

GEORGIA

#23*

In **Georgia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,532**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,106** monthly or **\$61,273** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$29.46
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT **GEORGIA**:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$22.08
2-Bedroom Housing Wage	\$29.46
Number of Renter Households	1,388,484
Percent Renters	35%

MOST EXPENSIVE AREAS	HOUSING WAGE
Atlanta-Sandy Springs-Roswell HMFA	\$35.19
Savannah MSA	\$30.46
Gainesville MSA	\$28.94
Hinesville HMFA	\$27.50
Chattanooga MSA	\$27.42

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.

163

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

144

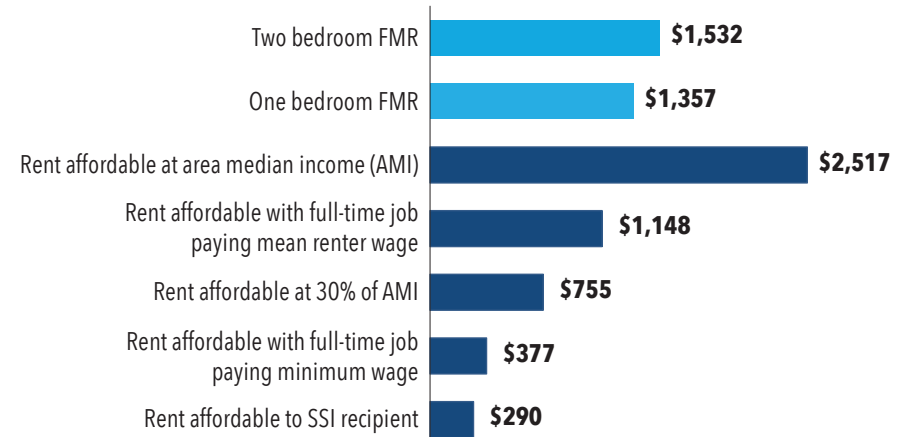
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

4.1

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

3.6

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



Georgia	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
Georgia	\$29.46	\$1,532	\$61,273	4.1	\$100,669	\$2,517	\$30,201	\$755	1,388,484	35%	\$22.08	\$1,148	1.3
Combined Nonmetro Areas	\$18.53	\$964	\$38,552	2.6	\$75,703	\$1,893	\$22,711	\$568	213,466	32%	\$15.00	\$780	1.2
<u>Metropolitan Areas</u>													
Albany MSA	\$20.77	\$1,080	\$43,200	2.9	\$67,700	\$1,693	\$20,310	\$508	25,110	44%	\$18.19	\$946	1.1
Athens-Clarke County MSA	\$23.56	\$1,225	\$49,000	3.2	\$94,300	\$2,358	\$28,290	\$707	38,158	45%	\$16.73	\$870	1.4
Atlanta-Sandy Springs-Roswell HMFA	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	767,346	34%	\$25.22	\$1,311	1.4
Augusta-Richmond County HMFA	\$22.60	\$1,175	\$47,000	3.1	\$88,300	\$2,208	\$26,490	\$662	53,016	37%	\$16.66	\$867	1.4
Brunswick MSA	\$24.31	\$1,264	\$50,560	3.4	\$89,100	\$2,228	\$26,730	\$668	13,906	30%	\$14.65	\$762	1.7
Butts County HMFA	\$22.23	\$1,156	\$46,240	3.1	\$79,700	\$1,993	\$23,910	\$598	2,532	29%	\$14.31	\$744	1.6
Chattanooga MSA	\$27.42	\$1,426	\$57,040	3.8	\$95,600	\$2,390	\$28,680	\$717	14,251	24%	\$14.22	\$739	1.9
Columbus HMFA	\$21.31	\$1,108	\$44,320	2.9	\$79,300	\$1,983	\$23,790	\$595	43,478	44%	\$19.59	\$1,018	1.1
Dalton HMFA	\$21.15	\$1,100	\$44,000	2.9	\$83,100	\$2,078	\$24,930	\$623	11,553	32%	\$17.06	\$887	1.2
Gainesville MSA	\$28.94	\$1,505	\$60,200	4.0	\$102,700	\$2,568	\$30,810	\$770	22,182	31%	\$20.77	\$1,080	1.4
Haralson County HMFA	\$20.90	\$1,087	\$43,480	2.9	\$88,400	\$2,210	\$26,520	\$663	3,324	29%	\$19.73	\$1,026	1.1
Hinesville HMFA	\$27.50	\$1,430	\$57,200	3.8	\$73,700	\$1,843	\$22,110	\$553	11,716	50%	\$19.42	\$1,010	1.4
Lamar County HMFA	\$20.50	\$1,066	\$42,640	2.8	\$88,400	\$2,210	\$26,520	\$663	1,664	24%	\$17.22	\$895	1.2
Lincoln County HMFA	\$18.12	\$942	\$37,680	2.5	\$68,300	\$1,708	\$20,490	\$512	621	21%	\$12.39	\$644	1.5
Long County HMFA	\$19.87	\$1,033	\$41,320	2.7	\$75,900	\$1,898	\$22,770	\$569	2,144	37%	\$10.98	\$571	1.8
Macon-Bibb County HMFA	\$24.08	\$1,252	\$50,080	3.3	\$78,500	\$1,963	\$23,550	\$589	31,476	41%	\$17.12	\$890	1.4
Meriwether County HMFA	\$19.73	\$1,026	\$41,040	2.7	\$72,400	\$1,810	\$21,720	\$543	2,413	30%	\$13.69	\$712	1.4
Monroe County HMFA	\$21.13	\$1,099	\$43,960	2.9	\$110,300	\$2,758	\$33,090	\$827	1,770	17%	\$15.31	\$796	1.4

