

# PENNSYLVANIA

#27\*

In **Pennsylvania**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,228**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,092** monthly or **\$49,109** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$23.61**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT PENNSYLVANIA:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$20.38</b>
2-Bedroom Housing Wage	<b>\$23.61</b>
Number of Renter Households	<b>1,586,866</b>
Percent Renters	<b>31%</b>

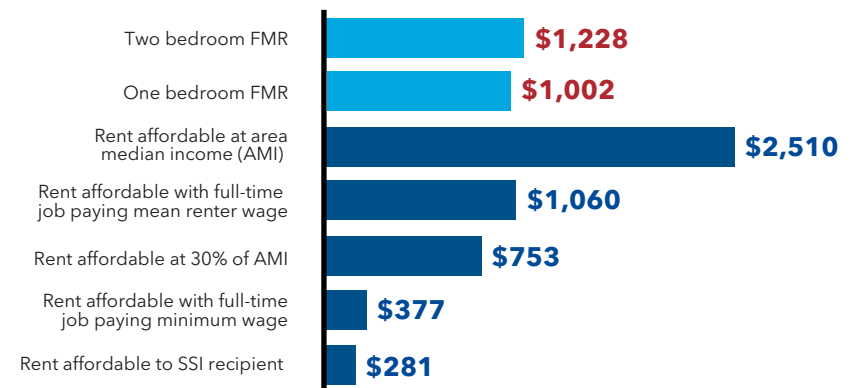
**130**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**106**  
Work Hours Per Week At  
**Minimum Wage To Afford a 1-Bedroom  
Rental Home** (at FMR)

**3.3**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
2-Bedroom Rental Home** (at FMR)

**2.7**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Philadelphia-Camden-Wilmington MSA	<b>\$28.27</b>
Pike County	<b>\$27.73</b>
Allentown-Bethlehem-Easton HMFA	<b>\$26.85</b>
East Stroudsburg MSA	<b>\$25.13</b>
Lancaster MSA	<b>\$24.73</b>



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.

PENNSYLVANIA

	FY23 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
Pennsylvania	\$23.61	\$1,228	\$49,109	3.3	\$100,398	\$2,510	\$30,119	\$753	1,586,866	31%	\$20.38	\$1,060	1.2
Combined Nonmetro Areas	\$16.18	\$841	\$33,645	2.2	\$78,160	\$1,954	\$23,448	\$586	139,224	25%	\$14.06	\$731	1.2
<u>Metropolitan Areas</u>													
Allentown-Bethlehem-Easton HMFA	\$26.85	\$1,396	\$55,840	3.7	\$97,600	\$2,440	\$29,280	\$732	90,809	32%	\$18.80	\$978	1.4
Altoona MSA	\$17.63	\$917	\$36,680	2.4	\$81,100	\$2,028	\$24,330	\$608	14,193	28%	\$13.24	\$688	1.3
Armstrong County HMFA	\$17.25	\$897	\$35,880	2.4	\$82,600	\$2,065	\$24,780	\$620	6,118	22%	\$14.04	\$730	1.2
Chambersburg-Waynesboro MSA	\$19.81	\$1,030	\$41,200	2.7	\$92,100	\$2,303	\$27,630	\$691	17,337	28%	\$16.34	\$850	1.2
Columbia County HMFA	\$18.62	\$968	\$38,720	2.6	\$81,000	\$2,025	\$24,300	\$608	7,632	30%	\$14.31	\$744	1.3
East Stroudsburg MSA	\$25.13	\$1,307	\$52,280	3.5	\$100,000	\$2,500	\$30,000	\$750	13,181	22%	\$15.78	\$821	1.6
Erie MSA	\$18.21	\$947	\$37,880	2.5	\$82,100	\$2,053	\$24,630	\$616	35,529	33%	\$13.04	\$678	1.4
Gettysburg MSA	\$21.48	\$1,117	\$44,680	3.0	\$100,500	\$2,513	\$30,150	\$754	8,780	22%	\$14.48	\$753	1.5
Harrisburg-Carlisle MSA	\$23.62	\$1,228	\$49,120	3.3	\$102,700	\$2,568	\$30,810	\$770	75,083	32%	\$20.54	\$1,068	1.1
Johnstown MSA	\$15.79	\$821	\$32,840	2.2	\$80,900	\$2,023	\$24,270	\$607	13,411	24%	\$12.22	\$635	1.3
Lancaster MSA	\$24.73	\$1,286	\$51,440	3.4	\$98,000	\$2,450	\$29,400	\$735	62,744	30%	\$18.77	\$976	1.3
Lebanon MSA	\$20.96	\$1,090	\$43,600	2.9	\$97,200	\$2,430	\$29,160	\$729	16,193	30%	\$15.80	\$822	1.3
Montour County HMFA	\$18.38	\$956	\$38,240	2.5	\$91,900	\$2,298	\$27,570	\$689	2,399	32%	\$21.30	\$1,108	0.9
Philadelphia-Camden-Wilmington MSA	\$28.27	\$1,470	\$58,800	3.9	\$114,400	\$2,860	\$34,320	\$858	569,683	35%	\$25.49	\$1,326	1.1
Pike County HMFA	\$27.73	\$1,442	\$57,680	3.8	\$96,000	\$2,400	\$28,800	\$720	3,604	15%	\$9.74	\$506	2.8
Pittsburgh HMFA	\$20.96	\$1,090	\$43,600	2.9	\$102,600	\$2,565	\$30,780	\$770	296,701	30%	\$20.15	\$1,048	1.0
Reading MSA	\$21.85	\$1,136	\$45,440	3.0	\$95,300	\$2,383	\$28,590	\$715	46,503	29%	\$18.05	\$939	1.2
Scranton-Wilkes-Barre MSA	\$19.38	\$1,008	\$40,320	2.7	\$86,500	\$2,163	\$25,950	\$649	75,369	33%	\$15.92	\$828	1.2

