Wilmington, Delaware.

Current market data.

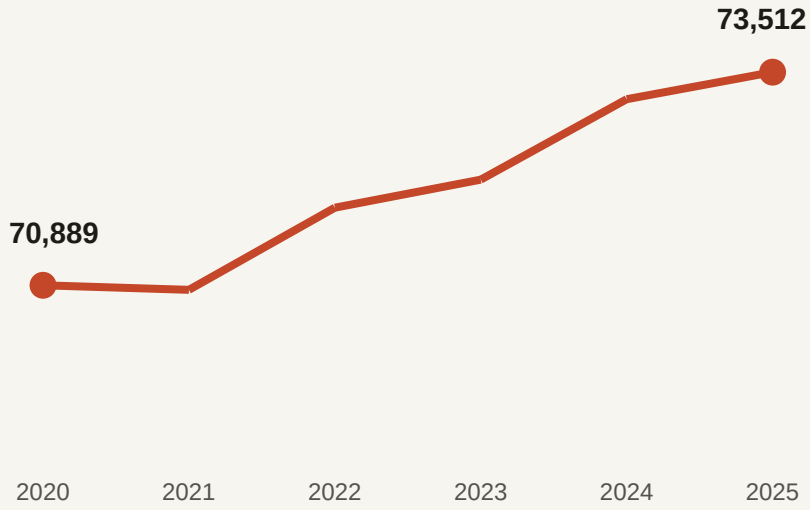
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.7% since 2020.

73,512

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



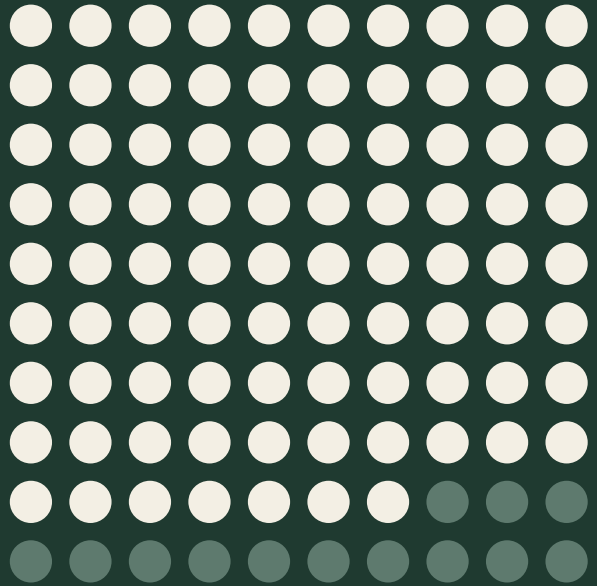
Source: Census Population Estimates, 2025

THE WORKDAY

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

86.5%

of 50,870 jobs located in Wilmington are filled by in-commuters.



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

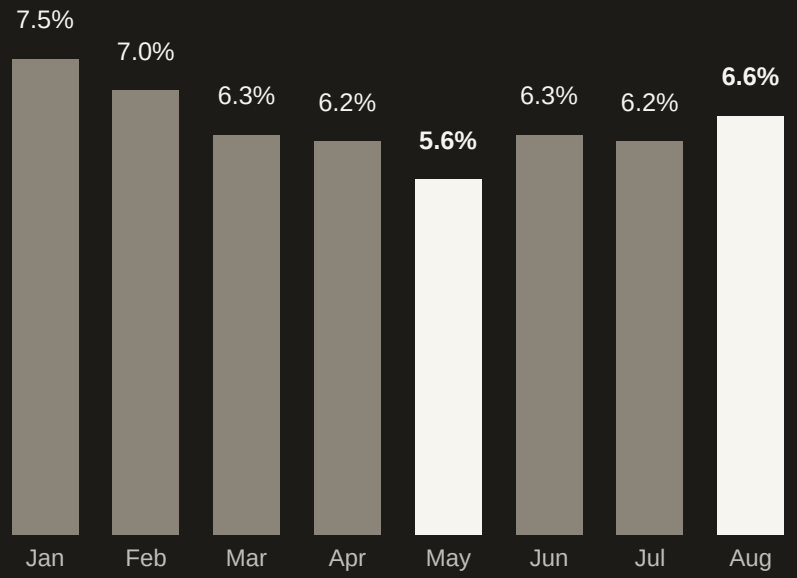
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in May: 5.6%.

6.6%

in August 2026, the latest month released. A year earlier it was 7.5%.



