



Dover, North Carolina.

Current market data.

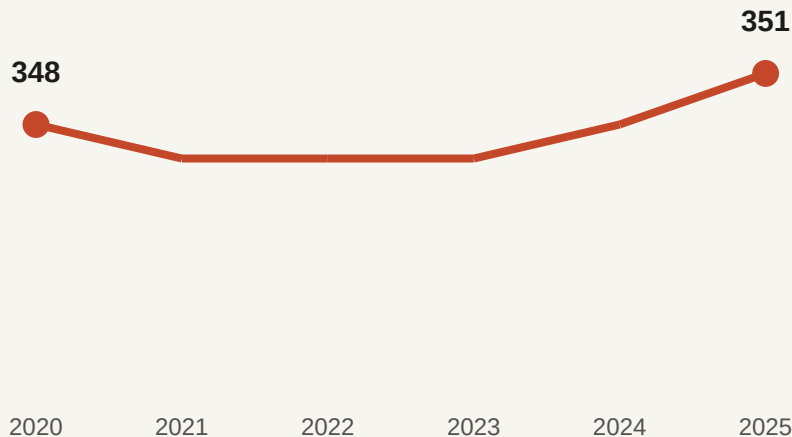
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

351

people, the 462nd-largest of North Carolina's cities and towns.

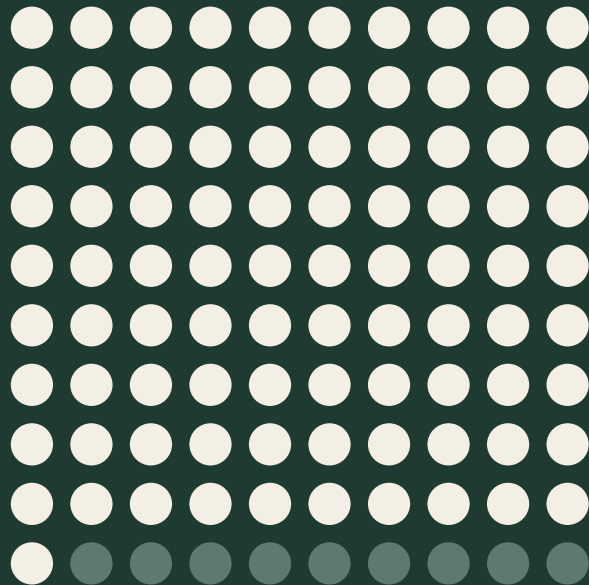


THE WORKDAY

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

90.9%

of 11 jobs located in Dover are filled by in-commuters.



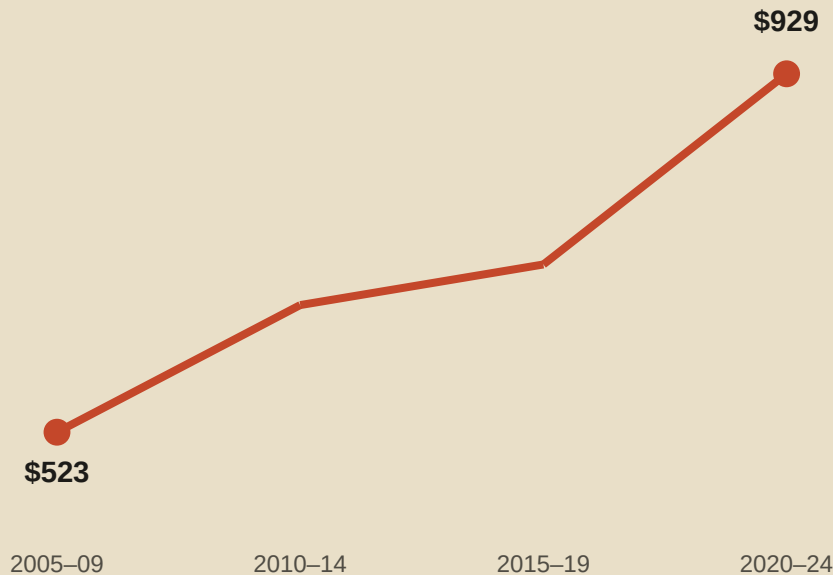
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 78%
since the 2005–2009
survey, before inflation.

\$929

a month. North Carolina's median is \$1,228.





THE SEAM

Cross one tract line and median rent doubles.

A \$783 gap between neighbors, the sharpest rent edge between adjacent tracts in Craven County.

TRACT 9601.02

\$688

TRACT 9601.01

\$1,471



ROOM TO BUILD

The median rent is above what local wages can carry.

\$427–\$641



\$929 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

89%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–0.5% to the 207 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 54% less than North Carolina's.

\$131,800

median home value in Dover.

Dover



\$131,800

North Carolina



\$288,900

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/nc/dover/

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