

In **Idaho**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,447**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,823** monthly or **\$57,876** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$27.83**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT IDAHO:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$18.81</b>
2-Bedroom Housing Wage	<b>\$27.83</b>
Number of Renter Households	<b>191,681</b>
Percent Renters	<b>28%</b>

MOST EXPENSIVE AREAS	HOUSING WAGE
Boise City HMFA	<b>\$35.35</b>
Coeur d'Alene MSA	<b>\$28.08</b>
Blaine County	<b>\$26.00</b>
Gem County HMFA	<b>\$25.42</b>
Idaho Falls HMFA	<b>\$25.21</b>

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

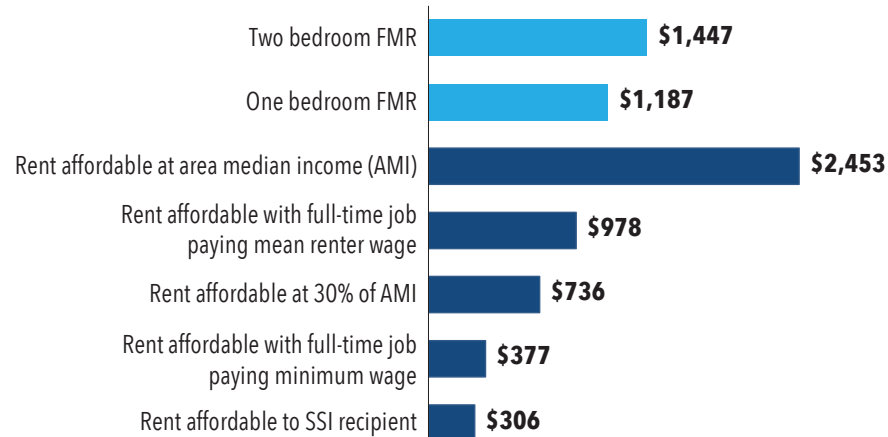
\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

**154**  
Work Hours Per Week At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**126**  
Work Hours Per Week At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

**3.8**  
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)



Idaho	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
Idaho	\$27.83	\$1,447	\$57,876	3.8	\$98,136	\$2,453	\$29,441	\$736	191,681	28%	\$18.81	\$978	1.5
Combined Nonmetro Areas	\$19.26	\$1,002	\$40,066	2.7	\$85,050	\$2,126	\$25,515	\$638	48,327	28%	\$15.77	\$820	1.2
<u>Metropolitan Areas</u>													
Boise City HMFA	\$35.35	\$1,838	\$73,520	4.9	\$108,800	\$2,720	\$32,640	\$816	78,649	27%	\$21.58	\$1,122	1.6
Butte County HMFA	\$25.21	\$1,311	\$52,440	3.5	\$66,000	\$1,650	\$19,800	\$495	230	23%	\$42.37	\$2,203	0.6
Coeur d'Alene MSA	\$28.08	\$1,460	\$58,400	3.9	\$97,500	\$2,438	\$29,250	\$731	19,203	28%	\$17.25	\$897	1.6
Gem County HMFA	\$25.42	\$1,322	\$52,880	3.5	\$81,300	\$2,033	\$24,390	\$610	1,734	23%	\$15.54	\$808	1.6
Idaho Falls HMFA	\$25.21	\$1,311	\$52,440	3.5	\$103,000	\$2,575	\$30,900	\$773	14,061	26%	\$15.05	\$783	1.7
Jerome County HMFA	\$21.67	\$1,127	\$45,080	3.0	\$80,100	\$2,003	\$24,030	\$601	2,011	25%	\$16.98	\$883	1.3
Lewiston MSA	\$23.23	\$1,208	\$48,320	3.2	\$87,100	\$2,178	\$26,130	\$653	4,799	28%	\$13.16	\$684	1.8
Logan MSA	\$22.48	\$1,169	\$46,760	3.1	\$103,400	\$2,585	\$31,020	\$776	1,208	25%	\$17.93	\$933	1.3
Pocatello HMFA	\$21.90	\$1,139	\$45,560	3.0	\$98,100	\$2,453	\$29,430	\$736	10,458	31%	\$12.68	\$659	1.7
Power County HMFA	\$18.96	\$986	\$39,440	2.6	\$75,800	\$1,895	\$22,740	\$569	689	25%	\$27.28	\$1,418	0.7
Twin Falls County HMFA	\$24.71	\$1,285	\$51,400	3.4	\$84,800	\$2,120	\$25,440	\$636	10,312	30%	\$15.94	\$829	1.6
<u>Counties</u>													
Ada County	\$35.35	\$1,838	\$73,520	4.9	\$108,800	\$2,720	\$32,640	\$816	56,346	29%	\$22.72	\$1,182	1.6
Adams County	\$17.94	\$933	\$37,320	2.5	\$76,400	\$1,910	\$22,920	\$573	296	17%	\$16.91	\$879	1.1
Bannock County	\$21.90	\$1,139	\$45,560	3.0	\$98,100	\$2,453	\$29,430	\$736	10,458	31%	\$12.68	\$659	1.7
Bear Lake County	\$17.94	\$933	\$37,320	2.5	\$93,600	\$2,340	\$28,080	\$702	346	15%	\$10.53	\$548	1.7
Benewah County	\$18.56	\$965	\$38,600	2.6	\$71,600	\$1,790	\$21,480	\$537	966	24%	\$19.90	\$1,035	0.9
Bingham County	\$17.94	\$933	\$37,320	2.5	\$94,400	\$2,360	\$28,320	\$708	3,100	19%	\$13.74	\$714	1.3
Blaine County	\$26.00	\$1,352	\$54,080	3.6	\$100,400	\$2,510	\$30,120	\$753	2,408	25%	\$19.19	\$998	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

