

# MISSISSIPPI

#45\*

In **Mississippi**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,042**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,473** monthly or **\$41,671** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$20.03**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT MISSISSIPPI:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$14.39</b>
2-Bedroom Housing Wage	<b>\$20.03</b>
Number of Renter Households	<b>345,804</b>
Percent Renters	<b>31%</b>

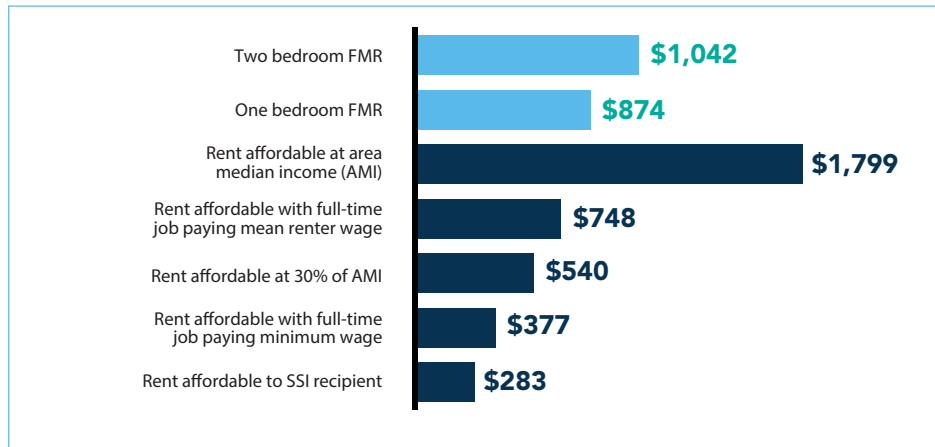
**111**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**93**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2.8**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**2.3**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Memphis HMFA	<b>\$24.96</b>
Lafayette County	<b>\$24.19</b>
Tunica County HMFA	<b>\$22.90</b>
Jackson HMFA	<b>\$22.29</b>
Gulfport-Biloxi HMFA	<b>\$22.13</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.

MISSISSIPPI

	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
Mississippi	\$20.03	\$1,042	\$41,671	2.8	\$71,956	\$1,799	\$21,587	\$540	345,804	31%	\$14.39	\$748	1.4
Combined Nonmetro Areas	\$18.19	\$946	\$37,832	2.5	\$65,863	\$1,647	\$19,759	\$494	171,721	30%	\$13.55	\$704	1.3
<b>Metropolitan Areas</b>													
Covington County HMFA	\$17.37	\$903	\$36,120	2.4	\$55,100	\$1,378	\$16,530	\$413	1,713	25%	\$11.33	\$589	1.5
Gulfport-Biloxi HMFA	\$22.13	\$1,151	\$46,040	3.1	\$76,000	\$1,900	\$22,800	\$570	36,106	36%	\$14.63	\$761	1.5