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

PENNSYLVANIA

	FY23 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
Sharon HMFA	\$15.79	\$821	\$32,840	2.2	\$76,200	\$1,905	\$22,860	\$572	13,213	29%	\$13.23	\$688	1.2
State College MSA	\$24.71	\$1,285	\$51,400	3.4	\$115,500	\$2,888	\$34,650	\$866	21,325	37%	\$14.06	\$731	1.8
Williamsport MSA	\$18.62	\$968	\$38,720	2.6	\$78,700	\$1,968	\$23,610	\$590	13,867	30%	\$16.28	\$847	1.1
York-Hanover MSA	\$21.69	\$1,128	\$45,120	3.0	\$97,600	\$2,440	\$29,280	\$732	43,968	25%	\$17.26	\$897	1.3
<b>Counties</b>													
Adams County	\$21.48	\$1,117	\$44,680	3.0	\$100,500	\$2,513	\$30,150	\$754	8,780	22%	\$14.48	\$753	1.5
Allegheny County	\$20.96	\$1,090	\$43,600	2.9	\$102,600	\$2,565	\$30,780	\$770	191,090	35%	\$22.43	\$1,167	0.9
Armstrong County	\$17.25	\$897	\$35,880	2.4	\$82,600	\$2,065	\$24,780	\$620	6,118	22%	\$14.04	\$730	1.2
Beaver County	\$20.96	\$1,090	\$43,600	2.9	\$102,600	\$2,565	\$30,780	\$770	19,108	27%	\$17.41	\$905	1.2
Bedford County	\$15.79	\$821	\$32,840	2.2	\$77,000	\$1,925	\$23,100	\$578	3,989	21%	\$12.01	\$624	1.3
Berks County	\$21.85	\$1,136	\$45,440	3.0	\$95,300	\$2,383	\$28,590	\$715	46,503	29%	\$18.05	\$939	1.2
Blair County	\$17.63	\$917	\$36,680	2.4	\$81,100	\$2,028	\$24,330	\$608	14,193	28%	\$13.24	\$688	1.3
Bradford County	\$16.77	\$872	\$34,880	2.3	\$77,200	\$1,930	\$23,160	\$579	6,527	27%	\$18.60	\$967	0.9
Bucks County	\$28.27	\$1,470	\$58,800	3.9	\$114,400	\$2,860	\$34,320	\$858	53,677	22%	\$17.07	\$887	1.7
Butler County	\$20.96	\$1,090	\$43,600	2.9	\$102,600	\$2,565	\$30,780	\$770	18,112	23%	\$16.40	\$853	1.3
Cambria County	\$15.79	\$821	\$32,840	2.2	\$80,900	\$2,023	\$24,270	\$607	13,411	24%	\$12.22	\$635	1.3
Cameron County	\$15.79	\$821	\$32,840	2.2	\$60,100	\$1,503	\$18,030	\$451	614	29%	\$13.24	\$688	1.2
Carbon County	\$26.85	\$1,396	\$55,840	3.7	\$97,600	\$2,440	\$29,280	\$732	6,832	26%	\$13.20	\$687	2.0
Centre County	\$24.71	\$1,285	\$51,400	3.4	\$115,500	\$2,888	\$34,650	\$866	21,325	37%	\$14.06	\$731	1.8
Chester County	\$28.27	\$1,470	\$58,800	3.9	\$114,400	\$2,860	\$34,320	\$858	50,031	25%	\$24.70	\$1,285	1.1
Clarion County	\$15.79	\$821	\$32,840	2.2	\$77,900	\$1,948	\$23,370	\$584	4,275	29%	\$11.09	\$577	1.4
Clearfield County	\$15.79	\$821	\$32,840	2.2	\$78,900	\$1,973	\$23,670	\$592	6,944	22%	\$12.79	\$665	1.2
Clinton County	\$17.25	\$897	\$35,880	2.4	\$75,500	\$1,888	\$22,650	\$566	4,372	30%	\$15.05	\$783	1.1
Columbia County	\$18.62	\$968	\$38,720	2.6	\$81,000	\$2,025	\$24,300	\$608	7,632	30%	\$14.31	\$744	1.3