† 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

Georgia	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
Morgan County HMFA	\$26.21	\$1,363	\$54,520	3.6	\$104,000	\$2,600	\$31,200	\$780	1,965	25%	\$18.70	\$972	1.4
Murray County HMFA	\$18.75	\$975	\$39,000	2.6	\$81,400	\$2,035	\$24,420	\$611	4,067	27%	\$13.56	\$705	1.4
Peach County HMFA	\$20.79	\$1,081	\$43,240	2.9	\$94,400	\$2,360	\$28,320	\$708	3,032	29%	\$11.29	\$587	1.8
Rome MSA	\$22.87	\$1,189	\$47,560	3.2	\$80,200	\$2,005	\$24,060	\$602	13,915	38%	\$15.01	\$780	1.5
Savannah MSA	\$30.46	\$1,584	\$63,360	4.2	\$99,600	\$2,490	\$29,880	\$747	61,040	38%	\$20.40	\$1,061	1.5
Stewart County HMFA	\$18.54	\$964	\$38,560	2.6	\$58,600	\$1,465	\$17,580	\$440	731	42%	\$18.34	\$953	1.0
Talbot County HMFA	\$17.40	\$905	\$36,200	2.4	\$63,000	\$1,575	\$18,900	\$473	407	16%	\$17.14	\$891	1.0
Valdosta MSA	\$22.02	\$1,145	\$45,800	3.0	\$81,300	\$2,033	\$24,390	\$610	22,752	41%	\$13.94	\$725	1.6
Warner Robins HMFA	\$25.04	\$1,302	\$52,080	3.5	\$97,700	\$2,443	\$29,310	\$733	20,449	33%	\$13.95	\$725	1.8
<u>Counties</u>													
Appling County	\$17.40	\$905	\$36,200	2.4	\$57,800	\$1,445	\$17,340	\$434	1,985	28%	\$24.31	\$1,264	0.7
Atkinson County	\$17.40	\$905	\$36,200	2.4	\$48,300	\$1,208	\$14,490	\$362	1,129	35%	\$18.02	\$937	1.0
Bacon County	\$17.40	\$905	\$36,200	2.4	\$63,900	\$1,598	\$19,170	\$479	1,047	26%	\$10.86	\$565	1.6
Baker County	\$17.40	\$905	\$36,200	2.4	\$55,000	\$1,375	\$16,500	\$413	304	27%	\$11.38	\$592	1.5
Baldwin County	\$18.92	\$984	\$39,360	2.6	\$79,900	\$1,998	\$23,970	\$599	5,751	36%	\$12.91	\$671	1.5
Banks County	\$17.40	\$905	\$36,200	2.4	\$90,700	\$2,268	\$27,210	\$680	1,582	23%	\$13.47	\$700	1.3
Barrow County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	6,114	21%	\$15.38	\$800	2.3
Bartow County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	10,367	26%	\$18.55	\$965	1.9
Ben Hill County	\$17.40	\$905	\$36,200	2.4	\$51,500	\$1,288	\$15,450	\$386	2,879	40%	\$16.50	\$858	1.1
Berrien County	\$17.40	\$905	\$36,200	2.4	\$69,600	\$1,740	\$20,880	\$522	2,131	31%	\$13.59	\$707	1.3
Bibb County	\$24.08	\$1,252	\$50,080	3.3	\$78,500	\$1,963	\$23,550	\$589	28,932	48%	\$17.46	\$908	1.4
Bleckley County	\$17.40	\$905	\$36,200	2.4	\$75,600	\$1,890	\$22,680	\$567	1,143	27%	\$11.27	\$586	1.5
Brantley County	\$24.31	\$1,264	\$50,560	3.4	\$89,100	\$2,228	\$26,730	\$668	1,549	23%	\$14.40	\$749	1.7
Brooks County	\$22.02	\$1,145	\$45,800	3.0	\$81,300	\$2,033	\$24,390	\$610	1,774	30%	\$13.97	\$726	1.6

