

Dover AFB Housing Guide

Delaware's only major active-duty base has a tight rental market, a strong school district on its doorstep, and a no-state-income-tax advantage that most families do not factor in until after they arrive.

We help you get the right neighborhood and the right plan before your move date lands.

[Contact us today!](#)



What Makes Housing at Dover AFB Different

Dover AFB is a single-location installation, which simplifies the gate decision but does not simplify the housing search. Rental inventory around the base is genuinely limited, listings move quickly, and the market does not have the depth that military towns around larger installations tend to build up over time.

The base runs an Air Mobility Command mission on C-5M and C-17 aircraft and also houses the Charles C. Carson Center for Mortuary Affairs, the only CONUS Port Mortuary in the Department of Defense. That mission shapes the culture here in a way families tend to notice within their first few weeks.

Delaware does not tax military pay at the state level, which adds real financial weight to this assignment compared to comparable mid-Atlantic bases in states that do.

On-Base Housing at Dover AFB

Eagle Heights is the privatized on-base community managed by Hunt Military Communities, spanning 980 duplex, triplex, fourplex, and single-family homes across three neighborhoods adjacent to the installation. A referral form signed by a housing counselor at the Housing Management Office at Building 1069 is required before signing any lease through Dover AFB Properties LLC.

Is it available? Yes, with waitlists. Availability depends on rank and bedroom entitlement.

Who manages it? Hunt Military Communities at (302) 678-3603 or (888) 696-3194.

What you need to apply: PCS orders and DD Form 1746, submitted as early as possible.

What to ask before applying: Current wait times for your bedroom category, which neighborhood your rank is likely to land you in, which school zone covers your specific unit, and the flood history of the housing area, since the on-base side has been affected historically. Those four questions resolve most of the confusion families run into during the Eagle Heights process.

Where Military Families Live Near Dover AFB

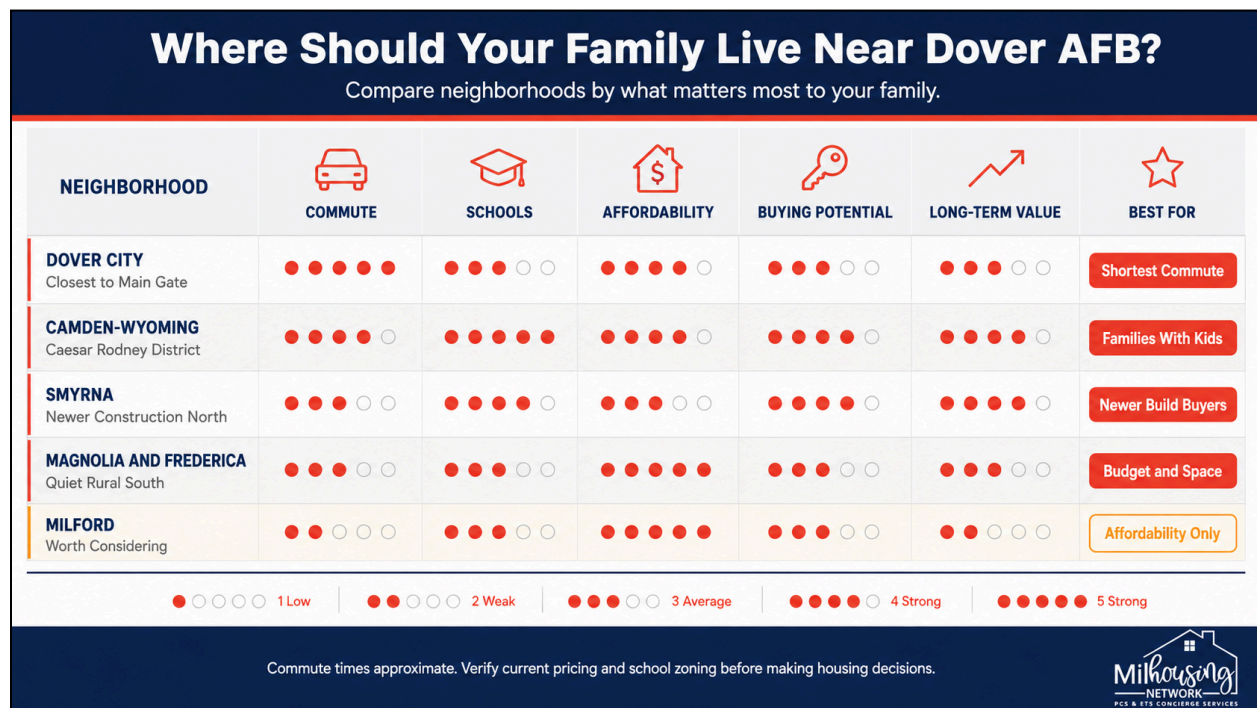
Dover city neighborhoods closest to the Main Gate keep most drives under 10 minutes and offer the widest rental inventory in the area, though the market moves fast and vacancy rates run low across the board.

