

SOUTH CAROLINA

#30*

In **South Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,252**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,174** monthly or **\$50,085** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$24.08
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT SOUTH CAROLINA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$17.32
2-Bedroom Housing Wage	\$24.08
Number of Renter Households	588,423
Percent Renters	29%

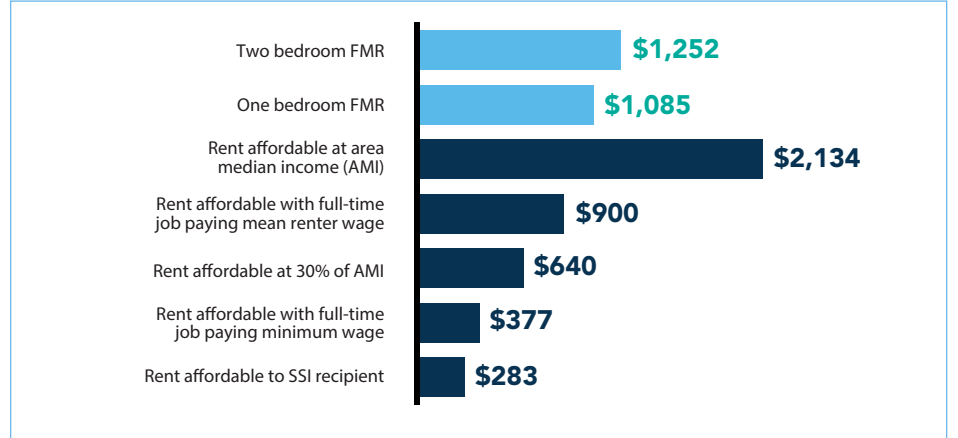
133
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

115
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

3.3
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

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

MOST EXPENSIVE AREAS	HOUSING WAGE
Beaufort County HMFA	\$31.77
Charleston-North Charleston MSA	\$30.75
Charlotte-Concord-Gastonia HMFA	\$29.88
Myrtle Beach-North Myrtle Beach-Conway HMFA	\$26.17
Columbia HMFA	\$23.96



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.

SOUTH 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
South Carolina	\$24.08	\$1,252	\$50,085	3.3	\$85,370	\$2,134	\$25,611	\$640	588,423	29%	\$17.32	\$900	1.4
Combined Nonmetro Areas	\$18.27	\$950	\$38,008	2.5	\$64,176	\$1,604	\$19,253	\$481	83,309	29%	\$14.97	\$778	1.2
<u>Metropolitan Areas</u>													
Anderson HMFA	\$20.08	\$1,044	\$41,760	2.8	\$79,900	\$1,998	\$23,970	\$599	20,281	25%	\$13.42	\$698	1.5
Augusta-Richmond County HMFA	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	19,090	25%	\$16.24	\$844	1.3
Beaufort County HMFA	\$31.77	\$1,652	\$66,080	4.4	\$106,400	\$2,660	\$31,920	\$798	18,612	24%	\$16.58	\$862	1.9
Charleston-North Charleston MSA	\$30.75	\$1,599	\$63,960	4.2	\$105,100	\$2,628	\$31,530	\$788	100,827	32%	\$20.15	\$1,048	1.5
Charlotte-Concord-Gastonia HMFA	\$29.88	\$1,554	\$62,160	4.1	\$106,000	\$2,650	\$31,800	\$795	29,807	27%	\$19.17	\$997	1.6
Chester County HMFA	\$17.50	\$910	\$36,400	2.4	\$63,600	\$1,590	\$19,080	\$477	2,918	23%	\$18.80	\$978	0.9
Clarendon County HMFA	\$17.40	\$905	\$36,200	2.4	\$70,800	\$1,770	\$21,240	\$531	2,997	26%	\$8.02	\$417	2.2
Columbia HMFA	\$23.96	\$1,246	\$49,840	3.3	\$86,900	\$2,173	\$26,070	\$652	98,286	32%	\$17.01	\$884	1.4
Darlington County HMFA	\$18.44	\$959	\$38,360	2.5	\$63,600	\$1,590	\$19,080	\$477	7,742	31%	\$17.65	\$918	1.0
Florence HMFA	\$19.46	\$1,012	\$40,480	2.7	\$78,100	\$1,953	\$23,430	\$586	18,453	35%	\$14.42	\$750	1.3
Greenville-Mauldin-Easley HMFA	\$23.19	\$1,206	\$48,240	3.2	\$88,600	\$2,215	\$26,580	\$665	80,686	31%	\$18.63	\$969	1.2
Jasper County HMFA	\$22.81	\$1,186	\$47,440	3.1	\$71,800	\$1,795	\$21,540	\$539	3,128	27%	\$19.65	\$1,022	1.2
Kershaw County HMFA	\$18.94	\$985	\$39,400	2.6	\$81,800	\$2,045	\$24,540	\$614	4,593	18%	\$12.19	\$634	1.6
Lancaster County HMFA	\$19.73	\$1,026	\$41,040	2.7	\$85,400	\$2,135	\$25,620	\$641	6,987	18%	\$15.25	\$793	1.3
Laurens County HMFA	\$19.12	\$994	\$39,760	2.6	\$70,400	\$1,760	\$21,120	\$528	7,391	29%	\$16.00	\$832	1.2
Myrtle Beach-North Myrtle Beach-Conway H MEA	\$26.17	\$1,361	\$54,440	3.6	\$79,700	\$1,993	\$23,910	\$598	35,313	25%	\$15.39	\$800	1.7
Spartanburg MSA	\$21.94	\$1,141	\$45,640	3.0	\$72,500	\$1,813	\$21,750	\$544	34,114	27%	\$17.29	\$899	1.3
Sumter HMFA	\$22.40	\$1,165	\$46,600	3.1	\$70,500	\$1,763	\$21,150	\$529	13,889	34%	\$17.41	\$906	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.

