

SOUTH DAKOTA

#47*

In **South Dakota**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,024**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,412** monthly or **\$40,944** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$19.68
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT SOUTH DAKOTA:

STATE FACTS	
Minimum Wage	\$11.20
Average Renter Wage	\$17.06
2-Bedroom Housing Wage	\$19.68
Number of Renter Households	110,854
Percent Renters	32%

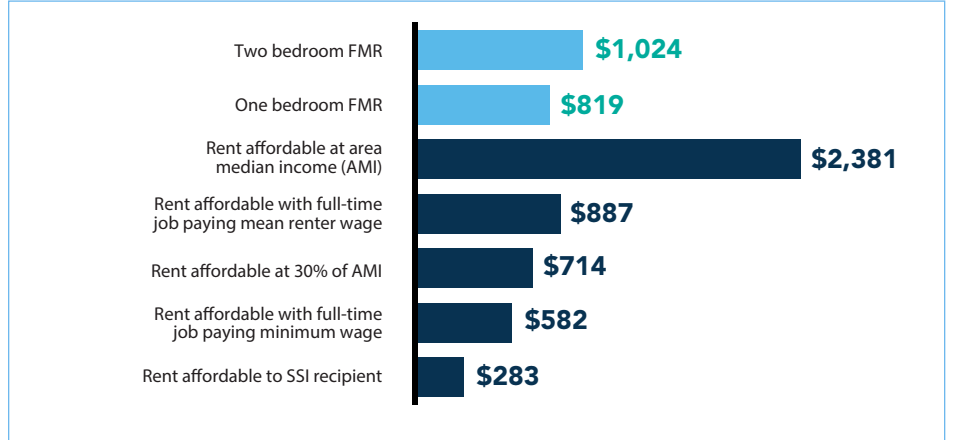
70
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

56
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

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

1.4
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Fall River County	\$23.00
Rapid City HMFA	\$22.37
Meade County HMFA	\$22.23
Custer County	\$22.12
Stanley County	\$20.62



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 DAKOTA

	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 Dakota	\$19.68	\$1,024	\$40,944	1.8	\$95,231	\$2,381	\$28,569	\$714	110,854	32%	\$17.06	\$887	1.2
Combined Nonmetro Areas	\$18.63	\$969	\$38,747	1.7	\$89,809	\$2,245	\$26,943	\$674	54,512	31%	\$15.22	\$791	1.2
<u>Metropolitan Areas</u>													
Meade County HMFA	\$22.23	\$1,156	\$46,240	2.0	\$93,400	\$2,335	\$28,020	\$701	3,090	27%	\$16.01	\$833	1.4
Rapid City HMFA	\$22.37	\$1,163	\$46,520	2.0	\$86,800	\$2,170	\$26,040	\$651	13,816	31%	\$15.72	\$818	1.4
Sioux City MSA	\$19.42	\$1,010	\$40,400	1.7	\$92,500	\$2,313	\$27,750	\$694	2,087	30%	\$20.98	\$1,091	0.9
Sioux Falls MSA	\$20.04	\$1,042	\$41,680	1.8	\$107,600	\$2,690	\$32,280	\$807	37,349	34%	\$19.19	\$998	1.0
<u>Counties</u>													
Aurora County	\$17.40	\$905	\$36,200	1.6	\$90,900	\$2,273	\$27,270	\$682	246	23%	\$19.44	\$1,011	0.9
Beadle County	\$18.35	\$954	\$38,160	1.6	\$82,300	\$2,058	\$24,690	\$617	2,229	30%	\$17.24	\$896	1.1
Bennett County	\$19.71	\$1,025	\$41,000	1.8	\$55,900	\$1,398	\$16,770	\$419	399	39%	\$10.20	\$530	1.9
Bon Homme County	\$17.40	\$905	\$36,200	1.6	\$82,200	\$2,055	\$24,660	\$617	570	24%	\$13.32	\$693	1.3
Brookings County	\$19.37	\$1,007	\$40,280	1.7	\$106,500	\$2,663	\$31,950	\$799	5,569	42%	\$18.98	\$987	1.0
Brown County	\$18.46	\$960	\$38,400	1.6	\$102,500	\$2,563	\$30,750	\$769	5,467	34%	\$15.61	\$812	1.2
Brule County	\$17.40	\$905	\$36,200	1.6	\$91,400	\$2,285	\$27,420	\$686	685	35%	\$14.11	\$733	1.2
Buffalo County †	\$20.44	\$1,063	\$42,520	1.8	\$46,200	\$1,155	\$13,860	\$347	251	51%			
Butte County	\$20.44	\$1,063	\$42,520	1.8	\$85,700	\$2,143	\$25,710	\$643	816	20%	\$11.76	\$611	1.7
Campbell County	\$17.40	\$905	\$36,200	1.6	\$96,000	\$2,400	\$28,800	\$720	119	17%	\$12.86	\$669	1.4
Charles Mix County	\$17.40	\$905	\$36,200	1.6	\$77,300	\$1,933	\$23,190	\$580	773	26%	\$11.29	\$587	1.5
Clark County	\$17.40	\$905	\$36,200	1.6	\$79,600	\$1,990	\$23,880	\$597	268	20%	\$17.44	\$907	1.0
Clay County	\$18.88	\$982	\$39,280	1.7	\$95,000	\$2,375	\$28,500	\$713	2,649	49%	\$10.81	\$562	1.7
Codington County	\$20.25	\$1,053	\$42,120	1.8	\$93,600	\$2,340	\$28,080	\$702	3,997	33%	\$14.80	\$770	1.4
Corson County	\$17.40	\$905	\$36,200	1.6	\$59,300	\$1,483	\$17,790	\$445	467	44%	\$11.97	\$622	1.5

