

ARKANSAS

#49*

In **Arkansas**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$987**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,289** monthly or **\$39,472** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.98
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT ARKANSAS:

STATE FACTS	
Minimum Wage	\$11.00
Average Renter Wage	\$17.78
2-Bedroom Housing Wage	\$18.98
Number of Renter Households	402,626
Percent Renters	34%

MOST EXPENSIVE AREAS	HOUSING WAGE
Memphis HMFA	\$26.06
Fayetteville-Springdale-Rogers MSA	\$21.37
Texarkana HMFA	\$20.60
Hot Springs MSA	\$19.94
Little Rock-North Little Rock-Conway HMFA	\$19.85

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

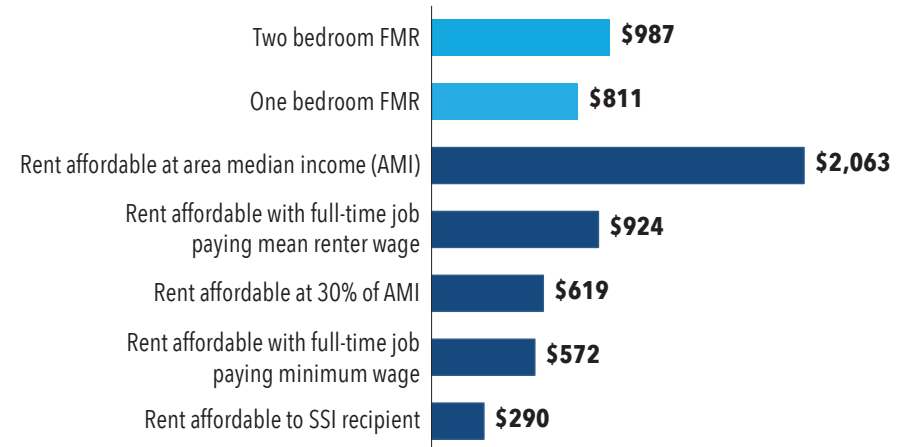
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

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

57
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)



Arkansas	FY25 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 needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Arkansas	\$18.98	\$987	\$39,472	1.7	\$82,540	\$2,063	\$24,762	\$619	402,626	34%	\$17.78	\$924	1.1
Combined Nonmetro Areas	\$16.75	\$871	\$34,837	1.5	\$69,021	\$1,726	\$20,706	\$518	124,940	29%	\$14.60	\$759	1.1
<u>Metropolitan Areas</u>													
Fayetteville-Springdale-Rogers MSA	\$21.37	\$1,111	\$44,440	1.9	\$101,800	\$2,545	\$30,540	\$764	79,072	38%	\$23.08	\$1,200	0.9
Fort Smith HMFA	\$17.50	\$910	\$36,400	1.6	\$80,600	\$2,015	\$24,180	\$605	26,072	35%	\$17.13	\$891	1.0
Franklin County HMFA	\$16.31	\$848	\$33,920	1.5	\$68,500	\$1,713	\$20,550	\$514	1,786	26%	\$14.15	\$736	1.2
Grant County HMFA	\$16.31	\$848	\$33,920	1.5	\$100,800	\$2,520	\$30,240	\$756	1,424	20%	\$10.50	\$546	1.6
Hot Springs MSA	\$19.94	\$1,037	\$41,480	1.8	\$73,100	\$1,828	\$21,930	\$548	13,465	31%	\$15.34	\$798	1.3
Jonesboro HMFA	\$18.71	\$973	\$38,920	1.7	\$79,300	\$1,983	\$23,790	\$595	17,689	41%	\$15.39	\$800	1.2
Little River County HMFA	\$16.31	\$848	\$33,920	1.5	\$79,500	\$1,988	\$23,850	\$596	958	20%	\$16.82	\$874	1.0
Little Rock-North Little Rock-Conway HMFA	\$19.85	\$1,032	\$41,280	1.8	\$92,700	\$2,318	\$27,810	\$695	110,036	37%	\$18.12	\$942	1.1
Memphis HMFA	\$26.06	\$1,355	\$54,200	2.4	\$91,100	\$2,278	\$27,330	\$683	7,956	43%	\$15.18	\$790	1.7
Pine Bluff MSA	\$16.88	\$878	\$35,120	1.5	\$66,953	\$1,674	\$20,086	\$502	10,293	34%	\$17.68	\$920	1.0
Poinsett County HMFA	\$16.31	\$848	\$33,920	1.5	\$66,100	\$1,653	\$19,830	\$496	3,281	36%	\$14.54	\$756	1.1
Texarkana HMFA	\$20.60	\$1,071	\$42,840	1.9	\$71,500	\$1,788	\$21,450	\$536	5,654	35%	\$14.04	\$730	1.5
<u>Counties</u>													
Arkansas County	\$17.21	\$895	\$35,800	1.6	\$78,300	\$1,958	\$23,490	\$587	2,144	33%	\$12.55	\$653	1.4
Ashley County	\$16.31	\$848	\$33,920	1.5	\$65,100	\$1,628	\$19,530	\$488	2,006	28%	\$13.10	\$681	1.2
Baxter County	\$17.92	\$932	\$37,280	1.6	\$66,600	\$1,665	\$19,980	\$500	4,830	25%	\$15.16	\$789	1.2
Benton County	\$21.37	\$1,111	\$44,440	1.9	\$101,800	\$2,545	\$30,540	\$764	35,311	33%	\$27.69	\$1,440	0.8
Boone County	\$16.31	\$848	\$33,920	1.5	\$75,000	\$1,875	\$22,500	\$563	4,525	30%	\$14.51	\$755	1.1
Bradley County	\$16.31	\$848	\$33,920	1.5	\$67,900	\$1,698	\$20,370	\$509	1,193	33%	\$14.24	\$741	1.1

