

#1 of 10 Houston MSA ZIP codes, #1 of 10 Texas ZIP codes — ALEX Intelligence 2026

#1 in Houston MSA, #1 in Texas

The ZIP with the lowest median income — ranked by ALEX Intelligence, 2026

Swipe for insights →

THE DATA

\$20,766

Median Household Income (2024)

ZIP 77446 is the lowest-income ZIP in the Houston MSA and Texas, according to ALEX Intelligence's 2024 data.

This figure is not a national outlier—it's a local extreme. The gap between ZIP 77446 and the next lowest ZIP (77091) is nearly \$15,000, highlighting a structural income divide within a single metro area. Such disparities are not incidental; they reflect decades of unequal investment in infrastructure, education, and economic development.

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>



01

Affordability is not a uniform shield

In a market often praised for affordability, ZIP 77446 proves that low housing costs are not a universal benefit. The median income here is less than half the Houston MSA median, meaning even low-priced homes remain out of reach for most residents. This is not a supply issue—it's a demand-side collapse driven by chronic underemployment and limited access to capital.

02

The invisible engine of inequality

ZIP 77446 sits at the epicenter of a feedback loop: low income → limited mobility → reduced tax base → underfunded public services → reduced opportunity. This cycle is self-reinforcing and rarely broken by market forces alone. Yet, it is precisely this ZIP code that remains the most overlooked in development planning, policy, and real estate strategy.



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

