

WEST VIRGINIA

#50*

In **West Virginia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$960**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,200** monthly or **\$38,405** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.46
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WEST VIRGINIA:

STATE FACTS	
Minimum Wage	\$8.75
Average Renter Wage	\$14.45
2-Bedroom Housing Wage	\$18.46
Number of Renter Households	185,013
Percent Renters	26%

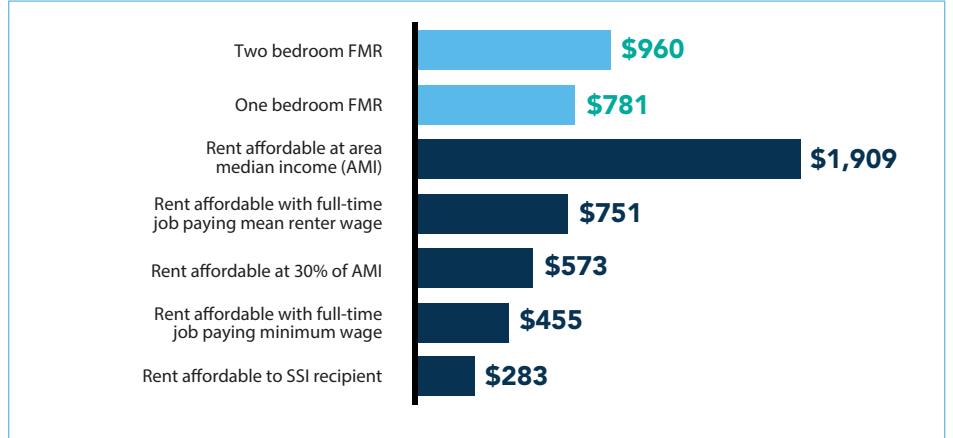
84
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

69
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.1
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

1.7
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Winchester MSA	\$26.73
Martinsburg HMFA	\$22.13
Jefferson County HMFA	\$21.13
Morgantown MSA	\$20.73
Putnam County HMFA	\$20.38



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.

WEST VIRGINIA

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
West Virginia	\$18.46	\$960	\$38,405	2.1	\$76,374	\$1,909	\$22,912	\$573	185,013	26%	\$14.45	\$751	1.3
Combined Nonmetro Areas	\$17.02	\$885	\$35,412	1.9	\$68,135	\$1,703	\$20,441	\$511	57,108	23%	\$15.00	\$780	1.1
<u>Metropolitan Areas</u>													
Boone County HMFA	\$16.31	\$848	\$33,920	1.9	\$74,700	\$1,868	\$22,410	\$560	1,673	21%	\$11.79	\$613	1.4
Charleston HMFA	\$19.12	\$994	\$39,760	2.2	\$78,300	\$1,958	\$23,490	\$587	23,919	30%	\$16.51	\$858	1.2
Cumberland MSA	\$17.69	\$920	\$36,800	2.0	\$82,300	\$2,058	\$24,690	\$617	1,999	19%	\$12.77	\$664	1.4
Fayette County HMFA	\$16.79	\$873	\$34,920	1.9	\$65,800	\$1,645	\$19,740	\$494	3,875	24%	\$11.14	\$579	1.5
Huntington-Ashland HMFA	\$18.04	\$938	\$37,520	2.1	\$71,300	\$1,783	\$21,390	\$535	17,224	32%	\$12.76	\$664	1.4
Jackson County HMFA	\$16.31	\$848	\$33,920	1.9	\$77,300	\$1,933	\$23,190	\$580	2,599	23%	\$14.72	\$766	1.1
Jefferson County HMFA	\$21.13	\$1,099	\$43,960	2.4	\$120,900	\$3,023	\$36,270	\$907	4,380	20%	\$10.20	\$530	2.1
Lincoln County HMFA	\$16.33	\$849	\$33,960	1.9	\$59,700	\$1,493	\$17,910	\$448	1,716	22%	\$9.28	\$483	1.8
Martinsburg HMFA	\$22.13	\$1,151	\$46,040	2.5	\$82,100	\$2,053	\$24,630	\$616	11,939	25%	\$15.76	\$820	1.4
Morgan County HMFA	\$17.58	\$914	\$36,560	2.0	\$77,700	\$1,943	\$23,310	\$583	1,106	16%	\$10.86	\$565	1.6
Morgantown MSA	\$20.73	\$1,078	\$43,120	2.4	\$90,900	\$2,273	\$27,270	\$682	21,440	38%	\$14.81	\$770	1.4
Parkersburg-Vienna MSA	\$18.23	\$948	\$37,920	2.1	\$74,700	\$1,868	\$22,410	\$560	9,339	25%	\$13.07	\$680	1.4
Putnam County HMFA	\$20.38	\$1,060	\$42,400	2.3	\$95,700	\$2,393	\$28,710	\$718	4,004	18%	\$16.90	\$879	1.2
Raleigh County HMFA	\$17.79	\$925	\$37,000	2.0	\$64,100	\$1,603	\$19,230	\$481	7,330	25%	\$13.02	\$677	1.4
Weirton-Steubenville MSA	\$16.54	\$860	\$34,400	1.9	\$72,100	\$1,803	\$21,630	\$541	5,868	26%	\$15.48	\$805	1.1
Wheeling MSA	\$17.21	\$895	\$35,800	2.0	\$80,600	\$2,015	\$24,180	\$605	7,986	27%	\$12.10	\$629	1.4
Winchester MSA	\$26.73	\$1,390	\$55,600	3.1	\$110,000	\$2,750	\$33,000	\$825	1,508	19%	\$9.79	\$509	2.7

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.

