112	72	64.3%
35-44	139	90	64.7%
45-54	169	124	73.4%
55-59	100	83	83.0%
60-64	110	89	80.9%
65-74	212	186	87.7%
75-84	116	108	93.1%
85+	16	13	81.2%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	997	773	77.5%
White Alone	678	557	82.2%
Black/African American Alone	224	145	64.7%
American Indian/Alaska Native Alone	5	4	80.0%
Asian Alone	13	12	92.3%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	18	14	77.8%
Two or More Races	59	41	69.5%
Hispanic Origin	47	28	59.6%

Census 2020 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	997	773	77.5%
1-Person	253	187	73.9%
2-Person	352	305	86.6%
3-Person	147	112	76.2%
4-Person	134	97	72.4%
5-Person	69	47	68.1%
6-Person	23	15	65.2%
7+ Person	18	10	55.6%

Housing Profile

930 Walnut Shade Rd, Dover, Delaware, 19901



Ring: 3 mile radius

Population		Households	
2020 Total Population	23,777	2026 Median Household Income	\$103,010
2026 Total Population	26,080	2031 Median Household Income	\$115,759
2031 Total Population	27,784	2026-2031 Annual Rate	2.36%
2026-2031 Annual Rate	1.27%		

Housing Units by Occupancy Status and Tenure	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	9,150	100.0%	10,201	100.0%	11,027	100.0%
Occupied	8,667	94.7%	9,661	94.7%	10,408	94.4%
Owner	7,301	79.8%	8,152	79.9%	8,839	80.2%
Renter	1,366	14.9%	1,509	14.8%	1,569	14.2%
Vacant	430	4.7%	540	5.3%	619	5.6%

Census 2020 Housing Units	Number	Percent
Total	9,150	100.0%
Urban Housing Units	8,168	89.3%
Rural Housing Units	982	10.7%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	7,301	100.0%
Owned with a Mortgage/Loan	5,248	71.9%
Owned Free and Clear	2,053	28.1%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	430	100.0%
For Rent	89	20.7%
Rented- Not Occupied	7	1.6%
For Sale Only	82	19.1%
Sold - Not Occupied	38	8.8%
Seasonal/Recreational/Occasional Use	48	11.2%
For Migrant Workers	0	0.0%
Other Vacant	166	38.6%

2026 Housing Affordability				
Housing Affordability Index			116	
Percent of Income for Mortgage			21.6%	
Owner Occupied Housing Units by Value	2026		2031	
	Number	Percent	Number	Percent
Total	8,153	100.0%	8,839	100.0%
<\$10,000	42	0.5%	10	0.1%
\$10K-14,999	0	0.0%	0	0.0%
\$15K-19,999	55	0.7%	44	0.5%
\$20K-24,999	54	0.7%	63	0.7%
\$25K-29,999	17	0.2%	13	0.1%
\$30K-34,999	3	0.0%	2	0.0%
\$35K-39,999	3	0.0%	1	0.0%
\$40K-49,999	19	0.2%	12	0.1%
\$50K-59,999	87	1.1%	70	0.8%
\$60K-69,999	9	0.1%	4	0.1%
\$70K-79,999	1	0.0%	0	0.0%
\$80K-89,999	45	0.6%	18	0.2%
\$90K-99,999	35	0.4%	9	0.1%
\$100K-124,999	22	0.3%	3	0.0%
\$125K-149,999	37	0.5%	6	0.1%
\$150K-174,999	113	1.4%	27	0.3%
\$175K-199,999	132	1.6%	40	0.5%
\$200K-249,999	374	4.6%	166	1.9%
\$250K-299,999	739	9.1%	458	5.2%
\$300K-399,999	2,916	35.8%	2,669	30.2%
\$400K-499,999	2,328	28.6%	3,309	37.4%
\$500K-749,999	1,058	13.0%	1,865	21.1%
\$750K-999,999	21	0.3%	26	0.3%
\$1 Million-1,499,999	5	0.1%	5	0.1%
\$1.5 Million-1,999,999	2	0.0%	0	0.0%
\$2 Million+	36	0.4%	19	0.2%
Median Value	\$378,515		\$424,312	
Average Value	\$391,652		\$435,191	

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	8,667	7,301	84.2%
15-24	164	77	47.0%
25-34	958	670	69.9%
35-44	1,427	1,108	77.6%
45-54	1,533	1,282	83.6%
55-59	953	852	89.4%
60-64	951	850	89.4%
65-74	1,578	1,437	91.1%
75-84	868	811	93.4%
85+	235	215	91.5%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	8,667	7,301	84.2%
White Alone	5,902	5,116	86.7%
Black/African American Alone	1,835	1,439	78.4%
American Indian/Alaska Native Alone	60	47	78.3%
Asian Alone	187	158	84.5%
Pacific Islander Alone	8	3	37.5%
Other Race Alone	170	134	78.8%
Two or More Races	506	405	80.0%
Hispanic Origin	440	342	77.7%

