

Dover 19901

ZIP code · DE · Delaware > Kent County > Dover

BALANCED MARKET

\$317K

MEDIAN SALE PRICE

+1.7%

1-YR CHANGE

357

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



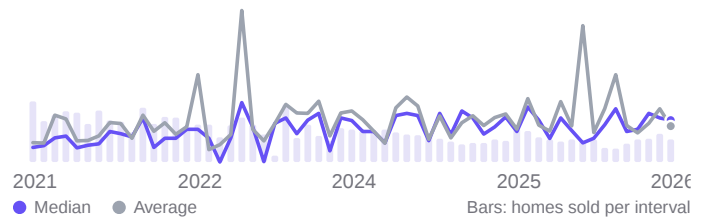
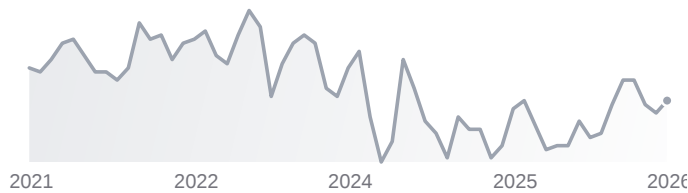
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$310K · Average \$297K

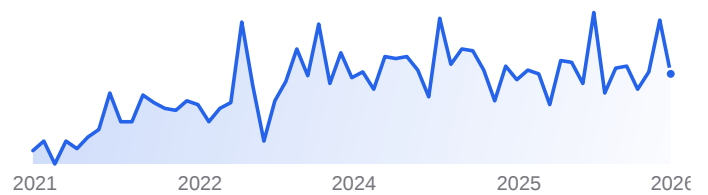
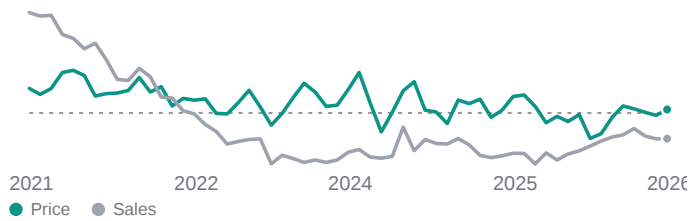


Growth (year over year)

Price +1.7% · Sales -12.5%

Price per square foot

\$194/ft²

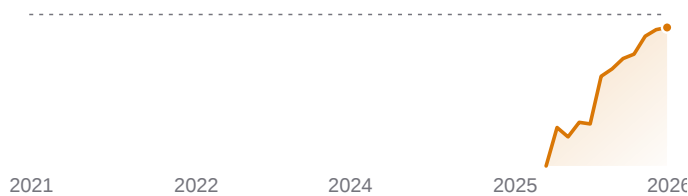


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

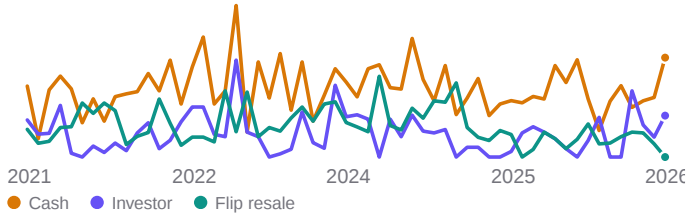
3.2%



BUYERS & OUTCOMES

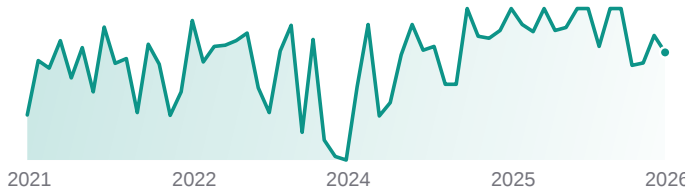
Buyer mix

Cash 38% · Investor 16% · Flip resale 0%



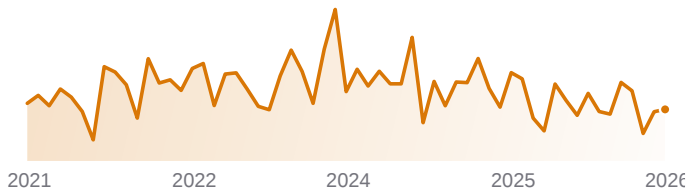
Sellers who sold at a gain

89%

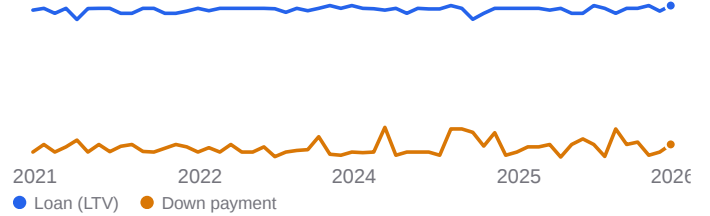


Median annualized return at resale

+4.9%

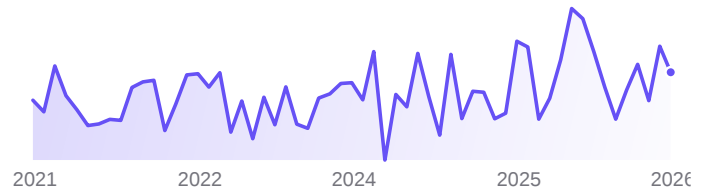


Financing (share of purchase price) Loan (LTV) 100% · Down payment 10%



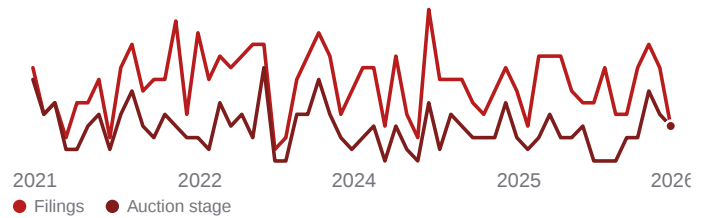
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,186
Median value (AVM)	\$324K
Median size	1,473 ft²
Median bedrooms	3
Median year built	1986
Single family	78%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	12%
Median loan-to-value	55%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	37,699
Density	413 / mi²
Median household income	\$67K
Average household income	\$84K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	41
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	11.9%
Unemployment	1.0%
Average temp	55°F
Annual precip	45 in
Sunshine	70%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.