Camden-Wyoming, about 10 minutes south, is the consistent choice for families with school-age children. Caesar Rodney School District, which serves this area, ranks second-best in Delaware according to state education data. A DoDEA elementary and middle school serve on-base residents through eighth grade, with high schoolers zoned to Caesar Rodney High School in Camden or eligible to apply to Polytech High School through a competitive lottery.

Smyrna, roughly 15 to 20 minutes north on US-13, draws families wanting newer construction and a solid school district without the price premium of suburbs closer to Wilmington or Philadelphia.

Magnolia and Frederica both sit 10 to 20 minutes south of base with more rural character and price points slightly above and below Dover's median respectively. Families who want more space and a quieter setting at accessible prices tend to land in this direction.

Worth knowing: Dover city itself has meaningful neighborhood variation. Commute convenience does not automatically translate to neighborhood quality, and researching specific streets rather than relying on city-wide generalizations matters here more than at many other installations.



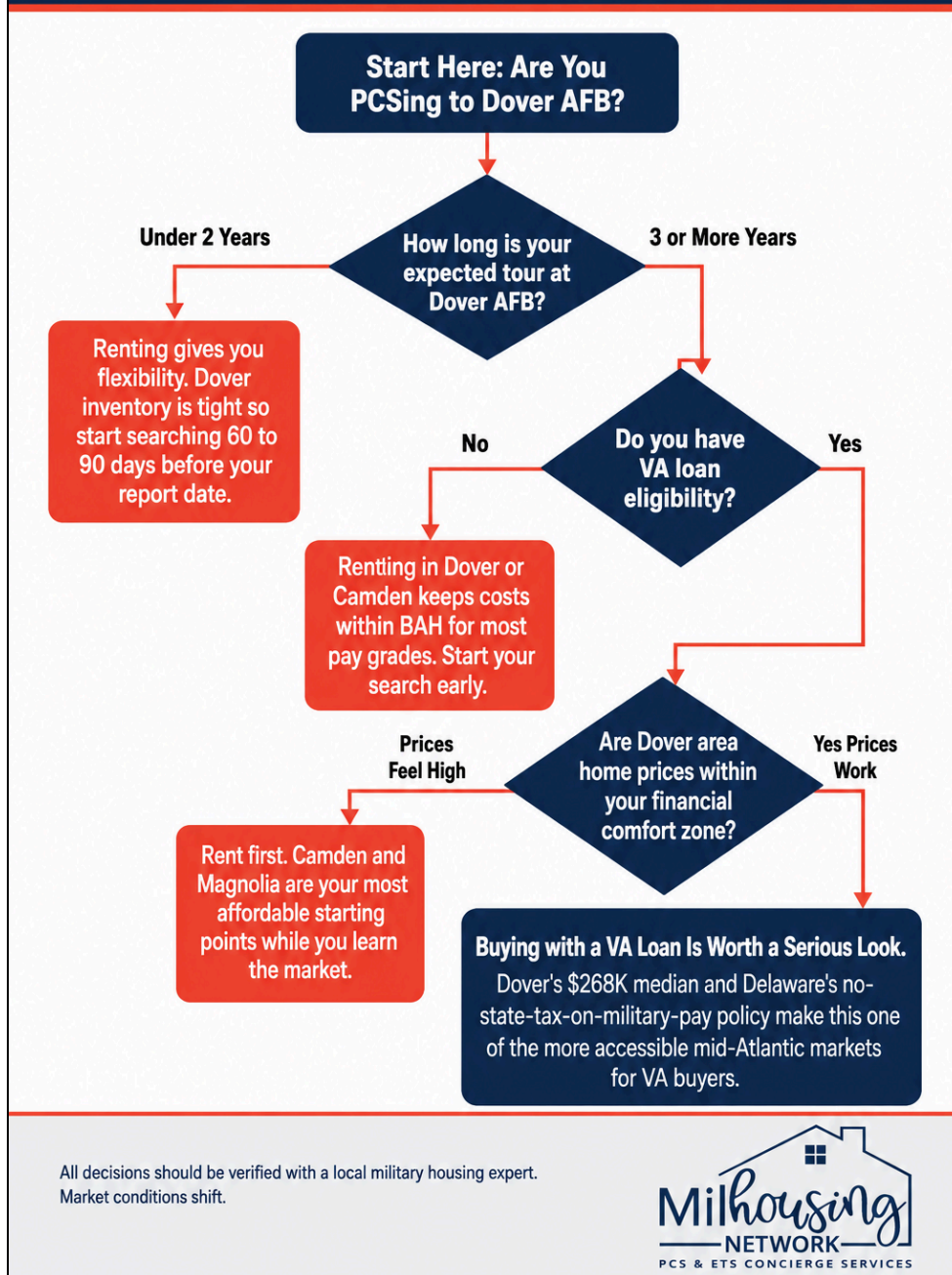
Should You Rent or Buy Near Dover AFB?

