

SOUTH DAKOTA

STATE RANKING **#49***

In **South Dakota**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$745**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,485** monthly or **\$29,816** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$14.33
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT SOUTH DAKOTA:

STATE FACTS	
Minimum Wage	\$8.85
Average Renter Wage	\$11.90
2-Bedroom Housing Wage	\$14.33
Number of Renter Households	107,391
Percent Renters	32%

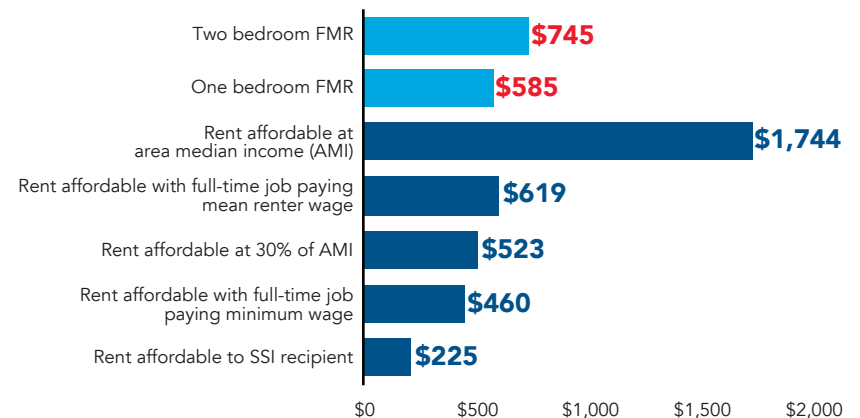
65
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

51
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.6
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.3
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Rapid City HMFA	\$17.29
Custer County HMFA	\$16.23
Sioux City HMFA	\$15.50
Buffalo County	\$15.04
Sioux Falls MSA	\$15.02



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 DAKOTA

	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
South Dakota	\$14.33	\$745	\$29,816	1.6	\$69,770	\$1,744	\$20,931	\$523	107,391	32%	\$11.90	\$619	1.2
Combined Nonmetro Areas	\$13.20	\$686	\$27,455	1.5	\$65,365	\$1,634	\$19,610	\$490	57,105	33%	\$10.62	\$552	1.2
<u>Metropolitan Areas</u>													
Custer County HMFA	\$16.23	\$844	\$33,760	1.8	\$66,300	\$1,658	\$19,890	\$497	668	17%	\$9.01	\$469	1.8
Meade County HMFA	\$14.21	\$739	\$29,560	1.6	\$64,800	\$1,620	\$19,440	\$486	2,941	28%	\$11.00	\$572	1.3
Rapid City HMFA	\$17.29	\$899	\$35,960	2.0	\$70,100	\$1,753	\$21,030	\$526	13,764	33%	\$11.62	\$604	1.5
Sioux City HMFA	\$15.50	\$806	\$32,240	1.8	\$65,100	\$1,628	\$19,530	\$488	1,543	26%	\$14.96	\$778	1.0
Sioux Falls MSA	\$15.02	\$781	\$31,240	1.7	\$78,700	\$1,968	\$23,610	\$590	31,370	33%	\$13.27	\$690	1.1
<u>Counties</u>													
Aurora County	\$12.69	\$660	\$26,400	1.4	\$58,400	\$1,460	\$17,520	\$438	241	21%	\$12.32	\$641	1.0
Beadle County	\$12.69	\$660	\$26,400	1.4	\$65,400	\$1,635	\$19,620	\$491	2,604	35%	\$10.18	\$529	1.2
Bennett County	\$12.69	\$660	\$26,400	1.4	\$48,900	\$1,223	\$14,670	\$367	378	39%	\$9.46	\$492	1.3
Bon Homme County	\$12.69	\$660	\$26,400	1.4	\$64,200	\$1,605	\$19,260	\$482	626	25%	\$8.48	\$441	1.5
Brookings County	\$13.94	\$725	\$29,000	1.6	\$69,100	\$1,728	\$20,730	\$518	5,025	41%	\$10.65	\$554	1.3
Brown County	\$13.63	\$709	\$28,360	1.5	\$72,400	\$1,810	\$21,720	\$543	5,284	33%	\$10.91	\$567	1.3
Brule County	\$12.69	\$660	\$26,400	1.4	\$59,700	\$1,493	\$17,910	\$448	633	30%	\$11.12	\$578	1.1
Buffalo County †	\$15.04	\$782	\$31,280	1.7	\$33,200	\$830	\$9,960	\$249	280	56%			
Butte County	\$12.69	\$660	\$26,400	1.4	\$61,200	\$1,530	\$18,360	\$459	1,087	26%	\$8.51	\$442	1.5
Campbell County	\$12.69	\$660	\$26,400	1.4	\$64,900	\$1,623	\$19,470	\$487	126	18%	\$12.81	\$666	1.0
Charles Mix County	\$12.69	\$660	\$26,400	1.4	\$58,000	\$1,450	\$17,400	\$435	987	31%	\$8.48	\$441	1.5
Clark County	\$12.75	\$663	\$26,520	1.4	\$69,600	\$1,740	\$20,880	\$522	345	23%	\$9.81	\$510	1.3
Clay County	\$14.38	\$748	\$29,920	1.6	\$65,100	\$1,628	\$19,530	\$488	2,575	48%	\$7.51	\$391	1.9
Codington County	\$13.48	\$701	\$28,040	1.5	\$70,000	\$1,750	\$21,000	\$525	4,057	34%	\$11.41	\$594	1.2

