

MINNESOTA

#24*

In **Minnesota**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,418**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,727** monthly or **\$56,728** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$27.27
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MINNESOTA:

STATE FACTS	
Minimum Wage	\$10.85
Average Renter Wage	\$20.21
2-Bedroom Housing Wage	\$27.27
Number of Renter Households	624,425
Percent Renters	28%

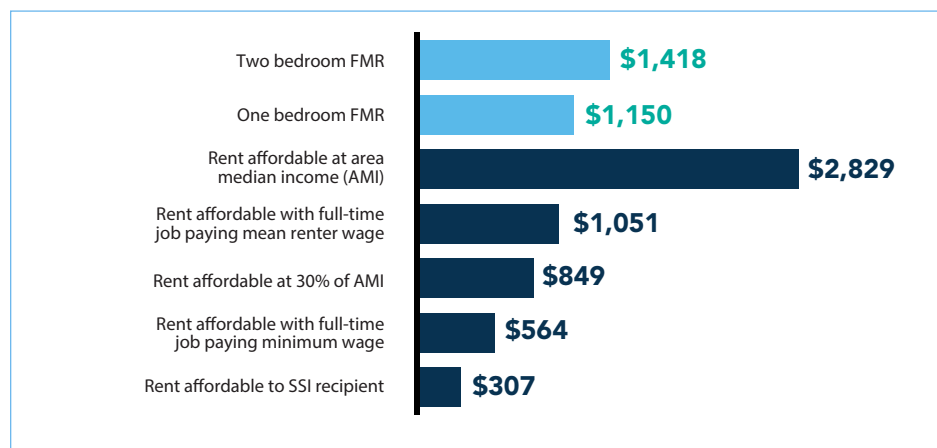
101
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

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

2.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

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

MOST EXPENSIVE AREAS	HOUSING WAGE
Minneapolis-St. Paul-Bloomington HMFA	\$31.19
Rice County	\$23.19
St. Cloud MSA	\$22.21
Rochester HMFA	\$22.08
Pine County	\$22.04



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.

MINNESOTA

	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
Minnesota	\$27.27	\$1,418	\$56,728	2.5	\$113,163	\$2,829	\$33,949	\$849	624,425	28%	\$20.21	\$1,051	1.3
Combined Nonmetro Areas	\$19.20	\$998	\$39,940	1.8	\$91,978	\$2,299	\$27,593	\$690	113,798	22%	\$13.78	\$717	1.4
<u>Metropolitan Areas</u>													
Duluth HMFA	\$21.40	\$1,113	\$44,520	2.0	\$95,200	\$2,380	\$28,560	\$714	26,913	27%	\$14.25	\$741	1.5
Fargo MSA	\$18.15	\$944	\$37,760	1.7	\$105,900	\$2,648	\$31,770	\$794	8,658	34%	\$11.01	\$572	1.6
Fillmore County HMFA	\$17.40	\$905	\$36,200	1.6	\$95,800	\$2,395	\$28,740	\$719	1,512	18%	\$10.68	\$556	1.6
Grand Forks MSA	\$17.87	\$929	\$37,160	1.6	\$104,300	\$2,608	\$31,290	\$782	3,547	28%	\$11.22	\$584	1.6
La Crosse-Onalaska MSA	\$21.58	\$1,122	\$44,880	2.0	\$98,400	\$2,460	\$29,520	\$738	1,375	17%	\$11.55	\$600	1.9
Lake County HMFA	\$21.73	\$1,130	\$45,200	2.0	\$96,100	\$2,403	\$28,830	\$721	854	17%	\$17.54	\$912	1.2
Le Sueur County HMFA	\$21.35	\$1,110	\$44,400	2.0	\$109,500	\$2,738	\$32,850	\$821	2,112	19%	\$12.94	\$673	1.6
Mankato-North Mankato MSA	\$21.17	\$1,101	\$44,040	2.0	\$100,600	\$2,515	\$30,180	\$755	13,803	34%	\$15.00	\$780	1.4
Mille Lacs County HMFA	\$21.75	\$1,131	\$45,240	2.0	\$86,700	\$2,168	\$26,010	\$650	2,510	24%	\$10.41	\$541	2.1
Minneapolis-St. Paul-Bloomington HMFA	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	402,199	29%	\$22.74	\$1,183	1.4
Rochester HMFA	\$22.08	\$1,148	\$45,920	2.0	\$117,200	\$2,930	\$35,160	\$879	20,272	27%	\$21.18	\$1,102	1.0
St. Cloud MSA	\$22.21	\$1,155	\$46,200	2.0	\$97,800	\$2,445	\$29,340	\$734	25,160	33%	\$16.83	\$875	1.3
Wabasha County HMFA	\$17.40	\$905	\$36,200	1.6	\$98,600	\$2,465	\$29,580	\$740	1,712	19%	\$10.63	\$553	1.6
<u>Counties</u>													
Aitkin County	\$17.92	\$932	\$37,280	1.7	\$77,300	\$1,933	\$23,190	\$580	1,046	15%	\$11.30	\$587	1.6
Anoka County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	26,579	20%	\$17.93	\$932	1.7
Becker County	\$19.50	\$1,014	\$40,560	1.8	\$91,700	\$2,293	\$27,510	\$688	3,085	22%	\$11.73	\$610	1.7
Beltrami County	\$21.50	\$1,118	\$44,720	2.0	\$85,800	\$2,145	\$25,740	\$644	5,756	32%	\$15.73	\$818	1.4

