



Middletown, Delaware.

Current market data.

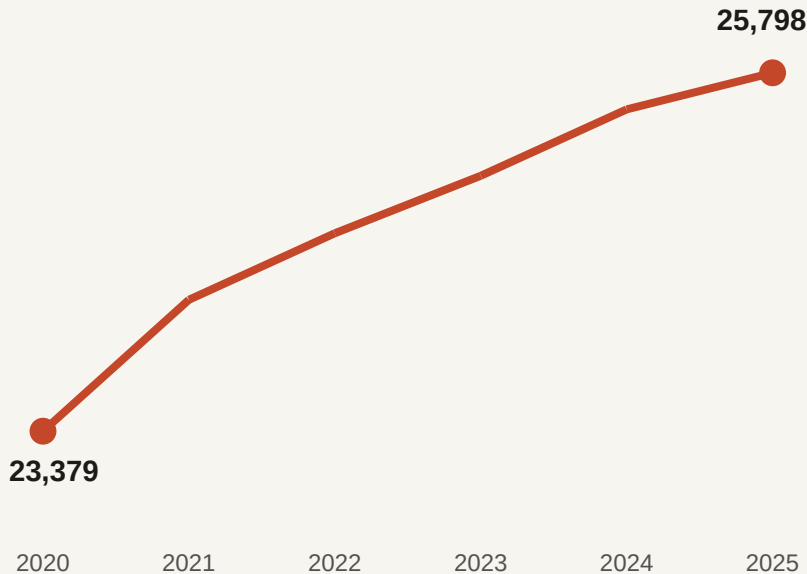
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 10.3% since 2020.

25,798

people, the 4th-largest of Delaware's cities and towns.

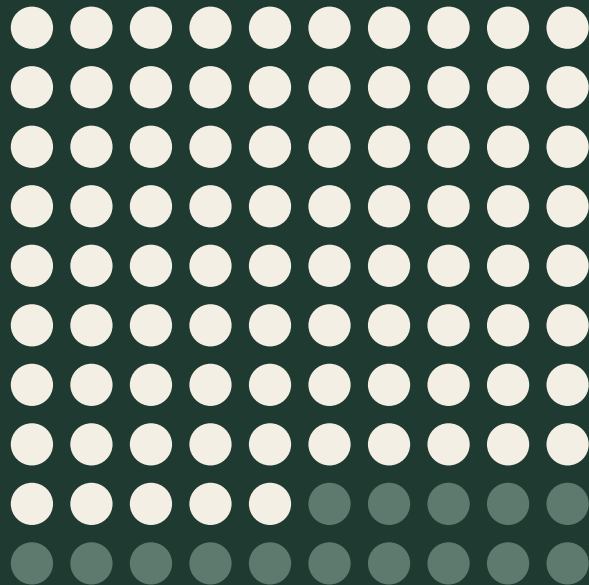


THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

85.4%

of 11,469 jobs located in Middletown are filled by
in-commuters.



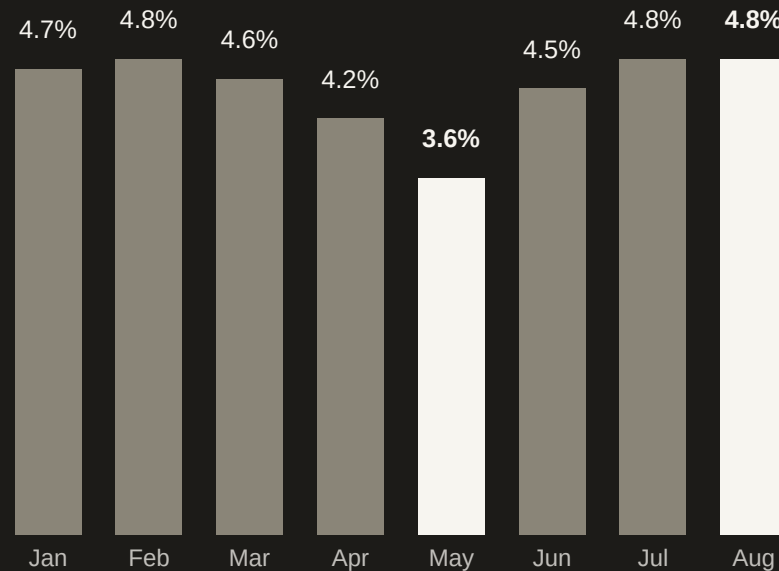
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.6%.

4.8%

in August 2026, the latest month released. A year earlier it was 5.1%.

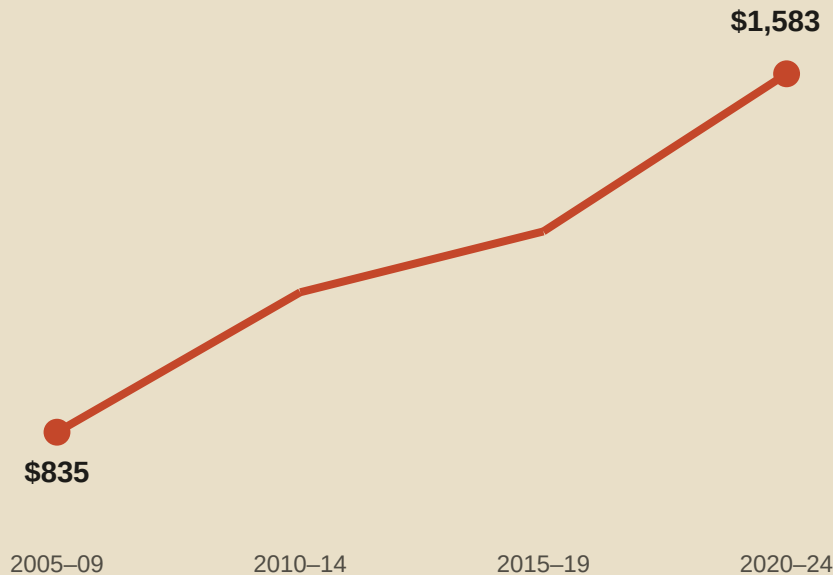


RENT

Median rent is up 90%
since the 2005–2009
survey, before inflation.

\$1,583

a month. Delaware's median is \$1,401.





THE SEAM

Cross one tract line and median rent doubles.

A \$2,618 gap between neighbors, the sharpest rent edge between adjacent tracts in New Castle County.

TRACT 114

\$883

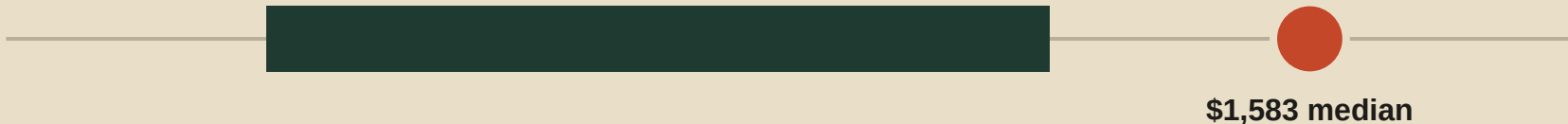
TRACT 113

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$950–\$1,425



is the monthly rent range local workforce wages support.

BUILDING

22% of the housing here was built before 2000.

1,966

homes permitted in ten years,
2016–2025

31%

of those were in multifamily
buildings

22%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 9,136 homes here.

25–115

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 16% more than Delaware's.

\$409,600

median home value in Middletown.

Middletown



Delaware



U.S.



THAT WAS MIDDLETOWN'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/de/middletown/

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