

# SOUTH DAKOTA

#48\*

In **South Dakota**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$909**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,031** monthly or **\$36,371** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$17.49**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT SOUTH DAKOTA:

STATE FACTS	
Minimum Wage	<b>\$10.80</b>
Average Renter Wage	<b>\$17.03</b>
2-Bedroom Housing Wage	<b>\$17.49</b>
Number of Renter Households	<b>109,102</b>
Percent Renters	<b>32%</b>

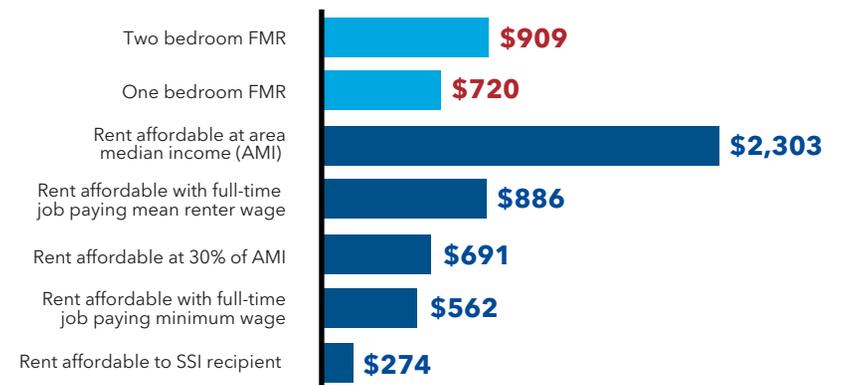
**65**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**51**  
Work Hours Per Week At  
**Minimum Wage To Afford a 1-Bedroom  
Rental Home** (at FMR)

**1.6**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
2-Bedroom Rental Home** (at FMR)

**1.3**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Custer County	<b>\$20.31</b>
Fall River County	<b>\$19.48</b>
Meade County	<b>\$19.46</b>
Rapid City HMFA	<b>\$19.13</b>
Stanley County	<b>\$18.62</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.

SOUTH DAKOTA

	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
South Dakota	\$17.49	\$909	\$36,371	1.6	\$92,134	\$2,303	\$27,640	\$691	109,102	32%	\$17.03	\$886	1.0
Combined Nonmetro Areas	\$16.45	\$856	\$34,223	1.5	\$86,825	\$2,171	\$26,048	\$651	54,505	31%	\$15.53	\$808	1.1
<u>Metropolitan Areas</u>													
Meade County HMFA	\$19.46	\$1,012	\$40,480	1.8	\$88,700	\$2,218	\$26,610	\$665	2,810	25%	\$15.34	\$798	1.3
Rapid City HMFA	\$19.13	\$995	\$39,800	1.8	\$89,700	\$2,243	\$26,910	\$673	13,556	31%	\$15.13	\$787	1.3
Sioux City MSA	\$17.85	\$928	\$37,120	1.7	\$85,300	\$2,133	\$25,590	\$640	2,076	30%	\$23.64	\$1,229	0.8
Sioux Falls MSA	\$18.25	\$949	\$37,960	1.7	\$102,500	\$2,563	\$30,750	\$769	36,155	33%	\$18.91	\$983	1.0
<u>Counties</u>													
Aurora County	\$15.88	\$826	\$33,040	1.5	\$89,700	\$2,243	\$26,910	\$673	224	21%	\$16.52	\$859	1.0
Beadle County	\$15.92	\$828	\$33,120	1.5	\$80,300	\$2,008	\$24,090	\$602	2,356	31%	\$15.90	\$827	1.0
Bennett County	\$16.40	\$853	\$34,120	1.5	\$49,400	\$1,235	\$14,820	\$371	441	45%	\$14.41	\$749	1.1
Bon Homme County	\$15.88	\$826	\$33,040	1.5	\$83,200	\$2,080	\$24,960	\$624	522	21%	\$12.80	\$666	1.2
Brookings County	\$16.71	\$869	\$34,760	1.5	\$103,100	\$2,578	\$30,930	\$773	5,346	40%	\$19.00	\$988	0.9
Brown County	\$15.94	\$829	\$33,160	1.5	\$99,200	\$2,480	\$29,760	\$744	5,595	35%	\$16.23	\$844	1.0
Brule County	\$15.88	\$826	\$33,040	1.5	\$86,700	\$2,168	\$26,010	\$650	697	35%	\$18.70	\$972	0.8
Buffalo County †	\$16.88	\$878	\$35,120	1.6	\$43,100	\$1,078	\$12,930	\$323	264	51%			
Butte County	\$17.79	\$925	\$37,000	1.6	\$72,100	\$1,803	\$21,630	\$541	895	22%	\$14.86	\$773	1.2
Campbell County	\$15.88	\$826	\$33,040	1.5	\$92,000	\$2,300	\$27,600	\$690	114	17%	\$13.25	\$689	1.2
Charles Mix County	\$15.88	\$826	\$33,040	1.5	\$72,100	\$1,803	\$21,630	\$541	782	26%	\$11.29	\$587	1.4
Clark County	\$15.88	\$826	\$33,040	1.5	\$71,600	\$1,790	\$21,480	\$537	253	18%	\$15.91	\$827	1.0
Clay County	\$16.79	\$873	\$34,920	1.6	\$101,700	\$2,543	\$30,510	\$763	2,449	46%	\$11.17	\$581	1.5
Codington County	\$17.29	\$899	\$35,960	1.6	\$86,800	\$2,170	\$26,040	\$651	3,967	33%	\$15.02	\$781	1.2
Corson County	\$15.88	\$826	\$33,040	1.5	\$53,700	\$1,343	\$16,110	\$403	501	47%	\$13.68	\$711	1.2

