

NORTH CAROLINA

#28*

In **North Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,311**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,370** monthly or **\$52,437** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$25.21
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NORTH CAROLINA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$20.61
2-Bedroom Housing Wage	\$25.21
Number of Renter Households	1,387,271
Percent Renters	34%

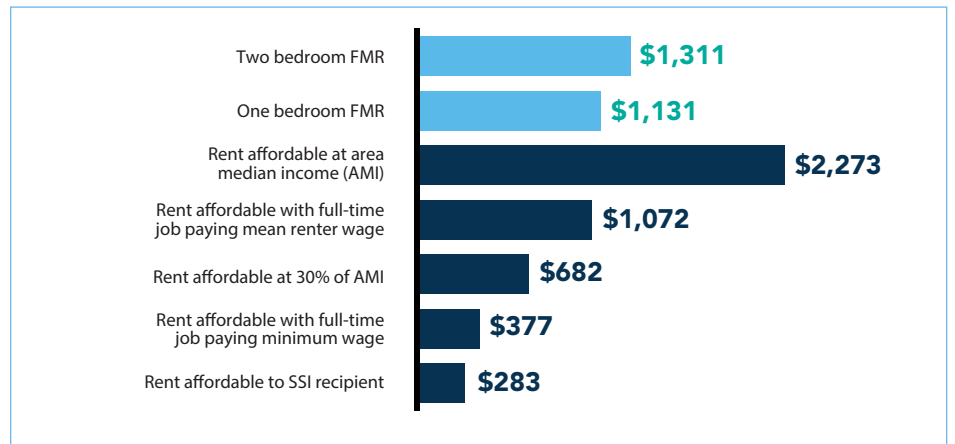
139
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

120
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

3.5
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

3
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Asheville HMFA	\$32.31
Raleigh MSA	\$31.65
Durham-Chapel Hill HMFA	\$31.37
Charlotte-Concord-Gastonia HMFA	\$29.88
Wilmington HMFA	\$29.13



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.

NORTH CAROLINA

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
North Carolina	\$25.21	\$1,311	\$52,437	3.5	\$90,930	\$2,273	\$27,279	\$682	1,387,271	34%	\$20.61	\$1,072	1.2
Combined Nonmetro Areas	\$17.75	\$923	\$36,911	2.4	\$71,610	\$1,790	\$21,483	\$537	231,051	30%	\$14.30	\$744	1.2
<u>Metropolitan Areas</u>													
Anson County HMFA	\$21.31	\$1,108	\$44,320	2.9	\$63,900	\$1,598	\$19,170	\$479	2,694	33%	\$16.87	\$877	1.3
Asheville HMFA	\$32.31	\$1,680	\$67,200	4.5	\$86,100	\$2,153	\$25,830	\$646	51,266	32%	\$16.96	\$882	1.9
Brunswick County HMFA	\$21.77	\$1,132	\$45,280	3.0	\$94,100	\$2,353	\$28,230	\$706	9,907	16%	\$14.61	\$760	1.5
Burlington MSA	\$23.37	\$1,215	\$48,600	3.2	\$77,900	\$1,948	\$23,370	\$584	22,883	34%	\$16.36	\$851	1.4
Camden County HMFA	\$17.56	\$913	\$36,520	2.4	\$94,400	\$2,360	\$28,320	\$708	617	16%	\$18.95	\$985	0.9
Charlotte-Concord-Gastonia HMFA	\$29.88	\$1,554	\$62,160	4.1	\$106,000	\$2,650	\$31,800	\$795	261,659	38%	\$27.45	\$1,427	1.1
Craven County HMFA	\$23.62	\$1,228	\$49,120	3.3	\$87,300	\$2,183	\$26,190	\$655	13,156	32%	\$14.67	\$763	1.6
Davidson County HMFA	\$18.35	\$954	\$38,160	2.5	\$81,800	\$2,045	\$24,540	\$614	18,579	27%	\$15.47	\$804	1.2
Durham-Chapel Hill HMFA	\$31.37	\$1,631	\$65,240	4.3	\$105,900	\$2,648	\$31,770	\$794	86,313	39%	\$27.73	\$1,442	1.1
Fayetteville HMFA	\$24.85	\$1,292	\$51,680	3.4	\$69,600	\$1,740	\$20,880	\$522	60,025	47%	\$16.76	\$871	1.5
Gates County HMFA	\$20.19	\$1,050	\$42,000	2.8	\$73,800	\$1,845	\$22,140	\$554	843	20%	\$19.38	\$1,008	1.0
Goldsboro MSA	\$21.00	\$1,092	\$43,680	2.9	\$70,700	\$1,768	\$21,210	\$530	18,151	39%	\$15.28	\$795	1.4
Granville County HMFA	\$22.46	\$1,168	\$46,720	3.1	\$86,600	\$2,165	\$25,980	\$650	5,056	24%	\$14.12	\$734	1.6
Greensboro-High Point HMFA	\$22.50	\$1,170	\$46,800	3.1	\$83,000	\$2,075	\$24,900	\$623	100,780	38%	\$18.59	\$967	1.2
Greenville MSA	\$22.21	\$1,155	\$46,200	3.1	\$84,700	\$2,118	\$25,410	\$635	35,193	49%	\$17.31	\$900	1.3
Harnett County HMFA	\$21.65	\$1,126	\$45,040	3.0	\$82,400	\$2,060	\$24,720	\$618	15,142	32%	\$13.79	\$717	1.6
Haywood County HMFA	\$23.79	\$1,237	\$49,480	3.3	\$83,400	\$2,085	\$25,020	\$626	6,674	25%	\$13.40	\$697	1.8
Hickory-Lenoir-Morganton MSA	\$19.50	\$1,014	\$40,560	2.7	\$78,100	\$1,953	\$23,430	\$586	37,822	26%	\$16.61	\$864	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.