WEST VIRGINIA

FY24 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

Counties

	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	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
Barbour County	\$16.31	\$848	\$33,920	1.9	\$59,100	\$1,478	\$17,730	\$443	1,441	25%	\$21.70	\$1,129	0.8
Berkeley County	\$22.13	\$1,151	\$46,040	2.5	\$82,100	\$2,053	\$24,630	\$616	11,939	25%	\$15.76	\$820	1.4
Boone County	\$16.31	\$848	\$33,920	1.9	\$74,700	\$1,868	\$22,410	\$560	1,673	21%	\$11.79	\$613	1.4
Braxton County	\$16.31	\$848	\$33,920	1.9	\$48,900	\$1,223	\$14,670	\$367	845	19%	\$16.83	\$875	1.0
Brooke County	\$16.54	\$860	\$34,400	1.9	\$72,100	\$1,803	\$21,630	\$541	2,428	25%	\$16.60	\$863	1.0
Cabell County	\$18.04	\$938	\$37,520	2.1	\$71,300	\$1,783	\$21,390	\$535	13,744	35%	\$12.63	\$657	1.4
Calhoun County	\$16.31	\$848	\$33,920	1.9	\$50,700	\$1,268	\$15,210	\$380	528	22%	\$12.02	\$625	1.4
Clay County	\$19.12	\$994	\$39,760	2.2	\$78,300	\$1,958	\$23,490	\$587	522	18%	\$7.80	\$406	2.5
Doddridge County	\$16.38	\$852	\$34,080	1.9	\$77,300	\$1,933	\$23,190	\$580	238	10%	\$24.13	\$1,255	0.7
Fayette County	\$16.79	\$873	\$34,920	1.9	\$65,800	\$1,645	\$19,740	\$494	3,875	24%	\$11.14	\$579	1.5
Gilmer County	\$16.31	\$848	\$33,920	1.9	\$68,800	\$1,720	\$20,640	\$516	548	26%	\$10.63	\$553	1.5
Grant County	\$16.31	\$848	\$33,920	1.9	\$73,300	\$1,833	\$21,990	\$550	819	20%	\$13.66	\$710	1.2
Greenbrier County	\$16.62	\$864	\$34,560	1.9	\$64,900	\$1,623	\$19,470	\$487	3,697	25%	\$11.64	\$605	1.4
Hampshire County	\$26.73	\$1,390	\$55,600	3.1	\$110,000	\$2,750	\$33,000	\$825	1,508	19%	\$9.79	\$509	2.7
Hancock County	\$16.54	\$860	\$34,400	1.9	\$72,100	\$1,803	\$21,630	\$541	3,440	26%	\$14.60	\$759	1.1
Hardy County	\$16.71	\$869	\$34,760	1.9	\$61,500	\$1,538	\$18,450	\$461	1,295	23%	\$18.07	\$940	0.9
Harrison County	\$18.48	\$961	\$38,440	2.1	\$83,800	\$2,095	\$25,140	\$629	6,814	26%	\$17.29	\$899	1.1
Jackson County	\$16.31	\$848	\$33,920	1.9	\$77,300	\$1,933	\$23,190	\$580	2,599	23%	\$14.72	\$766	1.1
Jefferson County	\$21.13	\$1,099	\$43,960	2.4	\$120,900	\$3,023	\$36,270	\$907	4,380	20%	\$10.20	\$530	2.1
Kanawha County	\$19.12	\$994	\$39,760	2.2	\$78,300	\$1,958	\$23,490	\$587	23,397	30%	\$16.61	\$863	1.2
Lewis County	\$16.31	\$848	\$33,920	1.9	\$73,400	\$1,835	\$22,020	\$551	1,864	27%	\$12.73	\$662	1.3
Lincoln County	\$16.33	\$849	\$33,960	1.9	\$59,700	\$1,493	\$17,910	\$448	1,716	22%	\$9.28	\$483	1.8
Logan County	\$16.31	\$848	\$33,920	1.9	\$54,200	\$1,355	\$16,260	\$407	3,005	24%	\$16.62	\$864	1.0
McDowell County	\$16.31	\$848	\$33,920	1.9	\$39,700	\$993	\$11,910	\$298	1,501	23%	\$15.04	\$782	1.1
Marion County	\$19.25	\$1,001	\$40,040	2.2	\$81,400	\$2,035	\$24,420	\$611	5,709	25%	\$15.18	\$789	1.3