† 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

SOUTH DAKOTA

	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
Custer County	\$20.31	\$1,056	\$42,240	1.9	\$87,500	\$2,188	\$26,250	\$656	611	17%	\$13.89	\$722	1.5
Davison County	\$16.38	\$852	\$34,080	1.5	\$90,000	\$2,250	\$27,000	\$675	3,163	37%	\$17.16	\$892	1.0
Day County	\$15.88	\$826	\$33,040	1.5	\$78,300	\$1,958	\$23,490	\$587	561	24%	\$13.66	\$710	1.2
Deuel County	\$15.88	\$826	\$33,040	1.5	\$87,600	\$2,190	\$26,280	\$657	426	24%	\$16.18	\$842	1.0
Dewey County	\$15.88	\$826	\$33,040	1.5	\$58,300	\$1,458	\$17,490	\$437	688	42%	\$14.96	\$778	1.1
Douglas County	\$17.46	\$908	\$36,320	1.6	\$96,600	\$2,415	\$28,980	\$725	263	24%	\$12.25	\$637	1.4
Edmunds County	\$15.88	\$826	\$33,040	1.5	\$92,600	\$2,315	\$27,780	\$695	267	18%	\$10.46	\$544	1.5
Fall River County	\$19.48	\$1,013	\$40,520	1.8	\$72,500	\$1,813	\$21,750	\$544	766	24%	\$8.79	\$457	2.2
Faulk County	\$15.92	\$828	\$33,120	1.5	\$89,100	\$2,228	\$26,730	\$668	132	17%	\$11.27	\$586	1.4
Grant County	\$15.88	\$826	\$33,040	1.5	\$94,800	\$2,370	\$28,440	\$711	479	16%	\$11.95	\$622	1.3
Gregory County	\$15.88	\$826	\$33,040	1.5	\$72,600	\$1,815	\$21,780	\$545	383	24%	\$12.82	\$667	1.2
Haakon County	\$17.31	\$900	\$36,000	1.6	\$68,400	\$1,710	\$20,520	\$513	141	20%	\$8.59	\$447	2.0
Hamlin County	\$15.88	\$826	\$33,040	1.5	\$90,000	\$2,250	\$27,000	\$675	394	19%	\$20.94	\$1,089	0.8
Hand County	\$15.88	\$826	\$33,040	1.5	\$98,100	\$2,453	\$29,430	\$736	396	29%	\$12.45	\$648	1.3
Hanson County	\$15.88	\$826	\$33,040	1.5	\$97,000	\$2,425	\$29,100	\$728	144	13%	\$18.63	\$969	0.9
Harding County	\$16.04	\$834	\$33,360	1.5	\$80,600	\$2,015	\$24,180	\$605	170	33%	\$20.90	\$1,087	0.8
Hughes County	\$17.29	\$899	\$35,960	1.6	\$101,000	\$2,525	\$30,300	\$758	2,136	29%	\$12.25	\$637	1.4
Hutchinson County	\$17.25	\$897	\$35,880	1.6	\$93,000	\$2,325	\$27,900	\$698	676	23%	\$15.26	\$793	1.1
Hyde County	\$15.88	\$826	\$33,040	1.5	\$83,600	\$2,090	\$25,080	\$627	95	17%	\$18.98	\$987	0.8
Jackson County	\$15.88	\$826	\$33,040	1.5	\$39,000	\$975	\$11,700	\$293	274	38%	\$12.27	\$638	1.3
Jerauld County	\$15.88	\$826	\$33,040	1.5	\$87,100	\$2,178	\$26,130	\$653	149	18%	\$13.68	\$711	1.2
Jones County	\$16.04	\$834	\$33,360	1.5	\$70,200	\$1,755	\$21,060	\$527	104	27%	\$15.83	\$823	1.0
Kingsbury County	\$16.48	\$857	\$34,280	1.5	\$89,700	\$2,243	\$26,910	\$673	400	20%	\$13.28	\$691	1.2
Lake County	\$15.88	\$826	\$33,040	1.5	\$93,200	\$2,330	\$27,960	\$699	1,278	28%	\$15.30	\$795	1.0
Lawrence County	\$16.81	\$874	\$34,960	1.6	\$88,300	\$2,208	\$26,490	\$662	4,036	36%	\$17.04	\$886	1.0
Lincoln County	\$18.25	\$949	\$37,960	1.7	\$102,500	\$2,563	\$30,750	\$769	6,550	26%	\$21.89	\$1,138	0.8

† Wage data not available (See Appendix B).