Idaho	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
Boise County	\$35.35	\$1,838	\$73,520	4.9	\$108,800	\$2,720	\$32,640	\$816	423	12%	\$12.04	\$626	2.9
Bonner County	\$20.79	\$1,081	\$43,240	2.9	\$84,100	\$2,103	\$25,230	\$631	4,381	22%	\$18.10	\$941	1.1
Bonneville County	\$25.21	\$1,311	\$52,440	3.5	\$103,000	\$2,575	\$30,900	\$773	12,316	28%	\$15.03	\$782	1.7
Boundary County	\$17.94	\$933	\$37,320	2.5	\$79,300	\$1,983	\$23,790	\$595	1,065	22%	\$13.98	\$727	1.3
Butte County	\$25.21	\$1,311	\$52,440	3.5	\$66,000	\$1,650	\$19,800	\$495	230	23%	\$42.37	\$2,203	0.6
Camas County †	\$18.83	\$979	\$39,160	2.6	\$84,400	\$2,110	\$25,320	\$633	82	24%			
Canyon County	\$35.35	\$1,838	\$73,520	4.9	\$108,800	\$2,720	\$32,640	\$816	20,643	25%	\$18.07	\$940	2.0
Caribou County	\$17.94	\$933	\$37,320	2.5	\$84,500	\$2,113	\$25,350	\$634	437	18%	\$14.72	\$765	1.2
Cassia County	\$17.94	\$933	\$37,320	2.5	\$82,900	\$2,073	\$24,870	\$622	2,472	30%	\$15.15	\$788	1.2
Clark County	\$17.94	\$933	\$37,320	2.5	\$67,000	\$1,675	\$20,100	\$503	91	36%	\$32.37	\$1,683	0.6
Clearwater County	\$18.62	\$968	\$38,720	2.6	\$84,300	\$2,108	\$25,290	\$632	654	18%	\$15.07	\$784	1.2
Custer County	\$18.69	\$972	\$38,880	2.6	\$78,800	\$1,970	\$23,640	\$591	432	22%	\$8.22	\$427	2.3
Elmore County	\$19.71	\$1,025	\$41,000	2.7	\$77,500	\$1,938	\$23,250	\$581	3,761	35%	\$19.58	\$1,018	1.0
Franklin County	\$22.48	\$1,169	\$46,760	3.1	\$103,400	\$2,585	\$31,020	\$776	1,208	25%	\$17.93	\$933	1.3
Fremont County	\$17.94	\$933	\$37,320	2.5	\$86,300	\$2,158	\$25,890	\$647	713	16%	\$13.73	\$714	1.3
Gem County	\$25.42	\$1,322	\$52,880	3.5	\$81,300	\$2,033	\$24,390	\$610	1,734	23%	\$15.54	\$808	1.6
Gooding County	\$18.06	\$939	\$37,560	2.5	\$81,800	\$2,045	\$24,540	\$614	1,579	29%	\$14.04	\$730	1.3
Idaho County	\$18.69	\$972	\$38,880	2.6	\$82,200	\$2,055	\$24,660	\$617	1,307	20%	\$12.88	\$670	1.5
Jefferson County	\$25.21	\$1,311	\$52,440	3.5	\$103,000	\$2,575	\$30,900	\$773	1,745	18%	\$15.21	\$791	1.7
Jerome County	\$21.67	\$1,127	\$45,080	3.0	\$80,100	\$2,003	\$24,030	\$601	2,011	25%	\$16.98	\$883	1.3
Kootenai County	\$28.08	\$1,460	\$58,400	3.9	\$97,500	\$2,438	\$29,250	\$731	19,203	28%	\$17.25	\$897	1.6
Latah County	\$18.12	\$942	\$37,680	2.5	\$95,600	\$2,390	\$28,680	\$717	6,321	39%	\$12.21	\$635	1.5
Lemhi County	\$17.94	\$933	\$37,320	2.5	\$79,100	\$1,978	\$23,730	\$593	625	19%	\$8.07	\$420	2.2
Lewis County	\$17.94	\$933	\$37,320	2.5	\$68,600	\$1,715	\$20,580	\$515	399	26%	\$16.43	\$854	1.1
Lincoln County	\$17.94	\$933	\$37,320	2.5	\$79,300	\$1,983	\$23,790	\$595	424	23%	\$18.46	\$960	1.0
Madison County	\$19.31	\$1,004	\$40,160	2.7	\$68,500	\$1,713	\$20,550	\$514	7,637	60%	\$14.55	\$757	1.3

