



ZIP 78404, Corpus Christi, Texas.

Current market data.

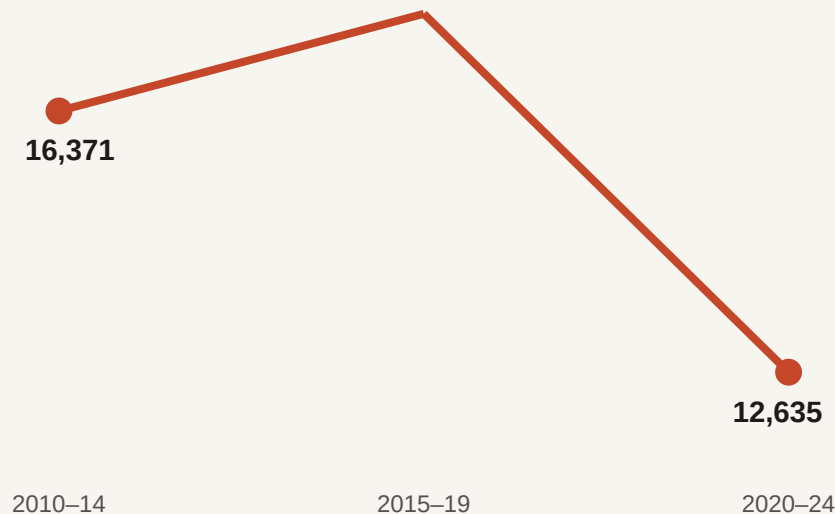
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**12,635 people call ZIP
78404 home.**

12,635

people.

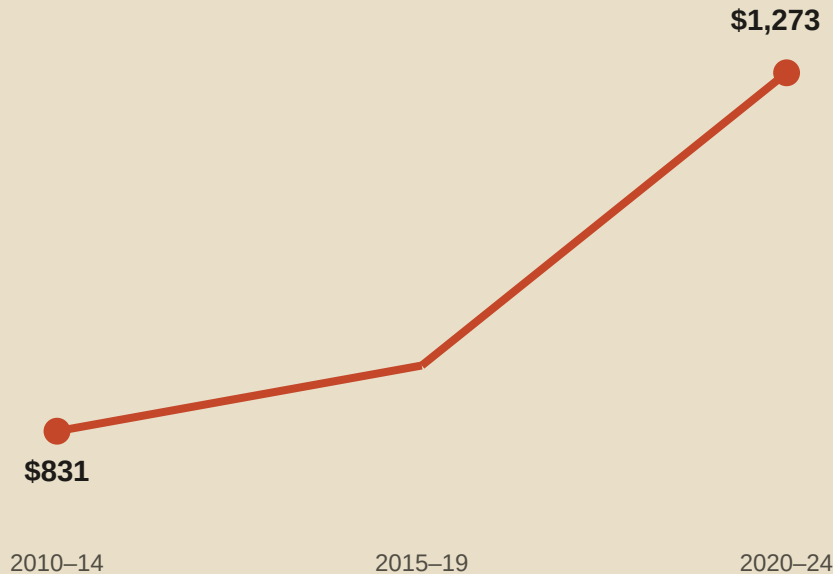


RENT

Median rent is up 53%
since the 2010–2014
survey, before inflation.

\$1,273

a month. Texas's median is \$1,403.

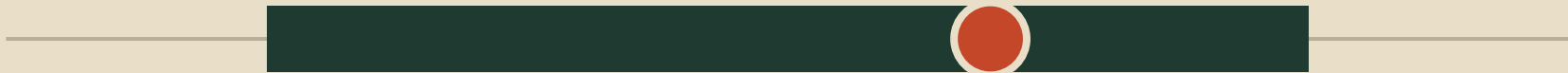




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$945–\$1,417



\$1,273 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.2% to the 6,587 homes here.

23–81

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



HOME VALUE

A median home costs 33%
less than Texas's.

\$189,000

median home value in ZIP 78404.

ZIP 78404



\$189,000

Texas



\$283,800

U.S.



\$332,700

THAT WAS ZIP 78404'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/78404/**](https://almanacdata.ai/e/zip/78404/)

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