Situation	Better Option
Tour under 2 years	Rent
Uncertain follow-on assignment	Rent
3 or more years expected	Consider buying
Planning to keep as rental after PCS	Buying may work well
New to the Dover area	Rent first, get local guidance

Dover's \$268,000 median home price sits well below the national average, and the combination of Delaware's no-tax-on-military-pay policy with a VA loan's zero down payment makes ownership financially accessible for most pay grades on a standard three-year tour. The rental side of the equation is tighter, with limited inventory and fast-moving listings making early searches meaningfully more productive than last-minute ones.

Should You Rent or Buy Near Dover AFB?

Use this guide based on your specific PCS situation.

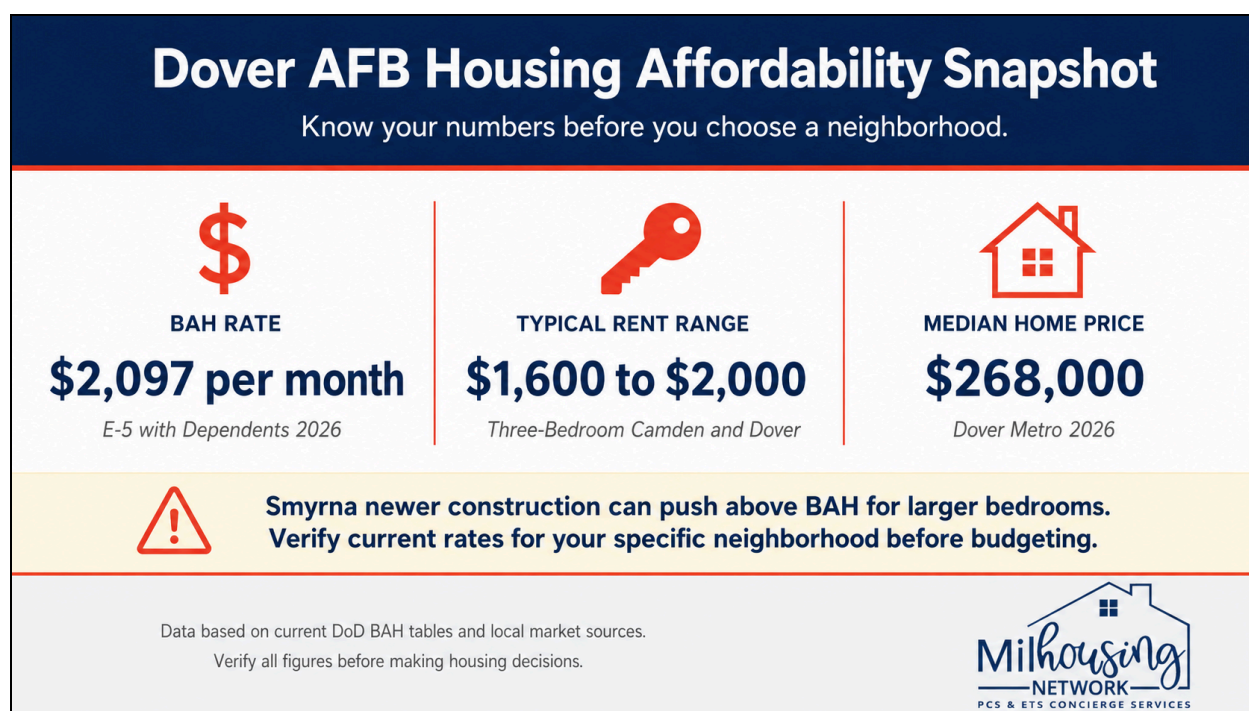


How Far BAH Goes Near Dover AFB

Dover AFB falls under the DE073 Military Housing Area. An E-5 with dependents receives approximately \$2,097 per month in 2026, reflecting a 7.2% increase from 2025, according to 2026 Dover BAH data. Most three-bedroom rentals in Camden and Dover city run between \$1,600 and \$2,000 per month, which keeps most pay grades with dependents within BAH without a significant gap.

Median home prices in Dover sit around \$268,000 according to current PCS market data, which puts purchasing within reach for VA loan buyers across most pay grades. Verify your exact rate at the DoD BAH calculator before setting any budget, since ZIP code and dependency status both affect your specific number.

Smyrna's newer construction can push closer to the upper edge of BAH coverage for larger bedroom sizes. Check current rental rates for your specific target area before assuming coverage.



Commute, Gates, and Daily Access

