



ZIP 38485, Waynesboro, Tennessee.

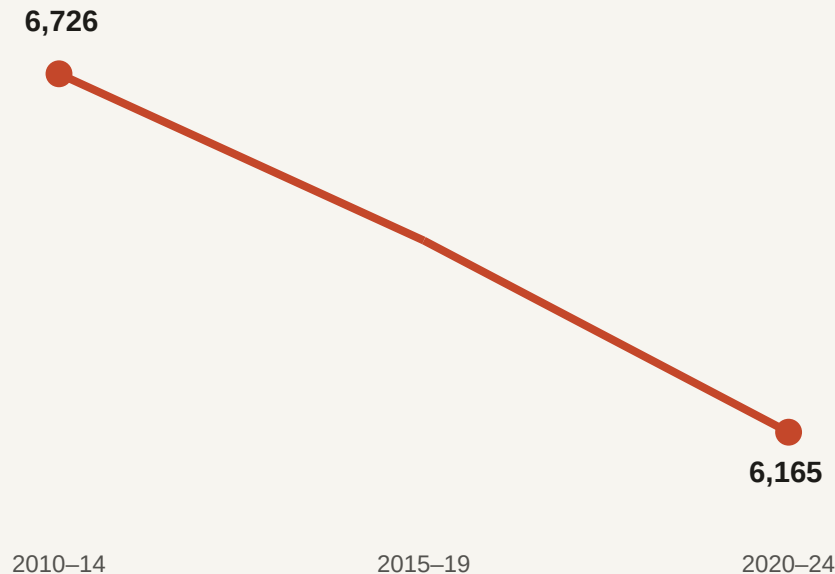
Current market data.

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

POPULATION

**6,165 people call ZIP
38485 home.**

6,165
people.

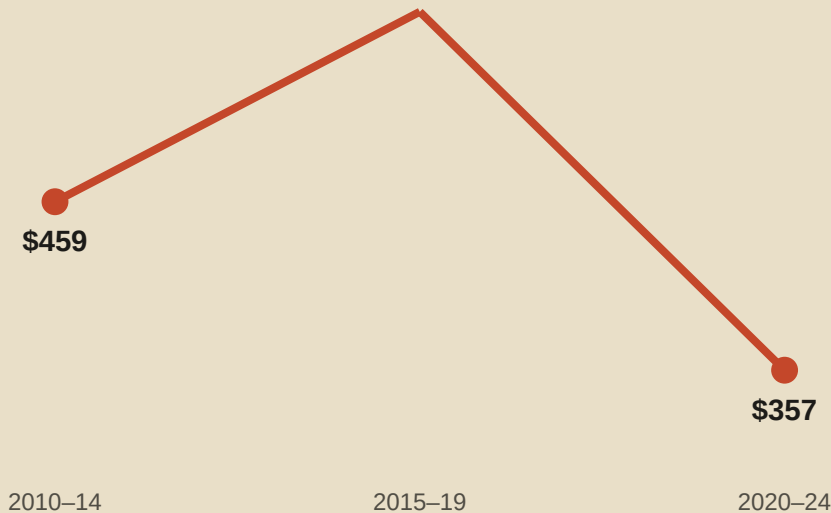


RENT

Median rent is down 22%
since the 2010–2014
survey, before inflation.

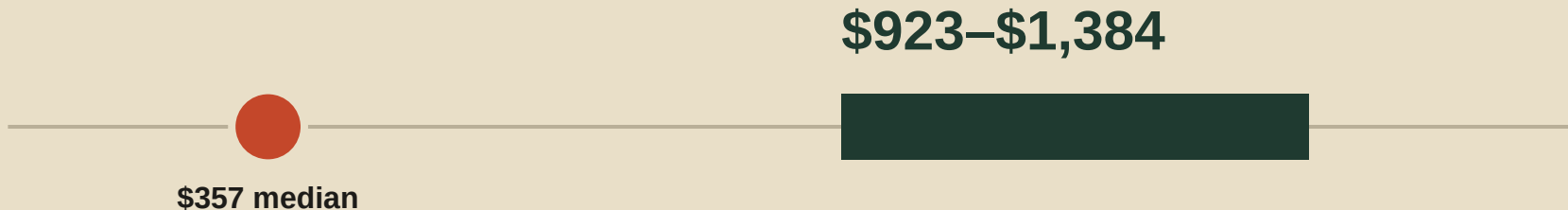
\$357

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.

82%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.9% to the 3,024 homes here.

5–28

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



HOME VALUE

A median home costs 56% less than Tennessee's.

\$126,400

median home value in ZIP 38485.

ZIP 38485



\$126,400

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS ZIP 38485'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/38485/

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