

KANSAS

#43*

In **Kansas**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,085**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,617** monthly or **\$43,402** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.87
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT KANSAS:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$18.66
2-Bedroom Housing Wage	\$20.87
Number of Renter Households	384,404
Percent Renters	33%

MOST EXPENSIVE AREAS	HOUSING WAGE
Kansas City HMFA	\$25.88
Kearny County	\$24.96
Lawrence MSA	\$21.88
Hamilton County	\$20.27
St. Joseph MSA	\$19.90

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.

115

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

94

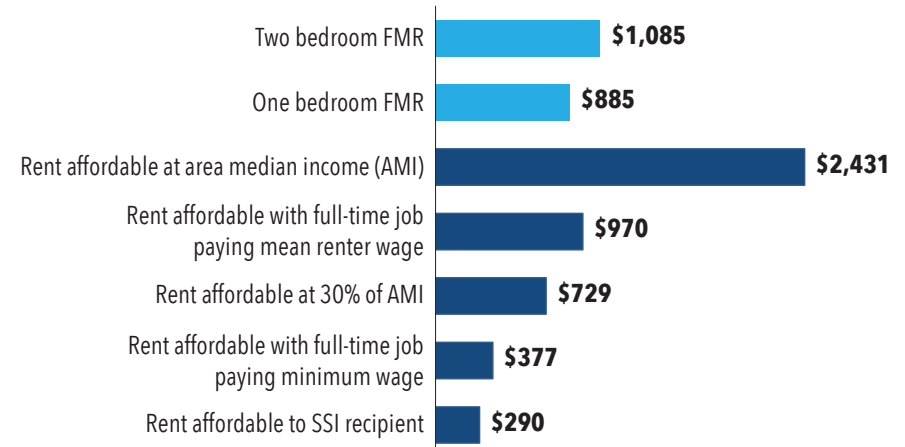
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

2.9

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

2.3

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



Kansas	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
Kansas	\$20.87	\$1,085	\$43,402	2.9	\$97,227	\$2,431	\$29,168	\$729	384,404	33%	\$18.66	\$970	1.1
Combined Nonmetro Areas	\$17.53	\$912	\$36,464	2.4	\$86,061	\$2,152	\$25,818	\$645	102,627	29%	\$15.56	\$809	1.1
<u>Metropolitan Areas</u>													
Geary County HMFA	\$19.12	\$994	\$39,760	2.6	\$73,800	\$1,845	\$22,140	\$554	7,884	57%	\$17.46	\$908	1.1
Kansas City HMFA	\$25.88	\$1,346	\$53,840	3.6	\$111,400	\$2,785	\$33,420	\$836	113,822	32%	\$21.76	\$1,132	1.2
Lawrence MSA	\$21.88	\$1,138	\$45,520	3.0	\$103,500	\$2,588	\$31,050	\$776	25,214	50%	\$14.66	\$763	1.5
Manhattan HMFA	\$19.13	\$995	\$39,800	2.6	\$90,000	\$2,250	\$27,000	\$675	16,559	46%	\$15.64	\$814	1.2
St. Joseph MSA	\$19.90	\$1,035	\$41,400	2.7	\$83,400	\$2,085	\$25,020	\$626	486	18%	\$15.62	\$812	1.3
Sumner County HMFA	\$18.23	\$948	\$37,920	2.5	\$89,000	\$2,225	\$26,700	\$668	2,298	26%	\$14.62	\$760	1.2
Topeka MSA	\$18.94	\$985	\$39,400	2.6	\$99,100	\$2,478	\$29,730	\$743	28,622	30%	\$18.12	\$942	1.0
Wichita HMFA	\$19.13	\$995	\$39,800	2.6	\$93,800	\$2,345	\$28,140	\$704	86,892	36%	\$18.25	\$949	1.0
<u>Counties</u>													
Allen County	\$16.77	\$872	\$34,880	2.3	\$79,600	\$1,990	\$23,880	\$597	1,278	25%	\$16.03	\$834	1.0
Anderson County	\$16.77	\$872	\$34,880	2.3	\$85,100	\$2,128	\$25,530	\$638	622	19%	\$11.73	\$610	1.4
Atchison County	\$16.77	\$872	\$34,880	2.3	\$91,400	\$2,285	\$27,420	\$686	1,561	27%	\$13.09	\$680	1.3
Barber County	\$16.77	\$872	\$34,880	2.3	\$82,200	\$2,055	\$24,660	\$617	337	19%	\$16.66	\$866	1.0
Barton County	\$16.77	\$872	\$34,880	2.3	\$80,200	\$2,005	\$24,060	\$602	3,451	34%	\$15.46	\$804	1.1
Bourbon County	\$17.50	\$910	\$36,400	2.4	\$91,000	\$2,275	\$27,300	\$683	1,565	27%	\$11.45	\$595	1.5
Brown County	\$16.77	\$872	\$34,880	2.3	\$83,000	\$2,075	\$24,900	\$623	914	25%	\$15.12	\$786	1.1
Butler County	\$19.13	\$995	\$39,800	2.6	\$93,800	\$2,345	\$28,140	\$704	5,454	22%	\$13.34	\$694	1.4
Chase County	\$16.77	\$872	\$34,880	2.3	\$79,300	\$1,983	\$23,790	\$595	322	28%	\$20.72	\$1,078	0.8
Chautauqua County	\$16.77	\$872	\$34,880	2.3	\$65,500	\$1,638	\$19,650	\$491	220	17%	\$12.39	\$644	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