1: BR = Bedroom

2: FMR = Fiscal Year 2025 Fair Market Rent.

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

4: AMI = Fiscal Year 2025 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

Arkansas

FY25 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 needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Calhoun County	\$18.75	\$975	\$39,000	1.7	\$78,800	\$1,970	\$23,640	\$591	216	14%	\$33.76	\$1,755	0.6
Carroll County	\$17.25	\$897	\$35,880	1.6	\$79,800	\$1,995	\$23,940	\$599	2,479	22%	\$11.08	\$576	1.6
Chicot County	\$16.31	\$848	\$33,920	1.5	\$60,000	\$1,500	\$18,000	\$450	1,278	33%	\$18.27	\$950	0.9
Clark County	\$16.31	\$848	\$33,920	1.5	\$73,000	\$1,825	\$21,900	\$548	3,133	38%	\$12.71	\$661	1.3
Clay County	\$16.31	\$848	\$33,920	1.5	\$62,000	\$1,550	\$18,600	\$465	1,745	29%	\$16.27	\$846	1.0
Cleburne County	\$17.77	\$924	\$36,960	1.6	\$74,200	\$1,855	\$22,260	\$557	2,244	21%	\$14.22	\$740	1.2
Cleveland County	\$16.88	\$878	\$35,120	1.5	\$75,200	\$1,880	\$22,560	\$564	581	21%	\$10.68	\$556	1.6
Columbia County	\$16.31	\$848	\$33,920	1.5	\$69,300	\$1,733	\$20,790	\$520	2,580	31%	\$16.11	\$838	1.0
Conway County	\$16.31	\$848	\$33,920	1.5	\$66,700	\$1,668	\$20,010	\$500	2,369	29%	\$10.98	\$571	1.5
Craighead County	\$18.71	\$973	\$38,920	1.7	\$79,300	\$1,983	\$23,790	\$595	17,689	41%	\$15.39	\$800	1.2
Crawford County	\$17.50	\$910	\$36,400	1.6	\$80,600	\$2,015	\$24,180	\$605	5,923	26%	\$14.73	\$766	1.2
Crittenden County	\$26.06	\$1,355	\$54,200	2.4	\$91,100	\$2,278	\$27,330	\$683	7,956	43%	\$15.18	\$790	1.7
Cross County	\$16.31	\$848	\$33,920	1.5	\$66,700	\$1,668	\$20,010	\$500	2,214	34%	\$12.72	\$661	1.3
Dallas County	\$16.31	\$848	\$33,920	1.5	\$76,300	\$1,908	\$22,890	\$572	699	29%	\$12.90	\$671	1.3
Desha County	\$16.31	\$848	\$33,920	1.5	\$48,300	\$1,208	\$14,490	\$362	1,876	39%	\$18.16	\$944	0.9
Drew County	\$17.81	\$926	\$37,040	1.6	\$66,400	\$1,660	\$19,920	\$498	2,530	36%	\$11.60	\$603	1.5
Faulkner County	\$19.85	\$1,032	\$41,280	1.8	\$92,700	\$2,318	\$27,810	\$695	18,772	38%	\$15.56	\$809	1.3
Franklin County	\$16.31	\$848	\$33,920	1.5	\$68,500	\$1,713	\$20,550	\$514	1,786	26%	\$14.15	\$736	1.2
Fulton County	\$16.31	\$848	\$33,920	1.5	\$52,500	\$1,313	\$15,750	\$394	736	15%	\$9.19	\$478	1.8
Garland County	\$19.94	\$1,037	\$41,480	1.8	\$73,100	\$1,828	\$21,930	\$548	13,465	31%	\$15.34	\$798	1.3
Grant County	\$16.31	\$848	\$33,920	1.5	\$100,800	\$2,520	\$30,240	\$756	1,424	20%	\$10.50	\$546	1.6
Greene County	\$17.12	\$890	\$35,600	1.6	\$72,200	\$1,805	\$21,660	\$542	6,248	35%	\$13.29	\$691	1.3
Hempstead County	\$17.15	\$892	\$35,680	1.6	\$70,100	\$1,753	\$21,030	\$526	2,264	30%	\$13.34	\$694	1.3
Hot Spring County	\$16.31	\$848	\$33,920	1.5	\$70,100	\$1,753	\$21,030	\$526	2,738	23%	\$14.05	\$731	1.2
Howard County	\$16.73	\$870	\$34,800	1.5	\$64,000	\$1,600	\$19,200	\$480	1,489	29%	\$12.94	\$673	1.3
Independence County	\$16.58	\$862	\$34,480	1.5	\$71,100	\$1,778	\$21,330	\$533	4,699	32%	\$16.77	\$872	1.0

