

## Regional Population & Household Changes 2010-2040

### Continued increases in population and decreases in household size for the WILMAPCO region between 2010 and 2040

Data Report #4 builds on the findings of previous reports, and paints a picture of what the WILMAPCO region might become between 2010 and 2040. Prior reports show the populations of New Castle County and Cecil County having increased between 1980 and the present, while average household size decreased. Projections have these two trends continuing in the WILMAPCO region. From 2010 to 2040, Cecil County can expect population growth in every municipality, and could add 38,552 new residents by 2040, while New Castle County could add as many as 68,210 new residents during this same time period. However, New Castle County is not projected to see population increases in every one of its planning districts.

Table 1: Projected Increase in the Number of Households for Cecil and New Castle County, 2010 to 2040

- New Castle County is projected to add 38,191 new households between 2010 and 2040, while Cecil County is projected to add 16,000.

- Both Cecil and New Castle County can expect a combined population of 746,740 people by 2040.

- Cecil County is projected to grow at a faster rate than New Castle County between 2010 and 2040, 38.1% compared to 12.7%, respectively.

- As of 2010, New Castle County had more than 5x the number of households of Cecil County. However, by 2040, New Castle County is projected to have less than 5x the number of households.

- Both Cecil and New Castle County are projected to see a drop in the number of persons per household from 2010 to 2040. They are projected to have the exact amount of persons per household in 2020, and will remain similar through 2040.

Households	2010	2020	2030	2040	10-40 Chg.
<b>Cecil County</b>	36,875	40,825	47,700	52,875	16,000
<b>New Castle County</b>	199,840	214,189	229,479	238,031	38,191
<b>Regional Total</b>	236,715	255,014	277,179	290,906	54,191

Table 2: Projected Population Increase for Cecil and New Castle County, 2010 to 2040

Population	2010	2020	2030	2040	10-40 Chg.
<b>Cecil County</b>	101,108	108,600	125,250	139,660	38,552
<b>New Castle County</b>	538,870	571,785	596,006	607,080	68,210
<b>Regional Total</b>	639,978	680,385	721,256	746,740	106,762

Table 3: Projected Decrease in Persons per Household, 2010 to 2040

Persons per Household	2010	2020	2030	2040	10-40 Chg.
<b>Cecil County</b>	2.74	2.66	2.62	2.64	-0.10
<b>New Castle County</b>	2.69	2.66	2.59	2.55	-0.14
<b>Regional Total</b>	2.71	2.66	2.60	2.59	-0.12

Source: Delaware Center for Applied Demography and Survey Research,; the U.S. Census; and Maryland Department of Planning

## Regional Comparisons of Population Change in the 16 County Region Including and Surrounding Cecil and New Castle County

Table 4: Projected Population Growth of 16 County Region with Comparison to the entire United States, 2010-2040

State	County	2010	2020	2030	2040	Absolute Change 2010-2040	% Change 2010-2040
Delaware	New Castle	538,870	571,785	596,006	607,080	68,210	12.66%
	Kent	162,949	182,851	197,236	208,694	45,745	28.07%
	Sussex	197,897	227,722	247,276	258,782	60,885	30.77%
Maryland	Cecil	101,108	108,596	125,250	139,656	38,548	38.13%
	Harford	244,826	258,648	273,147	291,097	46,271	18.90%
	Kent	20,197	21,399	22,600	23,493	3,296	16.32%
New Jersey	Burlington	448,734	457,126	486,343	494,732	45,998	10.25%
	Camden	513,657	516,331	525,629	528,303	14,646	2.85%
	Gloucester	288,288	304,311	360,097	376,117	87,829	30.47%
	Salem	66,083	64,000	65,200	n/a	-883	-1.34%
Pennsylvania	Bucks	625,505	629,420	637,730	634,771	9,266	1.48%
	Chester	499,739	533,837	573,576	603,068	103,329	20.68%
	Delaware	559,373	588,436	622,307	648,439	89,066	15.92%
	Montgomery	801,134	838,883	891,868	938,580	137,446	17.16%
	Lancaster	519,445	569,343	613,208	651,982	132,537	25.52%
	Philadelphia	1,528,458	1,653,729	1,753,054	1,859,944	331,486	21.69%
<b>Total - 16 County Region</b>		<b>7,116,263</b>	<b>7,526,417</b>	<b>7,990,527</b>	<b>8,264,738</b>	<b>1,148,475</b>	<b>16.14%</b>
<b>Total - WILMAPCO Region</b>		<b>639,978</b>	<b>680,381</b>	<b>721,256</b>	<b>746,736</b>	<b>106,758</b>	<b>16.68%</b>
<b>Total - United States</b>		<b>309,300,000</b>	<b>334,503,000</b>	<b>359,402,000</b>	<b>380,219,000</b>	<b>70,919,000</b>	<b>22.93%</b>

Source: Delaware Population Consortium, Delaware Center for Applied Demography and Survey Research, DVRPC, SJTPO, and Maryland Department of Planning.

\* Calculated using 2032 Projection (2040 data unavailable)

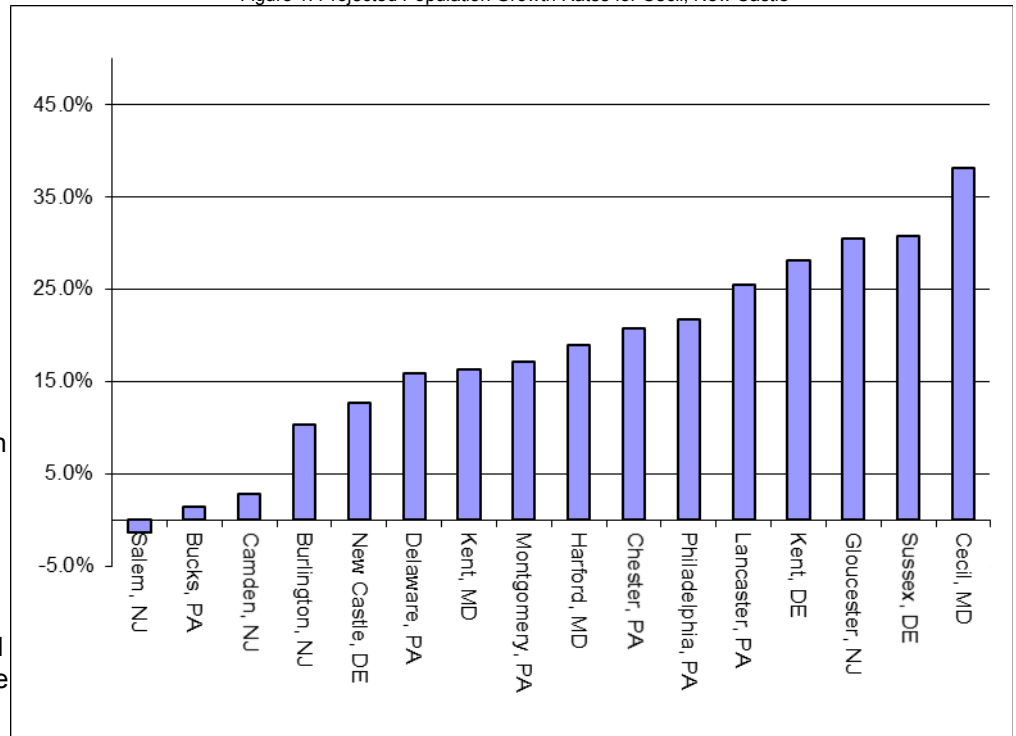
- The projected growth rate of the 16 County Region (16.14%) is about the same as the growth rate of 16.68% for the WILMAPCO Region.
- The WILMAPCO Region is projected to grow at a rate of 16.68% between 2010 and 2040, a rate lower than what's projected for the entire United States, which is 22.93%.
- The projected growth rate of 16.14% between 2010 and 2040 for the entire 16 county region is also lower than the growth rate of the entire United States.
- By 2040, New Castle County is projected to drop to the 6th most populous County in the 16 County Region, behind Philadelphia, Bucks, Delaware, Lancaster, and Montgomery Counties. In 2010, New Castle County was 5th.
- In the 16 County Region, 5 counties outpace the United States growth rate of 22.93%. They are Cecil at 38.13%, Sussex at 30.77%, Kent (DE) at 28.07%, Gloucester at 30.47%, and Lancaster at 25.52%.



