

MARYLAND

#9*

In **Maryland**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,909**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,362** monthly or **\$76,345** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$36.70
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MARYLAND:

STATE FACTS	
Minimum Wage	\$15.00
Average Renter Wage	\$21.97
2-Bedroom Housing Wage	\$36.70
Number of Renter Households	754,068
Percent Renters	33%

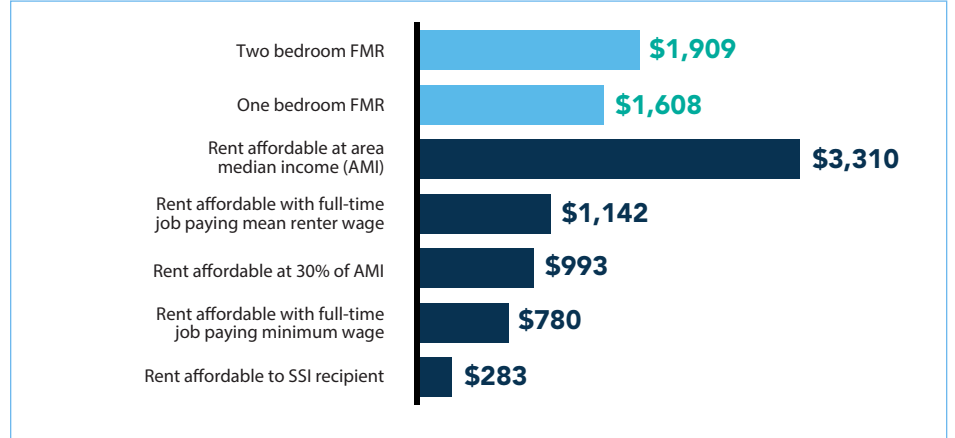
98
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

82
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.4
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

2.1
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Washington-Arlington-Alexandria HMFA	\$39.33
Baltimore-Columbia-Towson MSA	\$37.37
California-Lexington Park MSA	\$33.75
Philadelphia-Camden-Wilmington MSA	\$33.40
Talbot County	\$26.54



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.

MARYLAND

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Maryland	\$36.70	\$1,909	\$76,345	2.4	\$132,397	\$3,310	\$39,719	\$993	754,068	33%	\$21.97	\$1,142	1.7
Combined Nonmetro Areas	\$23.09	\$1,201	\$48,037	1.5	\$92,108	\$2,303	\$27,632	\$691	16,926	27%	\$14.21	\$739	1.6
Metropolitan Areas													
Baltimore-Columbia-Towson MSA	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	361,927	33%	\$22.79	\$1,185	1.6
California-Lexington Park MSA	\$33.75	\$1,755	\$70,200	2.3	\$143,900	\$3,598	\$43,170	\$1,079	11,346	28%	\$21.13	\$1,099	1.6
Cumberland MSA	\$17.69	\$920	\$36,800	1.2	\$82,300	\$2,058	\$24,690	\$617	8,210	30%	\$10.66	\$554	1.7
Hagerstown HMFA	\$23.56	\$1,225	\$49,000	1.6	\$90,900	\$2,273	\$27,270	\$682	20,436	35%	\$15.29	\$795	1.5
Philadelphia-Camden-Wilmington MSA	\$33.40	\$1,737	\$69,480	2.2	\$114,700	\$2,868	\$34,410	\$860	9,778	25%	\$14.17	\$737	2.4
Salisbury HMFA	\$25.21	\$1,311	\$52,440	1.7	\$94,000	\$2,350	\$28,200	\$705	16,114	40%	\$16.83	\$875	1.5
Somerset County HMFA	\$21.15	\$1,100	\$44,000	1.4	\$70,300	\$1,758	\$21,090	\$527	2,713	32%	\$13.71	\$713	1.5
Washington-Arlington-Alexandria HMFA	\$39.33	\$2,045	\$81,800	2.6	\$154,700	\$3,868	\$46,410	\$1,160	301,122	33%	\$23.05	\$1,199	1.7
Worcester County HMFA	\$22.02	\$1,145	\$45,800	1.5	\$103,400	\$2,585	\$31,020	\$776	5,496	23%	\$11.50	\$598	1.9
Counties													
Allegany County	\$17.69	\$920	\$36,800	1.2	\$82,300	\$2,058	\$24,690	\$617	8,210	30%	\$10.66	\$554	1.7
Anne Arundel County	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	55,337	25%	\$23.59	\$1,227	1.6
Baltimore County	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	110,001	33%	\$21.12	\$1,098	1.8
Calvert County	\$39.33	\$2,045	\$81,800	2.6	\$154,700	\$3,868	\$46,410	\$1,160	4,613	14%	\$14.86	\$773	2.6
Caroline County	\$23.69	\$1,232	\$49,280	1.6	\$80,700	\$2,018	\$24,210	\$605	3,355	28%	\$16.16	\$840	1.5
Carroll County	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	10,738	17%	\$11.72	\$610	3.2
Cecil County	\$33.40	\$1,737	\$69,480	2.2	\$114,700	\$2,868	\$34,410	\$860	9,778	25%	\$14.17	\$737	2.4
Charles County	\$39.33	\$2,045	\$81,800	2.6	\$154,700	\$3,868	\$46,410	\$1,160	11,960	20%	\$16.21	\$843	2.4
Dorchester County	\$21.56	\$1,121	\$44,840	1.4	\$78,800	\$1,970	\$23,640	\$591	4,170	32%	\$15.01	\$781	1.4