NORTH CAROLINA

	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
Hoke County HMFA	\$20.17	\$1,049	\$41,960	2.8	\$75,000	\$1,875	\$22,500	\$563	5,560	30%	\$14.48	\$753	1.4
Iredell County HMFA	\$23.21	\$1,207	\$48,280	3.2	\$95,400	\$2,385	\$28,620	\$716	20,476	28%	\$21.56	\$1,121	1.1
Jacksonville MSA	\$24.50	\$1,274	\$50,960	3.4	\$76,200	\$1,905	\$22,860	\$572	29,164	41%	\$14.43	\$750	1.7
Jones County HMFA	\$16.46	\$856	\$34,240	2.3	\$72,900	\$1,823	\$21,870	\$547	917	24%	\$10.06	\$523	1.6
Lincoln County HMFA	\$20.94	\$1,089	\$43,560	2.9	\$97,800	\$2,445	\$29,340	\$734	7,479	21%	\$13.70	\$712	1.5
Pamlico County HMFA	\$21.88	\$1,138	\$45,520	3.0	\$83,500	\$2,088	\$25,050	\$626	945	18%	\$8.88	\$462	2.5
Pender County HMFA	\$21.33	\$1,109	\$44,360	2.9	\$103,600	\$2,590	\$31,080	\$777	4,115	18%	\$11.83	\$615	1.8
Person County HMFA	\$18.25	\$949	\$37,960	2.5	\$78,500	\$1,963	\$23,550	\$589	3,612	22%	\$12.57	\$654	1.5
Raleigh MSA	\$31.65	\$1,646	\$65,840	4.4	\$122,300	\$3,058	\$36,690	\$917	178,143	33%	\$21.68	\$1,127	1.5
Rockingham County HMFA	\$17.96	\$934	\$37,360	2.5	\$64,300	\$1,608	\$19,290	\$482	11,095	29%	\$12.51	\$650	1.4
Rocky Mount MSA	\$19.90	\$1,035	\$41,400	2.7	\$68,500	\$1,713	\$20,550	\$514	20,627	36%	\$16.18	\$841	1.2
Rowan County HMFA	\$21.56	\$1,121	\$44,840	3.0	\$80,300	\$2,008	\$24,090	\$602	16,562	29%	\$15.46	\$804	1.4
Virginia Beach-Norfolk-Newport News HMFA	\$28.71	\$1,493	\$59,720	4.0	\$100,700	\$2,518	\$30,210	\$755	1,388	12%	\$10.97	\$570	2.6
Wilmington HMFA	\$29.13	\$1,515	\$60,600	4.0	\$101,100	\$2,528	\$30,330	\$758	40,451	40%	\$19.60	\$1,019	1.5
Winston-Salem HMFA	\$21.35	\$1,110	\$44,400	2.9	\$81,900	\$2,048	\$24,570	\$614	68,926	34%	\$19.46	\$1,012	1.1
<u>Counties</u>													
Alamance County	\$23.37	\$1,215	\$48,600	3.2	\$77,900	\$1,948	\$23,370	\$584	22,883	34%	\$16.36	\$851	1.4
Alexander County	\$19.50	\$1,014	\$40,560	2.7	\$78,100	\$1,953	\$23,430	\$586	2,581	19%	\$12.66	\$659	1.5
Alleghany County	\$16.56	\$861	\$34,440	2.3	\$61,000	\$1,525	\$18,300	\$458	962	19%	\$13.75	\$715	1.2
Anson County	\$21.31	\$1,108	\$44,320	2.9	\$63,900	\$1,598	\$19,170	\$479	2,694	33%	\$16.87	\$877	1.3
Ashe County	\$16.46	\$856	\$34,240	2.3	\$66,200	\$1,655	\$19,860	\$497	2,392	20%	\$10.63	\$553	1.5
Avery County	\$19.73	\$1,026	\$41,040	2.7	\$75,400	\$1,885	\$22,620	\$566	1,390	21%	\$13.44	\$699	1.5

