

NEW HAMPSHIRE

#13*

In **New Hampshire**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,706**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,686** monthly or **\$68,238** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$32.81
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT NEW HAMPSHIRE:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$20.61
2-Bedroom Housing Wage	\$32.81
Number of Renter Households	151,171
Percent Renters	28%

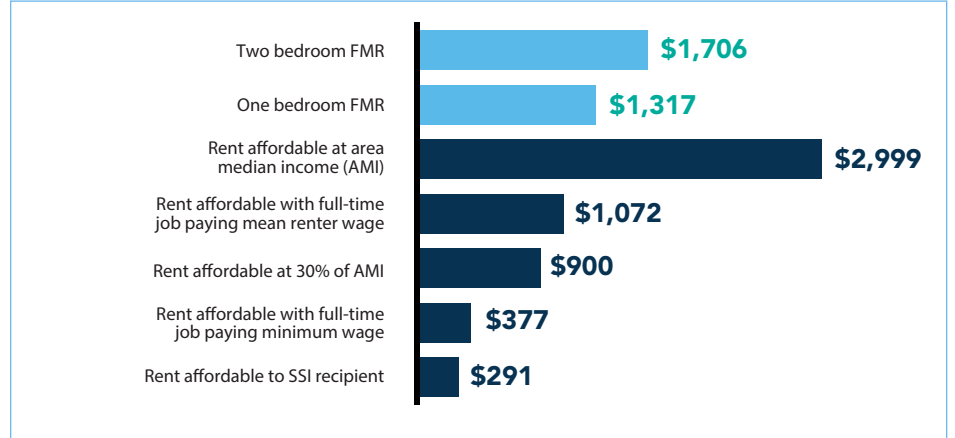
181
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

140
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

4.5
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

3.5
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Boston-Cambridge-Quincy HMFA	\$54.37
Porstmouth-Rochester HMFA	\$38.52
Nashua HMFA	\$37.62
Lawrence HMFA	\$36.87
Western Rockingham County HMFA	\$35.06



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.

NEW HAMPSHIRE

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
New Hampshire	\$32.81	\$1,706	\$68,238	4.5	\$119,945	\$2,999	\$35,984	\$900	151,171	28%	\$20.61	\$1,072	1.6
Combined Nonmetro Areas	\$25.61	\$1,332	\$53,262	3.5	\$105,428	\$2,636	\$31,628	\$791	52,737	26%	\$18.02	\$937	1.4
Metropolitan Areas													
Boston-Cambridge-Quincy HMFA	\$54.37	\$2,827	\$113,080	7.5	\$148,900	\$3,723	\$44,670	\$1,117	971	24%	\$20.40	\$1,061	2.7
Hillsborough County (part) HMFA	\$28.12	\$1,462	\$58,480	3.9	\$115,800	\$2,895	\$34,740	\$869	2,569	20%	\$23.59	\$1,227	1.2
Lawrence HMFA	\$36.87	\$1,917	\$76,680	5.1	\$127,900	\$3,198	\$38,370	\$959	10,807	19%	\$20.40	\$1,061	1.8
Manchester HMFA	\$34.06	\$1,771	\$70,840	4.7	\$114,400	\$2,860	\$34,320	\$858	27,753	42%	\$23.59	\$1,227	1.4
Nashua HMFA	\$37.62	\$1,956	\$78,240	5.2	\$134,400	\$3,360	\$40,320	\$1,008	24,361	28%	\$23.59	\$1,227	1.6
Portsmouth-Rochester HMFA	\$38.52	\$2,003	\$80,120	5.3	\$131,200	\$3,280	\$39,360	\$984	29,791	31%	\$20.35	\$1,058	1.9
Western Rockingham County HMFA	\$35.06	\$1,823	\$72,920	4.8	\$143,700	\$3,593	\$43,110	\$1,078	2,182	12%	\$20.40	\$1,061	1.7
Counties													
Belknap County	\$25.56	\$1,329	\$53,160	3.5	\$107,400	\$2,685	\$32,220	\$806	5,945	23%	\$14.50	\$754	1.8
Carroll County	\$23.87	\$1,241	\$49,640	3.3	\$99,900	\$2,498	\$29,970	\$749	3,994	18%	\$15.72	\$818	1.5
Cheshire County	\$26.81	\$1,394	\$55,760	3.7	\$101,500	\$2,538	\$30,450	\$761	8,885	29%	\$17.83	\$927	1.5
Coos County	\$18.46	\$960	\$38,400	2.5	\$79,500	\$1,988	\$23,850	\$596	3,658	27%	\$13.53	\$704	1.4
Grafton County	\$25.29	\$1,315	\$52,600	3.5	\$108,200	\$2,705	\$32,460	\$812	10,308	29%	\$22.42	\$1,166	1.1
Merrimack County	\$27.44	\$1,427	\$57,080	3.8	\$115,100	\$2,878	\$34,530	\$863	15,698	26%	\$18.01	\$936	1.5
Sullivan County	\$24.94	\$1,297	\$51,880	3.4	\$96,900	\$2,423	\$29,070	\$727	4,249	27%	\$13.68	\$711	1.8

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.