

Fastest Appreciation in Memphis — ALEX Intelligence 2026

ZIP 38111 Leads TN in 5-Year Appreciation

102.0% growth — fastest in Memphis, a national outlier

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THE DATA

102.0%

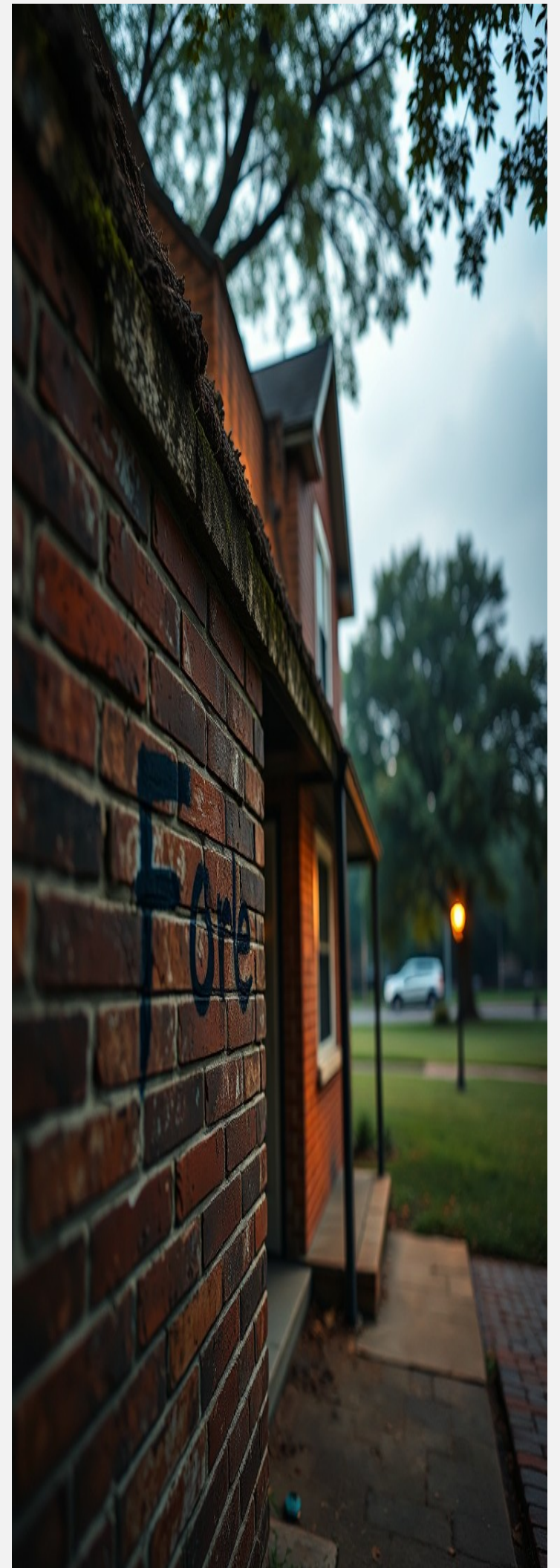
5-Year Home Value Appreciation (2024)

ZIP 38111 recorded the highest 5-year home value appreciation in the Memphis metro.

This 102.0% increase, measured between 2019 and 2024, reflects a structural shift in demand, not just inflation. The ZIP's performance exceeds the national average by over 70 percentage points, signaling deep market revaluation. It is not a fluke, but a signal of enduring capital deployment into under-served, high-potential corridors.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 ·
ALEX Intelligence computation

