

MISSOURI

#39*

In **Missouri**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,124**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,746** monthly or **\$44,951** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$21.61
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MISSOURI:

STATE FACTS	
Minimum Wage	\$13.75
Average Renter Wage	\$19.13
2-Bedroom Housing Wage	\$21.61
Number of Renter Households	796,762
Percent Renters	32%

MOST EXPENSIVE AREAS	HOUSING WAGE
Kansas City HMFA	\$25.88
St. Louis HMFA	\$23.37
Joplin MSA	\$19.92
St. Joseph MSA	\$19.90
Columbia HMFA	\$19.37

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

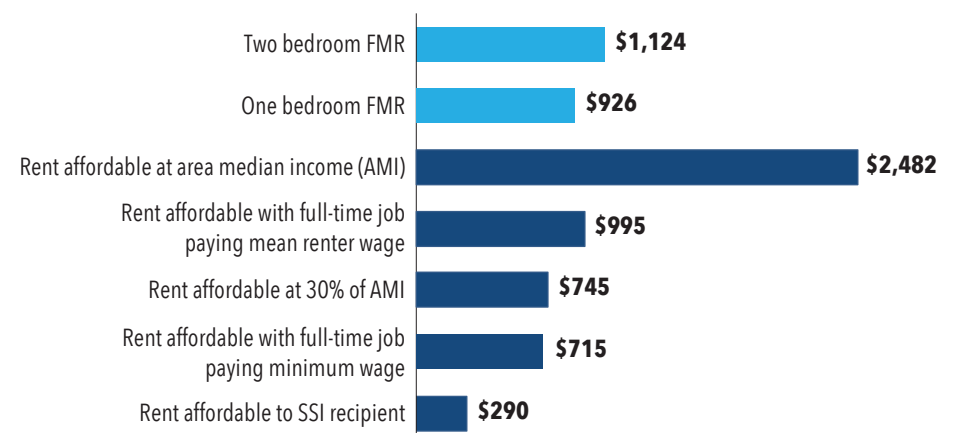
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

63
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

52
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

1.6
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.3
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)



Missouri	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
Missouri	\$21.61	\$1,124	\$44,951	1.6	\$99,295	\$2,482	\$29,789	\$745	796,762	32%	\$19.13	\$995	1.1
Combined Nonmetro Areas	\$16.49	\$857	\$34,292	1.2	\$76,215	\$1,905	\$22,864	\$572	163,653	28%	\$13.42	\$698	1.2
<u>Metropolitan Areas</u>													
Bates County HMFA	\$17.13	\$891	\$35,640	1.2	\$82,500	\$2,063	\$24,750	\$619	1,653	28%	\$11.09	\$577	1.5
Callaway County HMFA	\$19.19	\$998	\$39,920	1.4	\$93,600	\$2,340	\$28,080	\$702	3,833	24%	\$17.86	\$929	1.1
Cape Girardeau MSA	\$18.94	\$985	\$39,400	1.4	\$98,100	\$2,453	\$29,430	\$736	11,855	33%	\$13.49	\$702	1.4
Columbia HMFA	\$19.37	\$1,007	\$40,280	1.4	\$105,800	\$2,645	\$31,740	\$794	31,448	42%	\$14.75	\$767	1.3
Cooper County HMFA	\$15.85	\$824	\$32,960	1.2	\$92,300	\$2,308	\$27,690	\$692	1,345	22%	\$9.38	\$488	1.7
Dallas County HMFA	\$15.85	\$824	\$32,960	1.2	\$70,000	\$1,750	\$21,000	\$525	1,580	24%	\$8.55	\$445	1.9
Howard County HMFA	\$17.54	\$912	\$36,480	1.3	\$85,100	\$2,128	\$25,530	\$638	684	20%	\$12.04	\$626	1.5
Jefferson City HMFA	\$17.13	\$891	\$35,640	1.2	\$113,000	\$2,825	\$33,900	\$848	11,006	31%	\$16.26	\$845	1.1
Joplin MSA	\$19.92	\$1,036	\$41,440	1.4	\$77,000	\$1,925	\$23,100	\$578	22,903	33%	\$15.34	\$798	1.3
Kansas City HMFA	\$25.88	\$1,346	\$53,840	1.9	\$111,400	\$2,785	\$33,420	\$836	188,114	36%	\$21.45	\$1,115	1.2
Moniteau County HMFA	\$16.98	\$883	\$35,320	1.2	\$92,500	\$2,313	\$27,750	\$694	1,283	22%	\$14.71	\$765	1.2
Polk County HMFA	\$16.10	\$837	\$33,480	1.2	\$76,400	\$1,910	\$22,920	\$573	3,434	29%	\$10.62	\$552	1.5
Springfield HMFA	\$19.19	\$998	\$39,920	1.4	\$91,100	\$2,278	\$27,330	\$683	68,266	38%	\$17.40	\$905	1.1
St. Joseph MSA	\$19.90	\$1,035	\$41,400	1.4	\$83,400	\$2,085	\$25,020	\$626	14,389	33%	\$16.05	\$835	1.2
St. Louis HMFA	\$23.37	\$1,215	\$48,600	1.7	\$111,400	\$2,785	\$33,420	\$836	271,316	31%	\$21.85	\$1,136	1.1
<u>Counties</u>													
Adair County	\$15.85	\$824	\$32,960	1.2	\$84,900	\$2,123	\$25,470	\$637	3,512	39%	\$10.54	\$548	1.5
Andrew County	\$19.90	\$1,035	\$41,400	1.4	\$83,400	\$2,085	\$25,020	\$626	1,607	23%	\$12.91	\$671	1.5