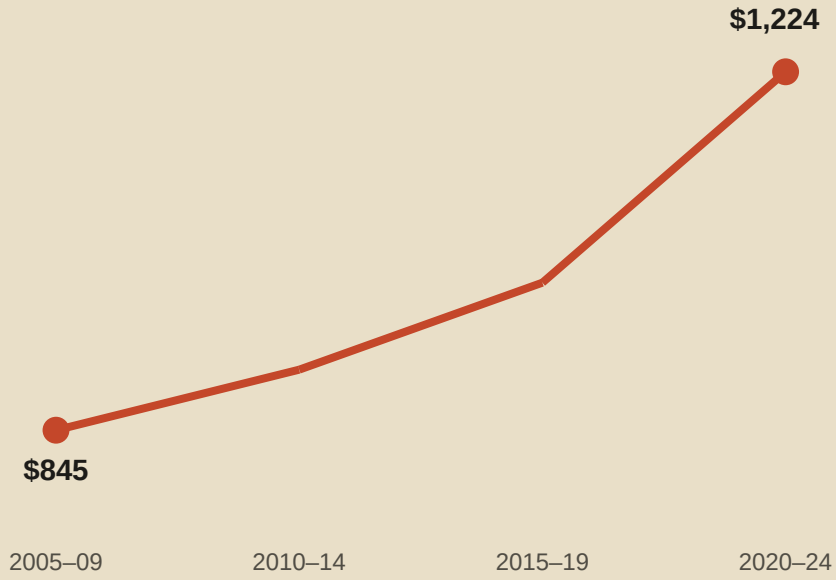
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 45% since the 2005–2009 survey, before inflation.

$1,224

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

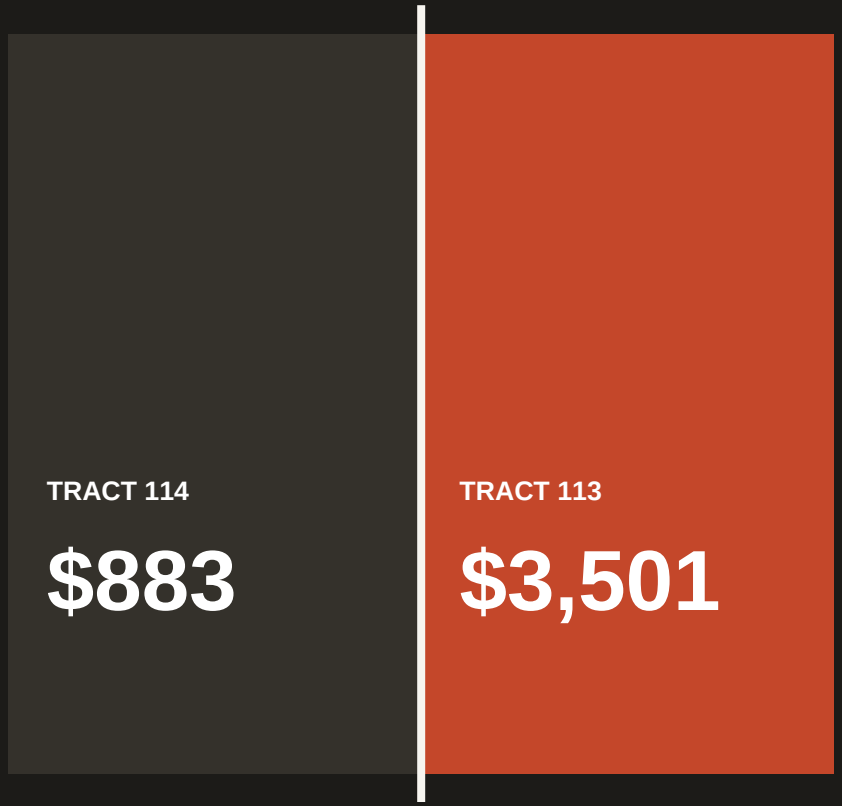


Source: Census ACS 5-year, 2020-2024

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.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

2,058

homes permitted in ten years, 2016–2025

81%

of those were in multifamily buildings

87%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–1.4% to the 35,514 homes here.

159–509

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

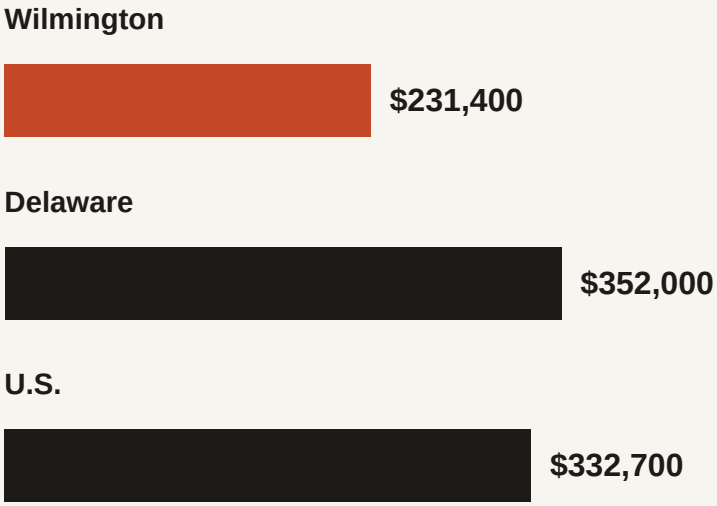
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 34% less than Delaware's.

$231,400

median home value in Wilmington.



Source: Census ACS 5-year, 2020-2024

THAT WAS WILMINGTON'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/wilmington/**