

NEW HAMPSHIRE

#12*

In **New Hampshire**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,824**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,081** monthly or **\$72,971** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$35.08
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEW HAMPSHIRE:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$20.92
2-Bedroom Housing Wage	\$35.08
Number of Renter Households	151,523
Percent Renters	27%

MOST EXPENSIVE AREAS	HOUSING WAGE
Boston-Cambridge-Quincy HMFA	\$54.56
Nashua HMFA	\$40.88
Western Rockingham County HMFA	\$38.75
Lawrence HMFA	\$37.75
Portsmouth-Rochester HMFA	\$37.71

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

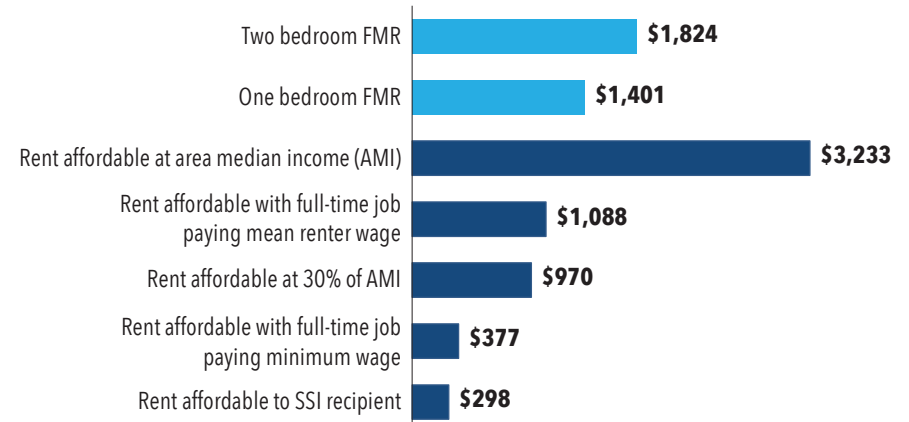
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

194
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

149
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

4.8
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

3.7
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)



New Hampshire	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
New Hampshire	\$35.08	\$1,824	\$72,971	4.8	\$129,301	\$3,233	\$38,790	\$970	151,523	27%	\$20.92	\$1,088	1.7
Combined Nonmetro Areas	\$28.85	\$1,500	\$60,017	4.0	\$112,365	\$2,809	\$33,710	\$843	52,932	26%	\$18.44	\$959	1.6
<u>Metropolitan Areas</u>													
Boston-Cambridge-Quincy HMFA	\$54.56	\$2,837	\$113,480	7.5	\$160,900	\$4,023	\$48,270	\$1,207	1,099	27%	\$21.05	\$1,094	2.6
Hillsborough County (part) HMFA	\$30.08	\$1,564	\$62,560	4.1	\$121,300	\$3,033	\$36,390	\$910	2,610	20%	\$23.53	\$1,224	1.3
Lawrence HMFA	\$37.75	\$1,963	\$78,520	5.2	\$141,300	\$3,533	\$42,390	\$1,060	10,639	19%	\$21.05	\$1,094	1.8
Manchester HMFA	\$37.46	\$1,948	\$77,920	5.2	\$122,800	\$3,070	\$36,840	\$921	27,841	41%	\$23.53	\$1,224	1.6
Nashua HMFA	\$40.88	\$2,126	\$85,040	5.6	\$148,600	\$3,715	\$44,580	\$1,115	24,006	28%	\$23.53	\$1,224	1.7
Portsmouth-Rochester HMFA	\$37.71	\$1,961	\$78,440	5.2	\$140,500	\$3,513	\$42,150	\$1,054	30,280	31%	\$20.88	\$1,086	1.8
Western Rockingham County HMFA	\$38.75	\$2,015	\$80,600	5.3	\$152,000	\$3,800	\$45,600	\$1,140	2,116	11%	\$21.05	\$1,094	1.8
<u>Counties</u>													
Belknap County	\$28.44	\$1,479	\$59,160	3.9	\$120,300	\$3,008	\$36,090	\$902	5,565	21%	\$13.03	\$678	2.2
Carroll County	\$26.83	\$1,395	\$55,800	3.7	\$106,200	\$2,655	\$31,860	\$797	4,156	19%	\$17.50	\$910	1.5
Cheshire County	\$29.77	\$1,548	\$61,920	4.1	\$107,000	\$2,675	\$32,100	\$803	9,067	30%	\$17.89	\$930	1.7
Coos County	\$20.62	\$1,072	\$42,880	2.8	\$88,800	\$2,220	\$26,640	\$666	3,593	26%	\$13.06	\$679	1.6
Grafton County	\$29.15	\$1,516	\$60,640	4.0	\$108,100	\$2,703	\$32,430	\$811	10,484	29%	\$22.77	\$1,184	1.3
Merrimack County	\$31.04	\$1,614	\$64,560	4.3	\$123,900	\$3,098	\$37,170	\$929	16,019	27%	\$19.07	\$992	1.6
Sullivan County	\$27.35	\$1,422	\$56,880	3.8	\$104,600	\$2,615	\$31,380	\$785	4,048	25%	\$14.25	\$741	1.9

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