



ZIP 38139, Germantown, Tennessee.

Current market data.

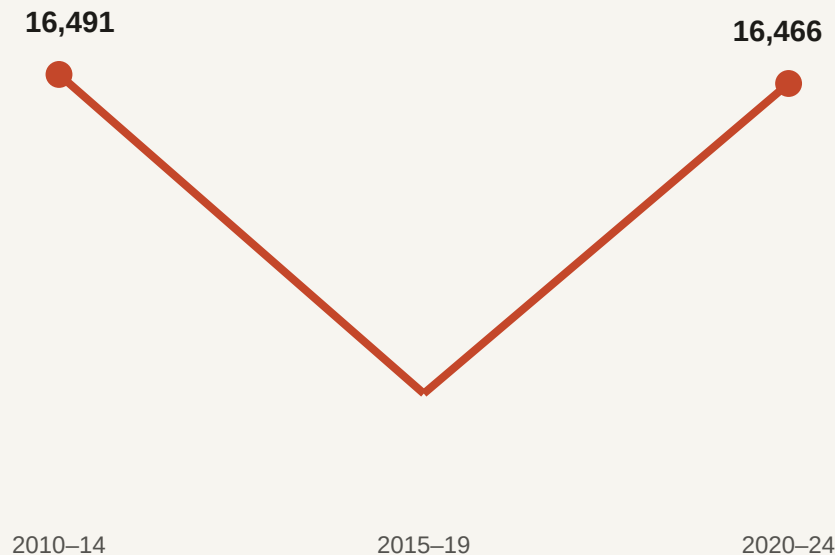
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

16,466 people call ZIP
38139 home.

16,466

people.



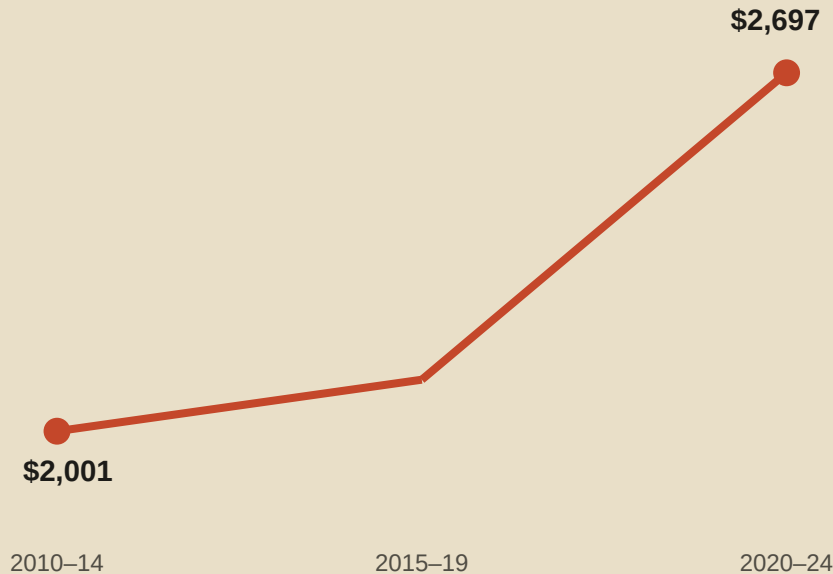


RENT

Median rent is up 35%
since the 2010–2014
survey, before inflation.

\$2,697

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

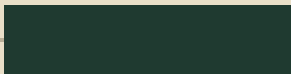




ROOM TO BUILD

The median rent is above what local wages can carry.

\$924–\$1,386



\$2,697 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.0–0.2% to the 6,053 homes here.

2–14

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



HOME VALUE

A median home costs
101% more than
Tennessee's.

\$575,500

median home value in ZIP 38139.

ZIP 38139



\$575,500

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS ZIP 38139'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/38139/

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