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Arkansas	FY25 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 needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Izard County	\$16.31	\$848	\$33,920	1.5	\$64,000	\$1,600	\$19,200	\$480	1,273	25%	\$14.31	\$744	1.1
Jackson County	\$16.31	\$848	\$33,920	1.5	\$59,700	\$1,493	\$17,910	\$448	2,116	35%	\$16.81	\$874	1.0
Jefferson County	\$16.88	\$878	\$35,120	1.5	\$66,000	\$1,650	\$19,800	\$495	8,952	37%	\$18.24	\$948	0.9
Johnson County	\$16.62	\$864	\$34,560	1.5	\$64,800	\$1,620	\$19,440	\$486	2,848	28%	\$12.70	\$661	1.3
Lafayette County	\$16.31	\$848	\$33,920	1.5	\$64,600	\$1,615	\$19,380	\$485	585	23%	\$8.92	\$464	1.8
Lawrence County	\$16.31	\$848	\$33,920	1.5	\$66,600	\$1,665	\$19,980	\$500	2,049	32%	\$16.27	\$846	1.0
Lee County	\$16.31	\$848	\$33,920	1.5	\$50,600	\$1,265	\$15,180	\$380	1,024	39%	\$10.80	\$562	1.5
Lincoln County	\$16.88	\$878	\$35,120	1.5	\$67,000	\$1,675	\$20,100	\$503	760	22%	\$14.44	\$751	1.2
Little River County	\$16.31	\$848	\$33,920	1.5	\$79,500	\$1,988	\$23,850	\$596	958	20%	\$16.82	\$874	1.0
Logan County	\$16.31	\$848	\$33,920	1.5	\$76,000	\$1,900	\$22,800	\$570	1,978	23%	\$16.14	\$840	1.0
Lonoke County	\$19.85	\$1,032	\$41,280	1.8	\$92,700	\$2,318	\$27,810	\$695	7,115	26%	\$13.57	\$706	1.5
Madison County	\$21.37	\$1,111	\$44,440	1.9	\$101,800	\$2,545	\$30,540	\$764	1,337	21%	\$13.38	\$696	1.6
Marion County	\$17.10	\$889	\$35,560	1.6	\$63,700	\$1,593	\$19,110	\$478	1,206	17%	\$14.42	\$750	1.2
Miller County	\$20.60	\$1,071	\$42,840	1.9	\$71,500	\$1,788	\$21,450	\$536	5,654	35%	\$14.04	\$730	1.5
Mississippi County	\$16.31	\$848	\$33,920	1.5	\$67,900	\$1,698	\$20,370	\$509	6,241	41%	\$20.56	\$1,069	0.8
Monroe County	\$16.31	\$848	\$33,920	1.5	\$74,200	\$1,855	\$22,260	\$557	968	34%	\$10.36	\$539	1.6
Montgomery County	\$16.31	\$848	\$33,920	1.5	\$64,200	\$1,605	\$19,260	\$482	793	21%	\$10.12	\$526	1.6
Nevada County	\$17.52	\$911	\$36,440	1.6	\$53,400	\$1,335	\$16,020	\$401	1,160	34%	\$14.64	\$761	1.2
Newton County	\$16.31	\$848	\$33,920	1.5	\$70,700	\$1,768	\$21,210	\$530	841	28%	\$12.94	\$673	1.3
Ouachita County	\$16.31	\$848	\$33,920	1.5	\$69,100	\$1,728	\$20,730	\$518	2,473	29%	\$14.28	\$743	1.1
Perry County	\$19.85	\$1,032	\$41,280	1.8	\$92,700	\$2,318	\$27,810	\$695	869	23%	\$10.62	\$552	1.9
Phillips County	\$16.31	\$848	\$33,920	1.5	\$54,500	\$1,363	\$16,350	\$409	2,845	46%	\$12.49	\$649	1.3
Pike County	\$16.31	\$848	\$33,920	1.5	\$73,000	\$1,825	\$21,900	\$548	994	24%	\$9.14	\$475	1.8
Poinsett County	\$16.31	\$848	\$33,920	1.5	\$66,100	\$1,653	\$19,830	\$496	3,281	36%	\$14.54	\$756	1.1
Polk County	\$17.25	\$897	\$35,880	1.6	\$66,200	\$1,655	\$19,860	\$497	1,407	18%	\$14.62	\$760	1.2
Pope County	\$17.37	\$903	\$36,120	1.6	\$76,000	\$1,900	\$22,800	\$570	6,925	29%	\$15.06	\$783	1.2

