



ZIP 37013, Nashville-Davidson, Tennessee.

Current market data.

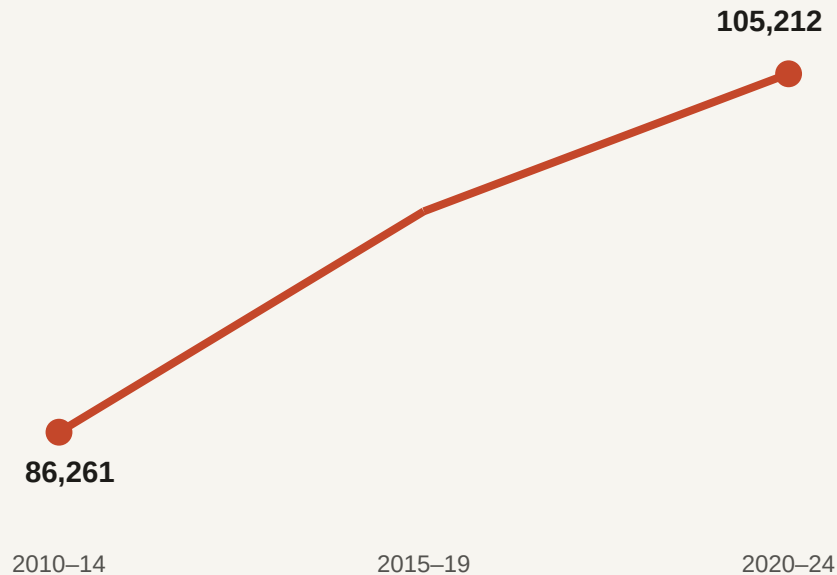
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**105,212 people call ZIP
37013 home.**

105,212

people.

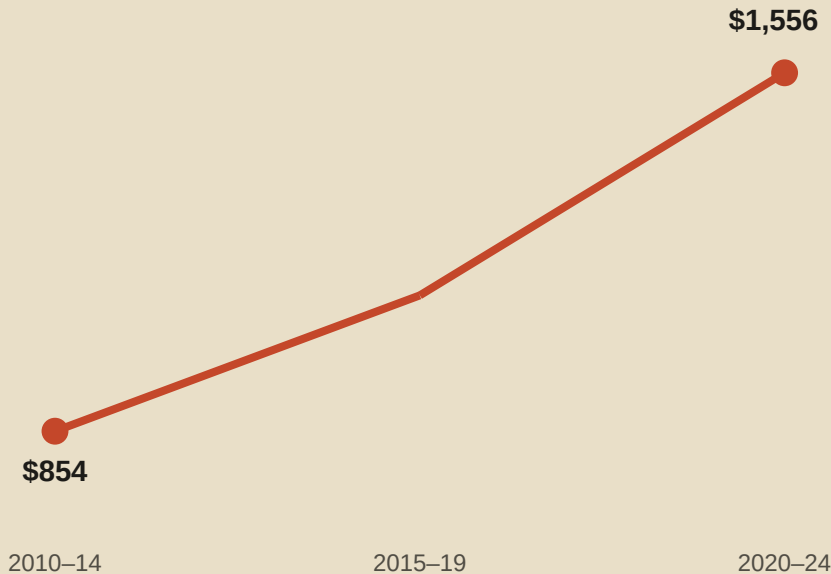


RENT

Median rent is up 82%
since the 2010–2014
survey, before inflation.

\$1,556

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

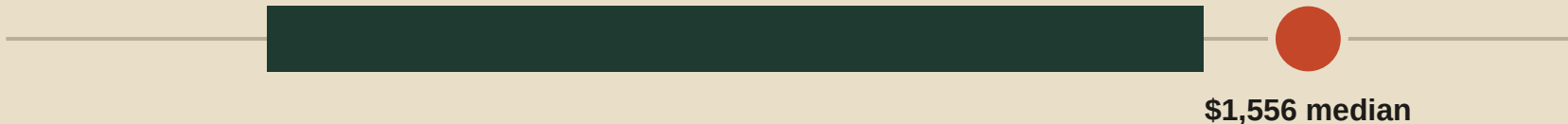




ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,000–\$1,500



is the monthly rent range local workforce wages support.



BUILDING

56% of the housing here was built before 2000.

56%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 43,431 homes here.

155–235

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



HOME VALUE

A median home costs 14% more than Tennessee's.

\$328,200

median home value in ZIP 37013.

ZIP 37013



Tennessee



U.S.



THAT WAS ZIP 37013'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/zip/37013/

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