



ZIP 38104, Memphis, Tennessee.

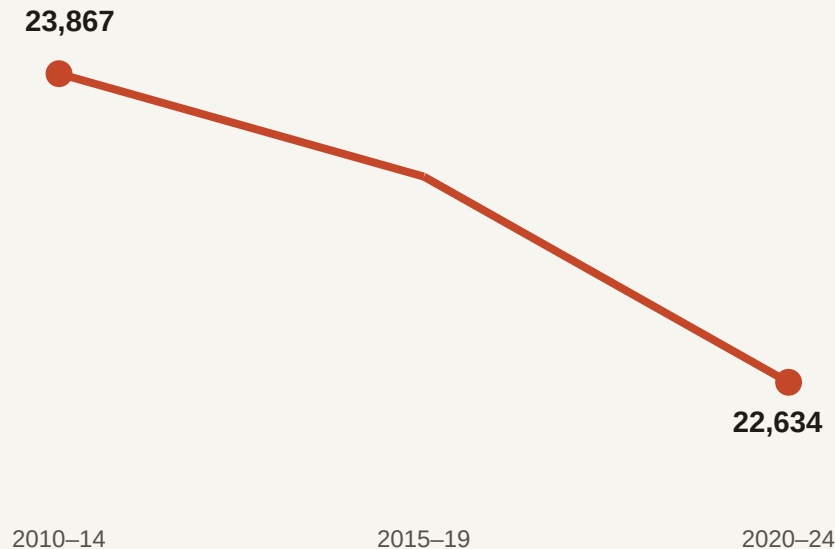
Current market data.

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

POPULATION

22,634 people call ZIP
38104 home.

22,634
people.

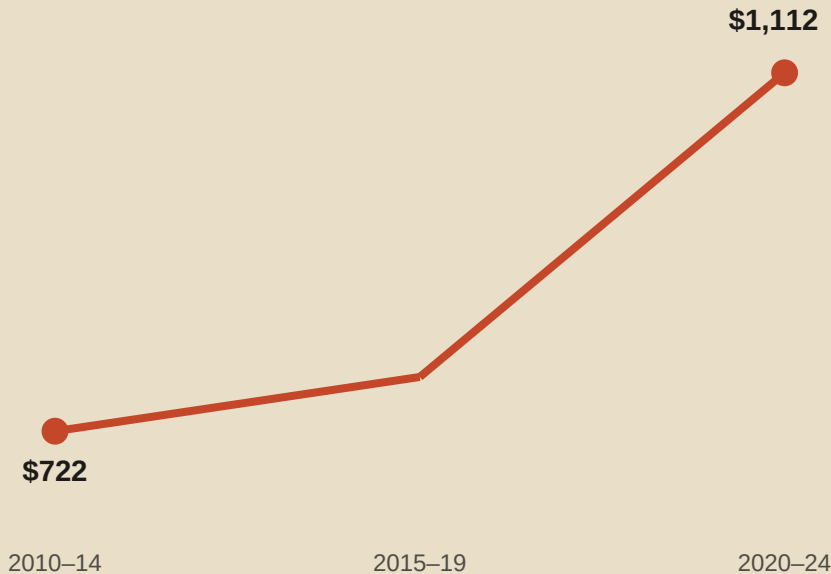


RENT

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

\$1,112

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

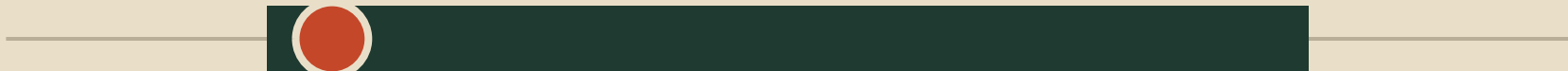




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,078–\$1,618



\$1,112 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

89%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.9% to the 14,392 homes here.

58–267

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



HOME VALUE

A median home costs 11% more than Tennessee's.

\$317,200

median home value in ZIP 38104.

ZIP 38104



Tennessee



U.S.



THAT WAS ZIP 38104'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/38104/

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