

MINNESOTA

#26*

In **Minnesota**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,254**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,179** monthly or **\$50,149** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$24.11
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MINNESOTA:

STATE FACTS	
Minimum Wage	\$10.59
Average Renter Wage	\$20.51
2-Bedroom Housing Wage	\$24.11
Number of Renter Households	618,299
Percent Renters	28%

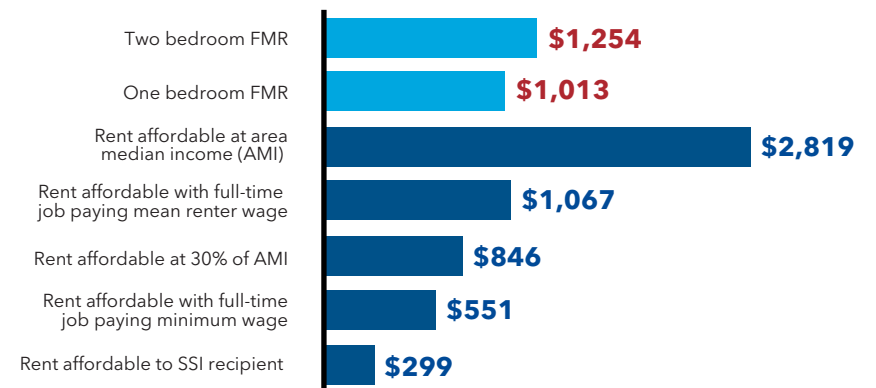
91
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

74
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

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

1.8
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	\$27.12
Rochester HMFA	\$23.54
Duluth HMFA	\$20.90
Rice County	\$20.63
Mankato-North Mankato MSA	\$20.31



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.

MINNESOTA

	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
Minnesota	\$24.11	\$1,254	\$50,149	2.3	\$112,774	\$2,819	\$33,832	\$846	618,299	28%	\$20.51	\$1,067	1.2
Combined Nonmetro Areas	\$17.29	\$899	\$35,971	1.6	\$89,129	\$2,228	\$26,739	\$668	114,154	23%	\$13.85	\$720	1.2
<u>Metropolitan Areas</u>													
Duluth HMFA	\$20.90	\$1,087	\$43,480	2.0	\$93,500	\$2,338	\$28,050	\$701	26,736	27%	\$14.16	\$736	1.5
Fargo MSA	\$17.52	\$911	\$36,440	1.7	\$104,100	\$2,603	\$31,230	\$781	8,283	33%	\$11.37	\$591	1.5
Fillmore County HMFA	\$16.79	\$873	\$34,920	1.6	\$91,800	\$2,295	\$27,540	\$689	1,533	18%	\$10.90	\$567	1.5
Grand Forks MSA	\$17.12	\$890	\$35,600	1.6	\$94,200	\$2,355	\$28,260	\$707	3,637	29%	\$11.14	\$579	1.5
La Crosse-Onalaska MSA	\$19.69	\$1,024	\$40,960	1.9	\$93,400	\$2,335	\$28,020	\$701	1,505	19%	\$12.38	\$644	1.6
Lake County HMFA	\$19.17	\$997	\$39,880	1.8	\$90,800	\$2,270	\$27,240	\$681	872	17%	\$15.28	\$794	1.3
Le Sueur County HMFA	\$19.12	\$994	\$39,760	1.8	\$107,500	\$2,688	\$32,250	\$806	2,106	19%	\$12.68	\$659	1.5
Mankato-North Mankato MSA	\$20.31	\$1,056	\$42,240	1.9	\$99,100	\$2,478	\$29,730	\$743	13,105	33%	\$14.87	\$773	1.4
Mille Lacs County HMFA	\$19.19	\$998	\$39,920	1.8	\$81,700	\$2,043	\$24,510	\$613	2,480	24%	\$10.49	\$545	1.8
Minneapolis-St. Paul-Bloomington HMFA	\$27.12	\$1,410	\$56,400	2.6	\$124,900	\$3,123	\$37,470	\$937	398,095	30%	\$23.25	\$1,209	1.2
Rochester HMFA	\$23.54	\$1,224	\$48,960	2.2	\$123,200	\$3,080	\$36,960	\$924	19,620	27%	\$21.13	\$1,099	1.1
St. Cloud MSA	\$18.69	\$972	\$38,880	1.8	\$95,600	\$2,390	\$28,680	\$717	24,489	32%	\$16.51	\$858	1.1
Wabasha County HMFA	\$15.88	\$826	\$33,040	1.5	\$98,000	\$2,450	\$29,400	\$735	1,684	19%	\$11.19	\$582	1.4
<u>Counties</u>													
Aitkin County	\$16.29	\$847	\$33,880	1.5	\$72,900	\$1,823	\$21,870	\$547	1,012	15%	\$11.80	\$613	1.4
Anoka County	\$27.12	\$1,410	\$56,400	2.6	\$124,900	\$3,123	\$37,470	\$937	25,858	20%	\$19.27	\$1,002	1.4
Becker County	\$16.63	\$865	\$34,600	1.6	\$90,100	\$2,253	\$27,030	\$676	2,900	21%	\$11.39	\$592	1.5
Beltrami County	\$20.19	\$1,050	\$42,000	1.9	\$83,300	\$2,083	\$24,990	\$625	5,619	32%	\$14.56	\$757	1.4

