

FLORIDA

#10*

In **Florida**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,833**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,109** monthly or **\$73,308** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$35.24
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT FLORIDA:

STATE FACTS	
Minimum Wage	\$12.00
Average Renter Wage	\$22.63
2-Bedroom Housing Wage	\$35.24
Number of Renter Households	2,767,517
Percent Renters	33%

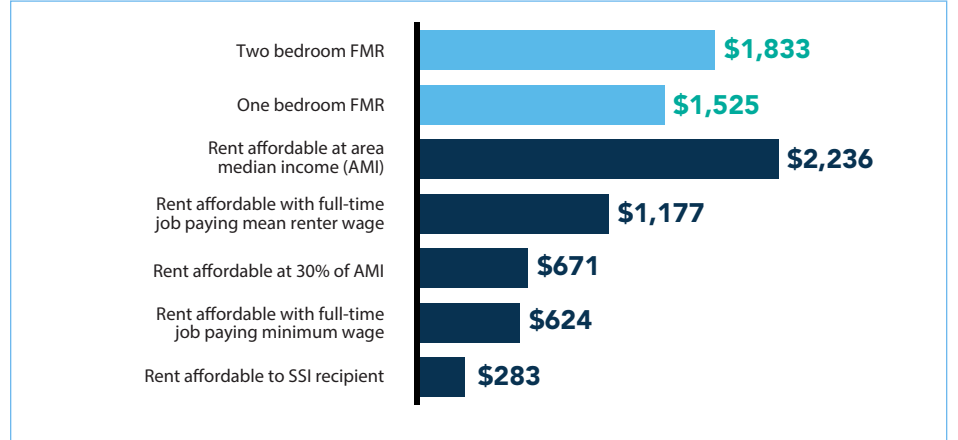
117
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

98
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.9
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

2.4
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Miami-Miami Beach-Kendall HMFA	\$44.69
West Palm Beach-Boca Raton HMFA	\$42.81
Monroe County	\$41.13
Fort Lauderdale HMFA	\$40.42
Orlando-Kissimmee-Sanford MSA	\$35.71