† Wage data not available (See Appendix B).

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Georgia	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
Bryan County	\$30.46	\$1,584	\$63,360	4.2	\$99,600	\$2,490	\$29,880	\$747	3,855	24%	\$15.56	\$809	2.0
Bulloch County	\$21.71	\$1,129	\$45,160	3.0	\$79,400	\$1,985	\$23,820	\$596	14,149	47%	\$14.62	\$760	1.5
Burke County	\$22.60	\$1,175	\$47,000	3.1	\$88,300	\$2,208	\$26,490	\$662	2,480	27%	\$26.53	\$1,380	0.9
Butts County	\$22.23	\$1,156	\$46,240	3.1	\$79,700	\$1,993	\$23,910	\$598	2,532	29%	\$14.31	\$744	1.6
Calhoun County	\$17.40	\$905	\$36,200	2.4	\$71,200	\$1,780	\$21,360	\$534	559	37%	\$8.92	\$464	2.0
Camden County	\$20.75	\$1,079	\$43,160	2.9	\$86,600	\$2,165	\$25,980	\$650	7,614	36%	\$13.77	\$716	1.5
Candler County	\$17.40	\$905	\$36,200	2.4	\$74,800	\$1,870	\$22,440	\$561	1,569	38%	\$9.90	\$515	1.8
Carroll County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	13,385	31%	\$15.58	\$810	2.3
Catoosa County	\$27.42	\$1,426	\$57,040	3.8	\$95,600	\$2,390	\$28,680	\$717	6,514	25%	\$13.62	\$708	2.0
Charlton County	\$17.40	\$905	\$36,200	2.4	\$59,600	\$1,490	\$17,880	\$447	893	22%	\$19.69	\$1,024	0.9
Chatham County	\$30.46	\$1,584	\$63,360	4.2	\$99,600	\$2,490	\$29,880	\$747	52,124	44%	\$20.87	\$1,085	1.5
Chattahoochee County	\$21.31	\$1,108	\$44,320	2.9	\$79,300	\$1,983	\$23,790	\$595	1,215	64%	\$27.74	\$1,442	0.8
Chattooga County	\$17.40	\$905	\$36,200	2.4	\$61,200	\$1,530	\$18,360	\$459	2,981	33%	\$13.77	\$716	1.3
Cherokee County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	22,395	23%	\$15.81	\$822	2.2
Clarke County	\$23.56	\$1,225	\$49,000	3.2	\$94,300	\$2,358	\$28,290	\$707	31,825	59%	\$17.82	\$926	1.3
Clay County	\$17.40	\$905	\$36,200	2.4	\$71,300	\$1,783	\$21,390	\$535	272	23%	\$10.61	\$552	1.6
Clayton County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	49,444	47%	\$29.46	\$1,532	1.2
Clinch County	\$17.40	\$905	\$36,200	2.4	\$77,200	\$1,930	\$23,160	\$579	739	30%	\$12.71	\$661	1.4
Cobb County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	96,846	33%	\$24.78	\$1,289	1.4
Coffee County	\$17.40	\$905	\$36,200	2.4	\$65,200	\$1,630	\$19,560	\$489	5,651	37%	\$13.12	\$682	1.3
Colquitt County	\$17.40	\$905	\$36,200	2.4	\$66,600	\$1,665	\$19,980	\$500	6,147	37%	\$13.60	\$707	1.3
Columbia County	\$22.60	\$1,175	\$47,000	3.1	\$88,300	\$2,208	\$26,490	\$662	11,202	22%	\$15.45	\$803	1.5
Cook County	\$17.40	\$905	\$36,200	2.4	\$62,600	\$1,565	\$18,780	\$470	2,268	36%	\$15.60	\$811	1.1
Coweta County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	12,389	22%	\$14.89	\$774	2.4
Crawford County	\$24.08	\$1,252	\$50,080	3.3	\$78,500	\$1,963	\$23,550	\$589	680	15%	\$16.01	\$832	1.5
Crisp County	\$17.40	\$905	\$36,200	2.4	\$65,500	\$1,638	\$19,650	\$491	3,687	46%	\$14.07	\$731	1.2

