

WASHINGTON

#5*

In **Washington**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,097**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,989** monthly or **\$83,865** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$40.32
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WASHINGTON:

STATE FACTS	
Minimum Wage	\$16.28
Average Renter Wage	\$28.95
2-Bedroom Housing Wage	\$40.32
Number of Renter Households	1,079,020
Percent Renters	36%

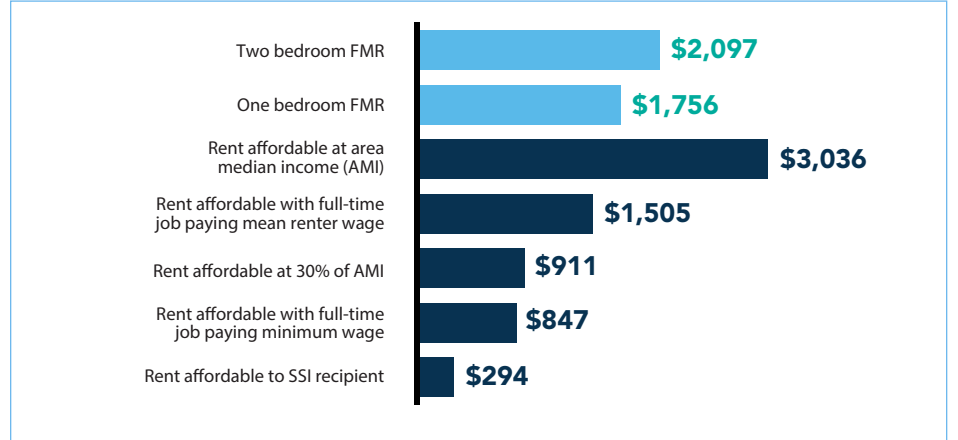
99
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

83
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.5
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

2.1
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Seattle-Bellevue HMFA	\$50.87
Bremerton-Silverdale MSA	\$39.40
Portland-Vancouver-Hillsboro MSA	\$38.92
Tacoma HMFA	\$38.21
Olympia-Tumwater MSA	\$34.65



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.

WASHINGTON

	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
Washington	\$40.32	\$2,097	\$83,865	2.5	\$121,443	\$3,036	\$36,433	\$911	1,079,020	36%	\$28.95	\$1,505	1.4
Combined Nonmetro Areas	\$23.70	\$1,232	\$49,294	1.5	\$89,602	\$2,240	\$26,881	\$672	90,741	29%	\$15.47	\$805	1.5
Metropolitan Areas													
Bellingham MSA	\$30.21	\$1,571	\$62,840	1.9	\$106,300	\$2,658	\$31,890	\$797	33,729	37%	\$18.14	\$943	1.7
Bremerton-Silverdale MSA	\$39.40	\$2,049	\$81,960	2.4	\$119,700	\$2,993	\$35,910	\$898	31,981	30%	\$18.75	\$975	2.1
Kennewick-Richland MSA	\$28.56	\$1,485	\$59,400	1.8	\$99,900	\$2,498	\$29,970	\$749	32,651	31%	\$18.19	\$946	1.6
Lewiston MSA	\$21.33	\$1,109	\$44,360	1.3	\$84,300	\$2,108	\$25,290	\$632	2,640	28%	\$14.90	\$775	1.4
Longview MSA	\$25.79	\$1,341	\$53,640	1.6	\$86,400	\$2,160	\$25,920	\$648	14,503	34%	\$19.96	\$1,038	1.3
Mount Vernon-Anacortes MSA	\$31.87	\$1,657	\$66,280	2.0	\$102,800	\$2,570	\$30,840	\$771	15,078	30%	\$17.76	\$923	1.8
Olympia-Tumwater MSA	\$34.65	\$1,802	\$72,080	2.1	\$116,700	\$2,918	\$35,010	\$875	37,865	33%	\$19.29	\$1,003	1.8
Portland-Vancouver-Hillsboro MSA	\$38.92	\$2,024	\$80,960	2.4	\$116,900	\$2,923	\$35,070	\$877	63,742	33%	\$22.94	\$1,193	1.7
Seattle-Bellevue HMFA	\$50.87	\$2,645	\$105,800	3.1	\$147,400	\$3,685	\$44,220	\$1,106	498,025	41%	\$38.22	\$1,988	1.3
Spokane HMFA	\$25.08	\$1,304	\$52,160	1.5	\$100,100	\$2,503	\$30,030	\$751	77,399	36%	\$18.66	\$970	1.3
Stevens County HMFA	\$18.42	\$958	\$38,320	1.1	\$82,800	\$2,070	\$24,840	\$621	3,745	20%	\$14.63	\$761	1.3
Tacoma HMFA	\$38.21	\$1,987	\$79,480	2.3	\$112,300	\$2,808	\$33,690	\$842	121,139	35%	\$20.81	\$1,082	1.8
Walla Walla MSA	\$27.96	\$1,454	\$58,160	1.7	\$90,200	\$2,255	\$27,060	\$677	7,778	34%	\$15.47	\$805	1.8
Wenatchee MSA	\$27.85	\$1,448	\$57,920	1.7	\$100,300	\$2,508	\$30,090	\$752	15,770	34%	\$16.55	\$861	1.7
Yakima MSA	\$25.19	\$1,310	\$52,400	1.5	\$78,600	\$1,965	\$23,580	\$590	32,234	38%	\$15.79	\$821	1.6
Counties													
Adams County	\$21.38	\$1,112	\$44,480	1.3	\$72,700	\$1,818	\$21,810	\$545	2,212	35%	\$17.56	\$913	1.2
Asotin County	\$21.33	\$1,109	\$44,360	1.3	\$84,300	\$2,108	\$25,290	\$632	2,640	28%	\$14.90	\$775	1.4