### Population Comparison of Counties In and Around the WILMAPCO Region

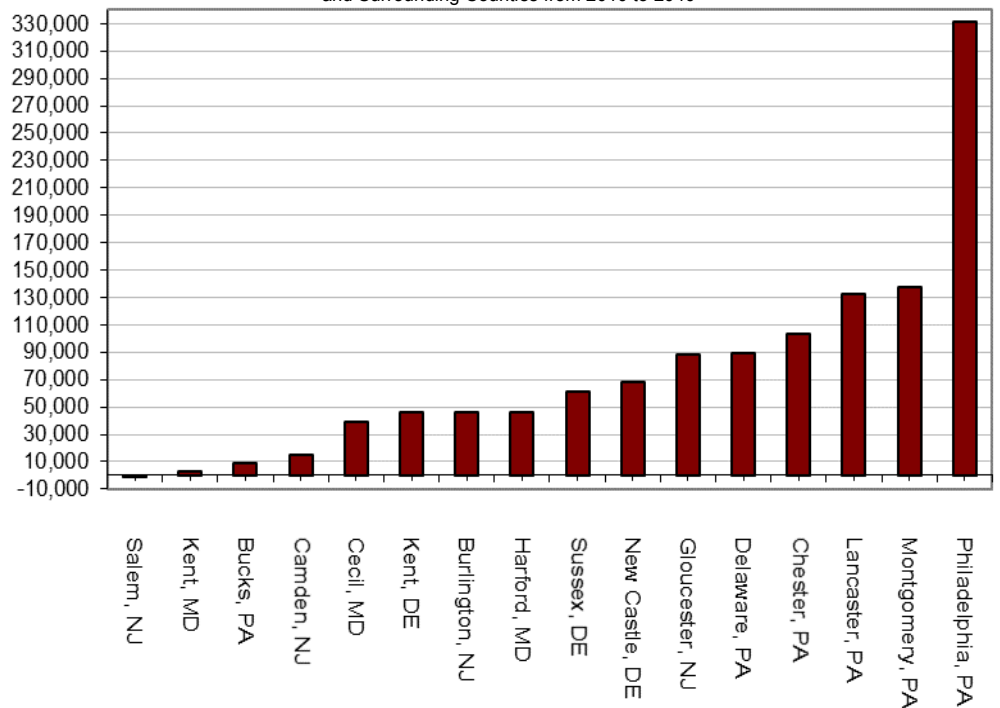
Eight counties surrounding the WILMAPCO Region are projected to grow at a faster rate than the Region, the combined growth rate for Cecil and New Castle County. Suburban counties in Pennsylvania around Philadelphia are projected to see the most new residents between 2010 and 2040. Those in Delaware and Maryland may not see as many new residents, but still have high projected growth rates. Growth is projected within and around Cecil County and lower Delaware.

Figure 1: Projected Population Growth Rates for Cecil, New Castle



- The top four counties in terms of growth rates between 2010 and 2040 are located in Delaware, Maryland, and New Jersey. They are Cecil, MD; Sussex, DE; Kent, DE; and Gloucester, NJ.
- In terms of the number of new residents moving into them between 2010 and 2040, the top four counties are in Pennsylvania. They are Philadelphia, Montgomery, Lancaster, and Chester.
- Philadelphia County is projected to add the most new residents in the 16 County region with 331,486 by 2040. Montgomery County is projected to add the second greatest number with 137,446 new residents.

Figure 2: Projected Number of New Residents for Cecil, New Castle, and Surrounding Counties from 2010 to 2040



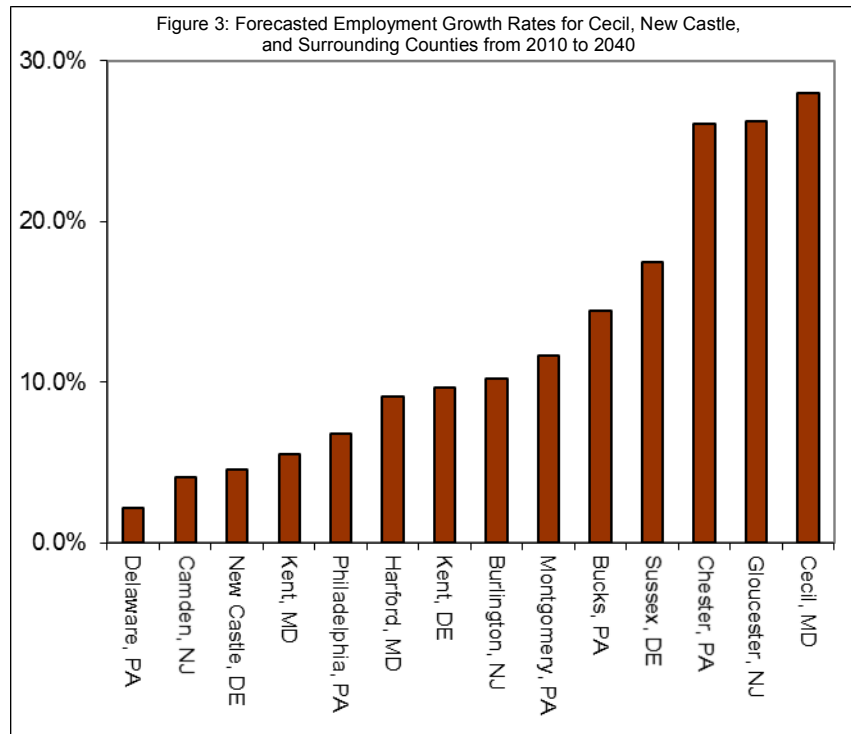
- Cecil County is projected to grow the fastest in the 16 County region at a rate of 38.13% between 2010 and 2040. Sussex County is second at 30.77%.
- With a projected figure of 60,885 by 2040, Sussex County is projected to add almost as many new residents as New Castle County, which is projected to add 68,210 new residents by 2040.
- Only Salem County is projected to lose population between 2010 and 2040, with a loss of 883.