Hattiesburg HMFA	\$21.17	\$1,101	\$44,040	2.9	\$73,200	\$1,830	\$21,960	\$549	22,013	37%	\$14.10	\$733	1.5
Holmes County HMFA	\$17.37	\$903	\$36,120	2.4	\$43,600	\$1,090	\$13,080	\$327	2,177	38%	\$10.80	\$562	1.6
Jackson HMFA	\$22.29	\$1,159	\$46,360	3.1	\$83,500	\$2,088	\$25,050	\$626	65,368	33%	\$15.55	\$809	1.4
Marshall County HMFA	\$20.13	\$1,047	\$41,880	2.8	\$65,500	\$1,638	\$19,650	\$491	2,887	23%	\$16.12	\$838	1.2
Memphis HMFA	\$24.96	\$1,298	\$51,920	3.4	\$85,200	\$2,130	\$25,560	\$639	16,098	24%	\$14.41	\$749	1.7
Pascagoula HMFA	\$20.71	\$1,077	\$43,080	2.9	\$79,500	\$1,988	\$23,850	\$596	15,983	29%	\$18.54	\$964	1.1
Simpson County HMFA	\$17.37	\$903	\$36,120	2.4	\$65,600	\$1,640	\$19,680	\$492	1,765	19%	\$8.99	\$467	1.9
Stone County HMFA	\$17.83	\$927	\$37,080	2.5	\$71,500	\$1,788	\$21,450	\$536	1,438	22%	\$11.00	\$572	1.6
Tate County HMFA	\$19.48	\$1,013	\$40,520	2.7	\$72,700	\$1,818	\$21,810	\$545	2,761	26%	\$11.11	\$578	1.8
Tunica County HMFA	\$22.90	\$1,191	\$47,640	3.2	\$54,000	\$1,350	\$16,200	\$405	2,024	56%	\$15.41	\$801	1.5
Yazoo County HMFA	\$17.96	\$934	\$37,360	2.5	\$57,100	\$1,428	\$17,130	\$428	3,750	43%	\$14.83	\$771	1.2
<b>Counties</b>													
Adams County	\$17.37	\$903	\$36,120	2.4	\$54,000	\$1,350	\$16,200	\$405	4,066	35%	\$12.16	\$632	1.4
Alcorn County	\$17.37	\$903	\$36,120	2.4	\$64,100	\$1,603	\$19,230	\$481	4,764	34%	\$12.79	\$665	1.4
Amite County	\$17.52	\$911	\$36,440	2.4	\$46,400	\$1,160	\$13,920	\$348	1,112	19%	\$14.59	\$759	1.2
Attala County	\$17.37	\$903	\$36,120	2.4	\$54,600	\$1,365	\$16,380	\$410	1,565	25%	\$10.40	\$541	1.7