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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
Beaufort County	\$16.46	\$856	\$34,240	2.3	\$74,300	\$1,858	\$22,290	\$557	5,544	29%	\$11.89	\$618	1.4
Bertie County	\$17.38	\$904	\$36,160	2.4	\$63,500	\$1,588	\$19,050	\$476	1,751	25%	\$12.27	\$638	1.4
Bladen County	\$16.46	\$856	\$34,240	2.3	\$58,100	\$1,453	\$17,430	\$436	3,453	30%	\$13.68	\$711	1.2
Brunswick County	\$21.77	\$1,132	\$45,280	3.0	\$94,100	\$2,353	\$28,230	\$706	9,907	16%	\$14.61	\$760	1.5
Buncombe County	\$32.31	\$1,680	\$67,200	4.5	\$86,100	\$2,153	\$25,830	\$646	36,645	36%	\$17.37	\$903	1.9
Burke County	\$19.50	\$1,014	\$40,560	2.7	\$78,100	\$1,953	\$23,430	\$586	8,409	24%	\$12.90	\$671	1.5
Cabarrus County	\$29.88	\$1,554	\$62,160	4.1	\$106,000	\$2,650	\$31,800	\$795	20,767	27%	\$14.49	\$754	2.1
Caldwell County	\$19.50	\$1,014	\$40,560	2.7	\$78,100	\$1,953	\$23,430	\$586	8,173	25%	\$15.88	\$826	1.2
Camden County	\$17.56	\$913	\$36,520	2.4	\$94,400	\$2,360	\$28,320	\$708	617	16%	\$18.95	\$985	0.9
Carteret County	\$20.87	\$1,085	\$43,400	2.9	\$94,300	\$2,358	\$28,290	\$707	8,240	27%	\$11.61	\$604	1.8
Caswell County	\$16.46	\$856	\$34,240	2.3	\$70,600	\$1,765	\$21,180	\$530	2,081	24%	\$10.23	\$532	1.6
Catawba County	\$19.50	\$1,014	\$40,560	2.7	\$78,100	\$1,953	\$23,430	\$586	18,659	29%	\$18.23	\$948	1.1
Chatham County	\$31.37	\$1,631	\$65,240	4.3	\$105,900	\$2,648	\$31,770	\$794	6,282	20%	\$13.41	\$697	2.3
Cherokee County	\$16.77	\$872	\$34,880	2.3	\$64,700	\$1,618	\$19,410	\$485	2,389	19%	\$13.45	\$699	1.2
Chowan County	\$20.02	\$1,041	\$41,640	2.8	\$72,200	\$1,805	\$21,660	\$542	2,216	36%	\$13.51	\$703	1.5
Clay County	\$17.88	\$930	\$37,200	2.5	\$79,400	\$1,985	\$23,820	\$596	992	20%	\$14.23	\$740	1.3
Cleveland County	\$16.46	\$856	\$34,240	2.3	\$68,300	\$1,708	\$20,490	\$512	11,086	30%	\$14.27	\$742	1.2
Columbus County	\$16.46	\$856	\$34,240	2.3	\$59,400	\$1,485	\$17,820	\$446	5,608	29%	\$12.42	\$646	1.3
Craven County	\$23.62	\$1,228	\$49,120	3.3	\$87,300	\$2,183	\$26,190	\$655	13,156	32%	\$14.67	\$763	1.6
Cumberland County	\$24.85	\$1,292	\$51,680	3.4	\$69,600	\$1,740	\$20,880	\$522	60,025	47%	\$16.76	\$871	1.5
Currituck County	\$28.71	\$1,493	\$59,720	4.0	\$100,700	\$2,518	\$30,210	\$755	1,388	12%	\$10.97	\$570	2.6
Dare County	\$24.62	\$1,280	\$51,200	3.4	\$108,200	\$2,705	\$32,460	\$812	3,568	22%	\$15.12	\$786	1.6
Davidson County	\$18.35	\$954	\$38,160	2.5	\$81,800	\$2,045	\$24,540	\$614	18,579	27%	\$15.47	\$804	1.2
Davie County	\$21.35	\$1,110	\$44,400	2.9	\$81,900	\$2,048	\$24,570	\$614	2,912	18%	\$13.96	\$726	1.5
Duplin County	\$17.37	\$903	\$36,120	2.4	\$67,900	\$1,698	\$20,370	\$509	6,212	31%	\$16.19	\$842	1.1
Durham County	\$31.37	\$1,631	\$65,240	4.3	\$105,900	\$2,648	\$31,770	\$794	60,436	45%	\$30.73	\$1,598	1.0