## Regional Comparisons of Employment Change in the 16 County Region Including and Surrounding Cecil and New Castle County

Table 5: Projected Employment Growth of 16 County Region, 2010-2040

State	County	2010	2020	2030	2040	Absolute Change 2010-2040	% Change 2010-2040
Delaware	New Castle	272,401	286,461	283,949	284,728	12,327	4.53%
	Kent	74,857	80,272	82,370	82,057	7,200	9.62%
	Sussex	96,103	105,396	108,542	112,889	16,786	17.47%
Maryland	Cecil	52,870	55,940	62,000	67,670	14,800	27.99%
	Harford	136,050	141,970	142,700	148,440	12,390	9.11%
	Kent	10,190	10,510	10,600	10,750	560	5.50%
New Jersey	Burlington	217,229	221,440	235,404	239,414	22,185	10.21%
	Camden	263,406	267,425	272,076	274,124	10,718	4.07%
	Gloucester	116,151	121,708	141,056	146,614	30,463	26.23%
	Salem	n/a	n/a	n/a	n/a	n/a	n/a
Pennsylvania	Bucks	293,325	302,961	324,832	335,747	42,422	14.46%
	Chester	292,015	312,456	347,581	368,022	76,007	26.03%
	Delaware	238,488	239,431	242,713	243,655	5,167	2.17%
	Montgomery	542,264	558,371	592,621	605,507	63,243	11.66%
	Lancaster	n/a	n/a	n/a	n/a	n/a	n/a
	Philadelphia	720,837	729,173	752,075	769,711	48,874	6.78%
<b>Total - 16 County Region</b>		<b>3,326,186</b>	<b>3,433,514</b>	<b>3,598,519</b>	<b>3,689,328</b>	<b>363,142</b>	<b>10.92%</b>
<b>Total - WILMAPCO Region</b>		<b>325,271</b>	<b>342,401</b>	<b>345,949</b>	<b>352,398</b>	<b>27,127</b>	<b>8.34%</b>

- The top four counties in terms of job growth rates between 2010 and 2040 are Cecil, MD; Gloucester, NJ; Chester, PA; and Sussex, DE.
- The WILMAPCO region’s job growth rate is 8.34%, which is slightly lower than that of the 16 County Region.
- Cecil County, however, is projected to increase its employment by 27.99%.

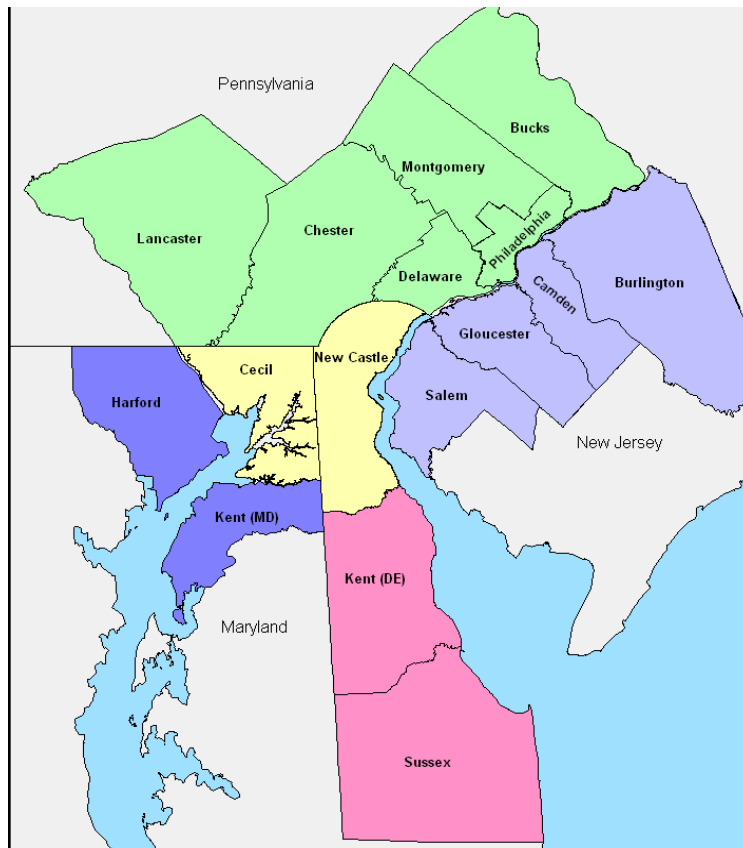
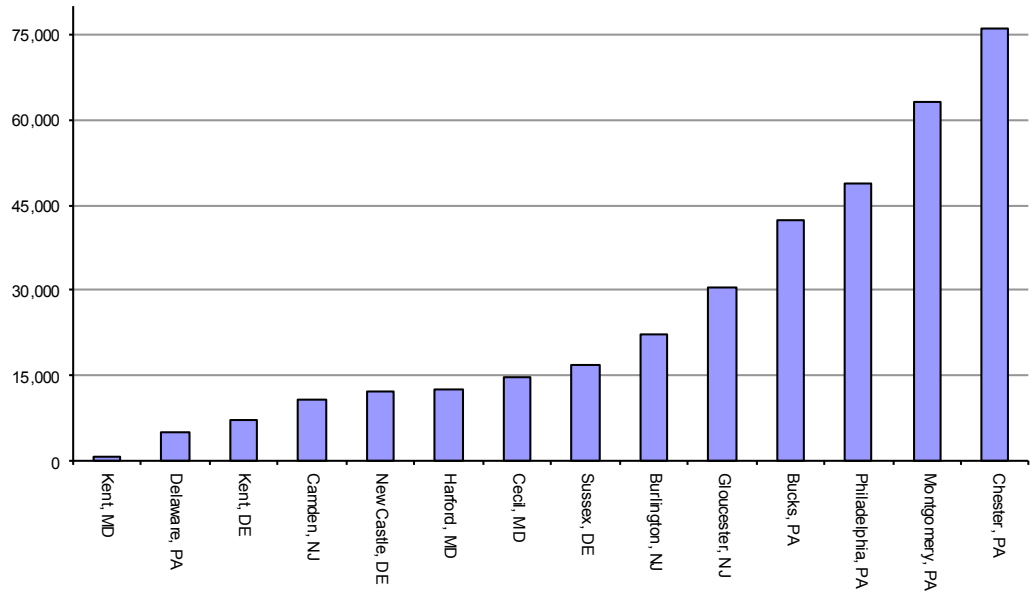


Source: Delaware Population Consortium, Delaware Center for Applied Demography and Survey Research, DVRPC, SJTPO, and Maryland Department of Planning.

## Employment Comparison of Counties In and Around the WILMAPCO Region

- In terms of absolute job creation between 2010 and 2040 the top four counties in the region are Chester, PA; Montgomery, PA; Philadelphia, PA; and Bucks, PA.
- The WILMAPCO region is forecasted to add 27,127 more jobs by 2040, while the 16 County Region total for 2040 is predicted to be 363,142.
- New Castle County is projected to add 12,327 jobs between 2010 and 2040.