† 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.

SOUTH DAKOTA

	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
Corson County	\$12.69	\$660	\$26,400	1.4	\$38,100	\$953	\$11,430	\$286	618	50%	\$11.89	\$619	1.1
Custer County	\$16.23	\$844	\$33,760	1.8	\$66,300	\$1,658	\$19,890	\$497	668	17%	\$9.01	\$469	1.8
Davison County	\$13.65	\$710	\$28,400	1.5	\$63,700	\$1,593	\$19,110	\$478	3,462	40%	\$12.04	\$626	1.1
Day County	\$12.69	\$660	\$26,400	1.4	\$54,700	\$1,368	\$16,410	\$410	699	27%	\$7.49	\$389	1.7
Deuel County	\$12.69	\$660	\$26,400	1.4	\$73,300	\$1,833	\$21,990	\$550	290	16%	\$12.43	\$647	1.0
Dewey County	\$13.19	\$686	\$27,440	1.5	\$44,400	\$1,110	\$13,320	\$333	665	40%	\$9.40	\$489	1.4
Douglas County	\$14.92	\$776	\$31,040	1.7	\$62,700	\$1,568	\$18,810	\$470	252	20%	\$9.66	\$502	1.5
Edmunds County	\$13.19	\$686	\$27,440	1.5	\$77,300	\$1,933	\$23,190	\$580	266	17%	\$11.99	\$623	1.1
Fall River County	\$13.62	\$708	\$28,320	1.5	\$63,500	\$1,588	\$19,050	\$476	895	29%	\$9.71	\$505	1.4
Faulk County	\$12.69	\$660	\$26,400	1.4	\$76,900	\$1,923	\$23,070	\$577	227	23%	\$12.35	\$642	1.0
Grant County	\$12.69	\$660	\$26,400	1.4	\$63,400	\$1,585	\$19,020	\$476	630	20%	\$13.65	\$710	0.9
Gregory County	\$12.69	\$660	\$26,400	1.4	\$53,800	\$1,345	\$16,140	\$404	586	31%	\$8.60	\$447	1.5
Haakon County	\$14.29	\$743	\$29,720	1.6	\$60,200	\$1,505	\$18,060	\$452	202	23%	\$16.66	\$867	0.9
Hamlin County	\$12.87	\$669	\$26,760	1.5	\$65,800	\$1,645	\$19,740	\$494	408	18%	\$11.99	\$623	1.1
Hand County	\$12.69	\$660	\$26,400	1.4	\$69,200	\$1,730	\$20,760	\$519	428	29%	\$10.10	\$525	1.3
Hanson County	\$12.69	\$660	\$26,400	1.4	\$74,100	\$1,853	\$22,230	\$556	131	12%	\$12.35	\$642	1.0
Harding County	\$12.69	\$660	\$26,400	1.4	\$62,600	\$1,565	\$18,780	\$470	153	31%	\$16.94	\$881	0.7
Hughes County	\$13.50	\$702	\$28,080	1.5	\$89,300	\$2,233	\$26,790	\$670	2,644	36%	\$11.04	\$574	1.2
Hutchinson County	\$12.73	\$662	\$26,480	1.4	\$64,000	\$1,600	\$19,200	\$480	701	24%	\$9.31	\$484	1.4
Hyde County	\$12.69	\$660	\$26,400	1.4	\$76,500	\$1,913	\$22,950	\$574	116	20%	\$18.75	\$975	0.7
Jackson County	\$12.69	\$660	\$26,400	1.4	\$50,400	\$1,260	\$15,120	\$378	377	38%	\$7.32	\$381	1.7
Jerauld County	\$12.69	\$660	\$26,400	1.4	\$66,300	\$1,658	\$19,890	\$497	230	26%	\$14.47	\$752	0.9
Jones County	\$12.69	\$660	\$26,400	1.4	\$56,400	\$1,410	\$16,920	\$423	129	31%	\$8.47	\$440	1.5
Kingsbury County	\$12.69	\$660	\$26,400	1.4	\$69,200	\$1,730	\$20,760	\$519	495	21%	\$7.26	\$377	1.7
Lake County	\$12.69	\$660	\$26,400	1.4	\$76,300	\$1,908	\$22,890	\$572	1,150	24%	\$8.65	\$450	1.5
Lawrence County	\$12.87	\$669	\$26,760	1.5	\$69,600	\$1,740	\$20,880	\$522	3,738	35%	\$9.66	\$502	1.3