1: BR = Bedroom

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

NORTH CAROLINA

	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	Montly 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
Edgecombe County	\$19.90	\$1,035	\$41,400	2.7	\$68,500	\$1,713	\$20,550	\$514	7,372	38%	\$13.19	\$686	1.5
Forsyth County	\$21.35	\$1,110	\$44,400	2.9	\$81,900	\$2,048	\$24,570	\$614	58,296	38%	\$20.53	\$1,067	1.0
Franklin County	\$31.65	\$1,646	\$65,840	4.4	\$122,300	\$3,058	\$36,690	\$917	6,032	23%	\$15.06	\$783	2.1
Gaston County	\$29.88	\$1,554	\$62,160	4.1	\$106,000	\$2,650	\$31,800	\$795	29,808	33%	\$16.52	\$859	1.8
Gates County	\$20.19	\$1,050	\$42,000	2.8	\$73,800	\$1,845	\$22,140	\$554	843	20%	\$19.38	\$1,008	1.0
Graham County	\$16.46	\$856	\$34,240	2.3	\$60,000	\$1,500	\$18,000	\$450	638	20%	\$14.32	\$744	1.1
Granville County	\$22.46	\$1,168	\$46,720	3.1	\$86,600	\$2,165	\$25,980	\$650	5,056	24%	\$14.12	\$734	1.6
Greene County	\$16.46	\$856	\$34,240	2.3	\$65,100	\$1,628	\$19,530	\$488	2,238	33%	\$12.60	\$655	1.3
Guilford County	\$22.50	\$1,170	\$46,800	3.1	\$83,000	\$2,075	\$24,900	\$623	86,123	40%	\$19.33	\$1,005	1.2
Halifax County	\$17.02	\$885	\$35,400	2.3	\$57,800	\$1,445	\$17,340	\$434	7,351	37%	\$10.36	\$539	1.6
Harnett County	\$21.65	\$1,126	\$45,040	3.0	\$82,400	\$2,060	\$24,720	\$618	15,142	32%	\$13.79	\$717	1.6
Haywood County	\$23.79	\$1,237	\$49,480	3.3	\$83,400	\$2,085	\$25,020	\$626	6,674	25%	\$13.40	\$697	1.8
Henderson County	\$32.31	\$1,680	\$67,200	4.5	\$86,100	\$2,153	\$25,830	\$646	12,662	26%	\$16.04	\$834	2.0
Hertford County	\$18.17	\$945	\$37,800	2.5	\$63,900	\$1,598	\$19,170	\$479	2,891	35%	\$14.26	\$742	1.3
Hoke County	\$20.17	\$1,049	\$41,960	2.8	\$75,000	\$1,875	\$22,500	\$563	5,560	30%	\$14.48	\$753	1.4
Hyde County	\$16.90	\$879	\$35,160	2.3	\$57,000	\$1,425	\$17,100	\$428	584	29%	\$10.09	\$525	1.7
Iredell County	\$23.21	\$1,207	\$48,280	3.2	\$95,400	\$2,385	\$28,620	\$716	20,476	28%	\$21.56	\$1,121	1.1
Jackson County	\$17.21	\$895	\$35,800	2.4	\$75,700	\$1,893	\$22,710	\$568	6,731	38%	\$14.67	\$763	1.2
Johnston County	\$31.65	\$1,646	\$65,840	4.4	\$122,300	\$3,058	\$36,690	\$917	18,556	23%	\$14.06	\$731	2.3
Jones County	\$16.46	\$856	\$34,240	2.3	\$72,900	\$1,823	\$21,870	\$547	917	24%	\$10.06	\$523	1.6
Lee County	\$19.44	\$1,011	\$40,440	2.7	\$66,200	\$1,655	\$19,860	\$497	8,344	35%	\$17.99	\$936	1.1
Lenoir County	\$16.46	\$856	\$34,240	2.3	\$60,200	\$1,505	\$18,060	\$452	9,333	41%	\$18.32	\$953	0.9
Lincoln County	\$20.94	\$1,089	\$43,560	2.9	\$97,800	\$2,445	\$29,340	\$734	7,479	21%	\$13.70	\$712	1.5
McDowell County	\$16.46	\$856	\$34,240	2.3	\$69,600	\$1,740	\$20,880	\$522	4,833	27%	\$14.73	\$766	1.1
Macon County	\$18.50	\$962	\$38,480	2.6	\$72,300	\$1,808	\$21,690	\$542	4,551	26%	\$14.97	\$778	1.2