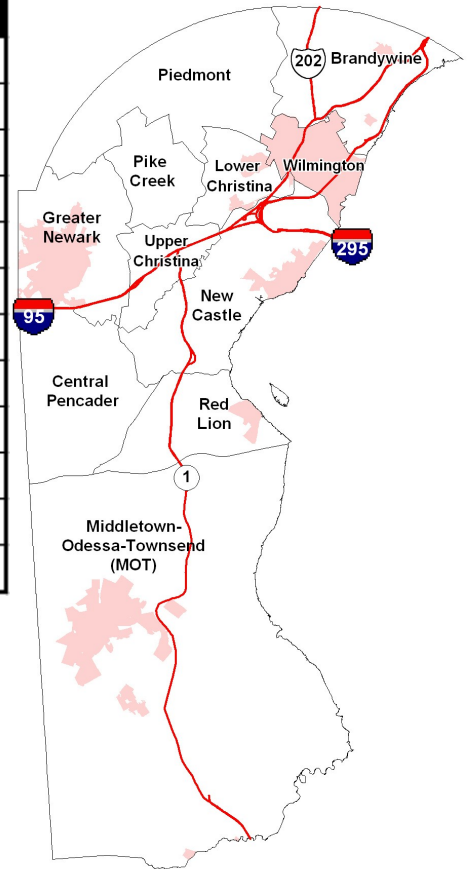
Figure 4: Absolute Employment Change for Cecil, New Castle



## New Castle County Planning Districts: Population Growth and Decline

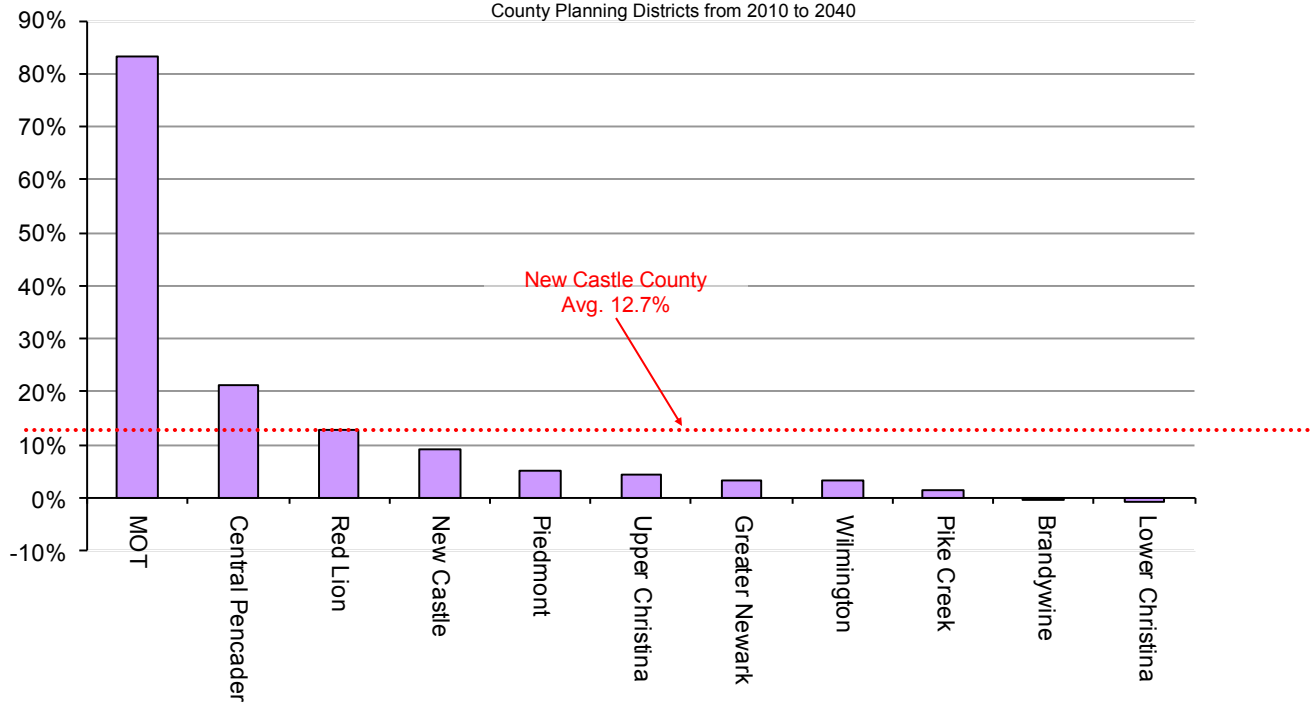
Table 6: Projected Population Changes for New Castle County Planning Districts, 2010-2040

Population CCD	2010	2020	2030	2040	10-40 Chg.	% Change
MOT	52,739	68,658	88,687	96,737	43,998	83.4%
Central Pencader	39,778	41,984	46,269	48,258	8,480	21.3%
Red Lion	8,845	9,172	9,543	9,965	1,120	12.7%
New Castle	86,253	90,542	93,397	94,098	7,845	9.1%
Piedmont	29,862	30,488	30,895	31,354	1,492	5.0%
Upper Christina	26,376	27,488	27,477	27,520	1,144	4.3%
Greater Newark	68,769	70,825	70,628	70,959	2,190	3.2%
Wilmington	70,853	73,516	73,044	73,131	2,278	3.2%
Pike Creek	41,998	43,369	42,913	42,562	564	1.3%
Brandywine	77,212	78,170	77,592	77,022	-190	-0.2%
Lower Christina	36,424	36,840	36,361	36,173	-251	-0.7%
<b>New Castle County</b>	<b>539,109</b>	<b>571,052</b>	<b>596,806</b>	<b>607,779</b>	<b>68,670</b>	<b>12.7%</b>



- Population growth is projected for many of New Castle County’s planning districts, especially in the Middletown-Odessa-Townsend (MOT) Planning District.
- The MOT Planning District is projected to almost double its population between 2010 and 2040.
- The MOT Planning District is projected to become the most populous district in New Castle County by 2040.
- MOT’s immediate neighbors, Central Pencader and Red Lion, are also projected to see growth from 2010 to 2040.

Figure 5: Projected Population Growth Rates for New Castle County Planning Districts from 2010 to 2040



### New Castle County Planning Districts: Household Size Decreases

The average number of persons per household is projected to drop for each planning district in New Castle County. This is a decrease projected for much of the United States. Demographers attribute this decrease to a growing elderly population, and because of people deciding to have fewer children, declining birth rates. (See Page 9 for more information on the elderly population.) Some observations about declining household size in New Castle County include:

