

# WASHINGTON

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In **Washington**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,889**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,296** monthly or **\$75,556** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$36.33**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT WASHINGTON:

STATE FACTS	
Minimum Wage	<b>\$15.74</b>
Average Renter Wage	<b>\$30.32</b>
2-Bedroom Housing Wage	<b>\$36.33</b>
Number of Renter Households	<b>1,066,944</b>
Percent Renters	<b>36%</b>

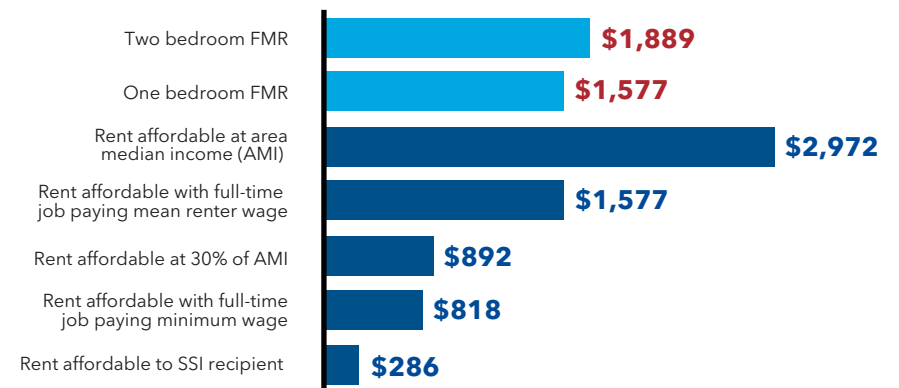
**92**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**77**  
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)

**1.9**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Seattle-Bellevue HMFA	<b>\$47.21</b>
Bremerton-Silverdale MSA	<b>\$36.00</b>
Portland-Vancouver-Hillsboro MSA	<b>\$35.37</b>
Tacoma HMFA	<b>\$31.60</b>
San Juan County	<b>\$28.69</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.

WASHINGTON

	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
Washington	\$36.33	\$1,889	\$75,556	2.3	\$118,880	\$2,972	\$35,664	\$892	1,066,944	36%	\$30.32	\$1,577	1.2
Combined Nonmetro Areas	\$21.80	\$1,134	\$45,347	1.4	\$86,532	\$2,163	\$25,960	\$649	92,281	30%	\$15.45	\$803	1.4
<u>Metropolitan Areas</u>													
Bellingham MSA	\$26.06	\$1,355	\$54,200	1.7	\$102,600	\$2,565	\$30,780	\$770	33,787	38%	\$18.51	\$963	1.4
Bremerton-Silverdale MSA	\$36.00	\$1,872	\$74,880	2.3	\$113,500	\$2,838	\$34,050	\$851	32,458	31%	\$18.21	\$947	2.0
Kennewick-Richland MSA	\$22.83	\$1,187	\$47,480	1.5	\$101,700	\$2,543	\$30,510	\$763	31,924	31%	\$18.50	\$962	1.2
Lewiston MSA	\$19.38	\$1,008	\$40,320	1.2	\$89,300	\$2,233	\$26,790	\$670	2,622	28%	\$15.29	\$795	1.3
Longview MSA	\$21.58	\$1,122	\$44,880	1.4	\$94,400	\$2,360	\$28,320	\$708	14,675	34%	\$19.63	\$1,021	1.1
Mount Vernon-Anacortes MSA	\$27.06	\$1,407	\$56,280	1.7	\$96,200	\$2,405	\$28,860	\$722	14,895	29%	\$18.47	\$961	1.5
Olympia-Tumwater MSA	\$28.00	\$1,456	\$58,240	1.8	\$102,500	\$2,563	\$30,750	\$769	38,081	33%	\$19.45	\$1,011	1.4
Portland-Vancouver-Hillsboro MSA	\$35.37	\$1,839	\$73,560	2.2	\$114,400	\$2,860	\$34,320	\$858	62,574	33%	\$23.14	\$1,203	1.5
Seattle-Bellevue HMFA	\$47.21	\$2,455	\$98,200	3.0	\$146,500	\$3,663	\$43,950	\$1,099	487,794	40%	\$40.68	\$2,115	1.2
Spokane HMFA	\$23.04	\$1,198	\$47,920	1.5	\$92,100	\$2,303	\$27,630	\$691	76,355	36%	\$18.68	\$971	1.2
Stevens County HMFA	\$17.88	\$930	\$37,200	1.1	\$80,200	\$2,005	\$24,060	\$602	3,802	21%	\$14.15	\$736	1.3
Tacoma HMFA	\$31.60	\$1,643	\$65,720	2.0	\$112,600	\$2,815	\$33,780	\$845	119,698	36%	\$20.95	\$1,089	1.5
Walla Walla MSA	\$23.94	\$1,245	\$49,800	1.5	\$90,700	\$2,268	\$27,210	\$680	7,996	35%	\$16.11	\$838	1.5
Wenatchee MSA	\$24.27	\$1,262	\$50,480	1.5	\$80,500	\$2,013	\$24,150	\$604	15,807	35%	\$17.21	\$895	1.4
Yakima MSA	\$21.87	\$1,137	\$45,480	1.4	\$76,600	\$1,915	\$22,980	\$575	32,195	38%	\$16.70	\$869	1.3
<u>Counties</u>													
Adams County	\$20.25	\$1,053	\$42,120	1.3	\$65,500	\$1,638	\$19,650	\$491	2,327	38%	\$18.86	\$981	1.1
Asotin County	\$19.38	\$1,008	\$40,320	1.2	\$89,300	\$2,233	\$26,790	\$670	2,622	28%	\$15.29	\$795	1.3