The Main Gate on DE-1 serves most personnel and operates 24 hours a day. The Commercial Gate on DE-1 also runs 24 hours and is the practical alternative for families approaching from the south. Visitor processing runs through the Visitor Control Center adjacent to the Main Gate.

US-13 and DE-1 both see peak congestion between 0630 and 0830 on weekdays, though traffic near Dover stays considerably lighter than at major metro installations. Camden-Wyoming and Dover city neighborhoods south of the base consistently deliver the shortest, most predictable drives at under 15 minutes outside peak hours.

Drive your actual gate route during a weekday morning before you commit to any neighborhood. US-13 northbound toward Smyrna runs longer during morning hours than the map distance suggests.

PCS Arrival, Temporary Lodging, and Your First 30 Days

Contact your unit sponsor at least two weeks before your report date.

Hand-carry orders, medical records, and identification rather than shipping them ahead.

Visit the Housing Management Office at Building 1069, 1069 High Street, before signing any lease or purchase agreement on or off base.

Apply for Eagle Heights housing through Hunt Military Communities the day orders arrive. The waitlist does not start until the application is submitted.

Book temporary lodging at Eagle's Rest Inn at (302) 677-2841 early, since on-base lodging fills during peak PCS season. A Certificate of Non-Availability allows off-base reimbursement if lodging is full.

Contact the Military and Family Readiness Center at (302) 677-6930 for newcomer orientation and relocation support.

Confirm school enrollment timelines with the School Liaison Office at (302) 677-4622 before arrival if you have school-age children.

Your First 30 Days at Dover AFB

PCS Arrival Checklist

1



Contact Your Unit Sponsor

At least two weeks before your report date.

2



Hand-Carry Key Documents

Orders, medical records, and identification.

