

MICHIGAN

#31*

In **Michigan**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,204**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,014** monthly or **\$48,169** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$23.16
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MICHIGAN:

STATE FACTS	
Minimum Wage	\$10.33
Average Renter Wage	\$18.76
2-Bedroom Housing Wage	\$23.16
Number of Renter Households	1,102,783
Percent Renters	28%

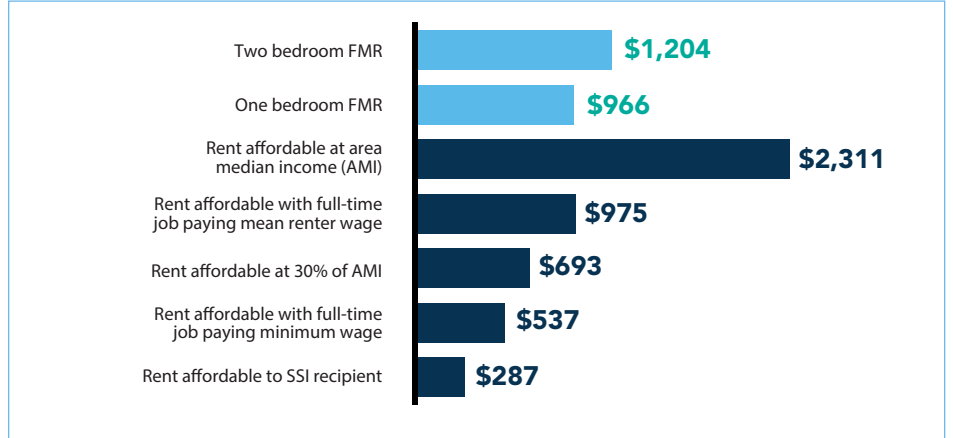
90
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

72
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.2
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

1.8
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Ann Arbor MSA	\$28.29
Grand Rapids-Wyoming HMFA	\$26.33
Livingston County HMFA	\$26.12
Detroit-Warren-Livonia HMFA	\$24.83
Leelanau County	\$24.60



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.

MICHIGAN

	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
Michigan	\$23.16	\$1,204	\$48,169	2.2	\$92,456	\$2,311	\$27,737	\$693	1,102,783	28%	\$18.76	\$975	1.2
Combined Nonmetro Areas	\$18.91	\$983	\$39,339	1.8	\$80,320	\$2,008	\$24,096	\$602	145,831	20%	\$13.74	\$714	1.4
<u>Metropolitan Areas</u>													
Ann Arbor MSA	\$28.29	\$1,471	\$58,840	2.7	\$119,500	\$2,988	\$35,850	\$896	57,647	39%	\$19.26	\$1,002	1.5
Battle Creek MSA	\$19.96	\$1,038	\$41,520	1.9	\$77,200	\$1,930	\$23,160	\$579	15,032	28%	\$18.78	\$977	1.1
Bay City MSA	\$18.02	\$937	\$37,480	1.7	\$79,700	\$1,993	\$23,910	\$598	10,970	24%	\$15.62	\$812	1.2
Cass County HMFA	\$17.40	\$905	\$36,200	1.7	\$84,400	\$2,110	\$25,320	\$633	3,836	18%	\$14.08	\$732	1.2
Detroit-Warren-Livonia HMFA	\$24.83	\$1,291	\$51,640	2.4	\$95,900	\$2,398	\$28,770	\$719	502,454	30%	\$21.73	\$1,130	1.1
Flint MSA	\$20.40	\$1,061	\$42,440	2.0	\$78,300	\$1,958	\$23,490	\$587	49,178	30%	\$15.63	\$813	1.3
Grand Rapids-Wyoming HMFA	\$26.33	\$1,369	\$54,760	2.5	\$100,700	\$2,518	\$30,210	\$755	75,789	30%	\$17.75	\$923	1.5
Holland-Grand Haven HMFA	\$24.23	\$1,260	\$50,400	2.3	\$102,800	\$2,570	\$30,840	\$771	23,664	22%	\$16.59	\$863	1.5
Ionia County HMFA	\$21.31	\$1,108	\$44,320	2.1	\$89,900	\$2,248	\$26,970	\$674	5,213	23%	\$12.41	\$646	1.7
Jackson MSA	\$20.65	\$1,074	\$42,960	2.0	\$84,300	\$2,108	\$25,290	\$632	15,865	26%	\$16.62	\$864	1.2
Kalamazoo-Portage MSA	\$20.33	\$1,057	\$42,280	2.0	\$102,500	\$2,563	\$30,750	\$769	38,068	36%	\$18.30	\$951	1.1
Lansing-East Lansing HMFA	\$21.00	\$1,092	\$43,680	2.0	\$92,300	\$2,308	\$27,690	\$692	64,988	34%	\$17.42	\$906	1.2
Livingston County HMFA	\$26.12	\$1,358	\$54,320	2.5	\$124,800	\$3,120	\$37,440	\$936	10,571	14%	\$14.37	\$747	1.8
Midland MSA	\$20.65	\$1,074	\$42,960	2.0	\$105,900	\$2,648	\$31,770	\$794	7,567	22%	\$19.26	\$1,001	1.1
Monroe MSA	\$22.37	\$1,163	\$46,520	2.2	\$96,500	\$2,413	\$28,950	\$724	11,974	19%	\$15.00	\$780	1.5
Montcalm County HMFA	\$19.15	\$996	\$39,840	1.9	\$76,000	\$1,900	\$22,800	\$570	4,419	18%	\$13.04	\$678	1.5
Muskegon MSA	\$20.31	\$1,056	\$42,240	2.0	\$73,900	\$1,848	\$22,170	\$554	15,135	23%	\$13.60	\$707	1.5
Niles-Benton Harbor MSA	\$20.48	\$1,065	\$42,600	2.0	\$85,700	\$2,143	\$25,710	\$643	17,153	27%	\$16.95	\$881	1.2

