



Dover, New Jersey.

Current market data.

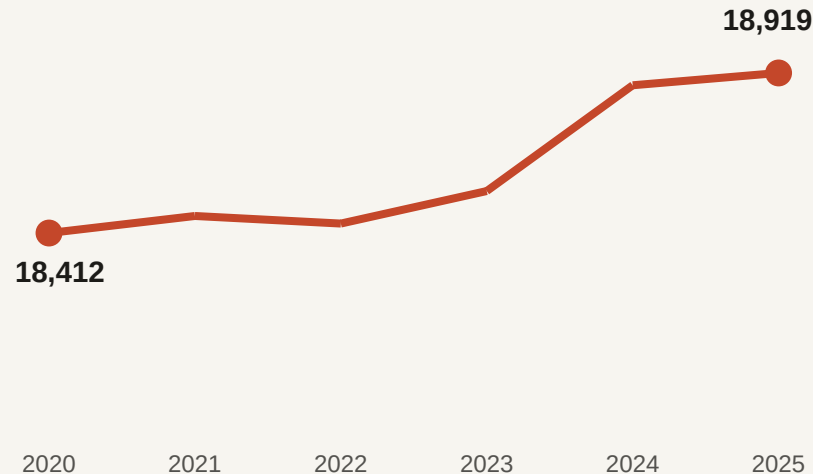
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.8% since 2020.

18,919

people, the 55th-largest of New Jersey's cities and towns.



THE WORKDAY

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

88.8%

of 7,636 jobs located in Dover are filled by in-commuters.



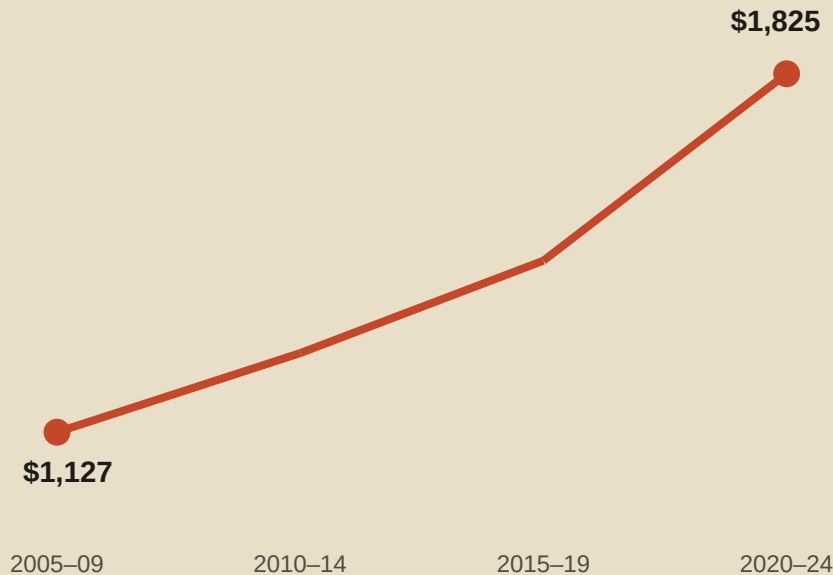
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$1,825

a month. New Jersey's median is \$1,720.





THE SEAM

Cross one tract line and median rent doubles.

A \$2,779 gap between neighbors, the sharpest rent edge between adjacent tracts in Morris County.

TRACT 417.05

\$329

TRACT 418.03

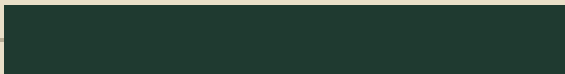
\$3,108



ROOM TO BUILD

The median rent is above what local wages can carry.

\$922–\$1,383



\$1,825 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

587

homes permitted in ten years,
2016–2025

95%

of those were in multifamily
buildings

93%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1% to the 6,831 homes here.

42–76

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



HOME VALUE

A median home costs 19%
less than New Jersey's.

\$366,700

median home value in Dover.

Dover



\$366,700

New Jersey



\$454,400

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/nj/dover/

The Almanac · your hyper-diligent research partner