3



Visit Housing Management Office

Building 1069, 1069 High Street, before signing anything.

4



Apply for Eagle Heights Early

Submit through Hunt Military Communities the day orders arrive.

5



Book Eagle's Rest Inn Early

Fills fast in summer. Call (302) 677-2841.

6



Confirm School Enrollment

Contact School Liaison at (302) 677-4622 before arrival.

7



Set Up Utilities and Insurance

Avoid coverage gaps before your move-in date.

Dover AFB is one of the best East Coast Space-A hubs.
Save the passenger terminal number and check flight
schedules as soon as you arrive.



Find the Right Fit for Your Family

Need	Where to Start
Kids and schools	Camden-Wyoming for Caesar Rodney District, or on-base for DoDEA K-8
Pets	Eagle Heights is pet-friendly; confirm off-base landlord terms in writing
EFMP and special needs	Contact the Dover AFB EFMP office before finalizing housing
Spouse employment	Dover area has state government, healthcare, and defense contractor options
Short commute	Dover city or Camden-Wyoming for most personnel
Buying with VA loan	Camden-Wyoming and Magnolia offer stable value at accessible price points

Connect with military families who know Delaware.

The MilHousing Network Dover AFB community on Facebook is where military families share honest neighborhood recommendations, housing reviews, PCS tips, and real local advice from people currently living near the installation.

Local Housing Market Near Dover AFB

Metric	Current Picture
--------	-----------------

Median home price	Approximately \$268,000 in Dover, slightly above in Magnolia, slightly below in Frederica
Typical rent range	\$1,600 to \$2,100 for family-sized units across the Dover metro
Inventory level	Low, with listings moving quickly and a genuine shortage of rentals near base
Market competitiveness	Competitive year-round given limited inventory and steady military demand
BAH fit	Generally covers most family-sized rentals at mid-grade pay; Smyrna newer construction can push toward the upper edge

Get a Local Housing Readiness Check Before Your PCS Window Closes

Get Personalized Housing Help Near Dover AFB

Inventory is tight, the on-base referral process has specific steps that trip families up regularly, and the difference between Caesar Rodney and Smyrna school districts is not obvious from a ZIP code search. Our military-friendly local experts know this market from direct experience and cover buying, renting, and the on-base versus off-base comparison at no cost to military families.

[Contact us today!](#)

Frequently Asked Questions

Is there on-base housing at Dover AFB?

Yes. Eagle Heights, managed by Hunt Military Communities, includes 980 homes across three neighborhoods. Waitlists apply. Visit the Housing Management Office at Building 1069 and get a referral form signed before signing any lease.

What are the best places to live near Dover AFB?

Camden-Wyoming for families prioritizing schools, Dover city for the shortest commute, Magnolia and Frederica for more space at lower prices, and Smyrna for newer construction about 15 to 20 minutes north.

Should I rent or buy near Dover AFB?

Renting suits tours under two years. For three or more years, Dover's \$268,000 median, Delaware's no-tax-on-military-pay policy, and the VA loan's zero down payment make buying financially accessible at most pay grades.

How far in advance should I start looking before PCSing to Dover AFB?

Sixty to ninety days out for off-base housing, and the day orders arrive for Eagle Heights applications. Dover's rental market moves fast.

Does BAH usually cover housing near Dover AFB?

For most pay grades with dependents, yes. The 2026 E-5 with dependents rate of approximately \$2,097 per month covers most Camden and Dover

city rentals. Smyrna's newer construction can push toward the upper edge for larger bedroom categories.

Are there pet-friendly options near Dover AFB?

Yes. Eagle Heights is pet-friendly with breed and weight policies to confirm with Hunt Military Communities. Most off-base neighborhoods across Camden, Smyrna, and Magnolia have pet-friendly inventory, though getting terms in writing before signing any lease is the right approach.

Who can help me compare neighborhoods near Dover AFB?

MilHousing Network connects military families with local experts who know the Dover area from direct experience. Free for military families. Contact the team to get matched before your PCS window closes.

[Contact us today!](#)