

In **Idaho**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,199**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,997** monthly or **\$47,969** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$23.06**  
PER HOUR  
**STATE HOUSING WAGE**

## FACTS ABOUT IDAHO:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$18.20</b>
2-Bedroom Housing Wage	<b>\$23.06</b>
Number of Renter Households	<b>189,044</b>
Percent Renters	<b>28%</b>

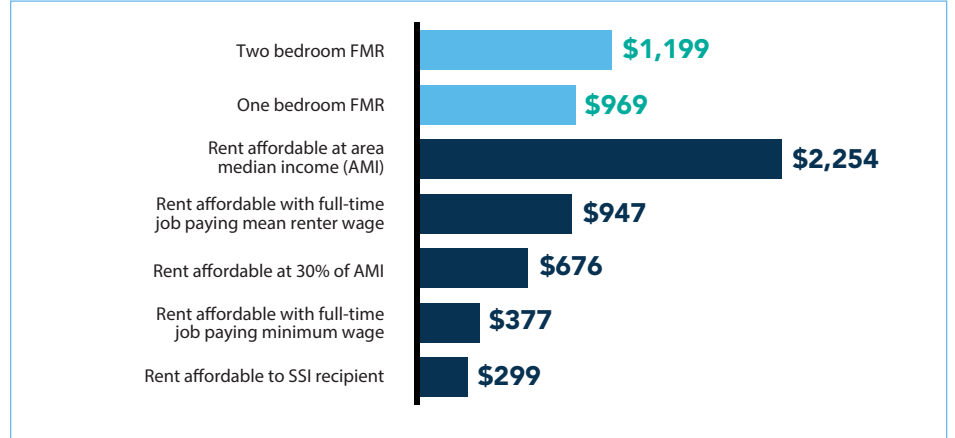
**127**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom Rental Home** (at FMR)

**103**  
Work Hours Per Week At  
**Minimum Wage To Afford a 1-Bedroom Rental Home** (at FMR)

**3.2**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a 2-Bedroom Rental Home** (at FMR)

**2.6**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a 1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Boise City HMFA	<b>\$26.69</b>
Blaine County	<b>\$26.25</b>
Teton County	<b>\$24.21</b>
Coeur d'Alene MSA	<b>\$24.19</b>
Lewiston MSA	<b>\$21.33</b>



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.

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	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
Idaho	\$23.06	\$1,199	\$47,969	3.2	\$90,155	\$2,254	\$27,047	\$676	189,044	28%	\$18.20	\$947	1.3
Combined Nonmetro Areas	\$19.50	\$1,014	\$40,561	2.7	\$78,744	\$1,969	\$23,623	\$591	48,615	28%	\$15.18	\$789	1.3
<u>Metropolitan Areas</u>													
Boise City HMFA	\$26.69	\$1,388	\$55,520	3.7	\$98,700	\$2,468	\$29,610	\$740	76,438	27%	\$20.63	\$1,073	1.3
Butte County HMFA	\$19.15	\$996	\$39,840	2.6	\$61,900	\$1,548	\$18,570	\$464	216	21%	\$48.10	\$2,501	0.4
Coeur d'Alene MSA	\$24.19	\$1,258	\$50,320	3.3	\$97,300	\$2,433	\$29,190	\$730	18,544	28%	\$16.61	\$864	1.5
Gem County HMFA	\$20.58	\$1,070	\$42,800	2.8	\$77,300	\$1,933	\$23,190	\$580	1,767	25%	\$13.78	\$717	1.5
Idaho Falls HMFA	\$21.12	\$1,098	\$43,920	2.9	\$87,200	\$2,180	\$26,160	\$654	13,995	27%	\$15.02	\$781	1.4
Jerome County HMFA	\$19.77	\$1,028	\$41,120	2.7	\$74,100	\$1,853	\$22,230	\$556	2,182	27%	\$18.50	\$962	1.1
Lewiston MSA	\$21.33	\$1,109	\$44,360	2.9	\$84,300	\$2,108	\$25,290	\$632	4,868	28%	\$13.20	\$686	1.6
Logan MSA	\$20.13	\$1,047	\$41,880	2.8	\$95,800	\$2,395	\$28,740	\$719	1,056	23%	\$14.40	\$749	1.4
Pocatello HMFA	\$18.98	\$987	\$39,480	2.6	\$87,000	\$2,175	\$26,100	\$653	10,384	32%	\$13.29	\$691	1.4
Power County HMFA	\$17.62	\$916	\$36,640	2.4	\$71,500	\$1,788	\$21,450	\$536	773	29%	\$21.88	\$1,138	0.8
Twin Falls County HMFA	\$20.37	\$1,059	\$42,360	2.8	\$82,200	\$2,055	\$24,660	\$617	10,206	31%	\$15.18	\$789	1.3
<u>Counties</u>													
Ada County	\$26.69	\$1,388	\$55,520	3.7	\$98,700	\$2,468	\$29,610	\$740	54,623	29%	\$21.79	\$1,133	1.2
Adams County	\$17.94	\$933	\$37,320	2.5	\$66,500	\$1,663	\$19,950	\$499	273	16%	\$15.10	\$785	1.2
Bannock County	\$18.98	\$987	\$39,480	2.6	\$87,000	\$2,175	\$26,100	\$653	10,384	32%	\$13.29	\$691	1.4
Bear Lake County	\$17.40	\$905	\$36,200	2.4	\$87,000	\$2,175	\$26,100	\$653	450	19%	\$8.86	\$461	2.0
Benewah County	\$19.54	\$1,016	\$40,640	2.7	\$65,600	\$1,640	\$19,680	\$492	1,008	26%	\$18.50	\$962	1.1
Bingham County	\$17.40	\$905	\$36,200	2.4	\$84,800	\$2,120	\$25,440	\$636	3,115	20%	\$13.32	\$692	1.3
Blaine County	\$26.25	\$1,365	\$54,600	3.6	\$93,000	\$2,325	\$27,900	\$698	2,317	25%	\$19.88	\$1,034	1.3

