



Dover, Delaware.

Current market data.

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

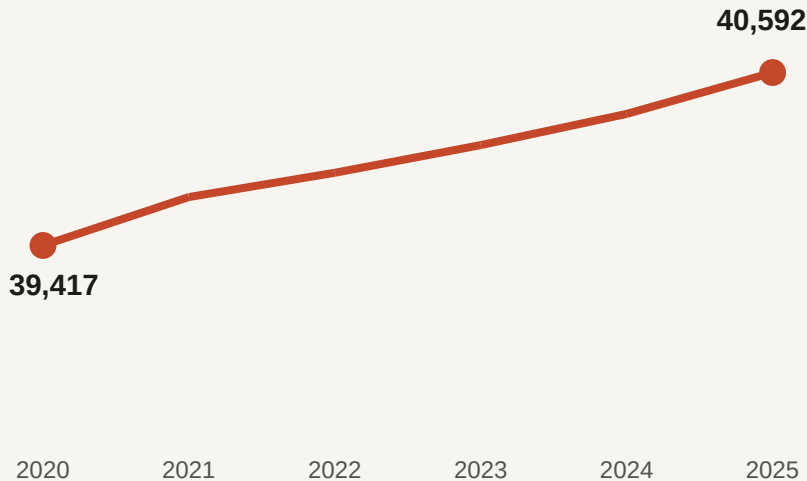


POPULATION

**Growing. Up 3.0% since
2020.**

40,592

people, the 2nd-largest of Delaware's cities and towns.



THE WORKDAY

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

83.8%

of 30,876 jobs located in Dover are filled by in-commuters.



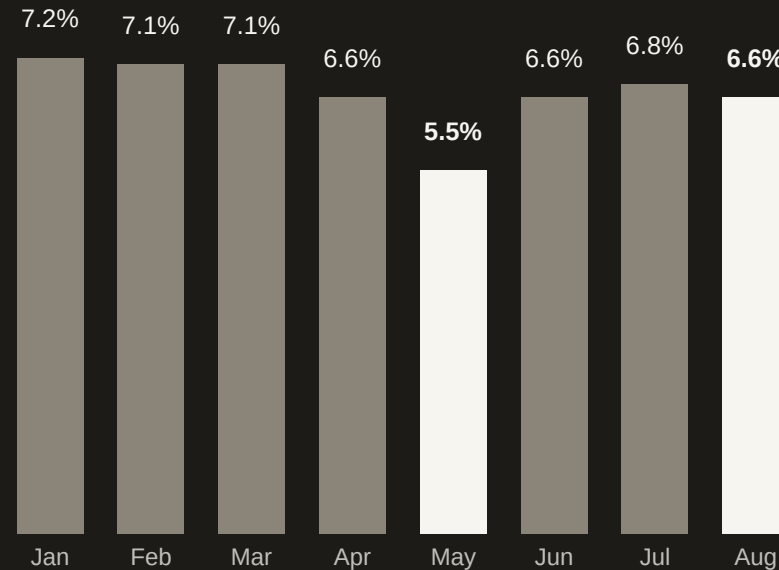
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
5.5%.

6.6%

in August 2026, the latest month released. A year earlier it was 7.7%.

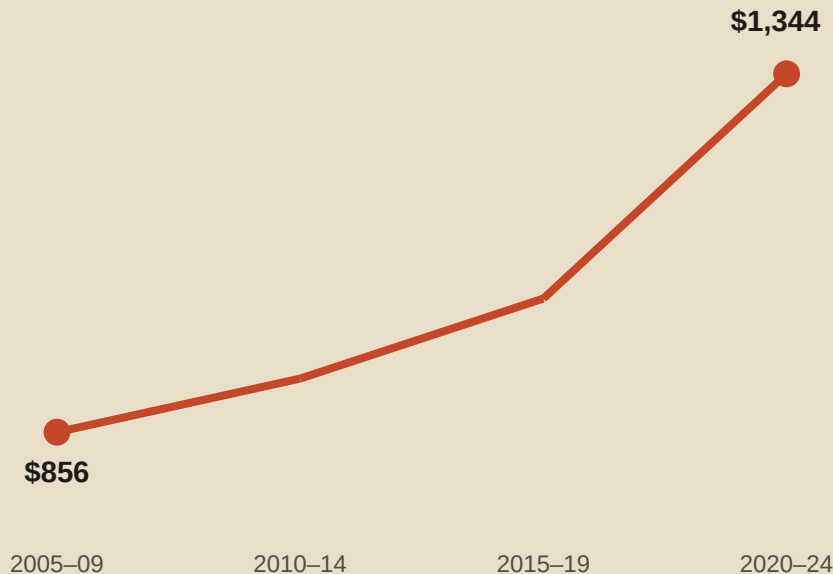


RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$1,344

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,384 gap between neighbors, the sharpest rent edge between adjacent tracts in Kent County.

TRACT 432.02

\$1,285

TRACT 422.07

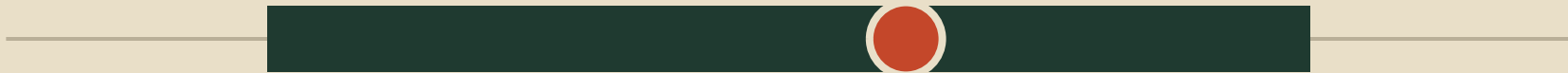
\$2,669



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,029–\$1,543



\$1,344 median

is the monthly rent range local workforce wages support.

BUILDING

72% of the housing here was built before 2000.

1,713

homes permitted in ten years,
2016–2025

47%

of those were in multifamily
buildings

72%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 16,448 homes here.

89–309

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



HOME VALUE

A median home costs 26% less than Delaware's.

\$258,900

median home value in Dover.

Dover



\$258,900

Delaware



\$352,000

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/de/dover/

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