SOUTH 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
Counties													
Abbeville County	\$17.40	\$905	\$36,200	2.4	\$70,700	\$1,768	\$21,210	\$530	2,307	24%	\$14.31	\$744	1.2
Aiken County	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	16,770	25%	\$16.91	\$879	1.3
Allendale County	\$17.40	\$905	\$36,200	2.4	\$55,500	\$1,388	\$16,650	\$416	1,067	33%	\$25.87	\$1,345	0.7
Anderson County	\$20.08	\$1,044	\$41,760	2.8	\$79,900	\$1,998	\$23,970	\$599	20,281	25%	\$13.42	\$698	1.5
Bamberg County	\$17.40	\$905	\$36,200	2.4	\$63,000	\$1,575	\$18,900	\$473	1,210	26%	\$15.20	\$791	1.1
Barnwell County	\$17.40	\$905	\$36,200	2.4	\$67,500	\$1,688	\$20,250	\$506	2,407	29%	\$11.07	\$575	1.6
Beaufort County	\$31.77	\$1,652	\$66,080	4.4	\$106,400	\$2,660	\$31,920	\$798	18,612	24%	\$16.58	\$862	1.9
Berkeley County	\$30.75	\$1,599	\$63,960	4.2	\$105,100	\$2,628	\$31,530	\$788	22,648	26%	\$22.32	\$1,160	1.4
Calhoun County	\$23.96	\$1,246	\$49,840	3.3	\$86,900	\$2,173	\$26,070	\$652	1,026	17%	\$14.98	\$779	1.6
Charleston County	\$30.75	\$1,599	\$63,960	4.2	\$105,100	\$2,628	\$31,530	\$788	63,145	37%	\$20.21	\$1,051	1.5
Cherokee County	\$17.96	\$934	\$37,360	2.5	\$68,200	\$1,705	\$20,460	\$512	6,209	29%	\$14.09	\$733	1.3
Chester County	\$17.50	\$910	\$36,400	2.4	\$63,600	\$1,590	\$19,080	\$477	2,918	23%	\$18.80	\$978	0.9
Chesterfield County	\$17.40	\$905	\$36,200	2.4	\$63,200	\$1,580	\$18,960	\$474	4,774	28%	\$14.17	\$737	1.2
Clarendon County	\$17.40	\$905	\$36,200	2.4	\$70,800	\$1,770	\$21,240	\$531	2,997	26%	\$8.02	\$417	2.2
Colleton County	\$17.40	\$905	\$36,200	2.4	\$62,200	\$1,555	\$18,660	\$467	4,274	27%	\$15.59	\$811	1.1
Darlington County	\$18.44	\$959	\$38,360	2.5	\$63,600	\$1,590	\$19,080	\$477	7,742	31%	\$17.65	\$918	1.0
Dillon County	\$17.40	\$905	\$36,200	2.4	\$51,300	\$1,283	\$15,390	\$385	4,528	43%	\$11.33	\$589	1.5
Dorchester County	\$30.75	\$1,599	\$63,960	4.2	\$105,100	\$2,628	\$31,530	\$788	15,034	25%	\$16.22	\$843	1.9
Edgefield County	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	2,320	25%	\$8.20	\$426	2.6
Fairfield County	\$23.96	\$1,246	\$49,840	3.3	\$86,900	\$2,173	\$26,070	\$652	2,186	25%	\$15.71	\$817	1.5
Florence County	\$19.46	\$1,012	\$40,480	2.7	\$78,100	\$1,953	\$23,430	\$586	18,453	35%	\$14.42	\$750	1.3
Georgetown County	\$21.42	\$1,114	\$44,560	3.0	\$75,900	\$1,898	\$22,770	\$569	4,748	18%	\$15.19	\$790	1.4
Greenville County	\$23.19	\$1,206	\$48,240	3.2	\$88,600	\$2,215	\$26,580	\$665	65,349	31%	\$19.27	\$1,002	1.2
Greenwood County	\$19.08	\$992	\$39,680	2.6	\$60,100	\$1,503	\$18,030	\$451	9,657	35%	\$17.53	\$912	1.1
Hampton County	\$17.40	\$905	\$36,200	2.4	\$55,300	\$1,383	\$16,590	\$415	1,780	25%	\$14.60	\$759	1.2