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

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	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
Benton County	\$18.69	\$972	\$38,880	1.8	\$95,600	\$2,390	\$28,680	\$717	5,493	34%	\$16.67	\$867	1.1
Big Stone County	\$15.88	\$826	\$33,040	1.5	\$86,900	\$2,173	\$26,070	\$652	615	27%	\$12.24	\$636	1.3
Blue Earth County	\$20.31	\$1,056	\$42,240	1.9	\$99,100	\$2,478	\$29,730	\$743	9,893	37%	\$15.72	\$818	1.3
Brown County	\$15.88	\$826	\$33,040	1.5	\$91,000	\$2,275	\$27,300	\$683	2,379	22%	\$16.01	\$833	1.0
Carlton County	\$20.90	\$1,087	\$43,480	2.0	\$93,500	\$2,338	\$28,050	\$701	2,773	20%	\$13.29	\$691	1.6
Carver County	\$27.12	\$1,410	\$56,400	2.6	\$124,900	\$3,123	\$37,470	\$937	6,618	17%	\$17.50	\$910	1.5
Cass County	\$16.83	\$875	\$35,000	1.6	\$78,500	\$1,963	\$23,550	\$589	2,019	16%	\$18.90	\$983	0.9
Chippewa County	\$15.88	\$826	\$33,040	1.5	\$83,700	\$2,093	\$25,110	\$628	1,623	31%	\$15.20	\$791	1.0
Chisago County	\$27.12	\$1,410	\$56,400	2.6	\$124,900	\$3,123	\$37,470	\$937	2,818	14%	\$12.21	\$635	2.2
Clay County	\$17.52	\$911	\$36,440	1.7	\$104,100	\$2,603	\$31,230	\$781	8,283	33%	\$11.37	\$591	1.5
Cleanwater County	\$16.40	\$853	\$34,120	1.5	\$79,700	\$1,993	\$23,910	\$598	618	19%	\$14.24	\$740	1.2
Cook County	\$15.88	\$826	\$33,040	1.5	\$89,400	\$2,235	\$26,820	\$671	512	20%	\$12.43	\$646	1.3
Cottonwood County	\$15.88	\$826	\$33,040	1.5	\$85,500	\$2,138	\$25,650	\$641	1,036	22%	\$15.82	\$822	1.0
Crow Wing County	\$19.12	\$994	\$39,760	1.8	\$89,700	\$2,243	\$26,910	\$673	6,443	23%	\$13.67	\$711	1.4
Dakota County	\$27.12	\$1,410	\$56,400	2.6	\$124,900	\$3,123	\$37,470	\$937	40,450	24%	\$18.65	\$970	1.5
Dodge County	\$23.54	\$1,224	\$48,960	2.2	\$123,200	\$3,080	\$36,960	\$924	1,067	14%	\$14.18	\$738	1.7
Douglas County	\$16.71	\$869	\$34,760	1.6	\$95,100	\$2,378	\$28,530	\$713	4,352	26%	\$14.60	\$759	1.1
Faribault County	\$15.88	\$826	\$33,040	1.5	\$83,800	\$2,095	\$25,140	\$629	1,316	22%	\$14.31	\$744	1.1
Fillmore County	\$16.79	\$873	\$34,920	1.6	\$91,800	\$2,295	\$27,540	\$689	1,533	18%	\$10.90	\$567	1.5
Freeborn County	\$16.81	\$874	\$34,960	1.6	\$79,700	\$1,993	\$23,910	\$598	2,743	21%	\$14.24	\$740	1.2
Goodhue County	\$17.71	\$921	\$36,840	1.7	\$104,100	\$2,603	\$31,230	\$781	4,655	24%	\$13.60	\$707	1.3
Grant County	\$15.88	\$826	\$33,040	1.5	\$83,700	\$2,093	\$25,110	\$628	525	21%	\$11.90	\$619	1.3
Hennepin County	\$27.12	\$1,410	\$56,400	2.6	\$124,900	\$3,123	\$37,470	\$937	193,242	37%	\$27.37	\$1,423	1.0
Houston County	\$19.69	\$1,024	\$40,960	1.9	\$93,400	\$2,335	\$28,020	\$701	1,505	19%	\$12.38	\$644	1.6
Hubbard County	\$17.13	\$891	\$35,640	1.6	\$84,500	\$2,113	\$25,350	\$634	1,483	17%	\$13.07	\$680	1.3
Isanti County	\$27.12	\$1,410	\$56,400	2.6	\$124,900	\$3,123	\$37,470	\$937	2,415	16%	\$11.71	\$609	2.3