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.

MINNESOTA

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
Benton County	\$22.21	\$1,155	\$46,200	2.0	\$97,800	\$2,445	\$29,340	\$734	5,470	34%	\$17.34	\$902	1.3
Big Stone County	\$17.40	\$905	\$36,200	1.6	\$86,900	\$2,173	\$26,070	\$652	544	24%	\$12.81	\$666	1.4
Blue Earth County	\$21.17	\$1,101	\$44,040	2.0	\$100,600	\$2,515	\$30,180	\$755	10,475	39%	\$15.49	\$805	1.4
Brown County	\$17.40	\$905	\$36,200	1.6	\$93,200	\$2,330	\$27,960	\$699	2,333	21%	\$16.90	\$879	1.0
Carlton County	\$21.40	\$1,113	\$44,520	2.0	\$95,200	\$2,380	\$28,560	\$714	2,816	20%	\$14.94	\$777	1.4
Carver County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	7,078	18%	\$17.59	\$914	1.8
Cass County	\$18.33	\$953	\$38,120	1.7	\$80,900	\$2,023	\$24,270	\$607	1,986	16%	\$11.32	\$589	1.6
Chippewa County	\$17.40	\$905	\$36,200	1.6	\$87,000	\$2,175	\$26,100	\$653	1,521	29%	\$13.95	\$725	1.2
Chisago County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	2,826	14%	\$12.43	\$646	2.5
Clay County	\$18.15	\$944	\$37,760	1.7	\$105,900	\$2,648	\$31,770	\$794	8,658	34%	\$11.01	\$572	1.6
Clearwater County	\$18.00	\$936	\$37,440	1.7	\$84,200	\$2,105	\$25,260	\$632	579	18%	\$12.21	\$635	1.5
Cook County	\$17.40	\$905	\$36,200	1.6	\$97,000	\$2,425	\$29,100	\$728	586	22%	\$13.65	\$710	1.3
Cottonwood County	\$17.40	\$905	\$36,200	1.6	\$87,500	\$2,188	\$26,250	\$656	1,076	23%	\$15.19	\$790	1.1
Crow Wing County	\$21.23	\$1,104	\$44,160	2.0	\$87,200	\$2,180	\$26,160	\$654	6,395	23%	\$13.71	\$713	1.5
Dakota County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	40,822	24%	\$18.86	\$981	1.7
Dodge County	\$22.08	\$1,148	\$45,920	2.0	\$117,200	\$2,930	\$35,160	\$879	1,004	13%	\$14.34	\$746	1.5
Douglas County	\$18.50	\$962	\$38,480	1.7	\$97,100	\$2,428	\$29,130	\$728	4,192	24%	\$15.07	\$784	1.2
Faribault County	\$17.40	\$905	\$36,200	1.6	\$90,600	\$2,265	\$27,180	\$680	1,176	20%	\$15.45	\$804	1.1
Fillmore County	\$17.40	\$905	\$36,200	1.6	\$95,800	\$2,395	\$28,740	\$719	1,512	18%	\$10.68	\$556	1.6
Freeborn County	\$18.69	\$972	\$38,880	1.7	\$86,500	\$2,163	\$25,950	\$649	2,790	22%	\$13.32	\$693	1.4
Goodhue County	\$20.12	\$1,046	\$41,840	1.9	\$106,700	\$2,668	\$32,010	\$800	4,412	22%	\$12.86	\$669	1.6
Grant County	\$17.40	\$905	\$36,200	1.6	\$87,100	\$2,178	\$26,130	\$653	510	20%	\$10.33	\$537	1.7
Hennepin County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	195,925	37%	\$26.94	\$1,401	1.2
Houston County	\$21.58	\$1,122	\$44,880	2.0	\$98,400	\$2,460	\$29,520	\$738	1,375	17%	\$11.55	\$600	1.9
Hubbard County	\$18.94	\$985	\$39,400	1.7	\$85,500	\$2,138	\$25,650	\$641	1,599	18%	\$11.73	\$610	1.6
Isanti County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	2,488	16%	\$10.67	\$555	2.9

