



ZIP 38016, Memphis, Tennessee.

Current market data.

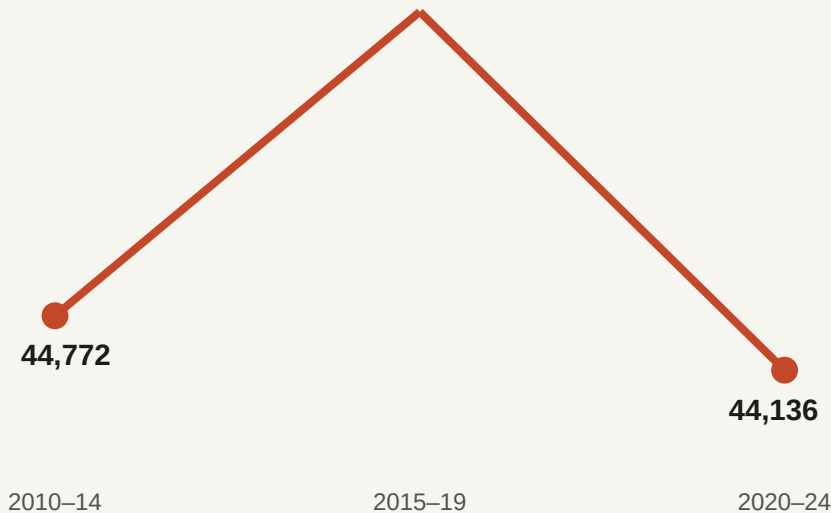
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

44,136 people call ZIP
38016 home.

44,136

people.

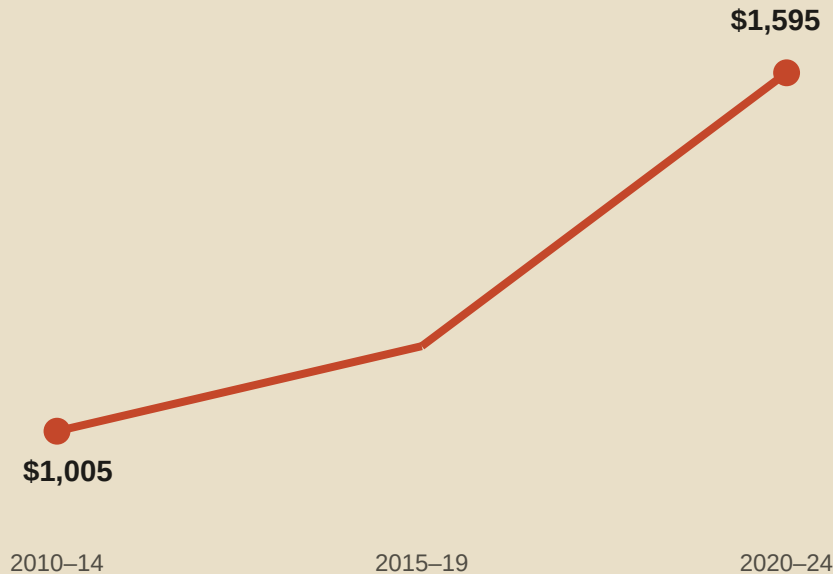


RENT

Median rent is up 59%
since the 2010–2014
survey, before inflation.

\$1,595

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

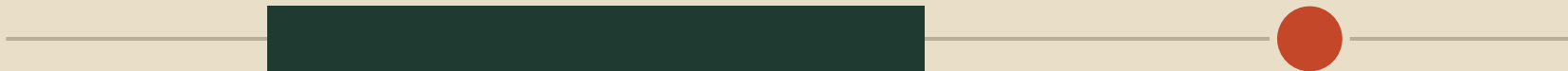




ROOM TO BUILD

The median rent is above what local wages can carry.

\$889–\$1,334



\$1,595 median

is the monthly rent range local workforce wages support.



BUILDING

57% of the housing here was built before 2000.

57%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 20,153 homes here.

83–100

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



HOME VALUE

A median home costs 1% less than Tennessee's.

\$282,800

median home value in ZIP 38016.

ZIP 38016



\$282,800

Tennessee



\$286,700

U.S.



\$332,700



THAT WAS ZIP 38016'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/38016/

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