Kansas	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
Cherokee County	\$16.77	\$872	\$34,880	2.3	\$80,100	\$2,003	\$24,030	\$601	2,131	28%	\$17.56	\$913	1.0
Cheyenne County	\$16.77	\$872	\$34,880	2.3	\$75,300	\$1,883	\$22,590	\$565	242	20%	\$15.95	\$829	1.1
Clark County	\$16.77	\$872	\$34,880	2.3	\$85,100	\$2,128	\$25,530	\$638	198	24%	\$24.81	\$1,290	0.7
Clay County	\$16.77	\$872	\$34,880	2.3	\$78,200	\$1,955	\$23,460	\$587	973	27%	\$9.91	\$515	1.7
Cloud County	\$16.77	\$872	\$34,880	2.3	\$78,500	\$1,963	\$23,550	\$589	929	25%	\$15.09	\$785	1.1
Coffey County	\$16.77	\$872	\$34,880	2.3	\$92,700	\$2,318	\$27,810	\$695	855	24%	\$21.49	\$1,117	0.8
Comanche County	\$16.77	\$872	\$34,880	2.3	\$82,400	\$2,060	\$24,720	\$618	220	27%	\$12.33	\$641	1.4
Cowley County	\$16.92	\$880	\$35,200	2.3	\$81,300	\$2,033	\$24,390	\$610	3,939	30%	\$13.93	\$724	1.2
Crawford County	\$17.42	\$906	\$36,240	2.4	\$73,200	\$1,830	\$21,960	\$549	6,337	40%	\$13.47	\$701	1.3
Decatur County	\$16.77	\$872	\$34,880	2.3	\$80,100	\$2,003	\$24,030	\$601	283	21%	\$13.29	\$691	1.3
Dickinson County	\$16.77	\$872	\$34,880	2.3	\$88,500	\$2,213	\$26,550	\$664	1,667	21%	\$12.98	\$675	1.3
Doniphan County	\$19.90	\$1,035	\$41,400	2.7	\$83,400	\$2,085	\$25,020	\$626	486	18%	\$15.62	\$812	1.3
Douglas County	\$21.88	\$1,138	\$45,520	3.0	\$103,500	\$2,588	\$31,050	\$776	25,214	50%	\$14.66	\$763	1.5
Edwards County	\$16.77	\$872	\$34,880	2.3	\$84,700	\$2,118	\$25,410	\$635	213	18%	\$15.35	\$798	1.1
Elk County	\$16.77	\$872	\$34,880	2.3	\$71,000	\$1,775	\$21,300	\$533	241	22%	\$10.10	\$525	1.7
Ellis County	\$17.58	\$914	\$36,560	2.4	\$95,300	\$2,383	\$28,590	\$715	4,578	38%	\$13.71	\$713	1.3
Ellsworth County	\$16.77	\$872	\$34,880	2.3	\$94,000	\$2,350	\$28,200	\$705	430	18%	\$14.84	\$772	1.1
Finney County	\$19.83	\$1,031	\$41,240	2.7	\$93,400	\$2,335	\$28,020	\$701	4,749	36%	\$20.83	\$1,083	1.0
Ford County	\$17.98	\$935	\$37,400	2.5	\$87,900	\$2,198	\$26,370	\$659	4,180	36%	\$21.24	\$1,104	0.8
Franklin County	\$18.92	\$984	\$39,360	2.6	\$96,200	\$2,405	\$28,860	\$722	2,731	27%	\$15.51	\$807	1.2
Geary County	\$19.12	\$994	\$39,760	2.6	\$73,800	\$1,845	\$22,140	\$554	7,884	57%	\$17.46	\$908	1.1
Gove County	\$16.77	\$872	\$34,880	2.3	\$89,600	\$2,240	\$26,880	\$672	245	21%	\$12.58	\$654	1.3
Graham County	\$16.77	\$872	\$34,880	2.3	\$66,800	\$1,670	\$20,040	\$501	228	19%	\$13.47	\$700	1.2
Grant County	\$16.77	\$872	\$34,880	2.3	\$91,700	\$2,293	\$27,510	\$688	599	25%	\$14.16	\$736	1.2
Gray County	\$16.77	\$872	\$34,880	2.3	\$100,600	\$2,515	\$30,180	\$755	411	20%	\$17.23	\$896	1.0
Greeley County	\$16.77	\$872	\$34,880	2.3	\$90,000	\$2,250	\$27,000	\$675	113	22%	\$22.27	\$1,158	0.8