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Arkansas	FY25 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 needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Prairie County	\$17.17	\$893	\$35,720	1.6	\$87,400	\$2,185	\$26,220	\$656	781	24%	\$12.26	\$638	1.4
Pulaski County	\$19.85	\$1,032	\$41,280	1.8	\$92,700	\$2,318	\$27,810	\$695	71,596	42%	\$19.32	\$1,004	1.0
Randolph County	\$16.31	\$848	\$33,920	1.5	\$70,100	\$1,753	\$21,030	\$526	1,893	27%	\$12.03	\$625	1.4
St. Francis County	\$17.10	\$889	\$35,560	1.6	\$55,400	\$1,385	\$16,620	\$416	3,528	45%	\$13.17	\$685	1.3
Saline County	\$19.85	\$1,032	\$41,280	1.8	\$92,700	\$2,318	\$27,810	\$695	11,684	24%	\$14.33	\$745	1.4
Scott County	\$16.31	\$848	\$33,920	1.5	\$63,200	\$1,580	\$18,960	\$474	1,025	26%	\$12.06	\$627	1.4
Searcy County	\$16.31	\$848	\$33,920	1.5	\$57,300	\$1,433	\$17,190	\$430	759	25%	\$11.65	\$606	1.4
Sebastian County	\$17.50	\$910	\$36,400	1.6	\$80,600	\$2,015	\$24,180	\$605	20,149	39%	\$17.80	\$926	1.0
Sevier County	\$16.31	\$848	\$33,920	1.5	\$67,000	\$1,675	\$20,100	\$503	1,977	35%	\$13.06	\$679	1.2
Sharp County	\$16.31	\$848	\$33,920	1.5	\$64,400	\$1,610	\$19,320	\$483	1,392	20%	\$15.63	\$813	1.0
Stone County	\$16.31	\$848	\$33,920	1.5	\$56,800	\$1,420	\$17,040	\$426	1,213	24%	\$10.16	\$528	1.6
Union County	\$17.37	\$903	\$36,120	1.6	\$72,300	\$1,808	\$21,690	\$542	4,094	27%	\$18.86	\$981	0.9
Van Buren County	\$16.31	\$848	\$33,920	1.5	\$64,000	\$1,600	\$19,200	\$480	1,564	22%	\$11.97	\$622	1.4
Washington County	\$21.37	\$1,111	\$44,440	1.9	\$101,800	\$2,545	\$30,540	\$764	42,424	44%	\$17.41	\$905	1.2
White County	\$17.06	\$887	\$35,480	1.6	\$76,600	\$1,915	\$22,980	\$575	9,194	32%	\$13.82	\$719	1.2
Woodruff County	\$16.31	\$848	\$33,920	1.5	\$68,500	\$1,713	\$20,550	\$514	943	34%	\$10.87	\$565	1.5
Yell County	\$16.31	\$848	\$33,920	1.5	\$76,100	\$1,903	\$22,830	\$571	2,616	32%	\$11.22	\$583	1.5

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