

# NEBRASKA

#44\*

In **Nebraska**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,057**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,522** monthly or **\$42,267** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$20.32**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT NEBRASKA:

STATE FACTS	
Minimum Wage	<b>\$12.00</b>
Average Renter Wage	<b>\$17.49</b>
2-Bedroom Housing Wage	<b>\$20.32</b>
Number of Renter Households	<b>259,728</b>
Percent Renters	<b>33%</b>

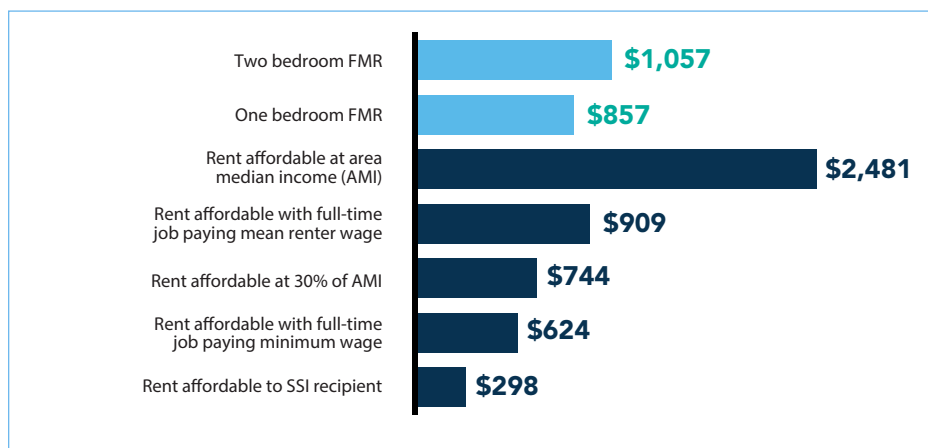
**68**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**55**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**1.7**  
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
Omaha-Council Bluffs HMFA	<b>\$22.50</b>
Lincoln HMFA	<b>\$20.52</b>
Stanton County	<b>\$20.38</b>
Sioux City MSA	<b>\$19.42</b>
Hall County HMFA	<b>\$18.96</b>



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.

NEBRASKA

	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	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 to afford 2BR 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 (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
Nebraska	\$20.32	\$1,057	\$42,267	1.7	\$99,245	\$2,481	\$29,773	\$744	259,728	33%	\$17.49	\$909	1.2
Combined Nonmetro Areas	\$17.36	\$902	\$36,099	1.4	\$87,251	\$2,181	\$26,175	\$654	76,867	28%	\$15.09	\$785	1.1
<u>Metropolitan Areas</u>													
Hall County HMFA	\$18.96	\$986	\$39,440	1.6	\$80,700	\$2,018	\$24,210	\$605	9,078	38%	\$17.07	\$888	1.1
Howard County HMFA	\$16.77	\$872	\$34,880	1.4	\$93,900	\$2,348	\$28,170	\$704	619	24%	\$8.64	\$449	1.9
