

WISCONSIN

#36*

In **Wisconsin**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,129**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,764** monthly or **\$45,163** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$21.71
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WISCONSIN:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$18.51
2-Bedroom Housing Wage	\$21.71
Number of Renter Households	783,898
Percent Renters	32%

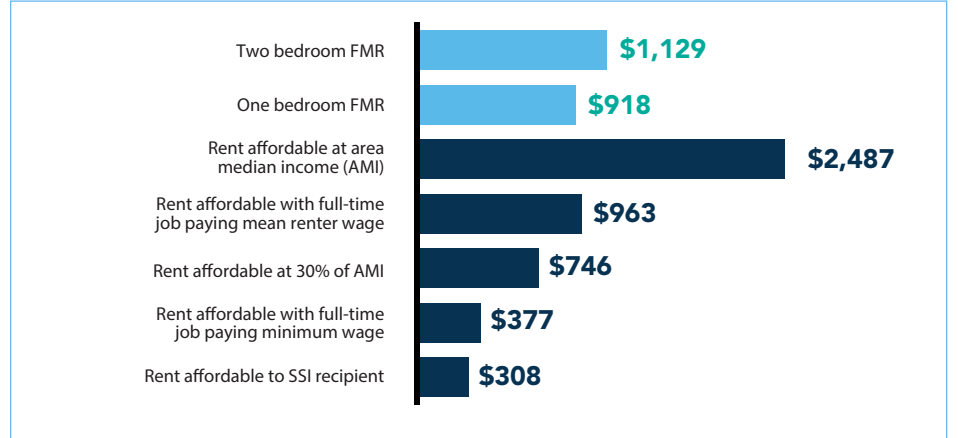
120
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

97
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

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

2.4
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Minneapolis-St. Paul-Bloomington HMFA	\$31.19
Kenosha County HMFA	\$26.94
Madison HMFA	\$26.38
Milwaukee-Waukesha-West Allis MSA	\$22.50
La Crosse-Onalaska MSA	\$21.58



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.

WISCONSIN

	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
Wisconsin	\$21.71	\$1,129	\$45,163	3.0	\$99,490	\$2,487	\$29,847	\$746	783,898	32%	\$18.51	\$963	1.2
Combined Nonmetro Areas	\$18.52	\$963	\$38,513	2.6	\$88,169	\$2,204	\$26,451	\$661	151,677	24%	\$15.11	\$786	1.2
Metropolitan Areas													
Appleton MSA	\$18.90	\$983	\$39,320	2.6	\$104,000	\$2,600	\$31,200	\$780	25,721	26%	\$18.94	\$985	1.0
Columbia County HMFA	\$19.67	\$1,023	\$40,920	2.7	\$99,600	\$2,490	\$29,880	\$747	5,815	24%	\$15.00	\$780	1.3
Duluth HMFA	\$21.40	\$1,113	\$44,520	3.0	\$95,200	\$2,380	\$28,560	\$714	5,588	30%	\$13.65	\$710	1.6
Eau Claire MSA	\$19.98	\$1,039	\$41,560	2.8	\$99,400	\$2,485	\$29,820	\$746	22,395	33%	\$17.72	\$921	1.1
Fond du Lac MSA	\$19.33	\$1,005	\$40,200	2.7	\$95,700	\$2,393	\$28,710	\$718	12,437	29%	\$17.36	\$903	1.1
Green Bay HMFA	\$20.29	\$1,055	\$42,200	2.8	\$98,000	\$2,450	\$29,400	\$735	39,605	34%	\$18.76	\$976	1.1
Green County HMFA	\$18.25	\$949	\$37,960	2.5	\$98,000	\$2,450	\$29,400	\$735	3,840	25%	\$13.72	\$714	1.3
Iowa County HMFA	\$18.98	\$987	\$39,480	2.6	\$107,800	\$2,695	\$32,340	\$809	2,153	22%	\$15.75	\$819	1.2
Janesville-Beloit MSA	\$21.25	\$1,105	\$44,200	2.9	\$85,700	\$2,143	\$25,710	\$643	19,977	30%	\$18.39	\$956	1.2
Kenosha County HMFA	\$26.94	\$1,401	\$56,040	3.7	\$97,800	\$2,445	\$29,340	\$734	21,765	33%	\$16.79	\$873	1.6
La Crosse-Onalaska MSA	\$21.58	\$1,122	\$44,880	3.0	\$98,400	\$2,460	\$29,520	\$738	18,981	38%	\$17.80	\$926	1.2
Lincoln County HMFA	\$17.40	\$905	\$36,200	2.4	\$90,600	\$2,265	\$27,180	\$680	2,632	22%	\$10.81	\$562	1.6
Madison HMFA	\$26.38	\$1,372	\$54,880	3.6	\$125,900	\$3,148	\$37,770	\$944	101,367	42%	\$22.41	\$1,165	1.2
Milwaukee-Waukesha-West Allis MSA	\$22.50	\$1,170	\$46,800	3.1	\$102,100	\$2,553	\$30,630	\$766	258,417	40%	\$20.34	\$1,058	1.1
Minneapolis-St. Paul-Bloomington HMFA	\$31.19	\$1,622	\$64,880	4.3	\$124,200	\$3,105	\$37,260	\$932	11,576	22%	\$14.15	\$736	2.2
Oconto County HMFA	\$17.40	\$905	\$36,200	2.4	\$93,600	\$2,340	\$28,080	\$702	2,555	16%	\$12.75	\$663	1.4
Oshkosh-Neenah MSA	\$19.42	\$1,010	\$40,400	2.7	\$99,100	\$2,478	\$29,730	\$743	24,453	34%	\$18.92	\$984	1.0
Racine MSA	\$21.00	\$1,092	\$43,680	2.9	\$97,300	\$2,433	\$29,190	\$730	23,759	30%	\$16.69	\$868	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.