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Itasca County	\$18.42	\$958	\$38,320	1.7	\$84,900	\$2,123	\$25,470	\$637	3,222	18%	\$12.11	\$630	1.5
Jackson County	\$15.88	\$826	\$33,040	1.5	\$85,300	\$2,133	\$25,590	\$640	814	19%	\$14.88	\$774	1.1
Kanabec County	\$18.73	\$974	\$38,960	1.8	\$84,200	\$2,105	\$25,260	\$632	1,004	16%	\$14.24	\$740	1.3
Kandiyohi County	\$16.31	\$848	\$33,920	1.5	\$92,900	\$2,323	\$27,870	\$697	4,302	25%	\$11.57	\$601	1.4
Kittson County	\$15.88	\$826	\$33,040	1.5	\$90,100	\$2,253	\$27,030	\$676	297	18%	\$13.85	\$720	1.1
Koochiching County	\$15.88	\$826	\$33,040	1.5	\$72,700	\$1,818	\$21,810	\$545	1,062	19%	\$13.21	\$687	1.2
Lac qui Parle County	\$15.88	\$826	\$33,040	1.5	\$86,100	\$2,153	\$25,830	\$646	437	15%	\$11.94	\$621	1.3
Lake County	\$19.17	\$997	\$39,880	1.8	\$90,800	\$2,270	\$27,240	\$681	872	17%	\$15.28	\$794	1.3
Lake of the Woods County	\$17.40	\$905	\$36,200	1.6	\$95,600	\$2,390	\$28,680	\$717	208	15%	\$13.42	\$698	1.3
Le Sueur County	\$19.12	\$994	\$39,760	1.8	\$107,500	\$2,688	\$32,250	\$806	2,106	19%	\$12.68	\$659	1.5
Lincoln County	\$15.88	\$826	\$33,040	1.5	\$85,400	\$2,135	\$25,620	\$641	471	19%	\$13.86	\$721	1.1
Lyon County	\$15.88	\$826	\$33,040	1.5	\$86,900	\$2,173	\$26,070	\$652	3,131	32%	\$14.01	\$729	1.1
McLeod County	\$16.29	\$847	\$33,880	1.5	\$100,900	\$2,523	\$30,270	\$757	3,422	23%	\$16.73	\$870	1.0
Mahnomen County	\$15.88	\$826	\$33,040	1.5	\$62,800	\$1,570	\$18,840	\$471	580	31%	\$19.62	\$1,020	0.8
Marshall County	\$15.98	\$831	\$33,240	1.5	\$95,900	\$2,398	\$28,770	\$719	584	16%	\$13.95	\$726	1.1
Martin County	\$16.33	\$849	\$33,960	1.5	\$84,100	\$2,103	\$25,230	\$631	2,244	26%	\$16.28	\$847	1.0
Meeker County	\$16.94	\$881	\$35,240	1.6	\$96,000	\$2,400	\$28,800	\$720	1,645	18%	\$12.18	\$633	1.4
Mille Lacs County	\$19.19	\$998	\$39,920	1.8	\$81,700	\$2,043	\$24,510	\$613	2,480	24%	\$10.49	\$545	1.8
Morrison County	\$16.13	\$839	\$33,560	1.5	\$86,100	\$2,153	\$25,830	\$646	2,835	21%	\$12.24	\$636	1.3
Mower County	\$18.63	\$969	\$38,760	1.8	\$86,600	\$2,165	\$25,980	\$650	3,963	25%	\$15.09	\$785	1.2
Murray County	\$15.88	\$826	\$33,040	1.5	\$98,400	\$2,460	\$29,520	\$738	583	17%	\$11.88	\$618	1.3
Nicollet County	\$20.31	\$1,056	\$42,240	1.9	\$99,100	\$2,478	\$29,730	\$743	3,212	25%	\$12.47	\$648	1.6
Nobles County	\$17.77	\$924	\$36,960	1.7	\$79,300	\$1,983	\$23,790	\$595	2,017	27%	\$17.58	\$914	1.0
Norman County	\$15.88	\$826	\$33,040	1.5	\$87,900	\$2,198	\$26,370	\$659	498	19%	\$12.44	\$647	1.3
Olmsted County	\$23.54	\$1,224	\$48,960	2.2	\$123,200	\$3,080	\$36,960	\$924	18,553	29%	\$21.47	\$1,116	1.1
Otter Tail County	\$16.60	\$863	\$34,520	1.6	\$90,100	\$2,253	\$27,030	\$676	4,988	20%	\$12.25	\$637	1.4