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	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
Crawford County	\$15.79	\$821	\$32,840	2.2	\$74,800	\$1,870	\$22,440	\$561	8,689	26%	\$13.10	\$681	1.2
Cumberland County	\$23.62	\$1,228	\$49,120	3.3	\$102,700	\$2,568	\$30,810	\$770	29,850	29%	\$19.15	\$996	1.2
Dauphin County	\$23.62	\$1,228	\$49,120	3.3	\$102,700	\$2,568	\$30,810	\$770	41,787	36%	\$22.16	\$1,152	1.1
Delaware County	\$28.27	\$1,470	\$58,800	3.9	\$114,400	\$2,860	\$34,320	\$858	66,562	31%	\$20.13	\$1,047	1.4
Elk County	\$15.79	\$821	\$32,840	2.2	\$83,400	\$2,085	\$25,020	\$626	2,718	20%	\$12.03	\$626	1.3
Erie County	\$18.21	\$947	\$37,880	2.5	\$82,100	\$2,053	\$24,630	\$616	35,529	33%	\$13.04	\$678	1.4
Fayette County	\$20.96	\$1,090	\$43,600	2.9	\$102,600	\$2,565	\$30,780	\$770	14,241	26%	\$12.52	\$651	1.7
Forest County	\$17.92	\$932	\$37,280	2.5	\$63,000	\$1,575	\$18,900	\$473	275	15%	\$12.46	\$648	1.4
Franklin County	\$19.81	\$1,030	\$41,200	2.7	\$92,100	\$2,303	\$27,630	\$691	17,337	28%	\$16.34	\$850	1.2
Fulton County	\$15.79	\$821	\$32,840	2.2	\$77,600	\$1,940	\$23,280	\$582	1,344	22%	\$17.30	\$900	0.9
Greene County	\$16.58	\$862	\$34,480	2.3	\$84,000	\$2,100	\$25,200	\$630	3,212	23%	\$19.77	\$1,028	0.8
Huntingdon County	\$15.79	\$821	\$32,840	2.2	\$79,300	\$1,983	\$23,790	\$595	3,426	22%	\$11.65	\$606	1.4
Indiana County	\$15.98	\$831	\$33,240	2.2	\$78,800	\$1,970	\$23,640	\$591	9,393	29%	\$15.34	\$798	1.0
Jefferson County	\$15.90	\$827	\$33,080	2.2	\$73,300	\$1,833	\$21,990	\$550	4,367	25%	\$13.84	\$720	1.1
Juniata County	\$15.79	\$821	\$32,840	2.2	\$83,600	\$2,090	\$25,080	\$627	2,274	26%	\$14.04	\$730	1.1
Lackawanna County	\$19.38	\$1,008	\$40,320	2.7	\$86,500	\$2,163	\$25,950	\$649	30,296	35%	\$15.24	\$792	1.3
Lancaster County	\$24.73	\$1,286	\$51,440	3.4	\$98,000	\$2,450	\$29,400	\$735	62,744	30%	\$18.77	\$976	1.3
Lawrence County	\$16.15	\$840	\$33,600	2.2	\$86,300	\$2,158	\$25,890	\$647	8,980	25%	\$12.38	\$644	1.3
Lebanon County	\$20.96	\$1,090	\$43,600	2.9	\$97,200	\$2,430	\$29,160	\$729	16,193	30%	\$15.80	\$822	1.3
Lehigh County	\$26.85	\$1,396	\$55,840	3.7	\$97,600	\$2,440	\$29,280	\$732	50,042	35%	\$20.51	\$1,066	1.3
Luzerne County	\$19.38	\$1,008	\$40,320	2.7	\$86,500	\$2,163	\$25,950	\$649	42,679	32%	\$16.13	\$839	1.2
Lycoming County	\$18.62	\$968	\$38,720	2.6	\$78,700	\$1,968	\$23,610	\$590	13,867	30%	\$16.28	\$847	1.1
McKean County	\$15.79	\$821	\$32,840	2.2	\$75,500	\$1,888	\$22,650	\$566	3,791	24%	\$12.37	\$643	1.3
Mercer County	\$15.79	\$821	\$32,840	2.2	\$76,200	\$1,905	\$22,860	\$572	13,213	29%	\$13.23	\$688	1.2
Mifflin County	\$15.79	\$821	\$32,840	2.2	\$71,000	\$1,775	\$21,300	\$533	5,171	28%	\$14.51	\$754	1.1
Monroe County	\$25.13	\$1,307	\$52,280	3.5	\$100,000	\$2,500	\$30,000	\$750	13,181	22%	\$15.78	\$821	1.6

