

#1 in Houston MSA, #1 in Texas — ALEX Intelligence 2026

#1 in Houston MSA, #1 in Texas

ZIP 77446 leads Texas in lowest median household income — ALEX Intelligence
2026

Swipe for insights →

THE DATA

\$20,766

Median Household Income (2024)

ZIP 77446, the lowest-income ZIP in the Houston metro and Texas, reports a median household income of \$20,766.

This figure reflects structural economic disparities embedded in the region's urban fabric. The data, drawn from the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, reveals that even within a high-growth metropolitan area like Houston, deep income stratification persists. The concentration of low-income ZIP codes in specific corridors suggests that housing affordability and economic opportunity are not evenly distributed across the MSA.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-10-houston-msa-median-income-zcta-mkt-asc>



Photo: Social Woodlands from USA · CC BY 2.0 ·
Wikimedia Commons

01

Affordability is a ZIP code issue

Houston's reputation for affordability is misleading when viewed through a ZIP code lens. The median home price in ZIP 77446 is not available in this dataset, but the \$20,766 median income suggests that even modest housing costs would constitute a severe burden. This data challenges the narrative that Houston is uniformly accessible—instead, it reveals that affordability is not a regional condition, but a hyperlocal one, shaped by infrastructure, employment density, and public investment patterns.

02

Low income, high density, low mobility

ZIP 77446 is not an outlier in isolation—it sits within a cluster of low-income ZIPs in the eastern Harris County corridor, near the Houston Ship Channel. The proximity to industrial zones may explain the low income, but it also correlates with higher environmental stress and reduced access to transit. This creates a feedback loop: low income limits mobility, which limits access to higher-wage jobs, reinforcing economic stagnation. The data suggests that policy interventions must target ZIP-level conditions, not just citywide or metro-wide strategies.



Photo: Farragutful · CC BY-SA 4.0 · Wikimedia Commons

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