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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
Sheboygan MSA	\$18.37	\$955	\$38,200	2.5	\$86,800	\$2,170	\$26,040	\$651	13,883	28%	\$21.06	\$1,095	0.9
Wausau HMFA	\$19.62	\$1,020	\$40,800	2.7	\$94,800	\$2,370	\$28,440	\$711	15,302	27%	\$16.65	\$866	1.2
Counties													
Adams County	\$17.40	\$905	\$36,200	2.4	\$78,900	\$1,973	\$23,670	\$592	1,395	15%	\$12.36	\$643	1.4
Ashland County	\$17.40	\$905	\$36,200	2.4	\$81,000	\$2,025	\$24,300	\$608	1,931	28%	\$11.93	\$620	1.5
Barron County	\$18.13	\$943	\$37,720	2.5	\$82,800	\$2,070	\$24,840	\$621	4,742	25%	\$14.46	\$752	1.3
Bayfield County	\$17.40	\$905	\$36,200	2.4	\$83,400	\$2,085	\$25,020	\$626	1,299	17%	\$11.31	\$588	1.5
Brown County	\$20.29	\$1,055	\$42,200	2.8	\$98,000	\$2,450	\$29,400	\$735	38,473	35%	\$19.01	\$989	1.1
Buffalo County	\$18.19	\$946	\$37,840	2.5	\$85,900	\$2,148	\$25,770	\$644	1,257	22%	\$14.94	\$777	1.2
Burnett County	\$18.29	\$951	\$38,040	2.5	\$80,600	\$2,015	\$24,180	\$605	1,071	15%	\$13.62	\$708	1.3
Calumet County	\$18.90	\$983	\$39,320	2.6	\$104,000	\$2,600	\$31,200	\$780	3,850	19%	\$14.02	\$729	1.3
Chippewa County	\$19.98	\$1,039	\$41,560	2.8	\$99,400	\$2,485	\$29,820	\$746	6,897	26%	\$15.06	\$783	1.3
Clark County	\$17.40	\$905	\$36,200	2.4	\$79,600	\$1,990	\$23,880	\$597	2,778	22%	\$15.23	\$792	1.1
Columbia County	\$19.67	\$1,023	\$40,920	2.7	\$99,600	\$2,490	\$29,880	\$747	5,815	24%	\$15.00	\$780	1.3
Crawford County	\$17.40	\$905	\$36,200	2.4	\$79,300	\$1,983	\$23,790	\$595	1,659	25%	\$14.45	\$751	1.2
Dane County	\$26.38	\$1,372	\$54,880	3.6	\$125,900	\$3,148	\$37,770	\$944	101,367	42%	\$22.41	\$1,165	1.2
Dodge County	\$18.67	\$971	\$38,840	2.6	\$91,700	\$2,293	\$27,510	\$688	10,471	29%	\$18.72	\$973	1.0
Door County	\$19.67	\$1,023	\$40,920	2.7	\$92,300	\$2,308	\$27,690	\$692	2,615	19%	\$14.64	\$761	1.3
Douglas County	\$21.40	\$1,113	\$44,520	3.0	\$95,200	\$2,380	\$28,560	\$714	5,588	30%	\$13.65	\$710	1.6
Dunn County	\$18.52	\$963	\$38,520	2.6	\$94,400	\$2,360	\$28,320	\$708	5,809	34%	\$15.03	\$781	1.2
Eau Claire County	\$19.98	\$1,039	\$41,560	2.8	\$99,400	\$2,485	\$29,820	\$746	15,498	36%	\$18.86	\$980	1.1
Florence County	\$20.44	\$1,063	\$42,520	2.8	\$75,900	\$1,898	\$22,770	\$569	217	10%	\$9.37	\$487	2.2
Fond du Lac County	\$19.33	\$1,005	\$40,200	2.7	\$95,700	\$2,393	\$28,710	\$718	12,437	29%	\$17.36	\$903	1.1
Forest County	\$17.40	\$905	\$36,200	2.4	\$70,900	\$1,773	\$21,270	\$532	697	19%	\$11.48	\$597	1.5
Grant County	\$17.40	\$905	\$36,200	2.4	\$88,300	\$2,208	\$26,490	\$662	6,024	30%	\$13.15	\$684	1.3

