



ZIP 38012, Brownsville, Tennessee.

Current market data.

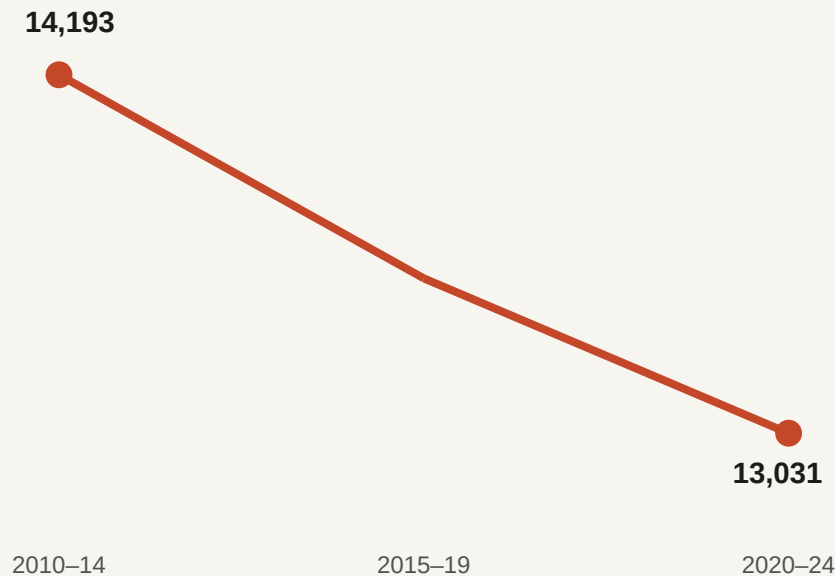
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

13,031 people call ZIP
38012 home.

13,031

people.



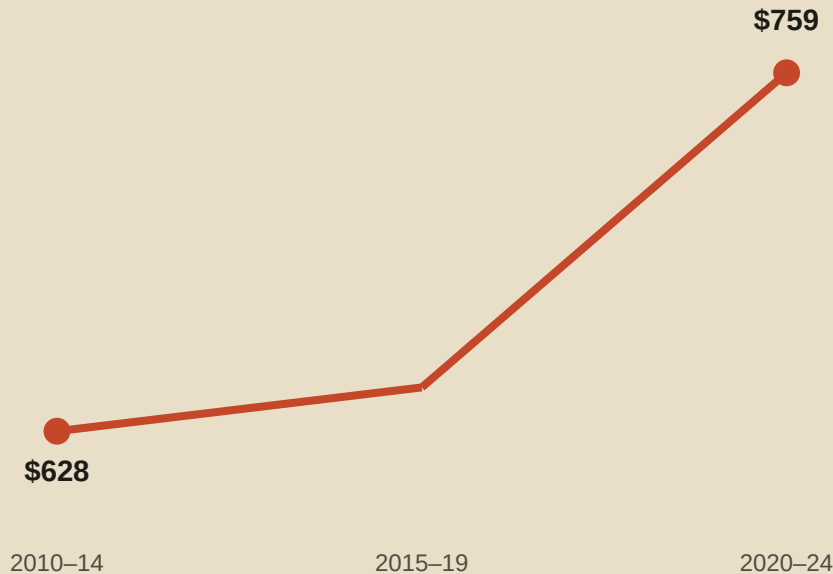


RENT

**Median rent is up 21%
since the 2010–2014
survey, before inflation.**

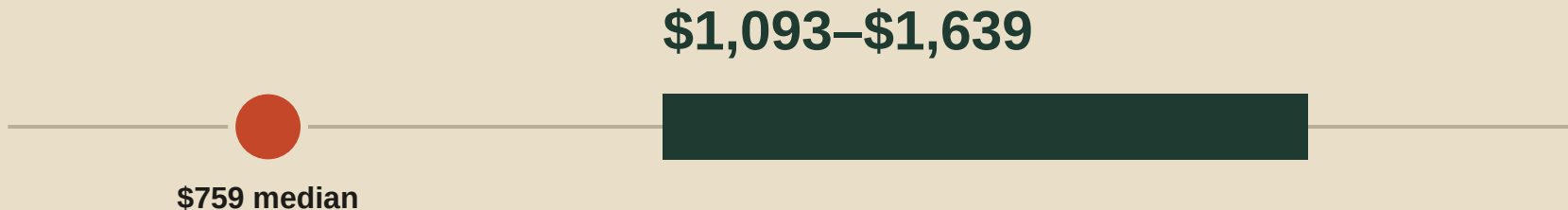
\$759

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



ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.9% to the 6,031 homes here.

24–52

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



HOME VALUE

A median home costs 44% less than Tennessee's.

\$161,500

median home value in ZIP 38012.

ZIP 38012



\$161,500

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS ZIP 38012'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/38012/

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