† Wage data not available (See Appendix B).

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Kansas	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
Greenwood County	\$16.77	\$872	\$34,880	2.3	\$74,600	\$1,865	\$22,380	\$560	534	21%	\$11.33	\$589	1.5
Hamilton County †	\$20.27	\$1,054	\$42,160	2.8	\$80,900	\$2,023	\$24,270	\$607	145	19%			
Harper County	\$16.77	\$872	\$34,880	2.3	\$72,300	\$1,808	\$21,690	\$542	583	26%	\$15.09	\$785	1.1
Harvey County	\$19.13	\$995	\$39,800	2.6	\$93,800	\$2,345	\$28,140	\$704	4,107	30%	\$16.28	\$846	1.2
Haskell County	\$16.77	\$872	\$34,880	2.3	\$103,900	\$2,598	\$31,170	\$779	318	23%	\$18.73	\$974	0.9
Hodgeman County	\$16.77	\$872	\$34,880	2.3	\$90,500	\$2,263	\$27,150	\$679	126	19%	\$18.39	\$956	0.9
Jackson County	\$18.94	\$985	\$39,400	2.6	\$99,100	\$2,478	\$29,730	\$743	1,114	22%	\$12.20	\$634	1.6
Jefferson County	\$18.94	\$985	\$39,400	2.6	\$99,100	\$2,478	\$29,730	\$743	1,108	15%	\$15.64	\$813	1.2
Jewell County	\$16.77	\$872	\$34,880	2.3	\$76,300	\$1,908	\$22,890	\$572	245	19%	\$9.83	\$511	1.7
Johnson County	\$25.88	\$1,346	\$53,840	3.6	\$111,400	\$2,785	\$33,420	\$836	76,967	31%	\$22.16	\$1,152	1.2
Kearny County	\$24.96	\$1,298	\$51,920	3.4	\$80,700	\$2,018	\$24,210	\$605	366	27%	\$17.52	\$911	1.4
Kingman County	\$16.77	\$872	\$34,880	2.3	\$83,000	\$2,075	\$24,900	\$623	941	30%	\$19.02	\$989	0.9
Kiowa County	\$16.77	\$872	\$34,880	2.3	\$92,500	\$2,313	\$27,750	\$694	240	25%	\$12.26	\$637	1.4
Labette County	\$16.77	\$872	\$34,880	2.3	\$79,700	\$1,993	\$23,910	\$598	2,119	26%	\$13.52	\$703	1.2
Lane County	\$17.62	\$916	\$36,640	2.4	\$91,800	\$2,295	\$27,540	\$689	151	21%	\$21.93	\$1,140	0.8
Leavenworth County	\$25.88	\$1,346	\$53,840	3.6	\$111,400	\$2,785	\$33,420	\$836	9,279	31%	\$14.75	\$767	1.8
Lincoln County	\$16.77	\$872	\$34,880	2.3	\$79,700	\$1,993	\$23,910	\$598	255	21%	\$11.32	\$589	1.5
Linn County	\$25.88	\$1,346	\$53,840	3.6	\$111,400	\$2,785	\$33,420	\$836	879	20%	\$23.40	\$1,217	1.1
Logan County	\$18.42	\$958	\$38,320	2.5	\$91,900	\$2,298	\$27,570	\$689	481	39%	\$13.05	\$679	1.4
Lyon County	\$16.85	\$876	\$35,040	2.3	\$83,800	\$2,095	\$25,140	\$629	5,573	42%	\$14.90	\$775	1.1
McPherson County	\$17.31	\$900	\$36,000	2.4	\$100,500	\$2,513	\$30,150	\$754	2,940	24%	\$17.46	\$908	1.0
Marion County	\$16.77	\$872	\$34,880	2.3	\$86,200	\$2,155	\$25,860	\$647	899	19%	\$10.85	\$564	1.5
Marshall County	\$16.77	\$872	\$34,880	2.3	\$90,600	\$2,265	\$27,180	\$680	716	17%	\$10.51	\$546	1.6
Meade County	\$16.77	\$872	\$34,880	2.3	\$97,900	\$2,448	\$29,370	\$734	409	27%	\$19.41	\$1,010	0.9
Miami County	\$25.88	\$1,346	\$53,840	3.6	\$111,400	\$2,785	\$33,420	\$836	3,029	22%	\$14.49	\$753	1.8
Mitchell County	\$16.77	\$872	\$34,880	2.3	\$77,000	\$1,925	\$23,100	\$578	770	30%	\$16.24	\$845	1.0

