



Dover, Idaho.

Current market data.

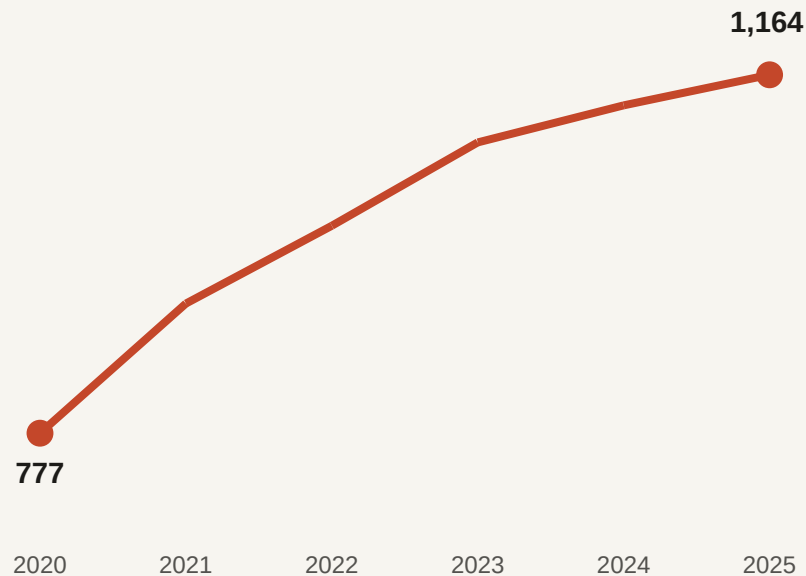
10 cards. Every number sourced and dated. Data as of Oct 31, 2026.

POPULATION

Growing. Up 49.8% since 2020.

1,164

people, the 79th-largest of Idaho's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.8%

of 126 jobs located in Dover are filled by in-commuters.



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

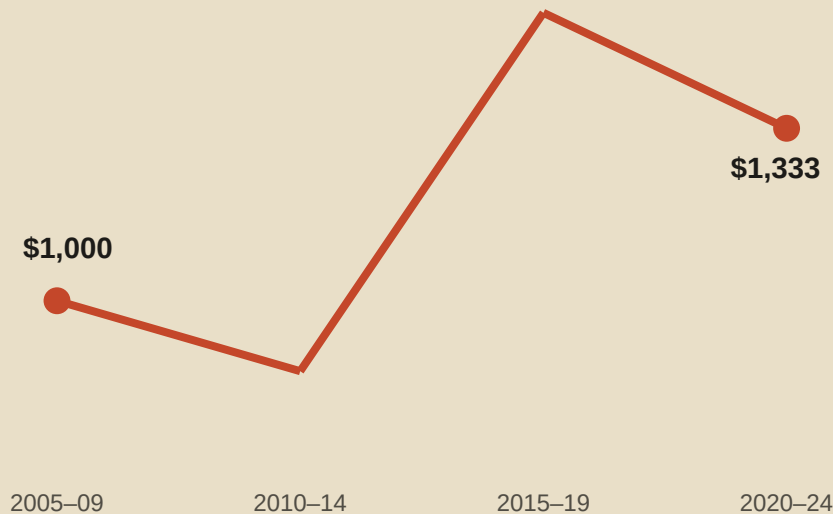


RENT

Median rent is up 33%
since the 2005–2009
survey, before inflation.

\$1,333

a month. Idaho's median is \$1,238.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,821 gap between neighbors, the sharpest rent edge between adjacent tracts in Bonner County.

TRACT 9504.02

\$819

TRACT 9504.01

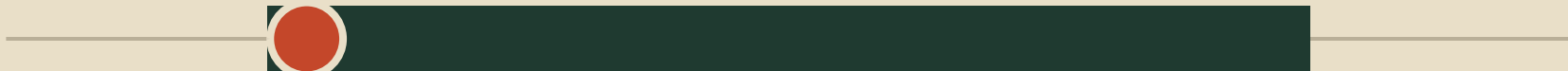
\$2,640



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,308–\$1,962



\$1,333 median

is the monthly rent range local workforce wages support.

BUILDING

37% of the housing here was built before 2000.

95

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

37%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–0.3% to the 395 homes here.

0–1

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



HOME VALUE

A median home costs 72%
more than Idaho's.

\$719,100

median home value in Dover.

Dover



\$719,100

Idaho



\$418,600

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/id/dover/**](https://almanacdata.ai/e/id/dover/)

The Almanac · your hyper-diligent research partner