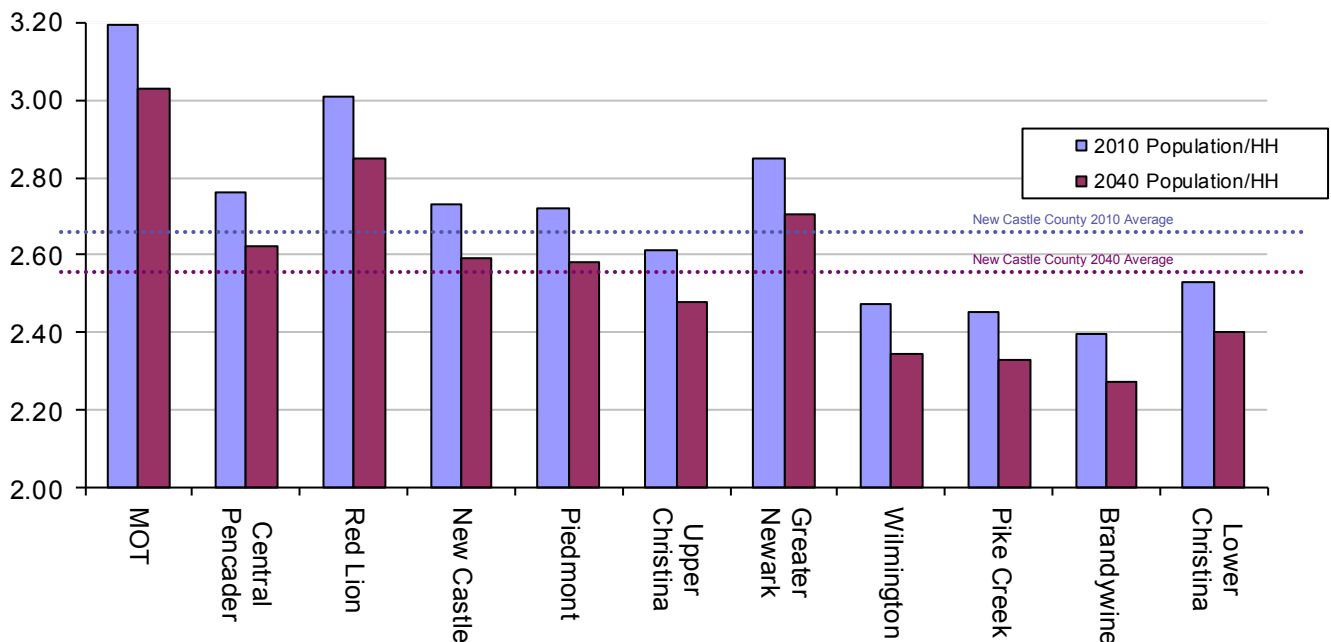
- Many of the largest households have been and are projected to remain in the MOT Planning District.
- Brandywine currently has the lowest number of persons per household, which is projected to continue to 2040.
- MOT is projected to have the largest decrease in the average number of persons per household.
- Pike Creek and Brandywine are projected to have the smallest decreases in household size.

Table 7: Projected Decreases in the Average Number of Persons per Household for New Castle County Planning Districts, 2010-2040

Population/HH	2010	2020	2030	2040	10-40 Chg.
MOT	3.19	3.19	3.10	3.03	-0.16
Central Pencader	2.76	2.76	2.68	2.62	-0.14
Red Lion	3.01	3.01	2.92	2.85	-0.16
New Castle	2.73	2.73	2.65	2.59	-0.14
Piedmont	2.72	2.72	2.64	2.58	-0.14
Upper Christina	2.61	2.61	2.53	2.48	-0.13
Greater Newark	2.85	2.85	2.77	2.70	-0.15
Wilmington	2.47	2.47	2.40	2.34	-0.13
Pike Creek	2.45	2.45	2.38	2.33	-0.12
Brandywine	2.40	2.40	2.33	2.28	-0.12
Lower Christina	2.53	2.53	2.46	2.40	-0.13
<b>New Castle County</b>	<b>2.66</b>	<b>2.67</b>	<b>2.60</b>	<b>2.55</b>	<b>-0.11</b>

Source: Delaware Population Consortium; Center for Applied Demography and Survey Research. Includes population living in group quarters

Figure 6: Comparison of the 2010 vs. 2040 Persons per Household figures for the Nine New Castle County Planning Districts



Source: Delaware Population Consortium Center for Applied Demography and Survey Research

### Cecil County Planning Districts: Considerable Population Growth

Table 8: Projected Population Growth per Household for Cecil County Planning Districts, 2010-2040

District	2010	2020	2030	2040	10-40 Chg.	% Change
Port Deposit	11,735	12,699	14,469	16,248	4,513	38.5%
Oakwood	4,187	4,330	4,731	5,162	975	23.3%
Northeast	24,195	26,879	31,959	36,456	12,261	50.7%
Fair Hill	8,597	8,811	10,049	11,078	2,482	28.9%
Rising Sun	10,704	10,943	11,841	12,907	2,203	20.6%
Chesapeake City	5,252	5,371	5,806	6,258	1,007	19.2%
Elkton	26,190	29,090	34,968	39,908	13,717	52.4%
Calvert	5,234	5,349	5,712	6,138	904	17.3%
Cecilton	5,034	5,230	5,715	6,245	1,211	24.1%
<b>Cecil County</b>	<b>101,128</b>	<b>108,702</b>	<b>125,250</b>	<b>140,400</b>	<b>39,272</b>	<b>38.8%</b>

Source: Center for Applied Demography and Survey Research, WILMAPCO, and Maryland Department of Planning.

- Each planning district in Cecil County is projected to see major increases in population. Most planning districts are projected to grow at rates between 20% and 40%, with some districts as high as 50%.
- Cecil County's proximity to Philadelphia and Wilmington, and to a lesser extent Baltimore, along with its relatively low housing prices has made it an increasingly popular place to take up residence.
- The U.S. Census has recently recognized Chester and Lancaster, PA as urbanized areas. Also, growth is projected for Baltimore County, MD and neighboring Harford County. As these areas grow, they could add to Cecil County's development pressures in the same way Philadelphia and Wilmington currently do.

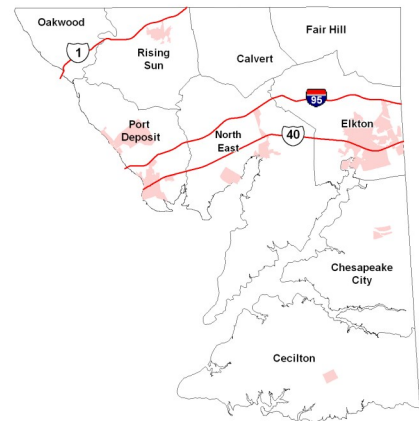
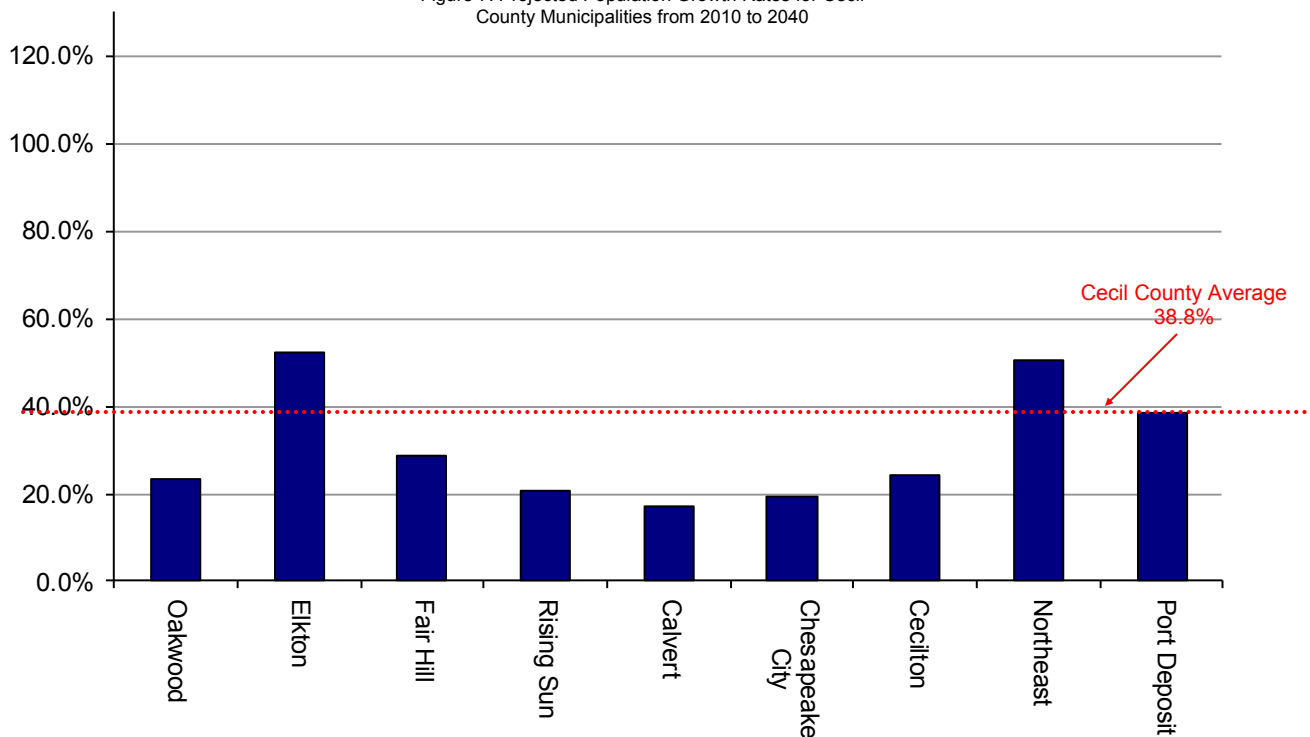


