

# MONTANA

#42\*

In **Montana**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$775**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,583** monthly or **\$30,993** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$14.90**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT MONTANA:

STATE FACTS	
Minimum Wage	<b>\$8.15</b>
Average Renter Wage	<b>\$11.93</b>
2-Bedroom Housing Wage	<b>\$14.90</b>
Number of Renter Households	<b>134,331</b>
Percent Renters	<b>33%</b>

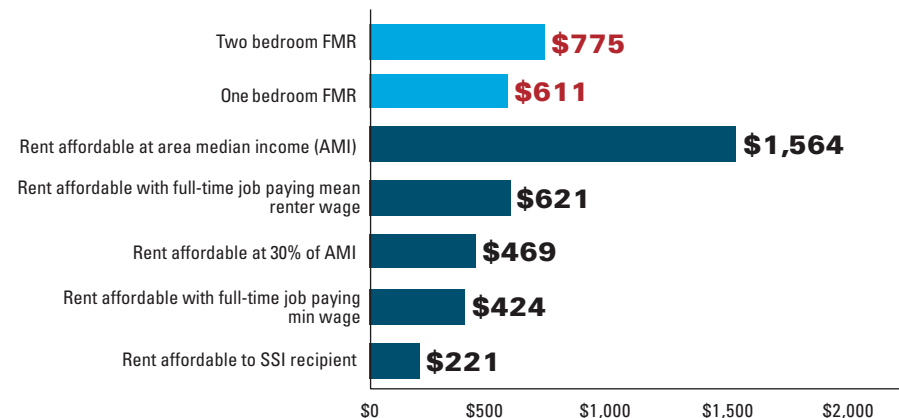
**73**  
Work Hours Per Week At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**58**  
Work Hours Per Week At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

**1.8**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.4**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Billings HMFA	<b>\$16.52</b>
Missoula MSA	<b>\$16.44</b>
Park County	<b>\$16.40</b>
Gallatin County	<b>\$16.31</b>
Jefferson County	<b>\$16.21</b>



\* Ranked from Highest to Lowest 2-Bedroom Housing Wage

Montana	FY17 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage
Montana	\$14.90	\$775	\$30,993	1.8	\$62,572	\$1,564	\$18,772	\$469	134,331	33%	\$11.93	\$621	1.2
Combined Nonmetro Areas	\$14.29	\$743	\$29,722	1.8	\$60,407	\$1,510	\$18,122	\$453	81,978	31%	\$11.67	\$607	1.2
<b><u>Metropolitan Areas</u></b>													
Billings HMFA	\$16.52	\$859	\$34,360	2.0	\$67,700	\$1,693	\$20,310	\$508	20,560	31%	\$13.50	\$702	1.2
Golden Valley County HMFA	\$13.10	\$681	\$27,240	1.6	\$51,400	\$1,285	\$15,420	\$386	82	26%	\$12.03	\$625	1.1
Great Falls MSA	\$13.85	\$720	\$28,800	1.7	\$57,600	\$1,440	\$17,280	\$432	12,315	36%	\$11.31	\$588	1.2
Missoula MSA	\$16.44	\$855	\$34,200	2.0	\$71,200	\$1,780	\$21,360	\$534	19,396	42%	\$11.03	\$574	1.5
<b><u>Counties</u></b>													
Beaverhead County	\$13.10	\$681	\$27,240	1.6	\$56,100	\$1,403	\$16,830	\$421	1,475	36%	\$9.26	\$481	1.4
Big Horn County	\$13.35	\$694	\$27,760	1.6	\$50,300	\$1,258	\$15,090	\$377	1,382	39%	\$15.98	\$831	0.8
Blaine County	\$13.10	\$681	\$27,240	1.6	\$43,000	\$1,075	\$12,900	\$323	842	38%	\$9.08	\$472	1.4
Broadwater County	\$14.42	\$750	\$30,000	1.8	\$51,500	\$1,288	\$15,450	\$386	536	22%	\$10.79	\$561	1.3
Carbon County	\$16.52	\$859	\$34,360	2.0	\$67,700	\$1,693	\$20,310	\$508	1,068	24%	\$10.77	\$560	1.5
Carter County	\$13.10	\$681	\$27,240	1.6	\$63,400	\$1,585	\$19,020	\$476	76	15%	\$10.23	\$532	1.3
Cascade County	\$13.85	\$720	\$28,800	1.7	\$57,600	\$1,440	\$17,280	\$432	12,315	36%	\$11.31	\$588	1.2
Chouteau County	\$13.10	\$681	\$27,240	1.6	\$53,500	\$1,338	\$16,050	\$401	907	40%	\$10.18	\$529	1.3
Custer County	\$13.10	\$681	\$27,240	1.6	\$65,900	\$1,648	\$19,770	\$494	1,493	31%	\$10.56	\$549	1.2
Daniels County	\$13.10	\$681	\$27,240	1.6	\$65,600	\$1,640	\$19,680	\$492	197	23%	\$11.80	\$614	1.1
Dawson County	\$13.10	\$681	\$27,240	1.6	\$67,000	\$1,675	\$20,100	\$503	1,219	31%	\$11.58	\$602	1.1
Deer Lodge County	\$13.10	\$681	\$27,240	1.6	\$56,700	\$1,418	\$17,010	\$425	1,104	29%	\$7.55	\$393	1.7
Fallon County	\$13.10	\$681	\$27,240	1.6	\$69,500	\$1,738	\$20,850	\$521	358	29%	\$15.51	\$807	0.8
Fergus County	\$14.31	\$744	\$29,760	1.8	\$57,900	\$1,448	\$17,370	\$434	1,440	30%	\$12.41	\$645	1.2
Flathead County	\$14.37	\$747	\$29,880	1.8	\$59,400	\$1,485	\$17,820	\$446	10,788	29%	\$12.00	\$624	1.2
Gallatin County	\$16.31	\$848	\$33,920	2.0	\$71,000	\$1,775	\$21,300	\$533	14,736	38%	\$12.07	\$627	1.4

