

# SOUTH CAROLINA

#31\*

In **South Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,117**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,723** monthly or **\$44,674** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$21.48**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT SOUTH CAROLINA:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$17.08</b>
2-Bedroom Housing Wage	<b>\$21.48</b>
Number of Renter Households	<b>586,430</b>
Percent Renters	<b>30%</b>

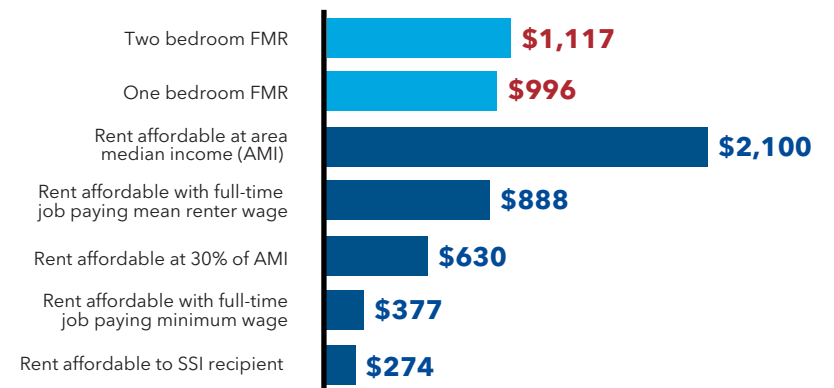
**118**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**103**  
Work Hours Per Week At  
**Minimum Wage To Afford a 1-Bedroom  
Rental Home** (at FMR)

**3.0**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
2-Bedroom Rental Home** (at FMR)

**2.6**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Charleston-North Charleston MSA	<b>\$29.48</b>
Beaufort County	<b>\$28.13</b>
York County	<b>\$25.63</b>
Myrtle Beach-North Myrtle Beach-Conway HMFA	<b>\$21.94</b>
Columbia HMFA	<b>\$21.63</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 CAROLINA

	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 Carolina	\$21.48	\$1,117	\$44,674	3.0	\$83,981	\$2,100	\$25,194	\$630	586,430	30%	\$17.08	\$888	1.3
Combined Nonmetro Areas	\$15.56	\$809	\$32,360	2.1	\$63,519	\$1,588	\$19,056	\$476	82,246	29%	\$14.59	\$759	1.1
<u>Metropolitan Areas</u>													
Anderson HMFA	\$17.15	\$892	\$35,680	2.4	\$75,200	\$1,880	\$22,560	\$564	20,870	26%	\$13.66	\$710	1.3
Augusta-Richmond County HMFA	\$19.56	\$1,017	\$40,680	2.7	\$78,000	\$1,950	\$23,400	\$585	19,281	25%	\$17.05	\$886	1.1
Beaufort County HMFA	\$28.13	\$1,463	\$58,520	3.9	\$111,300	\$2,783	\$33,390	\$835	18,317	25%	\$16.07	\$836	1.8
Charleston-North Charleston MSA	\$29.48	\$1,533	\$61,320	4.1	\$101,300	\$2,533	\$30,390	\$760	101,242	33%	\$20.04	\$1,042	1.5
Charlotte-Concord-Gastonia HMFA	\$25.63	\$1,333	\$53,320	3.5	\$102,800	\$2,570	\$30,840	\$771	29,543	28%	\$18.51	\$962	1.4
Chester County HMFA	\$15.21	\$791	\$31,640	2.1	\$61,200	\$1,530	\$18,360	\$459	2,674	21%	\$18.00	\$936	0.8
Clarendon County HMFA	\$15.31	\$796	\$31,840	2.1	\$68,000	\$1,700	\$20,400	\$510	2,962	26%	\$7.91	\$411	1.9
Columbia HMFA	\$21.63	\$1,125	\$45,000	3.0	\$83,900	\$2,098	\$25,170	\$629	98,746	33%	\$17.03	\$886	1.3
Darlington County HMFA	\$15.52	\$807	\$32,280	2.1	\$61,300	\$1,533	\$18,390	\$460	7,750	31%	\$17.12	\$890	0.9
Florence HMFA	\$17.83	\$927	\$37,080	2.5	\$78,500	\$1,963	\$23,550	\$589	18,319	35%	\$15.10	\$785	1.2
Greenville-Mauldin-Easley HMFA	\$20.21	\$1,051	\$42,040	2.8	\$89,000	\$2,225	\$26,700	\$668	80,011	31%	\$18.16	\$944	1.1
Jasper County HMFA	\$19.83	\$1,031	\$41,240	2.7	\$64,400	\$1,610	\$19,320	\$483	2,806	25%	\$21.31	\$1,108	0.9
Kershaw County HMFA	\$17.21	\$895	\$35,800	2.4	\$75,500	\$1,888	\$22,650	\$566	4,583	18%	\$11.44	\$595	1.5
Lancaster County HMFA	\$17.54	\$912	\$36,480	2.4	\$99,000	\$2,475	\$29,700	\$743	7,392	20%	\$15.32	\$797	1.1
Laurens County HMFA	\$16.62	\$864	\$34,560	2.3	\$82,300	\$2,058	\$24,690	\$617	7,039	28%	\$15.44	\$803	1.1
Myrtle Beach-North Myrtle Beach-Conway HMFA	\$21.94	\$1,141	\$45,640	3.0	\$73,700	\$1,843	\$22,110	\$553	34,707	26%	\$15.55	\$808	1.4
Spartanburg MSA	\$18.56	\$965	\$38,600	2.6	\$80,200	\$2,005	\$24,060	\$602	33,781	28%	\$16.25	\$845	1.1
Sumter HMFA	\$18.88	\$982	\$39,280	2.6	\$68,700	\$1,718	\$20,610	\$515	14,161	35%	\$16.61	\$863	1.1

