

Tennessee's Widest Home Value Divergence — ALEX Intelligence 2026

Memphis Has Tennessee's Widest Home Value Gap

26.6% spread between ZIPs 38116 and 38018 — ALEX Intelligence, 2026

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THE DATA

26.6%

Spread Between the Fastest and Slowest Appreciation (2024)

This is the largest disparity in home value growth across any Tennessee ZIP code pair in the past five years.

The gap between ZIP 38111 (102.0% appreciation) and ZIP 38018 (72.2%) reveals a market where a few neighborhoods are experiencing explosive growth while others remain stagnant. This divergence is not random—it reflects deep structural differences in access to investment, infrastructure, and economic opportunity.

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

<https://alex-companies.com/data/2026-10-03-memphis-divergence-home-value-zcta>



01

Growth is not equitable—only 10 ZIPs are driving the trend

For investors and policymakers, this means that blanket strategies will fail. Success depends on identifying the precise ZIPs where capital is already flowing—and understanding why.



02

The slowest ZIPs are not just behind—they are being left behind

Without targeted reinvestment—especially in infrastructure, workforce development, and rehabilitation—the slowest ZIPs risk becoming economic backwaters, even as the city’s core sees record prices.

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

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