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

FLORIDA

	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Florida	\$35.24	\$1,833	\$73,308	2.9	\$89,422	\$2,236	\$26,827	\$671	2,767,517	33%	\$22.63	\$1,177	1.6
Combined Nonmetro Areas	\$22.53	\$1,171	\$46,857	1.9	\$67,643	\$1,691	\$20,293	\$507	69,557	28%	\$16.46	\$856	1.4
<u>Metropolitan Areas</u>													
Baker County HMFA	\$20.40	\$1,061	\$42,440	1.7	\$86,500	\$2,163	\$25,950	\$649	1,818	20%	\$12.78	\$665	1.6
Cape Coral-Fort Myers MSA	\$32.25	\$1,677	\$67,080	2.7	\$88,800	\$2,220	\$26,640	\$666	83,206	27%	\$20.47	\$1,065	1.6
Crestview-Fort Walton Beach-Destin HMFA	\$29.35	\$1,526	\$61,040	2.4	\$95,700	\$2,393	\$28,710	\$718	27,303	33%	\$20.20	\$1,051	1.5
Deltona-Daytona Beach-Ormond Beach HMF ^Δ	\$27.17	\$1,413	\$56,520	2.3	\$82,800	\$2,070	\$24,840	\$621	64,889	28%	\$17.73	\$922	1.5
Fort Lauderdale HMFA	\$40.42	\$2,102	\$84,080	3.4	\$89,100	\$2,228	\$26,730	\$668	275,842	37%	\$25.31	\$1,316	1.6
Gainesville HMFA	\$26.87	\$1,397	\$55,880	2.2	\$96,700	\$2,418	\$29,010	\$725	50,559	44%	\$17.13	\$891	1.6
Homosassa Springs MSA	\$21.46	\$1,116	\$44,640	1.8	\$66,500	\$1,663	\$19,950	\$499	9,890	15%	\$16.01	\$832	1.3
Jacksonville HMFA	\$30.85	\$1,604	\$64,160	2.6	\$98,100	\$2,453	\$29,430	\$736	211,016	34%	\$22.66	\$1,179	1.4
Lakeland-Winter Haven MSA	\$24.04	\$1,250	\$50,000	2.0	\$76,400	\$1,910	\$22,920	\$573	79,810	30%	\$19.96	\$1,038	1.2
Levy County HMFA	\$17.40	\$905	\$36,200	1.5	\$64,700	\$1,618	\$19,410	\$485	3,636	20%	\$11.23	\$584	1.5
Miami-Miami Beach-Kendall HMFA	\$44.69	\$2,324	\$92,960	3.7	\$79,400	\$1,985	\$23,820	\$596	458,539	48%	\$26.83	\$1,395	1.7
Naples-Immokalee-Marco Island MSA	\$34.27	\$1,782	\$71,280	2.9	\$104,300	\$2,608	\$31,290	\$782	39,406	25%	\$20.72	\$1,077	1.7
North Port-Sarasota-Bradenton MSA	\$34.90	\$1,815	\$72,600	2.9	\$97,000	\$2,425	\$29,100	\$728	88,452	25%	\$21.68	\$1,127	1.6
Ocala MSA	\$24.35	\$1,266	\$50,640	2.0	\$73,700	\$1,843	\$22,110	\$553	36,475	24%	\$18.23	\$948	1.3
Orlando-Kissimmee-Sanford MSA	\$35.71	\$1,857	\$74,280	3.0	\$90,400	\$2,260	\$27,120	\$678	351,799	37%	\$22.10	\$1,149	1.6
Palm Bay-Melbourne-Titusville MSA	\$27.58	\$1,434	\$57,360	2.3	\$99,700	\$2,493	\$29,910	\$748	57,547	23%	\$21.78	\$1,133	1.3
Palm Coast HMFA	\$28.17	\$1,465	\$58,600	2.3	\$88,700	\$2,218	\$26,610	\$665	9,869	21%	\$17.17	\$893	1.6
Panama City MSA	\$29.29	\$1,523	\$60,920	2.4	\$85,900	\$2,148	\$25,770	\$644	23,470	31%	\$19.14	\$995	1.5

1: BR = Bedroom
 2: FMR = Fiscal Year 2024 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2024 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