Sullivan City (part of Crawford County) is not included due to a lack of sufficient data.

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

Missouri	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
Atchison County	\$15.85	\$824	\$32,960	1.2	\$74,200	\$1,855	\$22,260	\$557	605	26%	\$14.66	\$763	1.1
Audrain County	\$15.85	\$824	\$32,960	1.2	\$76,600	\$1,915	\$22,980	\$575	2,451	27%	\$12.63	\$657	1.3
Barry County	\$15.85	\$824	\$32,960	1.2	\$74,300	\$1,858	\$22,290	\$557	3,353	25%	\$15.30	\$796	1.0
Barton County	\$15.85	\$824	\$32,960	1.2	\$72,100	\$1,803	\$21,630	\$541	1,344	30%	\$13.13	\$683	1.2
Bates County	\$17.13	\$891	\$35,640	1.2	\$82,500	\$2,063	\$24,750	\$619	1,653	28%	\$11.09	\$577	1.5
Benton County	\$16.87	\$877	\$35,080	1.2	\$72,400	\$1,810	\$21,720	\$543	1,329	16%	\$9.97	\$518	1.7
Bollinger County	\$18.94	\$985	\$39,400	1.4	\$98,100	\$2,453	\$29,430	\$736	774	20%	\$9.01	\$469	2.1
Boone County	\$19.37	\$1,007	\$40,280	1.4	\$105,800	\$2,645	\$31,740	\$794	31,448	42%	\$14.75	\$767	1.3
Buchanan County	\$19.90	\$1,035	\$41,400	1.4	\$83,400	\$2,085	\$25,020	\$626	11,724	35%	\$16.28	\$847	1.2
Butler County	\$15.85	\$824	\$32,960	1.2	\$69,100	\$1,728	\$20,730	\$518	5,773	35%	\$13.43	\$698	1.2
Caldwell County	\$25.88	\$1,346	\$53,840	1.9	\$111,400	\$2,785	\$33,420	\$836	684	19%	\$14.29	\$743	1.8
Callaway County	\$19.19	\$998	\$39,920	1.4	\$93,600	\$2,340	\$28,080	\$702	3,833	24%	\$17.86	\$929	1.1
Camden County	\$16.88	\$878	\$35,120	1.2	\$86,400	\$2,160	\$25,920	\$648	2,899	17%	\$14.27	\$742	1.2
Cape Girardeau County	\$18.94	\$985	\$39,400	1.4	\$98,100	\$2,453	\$29,430	\$736	11,081	34%	\$13.66	\$710	1.4
Carroll County	\$15.85	\$824	\$32,960	1.2	\$82,500	\$2,063	\$24,750	\$619	944	27%	\$13.81	\$718	1.1
Carter County	\$15.85	\$824	\$32,960	1.2	\$85,700	\$2,143	\$25,710	\$643	706	36%	\$9.24	\$481	1.7
Cass County	\$25.88	\$1,346	\$53,840	1.9	\$111,400	\$2,785	\$33,420	\$836	10,200	24%	\$13.03	\$678	2.0
Cedar County	\$15.85	\$824	\$32,960	1.2	\$72,400	\$1,810	\$21,720	\$543	1,469	26%	\$11.84	\$616	1.3
Chariton County	\$15.85	\$824	\$32,960	1.2	\$82,000	\$2,050	\$24,600	\$615	507	19%	\$11.48	\$597	1.4
Christian County	\$19.19	\$998	\$39,920	1.4	\$91,100	\$2,278	\$27,330	\$683	8,226	24%	\$12.66	\$658	1.5
Clark County	\$15.85	\$824	\$32,960	1.2	\$76,900	\$1,923	\$23,070	\$577	487	22%	\$11.36	\$591	1.4
Clay County	\$25.88	\$1,346	\$53,840	1.9	\$111,400	\$2,785	\$33,420	\$836	31,438	31%	\$19.08	\$992	1.4
Clinton County	\$25.88	\$1,346	\$53,840	1.9	\$111,400	\$2,785	\$33,420	\$836	1,965	24%	\$16.02	\$833	1.6
Cole County	\$17.13	\$891	\$35,640	1.2	\$113,000	\$2,825	\$33,900	\$848	10,036	33%	\$16.58	\$862	1.0
Cooper County	\$15.85	\$824	\$32,960	1.2	\$92,300	\$2,308	\$27,690	\$692	1,345	22%	\$9.38	\$488	1.7
Crawford County	\$15.85	\$824	\$32,960	1.2	\$77,400	\$1,935	\$23,220	\$581	2,612	28%	\$17.34	\$902	0.9

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Missouri	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	\$15.85	\$824	\$32,960	1.2	\$73,000	\$1,825	\$21,900	\$548	717	24%	\$14.18	\$737	1.1
Dallas County	\$15.85	\$824	\$32,960	1.2	\$70,000	\$1,750	\$21,000	\$525	1,580	24%	\$8.55	\$445	1.9
Daviess County	\$15.85	\$824	\$32,960	1.2	\$78,300	\$1,958	\$23,490	\$587	686	22%	\$12.00	\$624	1.3
DeKalb County	\$19.90	\$1,035	\$41,400	1.4	\$83,400	\$2,085	\$25,020	\$626	1,058	28%	\$14.51	\$755	1.4
Dent County	\$15.85	\$824	\$32,960	1.2	\$68,200	\$1,705	\$20,460	\$512	1,315	23%	\$9.69	\$504	1.6
Douglas County	\$15.85	\$824	\$32,960	1.2	\$68,700	\$1,718	\$20,610	\$515	970	21%	\$12.44	\$647	1.3
Dunklin County	\$15.85	\$824	\$32,960	1.2	\$68,400	\$1,710	\$20,520	\$513	4,266	38%	\$10.18	\$529	1.6
Franklin County	\$23.37	\$1,215	\$48,600	1.7	\$111,400	\$2,785	\$33,420	\$836	9,977	24%	\$15.67	\$815	1.5
Gasconade County	\$15.85	\$824	\$32,960	1.2	\$81,600	\$2,040	\$24,480	\$612	1,144	19%	\$9.85	\$512	1.6
Gentry County	\$15.85	\$824	\$32,960	1.2	\$80,800	\$2,020	\$24,240	\$606	605	25%	\$12.79	\$665	1.2
Greene County	\$19.19	\$998	\$39,920	1.4	\$91,100	\$2,278	\$27,330	\$683	56,820	43%	\$18.10	\$941	1.1
Grundy County	\$15.85	\$824	\$32,960	1.2	\$77,000	\$1,925	\$23,100	\$578	1,176	31%	\$10.67	\$555	1.5
Harrison County	\$15.85	\$824	\$32,960	1.2	\$71,900	\$1,798	\$21,570	\$539	823	27%	\$11.83	\$615	1.3
Henry County	\$15.87	\$825	\$33,000	1.2	\$72,500	\$1,813	\$21,750	\$544	2,418	26%	\$11.66	\$606	1.4
Hickory County	\$15.85	\$824	\$32,960	1.2	\$55,700	\$1,393	\$16,710	\$418	525	15%	\$10.92	\$568	1.5
Holt County	\$15.85	\$824	\$32,960	1.2	\$78,600	\$1,965	\$23,580	\$590	372	22%	\$19.58	\$1,018	0.8
Howard County	\$17.54	\$912	\$36,480	1.3	\$85,100	\$2,128	\$25,530	\$638	684	20%	\$12.04	\$626	1.5
Howell County	\$15.85	\$824	\$32,960	1.2	\$64,100	\$1,603	\$19,230	\$481	5,015	31%	\$12.58	\$654	1.3
Iron County	\$15.85	\$824	\$32,960	1.2	\$77,600	\$1,940	\$23,280	\$582	900	24%	\$11.83	\$615	1.3
Jackson County	\$25.88	\$1,346	\$53,840	1.9	\$111,400	\$2,785	\$33,420	\$836	124,575	41%	\$23.45	\$1,219	1.1
Jasper County	\$19.92	\$1,036	\$41,440	1.4	\$77,000	\$1,925	\$23,100	\$578	17,790	37%	\$15.26	\$793	1.3
Jefferson County	\$23.37	\$1,215	\$48,600	1.7	\$111,400	\$2,785	\$33,420	\$836	16,153	19%	\$14.40	\$749	1.6
Johnson County	\$16.87	\$877	\$35,080	1.2	\$91,700	\$2,293	\$27,510	\$688	7,473	36%	\$12.54	\$652	1.3
Knox County	\$15.85	\$824	\$32,960	1.2	\$75,300	\$1,883	\$22,590	\$565	171	14%	\$12.42	\$646	1.3
Laclede County	\$15.90	\$827	\$33,080	1.2	\$68,100	\$1,703	\$20,430	\$511	4,321	30%	\$15.75	\$819	1.0
Lafayette County	\$25.88	\$1,346	\$53,840	1.9	\$111,400	\$2,785	\$33,420	\$836	2,928	24%	\$11.38	\$592	2.3

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Missouri	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
Lawrence County	\$15.85	\$824	\$32,960	1.2	\$77,100	\$1,928	\$23,130	\$578	3,997	27%	\$14.63	\$761	1.1
Lewis County	\$15.85	\$824	\$32,960	1.2	\$82,400	\$2,060	\$24,720	\$618	740	23%	\$12.71	\$661	1.2
Lincoln County	\$23.37	\$1,215	\$48,600	1.7	\$111,400	\$2,785	\$33,420	\$836	4,857	22%	\$15.43	\$802	1.5
Linn County	\$15.85	\$824	\$32,960	1.2	\$79,800	\$1,995	\$23,940	\$599	1,025	21%	\$10.18	\$529	1.6
Livingston County	\$15.85	\$824	\$32,960	1.2	\$84,500	\$2,113	\$25,350	\$634	1,740	32%	\$13.93	\$724	1.1
McDonald County	\$15.85	\$824	\$32,960	1.2	\$59,000	\$1,475	\$17,700	\$443	2,738	32%	\$16.79	\$873	0.9
Macon County	\$16.04	\$834	\$33,360	1.2	\$80,000	\$2,000	\$24,000	\$600	1,424	24%	\$10.71	\$557	1.5
Madison County	\$15.96	\$830	\$33,200	1.2	\$77,600	\$1,940	\$23,280	\$582	1,134	25%	\$11.64	\$605	1.4
Maries County	\$15.85	\$824	\$32,960	1.2	\$82,500	\$2,063	\$24,750	\$619	783	22%	\$14.60	\$759	1.1
Marion County	\$16.65	\$866	\$34,640	1.2	\$83,600	\$2,090	\$25,080	\$627	3,397	30%	\$15.89	\$826	1.0
Mercer County	\$15.85	\$824	\$32,960	1.2	\$76,400	\$1,910	\$22,920	\$573	269	21%	\$11.28	\$587	1.4
Miller County	\$16.62	\$864	\$34,560	1.2	\$83,800	\$2,095	\$25,140	\$629	2,402	24%	\$12.98	\$675	1.3
Mississippi County	\$15.85	\$824	\$32,960	1.2	\$57,800	\$1,445	\$17,340	\$434	1,784	39%	\$10.62	\$552	1.5
Moniteau County	\$16.98	\$883	\$35,320	1.2	\$92,500	\$2,313	\$27,750	\$694	1,283	22%	\$14.71	\$765	1.2
Monroe County	\$15.85	\$824	\$32,960	1.2	\$78,600	\$1,965	\$23,580	\$590	865	25%	\$15.27	\$794	1.0
Montgomery County	\$15.85	\$824	\$32,960	1.2	\$80,100	\$2,003	\$24,030	\$601	1,226	27%	\$17.53	\$912	0.9
Morgan County	\$15.85	\$824	\$32,960	1.2	\$73,900	\$1,848	\$22,170	\$554	1,662	20%	\$9.62	\$500	1.6
New Madrid County	\$16.21	\$843	\$33,720	1.2	\$68,500	\$1,713	\$20,550	\$514	2,472	36%	\$14.65	\$762	1.1
Newton County	\$19.92	\$1,036	\$41,440	1.4	\$77,000	\$1,925	\$23,100	\$578	5,113	23%	\$15.57	\$810	1.3
Nodaway County	\$16.35	\$850	\$34,000	1.2	\$87,100	\$2,178	\$26,130	\$653	3,165	38%	\$11.73	\$610	1.4
Oregon County	\$15.85	\$824	\$32,960	1.2	\$59,300	\$1,483	\$17,790	\$445	782	23%	\$10.05	\$523	1.6
Osage County	\$17.13	\$891	\$35,640	1.2	\$113,000	\$2,825	\$33,900	\$848	970	19%	\$12.97	\$674	1.3
Ozark County	\$16.31	\$848	\$33,920	1.2	\$59,900	\$1,498	\$17,970	\$449	704	20%	\$11.39	\$592	1.4
Pemiscot County	\$15.85	\$824	\$32,960	1.2	\$54,400	\$1,360	\$16,320	\$408	2,636	42%	\$10.75	\$559	1.5
Perry County	\$16.90	\$879	\$35,160	1.2	\$87,900	\$2,198	\$26,370	\$659	1,639	22%	\$14.28	\$742	1.2
Pettis County	\$18.04	\$938	\$37,520	1.3	\$78,800	\$1,970	\$23,640	\$591	5,061	30%	\$14.59	\$759	1.2

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Phelps County	\$16.88	\$878	\$35,120	1.2	\$77,500	\$1,938	\$23,250	\$581	6,721	38%	\$11.69	\$608	1.4
Pike County	\$16.06	\$835	\$33,400	1.2	\$87,100	\$2,178	\$26,130	\$653	1,723	27%	\$12.94	\$673	1.2
Platte County	\$25.88	\$1,346	\$53,840	1.9	\$111,400	\$2,785	\$33,420	\$836	14,285	33%	\$19.48	\$1,013	1.3
Polk County	\$16.10	\$837	\$33,480	1.2	\$76,400	\$1,910	\$22,920	\$573	3,434	29%	\$10.62	\$552	1.5
Pulaski County	\$19.31	\$1,004	\$40,160	1.4	\$89,100	\$2,228	\$26,730	\$668	6,671	41%	\$14.78	\$768	1.3
Putnam County	\$15.85	\$824	\$32,960	1.2	\$80,600	\$2,015	\$24,180	\$605	353	19%	\$5.74	\$298	2.8
Ralls County	\$16.25	\$845	\$33,800	1.2	\$88,500	\$2,213	\$26,550	\$664	551	14%	\$14.41	\$749	1.1
Randolph County	\$15.85	\$824	\$32,960	1.2	\$77,300	\$1,933	\$23,190	\$580	2,742	30%	\$13.43	\$699	1.2
Ray County	\$25.88	\$1,346	\$53,840	1.9	\$111,400	\$2,785	\$33,420	\$836	2,039	23%	\$12.22	\$636	2.1
Reynolds County	\$15.87	\$825	\$33,000	1.2	\$61,300	\$1,533	\$18,390	\$460	447	19%	\$17.72	\$922	0.9
Ripley County	\$15.85	\$824	\$32,960	1.2	\$67,100	\$1,678	\$20,130	\$503	851	21%	\$6.83	\$355	2.3
St. Charles County	\$23.37	\$1,215	\$48,600	1.7	\$111,400	\$2,785	\$33,420	\$836	30,637	19%	\$16.99	\$883	1.4
St. Clair County	\$15.85	\$824	\$32,960	1.2	\$66,800	\$1,670	\$20,040	\$501	994	24%	\$11.58	\$602	1.4
Ste. Genevieve County	\$17.35	\$902	\$36,080	1.3	\$92,800	\$2,320	\$27,840	\$696	1,312	18%	\$18.67	\$971	0.9
St. Francois County	\$16.46	\$856	\$34,240	1.2	\$74,500	\$1,863	\$22,350	\$559	7,443	31%	\$13.14	\$683	1.3
St. Louis County	\$23.37	\$1,215	\$48,600	1.7	\$111,400	\$2,785	\$33,420	\$836	128,387	31%	\$21.98	\$1,143	1.1
Saline County	\$15.87	\$825	\$33,000	1.2	\$85,500	\$2,138	\$25,650	\$641	2,338	29%	\$13.62	\$708	1.2
Schuyler County	\$15.85	\$824	\$32,960	1.2	\$70,100	\$1,753	\$21,030	\$526	263	21%	\$11.85	\$616	1.3
Scotland County	\$15.85	\$824	\$32,960	1.2	\$83,800	\$2,095	\$25,140	\$629	262	17%	\$7.49	\$390	2.1
Scott County	\$17.54	\$912	\$36,480	1.3	\$78,700	\$1,968	\$23,610	\$590	4,737	31%	\$13.82	\$718	1.3
Shannon County	\$15.85	\$824	\$32,960	1.2	\$72,500	\$1,813	\$21,750	\$544	471	17%	\$8.33	\$433	1.9
Shelby County	\$15.85	\$824	\$32,960	1.2	\$71,200	\$1,780	\$21,360	\$534	594	25%	\$13.87	\$721	1.1
Stoddard County	\$15.85	\$824	\$32,960	1.2	\$74,600	\$1,865	\$22,380	\$560	3,335	29%	\$15.33	\$797	1.0
Stone County	\$16.31	\$848	\$33,920	1.2	\$77,400	\$1,935	\$23,220	\$581	2,150	16%	\$11.84	\$616	1.4
Sullivan County	\$15.85	\$824	\$32,960	1.2	\$74,600	\$1,865	\$22,380	\$560	535	26%	\$21.49	\$1,117	0.7
Taney County	\$18.92	\$984	\$39,360	1.4	\$76,000	\$1,900	\$22,800	\$570	7,329	33%	\$15.02	\$781	1.3

Sullivan City (part of Crawford County) is not included due to a lack of sufficient data.

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

Missouri	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
Texas County	\$15.85	\$824	\$32,960	1.2	\$67,100	\$1,678	\$20,130	\$503	2,238	23%	\$10.31	\$536	1.5
Vernon County	\$17.25	\$897	\$35,880	1.3	\$77,000	\$1,925	\$23,100	\$578	2,141	27%	\$14.86	\$773	1.2
Warren County	\$23.37	\$1,215	\$48,600	1.7	\$111,400	\$2,785	\$33,420	\$836	2,366	18%	\$13.42	\$698	1.7
Washington County	\$15.85	\$824	\$32,960	1.2	\$71,100	\$1,778	\$21,330	\$533	2,098	24%	\$11.15	\$580	1.4
Wayne County	\$15.85	\$824	\$32,960	1.2	\$61,600	\$1,540	\$18,480	\$462	1,081	24%	\$13.23	\$688	1.2
Webster County	\$19.19	\$998	\$39,920	1.4	\$91,100	\$2,278	\$27,330	\$683	3,220	23%	\$12.75	\$663	1.5
Worth County	\$16.12	\$838	\$33,520	1.2	\$73,500	\$1,838	\$22,050	\$551	177	22%	\$9.13	\$475	1.8
Wright County	\$15.85	\$824	\$32,960	1.2	\$60,800	\$1,520	\$18,240	\$456	1,563	22%	\$10.36	\$539	1.5
St. Louis city	\$23.37	\$1,215	\$48,600	1.7	\$111,400	\$2,785	\$33,420	\$836	78,939	55%	\$28.18	\$1,465	0.8

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