Columbia City is not included due to a lack of sufficient data.

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

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	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Frederick County	\$39.33	\$2,045	\$81,800	2.6	\$154,700	\$3,868	\$46,410	\$1,160	23,553	24%	\$17.75	\$923	2.2
Garrett County	\$17.40	\$905	\$36,200	1.2	\$86,600	\$2,165	\$25,980	\$650	2,471	20%	\$10.72	\$557	1.6
Harford County	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	19,811	20%	\$15.20	\$790	2.5
Howard County	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	33,289	28%	\$24.51	\$1,275	1.5
Kent County	\$24.40	\$1,269	\$50,760	1.6	\$109,700	\$2,743	\$32,910	\$823	2,528	30%	\$13.60	\$707	1.8
Montgomery County	\$39.33	\$2,045	\$81,800	2.3	\$154,700	\$3,868	\$46,410	\$1,160	132,827	34%	\$26.92	\$1,400	1.5
Prince George's County	\$39.33	\$2,045	\$81,800	2.6	\$154,700	\$3,868	\$46,410	\$1,160	128,169	38%	\$20.34	\$1,058	1.9
Queen Anne's County	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	3,591	19%	\$13.43	\$698	2.8
St. Mary's County	\$33.75	\$1,755	\$70,200	2.3	\$143,900	\$3,598	\$43,170	\$1,079	11,346	28%	\$21.13	\$1,099	1.6
Somerset County	\$21.15	\$1,100	\$44,000	1.4	\$70,300	\$1,758	\$21,090	\$527	2,713	32%	\$13.71	\$713	1.5
Talbot County	\$26.54	\$1,380	\$55,200	1.8	\$106,500	\$2,663	\$31,950	\$799	4,402	27%	\$15.23	\$792	1.7
Washington County	\$23.56	\$1,225	\$49,000	1.6	\$90,900	\$2,273	\$27,270	\$682	20,436	35%	\$15.29	\$795	1.5
Wicomico County	\$25.21	\$1,311	\$52,440	1.7	\$94,000	\$2,350	\$28,200	\$705	16,114	40%	\$16.83	\$875	1.5
Worcester County	\$22.02	\$1,145	\$45,800	1.5	\$103,400	\$2,585	\$31,020	\$776	5,496	23%	\$11.50	\$598	1.9
Baltimore city	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	129,160	52%	\$27.59	\$1,435	1.4

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