† 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.

SOUTH DAKOTA

	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
Custer County	\$22.12	\$1,150	\$46,000	2.0	\$95,100	\$2,378	\$28,530	\$713	547	14%	\$14.30	\$743	1.5
Davison County	\$18.21	\$947	\$37,880	1.6	\$91,300	\$2,283	\$27,390	\$685	3,142	37%	\$15.51	\$807	1.2
Day County	\$17.40	\$905	\$36,200	1.6	\$81,300	\$2,033	\$24,390	\$610	591	25%	\$13.14	\$683	1.3
Deuel County	\$17.40	\$905	\$36,200	1.6	\$91,200	\$2,280	\$27,360	\$684	382	21%	\$13.63	\$709	1.3
Dewey County	\$17.40	\$905	\$36,200	1.6	\$61,900	\$1,548	\$18,570	\$464	659	39%	\$13.03	\$677	1.3
Douglas County	\$19.21	\$999	\$39,960	1.7	\$96,900	\$2,423	\$29,070	\$727	243	23%	\$12.43	\$646	1.5
Edmunds County	\$17.40	\$905	\$36,200	1.6	\$93,900	\$2,348	\$28,170	\$704	264	17%	\$14.00	\$728	1.2
Fall River County	\$23.00	\$1,196	\$47,840	2.1	\$74,500	\$1,863	\$22,350	\$559	781	24%	\$8.15	\$424	2.8
Faulk County	\$17.79	\$925	\$37,000	1.6	\$95,900	\$2,398	\$28,770	\$719	128	17%	\$7.69	\$400	2.3
Grant County	\$17.40	\$905	\$36,200	1.6	\$93,100	\$2,328	\$27,930	\$698	562	19%	\$10.22	\$531	1.7
Gregory County	\$17.40	\$905	\$36,200	1.6	\$77,600	\$1,940	\$23,280	\$582	376	24%	\$9.67	\$503	1.8
Haakon County †	\$19.44	\$1,011	\$40,440	1.7	\$74,600	\$1,865	\$22,380	\$560	169	24%			
Hamlin County	\$17.40	\$905	\$36,200	1.6	\$87,500	\$2,188	\$26,250	\$656	415	19%	\$16.70	\$868	1.0
Hand County	\$17.40	\$905	\$36,200	1.6	\$105,100	\$2,628	\$31,530	\$788	428	31%	\$10.51	\$546	1.7
Hanson County	\$17.40	\$905	\$36,200	1.6	\$101,200	\$2,530	\$30,360	\$759	140	13%	\$17.02	\$885	1.0
Harding County	\$18.60	\$967	\$38,680	1.7	\$82,800	\$2,070	\$24,840	\$621	166	32%	\$20.35	\$1,058	0.9
Hughes County	\$19.79	\$1,029	\$41,160	1.8	\$98,900	\$2,473	\$29,670	\$742	1,963	27%	\$13.18	\$685	1.5
Hutchinson County	\$18.77	\$976	\$39,040	1.7	\$97,200	\$2,430	\$29,160	\$729	683	23%	\$14.91	\$775	1.3
Hyde County	\$18.60	\$967	\$38,680	1.7	\$88,600	\$2,215	\$26,580	\$665	120	22%	\$17.39	\$904	1.1
Jackson County	\$17.40	\$905	\$36,200	1.6	\$36,000	\$900	\$10,800	\$270	322	44%	\$12.28	\$639	1.4
Jerauld County	\$18.60	\$967	\$38,680	1.7	\$94,000	\$2,350	\$28,200	\$705	125	15%	\$11.71	\$609	1.6
Jones County	\$18.60	\$967	\$38,680	1.7	\$79,800	\$1,995	\$23,940	\$599	93	24%	\$14.84	\$771	1.3
Kingsbury County	\$18.73	\$974	\$38,960	1.7	\$90,600	\$2,265	\$27,180	\$680	396	20%	\$13.29	\$691	1.4
Lake County	\$17.83	\$927	\$37,080	1.6	\$96,400	\$2,410	\$28,920	\$723	1,212	27%	\$14.83	\$771	1.2
Lawrence County	\$19.85	\$1,032	\$41,280	1.8	\$91,100	\$2,278	\$27,330	\$683	3,910	34%	\$17.41	\$905	1.1
Lincoln County	\$20.04	\$1,042	\$41,680	1.8	\$107,600	\$2,690	\$32,280	\$807	7,008	27%	\$20.22	\$1,051	1.0

† 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.