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Lincoln County	\$15.02	\$781	\$31,240	1.7	\$78,700	\$1,968	\$23,610	\$590	3,943	22%	\$13.22	\$687	1.1
Lyman County	\$12.69	\$660	\$26,400	1.4	\$59,300	\$1,483	\$17,790	\$445	409	30%	\$9.65	\$502	1.3
McCook County	\$15.02	\$781	\$31,240	1.7	\$78,700	\$1,968	\$23,610	\$590	505	23%	\$10.42	\$542	1.4
McPherson County	\$14.83	\$771	\$30,840	1.7	\$53,800	\$1,345	\$16,140	\$404	247	25%	\$10.68	\$556	1.4
Marshall County	\$12.69	\$660	\$26,400	1.4	\$67,200	\$1,680	\$20,160	\$504	508	29%	\$10.35	\$538	1.2
Meade County	\$14.21	\$739	\$29,560	1.6	\$64,800	\$1,620	\$19,440	\$486	2,941	28%	\$11.00	\$572	1.3
Mellette County	\$13.06	\$679	\$27,160	1.5	\$36,100	\$903	\$10,830	\$271	226	32%	\$7.16	\$373	1.8
Miner County	\$12.69	\$660	\$26,400	1.4	\$57,400	\$1,435	\$17,220	\$431	208	21%	\$8.91	\$463	1.4
Minnehaha County	\$15.02	\$781	\$31,240	1.7	\$78,700	\$1,968	\$23,610	\$590	26,143	37%	\$13.36	\$695	1.1
Moody County	\$12.69	\$660	\$26,400	1.4	\$65,500	\$1,638	\$19,650	\$491	734	28%	\$14.13	\$735	0.9
Oglala Lakota County	\$12.69	\$660	\$26,400	1.4	\$28,600	\$715	\$8,580	\$215	1,365	47%	\$11.07	\$576	1.1
Pennington County	\$17.29	\$899	\$35,960	2.0	\$70,100	\$1,753	\$21,030	\$526	13,764	33%	\$11.62	\$604	1.5
Perkins County	\$12.69	\$660	\$26,400	1.4	\$60,500	\$1,513	\$18,150	\$454	384	30%	\$9.89	\$514	1.3
Potter County	\$12.69	\$660	\$26,400	1.4	\$59,000	\$1,475	\$17,700	\$443	199	19%	\$12.27	\$638	1.0
Roberts County	\$12.69	\$660	\$26,400	1.4	\$60,500	\$1,513	\$18,150	\$454	1,139	31%	\$9.30	\$484	1.4
Sanborn County	\$12.69	\$660	\$26,400	1.4	\$66,300	\$1,658	\$19,890	\$497	272	25%	\$8.57	\$446	1.5
Spink County	\$12.69	\$660	\$26,400	1.4	\$62,700	\$1,568	\$18,810	\$470	715	27%	\$12.76	\$663	1.0
Stanley County	\$14.29	\$743	\$29,720	1.6	\$71,200	\$1,780	\$21,360	\$534	299	23%	\$8.64	\$449	1.7
Sully County	\$12.69	\$660	\$26,400	1.4	\$82,000	\$2,050	\$24,600	\$615	140	24%	\$15.08	\$784	0.8
Todd County	\$12.69	\$660	\$26,400	1.4	\$33,400	\$835	\$10,020	\$251	1,574	57%	\$11.59	\$603	1.1
Tripp County	\$12.69	\$660	\$26,400	1.4	\$55,700	\$1,393	\$16,710	\$418	841	33%	\$9.38	\$488	1.4
Turner County	\$15.02	\$781	\$31,240	1.7	\$78,700	\$1,968	\$23,610	\$590	779	22%	\$9.37	\$487	1.6
Union County	\$15.50	\$806	\$32,240	1.8	\$65,100	\$1,628	\$19,530	\$488	1,543	26%	\$14.96	\$778	1.0
Walworth County	\$12.69	\$660	\$26,400	1.4	\$65,300	\$1,633	\$19,590	\$490	733	31%	\$11.09	\$577	1.1
Yankton County	\$12.69	\$660	\$26,400	1.4	\$66,700	\$1,668	\$20,010	\$500	2,985	33%	\$9.87	\$513	1.3
Ziebach County	\$12.69	\$660	\$26,400	1.4	\$37,200	\$930	\$11,160	\$279	387	49%	\$9.95	\$517	1.3

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