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 CAROLINA

	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
<u>Counties</u>													
Abbeville County	\$15.00	\$780	\$31,200	2.1	\$66,100	\$1,653	\$19,830	\$496	2,249	24%	\$13.14	\$683	1.1
Aiken County	\$19.56	\$1,017	\$40,680	2.7	\$78,000	\$1,950	\$23,400	\$585	17,036	25%	\$17.80	\$925	1.1
Allendale County	\$15.00	\$780	\$31,200	2.1	\$53,200	\$1,330	\$15,960	\$399	998	32%	\$21.61	\$1,124	0.7
Anderson County	\$17.15	\$892	\$35,680	2.4	\$75,200	\$1,880	\$22,560	\$564	20,870	26%	\$13.66	\$710	1.3
Bamberg County	\$15.00	\$780	\$31,200	2.1	\$62,400	\$1,560	\$18,720	\$468	1,232	27%	\$12.00	\$624	1.2
Barnwell County	\$15.00	\$780	\$31,200	2.1	\$60,800	\$1,520	\$18,240	\$456	2,513	30%	\$10.97	\$570	1.4
Beaufort County	\$28.13	\$1,463	\$58,520	3.9	\$111,300	\$2,783	\$33,390	\$835	18,317	25%	\$16.07	\$836	1.8
Berkeley County	\$29.48	\$1,533	\$61,320	4.1	\$101,300	\$2,533	\$30,390	\$760	22,842	27%	\$22.23	\$1,156	1.3
Calhoun County	\$21.63	\$1,125	\$45,000	3.0	\$83,900	\$2,098	\$25,170	\$629	1,022	18%	\$14.99	\$779	1.4
Charleston County	\$29.48	\$1,533	\$61,320	4.1	\$101,300	\$2,533	\$30,390	\$760	62,844	37%	\$20.04	\$1,042	1.5
Cherokee County	\$15.50	\$806	\$32,240	2.1	\$65,100	\$1,628	\$19,530	\$488	6,312	30%	\$13.98	\$727	1.1
Chester County	\$15.21	\$791	\$31,640	2.1	\$61,200	\$1,530	\$18,360	\$459	2,674	21%	\$18.00	\$936	0.8
Chesterfield County	\$15.00	\$780	\$31,200	2.1	\$60,900	\$1,523	\$18,270	\$457	5,012	29%	\$13.07	\$680	1.1
Clarendon County	\$15.31	\$796	\$31,840	2.1	\$68,000	\$1,700	\$20,400	\$510	2,962	26%	\$7.91	\$411	1.9
Colleton County	\$15.10	\$785	\$31,400	2.1	\$55,600	\$1,390	\$16,680	\$417	3,686	24%	\$13.84	\$720	1.1
Darlington County	\$15.52	\$807	\$32,280	2.1	\$61,300	\$1,533	\$18,390	\$460	7,750	31%	\$17.12	\$890	0.9
Dillon County	\$15.00	\$780	\$31,200	2.1	\$55,000	\$1,375	\$16,500	\$413	4,482	43%	\$11.34	\$590	1.3
Dorchester County	\$29.48	\$1,533	\$61,320	4.1	\$101,300	\$2,533	\$30,390	\$760	15,556	27%	\$16.47	\$856	1.8
Edgefield County	\$19.56	\$1,017	\$40,680	2.7	\$78,000	\$1,950	\$23,400	\$585	2,245	25%	\$7.21	\$375	2.7
Fairfield County	\$21.63	\$1,125	\$45,000	3.0	\$83,900	\$2,098	\$25,170	\$629	2,226	25%	\$16.32	\$849	1.3
Florence County	\$17.83	\$927	\$37,080	2.5	\$78,500	\$1,963	\$23,550	\$589	18,319	35%	\$15.10	\$785	1.2
Georgetown County	\$17.94	\$933	\$37,320	2.5	\$75,500	\$1,888	\$22,650	\$566	4,812	19%	\$16.13	\$839	1.1
Greenville County	\$20.21	\$1,051	\$42,040	2.8	\$89,000	\$2,225	\$26,700	\$668	64,613	31%	\$18.72	\$974	1.1
Greenwood County	\$16.25	\$845	\$33,800	2.2	\$78,800	\$1,970	\$23,640	\$591	9,882	36%	\$17.11	\$890	0.9
Hampton County	\$15.00	\$780	\$31,200	2.1	\$53,900	\$1,348	\$16,170	\$404	1,533	23%	\$13.97	\$726	1.1

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Horry County	\$21.94	\$1,141	\$45,640	3.0	\$73,700	\$1,843	\$22,110	\$553	34,707	26%	\$15.55	\$808	1.4
Jasper County	\$19.83	\$1,031	\$41,240	2.7	\$64,400	\$1,610	\$19,320	\$483	2,806	25%	\$21.31	\$1,108	0.9
Kershaw County	\$17.21	\$895	\$35,800	2.4	\$75,500	\$1,888	\$22,650	\$566	4,583	18%	\$11.44	\$595	1.5
Lancaster County	\$17.54	\$912	\$36,480	2.4	\$99,000	\$2,475	\$29,700	\$743	7,392	20%	\$15.32	\$797	1.1
Laurens County	\$16.62	\$864	\$34,560	2.3	\$82,300	\$2,058	\$24,690	\$617	7,039	28%	\$15.44	\$803	1.1
Lee County	\$15.00	\$780	\$31,200	2.1	\$56,500	\$1,413	\$16,950	\$424	1,594	25%	\$13.19	\$686	1.1
Lexington County	\$21.63	\$1,125	\$45,000	3.0	\$83,900	\$2,098	\$25,170	\$629	28,238	24%	\$15.80	\$822	1.4
McCormick County	\$15.31	\$796	\$31,840	2.1	\$76,500	\$1,913	\$22,950	\$574	661	18%	\$9.16	\$476	1.7
Marion County	\$15.00	\$780	\$31,200	2.1	\$50,200	\$1,255	\$15,060	\$377	4,260	39%	\$13.06	\$679	1.1
Marlboro County	\$15.00	\$780	\$31,200	2.1	\$51,600	\$1,290	\$15,480	\$387	3,594	39%	\$18.11	\$942	0.8
Newberry County	\$16.88	\$878	\$35,120	2.3	\$71,500	\$1,788	\$21,450	\$536	3,659	24%	\$15.62	\$812	1.1
Oconee County	\$16.06	\$835	\$33,400	2.2	\$68,800	\$1,720	\$20,640	\$516	8,282	26%	\$14.99	\$780	1.1
Orangeburg County	\$15.00	\$780	\$31,200	2.1	\$52,200	\$1,305	\$15,660	\$392	10,741	33%	\$13.92	\$724	1.1
Pickens County	\$20.21	\$1,051	\$42,040	2.8	\$89,000	\$2,225	\$26,700	\$668	15,398	31%	\$12.91	\$671	1.6
Richland County	\$21.63	\$1,125	\$45,000	3.0	\$83,900	\$2,098	\$25,170	\$629	65,596	41%	\$17.94	\$933	1.2
Saluda County	\$21.63	\$1,125	\$45,000	3.0	\$83,900	\$2,098	\$25,170	\$629	1,664	23%	\$13.02	\$677	1.7
Spartanburg County	\$18.56	\$965	\$38,600	2.6	\$80,200	\$2,005	\$24,060	\$602	33,781	28%	\$16.25	\$845	1.1
Sumter County	\$18.88	\$982	\$39,280	2.6	\$68,700	\$1,718	\$20,610	\$515	14,161	35%	\$16.61	\$863	1.1
Union County	\$15.00	\$780	\$31,200	2.1	\$60,200	\$1,505	\$18,060	\$452	3,531	32%	\$14.05	\$731	1.1
Williamsburg County	\$15.00	\$780	\$31,200	2.1	\$59,600	\$1,490	\$17,880	\$447	3,213	27%	\$13.45	\$700	1.1
York County	\$25.63	\$1,333	\$53,320	3.5	\$102,800	\$2,570	\$30,840	\$771	29,543	28%	\$18.51	\$962	1.4

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