SOUTH DAKOTA

	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
Lyman County	\$17.40	\$905	\$36,200	1.6	\$70,300	\$1,758	\$21,090	\$527	399	33%	\$8.38	\$436	2.1
McCook County	\$20.04	\$1,042	\$41,680	1.8	\$107,600	\$2,690	\$32,280	\$807	398	18%	\$16.58	\$862	1.2
McPherson County	\$17.40	\$905	\$36,200	1.6	\$75,800	\$1,895	\$22,740	\$569	187	21%	\$14.18	\$737	1.2
Marshall County	\$17.40	\$905	\$36,200	1.6	\$106,500	\$2,663	\$31,950	\$799	358	21%	\$18.62	\$968	0.9
Meade County	\$22.23	\$1,156	\$46,240	2.0	\$93,400	\$2,335	\$28,020	\$701	3,090	27%	\$16.01	\$833	1.4
Mellette County	\$17.40	\$905	\$36,200	1.6	\$53,200	\$1,330	\$15,960	\$399	270	43%	\$10.47	\$545	1.7
Miner County	\$17.40	\$905	\$36,200	1.6	\$93,400	\$2,335	\$28,020	\$701	172	19%	\$14.84	\$772	1.2
Minnehaha County	\$20.04	\$1,042	\$41,680	1.8	\$107,600	\$2,690	\$32,280	\$807	29,213	37%	\$19.11	\$994	1.0
Moody County	\$17.40	\$905	\$36,200	1.6	\$97,300	\$2,433	\$29,190	\$730	767	30%	\$15.76	\$820	1.1
Oglala Lakota County	\$17.40	\$905	\$36,200	1.6	\$35,700	\$893	\$10,710	\$268	1,326	49%	\$14.12	\$734	1.2
Pennington County	\$22.37	\$1,163	\$46,520	2.0	\$86,800	\$2,170	\$26,040	\$651	13,816	31%	\$15.72	\$818	1.4
Perkins County	\$17.40	\$905	\$36,200	1.6	\$85,200	\$2,130	\$25,560	\$639	266	22%	\$12.84	\$667	1.4
Potter County	\$18.90	\$983	\$39,320	1.7	\$95,300	\$2,383	\$28,590	\$715	229	22%	\$13.25	\$689	1.4
Roberts County	\$17.40	\$905	\$36,200	1.6	\$73,600	\$1,840	\$22,080	\$552	1,176	32%	\$12.66	\$658	1.4
Sanborn County	\$17.40	\$905	\$36,200	1.6	\$88,900	\$2,223	\$26,670	\$667	225	24%	\$12.08	\$628	1.4
Spink County	\$17.40	\$905	\$36,200	1.6	\$95,500	\$2,388	\$28,650	\$716	657	26%	\$19.34	\$1,006	0.9
Stanley County	\$20.62	\$1,072	\$42,880	1.8	\$111,100	\$2,778	\$33,330	\$833	202	16%	\$14.12	\$734	1.5
Sully County	\$18.60	\$967	\$38,680	1.7	\$93,600	\$2,340	\$28,080	\$702	117	20%	\$23.09	\$1,201	0.8
Todd County	\$17.40	\$905	\$36,200	1.6	\$37,600	\$940	\$11,280	\$282	1,373	57%	\$16.12	\$838	1.1
Tripp County	\$17.40	\$905	\$36,200	1.6	\$73,300	\$1,833	\$21,990	\$550	634	29%	\$12.02	\$625	1.4
Turner County	\$20.04	\$1,042	\$41,680	1.8	\$107,600	\$2,690	\$32,280	\$807	730	21%	\$10.96	\$570	1.8
Union County	\$19.42	\$1,010	\$40,400	1.7	\$92,500	\$2,313	\$27,750	\$694	2,087	30%	\$20.98	\$1,091	0.9
Walworth County	\$17.77	\$924	\$36,960	1.6	\$80,700	\$2,018	\$24,210	\$605	634	27%	\$15.39	\$800	1.2
Yankton County	\$17.40	\$905	\$36,200	1.6	\$96,400	\$2,410	\$28,920	\$723	2,899	30%	\$17.11	\$890	1.0
Ziebach County	\$17.40	\$905	\$36,200	1.6	\$50,400	\$1,260	\$15,120	\$378	299	44%	\$9.36	\$487	1.9

† 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.