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 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
Saginaw MSA	\$19.31	\$1,004	\$40,160	1.9	\$74,800	\$1,870	\$22,440	\$561	21,260	27%	\$15.44	\$803	1.3
Shiawassee County HMFA	\$17.40	\$905	\$36,200	1.7	\$80,400	\$2,010	\$24,120	\$603	6,169	22%	\$14.24	\$740	1.2
Counties													
Alcona County	\$17.40	\$905	\$36,200	1.7	\$71,300	\$1,783	\$21,390	\$535	499	10%	\$11.82	\$615	1.5
Alger County	\$19.06	\$991	\$39,640	1.8	\$71,000	\$1,775	\$21,300	\$533	591	18%	\$12.38	\$644	1.5
Allegan County	\$21.17	\$1,101	\$44,040	2.0	\$92,200	\$2,305	\$27,660	\$692	6,630	15%	\$15.29	\$795	1.4
Alpena County	\$17.40	\$905	\$36,200	1.7	\$66,100	\$1,653	\$19,830	\$496	2,665	21%	\$10.58	\$550	1.6
Antrim County	\$19.58	\$1,018	\$40,720	1.9	\$90,500	\$2,263	\$27,150	\$679	1,393	13%	\$11.84	\$615	1.7
Arenac County	\$17.40	\$905	\$36,200	1.7	\$70,500	\$1,763	\$21,150	\$529	949	15%	\$11.70	\$608	1.5
Baraga County	\$17.40	\$905	\$36,200	1.7	\$69,100	\$1,728	\$20,730	\$518	750	23%	\$11.31	\$588	1.5
Barry County	\$19.58	\$1,018	\$40,720	1.9	\$97,500	\$2,438	\$29,250	\$731	3,344	14%	\$13.59	\$707	1.4
Bay County	\$18.02	\$937	\$37,480	1.7	\$79,700	\$1,993	\$23,910	\$598	10,970	24%	\$15.62	\$812	1.2
Benzie County	\$21.73	\$1,130	\$45,200	2.1	\$90,300	\$2,258	\$27,090	\$677	856	12%	\$11.53	\$600	1.9
Berrien County	\$20.48	\$1,065	\$42,600	2.0	\$85,700	\$2,143	\$25,710	\$643	17,153	27%	\$16.95	\$881	1.2
Branch County	\$17.85	\$928	\$37,120	1.7	\$78,200	\$1,955	\$23,460	\$587	3,784	23%	\$16.44	\$855	1.1
Calhoun County	\$19.96	\$1,038	\$41,520	1.9	\$77,200	\$1,930	\$23,160	\$579	15,032	28%	\$18.78	\$977	1.1
Cass County	\$17.40	\$905	\$36,200	1.7	\$84,400	\$2,110	\$25,320	\$633	3,836	18%	\$14.08	\$732	1.2
Charlevoix County	\$18.46	\$960	\$38,400	1.8	\$91,900	\$2,298	\$27,570	\$689	2,242	18%	\$15.33	\$797	1.2
Cheboygan County	\$19.21	\$999	\$39,960	1.9	\$76,100	\$1,903	\$22,830	\$571	1,610	15%	\$11.63	\$605	1.7
Chippewa County	\$19.77	\$1,028	\$41,120	1.9	\$81,000	\$2,025	\$24,300	\$608	3,627	26%	\$10.33	\$537	1.9
Clare County	\$17.40	\$905	\$36,200	1.7	\$60,600	\$1,515	\$18,180	\$455	1,784	15%	\$12.33	\$641	1.4
Clinton County	\$21.00	\$1,092	\$43,680	2.0	\$92,300	\$2,308	\$27,690	\$692	5,586	18%	\$12.43	\$646	1.7
Crawford County	\$18.48	\$961	\$38,440	1.8	\$79,600	\$1,990	\$23,880	\$597	1,044	18%	\$11.71	\$609	1.6
Delta County	\$17.40	\$905	\$36,200	1.7	\$76,900	\$1,923	\$23,070	\$577	3,426	22%	\$11.07	\$575	1.6
Dickinson County	\$17.40	\$905	\$36,200	1.7	\$79,800	\$1,995	\$23,940	\$599	1,943	17%	\$14.82	\$771	1.2