Lincoln HMFA	\$20.52	\$1,067	\$42,680	1.7	\$102,100	\$2,553	\$30,630	\$766	52,844	41%	\$17.00	\$884	1.2
Merrick County HMFA	\$16.77	\$872	\$34,880	1.4	\$87,700	\$2,193	\$26,310	\$658	674	21%	\$13.54	\$704	1.2
Omaha-Council Bluffs HMFA	\$22.50	\$1,170	\$46,800	1.9	\$109,500	\$2,738	\$32,850	\$821	113,087	35%	\$19.22	\$999	1.2
Saunders County HMFA	\$17.79	\$925	\$37,000	1.5	\$109,000	\$2,725	\$32,700	\$818	1,707	19%	\$13.20	\$687	1.3
Seward County HMFA	\$17.50	\$910	\$36,400	1.5	\$107,900	\$2,698	\$32,370	\$809	1,791	27%	\$17.66	\$918	1.0
Sioux City MSA	\$19.42	\$1,010	\$40,400	1.6	\$92,500	\$2,313	\$27,750	\$694	3,061	33%	\$18.75	\$975	1.0
<u>Counties</u>													
Adams County	\$16.77	\$872	\$34,880	1.4	\$84,600	\$2,115	\$25,380	\$635	4,026	32%	\$13.10	\$681	1.3
Antelope County	\$16.77	\$872	\$34,880	1.4	\$81,000	\$2,025	\$24,300	\$608	645	25%	\$15.64	\$813	1.1
Arthur County †	\$16.77	\$872	\$34,880	1.4	\$95,300	\$2,383	\$28,590	\$715	46	26%			
Banner County †	\$16.83	\$875	\$35,000	1.4	\$82,500	\$2,063	\$24,750	\$619	76	31%			
Blaine County †	\$16.83	\$875	\$35,000	1.4	\$61,700	\$1,543	\$18,510	\$463	45	22%			
Boone County	\$16.77	\$872	\$34,880	1.4	\$92,100	\$2,303	\$27,630	\$691	433	19%	\$15.44	\$803	1.1
Box Butte County	\$17.60	\$915	\$36,600	1.5	\$77,200	\$1,930	\$23,160	\$579	1,233	27%	\$13.11	\$682	1.3
Boyd County	\$16.77	\$872	\$34,880	1.4	\$87,400	\$2,185	\$26,220	\$656	138	17%	\$13.42	\$698	1.2
Brown County	\$16.77	\$872	\$34,880	1.4	\$70,500	\$1,763	\$21,150	\$529	302	25%	\$15.19	\$790	1.1
Buffalo County	\$18.46	\$960	\$38,400	1.5	\$99,200	\$2,480	\$29,760	\$744	6,589	34%	\$14.51	\$754	1.3