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2017 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2017 Area Median Income

5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

Montana	FY17 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage
Garfield County	\$13.10	\$681	\$27,240	1.6	\$64,900	\$1,623	\$19,470	\$487	111	25%	\$8.75	\$455	1.5
Glacier County	\$13.10	\$681	\$27,240	1.6	\$40,400	\$1,010	\$12,120	\$303	1,755	42%	\$12.55	\$653	1.0
Golden Valley County	\$13.10	\$681	\$27,240	1.6	\$51,400	\$1,285	\$15,420	\$386	82	26%	\$12.03	\$625	1.1
Granite County	\$13.29	\$691	\$27,640	1.6	\$59,800	\$1,495	\$17,940	\$449	358	25%	\$8.73	\$454	1.5
Hill County	\$13.10	\$681	\$27,240	1.6	\$56,700	\$1,418	\$17,010	\$425	1,932	32%	\$8.58	\$446	1.5
Jefferson County	\$16.21	\$843	\$33,720	2.0	\$77,200	\$1,930	\$23,160	\$579	717	16%	\$11.17	\$581	1.5
Judith Basin County	\$13.10	\$681	\$27,240	1.6	\$60,000	\$1,500	\$18,000	\$450	220	24%	\$12.90	\$671	1.0
Lake County	\$13.37	\$695	\$27,800	1.6	\$52,000	\$1,300	\$15,600	\$390	3,653	30%	\$10.97	\$570	1.2
Lewis and Clark County	\$14.67	\$763	\$30,520	1.8	\$70,100	\$1,753	\$21,030	\$526	8,195	31%	\$11.26	\$585	1.3
Liberty County	\$13.10	\$681	\$27,240	1.6	\$59,600	\$1,490	\$17,880	\$447	294	34%	\$9.11	\$474	1.4
Lincoln County	\$13.10	\$681	\$27,240	1.6	\$47,900	\$1,198	\$14,370	\$359	1,856	21%	\$9.35	\$486	1.4
McCone County	\$13.10	\$681	\$27,240	1.6	\$67,700	\$1,693	\$20,310	\$508	134	18%	\$16.93	\$880	0.8
Madison County	\$14.42	\$750	\$30,000	1.8	\$62,100	\$1,553	\$18,630	\$466	855	25%	\$12.90	\$671	1.1
Meagher County	\$13.48	\$701	\$28,040	1.7	\$46,400	\$1,160	\$13,920	\$348	205	27%	\$11.56	\$601	1.2
Mineral County	\$13.10	\$681	\$27,240	1.6	\$51,500	\$1,288	\$15,450	\$386	429	27%	\$8.15	\$424	1.6
Missoula County	\$16.44	\$855	\$34,200	2.0	\$71,200	\$1,780	\$21,360	\$534	19,396	42%	\$11.03	\$574	1.5
Musselshell County	\$13.10	\$681	\$27,240	1.6	\$61,000	\$1,525	\$18,300	\$458	517	26%	\$17.15	\$892	0.8
Park County	\$16.40	\$853	\$34,120	2.0	\$60,000	\$1,500	\$18,000	\$450	1,779	26%	\$11.21	\$583	1.5
Petroleum County †	\$14.12	\$734	\$29,360	1.7	\$50,700	\$1,268	\$15,210	\$380	49	26%			
Phillips County	\$13.10	\$681	\$27,240	1.6	\$54,800	\$1,370	\$16,440	\$411	500	28%	\$7.97	\$415	1.6
Pondera County	\$13.10	\$681	\$27,240	1.6	\$56,600	\$1,415	\$16,980	\$425	710	31%	\$9.45	\$492	1.4
Powder River County	\$13.10	\$681	\$27,240	1.6	\$56,600	\$1,415	\$16,980	\$425	230	30%	\$10.99	\$572	1.2
Powell County	\$13.10	\$681	\$27,240	1.6	\$52,700	\$1,318	\$15,810	\$395	736	31%	\$13.96	\$726	0.9
Prairie County	\$13.10	\$681	\$27,240	1.6	\$47,500	\$1,188	\$14,250	\$356	45	8%	\$12.74	\$663	1.0
Ravalli County	\$13.87	\$721	\$28,840	1.7	\$54,200	\$1,355	\$16,260	\$407	5,073	30%	\$10.08	\$524	1.4
Richland County	\$14.73	\$766	\$30,640	1.8	\$72,600	\$1,815	\$21,780	\$545	1,587	36%	\$16.74	\$870	0.9