Figure 7: Projected Population Growth Rates for Cecil County Municipalities from 2010 to 2040



Source: Center for Applied Demography and Survey Research, WILMAPCO, and Maryland Department of Planning.



### Cecil County Planning Districts: Household Size Decreases

A decrease in the number of persons per household is projected across Cecil County between 2010 and 2040. As mentioned earlier in the discussion of household size in New Castle County on page 5, areas across the U.S. are experiencing a decrease in the average number of persons per household, because of a growing elderly population and declining birth rates. Despite Cecil County’s rural character, it’s subject to some of the same demographic trends of New Castle County, its more urbanized neighbor.

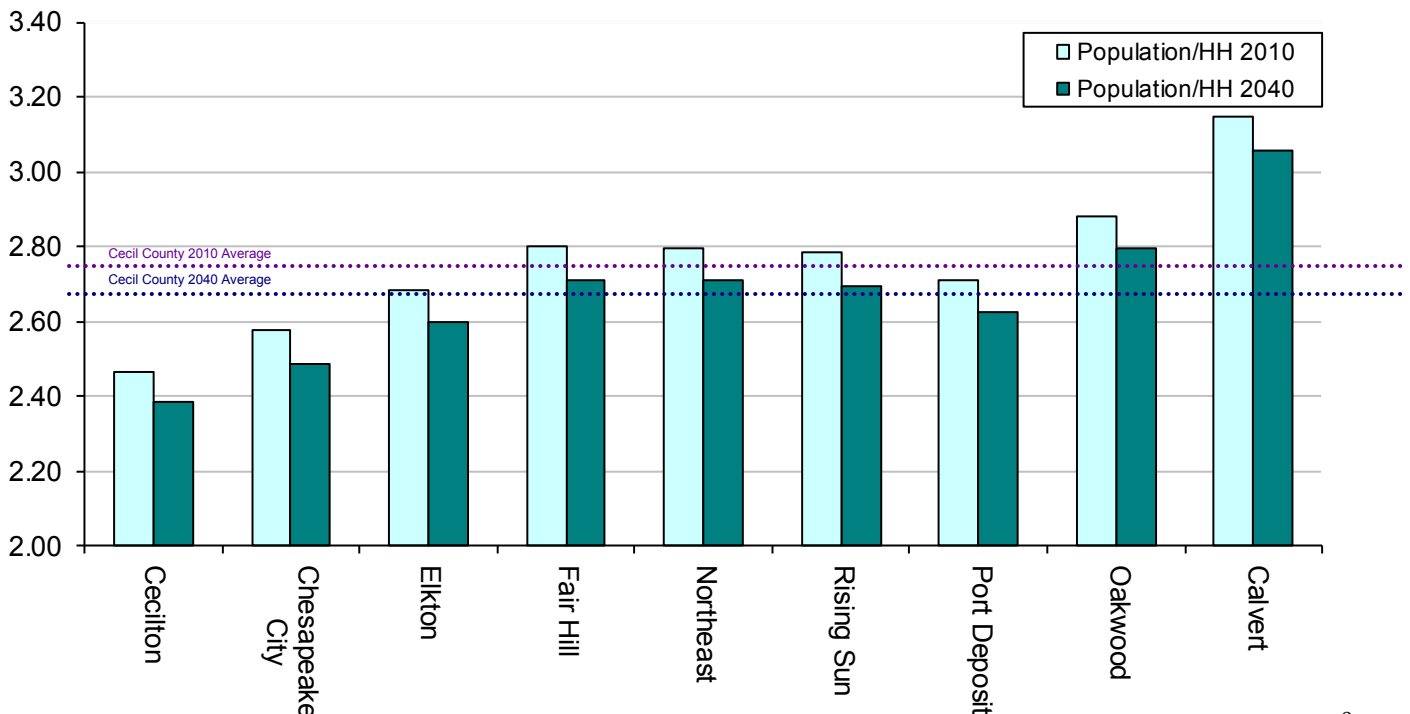
Table 9: Projected Decreases in the Number of Persons per Household for Cecil County Planning Districts, 2010-2040

Population/HH	2010	2020	2030	2040	00-30 Chg.
Cecilton	2.47	2.40	2.36	2.38	-0.09
Chesapeake City	2.58	2.51	2.47	2.49	-0.09
Elkton	2.68	2.59	2.56	2.60	-0.08
Fair Hill	2.80	2.74	2.69	2.71	-0.09
Northeast	2.80	2.70	2.67	2.71	-0.09
Rising Sun	2.78	2.73	2.67	2.70	-0.08
Port Deposit	2.71	2.64	2.59	2.63	-0.08
Oakwood	2.88	2.82	2.77	2.80	-0.08
Calvert	3.15	3.09	3.03	3.06	-0.09
<b>Cecil County</b>	<b>2.74</b>	<b>2.66</b>	<b>2.63</b>	<b>2.66</b>	<b>-0.08</b>

Source: Center for Applied Demography and Survey Research, WILMAPCO, and Maryland Department of Planning.

- As of 2010, Calvert was the only planning district in Cecil County that had an average number of persons per household above 3. Calvert is projected to have an average number of persons per household above 3 through 2040.
- Cecilton has the lowest number of persons per household in Cecil County, and is projected to remain the planning district with the lowest number by 2040.
- All planning districts are projected to decrease at or near the rate for Cecil County as a whole.