† Wage data not available (See Appendix B).

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.

NEBRASKA

	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	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 to afford 2BR 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 (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
Burt County	\$16.77	\$872	\$34,880	1.4	\$84,200	\$2,105	\$25,260	\$632	642	23%	\$12.37	\$643	1.4
Butler County	\$16.77	\$872	\$34,880	1.4	\$104,300	\$2,608	\$31,290	\$782	665	19%	\$13.70	\$713	1.2
Cass County	\$22.50	\$1,170	\$46,800	1.9	\$109,500	\$2,738	\$32,850	\$821	1,782	17%	\$13.43	\$698	1.7
Cedar County	\$16.77	\$872	\$34,880	1.4	\$97,000	\$2,425	\$29,100	\$728	684	20%	\$12.99	\$676	1.3
Chase County	\$16.77	\$872	\$34,880	1.4	\$78,700	\$1,968	\$23,610	\$590	384	26%	\$16.82	\$875	1.0
Cherry County	\$16.77	\$872	\$34,880	1.4	\$74,100	\$1,853	\$22,230	\$556	897	43%	\$13.42	\$698	1.2
Cheyenne County	\$18.50	\$962	\$38,480	1.5	\$78,600	\$1,965	\$23,580	\$590	1,511	35%	\$14.61	\$760	1.3
Clay County	\$16.77	\$872	\$34,880	1.4	\$91,800	\$2,295	\$27,540	\$689	485	20%	\$11.16	\$580	1.5
Colfax County	\$17.37	\$903	\$36,120	1.4	\$80,100	\$2,003	\$24,030	\$601	785	22%	\$21.08	\$1,096	0.8
Cuming County	\$16.77	\$872	\$34,880	1.4	\$88,900	\$2,223	\$26,670	\$667	1,075	29%	\$17.04	\$886	1.0
Custer County	\$16.77	\$872	\$34,880	1.4	\$77,500	\$1,938	\$23,250	\$581	1,383	30%	\$17.37	\$903	1.0
Dakota County	\$19.42	\$1,010	\$40,400	1.6	\$92,500	\$2,313	\$27,750	\$694	2,511	35%	\$19.25	\$1,001	1.0
Dawes County	\$17.42	\$906	\$36,240	1.5	\$75,400	\$1,885	\$22,620	\$566	1,282	37%	\$12.11	\$630	1.4
Dawson County	\$17.37	\$903	\$36,120	1.4	\$82,300	\$2,058	\$24,690	\$617	2,902	33%	\$17.55	\$912	1.0
Deuel County	\$16.77	\$872	\$34,880	1.4	\$76,400	\$1,910	\$22,920	\$573	146	17%	\$15.80	\$821	1.1
Dixon County	\$19.42	\$1,010	\$40,400	1.6	\$92,500	\$2,313	\$27,750	\$694	550	25%	\$14.54	\$756	1.3
Dodge County	\$18.77	\$976	\$39,040	1.6	\$91,200	\$2,280	\$27,360	\$684	5,011	34%	\$16.93	\$881	1.1
Douglas County	\$22.50	\$1,170	\$46,800	1.9	\$109,500	\$2,738	\$32,850	\$821	88,330	38%	\$19.99	\$1,040	1.1
Dundy County	\$16.77	\$872	\$34,880	1.4	\$97,300	\$2,433	\$29,190	\$730	174	22%	\$15.56	\$809	1.1
Fillmore County	\$16.77	\$872	\$34,880	1.4	\$107,100	\$2,678	\$32,130	\$803	462	19%	\$15.65	\$814	1.1
Franklin County	\$16.77	\$872	\$34,880	1.4	\$77,500	\$1,938	\$23,250	\$581	208	17%	\$16.71	\$869	1.0
Frontier County	\$16.77	\$872	\$34,880	1.4	\$77,000	\$1,925	\$23,100	\$578	337	33%	\$10.72	\$557	1.6
Furnas County	\$16.77	\$872	\$34,880	1.4	\$76,000	\$1,900	\$22,800	\$570	439	22%	\$18.66	\$971	0.9
Gage County	\$16.77	\$872	\$34,880	1.4	\$87,800	\$2,195	\$26,340	\$659	2,685	29%	\$12.04	\$626	1.4
Garden County	\$16.77	\$872	\$34,880	1.4	\$62,900	\$1,573	\$18,870	\$472	169	20%	\$19.08	\$992	0.9
Garfield County	\$16.77	\$872	\$34,880	1.4	\$75,900	\$1,898	\$22,770	\$569	175	23%	\$10.42	\$542	1.6