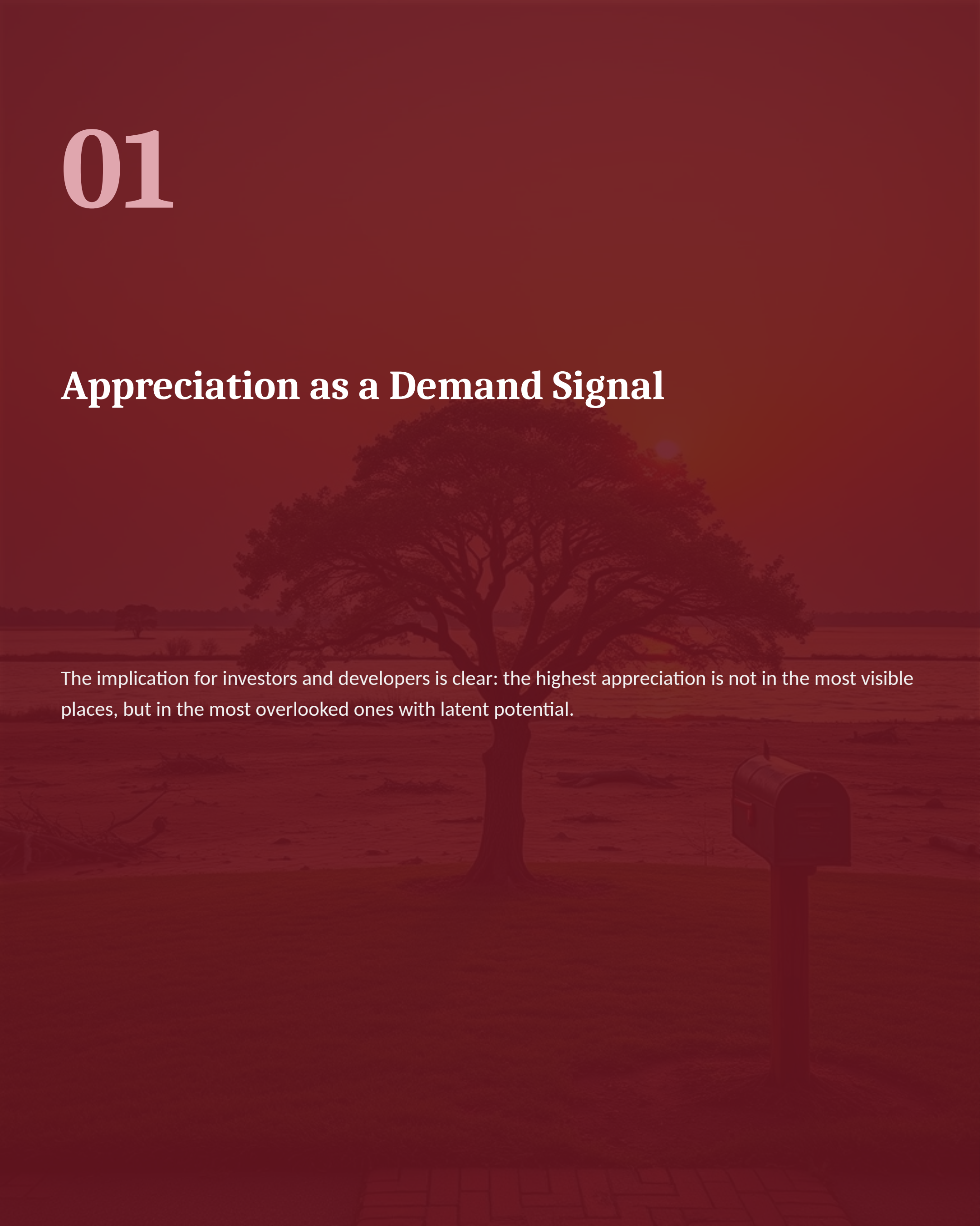
<https://alex-companies.com/data/2026-10-01-memphis-g-home-value-zcta-mkt>



01

Appreciation as a Demand Signal

The implication for investors and developers is clear: the highest appreciation is not in the most visible places, but in the most overlooked ones with latent potential.





02

The Paradox of Stability

ZIP 38111 may be the first ZIP in Memphis where 'old' is not a liability—but a competitive advantage.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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