



Smyrna, Delaware.

Current market data.

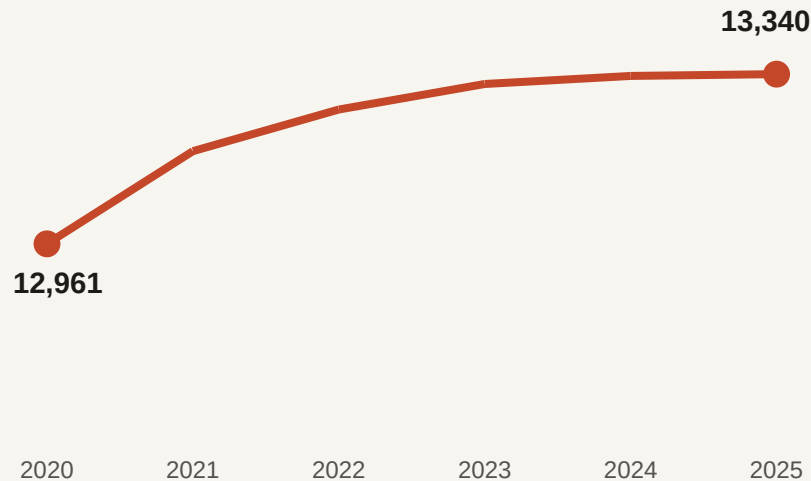
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.9% since 2020.

13,340

people, the 6th-largest of Delaware's cities and towns.



THE WORKDAY

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

91.0%

of 7,590 jobs located in Smyrna are filled by in-commuters.



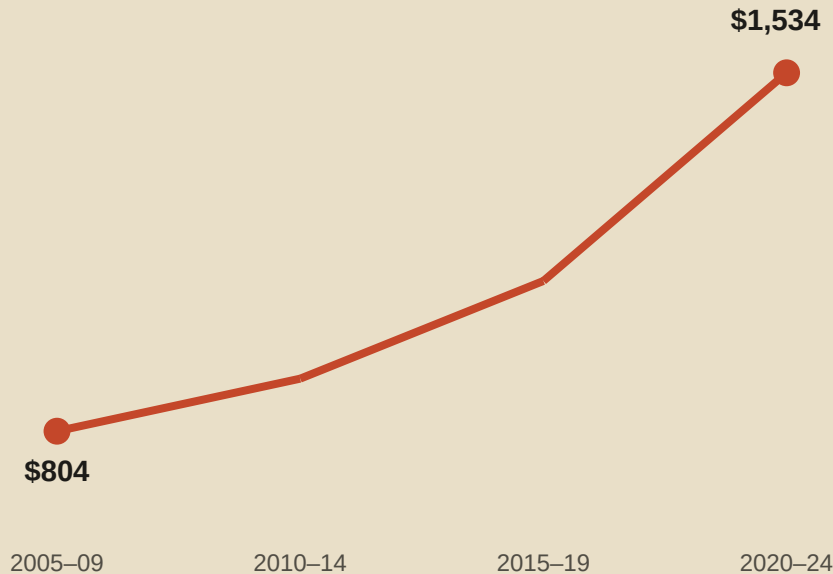
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 91%
since the 2005–2009
survey, before inflation.

\$1,534

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

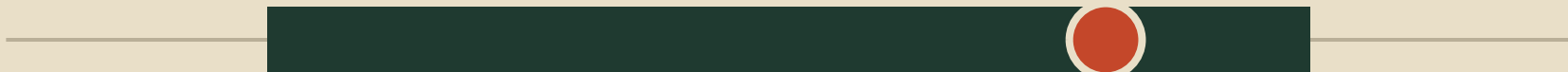
\$2,669



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,094–\$1,641



\$1,534 median

is the monthly rent range local workforce wages support.

BUILDING

46% of the housing here was built before 2000.

931

homes permitted in ten years,
2016–2025

46%

of those were in multifamily
buildings

46%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.4% to the 5,243 homes here.

13–76

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



HOME VALUE

A median home costs 17%
less than Delaware's.

\$291,400

median home value in Smyrna.

Smyrna



\$291,400

Delaware



\$352,000

U.S.



\$332,700

THAT WAS SMYRNA'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/smyrna/**](https://almanacdata.ai/e/de/smyrna/)

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