



ZIP 38138, Germantown, Tennessee.

Current market data.

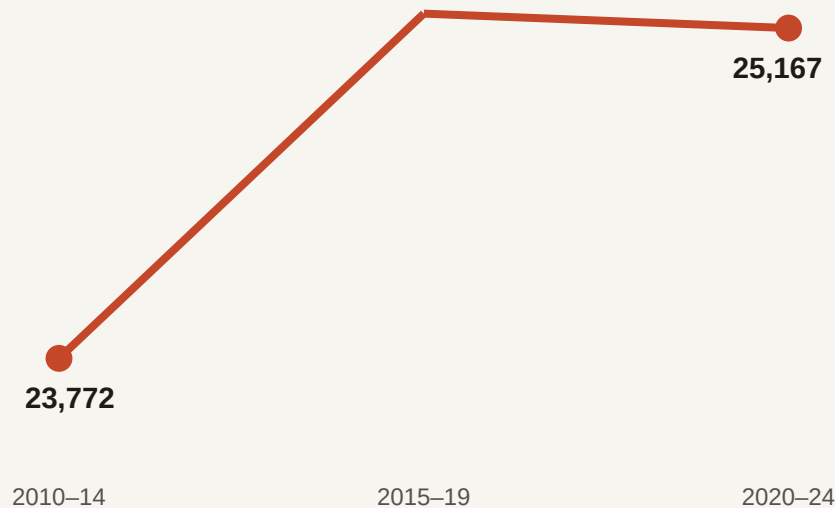
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

25,167 people call ZIP
38138 home.

25,167

people.

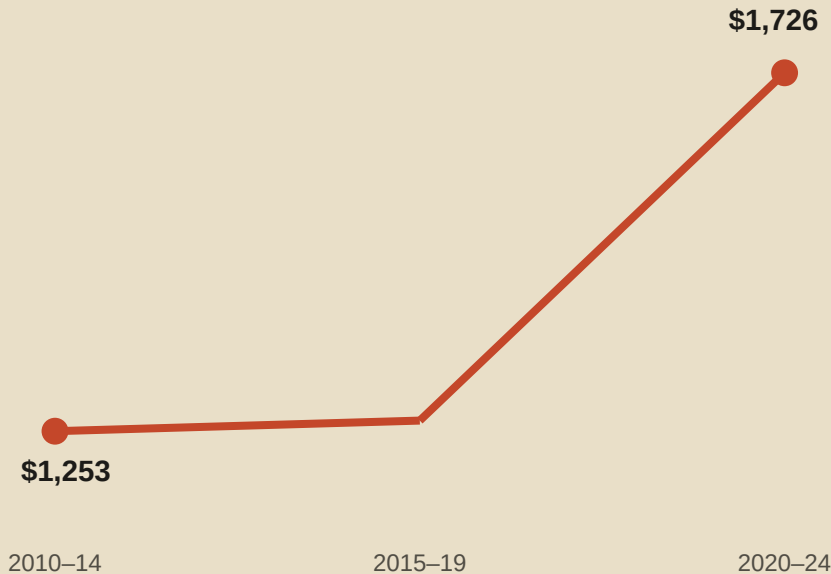


RENT

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

\$1,726

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

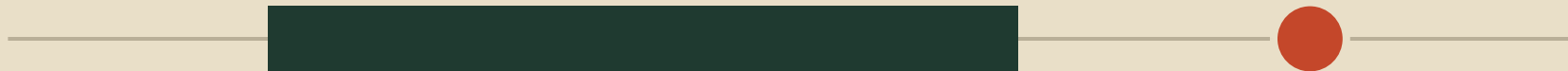




ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,019–\$1,528



\$1,726 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

82%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.6% to the 10,660 homes here.

21–169

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



HOME VALUE

A median home costs 50% more than Tennessee's.

\$430,200

median home value in ZIP 38138.

ZIP 38138



\$430,200

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS ZIP 38138'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/38138/

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