FLORIDA

FY24 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Pensacola-Ferry Pass-Brent MSA	\$24.58	\$1,278	\$51,120	2.0	\$92,200	\$2,305	\$27,660	\$692	61,692	31%	\$19.18	\$997	1.3
Port St. Lucie MSA	\$30.25	\$1,573	\$62,920	2.5	\$87,800	\$2,195	\$26,340	\$659	42,040	22%	\$17.50	\$910	1.7
Punta Gorda MSA	\$26.54	\$1,380	\$55,200	2.2	\$77,900	\$1,948	\$23,370	\$584	14,884	18%	\$14.72	\$766	1.8
Sebastian-Vero Beach MSA	\$28.12	\$1,462	\$58,480	2.3	\$82,800	\$2,070	\$24,840	\$621	13,031	20%	\$16.43	\$854	1.7
Sebring MSA	\$21.48	\$1,117	\$44,680	1.8	\$70,600	\$1,765	\$21,180	\$530	9,659	22%	\$14.22	\$739	1.5
Tallahassee HMFA	\$25.75	\$1,339	\$53,560	2.1	\$88,700	\$2,218	\$26,610	\$665	62,398	45%	\$16.92	\$880	1.5
Tampa-St. Petersburg-Clearwater MSA	\$35.60	\$1,851	\$74,040	3.0	\$92,000	\$2,300	\$27,600	\$690	423,600	33%	\$23.33	\$1,213	1.5
The Villages MSA	\$24.04	\$1,250	\$50,000	2.0	\$88,300	\$2,208	\$26,490	\$662	8,257	13%	\$16.09	\$837	1.5
Wakulla County HMFA	\$22.62	\$1,176	\$47,040	1.9	\$89,600	\$2,240	\$26,880	\$672	2,245	19%	\$12.52	\$651	1.8
Walton County HMFA	\$22.90	\$1,191	\$47,640	1.9	\$96,700	\$2,418	\$29,010	\$725	7,009	22%	\$20.06	\$1,043	1.1
West Palm Beach-Boca Raton HMFA	\$42.81	\$2,226	\$89,040	3.6	\$104,000	\$2,600	\$31,200	\$780	179,619	30%	\$26.15	\$1,360	1.6
Counties													
Alachua County	\$26.87	\$1,397	\$55,880	2.2	\$96,700	\$2,418	\$29,010	\$725	49,371	45%	\$17.24	\$896	1.6
Baker County	\$20.40	\$1,061	\$42,440	1.7	\$86,500	\$2,163	\$25,950	\$649	1,818	20%	\$12.78	\$665	1.6
Bay County	\$29.29	\$1,523	\$60,920	2.4	\$85,900	\$2,148	\$25,770	\$644	23,470	31%	\$19.14	\$995	1.5
Bradford County	\$17.40	\$905	\$36,200	1.5	\$76,200	\$1,905	\$22,860	\$572	2,899	32%	\$16.13	\$839	1.1
Brevard County	\$27.58	\$1,434	\$57,360	2.3	\$99,700	\$2,493	\$29,910	\$748	57,547	23%	\$21.78	\$1,133	1.3
Broward County	\$40.42	\$2,102	\$84,080	3.4	\$89,100	\$2,228	\$26,730	\$668	275,842	37%	\$25.31	\$1,316	1.6
Calhoun County	\$17.40	\$905	\$36,200	1.5	\$69,800	\$1,745	\$20,940	\$524	1,042	23%	\$10.01	\$520	1.7
Charlotte County	\$26.54	\$1,380	\$55,200	2.2	\$77,900	\$1,948	\$23,370	\$584	14,884	18%	\$14.72	\$766	1.8
Citrus County	\$21.46	\$1,116	\$44,640	1.8	\$66,500	\$1,663	\$19,950	\$499	9,890	15%	\$16.01	\$832	1.3
Clay County	\$30.85	\$1,604	\$64,160	2.6	\$98,100	\$2,453	\$29,430	\$736	18,664	23%	\$16.28	\$847	1.9
Collier County	\$34.27	\$1,782	\$71,280	2.9	\$104,300	\$2,608	\$31,290	\$782	39,406	25%	\$20.72	\$1,077	1.7