Madison County	\$32.31	\$1,680	\$67,200	4.5	\$86,100	\$2,153	\$25,830	\$646	1,959	23%	\$11.21	\$583	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
Martin County	\$16.46	\$856	\$34,240	2.3	\$63,400	\$1,585	\$19,020	\$476	3,120	33%	\$13.44	\$699	1.2
Mecklenburg County	\$29.88	\$1,554	\$62,160	4.1	\$106,000	\$2,650	\$31,800	\$795	197,065	44%	\$30.72	\$1,598	1.0
Mitchell County	\$16.46	\$856	\$34,240	2.3	\$76,300	\$1,908	\$22,890	\$572	1,331	21%	\$12.04	\$626	1.4
Montgomery County	\$16.46	\$856	\$34,240	2.3	\$66,700	\$1,668	\$20,010	\$500	2,687	28%	\$15.19	\$790	1.1
Moore County	\$19.13	\$995	\$39,800	2.6	\$107,200	\$2,680	\$32,160	\$804	9,555	23%	\$15.94	\$829	1.2
Nash County	\$19.90	\$1,035	\$41,400	2.7	\$68,500	\$1,713	\$20,550	\$514	13,255	35%	\$17.25	\$897	1.2
New Hanover County	\$29.13	\$1,515	\$60,600	4.0	\$101,100	\$2,528	\$30,330	\$758	40,451	40%	\$19.60	\$1,019	1.5
Northampton County	\$18.29	\$951	\$38,040	2.5	\$63,000	\$1,575	\$18,900	\$473	2,103	28%	\$12.78	\$665	1.4
Onslow County	\$24.50	\$1,274	\$50,960	3.4	\$76,200	\$1,905	\$22,860	\$572	29,164	41%	\$14.43	\$750	1.7
Orange County	\$31.37	\$1,631	\$65,240	4.3	\$105,900	\$2,648	\$31,770	\$794	19,595	35%	\$17.24	\$897	1.8
Pamlico County	\$21.88	\$1,138	\$45,520	3.0	\$83,500	\$2,088	\$25,050	\$626	945	18%	\$8.88	\$462	2.5
Pasquotank County	\$20.35	\$1,058	\$42,320	2.8	\$82,000	\$2,050	\$24,600	\$615	5,520	36%	\$14.88	\$774	1.4
Pender County	\$21.33	\$1,109	\$44,360	2.9	\$103,600	\$2,590	\$31,080	\$777	4,115	18%	\$11.83	\$615	1.8
Perquimans County	\$18.33	\$953	\$38,120	2.5	\$81,000	\$2,025	\$24,300	\$608	1,303	23%	\$12.40	\$645	1.5
Person County	\$18.25	\$949	\$37,960	2.5	\$78,500	\$1,963	\$23,550	\$589	3,612	22%	\$12.57	\$654	1.5
Pitt County	\$22.21	\$1,155	\$46,200	3.1	\$84,700	\$2,118	\$25,410	\$635	35,193	49%	\$17.31	\$900	1.3
Polk County	\$19.31	\$1,004	\$40,160	2.7	\$82,200	\$2,055	\$24,660	\$617	2,004	23%	\$13.31	\$692	1.5
Randolph County	\$22.50	\$1,170	\$46,800	3.1	\$83,000	\$2,075	\$24,900	\$623	14,657	26%	\$13.64	\$710	1.6
Richmond County	\$16.46	\$856	\$34,240	2.3	\$62,200	\$1,555	\$18,660	\$467	5,776	35%	\$13.04	\$678	1.3
Robeson County	\$16.46	\$856	\$34,240	2.3	\$51,900	\$1,298	\$15,570	\$389	14,628	34%	\$14.92	\$776	1.1
Rockingham County	\$17.96	\$934	\$37,360	2.5	\$64,300	\$1,608	\$19,290	\$482	11,095	29%	\$12.51	\$650	1.4
Rowan County	\$21.56	\$1,121	\$44,840	3.0	\$80,300	\$2,008	\$24,090	\$602	16,562	29%	\$15.46	\$804	1.4
Rutherford County	\$16.46	\$856	\$34,240	2.3	\$66,400	\$1,660	\$19,920	\$498	7,002	27%	\$13.73	\$714	1.2
Sampson County	\$16.46	\$856	\$34,240	2.3	\$67,500	\$1,688	\$20,250	\$506	5,732	27%	\$15.01	\$781	1.1
Scotland County	\$16.46	\$856	\$34,240	2.3	\$55,100	\$1,378	\$16,530	\$413	4,915	40%	\$14.93	\$776	1.1
Stanly County	\$17.79	\$925	\$37,000	2.5	\$83,500	\$2,088	\$25,050	\$626	5,976	25%	\$12.05	\$627	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 costs.

