



ZIP 37204, Nashville-Davidson, Tennessee.

Current market data.

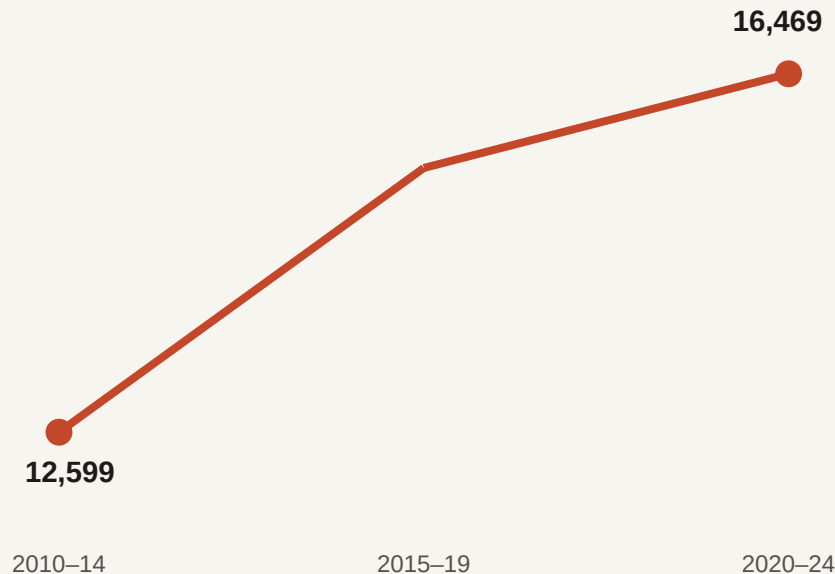
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

16,469 people call ZIP
37204 home.

16,469

people.

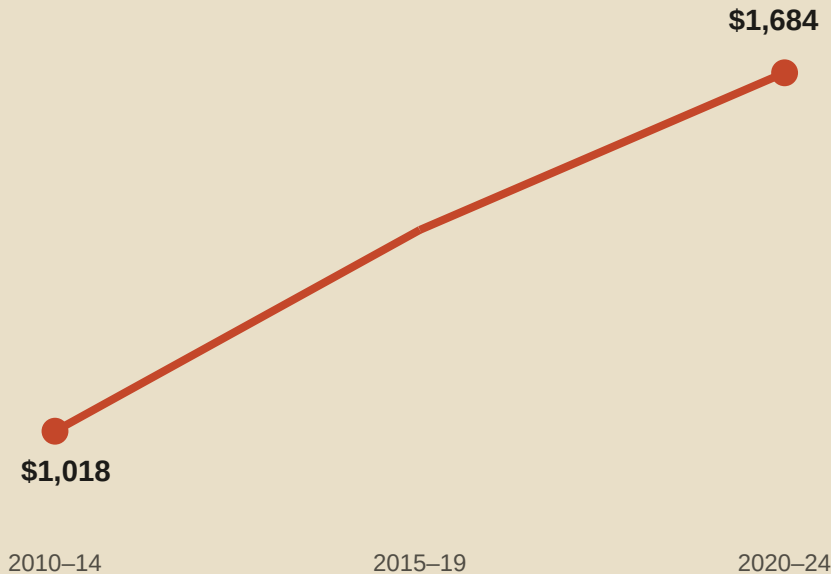


RENT

Median rent is up 65%
since the 2010–2014
survey, before inflation.

\$1,684

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

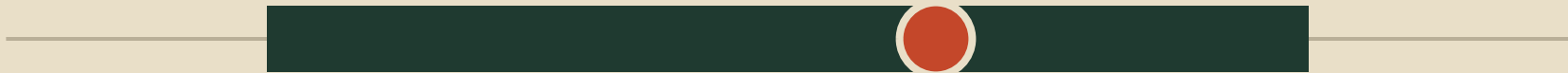




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,274–\$1,912



\$1,684 median

is the monthly rent range local workforce wages support.



BUILDING

52% of the housing here was built before 2000.

52%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–5.6% to the 8,016 homes here.

30–446

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



HOME VALUE

A median home costs
217% more than
Tennessee's.

\$907,500

median home value in ZIP 37204.

ZIP 37204



\$907,500

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS ZIP 37204'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/37204/

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