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 costs.

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	FY24 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)				RENTERS			
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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			
Boise County	\$26.69	\$1,388	\$55,520	3.7	\$98,700	\$2,468	\$29,610	\$740	474	14%	\$11.99	\$624	2.2			
Bonner County	\$20.54	\$1,068	\$42,720	2.8	\$79,900	\$1,998	\$23,970	\$599	4,184	22%	\$16.77	\$872	1.2			
Bonneville County	\$21.12	\$1,098	\$43,920	2.9	\$87,200	\$2,180	\$26,160	\$654	12,297	29%	\$14.90	\$775	1.4			
Boundary County	\$17.58	\$914	\$36,560	2.4	\$69,100	\$1,728	\$20,730	\$518	1,059	22%	\$17.83	\$927	1.0			
Butte County	\$19.15	\$996	\$39,840	2.6	\$61,900	\$1,548	\$18,570	\$464	216	21%	\$48.10	\$2,501	0.4			
Camas County	\$19.21	\$999	\$39,960	2.6	\$76,800	\$1,920	\$23,040	\$576	77	24%	\$27.77	\$1,444	0.7			
Canyon County	\$26.69	\$1,388	\$55,520	3.7	\$98,700	\$2,468	\$29,610	\$740	20,119	25%	\$17.12	\$890	1.6			
Caribou County	\$17.40	\$905	\$36,200	2.4	\$83,600	\$2,090	\$25,080	\$627	560	22%	\$15.28	\$794	1.1			
Cassia County	\$17.79	\$925	\$37,000	2.5	\$74,600	\$1,865	\$22,380	\$560	2,511	31%	\$14.93	\$776	1.2			
Clark County	\$19.21	\$999	\$39,960	2.6	\$63,200	\$1,580	\$18,960	\$474	76	29%	\$17.99	\$935	1.1			
Clearwater County	\$19.02	\$989	\$39,560	2.6	\$79,500	\$1,988	\$23,850	\$596	703	20%	\$15.59	\$811	1.2			
Custer County	\$18.73	\$974	\$38,960	2.6	\$79,900	\$1,998	\$23,970	\$599	400	22%	\$7.18	\$374	2.6			
Elmore County	\$20.13	\$1,047	\$41,880	2.8	\$70,700	\$1,768	\$21,210	\$530	4,032	37%	\$17.91	\$931	1.1			
Franklin County	\$20.13	\$1,047	\$41,880	2.8	\$95,800	\$2,395	\$28,740	\$719	1,056	23%	\$14.40	\$749	1.4			
Fremont County	\$17.40	\$905	\$36,200	2.4	\$79,800	\$1,995	\$23,940	\$599	695	16%	\$12.90	\$671	1.3			
Gem County	\$20.58	\$1,070	\$42,800	2.8	\$77,300	\$1,933	\$23,190	\$580	1,767	25%	\$13.78	\$717	1.5			
Gooding County	\$19.06	\$991	\$39,640	2.6	\$78,200	\$1,955	\$23,460	\$587	1,508	28%	\$12.60	\$655	1.5			
Idaho County	\$19.85	\$1,032	\$41,280	2.7	\$70,500	\$1,763	\$21,150	\$529	1,433	22%	\$13.34	\$694	1.5			
Jefferson County	\$21.12	\$1,098	\$43,920	2.9	\$87,200	\$2,180	\$26,160	\$654	1,698	18%	\$15.99	\$832	1.3			
Jerome County	\$19.77	\$1,028	\$41,120	2.7	\$74,100	\$1,853	\$22,230	\$556	2,182	27%	\$18.50	\$962	1.1			
Kootenai County	\$24.19	\$1,258	\$50,320	3.3	\$97,300	\$2,433	\$29,190	\$730	18,544	28%	\$16.61	\$864	1.5			
Latah County	\$18.19	\$946	\$37,840	2.5	\$91,500	\$2,288	\$27,450	\$686	6,384	40%	\$12.54	\$652	1.5			
Lemhi County	\$17.85	\$928	\$37,120	2.5	\$77,700	\$1,943	\$23,310	\$583	547	16%	\$11.58	\$602	1.5			
Lewis County	\$17.40	\$905	\$36,200	2.4	\$64,700	\$1,618	\$19,410	\$485	417	27%	\$13.33	\$693	1.3			
Lincoln County	\$17.40	\$905	\$36,200	2.4	\$70,600	\$1,765	\$21,180	\$530	489	26%	\$15.43	\$802	1.1			
Madison County	\$20.33	\$1,057	\$42,280	2.8	\$62,700	\$1,568	\$18,810	\$470	7,186	60%	\$13.30	\$692	1.5			