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	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
Eaton County	\$21.00	\$1,092	\$43,680	2.0	\$92,300	\$2,308	\$27,690	\$692	11,742	26%	\$17.67	\$919	1.2
Emmet County	\$22.73	\$1,182	\$47,280	2.2	\$90,000	\$2,250	\$27,000	\$675	3,491	24%	\$16.68	\$867	1.4
Genesee County	\$20.40	\$1,061	\$42,440	2.0	\$78,300	\$1,958	\$23,490	\$587	49,178	30%	\$15.63	\$813	1.3
Gladwin County	\$17.40	\$905	\$36,200	1.7	\$72,100	\$1,803	\$21,630	\$541	1,336	12%	\$10.16	\$528	1.7
Gogebic County	\$17.40	\$905	\$36,200	1.7	\$71,400	\$1,785	\$21,420	\$536	1,205	17%	\$9.98	\$519	1.7
Grand Traverse County	\$23.69	\$1,232	\$49,280	2.3	\$99,800	\$2,495	\$29,940	\$749	9,280	24%	\$15.57	\$810	1.5
Gratiot County	\$17.40	\$905	\$36,200	1.7	\$73,600	\$1,840	\$22,080	\$552	3,208	22%	\$14.34	\$746	1.2
Hillsdale County	\$18.31	\$952	\$38,080	1.8	\$75,600	\$1,890	\$22,680	\$567	3,543	20%	\$14.66	\$762	1.2
Houghton County	\$17.40	\$905	\$36,200	1.7	\$82,000	\$2,050	\$24,600	\$615	4,395	31%	\$10.53	\$547	1.7
Huron County	\$17.40	\$905	\$36,200	1.7	\$76,300	\$1,908	\$22,890	\$572	2,474	18%	\$15.14	\$787	1.1
Ingham County	\$21.00	\$1,092	\$43,680	2.0	\$92,300	\$2,308	\$27,690	\$692	47,660	41%	\$18.06	\$939	1.2
Ionia County	\$21.31	\$1,108	\$44,320	2.1	\$89,900	\$2,248	\$26,970	\$674	5,213	23%	\$12.41	\$646	1.7
Iosco County	\$17.40	\$905	\$36,200	1.7	\$62,500	\$1,563	\$18,750	\$469	2,190	19%	\$21.93	\$1,141	0.8
Iron County	\$17.40	\$905	\$36,200	1.7	\$72,200	\$1,805	\$21,660	\$542	824	16%	\$13.83	\$719	1.3
Isabella County	\$18.10	\$941	\$37,640	1.8	\$77,100	\$1,928	\$23,130	\$578	9,535	38%	\$12.78	\$665	1.4
Jackson County	\$20.65	\$1,074	\$42,960	2.0	\$84,300	\$2,108	\$25,290	\$632	15,865	26%	\$16.62	\$864	1.2
Kalamazoo County	\$20.33	\$1,057	\$42,280	2.0	\$102,500	\$2,563	\$30,750	\$769	38,068	36%	\$18.30	\$951	1.1
Kalkaska County	\$17.40	\$905	\$36,200	1.7	\$75,100	\$1,878	\$22,530	\$563	1,015	14%	\$14.22	\$740	1.2
Kent County	\$26.33	\$1,369	\$54,760	2.5	\$100,700	\$2,518	\$30,210	\$755	75,789	30%	\$17.75	\$923	1.5
Keweenaw County	\$17.40	\$905	\$36,200	1.7	\$89,900	\$2,248	\$26,970	\$674	71	7%	\$7.92	\$412	2.2
Lake County	\$17.40	\$905	\$36,200	1.7	\$63,400	\$1,585	\$19,020	\$476	717	16%	\$9.63	\$501	1.8
Lapeer County	\$24.83	\$1,291	\$51,640	2.4	\$95,900	\$2,398	\$28,770	\$719	4,951	14%	\$10.05	\$523	2.5
Leelanau County	\$24.60	\$1,279	\$51,160	2.4	\$107,700	\$2,693	\$32,310	\$808	935	10%	\$12.15	\$632	2.0
Lenawee County	\$19.67	\$1,023	\$40,920	1.9	\$86,400	\$2,160	\$25,920	\$648	8,250	21%	\$14.29	\$743	1.4
Livingston County	\$26.12	\$1,358	\$54,320	2.5	\$124,800	\$3,120	\$37,440	\$936	10,571	14%	\$14.37	\$747	1.8
Luce County	\$18.31	\$952	\$38,080	1.8	\$70,000	\$1,750	\$21,000	\$525	364	18%	\$6.27	\$326	2.9