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Georgia	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
Dade County	\$27.42	\$1,426	\$57,040	3.8	\$95,600	\$2,390	\$28,680	\$717	1,364	22%	\$16.74	\$871	1.6
Dawson County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	2,344	22%	\$12.60	\$655	2.8
Decatur County	\$17.40	\$905	\$36,200	2.4	\$68,400	\$1,710	\$20,520	\$513	3,996	38%	\$14.78	\$769	1.2
DeKalb County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	118,144	42%	\$24.59	\$1,279	1.4
Dodge County	\$17.40	\$905	\$36,200	2.4	\$64,500	\$1,613	\$19,350	\$484	2,105	32%	\$11.66	\$607	1.5
Dooly County	\$17.40	\$905	\$36,200	2.4	\$73,100	\$1,828	\$21,930	\$548	1,307	33%	\$14.91	\$775	1.2
Dougherty County	\$20.77	\$1,080	\$43,200	2.9	\$67,700	\$1,693	\$20,310	\$508	18,324	53%	\$18.86	\$981	1.1
Douglas County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	17,229	34%	\$19.68	\$1,023	1.8
Early County	\$17.40	\$905	\$36,200	2.4	\$65,400	\$1,635	\$19,620	\$491	1,199	30%	\$16.83	\$875	1.0
Echols County	\$22.02	\$1,145	\$45,800	3.0	\$81,300	\$2,033	\$24,390	\$610	280	23%	\$16.05	\$835	1.4
Effingham County	\$30.46	\$1,584	\$63,360	4.2	\$99,600	\$2,490	\$29,880	\$747	5,061	21%	\$17.11	\$890	1.8
Elbert County	\$18.00	\$936	\$37,440	2.5	\$72,600	\$1,815	\$21,780	\$545	2,590	31%	\$18.61	\$968	1.0
Emanuel County	\$17.40	\$905	\$36,200	2.4	\$62,400	\$1,560	\$18,720	\$468	3,323	40%	\$19.32	\$1,005	0.9
Evans County	\$17.40	\$905	\$36,200	2.4	\$67,300	\$1,683	\$20,190	\$505	1,394	36%	\$16.00	\$832	1.1
Fannin County	\$17.40	\$905	\$36,200	2.4	\$70,600	\$1,765	\$21,180	\$530	2,476	22%	\$15.52	\$807	1.1
Fayette County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	8,300	19%	\$16.81	\$874	2.1
Floyd County	\$22.87	\$1,189	\$47,560	3.2	\$80,200	\$2,005	\$24,060	\$602	13,915	38%	\$15.01	\$780	1.5
Forsyth County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	13,027	15%	\$17.82	\$927	2.0
Franklin County	\$17.44	\$907	\$36,280	2.4	\$72,100	\$1,803	\$21,630	\$541	2,096	24%	\$16.35	\$850	1.1
Fulton County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	209,954	46%	\$31.87	\$1,657	1.1
Gilmer County	\$18.44	\$959	\$38,360	2.5	\$88,300	\$2,208	\$26,490	\$662	2,428	19%	\$11.14	\$579	1.7
Glascocock County	\$17.40	\$905	\$36,200	2.4	\$83,800	\$2,095	\$25,140	\$629	269	26%	\$14.03	\$730	1.2
Glynn County	\$24.31	\$1,264	\$50,560	3.4	\$89,100	\$2,228	\$26,730	\$668	11,411	33%	\$14.80	\$770	1.6
Gordon County	\$17.69	\$920	\$36,800	2.4	\$82,000	\$2,050	\$24,600	\$615	5,713	27%	\$17.88	\$930	1.0
Grady County	\$17.54	\$912	\$36,480	2.4	\$71,200	\$1,780	\$21,360	\$534	3,620	36%	\$13.90	\$723	1.3
Greene County	\$17.40	\$905	\$36,200	2.4	\$109,800	\$2,745	\$32,940	\$824	1,637	21%	\$14.01	\$728	1.2

