

In **Utah**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,398**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,661** monthly or **\$55,930** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$26.89
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT UTAH:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$19.91
2-Bedroom Housing Wage	\$26.89
Number of Renter Households	311,167
Percent Renters	29%

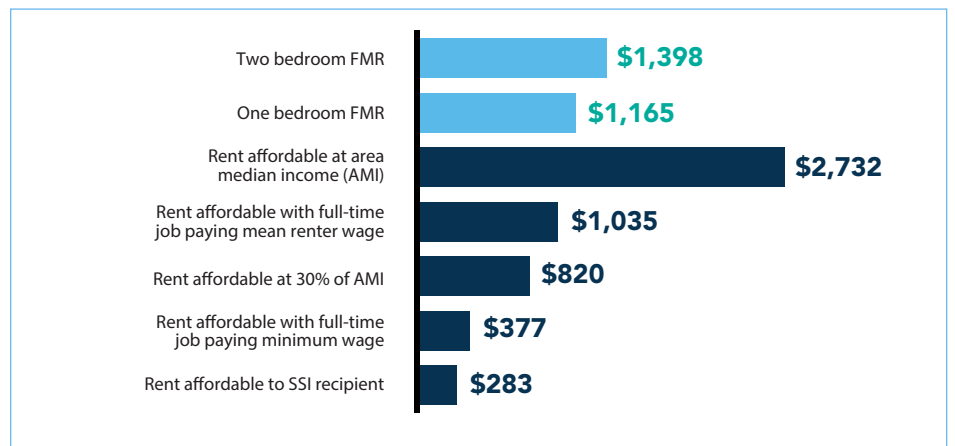
148
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

124
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

3.7
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

3.1
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Summit County	\$34.75
Salt Lake City HMFA	\$30.88
Wasatch County	\$27.65
St. George MSA	\$26.06
Kane County	\$25.98



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.

UTAH

	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
Utah	\$26.89	\$1,398	\$55,930	3.7	\$109,289	\$2,732	\$32,787	\$820	311,167	29%	\$19.91	\$1,035	1.4
Combined Nonmetro Areas	\$21.50	\$1,118	\$44,718	3.0	\$95,655	\$2,391	\$28,697	\$717	27,944	25%	\$16.61	\$864	1.3
Metropolitan Areas													
Box Elder County HMFA	\$18.69	\$972	\$38,880	2.6	\$92,400	\$2,310	\$27,720	\$693	4,441	24%	\$18.20	\$946	1.0
Logan MSA	\$20.13	\$1,047	\$41,880	2.8	\$95,800	\$2,395	\$28,740	\$719	14,970	36%	\$14.12	\$734	1.4
Ogden-Clearfield HMFA	\$25.96	\$1,350	\$54,000	3.6	\$110,400	\$2,760	\$33,120	\$828	48,712	24%	\$16.80	\$874	1.5
Provo-Orem MSA	\$24.10	\$1,253	\$50,120	3.3	\$109,500	\$2,738	\$32,850	\$821	59,535	31%	\$18.41	\$957	1.3
Salt Lake City HMFA	\$30.88	\$1,606	\$64,240	4.3	\$115,500	\$2,888	\$34,650	\$866	133,934	33%	\$23.05	\$1,199	1.3
St. George MSA	\$26.06	\$1,355	\$54,200	3.6	\$101,200	\$2,530	\$30,360	\$759	17,674	28%	\$16.26	\$845	1.6
Tooele County HMFA	\$21.65	\$1,126	\$45,040	3.0	\$114,900	\$2,873	\$34,470	\$862	3,957	18%	\$13.95	\$725	1.6
Counties													
Beaver County	\$17.40	\$905	\$36,200	2.4	\$91,900	\$2,298	\$27,570	\$689	447	20%	\$16.53	\$860	1.1
Box Elder County	\$18.69	\$972	\$38,880	2.6	\$92,400	\$2,310	\$27,720	\$693	4,441	24%	\$18.20	\$946	1.0
Cache County	\$20.13	\$1,047	\$41,880	2.8	\$95,800	\$2,395	\$28,740	\$719	14,970	36%	\$14.12	\$734	1.4
Carbon County	\$17.40	\$905	\$36,200	2.4	\$75,500	\$1,888	\$22,650	\$566	2,643	33%	\$13.06	\$679	1.3
Daggett County †	\$18.54	\$964	\$38,560	2.6	\$102,900	\$2,573	\$30,870	\$772	38	16%			
Davis County	\$25.96	\$1,350	\$54,000	3.6	\$110,400	\$2,760	\$33,120	\$828	25,005	22%	\$16.20	\$843	1.6
Duchesne County	\$18.50	\$962	\$38,480	2.6	\$83,300	\$2,083	\$24,990	\$625	1,469	23%	\$18.95	\$985	1.0
Emery County	\$17.40	\$905	\$36,200	2.4	\$87,400	\$2,185	\$26,220	\$656	749	22%	\$12.16	\$632	1.4
Garfield County	\$17.40	\$905	\$36,200	2.4	\$77,400	\$1,935	\$23,220	\$581	524	27%	\$25.77	\$1,340	0.7
Grand County	\$23.73	\$1,234	\$49,360	3.3	\$80,000	\$2,000	\$24,000	\$600	1,429	33%	\$16.32	\$849	1.5
Iron County	\$20.87	\$1,085	\$43,400	2.9	\$82,800	\$2,070	\$24,840	\$621	5,952	32%	\$12.63	\$657	1.7