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Minidoka County	\$17.69	\$920	\$36,800	2.4	\$75,900	\$1,898	\$22,770	\$569	2,084	28%	\$17.74	\$923	1.0
Nez Perce County	\$21.33	\$1,109	\$44,360	2.9	\$84,300	\$2,108	\$25,290	\$632	4,868	28%	\$13.20	\$686	1.6
Oneida County	\$19.71	\$1,025	\$41,000	2.7	\$83,300	\$2,083	\$24,990	\$625	218	12%	\$10.67	\$555	1.8
Owyhee County	\$26.69	\$1,388	\$55,520	3.7	\$98,700	\$2,468	\$29,610	\$740	1,222	29%	\$17.92	\$932	1.5
Payette County	\$19.50	\$1,014	\$40,560	2.7	\$76,400	\$1,910	\$22,920	\$573	2,727	29%	\$16.28	\$846	1.2
Power County	\$17.62	\$916	\$36,640	2.4	\$71,500	\$1,788	\$21,450	\$536	773	29%	\$21.88	\$1,138	0.8
Shoshone County	\$18.42	\$958	\$38,320	2.5	\$65,300	\$1,633	\$19,590	\$490	1,478	27%	\$18.26	\$949	1.0
Teton County	\$24.21	\$1,259	\$50,360	3.3	\$116,000	\$2,900	\$34,800	\$870	933	22%	\$14.53	\$755	1.7
Twin Falls County	\$20.37	\$1,059	\$42,360	2.8	\$82,200	\$2,055	\$24,660	\$617	10,206	31%	\$15.18	\$789	1.3
Valley County	\$20.60	\$1,071	\$42,840	2.8	\$93,000	\$2,325	\$27,900	\$698	581	15%	\$14.10	\$733	1.5
Washington County	\$20.06	\$1,043	\$41,720	2.8	\$62,200	\$1,555	\$18,660	\$467	1,170	28%	\$9.89	\$514	2.0

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