Figure 8: Comparison of 2010 vs. 2040 Persons per Household figures for the Nine New

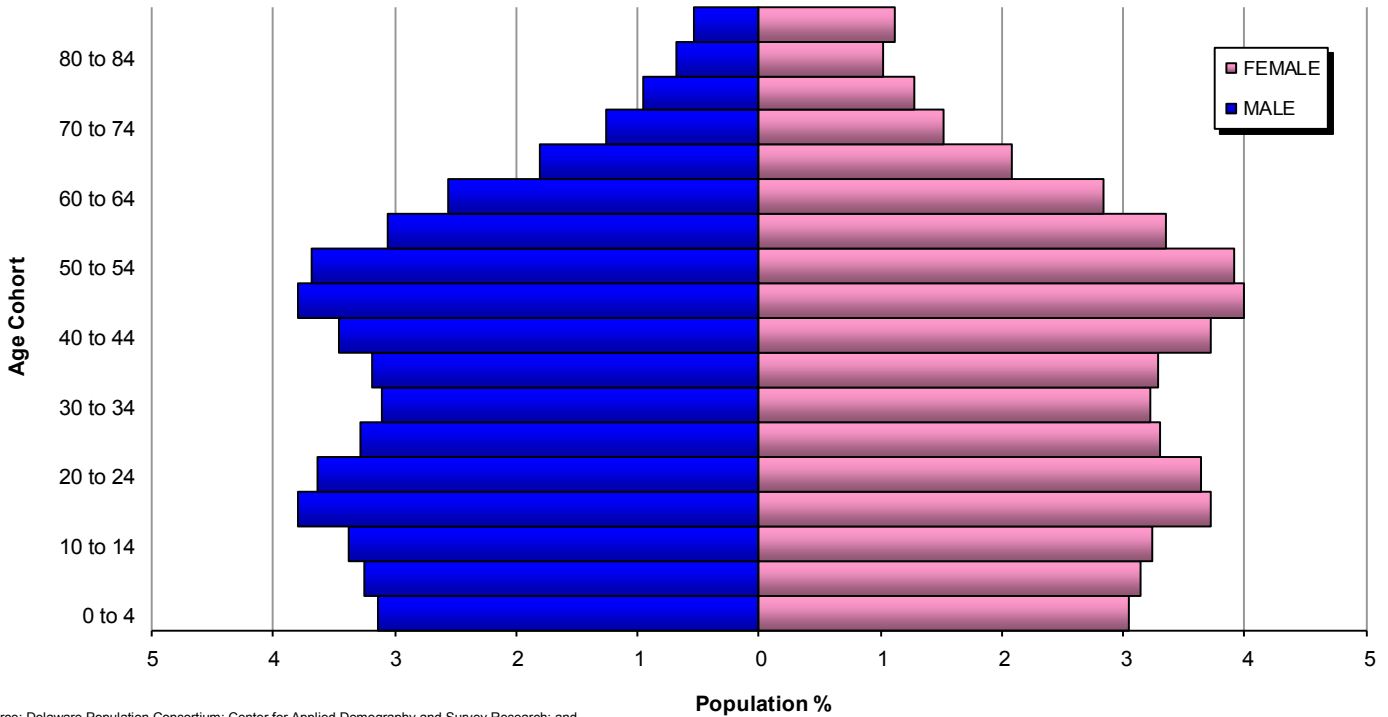


Source: Center for Applied Demography and Survey Research, WILMAPCO, and Maryland Department of Planning.

### Population Pyramids for the WILMAPCO Region

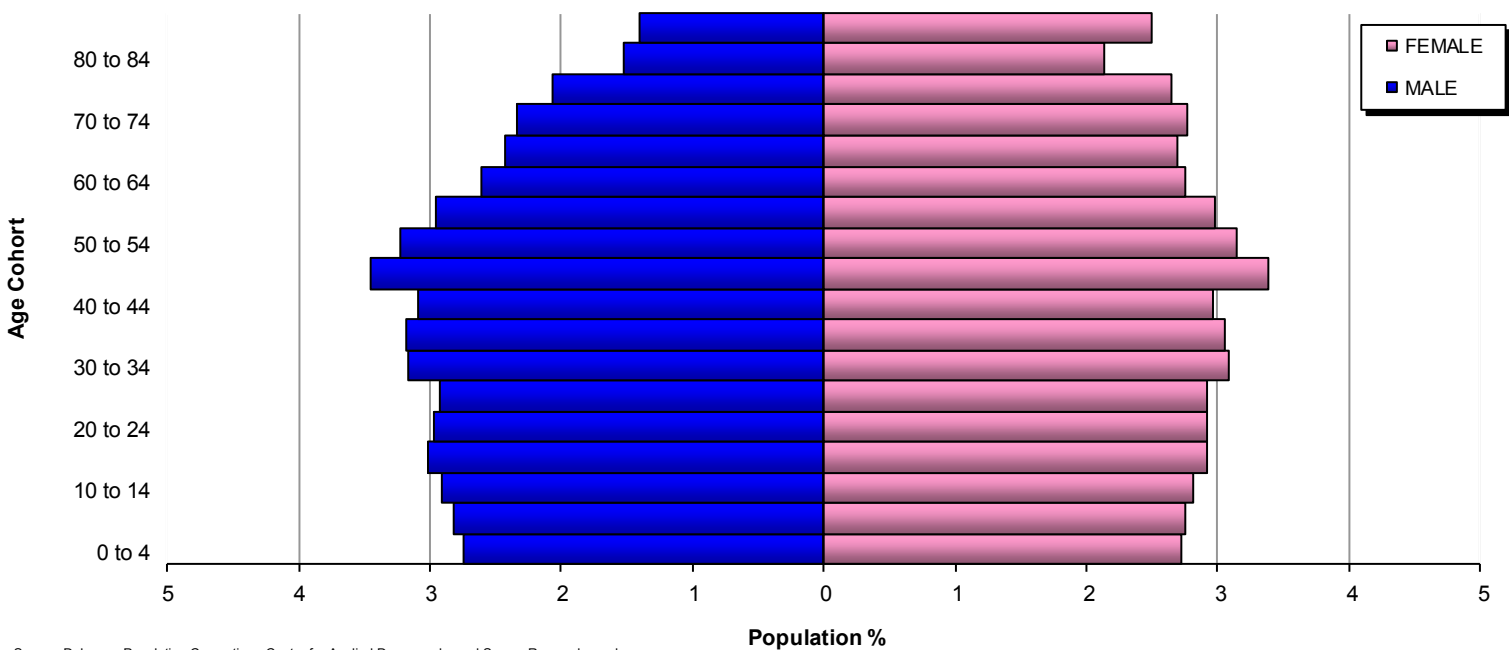
“ A population pyramid is two back-to-back bar graphs, one showing the number of males and one showing females in a particular population in five-year age groups. Males are conventionally shown on the left and females on the right, and they may be measured by raw number or as a percentage of the total population” (definition from <http://en.wikipedia.org>). Note the increase in the percentage of persons 65 and older and the general increase of females from 2010 to 2040.

Figure 9: 2010 Population Pyramid for the WILMAPCO Region



Source: Delaware Population Consortium; Center for Applied Demography and Survey Research; and Maryland Department of Planning.

Figure 10: 2040 Population Pyramid for the WILMAPCO Region



Source: Delaware Population Consortium; Center for Applied Demography and Survey Research; and Maryland Department of Planning.