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Gwinnett County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	107,545	33%	\$22.51	\$1,171	1.6
Habersham County	\$17.67	\$919	\$36,760	2.4	\$85,000	\$2,125	\$25,500	\$638	4,063	25%	\$15.21	\$791	1.2
Hall County	\$28.94	\$1,505	\$60,200	4.0	\$102,700	\$2,568	\$30,810	\$770	22,182	31%	\$20.77	\$1,080	1.4
Hancock County	\$17.40	\$905	\$36,200	2.4	\$57,000	\$1,425	\$17,100	\$428	642	23%	\$14.07	\$732	1.2
Haralson County	\$20.90	\$1,087	\$43,480	2.9	\$88,400	\$2,210	\$26,520	\$663	3,324	29%	\$19.73	\$1,026	1.1
Harris County	\$21.31	\$1,108	\$44,320	2.9	\$79,300	\$1,983	\$23,790	\$595	1,477	12%	\$13.34	\$694	1.6
Hart County	\$18.87	\$981	\$39,240	2.6	\$80,400	\$2,010	\$24,120	\$603	2,627	25%	\$17.73	\$922	1.1
Heard County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	1,215	28%	\$16.72	\$869	2.1
Henry County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	23,201	27%	\$17.03	\$886	2.1
Houston County	\$25.04	\$1,302	\$52,080	3.5	\$97,700	\$2,443	\$29,310	\$733	20,449	33%	\$13.95	\$725	1.8
Irwin County	\$17.40	\$905	\$36,200	2.4	\$77,600	\$1,940	\$23,280	\$582	1,072	29%	\$15.13	\$787	1.2
Jackson County	\$20.10	\$1,045	\$41,800	2.8	\$103,700	\$2,593	\$31,110	\$778	5,452	20%	\$14.08	\$732	1.4
Jasper County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	919	16%	\$16.17	\$841	2.2
Jeff Davis County	\$17.40	\$905	\$36,200	2.4	\$55,400	\$1,385	\$16,620	\$416	1,697	32%	\$16.52	\$859	1.1
Jefferson County	\$17.40	\$905	\$36,200	2.4	\$63,100	\$1,578	\$18,930	\$473	1,876	32%	\$19.95	\$1,037	0.9
Jenkins County	\$17.40	\$905	\$36,200	2.4	\$55,700	\$1,393	\$16,710	\$418	387	13%	\$10.80	\$562	1.6
Johnson County	\$17.40	\$905	\$36,200	2.4	\$66,800	\$1,670	\$20,040	\$501	802	25%	\$11.38	\$592	1.5
Jones County	\$24.08	\$1,252	\$50,080	3.3	\$78,500	\$1,963	\$23,550	\$589	1,570	15%	\$11.75	\$611	2.0
Lamar County	\$20.50	\$1,066	\$42,640	2.8	\$88,400	\$2,210	\$26,520	\$663	1,664	24%	\$17.22	\$895	1.2
Lanier County	\$22.02	\$1,145	\$45,800	3.0	\$81,300	\$2,033	\$24,390	\$610	971	28%	\$13.74	\$715	1.6
Laurens County	\$17.40	\$905	\$36,200	2.4	\$70,100	\$1,753	\$21,030	\$526	6,298	35%	\$14.83	\$771	1.2
Lee County	\$20.77	\$1,080	\$43,200	2.9	\$67,700	\$1,693	\$20,310	\$508	3,164	26%	\$18.00	\$936	1.2
Liberty County	\$27.50	\$1,430	\$57,200	3.8	\$73,700	\$1,843	\$22,110	\$553	11,716	50%	\$19.42	\$1,010	1.4
Lincoln County	\$18.12	\$942	\$37,680	2.5	\$68,300	\$1,708	\$20,490	\$512	621	21%	\$12.39	\$644	1.5
Long County	\$19.87	\$1,033	\$41,320	2.7	\$75,900	\$1,898	\$22,770	\$569	2,144	37%	\$10.98	\$571	1.8
Lowndes County	\$22.02	\$1,145	\$45,800	3.0	\$81,300	\$2,033	\$24,390	\$610	19,727	44%	\$13.92	\$724	1.6