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	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
Pennington County	\$18.08	\$940	\$37,600	1.7	\$94,600	\$2,365	\$28,380	\$710	1,552	26%	\$19.65	\$1,022	0.9
Pine County	\$19.56	\$1,017	\$40,680	1.8	\$81,500	\$2,038	\$24,450	\$611	1,853	17%	\$8.66	\$450	2.3
Pipestone County	\$15.88	\$826	\$33,040	1.5	\$81,700	\$2,043	\$24,510	\$613	913	23%	\$13.83	\$719	1.1
Polk County	\$17.12	\$890	\$35,600	1.6	\$94,200	\$2,355	\$28,260	\$707	3,637	29%	\$11.14	\$579	1.5
Pope County	\$17.79	\$925	\$37,000	1.7	\$97,200	\$2,430	\$29,160	\$729	926	19%	\$12.03	\$626	1.5
Ramsey County	\$27.12	\$1,410	\$56,400	2.6	\$124,900	\$3,123	\$37,470	\$937	86,112	40%	\$22.74	\$1,183	1.2
Red Lake County	\$15.88	\$826	\$33,040	1.5	\$96,600	\$2,415	\$28,980	\$725	297	18%	\$10.16	\$528	1.6
Redwood County	\$15.88	\$826	\$33,040	1.5	\$83,600	\$2,090	\$25,080	\$627	1,347	22%	\$14.69	\$764	1.1
Renville County	\$15.88	\$826	\$33,040	1.5	\$85,000	\$2,125	\$25,500	\$638	1,214	21%	\$13.54	\$704	1.2
Rice County	\$20.63	\$1,073	\$42,920	1.9	\$93,000	\$2,325	\$27,900	\$698	5,790	25%	\$13.26	\$689	1.6
Rock County	\$16.92	\$880	\$35,200	1.6	\$94,300	\$2,358	\$28,290	\$707	877	22%	\$11.68	\$608	1.4
Roseau County	\$16.77	\$872	\$34,880	1.6	\$85,600	\$2,140	\$25,680	\$642	1,121	20%	\$14.56	\$757	1.2
St. Louis County	\$20.90	\$1,087	\$43,480	2.0	\$93,500	\$2,338	\$28,050	\$701	23,963	28%	\$14.26	\$741	1.5
Scott County	\$27.12	\$1,410	\$56,400	2.6	\$124,900	\$3,123	\$37,470	\$937	8,791	17%	\$14.21	\$739	1.9
Sherburne County	\$27.12	\$1,410	\$56,400	2.6	\$124,900	\$3,123	\$37,470	\$937	5,325	16%	\$13.03	\$678	2.1