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MINNESOTA

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
Itasca County	\$20.37	\$1,059	\$42,360	1.9	\$87,800	\$2,195	\$26,340	\$659	3,179	18%	\$11.90	\$619	1.7
Jackson County	\$17.40	\$905	\$36,200	1.6	\$90,300	\$2,258	\$27,090	\$677	841	19%	\$15.52	\$807	1.1
Kanabec County	\$19.44	\$1,011	\$40,440	1.8	\$87,000	\$2,175	\$26,100	\$653	999	15%	\$13.64	\$709	1.4
Kandiyohi County	\$18.00	\$936	\$37,440	1.7	\$95,100	\$2,378	\$28,530	\$713	4,468	26%	\$12.94	\$673	1.4
Kittson County	\$17.40	\$905	\$36,200	1.6	\$97,000	\$2,425	\$29,100	\$728	326	19%	\$12.64	\$657	1.4
Koochiching County	\$17.40	\$905	\$36,200	1.6	\$81,800	\$2,045	\$24,540	\$614	1,102	19%	\$14.75	\$767	1.2
Lac qui Parle County	\$17.40	\$905	\$36,200	1.6	\$89,100	\$2,228	\$26,730	\$668	474	17%	\$12.45	\$648	1.4
Lake County	\$21.73	\$1,130	\$45,200	2.0	\$96,100	\$2,403	\$28,830	\$721	854	17%	\$17.54	\$912	1.2
Lake of the Woods County	\$18.73	\$974	\$38,960	1.7	\$82,000	\$2,050	\$24,600	\$615	283	17%	\$11.53	\$600	1.6
Le Sueur County	\$21.35	\$1,110	\$44,400	2.0	\$109,500	\$2,738	\$32,850	\$821	2,112	19%	\$12.94	\$673	1.6
Lincoln County	\$17.40	\$905	\$36,200	1.6	\$84,800	\$2,120	\$25,440	\$636	437	18%	\$13.89	\$722	1.3
Lyon County	\$17.40	\$905	\$36,200	1.6	\$89,300	\$2,233	\$26,790	\$670	2,970	30%	\$12.85	\$668	1.4
McLeod County	\$18.52	\$963	\$38,520	1.7	\$102,500	\$2,563	\$30,750	\$769	3,434	23%	\$16.32	\$849	1.1
Mahnomen County	\$17.40	\$905	\$36,200	1.6	\$67,400	\$1,685	\$20,220	\$506	548	29%	\$17.08	\$888	1.0
Marshall County	\$17.58	\$914	\$36,560	1.6	\$98,600	\$2,465	\$29,580	\$740	550	15%	\$13.99	\$727	1.3
Martin County	\$17.69	\$920	\$36,800	1.6	\$87,700	\$2,193	\$26,310	\$658	2,433	27%	\$15.43	\$802	1.1
Meeker County	\$18.33	\$953	\$38,120	1.7	\$98,700	\$2,468	\$29,610	\$740	1,617	18%	\$12.81	\$666	1.4
Mille Lacs County	\$21.75	\$1,131	\$45,240	2.0	\$86,700	\$2,168	\$26,010	\$650	2,510	24%	\$10.41	\$541	2.1
Morrison County	\$17.87	\$929	\$37,160	1.6	\$87,400	\$2,185	\$26,220	\$656	2,729	20%	\$11.77	\$612	1.5
Mower County	\$20.87	\$1,085	\$43,400	1.9	\$92,700	\$2,318	\$27,810	\$695	3,909	25%	\$16.54	\$860	1.3
Murray County	\$17.40	\$905	\$36,200	1.6	\$97,600	\$2,440	\$29,280	\$732	621	18%	\$12.51	\$651	1.4
Nicollet County	\$21.17	\$1,101	\$44,040	2.0	\$100,600	\$2,515	\$30,180	\$755	3,328	26%	\$13.63	\$709	1.6
Nobles County	\$20.48	\$1,065	\$42,600	1.9	\$80,700	\$2,018	\$24,210	\$605	1,963	26%	\$18.79	\$977	1.1
Norman County	\$18.04	\$938	\$37,520	1.7	\$97,300	\$2,433	\$29,190	\$730	504	19%	\$10.94	\$569	1.6
Olmsted County	\$22.08	\$1,148	\$45,920	2.0	\$117,200	\$2,930	\$35,160	\$879	19,268	29%	\$21.52	\$1,119	1.0
Otter Tail County	\$18.15	\$944	\$37,760	1.7	\$93,000	\$2,325	\$27,900	\$698	4,947	20%	\$12.29	\$639	1.5

