

Executive Summary

930 Walnut Shade Rd, Dover, Delaware, 19901



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	2,603	23,777	55,228
2020 Male Population	47.3%	48.5%	48.1%
2020 Female Population	52.7%	51.5%	51.9%
2026 Population	2,881	26,080	59,663
2026 Male Population	47.9%	49.0%	48.7%
2026 Female Population	52.1%	51.0%	51.3%
2031 Population	3,166	27,784	63,035
2031 Male Population	47.9%	48.9%	48.6%
2031 Female Population	52.1%	51.1%	51.4%
2010-2020 Annual Rate	2.32%	1.71%	1.11%
2020-2026 Annual Rate	1.64%	1.49%	1.24%
2026-2031 Annual Rate	1.90%	1.27%	1.11%

In the identified area, the current year population is **59,663**. In 2020, the Census count in the area was **55,228**. The rate of change since 2020 was **1.24%** annually. The five-year projection for the population in the area is **63,035** representing a change of **1.11%** annually from 2026 to 2031. Currently, the population is **48.7%** male and **51.3%** female.

Median Age

2026 Median Age	43.3	41.5	39.4
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The median age in this area is **39.4**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	54.5%	57.0%	56.6%
2026 Black Alone	29.8%	26.4%	25.7%
2026 American Indian Alone	0.8%	0.7%	0.6%
2026 Asian Alone	2.1%	3.2%	3.5%
2026 Pacific Islander Alone	0.0%	0.1%	0.1%
2026 Some Other Race Alone	2.0%	2.5%	3.0%
2026 Two or More Races	10.8%	10.1%	10.4%
2026 Hispanic Origin	8.4%	7.9%	8.9%
2026 Diversity Index	66.3	65.3	66.5

Persons of Hispanic origin represent **8.9%** of the population in the identified area compared to **19.9%** 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 **66.5** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 miles	5 miles
2026 Wealth Index	79	107	101
2010 Total Households	747	7,236	18,089
2020 Total Households	997	8,667	20,322
2026 Total Households	1,156	9,661	22,330
2031 Total Households	1,285	10,408	23,807
2010-2020 Annual Rate	2.93%	1.82%	1.17%
2020-2026 Annual Rate	2.40%	1.75%	1.52%
2026-2031 Annual Rate	2.14%	1.50%	1.29%
2026 Average Household Size	2.49	2.70	2.67

The household count in this area has changed from **20,322** in 2020 to **22,330** in the current year, a change of **1.52%** annually. The five-year projection of households is **23,807**, a change of **1.29%** annually from the current year total. Average household size is currently **2.67**, compared to **2.72** in the year 2020. The number of families in the current year is **16,133** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	27.8%	21.6%	22.1%

Median Household Income			
2026 Median Household Income	\$76,023	\$103,010	\$97,744
2031 Median Household Income	\$84,040	\$115,759	\$110,351
2026-2031 Annual Rate	2.03%	2.36%	2.46%

Average Household Income			
2026 Average Household Income	\$89,966	\$121,175	\$118,281
2031 Average Household Income	\$102,463	\$134,336	\$132,274
2026-2031 Annual Rate	2.64%	2.08%	2.26%

Per Capita Income			
2026 Per Capita Income	\$33,981	\$44,866	\$44,405
2031 Per Capita Income	\$39,295	\$50,294	\$50,172
2026-2031 Annual Rate	2.95%	2.31%	2.47%

Income Equality			
2026 Gini Index	43.4	40.1	40.7

Households by Income

Current median household income is **\$97,744** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$110,351** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$118,281** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$132,274** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$44,405** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$50,172** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	90	116	113
2010 Total Housing Units	842	7,862	19,463
2010 Owner Occupied	526	6,062	13,397
2010 Renter Occupied	221	1,173	4,691
2010 Vacant	95	626	1,374
2020 Housing Units	1,075	9,150	21,604
2020 Owner Occupied	773	7,301	15,296
2020 Renter Occupied	224	1,366	5,026
2020 Vacant	72	430	1,270
2026 Housing Units	1,239	10,201	23,791
2026 Owner Occupied	933	8,152	17,285
2026 Renter Occupied	223	1,509	5,045
2026 Vacant	83	540	1,461
2031 Total Housing Units	1,344	11,027	25,463
2031 Owner Occupied	1,054	8,839	18,707
2031 Renter Occupied	231	1,569	5,100
2031 Vacant	59	619	1,656

Socioeconomic Status

2026 Socioeconomic Status Index	40.1	50.3	50.0
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Currently, **75.3%** of the **23,791** housing units in the area are owner occupied; **18.0%** renter occupied; and **6.7%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **21,604** housing units in the area and **72** vacant housing units. The annual rate of change in housing units since 2020 is **1.55%**. Median home value in the area is **\$367,020**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **2.99%** annually to **\$415,723**.