† Wage data not available (See Appendix B).

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.

MISSISSIPPI

**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
Benton County	\$17.37	\$903	\$36,120	2.4	\$56,400	\$1,410	\$16,920	\$423	587	19%	\$18.82	\$979	0.9
Bolivar County	\$17.37	\$903	\$36,120	2.4	\$52,400	\$1,310	\$15,720	\$393	4,728	40%	\$12.78	\$665	1.4
Calhoun County	\$17.37	\$903	\$36,120	2.4	\$60,700	\$1,518	\$18,210	\$455	1,626	29%	\$14.21	\$739	1.2
Carroll County	\$17.37	\$903	\$36,120	2.4	\$70,400	\$1,760	\$21,120	\$528	714	18%	\$10.02	\$521	1.7
Chickasaw County	\$17.37	\$903	\$36,120	2.4	\$52,700	\$1,318	\$15,810	\$395	2,177	32%	\$14.07	\$732	1.2
Choctaw County	\$17.37	\$903	\$36,120	2.4	\$64,200	\$1,605	\$19,260	\$482	840	24%	\$18.76	\$976	0.9
Claiborne County	\$17.37	\$903	\$36,120	2.4	\$39,400	\$985	\$11,820	\$296	644	25%	\$22.70	\$1,180	0.8
Clarke County	\$17.81	\$926	\$37,040	2.5	\$63,800	\$1,595	\$19,140	\$479	875	14%	\$8.41	\$437	2.1
Clay County	\$17.37	\$903	\$36,120	2.4	\$53,600	\$1,340	\$16,080	\$402	2,404	32%	\$15.50	\$806	1.1
Coahoma County	\$17.37	\$903	\$36,120	2.4	\$46,300	\$1,158	\$13,890	\$347	3,908	47%	\$11.62	\$604	1.5
Copiah County	\$22.29	\$1,159	\$46,360	3.1	\$83,500	\$2,088	\$25,050	\$626	2,336	24%	\$11.92	\$620	1.9
Covington County	\$17.37	\$903	\$36,120	2.4	\$55,100	\$1,378	\$16,530	\$413	1,713	25%	\$11.33	\$589	1.5
DeSoto County	\$24.96	\$1,298	\$51,920	3.4	\$85,200	\$2,130	\$25,560	\$639	16,098	24%	\$14.41	\$749	1.7
Forrest County	\$21.17	\$1,101	\$44,040	2.9	\$73,200	\$1,830	\$21,960	\$549	12,945	44%	\$14.12	\$734	1.5
Franklin County	\$17.37	\$903	\$36,120	2.4	\$54,900	\$1,373	\$16,470	\$412	717	24%	\$14.32	\$745	1.2
George County	\$17.37	\$903	\$36,120	2.4	\$67,000	\$1,675	\$20,100	\$503	1,624	18%	\$12.22	\$636	1.4
Greene County	\$17.37	\$903	\$36,120	2.4	\$67,600	\$1,690	\$20,280	\$507	932	24%	\$11.43	\$594	1.5
Grenada County	\$17.42	\$906	\$36,240	2.4	\$66,800	\$1,670	\$20,040	\$501	2,677	32%	\$15.27	\$794	1.1
Hancock County	\$22.13	\$1,151	\$46,040	3.1	\$76,000	\$1,900	\$22,800	\$570	3,742	19%	\$15.91	\$827	1.4
Harrison County	\$22.13	\$1,151	\$46,040	3.1	\$76,000	\$1,900	\$22,800	\$570	32,364	40%	\$14.44	\$751	1.5
Hinds County	\$22.29	\$1,159	\$46,360	3.1	\$83,500	\$2,088	\$25,050	\$626	37,820	42%	\$16.74	\$871	1.3
Holmes County	\$17.37	\$903	\$36,120	2.4	\$43,600	\$1,090	\$13,080	\$327	2,177	38%	\$10.80	\$562	1.6
Humphreys County	\$17.37	\$903	\$36,120	2.4	\$37,100	\$928	\$11,130	\$278	1,198	40%	\$11.77	\$612	1.5
Issaquena County †	\$17.37	\$903	\$36,120	2.4	\$67,000	\$1,675	\$20,100	\$503	193	49%			
Itawamba County	\$17.37	\$903	\$36,120	2.4	\$72,900	\$1,823	\$21,870	\$547	1,816	20%	\$17.38	\$904	1.0
Jackson County	\$20.71	\$1,077	\$43,080	2.9	\$79,500	\$1,988	\$23,850	\$596	15,983	29%	\$18.54	\$964	1.1

† Wage data not available (See Appendix B).