† Wage data not available (See Appendix B).

1: BR = Bedroom

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

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NEBRASKA

**FY24 HOUSING WAGE**

**HOUSING COSTS**

**AREA MEDIAN INCOME (AMI)**

**RENTERS**

	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 to afford 2BR 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 (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
Gosper County	\$16.77	\$872	\$34,880	1.4	\$87,400	\$2,185	\$26,220	\$656	130	17%	\$19.10	\$993	0.9
Grant County	\$16.83	\$875	\$35,000	1.4	\$76,600	\$1,915	\$22,980	\$575	85	30%	\$13.79	\$717	1.2
Greeley County	\$16.77	\$872	\$34,880	1.4	\$81,200	\$2,030	\$24,360	\$609	159	18%	\$13.00	\$676	1.3
Hall County	\$18.96	\$986	\$39,440	1.6	\$80,700	\$2,018	\$24,210	\$605	9,078	38%	\$17.07	\$888	1.1
Hamilton County	\$16.77	\$872	\$34,880	1.4	\$96,500	\$2,413	\$28,950	\$724	680	19%	\$15.00	\$780	1.1
Harlan County	\$16.77	\$872	\$34,880	1.4	\$95,200	\$2,380	\$28,560	\$714	208	17%	\$11.43	\$594	1.5
Hayes County †	\$16.77	\$872	\$34,880	1.4	\$84,000	\$2,100	\$25,200	\$630	108	29%			
Hitchcock County	\$16.77	\$872	\$34,880	1.4	\$72,900	\$1,823	\$21,870	\$547	253	23%	\$12.04	\$626	1.4
Holt County	\$16.77	\$872	\$34,880	1.4	\$85,100	\$2,128	\$25,530	\$638	1,113	28%	\$15.97	\$830	1.1
Hooker County	\$16.77	\$872	\$34,880	1.4	\$91,600	\$2,290	\$27,480	\$687	161	55%	\$15.16	\$788	1.1
Howard County	\$16.77	\$872	\$34,880	1.4	\$93,900	\$2,348	\$28,170	\$704	619	24%	\$8.64	\$449	1.9
Jefferson County	\$16.77	\$872	\$34,880	1.4	\$75,100	\$1,878	\$22,530	\$563	934	30%	\$18.20	\$946	0.9
Johnson County	\$16.77	\$872	\$34,880	1.4	\$81,000	\$2,025	\$24,300	\$608	488	28%	\$11.95	\$622	1.4
Kearney County	\$17.13	\$891	\$35,640	1.4	\$92,900	\$2,323	\$27,870	\$697	617	23%	\$15.47	\$804	1.1
Keith County	\$16.77	\$872	\$34,880	1.4	\$81,500	\$2,038	\$24,450	\$611	984	26%	\$13.15	\$684	1.3
Keya Paha County †	\$16.83	\$875	\$35,000	1.4	\$70,100	\$1,753	\$21,030	\$526	68	21%			
Kimball County	\$16.77	\$872	\$34,880	1.4	\$77,500	\$1,938	\$23,250	\$581	416	28%	\$14.96	\$778	1.1
Knox County	\$16.77	\$872	\$34,880	1.4	\$82,200	\$2,055	\$24,660	\$617	787	24%	\$13.56	\$705	1.2
Lancaster County	\$20.52	\$1,067	\$42,680	1.7	\$102,100	\$2,553	\$30,630	\$766	52,844	41%	\$17.00	\$884	1.2
Lincoln County	\$17.17	\$893	\$35,720	1.4	\$86,100	\$2,153	\$25,830	\$646	4,782	33%	\$14.22	\$740	1.2
Logan County	\$16.77	\$872	\$34,880	1.4	\$82,700	\$2,068	\$24,810	\$620	49	16%	\$13.51	\$702	1.2
Loup County †	\$16.83	\$875	\$35,000	1.4	\$73,500	\$1,838	\$22,050	\$551	87	32%			
McPherson County †	\$16.83	\$875	\$35,000	1.4	\$66,800	\$1,670	\$20,040	\$501	45	23%			
Madison County	\$17.88	\$930	\$37,200	1.5	\$88,900	\$2,223	\$26,670	\$667	4,674	33%	\$17.09	\$889	1.0
Merrick County	\$16.77	\$872	\$34,880	1.4	\$87,700	\$2,193	\$26,310	\$658	674	21%	\$13.54	\$704	1.2
Morrill County	\$16.77	\$872	\$34,880	1.4	\$83,500	\$2,088	\$25,050	\$626	354	20%	\$10.25	\$533	1.6

† Wage data not available (See Appendix B).

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.