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	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
Mackinac County	\$17.40	\$905	\$36,200	1.7	\$78,100	\$1,953	\$23,430	\$586	1,253	24%	\$13.75	\$715	1.3
Macomb County	\$24.83	\$1,291	\$51,640	2.4	\$95,900	\$2,398	\$28,770	\$719	89,330	25%	\$19.87	\$1,033	1.2
Manistee County	\$19.69	\$1,024	\$40,960	1.9	\$80,000	\$2,000	\$24,000	\$600	1,380	14%	\$12.74	\$663	1.5
Marquette County	\$20.27	\$1,054	\$42,160	2.0	\$86,900	\$2,173	\$26,070	\$652	7,872	29%	\$12.66	\$658	1.6
Mason County	\$18.56	\$965	\$38,600	1.8	\$81,300	\$2,033	\$24,390	\$610	2,687	22%	\$13.23	\$688	1.4
Mecosta County	\$18.06	\$939	\$37,560	1.7	\$73,100	\$1,828	\$21,930	\$548	3,873	24%	\$11.87	\$617	1.5
Menominee County	\$17.40	\$905	\$36,200	1.7	\$76,800	\$1,920	\$23,040	\$576	1,936	19%	\$12.78	\$664	1.4
Midland County	\$20.65	\$1,074	\$42,960	2.0	\$105,900	\$2,648	\$31,770	\$794	7,567	22%	\$19.26	\$1,001	1.1
Missaukee County	\$18.06	\$939	\$37,560	1.7	\$75,200	\$1,880	\$22,560	\$564	1,106	19%	\$13.73	\$714	1.3
Monroe County	\$22.37	\$1,163	\$46,520	2.2	\$96,500	\$2,413	\$28,950	\$724	11,974	19%	\$15.00	\$780	1.5
Montcalm County	\$19.15	\$996	\$39,840	1.9	\$76,000	\$1,900	\$22,800	\$570	4,419	18%	\$13.04	\$678	1.5
Montmorency County	\$17.40	\$905	\$36,200	1.7	\$63,600	\$1,590	\$19,080	\$477	737	16%	\$11.09	\$577	1.6
Muskegon County	\$20.31	\$1,056	\$42,240	2.0	\$73,900	\$1,848	\$22,170	\$554	15,135	23%	\$13.60	\$707	1.5
Newaygo County	\$17.88	\$930	\$37,200	1.7	\$74,400	\$1,860	\$22,320	\$558	2,750	14%	\$14.89	\$774	1.2
Oakland County	\$24.83	\$1,291	\$51,640	2.4	\$95,900	\$2,398	\$28,770	\$719	147,398	28%	\$22.43	\$1,167	1.1
Oceana County	\$17.79	\$925	\$37,000	1.7	\$73,700	\$1,843	\$22,110	\$553	1,518	15%	\$11.70	\$608	1.5
Ogemaw County	\$17.40	\$905	\$36,200	1.7	\$65,400	\$1,635	\$19,620	\$491	1,613	18%	\$8.94	\$465	1.9
Ontonagon County	\$17.40	\$905	\$36,200	1.7	\$68,200	\$1,705	\$20,460	\$512	334	12%	\$9.48	\$493	1.8
Osceola County	\$17.40	\$905	\$36,200	1.7	\$68,700	\$1,718	\$20,610	\$515	1,479	17%	\$14.64	\$761	1.2
Oscoda County	\$17.40	\$905	\$36,200	1.7	\$61,800	\$1,545	\$18,540	\$464	444	13%	\$13.13	\$683	1.3
Otsego County	\$19.31	\$1,004	\$40,160	1.9	\$85,100	\$2,128	\$25,530	\$638	2,570	24%	\$12.43	\$646	1.6
Ottawa County	\$24.23	\$1,260	\$50,400	2.3	\$102,800	\$2,570	\$30,840	\$771	23,664	22%	\$16.59	\$863	1.5
Presque Isle County	\$17.40	\$905	\$36,200	1.7	\$73,900	\$1,848	\$22,170	\$554	648	11%	\$9.97	\$518	1.7
Roscommon County	\$17.40	\$905	\$36,200	1.7	\$67,300	\$1,683	\$20,190	\$505	1,918	17%	\$10.58	\$550	1.6
Saginaw County	\$19.31	\$1,004	\$40,160	1.9	\$74,800	\$1,870	\$22,440	\$561	21,260	27%	\$15.44	\$803	1.3
St. Clair County	\$24.83	\$1,291	\$51,640	2.4	\$95,900	\$2,398	\$28,770	\$719	13,015	20%	\$14.15	\$736	1.8

