ZIP 78501, McAllen, Texas.

Current market data.

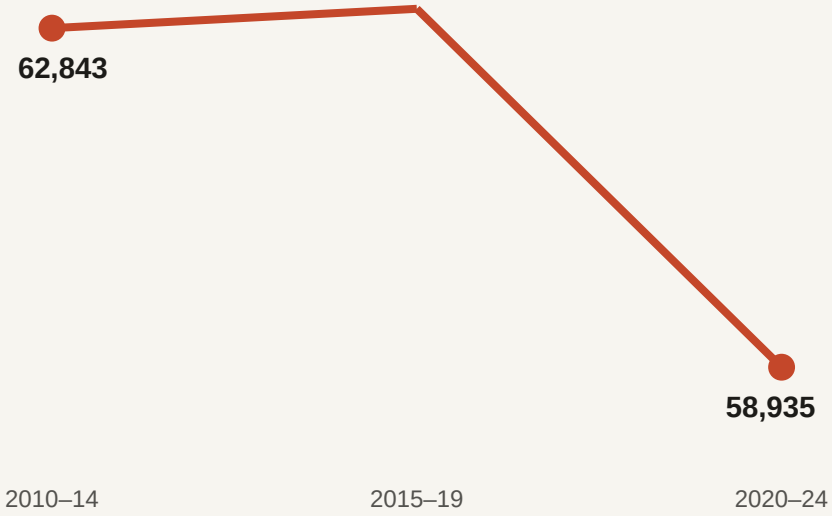
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

58,935 people call ZIP 78501 home.

58,935

people.



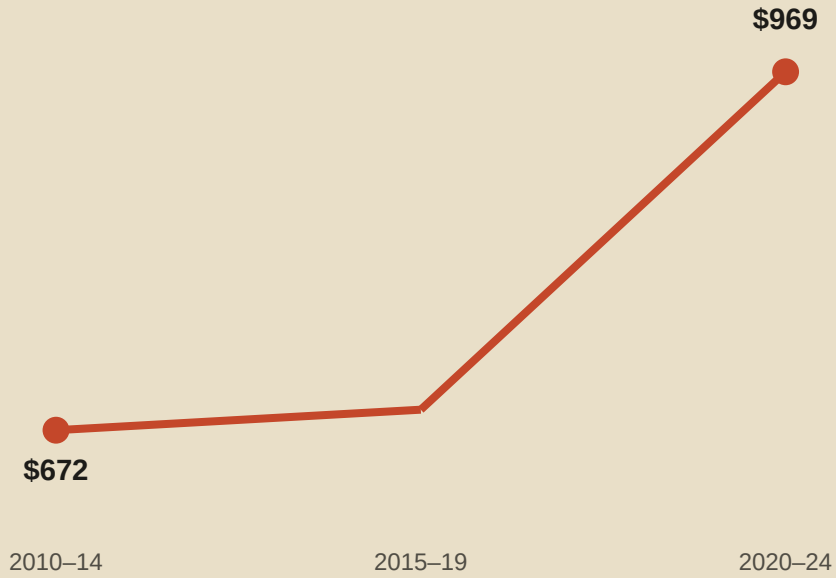
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 44% since the 2010–2014 survey, before inflation.

$969

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

69% of the housing here was built before 2000.

69%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.5–1.8% to the 25,121 homes here.

124–459

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

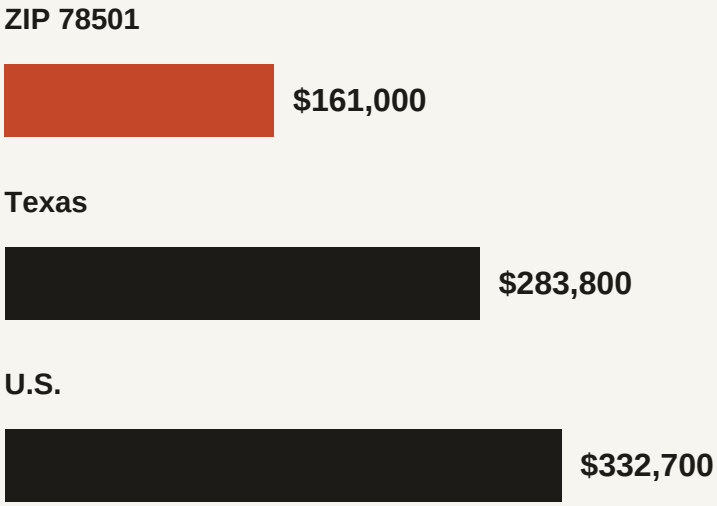
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 43% less than Texas's.

$161,000

median home value in ZIP 78501.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 78501'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/78501/**