Sibley County	\$16.50	\$858	\$34,320	1.6	\$95,000	\$2,375	\$28,500	\$713	1,182	20%	\$15.62	\$812	1.1
Stearns County	\$18.69	\$972	\$38,880	1.8	\$95,600	\$2,390	\$28,680	\$717	18,996	32%	\$16.47	\$857	1.1
Steele County	\$18.06	\$939	\$37,560	1.7	\$106,800	\$2,670	\$32,040	\$801	3,423	23%	\$12.47	\$649	1.4
Stevens County	\$16.19	\$842	\$33,680	1.5	\$100,000	\$2,500	\$30,000	\$750	1,199	32%	\$13.08	\$680	1.2
Swift County	\$15.88	\$826	\$33,040	1.5	\$81,300	\$2,033	\$24,390	\$610	1,149	27%	\$15.95	\$830	1.0
Todd County	\$15.88	\$826	\$33,040	1.5	\$78,900	\$1,973	\$23,670	\$592	1,622	17%	\$14.89	\$774	1.1
Traverse County	\$15.88	\$826	\$33,040	1.5	\$86,100	\$2,153	\$25,830	\$646	294	21%	\$12.62	\$656	1.3
Wabasha County	\$15.88	\$826	\$33,040	1.5	\$98,000	\$2,450	\$29,400	\$735	1,684	19%	\$11.19	\$582	1.4
Wadena County	\$16.10	\$837	\$33,480	1.5	\$72,100	\$1,803	\$21,630	\$541	1,468	26%	\$13.30	\$692	1.2
Waseca County	\$15.88	\$826	\$33,040	1.5	\$90,500	\$2,263	\$27,150	\$679	1,499	20%	\$12.33	\$641	1.3
Washington County	\$27.12	\$1,410	\$56,400	2.6	\$124,900	\$3,123	\$37,470	\$937	17,937	18%	\$16.05	\$835	1.7

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Watonwan County	\$15.88	\$826	\$33,040	1.5	\$86,200	\$2,155	\$25,860	\$647	919	22%	\$12.02	\$625	1.3
Wilkin County	\$15.88	\$826	\$33,040	1.5	\$88,200	\$2,205	\$26,460	\$662	582	22%	\$16.88	\$878	0.9
Winona County	\$17.19	\$894	\$35,760	1.6	\$98,800	\$2,470	\$29,640	\$741	6,122	30%	\$12.71	\$661	1.4
Wright County	\$27.12	\$1,410	\$56,400	2.6	\$124,900	\$3,123	\$37,470	\$937	8,529	17%	\$15.38	\$800	1.8
Yellow Medicine County	\$15.92	\$828	\$33,120	1.5	\$89,900	\$2,248	\$26,970	\$674	648	16%	\$14.79	\$769	1.1

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