



Dover, Tennessee.

Current market data.

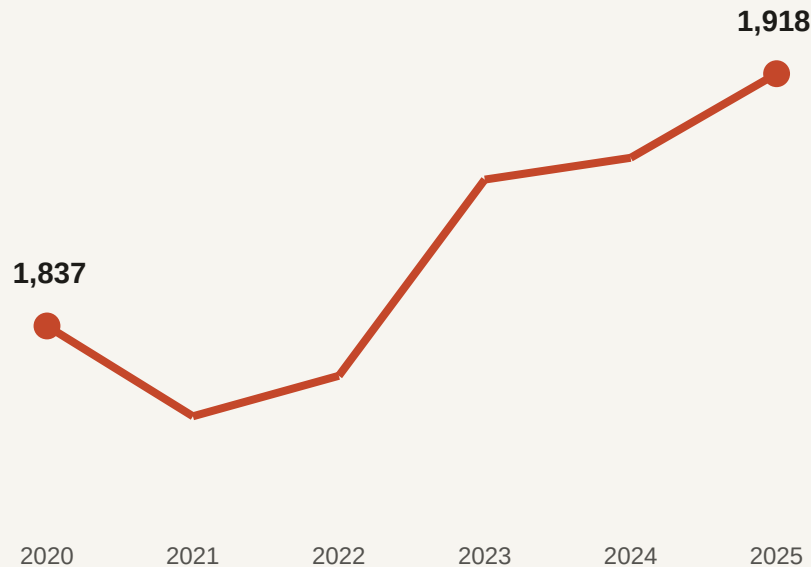
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 4.4% since
2020.**

1,918

people, the 180th-largest of Tennessee's cities and towns.

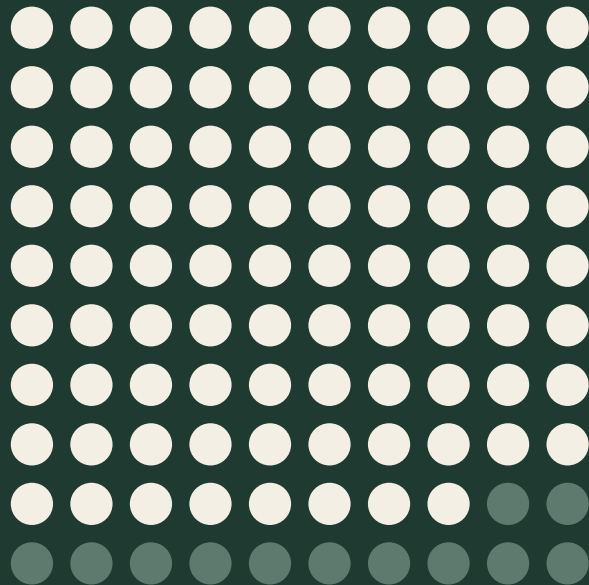


THE WORKDAY

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

88.1%

of 1,222 jobs located in Dover are filled by in-commuters.



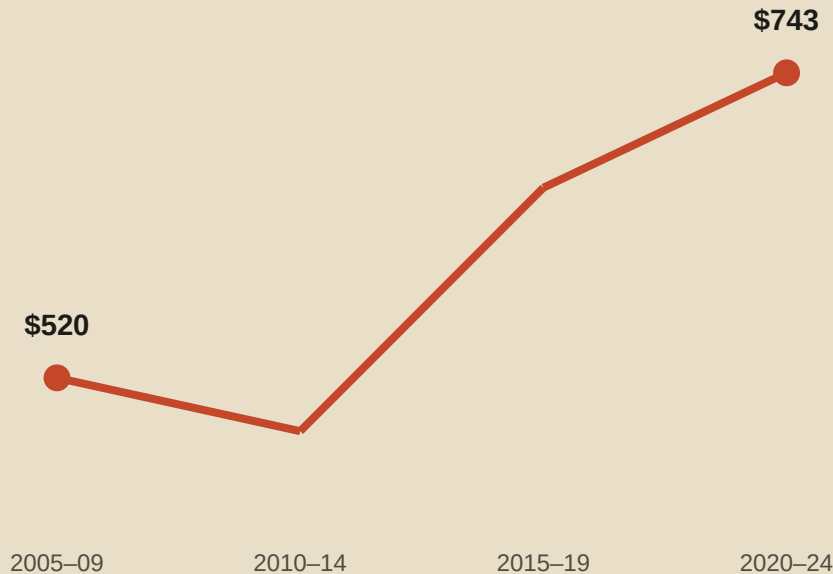
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 43%
since the 2005–2009
survey, before inflation.

\$743

a month. Tennessee's median is \$1,189.





THE SEAM

Cross one tract line and median rent jumps \$353.

A \$353 gap between neighbors, the sharpest rent edge between adjacent tracts in Stewart County.

TRACT 1102.02

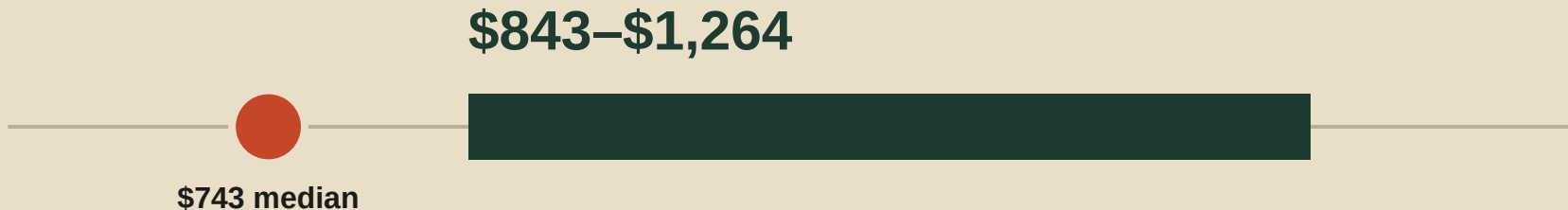
\$636

TRACT 1102.01

\$989

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

66

homes permitted in ten years,
2016–2025

12%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.6% to the 738 homes here.

1–12

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



HOME VALUE

A median home costs 29%
less than Tennessee's.

\$203,500

median home value in Dover.

Dover



\$203,500

Tennessee



\$286,700

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

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