

NEVADA

#16*

In **Nevada**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,713**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,709** monthly or **\$68,507** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$32.94
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEVADA:

STATE FACTS	
Minimum Wage	\$12.00
Average Renter Wage	\$22.12
2-Bedroom Housing Wage	\$32.94
Number of Renter Households	481,479
Percent Renters	41%

MOST EXPENSIVE AREAS	HOUSING WAGE
Las Vegas-Henderson-Paradise MSA	\$33.65
Reno MSA	\$33.12
Esmeralda County	\$31.44
Carson City MSA	\$28.21
Douglas County	\$28.15

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.

110

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

91

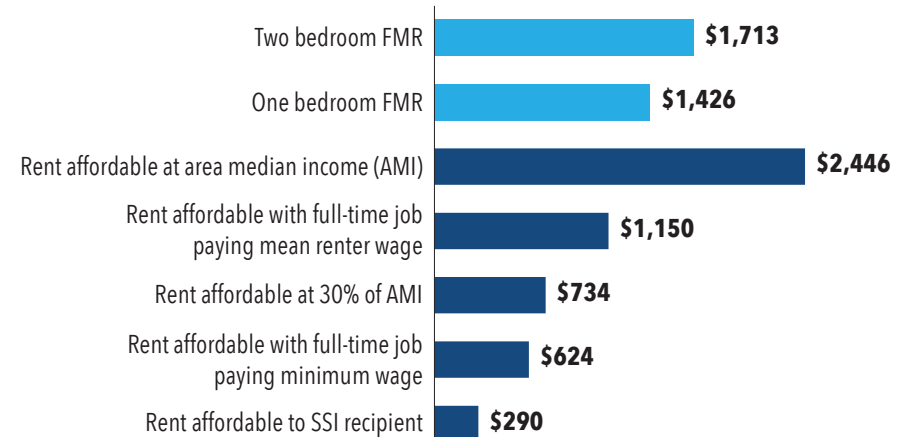
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

2.7

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)



Nevada	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
Nevada	\$32.94	\$1,713	\$68,507	2.7	\$97,857	\$2,446	\$29,357	\$734	481,479	41%	\$22.12	\$1,150	1.5
Combined Nonmetro Areas	\$24.98	\$1,299	\$51,950	2.1	\$96,745	\$2,419	\$29,023	\$726	29,446	26%	\$21.82	\$1,134	1.1
<u>Metropolitan Areas</u>													
Carson City MSA	\$28.21	\$1,467	\$58,680	2.4	\$92,700	\$2,318	\$27,810	\$695	8,702	37%	\$20.40	\$1,061	1.4
Las Vegas-Henderson-Paradise MSA	\$33.65	\$1,750	\$70,000	2.8	\$94,900	\$2,373	\$28,470	\$712	363,963	43%	\$22.05	\$1,147	1.5
Reno MSA	\$33.12	\$1,722	\$68,880	2.8	\$111,800	\$2,795	\$33,540	\$839	79,368	40%	\$22.71	\$1,181	1.5
<u>Counties</u>													
Churchill County	\$24.96	\$1,298	\$51,920	2.1	\$101,900	\$2,548	\$30,570	\$764	3,108	32%	\$24.35	\$1,266	1.0
Clark County	\$33.65	\$1,750	\$70,000	2.8	\$94,900	\$2,373	\$28,470	\$712	363,963	43%	\$22.05	\$1,147	1.5
Douglas County	\$28.15	\$1,464	\$58,560	2.3	\$108,800	\$2,720	\$32,640	\$816	4,564	22%	\$19.89	\$1,034	1.4
Elko County	\$27.71	\$1,441	\$57,640	2.3	\$110,300	\$2,758	\$33,090	\$827	5,776	30%	\$22.07	\$1,148	1.3
Esmeralda County †	\$31.44	\$1,635	\$65,400	2.6	\$105,900	\$2,648	\$31,770	\$794	258	52%			
Eureka County †	\$25.38	\$1,320	\$52,800	2.1	\$80,500	\$2,013	\$24,150	\$604	92	15%			
Humboldt County	\$23.52	\$1,223	\$48,920	2.0	\$97,500	\$2,438	\$29,250	\$731	1,850	26%	\$19.84	\$1,032	1.2
Lander County	\$21.31	\$1,108	\$44,320	1.8	\$107,600	\$2,690	\$32,280	\$807	759	33%	\$19.70	\$1,024	1.1
Lincoln County	\$19.56	\$1,017	\$40,680	1.6	\$95,300	\$2,383	\$28,590	\$715	427	26%	\$13.65	\$710	1.4
Lyon County	\$24.02	\$1,249	\$49,960	2.0	\$94,600	\$2,365	\$28,380	\$710	5,485	23%	\$19.38	\$1,008	1.2
Mineral County	\$25.38	\$1,320	\$52,800	2.1	\$64,100	\$1,603	\$19,230	\$481	451	26%	\$32.10	\$1,669	0.8
Nye County	\$22.12	\$1,150	\$46,000	1.8	\$73,000	\$1,825	\$21,900	\$548	5,435	25%	\$22.72	\$1,181	1.0
Pershing County	\$18.75	\$975	\$39,000	1.6	\$102,800	\$2,570	\$30,840	\$771	475	26%	\$22.64	\$1,178	0.8
Storey County †	\$33.12	\$1,722	\$68,880	2.8	\$111,800	\$2,795	\$33,540	\$839	49	3%			
Washoe County	\$33.12	\$1,722	\$68,880	2.8	\$111,800	\$2,795	\$33,540	\$839	79,319	41%	\$22.71	\$1,181	1.5
White Pine County	\$24.19	\$1,258	\$50,320	2.0	\$104,100	\$2,603	\$31,230	\$781	766	22%	\$35.35	\$1,838	0.7

† 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

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