

# NEVADA

# #16\*

In **Nevada**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,605**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,350** monthly or **\$64,203** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$30.87**  
PER HOUR  
**STATE HOUSING  
WAGE**

## FACTS ABOUT NEVADA:

STATE FACTS	
Minimum Wage	<b>\$12.00</b>
Average Renter Wage	<b>\$21.80</b>
2-Bedroom Housing Wage	<b>\$30.87</b>
Number of Renter Households	<b>483,711</b>
Percent Renters	<b>42%</b>

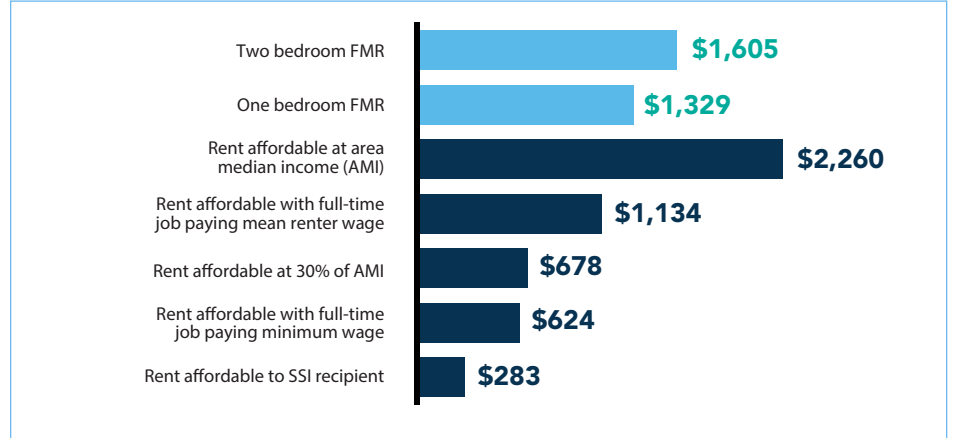
**103**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**85**  
Work Hours Per Week At  
**Minimum Wage To Afford a 1-Bedroom  
Rental Home** (at FMR)

**2.6**  
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
Las Vegas-Henderson-Paradise MSA	<b>\$31.60</b>
Reno MSA	<b>\$30.42</b>
Douglas County	<b>\$27.77</b>
Elko County	<b>\$27.60</b>
Esmeralda County	<b>\$27.08</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.

NEVADA

	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	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
Nevada	\$30.87	\$1,605	\$64,203	2.6	\$90,411	\$2,260	\$27,123	\$678	483,711	42%	\$21.80	\$1,134	1.4
Combined Nonmetro Areas	\$24.66	\$1,282	\$51,291	2.1	\$91,768	\$2,294	\$27,530	\$688	30,347	27%	\$22.94	\$1,193	1.1
<b>Metropolitan Areas</b>													
Carson City MSA	\$26.13	\$1,359	\$54,360	2.2	\$87,200	\$2,180	\$26,160	\$654	8,905	38%	\$22.03	\$1,146	1.2
Las Vegas-Henderson-Paradise MSA	\$31.60	\$1,643	\$65,720	2.6	\$87,800	\$2,195	\$26,340	\$659	364,659	44%	\$21.59	\$1,122	1.5
Reno MSA	\$30.42	\$1,582	\$63,280	2.5	\$101,200	\$2,530	\$30,360	\$759	79,800	41%	\$22.31	\$1,160	1.4
<b>Counties</b>													
Churchill County	\$23.25	\$1,209	\$48,360	1.9	\$100,300	\$2,508	\$30,090	\$752	3,176	33%	\$24.31	\$1,264	1.0
Clark County	\$31.60	\$1,643	\$65,720	2.6	\$87,800	\$2,195	\$26,340	\$659	364,659	44%	\$21.59	\$1,122	1.5
Douglas County	\$27.77	\$1,444	\$57,760	2.3	\$101,900	\$2,548	\$30,570	\$764	4,888	23%	\$18.69	\$972	1.5
Elko County	\$27.60	\$1,435	\$57,400	2.3	\$106,500	\$2,663	\$31,950	\$799	6,020	32%	\$23.88	\$1,242	1.2
Esmeralda County †	\$27.08	\$1,408	\$56,320	2.3	\$94,800	\$2,370	\$28,440	\$711	234	48%			
Eureka County	\$24.54	\$1,276	\$51,040	2.0	\$83,800	\$2,095	\$25,140	\$629	137	24%	\$54.85	\$2,852	0.4
Humboldt County	\$23.52	\$1,223	\$48,920	2.0	\$92,300	\$2,308	\$27,690	\$692	2,086	30%	\$19.11	\$994	1.2
Lander County	\$22.31	\$1,160	\$46,400	1.9	\$108,200	\$2,705	\$32,460	\$812	551	24%	\$16.67	\$867	1.3
Lincoln County	\$19.25	\$1,001	\$40,040	1.6	\$87,900	\$2,198	\$26,370	\$659	433	26%	\$13.22	\$687	1.5
Lyon County	\$23.56	\$1,225	\$49,000	2.0	\$89,400	\$2,235	\$26,820	\$671	5,500	24%	\$20.01	\$1,040	1.2
Mineral County	\$24.54	\$1,276	\$51,040	2.0	\$61,000	\$1,525	\$18,300	\$458	491	26%	\$21.78	\$1,132	1.1
Nye County	\$22.04	\$1,146	\$45,840	1.8	\$68,000	\$1,700	\$20,400	\$510	5,440	25%	\$20.75	\$1,079	1.1
Pershing County	\$19.62	\$1,020	\$40,800	1.6	\$91,700	\$2,293	\$27,510	\$688	509	27%	\$18.86	\$981	1.0
Storey County †	\$30.42	\$1,582	\$63,280	2.5	\$101,200	\$2,530	\$30,360	\$759	51	3%			
Washoe County	\$30.42	\$1,582	\$63,280	2.5	\$101,200	\$2,530	\$30,360	\$759	79,749	41%	\$22.31	\$1,160	1.4
White Pine County	\$24.65	\$1,282	\$51,280	2.1	\$99,500	\$2,488	\$29,850	\$746	882	26%	\$32.96	\$1,714	0.7

† 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.

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Carson City	\$26.13	\$1,359	\$54,360	2.2	\$87,200	\$2,180	\$26,160	\$654	8,905	38%	\$22.03	\$1,146	1.2

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