



ZIP 38060, Oakland, Tennessee.

Current market data.

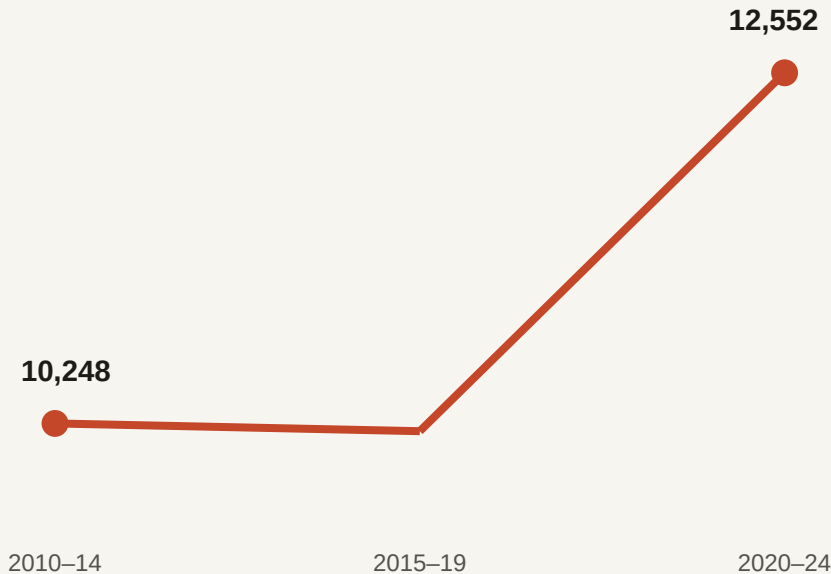
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**12,552 people call ZIP
38060 home.**

12,552

people.

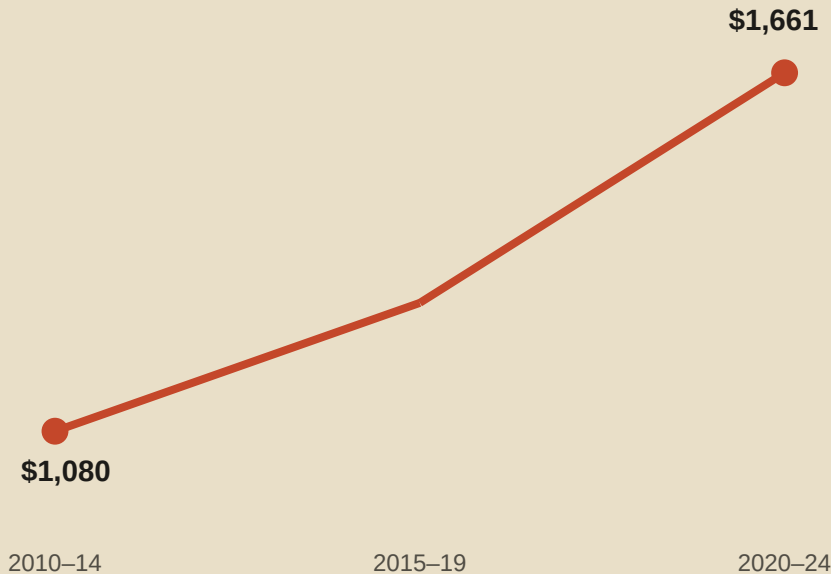


RENT

Median rent is up 54%
since the 2010–2014
survey, before inflation.

\$1,661

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

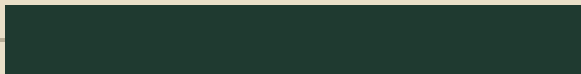




ROOM TO BUILD

The median rent is above what local wages can carry.

\$848–\$1,273



\$1,661 median

is the monthly rent range local workforce wages support.



BUILDING

31% of the housing here was built before 2000.

31%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 5,213 homes here.

7–16

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



HOME VALUE

A median home costs 12% more than Tennessee's.

\$319,900

median home value in ZIP 38060.

ZIP 38060



\$319,900

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS ZIP 38060'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/38060/

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