† 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.

UTAH

	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
Juab County	\$24.10	\$1,253	\$50,120	3.3	\$109,500	\$2,738	\$32,850	\$821	732	20%	\$16.51	\$858	1.5
Kane County	\$25.98	\$1,351	\$54,040	3.6	\$103,100	\$2,578	\$30,930	\$773	711	22%	\$10.34	\$538	2.5
Millard County	\$17.63	\$917	\$36,680	2.4	\$81,500	\$2,038	\$24,450	\$611	1,004	24%	\$14.48	\$753	1.2
Morgan County	\$25.96	\$1,350	\$54,000	3.6	\$110,400	\$2,760	\$33,120	\$828	458	13%	\$18.76	\$975	1.4
Piute County	\$17.40	\$905	\$36,200	2.4	\$49,700	\$1,243	\$14,910	\$373	51	9%	\$12.94	\$673	1.3
Rich County	\$17.40	\$905	\$36,200	2.4	\$88,000	\$2,200	\$26,400	\$660	160	21%	\$13.84	\$720	1.3
Salt Lake County	\$30.88	\$1,606	\$64,240	4.3	\$115,500	\$2,888	\$34,650	\$866	133,934	33%	\$23.05	\$1,199	1.3
San Juan County	\$18.69	\$972	\$38,880	2.6	\$69,600	\$1,740	\$20,880	\$522	903	20%	\$20.86	\$1,085	0.9
Sanpete County	\$19.27	\$1,002	\$40,080	2.7	\$77,100	\$1,928	\$23,130	\$578	1,911	22%	\$12.22	\$635	1.6
Sevier County	\$17.81	\$926	\$37,040	2.5	\$81,600	\$2,040	\$24,480	\$612	1,511	20%	\$14.25	\$741	1.2
Summit County	\$34.75	\$1,807	\$72,280	4.8	\$153,000	\$3,825	\$45,900	\$1,148	2,597	19%	\$21.32	\$1,109	1.6
Tooele County	\$21.65	\$1,126	\$45,040	3.0	\$114,900	\$2,873	\$34,470	\$862	3,957	18%	\$13.95	\$725	1.6
Uintah County	\$17.40	\$905	\$36,200	2.4	\$89,300	\$2,233	\$26,790	\$670	3,037	26%	\$17.18	\$893	1.0
Utah County	\$24.10	\$1,253	\$50,120	3.3	\$109,500	\$2,738	\$32,850	\$821	58,803	31%	\$18.43	\$958	1.3
Wasatch County	\$27.65	\$1,438	\$57,520	3.8	\$127,300	\$3,183	\$38,190	\$955	2,578	23%	\$17.57	\$914	1.6
Washington County	\$26.06	\$1,355	\$54,200	3.6	\$101,200	\$2,530	\$30,360	\$759	17,674	28%	\$16.26	\$845	1.6
Wayne County	\$17.40	\$905	\$36,200	2.4	\$91,300	\$2,283	\$27,390	\$685	230	22%	\$17.79	\$925	1.0
Weber County	\$25.96	\$1,350	\$54,000	3.6	\$110,400	\$2,760	\$33,120	\$828	23,249	26%	\$17.44	\$907	1.5

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