



Dover, Arkansas.

Current market data.

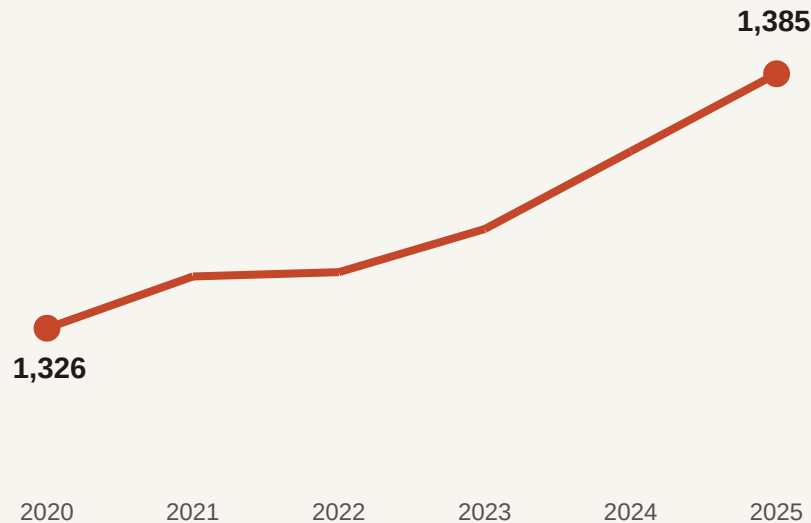
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.4% since 2020.

1,385

people, the 165th-largest of Arkansas's cities and towns.

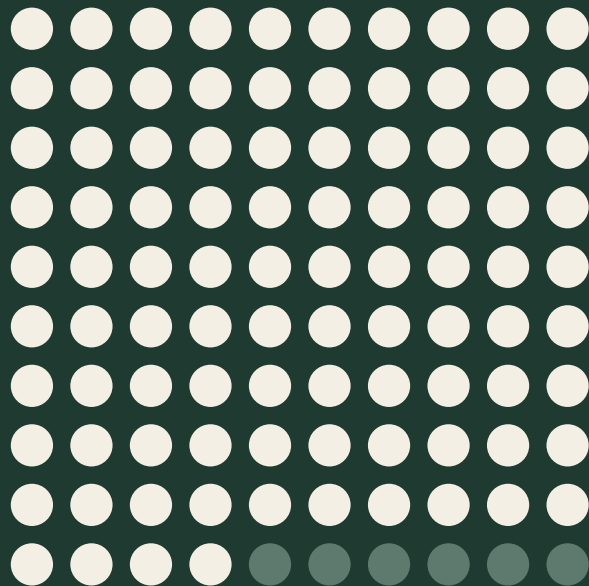


THE WORKDAY

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

94.4%

of 514 jobs located in Dover are filled by in-commuters.



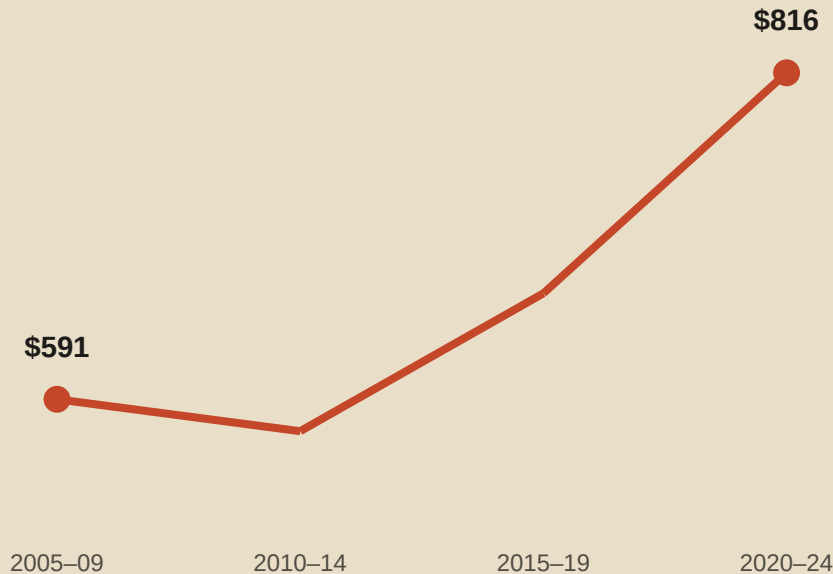
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 38%
since the 2005–2009
survey, before inflation.

\$816

a month. Arkansas's median is \$947.





THE SEAM

Cross one tract line and median rent doubles.

A \$829 gap between neighbors, the sharpest rent edge between adjacent tracts in Pope County.

TRACT 9516.02

\$768

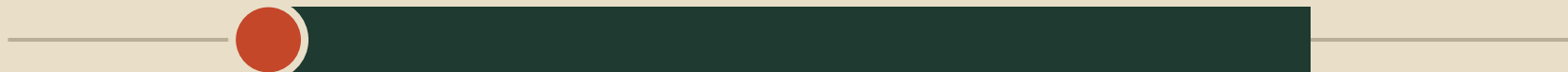
TRACT 9515.01

\$1,597

ROOM TO BUILD

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

\$818–\$1,227



\$816 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

16

homes permitted, 2022–2025

38%

of those were in multifamily
buildings

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.6% to the 848 homes here.

1–5

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



HOME VALUE

A median home costs 40%
less than Arkansas's.

\$112,200

median home value in Dover.

Dover



\$112,200

Arkansas



\$188,000

U.S.



\$332,700

THAT WAS DOVER'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/ar/dover/**](https://almanacdata.ai/e/ar/dover/)

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