



ZIP 37138, Nashville-Davidson, Tennessee.

Current market data.

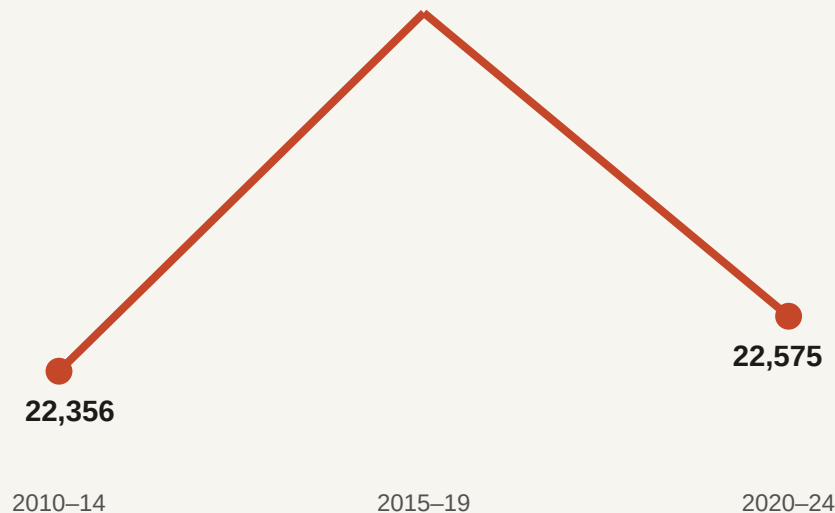
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**22,575 people call ZIP
37138 home.**

22,575

people.

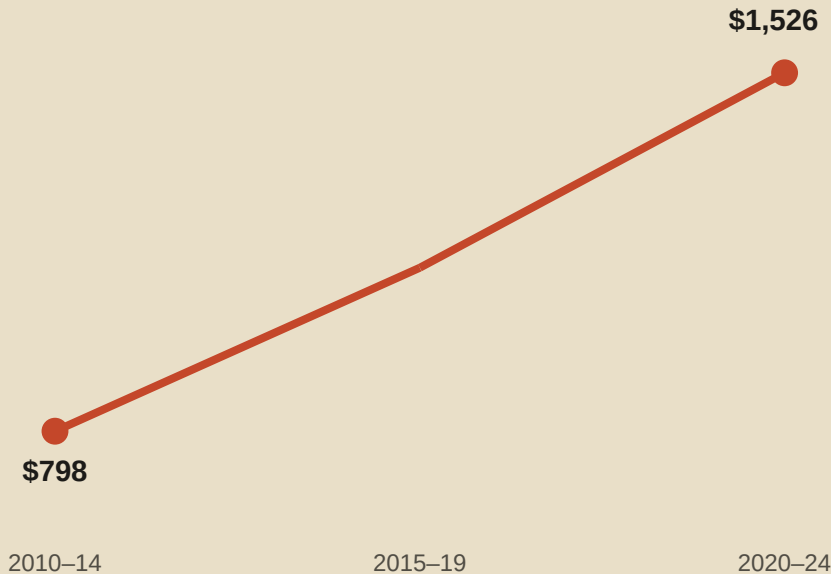


RENT

Median rent is up 91%
since the 2010–2014
survey, before inflation.

\$1,526

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

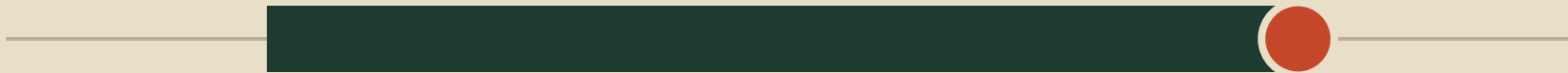




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,021–\$1,531



\$1,526 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

79%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 10,248 homes here.

21–41

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



HOME VALUE

A median home costs 27% more than Tennessee's.

\$363,000

median home value in ZIP 37138.

ZIP 37138



\$363,000

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS ZIP 37138'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/37138/

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