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MISSISSIPPI

**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
Jasper County	\$17.37	\$903	\$36,120	2.4	\$63,600	\$1,590	\$19,080	\$477	1,010	16%	\$14.23	\$740	1.2
Jefferson County	\$17.37	\$903	\$36,120	2.4	\$39,400	\$985	\$11,820	\$296	702	28%	\$16.37	\$851	1.1
Jefferson Davis County	\$17.37	\$903	\$36,120	2.4	\$58,600	\$1,465	\$17,580	\$440	805	18%	\$10.86	\$565	1.6
Jones County	\$17.88	\$930	\$37,200	2.5	\$74,100	\$1,853	\$22,230	\$556	6,167	25%	\$14.61	\$760	1.2
Kemper County	\$17.37	\$903	\$36,120	2.4	\$54,800	\$1,370	\$16,440	\$411	730	23%	\$14.16	\$736	1.2
Lafayette County	\$24.19	\$1,258	\$50,320	3.3	\$83,700	\$2,093	\$25,110	\$628	6,661	36%	\$12.50	\$650	1.9
Lamar County	\$21.17	\$1,101	\$44,040	2.9	\$73,200	\$1,830	\$21,960	\$549	8,179	33%	\$13.70	\$712	1.5
Lauderdale County	\$18.37	\$955	\$38,200	2.5	\$73,000	\$1,825	\$21,900	\$548	10,583	37%	\$11.99	\$624	1.5
Lawrence County	\$18.52	\$963	\$38,520	2.6	\$55,400	\$1,385	\$16,620	\$416	954	21%	\$18.83	\$979	1.0
Leake County	\$17.98	\$935	\$37,400	2.5	\$59,500	\$1,488	\$17,850	\$446	1,768	24%	\$12.25	\$637	1.5
Lee County	\$20.10	\$1,045	\$41,800	2.8	\$84,100	\$2,103	\$25,230	\$631	9,618	30%	\$13.13	\$683	1.5
Leflore County	\$17.37	\$903	\$36,120	2.4	\$43,100	\$1,078	\$12,930	\$323	4,357	45%	\$12.83	\$667	1.4
Lincoln County	\$18.06	\$939	\$37,560	2.5	\$68,400	\$1,710	\$20,520	\$513	3,204	25%	\$12.05	\$627	1.5
Lowndes County	\$17.42	\$906	\$36,240	2.4	\$79,600	\$1,990	\$23,880	\$597	8,640	38%	\$16.53	\$859	1.1
Madison County	\$22.29	\$1,159	\$46,360	3.1	\$83,500	\$2,088	\$25,050	\$626	11,611	28%	\$13.83	\$719	1.6
Marion County	\$17.37	\$903	\$36,120	2.4	\$52,200	\$1,305	\$15,660	\$392	1,878	21%	\$15.62	\$812	1.1
Marshall County	\$20.13	\$1,047	\$41,880	2.8	\$65,500	\$1,638	\$19,650	\$491	2,887	23%	\$16.12	\$838	1.2
Monroe County	\$17.37	\$903	\$36,120	2.4	\$68,900	\$1,723	\$20,670	\$517	3,275	24%	\$13.70	\$713	1.3
Montgomery County	\$17.37	\$903	\$36,120	2.4	\$47,200	\$1,180	\$14,160	\$354	1,278	33%	\$13.35	\$694	1.3
Neshoba County	\$17.37	\$903	\$36,120	2.4	\$59,700	\$1,493	\$17,910	\$448	2,851	28%	\$13.81	\$718	1.3
Newton County	\$17.79	\$925	\$37,000	2.5	\$65,800	\$1,645	\$19,740	\$494	1,571	20%	\$10.62	\$552	1.7
Noxubee County	\$17.37	\$903	\$36,120	2.4	\$47,700	\$1,193	\$14,310	\$358	937	25%	\$10.12	\$526	1.7
Oktibbeha County	\$19.19	\$998	\$39,920	2.6	\$80,800	\$2,020	\$24,240	\$606	11,113	53%	\$9.36	\$487	2.1
Panola County	\$17.60	\$915	\$36,600	2.4	\$64,700	\$1,618	\$19,410	\$485	3,604	29%	\$13.04	\$678	1.3
Pearl River County	\$19.65	\$1,022	\$40,880	2.7	\$72,000	\$1,800	\$21,600	\$540	4,181	20%	\$11.73	\$610	1.7
Perry County	\$21.17	\$1,101	\$44,040	2.9	\$73,200	\$1,830	\$21,960	\$549	889	20%	\$18.13	\$943	1.2