NORTH CAROLINA

	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	Montly 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
Stokes County	\$21.35	\$1,110	\$44,400	2.9	\$81,900	\$2,048	\$24,570	\$614	4,213	22%	\$11.38	\$592	1.9
Surry County	\$16.46	\$856	\$34,240	2.3	\$67,200	\$1,680	\$20,160	\$504	7,885	27%	\$12.44	\$647	1.3
Swain County	\$16.46	\$856	\$34,240	2.3	\$77,000	\$1,925	\$23,100	\$578	1,549	27%	\$11.67	\$607	1.4
Transylvania County	\$21.69	\$1,128	\$45,120	3.0	\$82,400	\$2,060	\$24,720	\$618	3,426	24%	\$12.81	\$666	1.7
Tyrrell County	\$16.46	\$856	\$34,240	2.3	\$62,700	\$1,568	\$18,810	\$470	340	25%	\$11.03	\$574	1.5
Union County	\$29.88	\$1,554	\$62,160	4.1	\$106,000	\$2,650	\$31,800	\$795	14,019	17%	\$16.80	\$874	1.8
Vance County	\$17.48	\$909	\$36,360	2.4	\$61,900	\$1,548	\$18,570	\$464	6,605	41%	\$15.62	\$812	1.1
Wake County	\$31.65	\$1,646	\$65,840	4.4	\$122,300	\$3,058	\$36,690	\$917	153,555	36%	\$22.48	\$1,169	1.4
Warren County	\$16.46	\$856	\$34,240	2.3	\$59,200	\$1,480	\$17,760	\$444	2,272	30%	\$9.49	\$493	1.7
Washington County	\$16.46	\$856	\$34,240	2.3	\$62,600	\$1,565	\$18,780	\$470	1,537	31%	\$13.00	\$676	1.3
Watauga County	\$21.92	\$1,140	\$45,600	3.0	\$91,000	\$2,275	\$27,300	\$683	8,272	39%	\$12.24	\$637	1.8
Wayne County	\$21.00	\$1,092	\$43,680	2.9	\$70,700	\$1,768	\$21,210	\$530	18,151	39%	\$15.28	\$795	1.4
Wilkes County	\$16.46	\$856	\$34,240	2.3	\$55,600	\$1,390	\$16,680	\$417	7,357	27%	\$14.85	\$772	1.1
Wilson County	\$18.31	\$952	\$38,080	2.5	\$71,600	\$1,790	\$21,480	\$537	13,081	41%	\$16.68	\$867	1.1
Yadkin County	\$21.35	\$1,110	\$44,400	2.9	\$81,900	\$2,048	\$24,570	\$614	3,505	24%	\$10.92	\$568	2.0
Yancey County	\$16.46	\$856	\$34,240	2.3	\$75,800	\$1,895	\$22,740	\$569	1,697	22%	\$12.80	\$665	1.3

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