† Wage data not available (See Appendix B).

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Kansas	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
Montgomery County	\$16.77	\$872	\$34,880	2.3	\$74,600	\$1,865	\$22,380	\$560	3,529	27%	\$14.74	\$766	1.1
Morris County	\$16.77	\$872	\$34,880	2.3	\$83,400	\$2,085	\$25,020	\$626	521	21%	\$18.04	\$938	0.9
Morton County	\$16.77	\$872	\$34,880	2.3	\$89,900	\$2,248	\$26,970	\$674	205	22%	\$13.26	\$690	1.3
Nemaha County	\$16.77	\$872	\$34,880	2.3	\$106,600	\$2,665	\$31,980	\$800	858	21%	\$14.92	\$776	1.1
Neosho County	\$16.77	\$872	\$34,880	2.3	\$84,700	\$2,118	\$25,410	\$635	1,481	23%	\$10.32	\$536	1.6
Ness County	\$16.77	\$872	\$34,880	2.3	\$99,300	\$2,483	\$29,790	\$745	241	21%	\$18.57	\$966	0.9
Norton County	\$16.77	\$872	\$34,880	2.3	\$77,200	\$1,930	\$23,160	\$579	356	19%	\$8.66	\$450	1.9
Osage County	\$18.94	\$985	\$39,400	2.6	\$99,100	\$2,478	\$29,730	\$743	1,263	20%	\$8.59	\$447	2.2
Osborne County	\$16.77	\$872	\$34,880	2.3	\$87,000	\$2,175	\$26,100	\$653	379	24%	\$10.88	\$566	1.5
Ottawa County	\$17.83	\$927	\$37,080	2.5	\$96,000	\$2,400	\$28,800	\$720	522	22%	\$11.14	\$579	1.6
Pawnee County	\$16.77	\$872	\$34,880	2.3	\$100,500	\$2,513	\$30,150	\$754	866	36%	\$10.11	\$526	1.7
Phillips County	\$16.77	\$872	\$34,880	2.3	\$85,400	\$2,135	\$25,620	\$641	547	25%	\$15.37	\$799	1.1
Pottawatomie County	\$19.13	\$995	\$39,800	2.6	\$90,000	\$2,250	\$27,000	\$675	1,594	18%	\$15.82	\$823	1.2
Pratt County	\$16.77	\$872	\$34,880	2.3	\$87,500	\$2,188	\$26,250	\$656	1,032	29%	\$14.26	\$742	1.2
Rawlins County	\$16.77	\$872	\$34,880	2.3	\$81,800	\$2,045	\$24,540	\$614	366	31%	\$18.91	\$983	0.9
Reno County	\$18.27	\$950	\$38,000	2.5	\$84,700	\$2,118	\$25,410	\$635	7,804	31%	\$15.48	\$805	1.2
Republic County	\$16.77	\$872	\$34,880	2.3	\$77,100	\$1,928	\$23,130	\$578	475	24%	\$10.50	\$546	1.6
Rice County	\$16.77	\$872	\$34,880	2.3	\$83,600	\$2,090	\$25,080	\$627	845	23%	\$18.45	\$960	0.9
Riley County	\$19.13	\$995	\$39,800	2.6	\$90,000	\$2,250	\$27,000	\$675	14,965	55%	\$15.58	\$810	1.2
Rooks County	\$16.77	\$872	\$34,880	2.3	\$88,500	\$2,213	\$26,550	\$664	550	26%	\$19.34	\$1,006	0.9
Rush County	\$16.77	\$872	\$34,880	2.3	\$76,000	\$1,900	\$22,800	\$570	282	20%	\$12.46	\$648	1.3
Russell County	\$16.77	\$872	\$34,880	2.3	\$78,700	\$1,968	\$23,610	\$590	730	24%	\$18.09	\$941	0.9
Saline County	\$19.17	\$997	\$39,880	2.6	\$91,900	\$2,298	\$27,570	\$689	7,405	33%	\$13.81	\$718	1.4
Scott County	\$16.77	\$872	\$34,880	2.3	\$81,900	\$2,048	\$24,570	\$614	1,036	47%	\$19.81	\$1,030	0.8
Sedgwick County	\$19.13	\$995	\$39,800	2.6	\$93,800	\$2,345	\$28,140	\$704	77,331	38%	\$18.67	\$971	1.0
Seward County	\$18.81	\$978	\$39,120	2.6	\$82,400	\$2,060	\$24,720	\$618	2,794	39%	\$21.23	\$1,104	0.9