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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
Green County	\$18.25	\$949	\$37,960	2.5	\$98,000	\$2,450	\$29,400	\$735	3,840	25%	\$13.72	\$714	1.3
Green Lake County	\$17.40	\$905	\$36,200	2.4	\$86,600	\$2,165	\$25,980	\$650	1,867	23%	\$15.78	\$820	1.1
Iowa County	\$18.98	\$987	\$39,480	2.6	\$107,800	\$2,695	\$32,340	\$809	2,153	22%	\$15.75	\$819	1.2
Iron County	\$17.40	\$905	\$36,200	2.4	\$76,700	\$1,918	\$23,010	\$575	443	15%	\$8.01	\$416	2.2
Jackson County	\$17.40	\$905	\$36,200	2.4	\$86,000	\$2,150	\$25,800	\$645	1,950	24%	\$13.47	\$701	1.3
Jefferson County	\$20.40	\$1,061	\$42,440	2.8	\$100,400	\$2,510	\$30,120	\$753	9,161	27%	\$16.79	\$873	1.2
Juneau County	\$18.21	\$947	\$37,880	2.5	\$81,000	\$2,025	\$24,300	\$608	2,198	21%	\$16.66	\$867	1.1
Kenosha County	\$26.94	\$1,401	\$56,040	3.7	\$97,800	\$2,445	\$29,340	\$734	21,765	33%	\$16.79	\$873	1.6
Kewaunee County	\$20.29	\$1,055	\$42,200	2.8	\$98,000	\$2,450	\$29,400	\$735	1,132	14%	\$12.32	\$640	1.6
La Crosse County	\$21.58	\$1,122	\$44,880	3.0	\$98,400	\$2,460	\$29,520	\$738	18,981	38%	\$17.80	\$926	1.2
Lafayette County	\$17.40	\$905	\$36,200	2.4	\$87,500	\$2,188	\$26,250	\$656	1,381	21%	\$14.42	\$750	1.2
Langlade County	\$17.40	\$905	\$36,200	2.4	\$76,900	\$1,923	\$23,070	\$577	1,939	23%	\$13.72	\$714	1.3
Lincoln County	\$17.40	\$905	\$36,200	2.4	\$90,600	\$2,265	\$27,180	\$680	2,632	22%	\$10.81	\$562	1.6
Manitowoc County	\$17.40	\$905	\$36,200	2.4	\$81,700	\$2,043	\$24,510	\$613	8,370	24%	\$15.54	\$808	1.1
Marathon County	\$19.62	\$1,020	\$40,800	2.7	\$94,800	\$2,370	\$28,440	\$711	15,302	27%	\$16.65	\$866	1.2
Marinette County	\$17.40	\$905	\$36,200	2.4	\$75,700	\$1,893	\$22,710	\$568	3,807	21%	\$16.79	\$873	1.0
Marquette County	\$17.40	\$905	\$36,200	2.4	\$77,700	\$1,943	\$23,310	\$583	1,360	20%	\$13.98	\$727	1.2
Menominee County	\$18.10	\$941	\$37,640	2.5	\$70,000	\$1,750	\$21,000	\$525	390	30%	\$11.91	\$619	1.5
Milwaukee County	\$22.50	\$1,170	\$46,800	3.1	\$102,100	\$2,553	\$30,630	\$766	197,035	51%	\$22.45	\$1,167	1.0
Monroe County	\$19.19	\$998	\$39,920	2.6	\$86,600	\$2,165	\$25,980	\$650	5,125	28%	\$17.05	\$887	1.1
Oconto County	\$17.40	\$905	\$36,200	2.4	\$93,600	\$2,340	\$28,080	\$702	2,555	16%	\$12.75	\$663	1.4
Oneida County	\$19.04	\$990	\$39,600	2.6	\$89,200	\$2,230	\$26,760	\$669	2,859	17%	\$13.27	\$690	1.4
Outagamie County	\$18.90	\$983	\$39,320	2.6	\$104,000	\$2,600	\$31,200	\$780	21,871	29%	\$19.66	\$1,022	1.0
Ozaukee County	\$22.50	\$1,170	\$46,800	3.1	\$102,100	\$2,553	\$30,630	\$766	9,963	27%	\$17.09	\$889	1.3
Pepin County	\$17.40	\$905	\$36,200	2.4	\$89,000	\$2,225	\$26,700	\$668	553	18%	\$16.07	\$836	1.1
Pierce County	\$31.19	\$1,622	\$64,880	4.3	\$124,200	\$3,105	\$37,260	\$932	4,058	26%	\$11.75	\$611	2.7

