



ZIP 38106, Memphis, Tennessee.

Current market data.

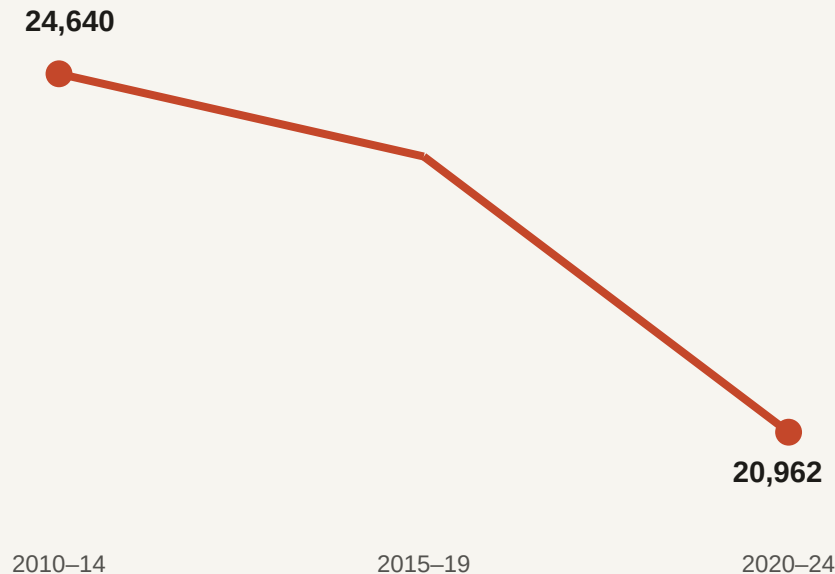
8 cards. Every number sourced and dated. Data as of Oct 31, 2026.

POPULATION

20,962 people call ZIP
38106 home.

20,962

people.



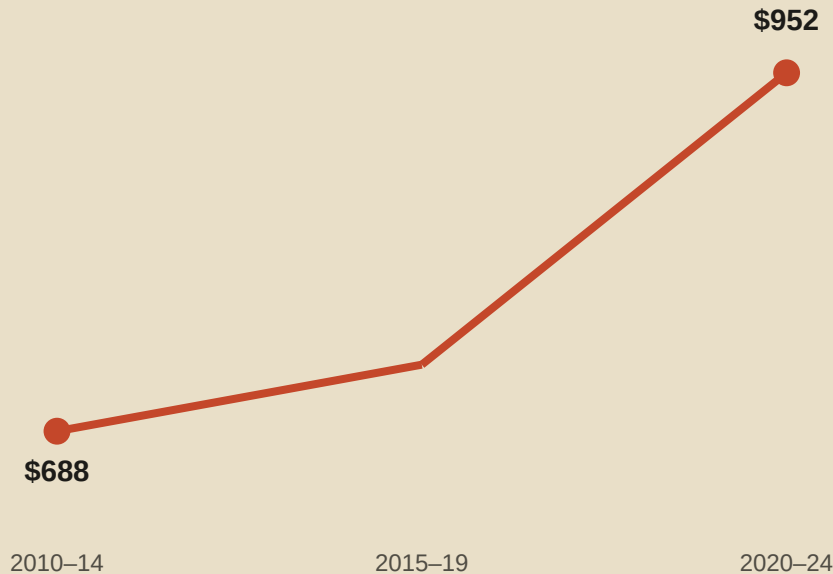


RENT

**Median rent is up 38%
since the 2010–2014
survey, before inflation.**

\$952

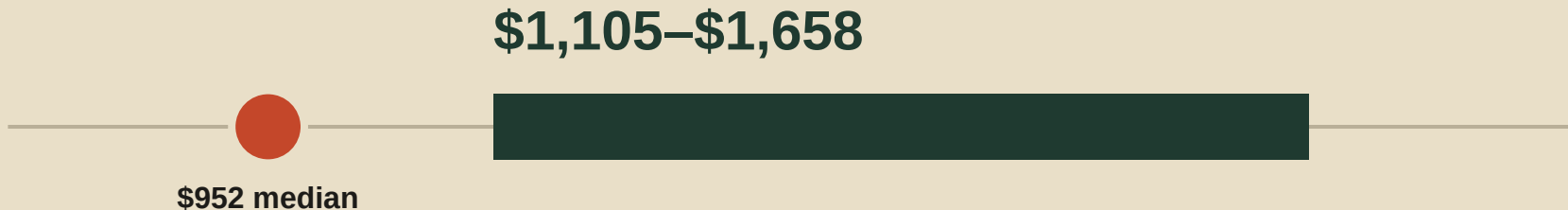
a month. Tennessee's median is \$1,189.





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.

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.6% to the 11,226 homes here.

53–72

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



HOME VALUE

A median home costs 75% less than Tennessee's.

\$71,800

median home value in ZIP 38106.

ZIP 38106



\$71,800

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS ZIP 38106'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/38106/

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