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	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
Montgomery County	\$28.27	\$1,470	\$58,800	3.9	\$114,400	\$2,860	\$34,320	\$858	91,673	28%	\$26.34	\$1,370	1.1
Montour County	\$18.38	\$956	\$38,240	2.5	\$91,900	\$2,298	\$27,570	\$689	2,399	32%	\$21.30	\$1,108	0.9
Northampton County	\$26.85	\$1,396	\$55,840	3.7	\$97,600	\$2,440	\$29,280	\$732	33,935	28%	\$16.57	\$862	1.6
Northumberland County	\$15.79	\$821	\$32,840	2.2	\$72,600	\$1,815	\$21,780	\$545	10,218	27%	\$13.82	\$719	1.1
Perry County	\$23.62	\$1,228	\$49,120	3.3	\$102,700	\$2,568	\$30,810	\$770	3,446	19%	\$9.86	\$513	2.4
Philadelphia County	\$28.27	\$1,470	\$58,800	3.9	\$114,400	\$2,860	\$34,320	\$858	307,740	48%	\$30.49	\$1,586	0.9
Pike County	\$27.73	\$1,442	\$57,680	3.8	\$96,000	\$2,400	\$28,800	\$720	3,604	15%	\$9.74	\$506	2.8
Potter County	\$15.79	\$821	\$32,840	2.2	\$71,600	\$1,790	\$21,480	\$537	1,362	21%	\$17.17	\$893	0.9
Schuylkill County	\$16.21	\$843	\$33,720	2.2	\$79,700	\$1,993	\$23,910	\$598	13,680	24%	\$14.63	\$761	1.1
Snyder County	\$16.27	\$846	\$33,840	2.2	\$81,700	\$2,043	\$24,510	\$613	3,611	25%	\$13.99	\$727	1.2
Somerset County	\$15.79	\$821	\$32,840	2.2	\$77,200	\$1,930	\$23,160	\$579	5,645	20%	\$13.47	\$701	1.2
Sullivan County	\$15.79	\$821	\$32,840	2.2	\$74,700	\$1,868	\$22,410	\$560	397	17%	\$10.52	\$547	1.5
Susquehanna County	\$17.12	\$890	\$35,600	2.4	\$82,500	\$2,063	\$24,750	\$619	3,323	22%	\$14.99	\$780	1.1
Tioga County	\$16.79	\$873	\$34,920	2.3	\$74,800	\$1,870	\$22,440	\$561	4,041	25%	\$14.12	\$734	1.2
Union County	\$17.06	\$887	\$35,480	2.4	\$90,400	\$2,260	\$27,120	\$678	3,942	28%	\$15.67	\$815	1.1
Venango County	\$15.79	\$821	\$32,840	2.2	\$75,600	\$1,890	\$22,680	\$567	5,326	25%	\$13.13	\$683	1.2
Warren County	\$15.79	\$821	\$32,840	2.2	\$78,000	\$1,950	\$23,400	\$585	3,569	22%	\$13.74	\$715	1.1
Washington County	\$20.96	\$1,090	\$43,600	2.9	\$102,600	\$2,565	\$30,780	\$770	20,486	24%	\$20.47	\$1,064	1.0
Wayne County	\$18.83	\$979	\$39,160	2.6	\$78,000	\$1,950	\$23,400	\$585	3,749	19%	\$14.04	\$730	1.3
Westmoreland County	\$20.96	\$1,090	\$43,600	2.9	\$102,600	\$2,565	\$30,780	\$770	33,664	22%	\$13.73	\$714	1.5
Wyoming County	\$19.38	\$1,008	\$40,320	2.7	\$86,500	\$2,163	\$25,950	\$649	2,394	23%	\$19.82	\$1,031	1.0
York County	\$21.69	\$1,128	\$45,120	3.0	\$97,600	\$2,440	\$29,280	\$732	43,968	25%	\$17.26	\$897	1.3

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