† Wage data not available (See Appendix B).

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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

Georgia	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
Lumpkin County	\$21.04	\$1,094	\$43,760	2.9	\$94,400	\$2,360	\$28,320	\$708	2,460	22%	\$11.64	\$605	1.8
McDuffie County	\$22.60	\$1,175	\$47,000	3.1	\$88,300	\$2,208	\$26,490	\$662	2,886	35%	\$12.75	\$663	1.8
McIntosh County	\$24.31	\$1,264	\$50,560	3.4	\$89,100	\$2,228	\$26,730	\$668	946	20%	\$10.41	\$541	2.3
Macon County	\$17.40	\$905	\$36,200	2.4	\$62,100	\$1,553	\$18,630	\$466	1,544	39%	\$18.99	\$987	0.9
Madison County	\$23.56	\$1,225	\$49,000	3.2	\$94,300	\$2,358	\$28,290	\$707	2,655	24%	\$14.94	\$777	1.6
Marion County	\$21.31	\$1,108	\$44,320	2.9	\$79,300	\$1,983	\$23,790	\$595	677	23%	\$9.51	\$495	2.2
Meriwether County	\$19.73	\$1,026	\$41,040	2.7	\$72,400	\$1,810	\$21,720	\$543	2,413	30%	\$13.69	\$712	1.4
Miller County	\$17.40	\$905	\$36,200	2.4	\$81,200	\$2,030	\$24,360	\$609	790	32%	\$16.14	\$839	1.1
Mitchell County	\$17.40	\$905	\$36,200	2.4	\$69,500	\$1,738	\$20,850	\$521	2,768	35%	\$10.40	\$541	1.7
Monroe County	\$21.13	\$1,099	\$43,960	2.9	\$110,300	\$2,758	\$33,090	\$827	1,770	17%	\$15.31	\$796	1.4
Montgomery County	\$17.40	\$905	\$36,200	2.4	\$67,500	\$1,688	\$20,250	\$506	724	24%	\$12.74	\$662	1.4
Morgan County	\$26.21	\$1,363	\$54,520	3.6	\$104,000	\$2,600	\$31,200	\$780	1,965	25%	\$18.70	\$972	1.4
Murray County	\$18.75	\$975	\$39,000	2.6	\$81,400	\$2,035	\$24,420	\$611	4,067	27%	\$13.56	\$705	1.4
Muscogee County	\$21.31	\$1,108	\$44,320	2.9	\$79,300	\$1,983	\$23,790	\$595	40,109	50%	\$19.90	\$1,035	1.1
Newton County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	10,569	26%	\$15.16	\$788	2.3
Oconee County	\$23.56	\$1,225	\$49,000	3.2	\$94,300	\$2,358	\$28,290	\$707	2,709	18%	\$13.23	\$688	1.8
Oglethorpe County	\$23.56	\$1,225	\$49,000	3.2	\$94,300	\$2,358	\$28,290	\$707	969	18%	\$12.11	\$630	1.9
Paulding County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	11,566	20%	\$16.30	\$848	2.2
Peach County	\$20.79	\$1,081	\$43,240	2.9	\$94,400	\$2,360	\$28,320	\$708	3,032	29%	\$11.29	\$587	1.8
Pickens County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	2,888	22%	\$15.81	\$822	2.2
Pierce County	\$18.19	\$946	\$37,840	2.5	\$79,100	\$1,978	\$23,730	\$593	1,643	22%	\$12.84	\$668	1.4
Pike County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	988	15%	\$13.27	\$690	2.7
Polk County	\$17.96	\$934	\$37,360	2.5	\$73,900	\$1,848	\$22,170	\$554	5,535	36%	\$13.98	\$727	1.3
Pulaski County	\$18.35	\$954	\$38,160	2.5	\$67,800	\$1,695	\$20,340	\$509	1,064	32%	\$17.47	\$908	1.1
Putnam County	\$20.08	\$1,044	\$41,760	2.8	\$91,600	\$2,290	\$27,480	\$687	1,770	17%	\$11.86	\$617	1.7
Quitman County †	\$17.40	\$905	\$36,200	2.4	\$66,800	\$1,670	\$20,040	\$501	199	21%			