Census 2020 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	8,667	7,301	84.2%
1-Person	1,738	1,385	79.7%
2-Person	3,035	2,715	89.5%
3-Person	1,456	1,213	83.3%
4-Person	1,338	1,117	83.5%
5-Person	652	531	81.4%
6-Person	270	208	77.0%
7+ Person	178	133	74.7%

Housing Profile

930 Walnut Shade Rd, Dover, Delaware, 19901



Ring: 5 mile radius

Population		Households	
2020 Total Population	55,228	2026 Median Household Income	\$97,744
2026 Total Population	59,663	2031 Median Household Income	\$110,351
2031 Total Population	63,035	2026-2031 Annual Rate	2.46%
2026-2031 Annual Rate	1.11%		

Housing Units by Occupancy Status and Tenure	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	21,604	100.0%	23,791	100.0%	25,463	100.0%
Occupied	20,322	94.1%	22,330	93.9%	23,807	93.5%
Owner	15,296	70.8%	17,285	72.7%	18,707	73.5%
Renter	5,026	23.3%	5,045	21.2%	5,100	20.0%
Vacant	1,270	5.9%	1,461	6.1%	1,656	6.5%

Census 2020 Housing Units	Number	Percent
Total	21,604	100.0%
Urban Housing Units	19,214	88.9%
Rural Housing Units	2,390	11.1%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	15,296	100.0%
Owned with a Mortgage/Loan	10,794	70.6%
Owned Free and Clear	4,503	29.4%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	1,270	100.0%
For Rent	452	35.6%
Rented- Not Occupied	48	3.8%
For Sale Only	204	16.1%
Sold - Not Occupied	73	5.8%
Seasonal/Recreational/Occasional Use	101	8.0%
For Migrant Workers	0	0.0%
Other Vacant	392	30.9%

2026 Housing Affordability	
Housing Affordability Index	113
Percent of Income for Mortgage	22.1%

Owner Occupied Housing Units by Value	2026		2031	
	Number	Percent	Number	Percent
Total	17,285	100.0%	18,705	100.0%
<\$10,000	149	0.9%	46	0.3%
\$10K-14,999	11	0.1%	3	0.0%
\$15K-19,999	79	0.5%	65	0.3%
\$20K-24,999	198	1.1%	282	1.5%
\$25K-29,999	40	0.2%	40	0.2%
\$30K-34,999	19	0.1%	12	0.1%
\$35K-39,999	58	0.3%	37	0.2%
\$40K-49,999	63	0.4%	54	0.3%
\$50K-59,999	186	1.1%	167	0.9%
\$60K-69,999	14	0.1%	8	0.0%
\$70K-79,999	5	0.0%	1	0.0%
\$80K-89,999	90	0.5%	42	0.2%
\$90K-99,999	61	0.3%	16	0.1%
\$100K-124,999	60	0.3%	11	0.1%
\$125K-149,999	101	0.6%	21	0.1%
\$150K-174,999	300	1.7%	80	0.4%
\$175K-199,999	392	2.3%	141	0.8%
\$200K-249,999	955	5.5%	454	2.4%
\$250K-299,999	1,782	10.3%	1,167	6.2%
\$300K-399,999	6,087	35.2%	5,831	31.2%
\$400K-499,999	4,243	24.6%	6,173	33.0%
\$500K-749,999	2,249	13.0%	3,918	20.9%
\$750K-999,999	63	0.4%	89	0.5%
\$1 Million-1,499,999	13	0.1%	11	0.1%
\$1.5 Million-1,999,999	4	0.0%	0	0.0%
\$2 Million+	63	0.4%	36	0.2%
Median Value	\$367,020		\$414,167	
Average Value	\$379,044		\$424,199	

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	20,322	15,296	75.3%
15-24	633	175	27.6%
25-34	2,623	1,432	54.6%
35-44	3,377	2,256	66.8%
45-54	3,438	2,651	77.1%
55-59	2,166	1,777	82.0%
60-64	2,113	1,768	83.7%
65-74	3,504	3,039	86.7%
75-84	1,881	1,689	89.8%
85+	589	511	86.8%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	20,322	15,296	75.3%
White Alone	13,487	10,768	79.8%
Black/African American Alone	4,372	2,865	65.5%
American Indian/Alaska Native Alone	141	92	65.2%
Asian Alone	508	390	76.8%
Pacific Islander Alone	22	9	40.9%
Other Race Alone	460	296	64.3%
Two or More Races	1,332	876	65.8%
Hispanic Origin	1,202	742	61.7%

Census 2020 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	20,322	15,296	75.3%
1-Person	4,322	3,022	69.9%
2-Person	7,022	5,713	81.4%
3-Person	3,443	2,563	74.4%
4-Person	3,015	2,208	73.2%
5-Person	1,433	1,038	72.4%
6-Person	652	449	68.9%
7+ Person	436	306	70.2%