1: BR = Bedroom

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FLORIDA

FY24 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Columbia County	\$20.04	\$1,042	\$41,680	1.7	\$73,600	\$1,840	\$22,080	\$552	7,541	29%	\$15.71	\$817	1.3
DeSoto County	\$17.40	\$905	\$36,200	1.5	\$57,100	\$1,428	\$17,130	\$428	3,556	29%	\$15.68	\$815	1.1
Dixie County	\$17.40	\$905	\$36,200	1.5	\$52,500	\$1,313	\$15,750	\$394	1,047	17%	\$13.92	\$724	1.3
Duval County	\$30.85	\$1,604	\$64,160	2.6	\$98,100	\$2,453	\$29,430	\$736	168,052	42%	\$24.35	\$1,266	1.3
Escambia County	\$24.58	\$1,278	\$51,120	2.0	\$92,200	\$2,305	\$27,660	\$692	46,646	37%	\$20.08	\$1,044	1.2
Flagler County	\$28.17	\$1,465	\$58,600	2.3	\$88,700	\$2,218	\$26,610	\$665	9,869	21%	\$17.17	\$893	1.6
Franklin County	\$17.58	\$914	\$36,560	1.5	\$69,500	\$1,738	\$20,850	\$521	921	19%	\$8.67	\$451	2.0
Gadsden County	\$25.75	\$1,339	\$53,560	2.1	\$88,700	\$2,218	\$26,610	\$665	4,157	26%	\$14.76	\$768	1.7
Gilchrist County	\$26.87	\$1,397	\$55,880	2.2	\$96,700	\$2,418	\$29,010	\$725	1,188	17%	\$12.48	\$649	2.2
Glades County	\$19.27	\$1,002	\$40,080	1.6	\$49,400	\$1,235	\$14,820	\$371	1,000	22%	\$24.73	\$1,286	0.8
Gulf County	\$25.85	\$1,344	\$53,760	2.2	\$75,000	\$1,875	\$22,500	\$563	1,210	21%	\$16.77	\$872	1.5
Hamilton County	\$17.40	\$905	\$36,200	1.5	\$55,400	\$1,385	\$16,620	\$416	1,067	25%	\$17.58	\$914	1.0
Hardee County	\$18.27	\$950	\$38,000	1.5	\$55,500	\$1,388	\$16,650	\$416	2,714	33%	\$12.79	\$665	1.4
Hendry County	\$17.40	\$905	\$36,200	1.5	\$56,600	\$1,415	\$16,980	\$425	4,020	30%	\$15.52	\$807	1.1
Hernando County	\$35.60	\$1,851	\$74,040	3.0	\$92,000	\$2,300	\$27,600	\$690	15,718	20%	\$17.06	\$887	2.1
Highlands County	\$21.48	\$1,117	\$44,680	1.8	\$70,600	\$1,765	\$21,180	\$530	9,659	22%	\$14.22	\$739	1.5
Hillsborough County	\$35.60	\$1,851	\$74,040	3.0	\$92,000	\$2,300	\$27,600	\$690	221,437	40%	\$24.56	\$1,277	1.4
Holmes County	\$17.40	\$905	\$36,200	1.5	\$59,200	\$1,480	\$17,760	\$444	1,660	23%	\$13.92	\$724	1.3
Indian River County	\$28.12	\$1,462	\$58,480	2.3	\$82,800	\$2,070	\$24,840	\$621	13,031	20%	\$16.43	\$854	1.7
Jackson County	\$17.40	\$905	\$36,200	1.5	\$61,900	\$1,548	\$18,570	\$464	4,382	26%	\$11.94	\$621	1.5
Jefferson County	\$25.75	\$1,339	\$53,560	2.1	\$88,700	\$2,218	\$26,610	\$665	1,383	25%	\$12.90	\$671	2.0
Lafayette County	\$18.33	\$953	\$38,120	1.5	\$63,300	\$1,583	\$18,990	\$475	498	19%	\$7.86	\$409	2.3
Lake County	\$35.71	\$1,857	\$74,280	3.0	\$90,400	\$2,260	\$27,120	\$678	36,295	24%	\$18.19	\$946	2.0
Lee County	\$32.25	\$1,677	\$67,080	2.7	\$88,800	\$2,220	\$26,640	\$666	83,206	27%	\$20.47	\$1,065	1.6
Leon County	\$25.75	\$1,339	\$53,560	2.1	\$88,700	\$2,218	\$26,610	\$665	56,858	48%	\$17.30	\$900	1.5
Levy County	\$17.40	\$905	\$36,200	1.5	\$64,700	\$1,618	\$19,410	\$485	3,636	20%	\$11.23	\$584	1.5