† Wage data not available (See Appendix B).

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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

Georgia	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
Rabun County	\$19.35	\$1,006	\$40,240	2.7	\$83,600	\$2,090	\$25,080	\$627	1,609	23%	\$11.60	\$603	1.7
Randolph County	\$17.63	\$917	\$36,680	2.4	\$42,500	\$1,063	\$12,750	\$319	1,334	50%	\$16.64	\$865	1.1
Richmond County	\$22.60	\$1,175	\$47,000	3.1	\$88,300	\$2,208	\$26,490	\$662	36,448	49%	\$16.61	\$864	1.4
Rockdale County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	11,621	34%	\$19.80	\$1,029	1.8
Schley County	\$17.40	\$905	\$36,200	2.4	\$83,000	\$2,075	\$24,900	\$623	339	21%	\$9.12	\$474	1.9
Screven County	\$17.40	\$905	\$36,200	2.4	\$75,000	\$1,875	\$22,500	\$563	1,364	29%	\$14.56	\$757	1.2
Seminole County	\$17.40	\$905	\$36,200	2.4	\$74,100	\$1,853	\$22,230	\$556	936	25%	\$14.95	\$778	1.2
Spalding County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	9,619	36%	\$14.64	\$761	2.4
Stephens County	\$18.29	\$951	\$38,040	2.5	\$77,300	\$1,933	\$23,190	\$580	2,865	28%	\$16.53	\$859	1.1
Stewart County	\$18.54	\$964	\$38,560	2.6	\$58,600	\$1,465	\$17,580	\$440	731	42%	\$18.34	\$953	1.0
Sumter County	\$18.06	\$939	\$37,560	2.5	\$57,500	\$1,438	\$17,250	\$431	4,887	45%	\$18.65	\$970	1.0
Talbot County	\$17.40	\$905	\$36,200	2.4	\$63,000	\$1,575	\$18,900	\$473	407	16%	\$17.14	\$891	1.0
Taliaferro County †	\$17.40	\$905	\$36,200	2.4	\$52,900	\$1,323	\$15,870	\$397	135	21%			
Tattnall County	\$17.40	\$905	\$36,200	2.4	\$68,300	\$1,708	\$20,490	\$512	2,087	28%	\$15.32	\$797	1.1
Taylor County	\$17.40	\$905	\$36,200	2.4	\$59,600	\$1,490	\$17,880	\$447	1,174	38%	\$15.38	\$800	1.1
Telfair County	\$17.40	\$905	\$36,200	2.4	\$64,800	\$1,620	\$19,440	\$486	904	29%	\$7.47	\$388	2.3
Terrell County	\$20.77	\$1,080	\$43,200	2.9	\$67,700	\$1,693	\$20,310	\$508	1,460	44%	\$12.21	\$635	1.7
Thomas County	\$22.02	\$1,145	\$45,800	3.0	\$89,500	\$2,238	\$26,850	\$671	6,996	38%	\$17.00	\$884	1.3
Tift County	\$17.40	\$905	\$36,200	2.4	\$72,800	\$1,820	\$21,840	\$546	6,058	39%	\$13.52	\$703	1.3
Toombs County	\$17.40	\$905	\$36,200	2.4	\$73,800	\$1,845	\$22,140	\$554	3,475	34%	\$14.37	\$747	1.2
Towns County	\$17.40	\$905	\$36,200	2.4	\$80,000	\$2,000	\$24,000	\$600	1,162	20%	\$10.99	\$571	1.6
Treutlen County	\$17.40	\$905	\$36,200	2.4	\$74,000	\$1,850	\$22,200	\$555	919	40%	\$19.12	\$994	0.9
Troup County	\$21.81	\$1,134	\$45,360	3.0	\$85,100	\$2,128	\$25,530	\$638	11,031	42%	\$17.89	\$930	1.2
Turner County	\$17.40	\$905	\$36,200	2.4	\$61,400	\$1,535	\$18,420	\$461	1,189	36%	\$18.19	\$946	1.0
Twiggs County	\$24.08	\$1,252	\$50,080	3.3	\$78,500	\$1,963	\$23,550	\$589	294	10%	\$12.03	\$626	2.0
Union County	\$17.40	\$905	\$36,200	2.4	\$90,700	\$2,268	\$27,210	\$680	1,905	17%	\$15.40	\$801	1.1

