

NEVADA

#15*

In **Nevada**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,455**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,851** monthly or **\$58,212** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$27.99
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEVADA:

STATE FACTS	
Minimum Wage	\$11.25
Average Renter Wage	\$21.93
2-Bedroom Housing Wage	\$27.99
Number of Renter Households	482,281
Percent Renters	42%

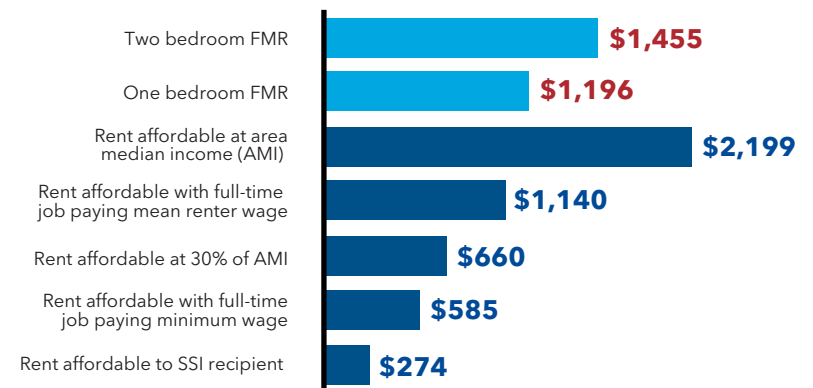
100
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

82
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)

2.0
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Reno MSA	\$30.48
Las Vegas-Henderson-Paradise MSA	\$28.02
Douglas County	\$25.00
Elko County	\$25.00
Carson City MSA	\$24.48



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.

NEVADA

	FY23 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 BMR 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nevada	\$27.99	\$1,455	\$58,212	2.5	\$87,969	\$2,199	\$26,391	\$660	482,281	42%	\$21.93	\$1,140	1.3
Combined Nonmetro Areas	\$22.28	\$1,159	\$46,352	2.0	\$90,190	\$2,255	\$27,057	\$676	30,712	27%	\$21.63	\$1,125	1.0
<u>Metropolitan Areas</u>													
Carson City MSA	\$24.48	\$1,273	\$50,920	2.2	\$85,500	\$2,138	\$25,650	\$641	9,320	40%	\$21.63	\$1,125	1.1
Las Vegas-Henderson-Paradise MSA	\$28.02	\$1,457	\$58,280	2.5	\$83,900	\$2,098	\$25,170	\$629	363,672	45%	\$21.74	\$1,130	1.3
Reno MSA	\$30.48	\$1,585	\$63,400	2.7	\$104,400	\$2,610	\$31,320	\$783	78,577	41%	\$22.92	\$1,192	1.3
<u>Counties</u>													
Churchill County	\$20.35	\$1,058	\$42,320	1.8	\$94,600	\$2,365	\$28,380	\$710	3,169	32%	\$21.10	\$1,097	1.0
Clark County	\$28.02	\$1,457	\$58,280	2.5	\$83,900	\$2,098	\$25,170	\$629	363,672	45%	\$21.74	\$1,130	1.3
Douglas County	\$25.00	\$1,300	\$52,000	2.2	\$98,300	\$2,458	\$29,490	\$737	4,973	24%	\$20.73	\$1,078	1.2
Elko County	\$25.00	\$1,300	\$52,000	2.2	\$106,700	\$2,668	\$32,010	\$800	5,955	32%	\$20.84	\$1,083	1.2
Esmeralda County †	\$19.40	\$1,009	\$40,360	1.7	\$76,300	\$1,908	\$22,890	\$572	251	52%			
Eureka County	\$21.46	\$1,116	\$44,640	1.9	\$90,000	\$2,250	\$27,000	\$675	125	23%	\$40.33	\$2,097	0.5
Humboldt County	\$22.15	\$1,152	\$46,080	2.0	\$96,400	\$2,410	\$28,920	\$723	2,049	30%	\$19.62	\$1,020	1.1
Lander County	\$21.46	\$1,116	\$44,640	1.9	\$109,600	\$2,740	\$32,880	\$822	531	23%	\$15.34	\$798	1.4
Lincoln County	\$17.75	\$923	\$36,920	1.6	\$82,500	\$2,063	\$24,750	\$619	470	27%	\$12.50	\$650	1.4
Lyon County	\$21.10	\$1,097	\$43,880	1.9	\$87,400	\$2,185	\$26,220	\$656	5,350	24%	\$18.85	\$980	1.1
Mineral County	\$21.46	\$1,116	\$44,640	1.9	\$59,100	\$1,478	\$17,730	\$443	456	26%	\$21.09	\$1,097	1.0
Nye County	\$20.50	\$1,066	\$42,640	1.8	\$68,300	\$1,708	\$20,490	\$512	5,870	27%	\$20.07	\$1,044	1.0
Pershing County	\$18.35	\$954	\$38,160	1.6	\$82,700	\$2,068	\$24,810	\$620	555	30%	\$26.08	\$1,356	0.7
Storey County †	\$30.48	\$1,585	\$63,400	2.7	\$104,400	\$2,610	\$31,320	\$783	56	3%			
Washoe County	\$30.48	\$1,585	\$63,400	2.7	\$104,400	\$2,610	\$31,320	\$783	78,521	42%	\$22.92	\$1,192	1.3
White Pine County	\$21.79	\$1,133	\$45,320	1.9	\$93,700	\$2,343	\$28,110	\$703	958	28%	\$33.84	\$1,760	0.6
Carson City	\$24.48	\$1,273	\$50,920	2.2	\$85,500	\$2,138	\$25,650	\$641	9,320	40%	\$21.63	\$1,125	1.1

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2023 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2023 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing