

# MASSACHUSETTS

#4\*

In **Massachusetts**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,387**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$7,956** monthly or **\$95,476** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$45.90**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT MASSACHUSETTS:

STATE FACTS	
Minimum Wage	<b>\$15.00</b>
Average Renter Wage	<b>\$28.66</b>
2-Bedroom Housing Wage	<b>\$45.90</b>
Number of Renter Households	<b>1,033,084</b>
Percent Renters	<b>37%</b>

MOST EXPENSIVE AREAS	HOUSING WAGE
Nantucket County	<b>\$54.65</b>
Boston-Cambridge-Quincy HMFA	<b>\$54.56</b>
Easton-Raynham HMFA	<b>\$46.21</b>
Barnstable Town MSA	<b>\$45.12</b>
Lowell HMFA	<b>\$43.12</b>

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

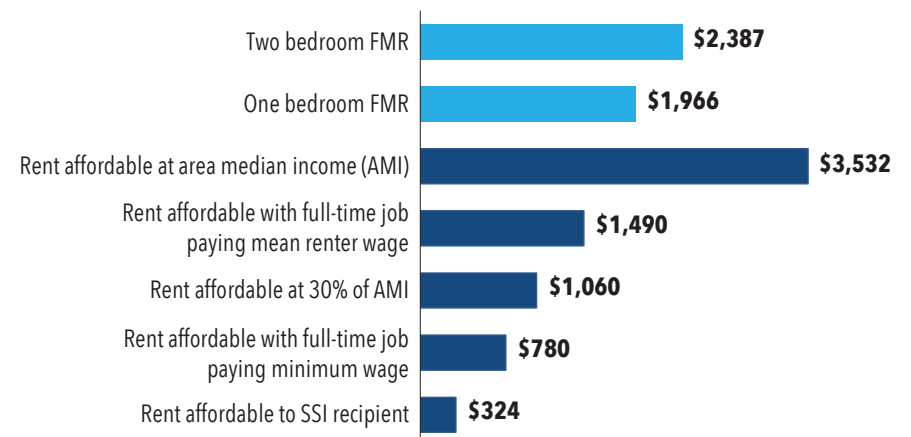
\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

**122**  
Work Hours Per Week At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**101**  
Work Hours Per Week At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

**3.1**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**2.5**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)



Massachusetts	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
Massachusetts	\$45.90	\$2,387	\$95,476	3.1	\$141,275	\$3,532	\$42,383	\$1,060	1,033,084	37%	\$28.66	\$1,490	1.6
Combined Nonmetro Areas	\$47.36	\$2,463	\$98,519	3.2	\$157,449	\$3,936	\$47,235	\$1,181	3,054	25%	\$21.44	\$1,115	2.2
<u>Metropolitan Areas</u>													
Barnstable Town MSA	\$45.12	\$2,346	\$93,840	3.0	\$124,100	\$3,103	\$37,230	\$931	20,027	19%	\$15.18	\$790	3.0
Berkshire County (part) HMFA	\$32.19	\$1,674	\$66,960	2.1	\$108,500	\$2,713	\$32,550	\$814	5,334	27%	\$16.04	\$834	2.0
Boston-Cambridge-Quincy HMFA	\$54.56	\$2,837	\$113,480	3.6	\$160,900	\$4,023	\$48,270	\$1,207	583,949	41%	\$34.78	\$1,808	1.6
Brockton HMFA	\$41.44	\$2,155	\$86,200	2.8	\$131,400	\$3,285	\$39,420	\$986	27,331	29%	\$15.83	\$823	2.6
Eastern Worcester County HMFA	\$39.48	\$2,053	\$82,120	2.6	\$173,700	\$4,343	\$52,110	\$1,303	7,293	20%	\$18.24	\$948	2.2
Easton-Raynham HMFA	\$46.21	\$2,403	\$96,120	3.1	\$161,700	\$4,043	\$48,510	\$1,213	3,407	22%	\$15.90	\$827	2.9
Fitchburg-Leominster HMFA	\$31.94	\$1,661	\$66,440	2.1	\$110,000	\$2,750	\$33,000	\$825	20,613	34%	\$18.24	\$948	1.8
Franklin County HMFA	\$30.04	\$1,562	\$62,480	2.0	\$104,400	\$2,610	\$31,320	\$783	9,848	31%	\$14.64	\$761	2.1
Lawrence HMFA	\$37.75	\$1,963	\$78,520	2.5	\$141,300	\$3,533	\$42,390	\$1,060	44,513	39%	\$19.70	\$1,025	1.9
Lowell HMFA	\$43.12	\$2,242	\$89,680	2.9	\$136,900	\$3,423	\$41,070	\$1,027	36,427	31%	\$35.52	\$1,847	1.2
New Bedford HMFA	\$27.85	\$1,448	\$57,920	1.9	\$93,300	\$2,333	\$27,990	\$700	30,828	45%	\$15.90	\$827	1.8
Pittsfield HMFA	\$30.21	\$1,571	\$62,840	2.0	\$103,800	\$2,595	\$31,140	\$779	11,641	32%	\$16.04	\$834	1.9
Providence-Fall River HMFA	\$31.04	\$1,614	\$64,560	2.1	\$114,300	\$2,858	\$34,290	\$857	40,769	39%	\$15.90	\$827	2.0
Springfield HMFA	\$28.77	\$1,496	\$59,840	1.9	\$101,925	\$2,548	\$30,578	\$764	88,877	36%	\$15.27	\$794	1.9
Taunton-Mansfield-Norton HMFA	\$36.52	\$1,899	\$75,960	2.4	\$125,600	\$3,140	\$37,680	\$942	12,655	28%	\$15.90	\$827	2.3
Western Worcester County HMFA	\$28.12	\$1,462	\$58,480	1.9	\$102,300	\$2,558	\$30,690	\$767	2,755	23%	\$18.24	\$948	1.5
Worcester HMFA	\$35.65	\$1,854	\$74,160	2.4	\$122,200	\$3,055	\$36,660	\$917	83,763	37%	\$18.24	\$948	2.0

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

Massachusetts	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
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<u>Counties</u>													
Dukes County	\$42.73	\$2,222	\$88,880	2.8	\$153,300	\$3,833	\$45,990	\$1,150	1,867	25%	\$15.60	\$811	2.7
Nantucket County	\$54.65	\$2,842	\$113,680	3.6	\$163,500	\$4,088	\$49,050	\$1,226	1,187	24%	\$27.41	\$1,425	2.0

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