† 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

WASHINGTON

	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
Benton County	\$22.83	\$1,187	\$47,480	1.5	\$101,700	\$2,543	\$30,510	\$763	23,540	32%	\$20.08	\$1,044	1.1
Chelan County	\$24.27	\$1,262	\$50,480	1.5	\$80,500	\$2,013	\$24,150	\$604	10,881	37%	\$17.59	\$915	1.4
Clallam County	\$23.12	\$1,202	\$48,080	1.5	\$80,800	\$2,020	\$24,240	\$606	9,448	28%	\$13.66	\$710	1.7
Clark County	\$35.37	\$1,839	\$73,560	2.2	\$114,400	\$2,860	\$34,320	\$858	61,624	33%	\$23.25	\$1,209	1.5
Columbia County	\$20.33	\$1,057	\$42,280	1.3	\$102,600	\$2,565	\$30,780	\$770	521	28%	\$18.93	\$984	1.1
Cowlitz County	\$21.58	\$1,122	\$44,880	1.4	\$94,400	\$2,360	\$28,320	\$708	14,675	34%	\$19.63	\$1,021	1.1
Douglas County	\$24.27	\$1,262	\$50,480	1.5	\$80,500	\$2,013	\$24,150	\$604	4,926	32%	\$15.81	\$822	1.5
Ferry County	\$17.29	\$899	\$35,960	1.1	\$75,000	\$1,875	\$22,500	\$563	784	27%	\$12.50	\$650	1.4
Franklin County	\$22.83	\$1,187	\$47,480	1.5	\$101,700	\$2,543	\$30,510	\$763	8,384	30%	\$14.04	\$730	1.6
Garfield County †	\$17.15	\$892	\$35,680	1.1	\$78,800	\$1,970	\$23,640	\$591	219	22%			
Grant County	\$18.71	\$973	\$38,920	1.2	\$76,500	\$1,913	\$22,950	\$574	11,706	36%	\$18.11	\$942	1.0
Grays Harbor County	\$20.12	\$1,046	\$41,840	1.3	\$79,800	\$1,995	\$23,940	\$599	8,870	30%	\$15.18	\$789	1.3
Island County	\$26.46	\$1,376	\$55,040	1.7	\$106,400	\$2,660	\$31,920	\$798	9,419	27%	\$16.92	\$880	1.6
Jefferson County	\$21.60	\$1,123	\$44,920	1.4	\$83,400	\$2,085	\$25,020	\$626	3,291	21%	\$14.19	\$738	1.5
King County	\$47.21	\$2,455	\$98,200	3.0	\$146,500	\$3,663	\$43,950	\$1,099	391,756	43%	\$44.07	\$2,292	1.1
Kitsap County	\$36.00	\$1,872	\$74,880	2.3	\$113,500	\$2,838	\$34,050	\$851	32,458	31%	\$18.21	\$947	2.0
Kittitas County	\$24.62	\$1,280	\$51,200	1.6	\$97,200	\$2,430	\$29,160	\$729	7,514	40%	\$13.53	\$704	1.8
Klickitat County	\$21.90	\$1,139	\$45,560	1.4	\$81,200	\$2,030	\$24,360	\$609	2,555	27%	\$18.16	\$944	1.2
Lewis County	\$21.98	\$1,143	\$45,720	1.4	\$92,200	\$2,305	\$27,660	\$692	8,778	28%	\$15.30	\$796	1.4
Lincoln County	\$19.44	\$1,011	\$40,440	1.2	\$82,600	\$2,065	\$24,780	\$620	956	22%	\$14.96	\$778	1.3
Mason County	\$22.71	\$1,181	\$47,240	1.4	\$96,600	\$2,415	\$28,980	\$725	5,429	22%	\$13.14	\$683	1.7
Okanogan County	\$18.81	\$978	\$39,120	1.2	\$67,200	\$1,680	\$20,160	\$504	5,221	31%	\$13.12	\$682	1.4
Pacific County	\$20.19	\$1,050	\$42,000	1.3	\$80,400	\$2,010	\$24,120	\$603	1,672	17%	\$10.77	\$560	1.9
Pend Oreille County	\$20.02	\$1,041	\$41,640	1.3	\$81,800	\$2,045	\$24,540	\$614	1,314	23%	\$12.05	\$627	1.7
Pierce County	\$31.60	\$1,643	\$65,720	2.0	\$112,600	\$2,815	\$33,780	\$845	119,698	36%	\$20.95	\$1,089	1.5
San Juan County	\$28.69	\$1,492	\$59,680	1.8	\$97,600	\$2,440	\$29,280	\$732	2,015	24%	\$14.45	\$752	2.0

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Skagit County	\$27.06	\$1,407	\$56,280	1.7	\$96,200	\$2,405	\$28,860	\$722	14,895	29%	\$18.47	\$961	1.5
Skamania County	\$35.37	\$1,839	\$73,560	2.2	\$114,400	\$2,860	\$34,320	\$858	950	20%	\$11.69	\$608	3.0
Snohomish County	\$47.21	\$2,455	\$98,200	3.0	\$146,500	\$3,663	\$43,950	\$1,099	96,038	32%	\$23.36	\$1,215	2.0
Spokane County	\$23.04	\$1,198	\$47,920	1.5	\$92,100	\$2,303	\$27,630	\$691	76,355	36%	\$18.68	\$971	1.2
Stevens County	\$17.88	\$930	\$37,200	1.1	\$80,200	\$2,005	\$24,060	\$602	3,802	21%	\$14.15	\$736	1.3
Thurston County	\$28.00	\$1,456	\$58,240	1.8	\$102,500	\$2,563	\$30,750	\$769	38,081	33%	\$19.45	\$1,011	1.4
Wahkiakum County	\$18.90	\$983	\$39,320	1.2	\$70,400	\$1,760	\$21,120	\$528	232	12%	\$12.45	\$647	1.5
Walla Walla County	\$23.94	\$1,245	\$49,800	1.5	\$90,700	\$2,268	\$27,210	\$680	7,996	35%	\$16.11	\$838	1.5
Whatcom County	\$26.06	\$1,355	\$54,200	1.7	\$102,600	\$2,565	\$30,780	\$770	33,787	38%	\$18.51	\$963	1.4
Whitman County †	\$20.42	\$1,062	\$42,480	1.3	\$86,300	\$2,158	\$25,890	\$647	10,010	56%			
Yakima County	\$21.87	\$1,137	\$45,480	1.4	\$76,600	\$1,915	\$22,980	\$575	32,195	38%	\$16.70	\$869	1.3

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