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MINNESOTA

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
Pennington County	\$21.15	\$1,100	\$44,000	1.9	\$97,700	\$2,443	\$29,310	\$733	1,683	27%	\$18.25	\$949	1.2
Pine County	\$22.04	\$1,146	\$45,840	2.0	\$84,400	\$2,110	\$25,320	\$633	1,862	16%	\$8.45	\$439	2.6
Pipestone County	\$17.40	\$905	\$36,200	1.6	\$84,700	\$2,118	\$25,410	\$635	812	20%	\$13.30	\$692	1.3
Polk County	\$17.87	\$929	\$37,160	1.6	\$104,300	\$2,608	\$31,290	\$782	3,547	28%	\$11.22	\$584	1.6
Pope County	\$20.33	\$1,057	\$42,280	1.9	\$100,200	\$2,505	\$30,060	\$752	953	19%	\$11.20	\$583	1.8
Ramsey County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	84,554	39%	\$22.07	\$1,148	1.4
Red Lake County	\$17.40	\$905	\$36,200	1.6	\$99,500	\$2,488	\$29,850	\$746	289	18%	\$8.95	\$465	1.9
Redwood County	\$17.40	\$905	\$36,200	1.6	\$87,700	\$2,193	\$26,310	\$658	1,211	20%	\$14.19	\$738	1.2
Renville County	\$17.40	\$905	\$36,200	1.6	\$90,900	\$2,273	\$27,270	\$682	1,245	21%	\$16.31	\$848	1.1
Rice County	\$23.19	\$1,206	\$48,240	2.1	\$100,900	\$2,523	\$30,270	\$757	5,699	24%	\$12.66	\$659	1.8
Rock County	\$18.10	\$941	\$37,640	1.7	\$100,300	\$2,508	\$30,090	\$752	898	23%	\$12.50	\$650	1.4
Roseau County	\$18.02	\$937	\$37,480	1.7	\$90,400	\$2,260	\$27,120	\$678	1,145	20%	\$15.12	\$786	1.2
St. Louis County	\$21.40	\$1,113	\$44,520	2.0	\$95,200	\$2,380	\$28,560	\$714	24,097	28%	\$14.17	\$737	1.5
Scott County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	8,770	17%	\$12.59	\$654	2.5
Sherburne County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	5,724	17%	\$13.26	\$689	2.4
Sibley County	\$18.79	\$977	\$39,080	1.7	\$97,900	\$2,448	\$29,370	\$734	1,100	19%	\$15.79	\$821	1.2
Stearns County	\$22.21	\$1,155	\$46,200	2.0	\$97,800	\$2,445	\$29,340	\$734	19,690	33%	\$16.72	\$870	1.3
Steele County	\$20.40	\$1,061	\$42,440	1.9	\$108,800	\$2,720	\$32,640	\$816	3,387	23%	\$12.71	\$661	1.6
Stevens County	\$18.65	\$970	\$38,800	1.7	\$101,000	\$2,525	\$30,300	\$758	1,223	32%	\$15.57	\$810	1.2
Swift County	\$17.40	\$905	\$36,200	1.6	\$80,700	\$2,018	\$24,210	\$605	1,091	26%	\$17.35	\$902	1.0
Todd County	\$17.40	\$905	\$36,200	1.6	\$81,200	\$2,030	\$24,360	\$609	1,613	17%	\$14.03	\$730	1.2
Traverse County	\$17.40	\$905	\$36,200	1.6	\$95,000	\$2,375	\$28,500	\$713	294	21%	\$12.46	\$648	1.4
Wabasha County	\$17.40	\$905	\$36,200	1.6	\$98,600	\$2,465	\$29,580	\$740	1,712	19%	\$10.63	\$553	1.6
Wadena County	\$18.73	\$974	\$38,960	1.7	\$80,000	\$2,000	\$24,000	\$600	1,590	28%	\$13.43	\$698	1.4
Waseca County	\$17.40	\$905	\$36,200	1.6	\$95,100	\$2,378	\$28,530	\$713	1,393	19%	\$11.84	\$616	1.5
Washington County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	18,758	19%	\$15.92	\$828	2.0

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	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
Watowan County	\$17.40	\$905	\$36,200	1.6	\$89,100	\$2,228	\$26,730	\$668	862	20%	\$13.98	\$727	1.2
Wilkin County	\$17.40	\$905	\$36,200	1.6	\$93,500	\$2,338	\$28,050	\$701	524	20%	\$15.05	\$783	1.2
Winona County	\$19.29	\$1,003	\$40,120	1.8	\$98,200	\$2,455	\$29,460	\$737	6,324	31%	\$12.82	\$666	1.5
Wright County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	8,675	17%	\$14.04	\$730	2.2
Yellow Medicine County	\$17.40	\$905	\$36,200	1.6	\$91,500	\$2,288	\$27,450	\$686	680	17%	\$11.87	\$617	1.5

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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.