

WYOMING

#37*

In **Wyoming**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,091**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,637** monthly or **\$43,647** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.98
PER HOUR
**STATE HOUSING
WAGE**

FACTS ABOUT WYOMING:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$16.98
2-Bedroom Housing Wage	\$20.98
Number of Renter Households	65,763
Percent Renters	28%

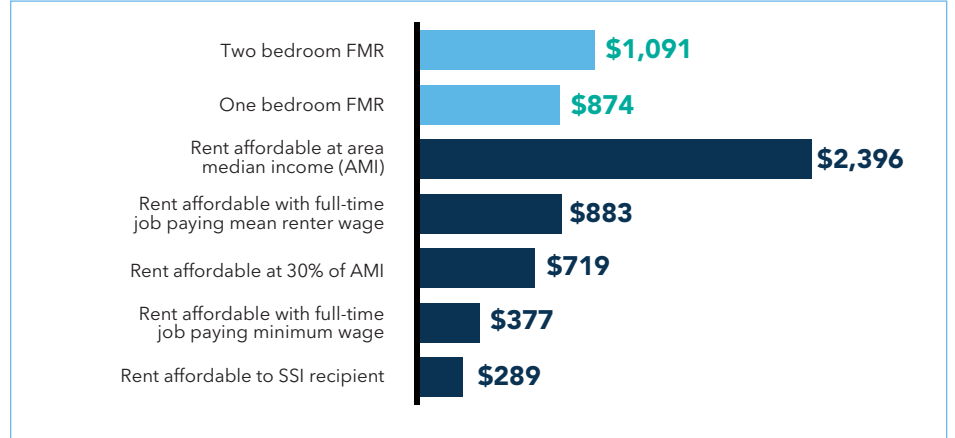
116
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

93
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

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

2.3
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Teton County	\$33.50
Cheyenne MSA	\$22.33
Sheridan County	\$22.02
Johnson County	\$21.15
Casper MSA	\$20.58



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.

WYOMING

	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
Wyoming	\$20.98	\$1,091	\$43,647	2.9	\$95,857	\$2,396	\$28,757	\$719	65,763	28%	\$16.98	\$883	1.2
Combined Nonmetro Areas	\$20.72	\$1,078	\$43,104	2.9	\$98,024	\$2,451	\$29,407	\$735	45,290	28%	\$17.32	\$900	1.2
<u>Metropolitan Areas</u>													
Casper MSA	\$20.58	\$1,070	\$42,800	2.8	\$85,900	\$2,148	\$25,770	\$644	8,958	27%	\$16.44	\$855	1.3
Cheyenne MSA	\$22.33	\$1,161	\$46,440	3.1	\$95,400	\$2,385	\$28,620	\$716	11,515	28%	\$16.12	\$838	1.4
<u>Counties</u>													
Albany County	\$19.56	\$1,017	\$40,680	2.7	\$97,700	\$2,443	\$29,310	\$733	8,055	49%	\$13.57	\$706	1.4
Big Horn County	\$17.40	\$905	\$36,200	2.4	\$85,700	\$2,143	\$25,710	\$643	976	23%	\$16.24	\$844	1.1
Campbell County	\$20.52	\$1,067	\$42,680	2.8	\$108,000	\$2,700	\$32,400	\$810	3,806	22%	\$13.00	\$676	1.6
Carbon County	\$19.96	\$1,038	\$41,520	2.8	\$80,500	\$2,013	\$24,150	\$604	1,591	27%	\$23.67	\$1,231	0.8
Converse County	\$19.60	\$1,019	\$40,760	2.7	\$98,800	\$2,470	\$29,640	\$741	1,102	19%	\$13.87	\$721	1.4
Crook County	\$17.63	\$917	\$36,680	2.4	\$96,000	\$2,400	\$28,800	\$720	596	22%	\$22.70	\$1,180	0.8
Fremont County	\$19.69	\$1,024	\$40,960	2.7	\$80,800	\$2,020	\$24,240	\$606	4,284	29%	\$14.97	\$778	1.3
Goshen County	\$17.96	\$934	\$37,360	2.5	\$77,800	\$1,945	\$23,340	\$584	1,254	25%	\$15.28	\$795	1.2
Hot Springs County	\$17.40	\$905	\$36,200	2.4	\$82,900	\$2,073	\$24,870	\$622	602	29%	\$10.95	\$569	1.6
Johnson County	\$21.15	\$1,100	\$44,000	2.9	\$95,400	\$2,385	\$28,620	\$716	1,134	29%	\$9.90	\$515	2.1
Laramie County	\$22.33	\$1,161	\$46,440	3.1	\$95,400	\$2,385	\$28,620	\$716	11,515	28%	\$16.12	\$838	1.4
Lincoln County	\$17.40	\$905	\$36,200	2.4	\$111,800	\$2,795	\$33,540	\$839	1,573	21%	\$15.86	\$825	1.1
Natrona County	\$20.58	\$1,070	\$42,800	2.8	\$85,900	\$2,148	\$25,770	\$644	8,958	27%	\$16.44	\$855	1.3
Niobrara County †	\$17.40	\$905	\$36,200	2.4	\$64,300	\$1,608	\$19,290	\$482	317	30%			
Park County	\$19.52	\$1,015	\$40,600	2.7	\$88,400	\$2,210	\$26,520	\$663	3,451	26%	\$13.80	\$718	1.4
Platte County	\$19.50	\$1,014	\$40,560	2.7	\$92,700	\$2,318	\$27,810	\$695	1,001	26%	\$14.60	\$759	1.3
Sheridan County	\$22.02	\$1,145	\$45,800	3.0	\$108,500	\$2,713	\$32,550	\$814	4,055	31%	\$15.05	\$783	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.

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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
Sublette County	\$19.96	\$1,038	\$41,520	2.8	\$103,400	\$2,585	\$31,020	\$776	595	17%	\$17.04	\$886	1.2
Sweetwater County	\$19.87	\$1,033	\$41,320	2.7	\$102,500	\$2,563	\$30,750	\$769	4,353	27%	\$23.20	\$1,207	0.9
Teton County	\$33.50	\$1,742	\$69,680	4.6	\$133,100	\$3,328	\$39,930	\$998	3,642	38%	\$26.44	\$1,375	1.3
Uinta County	\$17.40	\$905	\$36,200	2.4	\$96,600	\$2,415	\$28,980	\$725	1,672	22%	\$11.93	\$620	1.5
Washakie County	\$17.40	\$905	\$36,200	2.4	\$82,000	\$2,050	\$24,600	\$615	968	28%	\$16.82	\$874	1.0
Weston County	\$20.37	\$1,059	\$42,360	2.8	\$82,500	\$2,063	\$24,750	\$619	263	10%	\$12.48	\$649	1.6

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