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Lyman County	\$15.88	\$826	\$33,040	1.5	\$69,300	\$1,733	\$20,790	\$520	417	34%	\$8.95	\$465	1.8
McCook County	\$18.25	\$949	\$37,960	1.7	\$102,500	\$2,563	\$30,750	\$769	416	19%	\$15.17	\$789	1.2
McPherson County	\$15.88	\$826	\$33,040	1.5	\$75,600	\$1,890	\$22,680	\$567	173	20%	\$15.81	\$822	1.0
Marshall County	\$15.88	\$826	\$33,040	1.5	\$101,100	\$2,528	\$30,330	\$758	349	20%	\$20.50	\$1,066	0.8
Meade County	\$19.46	\$1,012	\$40,480	1.8	\$88,700	\$2,218	\$26,610	\$665	2,810	25%	\$15.34	\$798	1.3
Mellette County †	\$15.88	\$826	\$33,040	1.5	\$50,900	\$1,273	\$15,270	\$382	250	43%			
Miner County	\$15.88	\$826	\$33,040	1.5	\$87,100	\$2,178	\$26,130	\$653	182	20%	\$14.25	\$741	1.1
Minnehaha County	\$18.25	\$949	\$37,960	1.7	\$102,500	\$2,563	\$30,750	\$769	28,469	36%	\$18.44	\$959	1.0
Moody County	\$15.88	\$826	\$33,040	1.5	\$94,400	\$2,360	\$28,320	\$708	698	28%	\$15.21	\$791	1.0
Oglala Lakota County	\$15.88	\$826	\$33,040	1.5	\$43,000	\$1,075	\$12,900	\$323	1,249	48%	\$13.08	\$680	1.2
Pennington County	\$19.13	\$995	\$39,800	1.8	\$89,700	\$2,243	\$26,910	\$673	13,556	31%	\$15.13	\$787	1.3
Perkins County	\$15.88	\$826	\$33,040	1.5	\$84,200	\$2,105	\$25,260	\$632	264	21%	\$12.15	\$632	1.3
Potter County	\$15.88	\$826	\$33,040	1.5	\$85,700	\$2,143	\$25,710	\$643	224	21%	\$19.67	\$1,023	0.8
Roberts County	\$15.88	\$826	\$33,040	1.5	\$68,500	\$1,713	\$20,550	\$514	1,218	33%	\$12.52	\$651	1.3
Sanborn County	\$15.88	\$826	\$33,040	1.5	\$84,900	\$2,123	\$25,470	\$637	230	26%	\$12.59	\$655	1.3
Spink County	\$15.88	\$826	\$33,040	1.5	\$91,200	\$2,280	\$27,360	\$684	574	23%	\$18.27	\$950	0.9
Stanley County	\$18.62	\$968	\$38,720	1.7	\$106,200	\$2,655	\$31,860	\$797	211	17%	\$9.74	\$506	1.9
Sully County	\$16.04	\$834	\$33,360	1.5	\$87,000	\$2,175	\$26,100	\$653	99	17%	\$25.04	\$1,302	0.6
Todd County	\$15.88	\$826	\$33,040	1.5	\$30,500	\$763	\$9,150	\$229	1,301	54%	\$20.62	\$1,072	0.8
Tripp County	\$15.88	\$826	\$33,040	1.5	\$70,000	\$1,750	\$21,000	\$525	597	28%	\$12.96	\$674	1.2
Turner County	\$18.25	\$949	\$37,960	1.7	\$102,500	\$2,563	\$30,750	\$769	720	21%	\$11.51	\$598	1.6
Union County	\$17.85	\$928	\$37,120	1.7	\$85,300	\$2,133	\$25,590	\$640	2,076	30%	\$23.64	\$1,229	0.8
Walworth County	\$15.90	\$827	\$33,080	1.5	\$81,600	\$2,040	\$24,480	\$612	680	29%	\$14.66	\$762	1.1
Yankton County	\$15.88	\$826	\$33,040	1.5	\$92,700	\$2,318	\$27,810	\$695	2,946	31%	\$16.37	\$851	1.0
Ziebach County	\$15.88	\$826	\$33,040	1.5	\$45,300	\$1,133	\$13,590	\$340	305	44%	\$11.05	\$575	1.4

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