† 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.

WASHINGTON

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
Benton County	\$28.56	\$1,485	\$59,400	1.8	\$99,900	\$2,498	\$29,970	\$749	24,125	32%	\$19.31	\$1,004	1.5
Chelan County	\$27.85	\$1,448	\$57,920	1.7	\$100,300	\$2,508	\$30,090	\$752	11,116	37%	\$16.94	\$881	1.6
Clallam County	\$24.04	\$1,250	\$50,000	1.5	\$93,900	\$2,348	\$28,170	\$704	9,234	27%	\$13.95	\$725	1.7
Clark County	\$38.92	\$2,024	\$80,960	2.4	\$116,900	\$2,923	\$35,070	\$877	62,839	33%	\$23.05	\$1,198	1.7
Columbia County	\$20.87	\$1,085	\$43,400	1.3	\$101,300	\$2,533	\$30,390	\$760	450	25%	\$22.68	\$1,179	0.9
Cowlitz County	\$25.79	\$1,341	\$53,640	1.6	\$86,400	\$2,160	\$25,920	\$648	14,503	34%	\$19.96	\$1,038	1.3
Douglas County	\$27.85	\$1,448	\$57,920	1.7	\$100,300	\$2,508	\$30,090	\$752	4,654	30%	\$15.11	\$786	1.8
Ferry County	\$18.15	\$944	\$37,760	1.1	\$75,500	\$1,888	\$22,650	\$566	721	24%	\$11.05	\$575	1.6
Franklin County	\$28.56	\$1,485	\$59,400	1.8	\$99,900	\$2,498	\$29,970	\$749	8,526	30%	\$15.11	\$786	1.9
Garfield County †	\$19.19	\$998	\$39,920	1.2	\$79,500	\$1,988	\$23,850	\$596	227	22%			
Grant County	\$21.31	\$1,108	\$44,320	1.3	\$81,800	\$2,045	\$24,540	\$614	11,861	35%	\$19.19	\$998	1.1
Grays Harbor County	\$21.98	\$1,143	\$45,720	1.4	\$80,800	\$2,020	\$24,240	\$606	8,497	29%	\$14.59	\$759	1.5
Island County	\$29.29	\$1,523	\$60,920	1.8	\$102,000	\$2,550	\$30,600	\$765	9,291	26%	\$17.33	\$901	1.7
Jefferson County	\$23.33	\$1,213	\$48,520	1.4	\$88,300	\$2,208	\$26,490	\$662	3,112	20%	\$15.39	\$800	1.5
King County	\$50.87	\$2,645	\$105,800	3.1	\$147,400	\$3,685	\$44,220	\$1,106	401,313	44%	\$41.00	\$2,132	1.2
Kitsap County	\$39.40	\$2,049	\$81,960	2.4	\$119,700	\$2,993	\$35,910	\$898	31,981	30%	\$18.75	\$975	2.1
Kittitas County	\$26.50	\$1,378	\$55,120	1.6	\$99,800	\$2,495	\$29,940	\$749	7,402	38%	\$13.60	\$707	1.9
Klickitat County	\$23.73	\$1,234	\$49,360	1.5	\$84,900	\$2,123	\$25,470	\$637	2,405	25%	\$17.29	\$899	1.4
Lewis County	\$23.92	\$1,244	\$49,760	1.5	\$89,000	\$2,225	\$26,700	\$668	8,525	27%	\$14.48	\$753	1.7
Lincoln County	\$20.75	\$1,079	\$43,160	1.3	\$83,800	\$2,095	\$25,140	\$629	1,004	22%	\$15.83	\$823	1.3
Mason County	\$24.58	\$1,278	\$51,120	1.5	\$99,000	\$2,475	\$29,700	\$743	5,305	21%	\$12.16	\$632	2.0
Okanogan County	\$20.21	\$1,051	\$42,040	1.2	\$72,800	\$1,820	\$21,840	\$546	5,138	30%	\$13.17	\$685	1.5
Pacific County	\$21.38	\$1,112	\$44,480	1.3	\$82,400	\$2,060	\$24,720	\$618	1,910	18%	\$11.55	\$600	1.9
Pend Oreille County	\$19.90	\$1,035	\$41,400	1.2	\$80,300	\$2,008	\$24,090	\$602	1,374	24%	\$13.45	\$699	1.5
Pierce County	\$38.21	\$1,987	\$79,480	2.3	\$112,300	\$2,808	\$33,690	\$842	121,139	35%	\$20.81	\$1,082	1.8
San Juan County	\$31.98	\$1,663	\$66,520	2.0	\$104,700	\$2,618	\$31,410	\$785	1,945	22%	\$15.45	\$803	2.1

