

DELAWARE

#17*

In **Delaware**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,674**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,578** monthly or **\$66,941** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$32.18
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT DELAWARE:

STATE FACTS	
Minimum Wage	\$15.00
Average Renter Wage	\$22.11
2-Bedroom Housing Wage	\$32.18
Number of Renter Households	109,869
Percent Renters	28%

MOST EXPENSIVE AREAS	HOUSING WAGE
Philadelphia-Camden-Wilmington MSA	\$34.65
Dover MSA	\$28.69
Sussex County HMFA	\$26.88

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

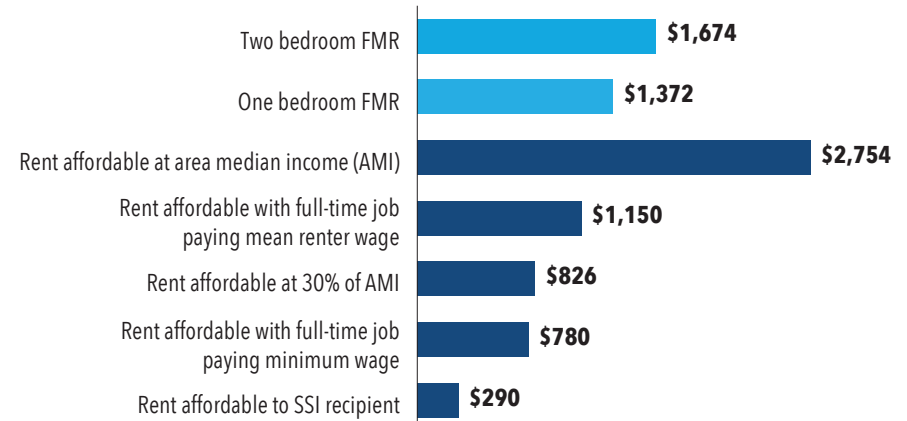
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

86
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

70
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)

1.8
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)



Delaware	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
Delaware	\$32.18	\$1,674	\$66,941	2.1	\$110,159	\$2,754	\$33,048	\$826	109,869	28%	\$22.11	\$1,150	1.5
<u>Metropolitan Areas</u>													
Dover MSA †	\$28.69	\$1,492	\$59,680	1.9	\$99,400	\$2,485	\$29,820	\$746	20,334	29%			
Philadelphia-Camden-Wilmington MSA	\$34.65	\$1,802	\$72,080	2.3	\$119,400	\$2,985	\$35,820	\$896	70,201	31%	\$24.14	\$1,255	1.4
Sussex County HMFA	\$26.88	\$1,398	\$55,920	1.8	\$97,500	\$2,438	\$29,250	\$731	19,334	19%	\$15.54	\$808	1.7
<u>Counties</u>													
Kent County †	\$28.69	\$1,492	\$59,680	1.9	\$99,400	\$2,485	\$29,820	\$746	20,334	29%			
New Castle County	\$34.65	\$1,802	\$72,080	2.3	\$119,400	\$2,985	\$35,820	\$896	70,201	31%	\$24.14	\$1,255	1.4
Sussex County	\$26.88	\$1,398	\$55,920	1.8	\$97,500	\$2,438	\$29,250	\$731	19,334	19%	\$15.54	\$808	1.7

† Wage data not available (See Appendix B).

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