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Shawnee County	\$18.94	\$985	\$39,400	2.6	\$99,100	\$2,478	\$29,730	\$743	24,607	33%	\$18.74	\$975	1.0
Sheridan County	\$16.77	\$872	\$34,880	2.3	\$111,500	\$2,788	\$33,450	\$836	251	25%	\$13.82	\$719	1.2
Sherman County	\$17.50	\$910	\$36,400	2.4	\$79,600	\$1,990	\$23,880	\$597	790	34%	\$13.96	\$726	1.3
Smith County	\$16.77	\$872	\$34,880	2.3	\$90,500	\$2,263	\$27,150	\$679	268	17%	\$19.79	\$1,029	0.8
Stafford County	\$16.77	\$872	\$34,880	2.3	\$90,000	\$2,250	\$27,000	\$675	284	18%	\$13.81	\$718	1.2
Stanton County	\$16.77	\$872	\$34,880	2.3	\$77,000	\$1,925	\$23,100	\$578	157	19%	\$20.98	\$1,091	0.8
Stevens County	\$17.40	\$905	\$36,200	2.4	\$75,400	\$1,885	\$22,620	\$566	483	27%	\$21.14	\$1,099	0.8
Sumner County	\$18.23	\$948	\$37,920	2.5	\$89,000	\$2,225	\$26,700	\$668	2,298	26%	\$14.62	\$760	1.2
Thomas County	\$16.77	\$872	\$34,880	2.3	\$104,800	\$2,620	\$31,440	\$786	728	23%	\$10.04	\$522	1.7
Trego County	\$16.77	\$872	\$34,880	2.3	\$99,500	\$2,488	\$29,850	\$746	297	22%	\$13.18	\$685	1.3
Wabaunsee County	\$18.94	\$985	\$39,400	2.6	\$99,100	\$2,478	\$29,730	\$743	530	20%	\$14.21	\$739	1.3
Wallace County	\$16.77	\$872	\$34,880	2.3	\$85,400	\$2,135	\$25,620	\$641	182	28%	\$16.11	\$838	1.0
Washington County	\$16.77	\$872	\$34,880	2.3	\$85,600	\$2,140	\$25,680	\$642	519	22%	\$12.98	\$675	1.3
Wichita County	\$16.77	\$872	\$34,880	2.3	\$96,100	\$2,403	\$28,830	\$721	164	19%	\$21.88	\$1,138	0.8
Wilson County	\$16.77	\$872	\$34,880	2.3	\$80,100	\$2,003	\$24,030	\$601	905	26%	\$17.82	\$926	0.9
Woodson County	\$16.77	\$872	\$34,880	2.3	\$72,100	\$1,803	\$21,630	\$541	202	16%	\$9.88	\$514	1.7
Wyandotte County	\$25.88	\$1,346	\$53,840	3.6	\$111,400	\$2,785	\$33,420	\$836	23,668	39%	\$21.87	\$1,137	1.2

† 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