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WEST VIRGINIA

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
Marshall County	\$17.21	\$895	\$35,800	2.0	\$80,600	\$2,015	\$24,180	\$605	2,455	20%	\$14.62	\$760	1.2
Mason County	\$17.04	\$886	\$35,440	1.9	\$75,200	\$1,880	\$22,560	\$564	1,595	16%	\$21.57	\$1,122	0.8
Mercer County	\$16.31	\$848	\$33,920	1.9	\$67,000	\$1,675	\$20,100	\$503	7,353	30%	\$14.70	\$764	1.1
Mineral County	\$17.69	\$920	\$36,800	2.0	\$82,300	\$2,058	\$24,690	\$617	1,999	19%	\$12.77	\$664	1.4
Mingo County	\$16.31	\$848	\$33,920	1.9	\$54,400	\$1,360	\$16,320	\$408	2,496	27%	\$15.89	\$826	1.0
Monongalia County	\$20.73	\$1,078	\$43,120	2.4	\$90,900	\$2,273	\$27,270	\$682	19,007	43%	\$15.10	\$785	1.4
Monroe County	\$16.31	\$848	\$33,920	1.9	\$69,100	\$1,728	\$20,730	\$518	843	18%	\$14.24	\$740	1.1
Morgan County	\$17.58	\$914	\$36,560	2.0	\$77,700	\$1,943	\$23,310	\$583	1,106	16%	\$10.86	\$565	1.6
Nicholas County	\$16.31	\$848	\$33,920	1.9	\$68,900	\$1,723	\$20,670	\$517	1,907	20%	\$11.88	\$618	1.4
Ohio County	\$17.21	\$895	\$35,800	2.0	\$80,600	\$2,015	\$24,180	\$605	5,531	32%	\$11.13	\$579	1.5
Pendleton County	\$16.31	\$848	\$33,920	1.9	\$66,900	\$1,673	\$20,070	\$502	406	17%	\$9.86	\$513	1.7
Pleasants County	\$16.31	\$848	\$33,920	1.9	\$81,400	\$2,035	\$24,420	\$611	398	15%	\$13.09	\$680	1.2
Pocahontas County	\$16.31	\$848	\$33,920	1.9	\$64,700	\$1,618	\$19,410	\$485	461	16%	\$13.07	\$679	1.2
Preston County	\$20.73	\$1,078	\$43,120	2.4	\$90,900	\$2,273	\$27,270	\$682	2,433	19%	\$12.11	\$630	1.7
Putnam County	\$20.38	\$1,060	\$42,400	2.3	\$95,700	\$2,393	\$28,710	\$718	4,004	18%	\$16.90	\$879	1.2
Raleigh County	\$17.79	\$925	\$37,000	2.0	\$64,100	\$1,603	\$19,230	\$481	7,330	25%	\$13.02	\$677	1.4
Randolph County	\$16.31	\$848	\$33,920	1.9	\$68,000	\$1,700	\$20,400	\$510	2,651	26%	\$10.15	\$528	1.6
Ritchie County	\$16.31	\$848	\$33,920	1.9	\$63,000	\$1,575	\$18,900	\$473	524	16%	\$14.92	\$776	1.1
Roane County	\$16.31	\$848	\$33,920	1.9	\$53,200	\$1,330	\$15,960	\$399	1,422	26%	\$13.04	\$678	1.3
Summers County	\$16.31	\$848	\$33,920	1.9	\$65,800	\$1,645	\$19,740	\$494	1,032	21%	\$12.60	\$655	1.3
Taylor County	\$16.96	\$882	\$35,280	1.9	\$72,800	\$1,820	\$21,840	\$546	1,322	20%	\$17.61	\$916	1.0
Tucker County	\$16.31	\$848	\$33,920	1.9	\$73,300	\$1,833	\$21,990	\$550	560	20%	\$12.80	\$666	1.3
Tyler County	\$16.44	\$855	\$34,200	1.9	\$84,100	\$2,103	\$25,230	\$631	334	11%	\$14.99	\$780	1.1
Upshur County	\$17.77	\$924	\$36,960	2.0	\$68,200	\$1,705	\$20,460	\$512	2,206	23%	\$14.05	\$731	1.3
Wayne County	\$18.04	\$938	\$37,520	2.1	\$71,300	\$1,783	\$21,390	\$535	3,480	23%	\$13.93	\$724	1.3
Webster County	\$16.31	\$848	\$33,920	1.9	\$59,000	\$1,475	\$17,700	\$443	650	22%	\$6.76	\$351	2.4

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WEST VIRGINIA

	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
Wetzel County	\$17.77	\$924	\$36,960	2.0	\$73,800	\$1,845	\$22,140	\$554	1,129	19%	\$12.90	\$671	1.4
Wirt County	\$18.23	\$948	\$37,920	2.1	\$74,700	\$1,868	\$22,410	\$560	332	15%	\$7.09	\$368	2.6
Wood County	\$18.23	\$948	\$37,920	2.1	\$74,700	\$1,868	\$22,410	\$560	9,007	25%	\$13.17	\$685	1.4
Wyoming County	\$16.79	\$873	\$34,920	1.9	\$54,200	\$1,355	\$16,260	\$407	1,515	20%	\$15.97	\$831	1.1

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