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Roosevelt County	\$13.10	\$681	\$27,240	1.6	\$50,100	\$1,253	\$15,030	\$376	1,268	41%	\$12.02	\$625	1.1
Rosebud County	\$13.10	\$681	\$27,240	1.6	\$63,400	\$1,585	\$19,020	\$476	1,038	32%	\$15.31	\$796	0.9
Sanders County	\$13.10	\$681	\$27,240	1.6	\$37,800	\$945	\$11,340	\$284	1,318	26%	\$10.43	\$542	1.3
Sheridan County	\$13.10	\$681	\$27,240	1.6	\$70,700	\$1,768	\$21,210	\$530	397	24%	\$12.10	\$629	1.1
Silver Bow County	\$13.75	\$715	\$28,600	1.7	\$53,700	\$1,343	\$16,110	\$403	5,355	35%	\$9.66	\$502	1.4
Stillwater County	\$13.10	\$681	\$27,240	1.6	\$74,400	\$1,860	\$22,320	\$558	741	20%	\$20.04	\$1,042	0.7
Sweet Grass County	\$13.94	\$725	\$29,000	1.7	\$65,900	\$1,648	\$19,770	\$494	386	27%	\$16.47	\$856	0.8
Teton County	\$13.15	\$684	\$27,360	1.6	\$60,200	\$1,505	\$18,060	\$452	601	26%	\$10.68	\$555	1.2
Toole County	\$13.10	\$681	\$27,240	1.6	\$58,800	\$1,470	\$17,640	\$441	781	40%	\$11.32	\$589	1.2
Treasure County	\$14.12	\$734	\$29,360	1.7	\$48,200	\$1,205	\$14,460	\$362	128	36%	\$16.87	\$877	0.8
Valley County	\$13.10	\$681	\$27,240	1.6	\$59,900	\$1,498	\$17,970	\$449	1,047	32%	\$8.95	\$466	1.5
Wheatland County	\$13.10	\$681	\$27,240	1.6	\$42,200	\$1,055	\$12,660	\$317	292	33%	\$13.52	\$703	1.0
Wibaux County	\$14.37	\$747	\$29,880	1.8	\$58,900	\$1,473	\$17,670	\$442	133	30%	\$15.61	\$812	0.9
Yellowstone County	\$16.52	\$859	\$34,360	2.0	\$67,700	\$1,693	\$20,310	\$508	19,492	32%	\$13.58	\$706	1.2

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