

NEVADA

STATE RANKING #24*

In **Nevada**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$966**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,222** monthly or **\$38,660** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.59
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEVADA:

STATE FACTS	
Minimum Wage	\$8.25
Average Renter Wage	\$16.84
2-Bedroom Housing Wage	\$18.59
Number of Renter Households	465,914
Percent Renters	45%

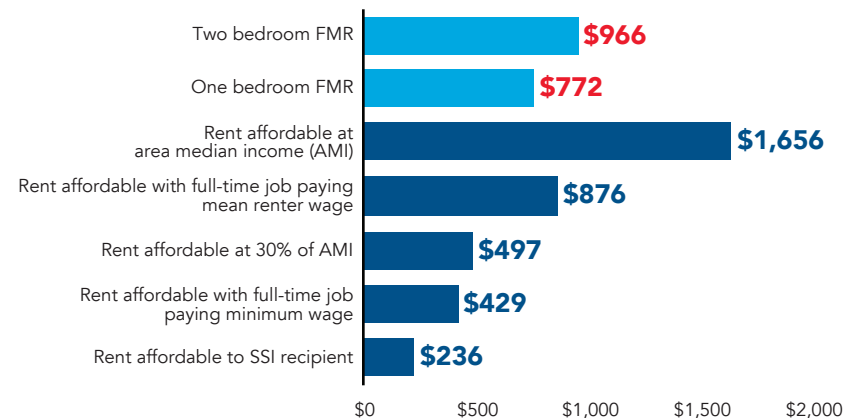
90
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

72
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
Lander County	\$19.98
Douglas County	\$19.50
Reno MSA	\$18.79
Las Vegas-Henderson-Paradise MSA	\$18.71
Humboldt County	\$18.15



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.

	FY18 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nevada	\$18.59	\$966	\$38,660	2.3	\$66,237	\$1,656	\$19,871	\$497	465,914	45%	\$16.84	\$876	1.1
Combined Nonmetro Areas	\$17.35	\$902	\$36,095	2.1	\$65,354	\$1,634	\$19,606	\$490	31,827	31%	\$17.03	\$886	1.0
<u>Metropolitan Areas</u>													
Carson City MSA	\$16.58	\$862	\$34,480	2.0	\$62,000	\$1,550	\$18,600	\$465	9,709	45%	\$16.19	\$842	1.0
Las Vegas-Henderson-Paradise MSA	\$18.71	\$973	\$38,920	2.3	\$64,800	\$1,620	\$19,440	\$486	351,146	48%	\$17.12	\$890	1.1
Reno MSA	\$18.79	\$977	\$39,080	2.3	\$73,500	\$1,838	\$22,050	\$551	73,232	43%	\$15.60	\$811	1.2
<u>Counties</u>													
Churchill County	\$18.10	\$941	\$37,640	2.2	\$54,800	\$1,370	\$16,440	\$411	3,732	39%	\$15.31	\$796	1.2
Clark County	\$18.71	\$973	\$38,920	2.3	\$64,800	\$1,620	\$19,440	\$486	351,146	48%	\$17.12	\$890	1.1
Douglas County	\$19.50	\$1,014	\$40,560	2.4	\$71,600	\$1,790	\$21,480	\$537	6,144	31%	\$14.40	\$749	1.4
Elko County	\$18.21	\$947	\$37,880	2.2	\$83,300	\$2,083	\$24,990	\$625	5,234	30%	\$15.77	\$820	1.2
Esmeralda County †	\$13.40	\$697	\$27,880	1.6	\$49,300	\$1,233	\$14,790	\$370	200	44%			
Eureka County	\$17.00	\$884	\$35,360	2.1	\$105,800	\$2,645	\$31,740	\$794	231	30%	\$35.28	\$1,835	0.5
Humboldt County	\$18.15	\$944	\$37,760	2.2	\$76,900	\$1,923	\$23,070	\$577	1,525	25%	\$16.05	\$835	1.1
Lander County	\$19.98	\$1,039	\$41,560	2.4	\$82,700	\$2,068	\$24,810	\$620	411	20%	\$20.73	\$1,078	1.0
Lincoln County	\$13.52	\$703	\$28,120	1.6	\$55,000	\$1,375	\$16,500	\$413	582	32%	\$8.44	\$439	1.6
Lyon County	\$16.69	\$868	\$34,720	2.0	\$55,100	\$1,378	\$16,530	\$413	6,140	31%	\$14.77	\$768	1.1
Mineral County	\$13.44	\$699	\$27,960	1.6	\$61,800	\$1,545	\$18,540	\$464	712	34%	\$15.56	\$809	0.9
Nye County	\$15.52	\$807	\$32,280	1.9	\$51,700	\$1,293	\$15,510	\$388	5,406	31%	\$17.69	\$920	0.9
Pershing County	\$13.40	\$697	\$27,880	1.6	\$52,000	\$1,300	\$15,600	\$390	661	33%	\$26.73	\$1,390	0.5
Storey County	\$18.79	\$977	\$39,080	2.3	\$73,500	\$1,838	\$22,050	\$551	272	16%	\$25.92	\$1,348	0.7
Washoe County	\$18.79	\$977	\$39,080	2.3	\$73,500	\$1,838	\$22,050	\$551	72,960	43%	\$15.24	\$792	1.2
White Pine County	\$17.02	\$885	\$35,400	2.1	\$71,900	\$1,798	\$21,570	\$539	849	27%	\$18.50	\$962	0.9
Carson City	\$16.58	\$862	\$34,480	2.0	\$62,000	\$1,550	\$18,600	\$465	9,709	45%	\$16.19	\$842	1.0

† Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2018 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 2018 Area Median Income
 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.