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	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	
St. Joseph County	\$17.77	\$924	\$36,960	1.7	\$78,800	\$1,970	\$23,640	\$591	5,984	25%	\$15.23	\$792	1.2	
Sanilac County	\$17.40	\$905	\$36,200	1.7	\$74,500	\$1,863	\$22,350	\$559	3,509	20%	\$14.29	\$743	1.2	
Schoolcraft County	\$17.40	\$905	\$36,200	1.7	\$75,700	\$1,893	\$22,710	\$568	595	16%	\$7.39	\$384	2.4	
Shiawassee County	\$17.40	\$905	\$36,200	1.7	\$80,400	\$2,010	\$24,120	\$603	6,169	22%	\$14.24	\$740	1.2	
Tuscola County	\$17.40	\$905	\$36,200	1.7	\$78,500	\$1,963	\$23,550	\$589	3,243	15%	\$13.45	\$700	1.3	
Van Buren County	\$18.54	\$964	\$38,560	1.8	\$76,600	\$1,915	\$22,980	\$575	5,878	20%	\$13.39	\$696	1.4	
Washtenaw County	\$28.29	\$1,471	\$58,840	2.7	\$119,500	\$2,988	\$35,850	\$896	57,647	39%	\$19.26	\$1,002	1.5	
Wayne County	\$24.83	\$1,291	\$51,640	2.4	\$95,900	\$2,398	\$28,770	\$719	247,760	36%	\$22.63	\$1,177	1.1	
Wexford County	\$18.65	\$970	\$38,800	1.8	\$75,100	\$1,878	\$22,530	\$563	2,534	19%	\$13.52	\$703	1.4	

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.