1: BR = Bedroom

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FLORIDA

	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Liberty County	\$17.40	\$905	\$36,200	1.5	\$64,800	\$1,620	\$19,440	\$486	474	19%	\$19.76	\$1,027	0.9
Madison County	\$17.40	\$905	\$36,200	1.5	\$60,100	\$1,503	\$18,030	\$451	1,945	29%	\$10.97	\$571	1.6
Manatee County	\$34.90	\$1,815	\$72,600	2.9	\$97,000	\$2,425	\$29,100	\$728	40,645	25%	\$19.72	\$1,026	1.8
Marion County	\$24.35	\$1,266	\$50,640	2.0	\$73,700	\$1,843	\$22,110	\$553	36,475	24%	\$18.23	\$948	1.3
Martin County	\$30.25	\$1,573	\$62,920	2.5	\$87,800	\$2,195	\$26,340	\$659	13,072	20%	\$17.44	\$907	1.7
Miami-Dade County	\$44.69	\$2,324	\$92,960	3.7	\$79,400	\$1,985	\$23,820	\$596	458,539	48%	\$26.83	\$1,395	1.7
Monroe County	\$41.13	\$2,139	\$85,560	3.4	\$97,500	\$2,438	\$29,250	\$731	12,997	38%	\$20.97	\$1,090	2.0
Nassau County	\$30.85	\$1,604	\$64,160	2.6	\$98,100	\$2,453	\$29,430	\$736	6,305	17%	\$14.28	\$742	2.2
Okaloosa County	\$29.35	\$1,526	\$61,040	2.4	\$95,700	\$2,393	\$28,710	\$718	27,303	33%	\$20.20	\$1,051	1.5
Okeechobee County	\$20.37	\$1,059	\$42,360	1.7	\$62,100	\$1,553	\$18,630	\$466	3,818	26%	\$17.66	\$918	1.2
Orange County	\$35.71	\$1,857	\$74,280	3.0	\$90,400	\$2,260	\$27,120	\$678	211,453	43%	\$23.10	\$1,201	1.5
Osceola County	\$35.71	\$1,857	\$74,280	3.0	\$90,400	\$2,260	\$27,120	\$678	41,070	34%	\$17.48	\$909	2.0
Palm Beach County	\$42.81	\$2,226	\$89,040	3.6	\$104,000	\$2,600	\$31,200	\$780	179,619	30%	\$26.15	\$1,360	1.6
Pasco County	\$35.60	\$1,851	\$74,040	3.0	\$92,000	\$2,300	\$27,600	\$690	56,819	25%	\$19.22	\$999	1.9
Pinellas County	\$35.60	\$1,851	\$74,040	3.0	\$92,000	\$2,300	\$27,600	\$690	129,626	31%	\$23.17	\$1,205	1.5
Polk County	\$24.04	\$1,250	\$50,000	2.0	\$76,400	\$1,910	\$22,920	\$573	79,810	30%	\$19.96	\$1,038	1.2
Putnam County	\$17.52	\$911	\$36,440	1.5	\$59,100	\$1,478	\$17,730	\$443	8,045	27%	\$16.17	\$841	1.1
St. Johns County	\$30.85	\$1,604	\$64,160	2.6	\$98,100	\$2,453	\$29,430	\$736	17,995	18%	\$18.09	\$941	1.7
St. Lucie County	\$30.25	\$1,573	\$62,920	2.5	\$87,800	\$2,195	\$26,340	\$659	28,968	23%	\$17.55	\$912	1.7
Santa Rosa County	\$24.58	\$1,278	\$51,120	2.0	\$92,200	\$2,305	\$27,660	\$692	15,046	22%	\$16.00	\$832	1.5
Sarasota County	\$34.90	\$1,815	\$72,600	2.9	\$97,000	\$2,425	\$29,100	\$728	47,807	24%	\$23.11	\$1,201	1.5
Seminole County	\$35.71	\$1,857	\$74,280	3.0	\$90,400	\$2,260	\$27,120	\$678	62,981	34%	\$22.06	\$1,147	1.6
Sumter County	\$24.04	\$1,250	\$50,000	2.0	\$88,300	\$2,208	\$26,490	\$662	8,257	13%	\$16.09	\$837	1.5
Suwannee County	\$17.62	\$916	\$36,640	1.5	\$61,700	\$1,543	\$18,510	\$463	3,827	25%	\$14.47	\$753	1.2
Taylor County	\$17.40	\$905	\$36,200	1.5	\$58,300	\$1,458	\$17,490	\$437	1,686	23%	\$16.41	\$853	1.1
Union County	\$17.40	\$905	\$36,200	1.5	\$78,000	\$1,950	\$23,400	\$585	1,239	30%	\$14.83	\$771	1.2

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	FY24 HOUSING WAGE		HOUSING COSTS		AREA MEDIAN INCOME (AMI)				RENTERS				
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Volusia County	\$27.17	\$1,413	\$56,520	2.3	\$82,800	\$2,070	\$24,840	\$621	64,889	28%	\$17.73	\$922	1.5
Wakulla County	\$22.62	\$1,176	\$47,040	1.9	\$89,600	\$2,240	\$26,880	\$672	2,245	19%	\$12.52	\$651	1.8
Walton County	\$22.90	\$1,191	\$47,640	1.9	\$96,700	\$2,418	\$29,010	\$725	7,009	22%	\$20.06	\$1,043	1.1
Washington County	\$17.40	\$905	\$36,200	1.5	\$63,900	\$1,598	\$19,170	\$479	1,969	22%	\$12.96	\$674	1.3

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.