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Horry County	\$26.17	\$1,361	\$54,440	3.6	\$79,700	\$1,993	\$23,910	\$598	35,313	25%	\$15.39	\$800	1.7
Jasper County	\$22.81	\$1,186	\$47,440	3.1	\$71,800	\$1,795	\$21,540	\$539	3,128	27%	\$19.65	\$1,022	1.2
Kershaw County	\$18.94	\$985	\$39,400	2.6	\$81,800	\$2,045	\$24,540	\$614	4,593	18%	\$12.19	\$634	1.6
Lancaster County	\$19.73	\$1,026	\$41,040	2.7	\$85,400	\$2,135	\$25,620	\$641	6,987	18%	\$15.25	\$793	1.3
Laurens County	\$19.12	\$994	\$39,760	2.6	\$70,400	\$1,760	\$21,120	\$528	7,391	29%	\$16.00	\$832	1.2
Lee County	\$17.40	\$905	\$36,200	2.4	\$54,000	\$1,350	\$16,200	\$405	1,635	26%	\$14.57	\$758	1.2
Lexington County	\$23.96	\$1,246	\$49,840	3.3	\$86,900	\$2,173	\$26,070	\$652	27,984	24%	\$15.58	\$810	1.5
McCormick County	\$19.12	\$994	\$39,760	2.6	\$81,100	\$2,028	\$24,330	\$608	637	16%	\$9.74	\$506	2.0
Marion County	\$17.40	\$905	\$36,200	2.4	\$49,100	\$1,228	\$14,730	\$368	4,517	40%	\$13.84	\$720	1.3
Marlboro County	\$17.40	\$905	\$36,200	2.4	\$50,100	\$1,253	\$15,030	\$376	3,478	37%	\$17.71	\$921	1.0
Newberry County	\$19.52	\$1,015	\$40,600	2.7	\$74,200	\$1,855	\$22,260	\$557	3,860	26%	\$16.35	\$850	1.2
Oconee County	\$19.00	\$988	\$39,520	2.6	\$74,100	\$1,853	\$22,230	\$556	8,238	25%	\$15.33	\$797	1.2
Orangeburg County	\$18.40	\$957	\$38,280	2.5	\$58,500	\$1,463	\$17,550	\$439	11,323	35%	\$13.91	\$723	1.3
Pickens County	\$23.19	\$1,206	\$48,240	3.2	\$88,600	\$2,215	\$26,580	\$665	15,337	30%	\$12.53	\$652	1.9
Richland County	\$23.96	\$1,246	\$49,840	3.3	\$86,900	\$2,173	\$26,070	\$652	65,439	40%	\$18.06	\$939	1.3
Saluda County	\$23.96	\$1,246	\$49,840	3.3	\$86,900	\$2,173	\$26,070	\$652	1,651	22%	\$13.17	\$685	1.8
Spartanburg County	\$21.94	\$1,141	\$45,640	3.0	\$72,500	\$1,813	\$21,750	\$544	34,114	27%	\$17.29	\$899	1.3
Sumter County	\$22.40	\$1,165	\$46,600	3.1	\$70,500	\$1,763	\$21,150	\$529	13,889	34%	\$17.41	\$906	1.3
Union County	\$17.40	\$905	\$36,200	2.4	\$61,900	\$1,548	\$18,570	\$464	3,535	31%	\$15.22	\$792	1.1
Williamsburg County	\$17.40	\$905	\$36,200	2.4	\$59,200	\$1,480	\$17,760	\$444	3,125	26%	\$13.51	\$702	1.3
York County	\$29.88	\$1,554	\$62,160	4.1	\$106,000	\$2,650	\$31,800	\$795	29,807	27%	\$19.17	\$997	1.6

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