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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
Polk County	\$19.62	\$1,020	\$40,800	2.7	\$92,000	\$2,300	\$27,600	\$690	3,602	19%	\$13.27	\$690	1.5
Portage County	\$18.79	\$977	\$39,080	2.6	\$99,100	\$2,478	\$29,730	\$743	8,869	30%	\$15.12	\$786	1.2
Price County	\$17.40	\$905	\$36,200	2.4	\$76,000	\$1,900	\$22,800	\$570	1,358	20%	\$14.02	\$729	1.2
Racine County	\$21.00	\$1,092	\$43,680	2.9	\$97,300	\$2,433	\$29,190	\$730	23,759	30%	\$16.69	\$868	1.3
Richland County	\$17.40	\$905	\$36,200	2.4	\$82,900	\$2,073	\$24,870	\$622	1,688	23%	\$14.57	\$758	1.2
Rock County	\$21.25	\$1,105	\$44,200	2.9	\$85,700	\$2,143	\$25,710	\$643	19,977	30%	\$18.39	\$956	1.2
Rusk County	\$17.40	\$905	\$36,200	2.4	\$75,100	\$1,878	\$22,530	\$563	1,306	21%	\$13.87	\$721	1.3
St. Croix County	\$31.19	\$1,622	\$64,880	4.3	\$124,200	\$3,105	\$37,260	\$932	7,518	21%	\$14.75	\$767	2.1
Sauk County	\$20.04	\$1,042	\$41,680	2.8	\$101,000	\$2,525	\$30,300	\$758	7,326	27%	\$14.11	\$734	1.4
Sawyer County	\$18.10	\$941	\$37,640	2.5	\$81,100	\$2,028	\$24,330	\$608	1,977	24%	\$14.15	\$736	1.3
Shawano County	\$17.40	\$905	\$36,200	2.4	\$82,000	\$2,050	\$24,600	\$615	3,447	21%	\$12.54	\$652	1.4
Sheboygan County	\$18.37	\$955	\$38,200	2.5	\$86,800	\$2,170	\$26,040	\$651	13,883	28%	\$21.06	\$1,095	0.9
Taylor County	\$17.40	\$905	\$36,200	2.4	\$81,600	\$2,040	\$24,480	\$612	1,547	20%	\$15.85	\$824	1.1
Trempealeau County	\$17.67	\$919	\$36,760	2.4	\$91,100	\$2,278	\$27,330	\$683	3,195	26%	\$15.30	\$796	1.2
Vernon County	\$17.40	\$905	\$36,200	2.4	\$88,300	\$2,208	\$26,490	\$662	2,429	20%	\$13.64	\$709	1.3
Vilas County	\$17.40	\$905	\$36,200	2.4	\$82,300	\$2,058	\$24,690	\$617	1,761	17%	\$14.82	\$770	1.2
Walworth County	\$21.31	\$1,108	\$44,320	2.9	\$101,200	\$2,530	\$30,360	\$759	12,780	30%	\$14.68	\$763	1.5
Washburn County	\$17.67	\$919	\$36,760	2.4	\$81,100	\$2,028	\$24,330	\$608	1,356	19%	\$12.36	\$642	1.4
Washington County	\$22.50	\$1,170	\$46,800	3.1	\$102,100	\$2,553	\$30,630	\$766	12,794	23%	\$16.63	\$865	1.4
Waukesha County	\$22.50	\$1,170	\$46,800	3.1	\$102,100	\$2,553	\$30,630	\$766	38,625	23%	\$17.88	\$930	1.3
Waupaca County	\$17.40	\$905	\$36,200	2.4	\$89,500	\$2,238	\$26,850	\$671	5,329	24%	\$14.74	\$766	1.2
Waushara County	\$17.40	\$905	\$36,200	2.4	\$80,300	\$2,008	\$24,090	\$602	1,739	17%	\$12.61	\$656	1.4
Winnebago County	\$19.42	\$1,010	\$40,400	2.7	\$99,100	\$2,478	\$29,730	\$743	24,453	34%	\$18.92	\$984	1.0
Wood County	\$17.58	\$914	\$36,560	2.4	\$86,000	\$2,150	\$25,800	\$645	8,600	27%	\$16.83	\$875	1.0

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