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Skagit County	\$31.87	\$1,657	\$66,280	2.0	\$102,800	\$2,570	\$30,840	\$771	15,078	30%	\$17.76	\$923	1.8
Skamania County	\$38.92	\$2,024	\$80,960	2.4	\$116,900	\$2,923	\$35,070	\$877	903	19%	\$11.81	\$614	3.3
Snohomish County	\$50.87	\$2,645	\$105,800	3.1	\$147,400	\$3,685	\$44,220	\$1,106	96,712	31%	\$23.70	\$1,233	2.1
Spokane County	\$25.08	\$1,304	\$52,160	1.5	\$100,100	\$2,503	\$30,030	\$751	77,399	36%	\$18.66	\$970	1.3
Stevens County	\$18.42	\$958	\$38,320	1.1	\$82,800	\$2,070	\$24,840	\$621	3,745	20%	\$14.63	\$761	1.3
Thurston County	\$34.65	\$1,802	\$72,080	2.1	\$116,700	\$2,918	\$35,010	\$875	37,865	33%	\$19.29	\$1,003	1.8
Wahkiakum County †	\$20.63	\$1,073	\$42,920	1.3	\$72,600	\$1,815	\$21,780	\$545	288	15%			
Walla Walla County	\$27.96	\$1,454	\$58,160	1.7	\$90,200	\$2,255	\$27,060	\$677	7,778	34%	\$15.47	\$805	1.8
Whatcom County	\$30.21	\$1,571	\$62,840	1.9	\$106,300	\$2,658	\$31,890	\$797	33,729	37%	\$18.14	\$943	1.7
Whitman County	\$22.52	\$1,171	\$46,840	1.4	\$93,400	\$2,335	\$28,020	\$701	9,840	55%	\$14.07	\$732	1.6
Yakima County	\$25.19	\$1,310	\$52,400	1.5	\$78,600	\$1,965	\$23,580	\$590	32,234	38%	\$15.79	\$821	1.6

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