## Population of Persons 65 and Older

Table 10: Projected Increases in the Number of Persons 65 and Older for New Castle County, 2010-2040

	2010	2020	2030	2040
65 & Older Population	66,555	93,589	124,890	138,015
Total Population	538,870	571,785	596,006	607,080
Senior Percentage	12.35%	16.37%	20.95%	22.73%

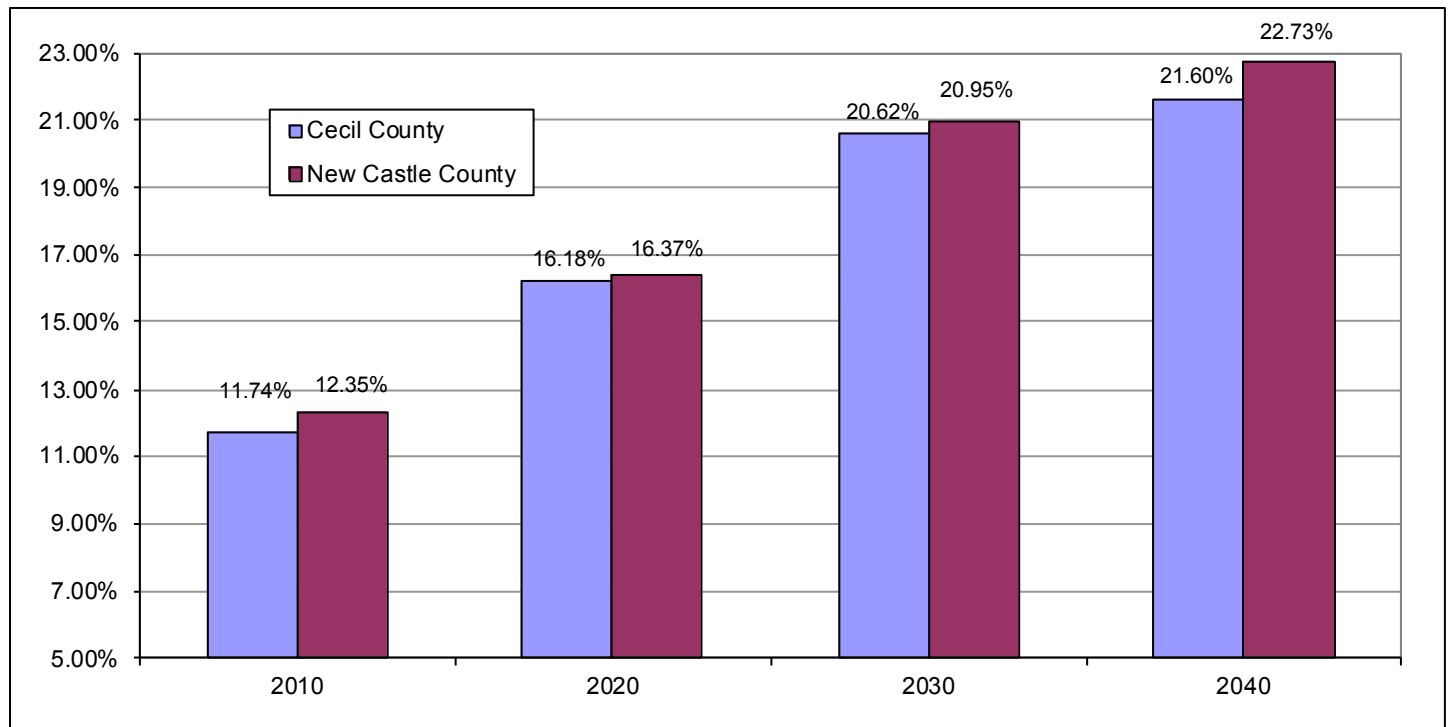
Table 10: Projected Increases in the Number of Persons 65 and Older for Cecil County, 2010-2040

	2010	2020	2030	2040
65 & Older Population	11,875	17,568	25,826	30,170
Total Population	101,108	108,596	125,250	139,656
Senior Percentage	11.74%	16.18%	20.62%	21.60%

Source: Delaware Population Consortium; Center for Applied Demography and Survey Research; and Maryland Department of Planning

- As the “Baby Boom” generation grows older, both Cecil and New Castle County are projected to see the nationwide trend of persons 65 and older becoming a larger part of the total population.
- By 2040, persons 65 and older are projected to comprise 21.60% of the population for Cecil and 22.73% for New Castle County. Currently, seniors comprise around 12% of the population for both counties.
- Cecil and New Castle County are projected to almost double their population of seniors between 2010 and 2040.
- The projected decreases in household size for both counties is due in large part to the projected increase in the population of seniors.

Figure 9: Projected Percentage Increases in the Population of Persons 65 and Older from 2010 to 2040



Source: Delaware Population Consortium; Center for Applied Demography and Survey Research; and Maryland Department of Planning

## Population Projections for Newark and Wilmington

In addition to state and countywide projections, the Delaware Population Consortium also estimates population for all cities over 20,000 in Delaware. **Table 11** shows the current projections for New Castle County's two largest cities.

Table 11: Projected Changes in the Populations of Newark and Wilmington, 2010 - 2040

	2010	2020	2030	2040	10-40 Chg.	% Change
<b>Newark</b>	31,519	36,467	41,152	46,485	14,966	47.48%
<b>Wilmington</b>	71,342	74,349	75,579	76,236	4,894	6.86%

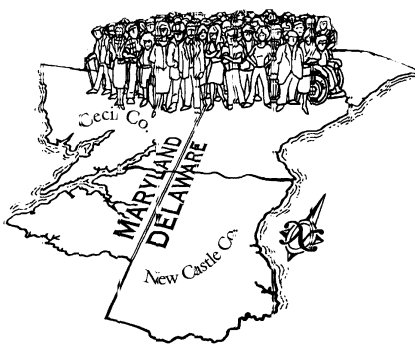
Source: Delaware Population Consortium

### Some Observations Include:

- Newark is projected to see a gain in its population with 14,966 new residents, a 47.48% increase.
- Population growth in both cities is tied to the health of the regional economy. In an economy where companies not only stay, but come from elsewhere or start locally, Newark and Wilmington would attract workers from overseas and from other parts of the United States. As the two biggest urban centers in New Castle County, these workers would settle in these two cities given their amenities, housing stocks, and availability to transportation. A downturn in the regional economy would have the opposite effect, where Newark would see smaller increases in population growth if at all, and Wilmington, an even bigger decrease than currently projected.

## 2016 – WILMAPCO DATA REPORT #4

The Wilmington Area Planning Council (WILMAPCO) is a Metropolitan Planning Organization serving New Castle County, DE and Cecil County, MD. Our mission is to serve the citizens and stakeholders of the region by carrying out a comprehensive, continuing and cooperative regional transportation planning process consistent with federal transportation legislation. This series of data reports is designed to summarize various data and information about our region to allow decision makers and members of the public to better understand the changes within our region. This document was created by the WILMAPCO Demographics and Data Subcommittee. For more information on this and other data reports, please visit our website at <http://www.wilmapco.org/data/index.htm>



### Other WILMAPCO Data Reports

Report #1: Regional Population Changes  
1980-2000, September 2004

Report #2: Changes in Regional Population &  
Household Characteristics 1980-2000, Decem-  
ber 2004

Report #3: Analysis of Commuter Flows to and  
from the WILMAPCO Region 1990-2000, July  
2005

Report #5 Employment 1990 – 2004, July  
2006

Address: WILMAPCO  
850 Library Avenue, Suite 100  
Newark, DE 19711  
Phone: 302.737.6205  
Cecil County Toll Free (888) 808-7088  
Fax: 302.737.9584  
<http://www.wilmapco.org>