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

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MISSISSIPPI

**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
Pike County	\$19.56	\$1,017	\$40,680	2.7	\$51,500	\$1,288	\$15,450	\$386	5,148	35%	\$13.03	\$677	1.5
Pontotoc County	\$17.71	\$921	\$36,840	2.4	\$74,400	\$1,860	\$22,320	\$558	3,239	28%	\$13.07	\$680	1.4
Prentiss County	\$17.37	\$903	\$36,120	2.4	\$71,000	\$1,775	\$21,300	\$533	2,083	22%	\$10.76	\$560	1.6
Quitman County	\$17.37	\$903	\$36,120	2.4	\$48,900	\$1,223	\$14,670	\$367	1,133	43%	\$10.22	\$531	1.7
Rankin County	\$22.29	\$1,159	\$46,360	3.1	\$83,500	\$2,088	\$25,050	\$626	13,601	23%	\$15.78	\$820	1.4
Scott County	\$17.37	\$903	\$36,120	2.4	\$58,800	\$1,470	\$17,640	\$441	2,582	27%	\$14.51	\$754	1.2
Sharkey County	\$17.37	\$903	\$36,120	2.4	\$63,800	\$1,595	\$19,140	\$479	578	42%	\$10.05	\$522	1.7
Simpson County	\$17.37	\$903	\$36,120	2.4	\$65,600	\$1,640	\$19,680	\$492	1,765	19%	\$8.99	\$467	1.9
Smith County	\$17.37	\$903	\$36,120	2.4	\$74,400	\$1,860	\$22,320	\$558	704	13%	\$13.30	\$692	1.3
Stone County	\$17.83	\$927	\$37,080	2.5	\$71,500	\$1,788	\$21,450	\$536	1,438	22%	\$11.00	\$572	1.6
Sunflower County	\$17.37	\$903	\$36,120	2.4	\$51,800	\$1,295	\$15,540	\$389	3,580	44%	\$10.12	\$526	1.7
Tallahatchie County	\$17.37	\$903	\$36,120	2.4	\$48,400	\$1,210	\$14,520	\$363	1,561	36%	\$18.34	\$954	0.9
Tate County	\$19.48	\$1,013	\$40,520	2.7	\$72,700	\$1,818	\$21,810	\$545	2,761	26%	\$11.11	\$578	1.8
Tippah County	\$17.37	\$903	\$36,120	2.4	\$59,800	\$1,495	\$17,940	\$449	2,212	27%	\$15.91	\$827	1.1
Tishomingo County	\$17.37	\$903	\$36,120	2.4	\$72,100	\$1,803	\$21,630	\$541	2,233	26%	\$11.58	\$602	1.5
Tunica County	\$22.90	\$1,191	\$47,640	3.2	\$54,000	\$1,350	\$16,200	\$405	2,024	56%	\$15.41	\$801	1.5
Union County	\$17.37	\$903	\$36,120	2.4	\$77,200	\$1,930	\$23,160	\$579	2,601	25%	\$19.19	\$998	0.9
Walthall County	\$17.60	\$915	\$36,600	2.4	\$64,300	\$1,608	\$19,290	\$482	951	18%	\$12.99	\$675	1.4
Warren County	\$18.67	\$971	\$38,840	2.6	\$79,800	\$1,995	\$23,940	\$599	4,749	28%	\$15.22	\$792	1.2
Washington County	\$17.37	\$903	\$36,120	2.4	\$52,600	\$1,315	\$15,780	\$395	7,304	42%	\$14.36	\$747	1.2
Wayne County	\$17.37	\$903	\$36,120	2.4	\$60,600	\$1,515	\$18,180	\$455	942	13%	\$16.60	\$863	1.0
Webster County	\$17.37	\$903	\$36,120	2.4	\$75,800	\$1,895	\$22,740	\$569	899	22%	\$9.21	\$479	1.9
Wilkinson County	\$17.37	\$903	\$36,120	2.4	\$49,100	\$1,228	\$14,730	\$368	584	18%	\$20.70	\$1,076	0.8
Winston County	\$17.37	\$903	\$36,120	2.4	\$57,600	\$1,440	\$17,280	\$432	2,035	29%	\$12.29	\$639	1.4
Yalobusha County	\$17.37	\$903	\$36,120	2.4	\$62,000	\$1,550	\$18,600	\$465	1,549	30%	\$14.65	\$762	1.2
Yazoo County	\$17.96	\$934	\$37,360	2.5	\$57,100	\$1,428	\$17,130	\$428	3,750	43%	\$14.83	\$771	1.2

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