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Georgia	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
Upton County	\$17.40	\$905	\$36,200	2.4	\$72,100	\$1,803	\$21,630	\$541	3,870	37%	\$11.10	\$577	1.6
Walker County	\$27.42	\$1,426	\$57,040	3.8	\$95,600	\$2,390	\$28,680	\$717	6,373	24%	\$14.14	\$735	1.9
Walton County	\$35.19	\$1,830	\$73,200	4.9	\$114,200	\$2,855	\$34,260	\$857	7,277	21%	\$15.03	\$781	2.3
Ware County	\$18.27	\$950	\$38,000	2.5	\$59,800	\$1,495	\$17,940	\$449	4,955	39%	\$12.71	\$661	1.4
Warren County	\$17.40	\$905	\$36,200	2.4	\$61,200	\$1,530	\$18,360	\$459	499	25%	\$8.79	\$457	2.0
Washington County	\$17.52	\$911	\$36,440	2.4	\$63,700	\$1,593	\$19,110	\$478	2,405	33%	\$17.22	\$895	1.0
Wayne County	\$17.40	\$905	\$36,200	2.4	\$67,100	\$1,678	\$20,130	\$503	3,765	34%	\$17.95	\$934	1.0
Webster County †	\$17.40	\$905	\$36,200	2.4	\$76,200	\$1,905	\$22,860	\$572	148	17%			
Wheeler County †	\$17.46	\$908	\$36,320	2.4	\$66,000	\$1,650	\$19,800	\$495	482	31%			
White County	\$20.27	\$1,054	\$42,160	2.8	\$92,700	\$2,318	\$27,810	\$695	2,315	22%	\$11.56	\$601	1.8
Whitfield County	\$21.15	\$1,100	\$44,000	2.9	\$83,100	\$2,078	\$24,930	\$623	11,553	32%	\$17.06	\$887	1.2
Wilcox County	\$17.40	\$905	\$36,200	2.4	\$67,300	\$1,683	\$20,190	\$505	676	27%	\$11.36	\$590	1.5
Wilkes County	\$17.40	\$905	\$36,200	2.4	\$73,500	\$1,838	\$22,050	\$551	1,368	33%	\$21.11	\$1,098	0.8
Wilkinson County	\$17.40	\$905	\$36,200	2.4	\$67,500	\$1,688	\$20,250	\$506	568	17%	\$16.49	\$857	1.1
Worth County	\$20.77	\$1,080	\$43,200	2.9	\$67,700	\$1,693	\$20,310	\$508	2,162	27%	\$11.49	\$597	1.8

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