NEBRASKA

	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	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 to afford 2BR 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 (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
Nance County	\$16.77	\$872	\$34,880	1.4	\$85,800	\$2,145	\$25,740	\$644	226	17%	\$15.74	\$818	1.1
Nemaha County	\$16.77	\$872	\$34,880	1.4	\$98,400	\$2,460	\$29,520	\$738	864	30%	\$11.85	\$616	1.4
Nuckolls County	\$16.77	\$872	\$34,880	1.4	\$82,200	\$2,055	\$24,660	\$617	322	18%	\$12.06	\$627	1.4
Otoe County	\$16.85	\$876	\$35,040	1.4	\$103,100	\$2,578	\$30,930	\$773	1,489	23%	\$13.30	\$691	1.3
Pawnee County	\$16.77	\$872	\$34,880	1.4	\$73,700	\$1,843	\$22,110	\$553	187	17%	\$21.28	\$1,106	0.8
Perkins County	\$16.77	\$872	\$34,880	1.4	\$86,000	\$2,150	\$25,800	\$645	256	22%	\$18.97	\$986	0.9
Phelps County	\$16.77	\$872	\$34,880	1.4	\$96,700	\$2,418	\$29,010	\$725	1,139	30%	\$13.67	\$711	1.2
Pierce County	\$16.77	\$872	\$34,880	1.4	\$83,800	\$2,095	\$25,140	\$629	631	22%	\$16.71	\$869	1.0
Platte County	\$17.92	\$932	\$37,280	1.5	\$96,500	\$2,413	\$28,950	\$724	3,355	25%	\$15.05	\$783	1.2
Polk County	\$16.77	\$872	\$34,880	1.4	\$90,300	\$2,258	\$27,090	\$677	381	19%	\$14.02	\$729	1.2
Red Willow County	\$16.77	\$872	\$34,880	1.4	\$87,900	\$2,198	\$26,370	\$659	1,240	29%	\$13.52	\$703	1.2
Richardson County	\$16.77	\$872	\$34,880	1.4	\$74,100	\$1,853	\$22,230	\$556	947	26%	\$13.36	\$695	1.3
Rock County	\$16.77	\$872	\$34,880	1.4	\$66,300	\$1,658	\$19,890	\$497	131	23%	\$15.25	\$793	1.1
Saline County	\$16.77	\$872	\$34,880	1.4	\$88,200	\$2,205	\$26,460	\$662	1,348	26%	\$15.55	\$809	1.1
Sarpy County	\$22.50	\$1,170	\$46,800	1.9	\$109,500	\$2,738	\$32,850	\$821	21,407	30%	\$16.42	\$854	1.4
Saunders County	\$17.79	\$925	\$37,000	1.5	\$109,000	\$2,725	\$32,700	\$818	1,707	19%	\$13.20	\$687	1.3
Scotts Bluff County	\$17.19	\$894	\$35,760	1.4	\$83,300	\$2,083	\$24,990	\$625	4,861	32%	\$13.76	\$716	1.2
Seward County	\$17.50	\$910	\$36,400	1.5	\$107,900	\$2,698	\$32,370	\$809	1,791	27%	\$17.66	\$918	1.0
Sheridan County	\$16.77	\$872	\$34,880	1.4	\$71,600	\$1,790	\$21,480	\$537	639	30%	\$14.35	\$746	1.2
Sherman County	\$16.77	\$872	\$34,880	1.4	\$74,500	\$1,863	\$22,350	\$559	325	25%	\$14.64	\$761	1.1
Sioux County †	\$16.77	\$872	\$34,880	1.4	\$61,800	\$1,545	\$18,540	\$464	169	38%			
Stanton County	\$20.38	\$1,060	\$42,400	1.7	\$94,500	\$2,363	\$28,350	\$709	463	21%	\$25.06	\$1,303	0.8
Thayer County	\$16.77	\$872	\$34,880	1.4	\$79,200	\$1,980	\$23,760	\$594	464	23%	\$20.03	\$1,041	0.8
Thomas County	\$16.77	\$872	\$34,880	1.4	\$77,300	\$1,933	\$23,190	\$580	99	32%	\$26.17	\$1,361	0.6
Thurston County	\$16.77	\$872	\$34,880	1.4	\$74,300	\$1,858	\$22,290	\$557	779	39%	\$18.07	\$939	0.9
Valley County	\$16.77	\$872	\$34,880	1.4	\$87,600	\$2,190	\$26,280	\$657	395	23%	\$12.94	\$673	1.3

† Wage data not available (See Appendix B).

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	FY24 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS			
	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 to afford 2BR 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 (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
Washington County	\$22.50	\$1,170	\$46,800	1.9	\$109,500	\$2,738	\$32,850	\$821	1,568	19%	\$15.24	\$792	1.5
Wayne County	\$16.77	\$872	\$34,880	1.4	\$86,400	\$2,160	\$25,920	\$648	1,167	31%	\$7.25	\$377	2.3
Webster County	\$16.77	\$872	\$34,880	1.4	\$78,600	\$1,965	\$23,580	\$590	270	18%	\$11.16	\$580	1.5
Wheeler County	\$16.77	\$872	\$34,880	1.4	\$85,100	\$2,128	\$25,530	\$638	79	23%	\$21.57	\$1,121	0.8
York County	\$18.23	\$948	\$37,920	1.5	\$91,000	\$2,275	\$27,300	\$683	1,425	25%	\$17.78	\$925	1.0

† Wage data not available (See Appendix B).

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.