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Minidoka County	\$17.94	\$933	\$37,320	2.5	\$83,500	\$2,088	\$25,050	\$626	2,125	27%	\$18.58	\$966	1.0
Nez Perce County	\$23.23	\$1,208	\$48,320	3.2	\$87,100	\$2,178	\$26,130	\$653	4,799	28%	\$13.16	\$684	1.8
Oneida County	\$18.65	\$970	\$38,800	2.6	\$89,500	\$2,238	\$26,850	\$671	247	13%	\$11.24	\$585	1.7
Owyhee County	\$35.35	\$1,838	\$73,520	4.9	\$108,800	\$2,720	\$32,640	\$816	1,237	29%	\$20.30	\$1,055	1.7
Payette County	\$18.56	\$965	\$38,600	2.6	\$81,600	\$2,040	\$24,480	\$612	2,418	26%	\$16.40	\$853	1.1
Power County	\$18.96	\$986	\$39,440	2.6	\$75,800	\$1,895	\$22,740	\$569	689	25%	\$27.28	\$1,418	0.7
Shoshone County	\$18.79	\$977	\$39,080	2.6	\$72,200	\$1,805	\$21,660	\$542	1,486	26%	\$17.58	\$914	1.1
Teton County	\$22.85	\$1,188	\$47,520	3.2	\$116,100	\$2,903	\$34,830	\$871	924	20%	\$17.05	\$887	1.3
Twin Falls County	\$24.71	\$1,285	\$51,400	3.4	\$84,800	\$2,120	\$25,440	\$636	10,312	30%	\$15.94	\$829	1.6
Valley County	\$20.79	\$1,081	\$43,240	2.9	\$104,200	\$2,605	\$31,260	\$782	538	14%	\$17.98	\$935	1.2
Washington County	\$19.92	\$1,036	\$41,440	2.7	\$70,200	\$1,755	\$21,060	\$527	1,093	27%	\$11.74	\$611	1.7

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