



Dover, Minnesota.

Current market data.

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

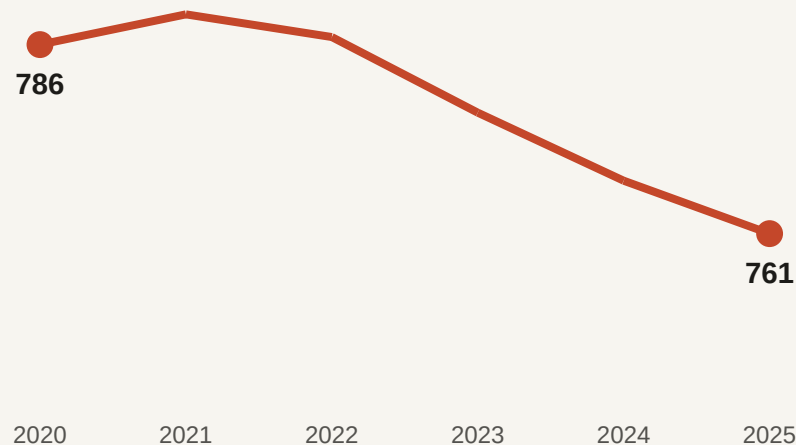


POPULATION

Down 3.2% since 2020.

761

people, the 404th-largest of Minnesota's cities and towns.



THE WORKDAY

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

95.8%

of 71 jobs located in Dover are filled by in-commuters.



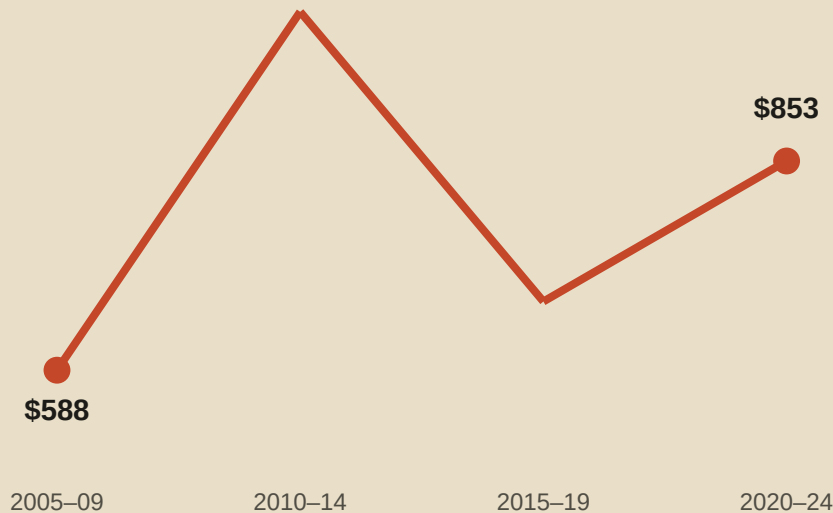
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 45%
since the 2005–2009
survey, before inflation.

\$853

a month. Minnesota's median is \$1,280.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,160 gap between neighbors, the sharpest rent edge between adjacent tracts in Olmsted County.

TRACT 20

\$825

TRACT 16.03

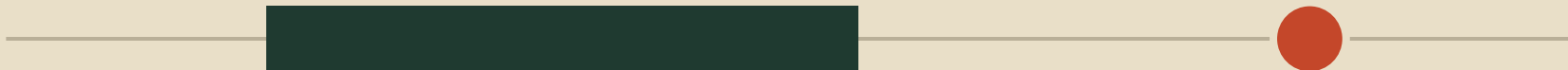
\$1,985



ROOM TO BUILD

The median rent is above what local wages can carry.

\$453–\$680



\$853 median

is the monthly rent range local workforce wages support.

BUILDING

47% of the housing here was built before 2000.

3

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

47%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 299 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 7%
less than Minnesota's.

\$305,200

median home value in Dover.

Dover



Minnesota



U.S.





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/mn/dover/

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