

NORTH CAROLINA

#30*

In **North Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,411**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,704** monthly or **\$56,442** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$27.14
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NORTH CAROLINA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$21.09
2-Bedroom Housing Wage	\$27.14
Number of Renter Households	1,408,252
Percent Renters	34%

MOST EXPENSIVE AREAS	HOUSING WAGE
Durham-Chapel Hill HMFA	\$36.00
Charlotte-Concord-Gastonia HMFA	\$35.08
Raleigh MSA	\$33.90
Virginia Beach-Norfolk-Newport News HMFA	\$32.62
Wilmington HMFA	\$30.38

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

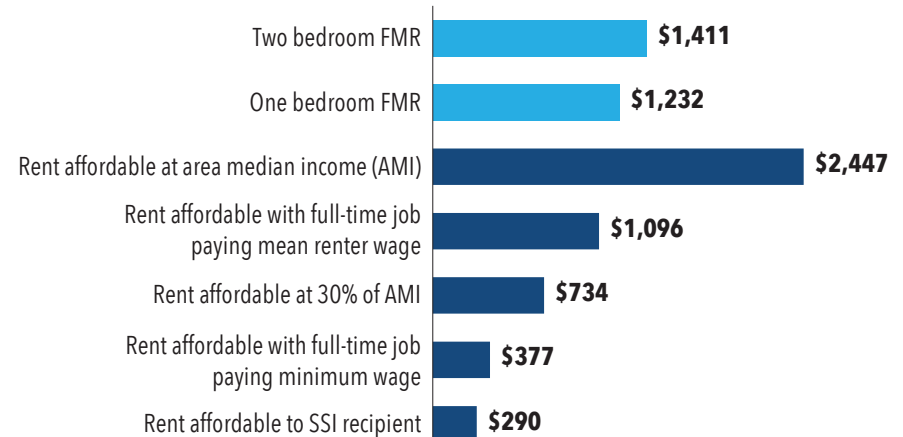
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

150
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

131
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

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

3.3
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)



North Carolina	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
North Carolina	\$27.14	\$1,411	\$56,442	3.7	\$97,896	\$2,447	\$29,369	\$734	1,408,252	34%	\$21.09	\$1,096	1.3
Combined Nonmetro Areas	\$19.36	\$1,007	\$40,263	2.7	\$76,585	\$1,915	\$22,975	\$574	232,466	30%	\$14.53	\$756	1.3
<u>Metropolitan Areas</u>													
Anson County HMFA	\$23.38	\$1,216	\$48,640	3.2	\$65,000	\$1,625	\$19,500	\$488	2,859	34%	\$17.22	\$896	1.4
Asheville HMFA	\$29.08	\$1,512	\$60,480	4.0	\$93,100	\$2,328	\$27,930	\$698	51,368	32%	\$17.42	\$906	1.7
Brunswick County HMFA	\$24.65	\$1,282	\$51,280	3.4	\$95,000	\$2,375	\$28,500	\$713	10,413	16%	\$15.32	\$797	1.6
Burlington MSA	\$23.40	\$1,217	\$48,680	3.2	\$88,200	\$2,205	\$26,460	\$662	23,538	34%	\$16.87	\$877	1.4
Camden County HMFA	\$21.71	\$1,129	\$45,160	3.0	\$104,400	\$2,610	\$31,320	\$783	641	16%	\$17.73	\$922	1.2
Charlotte-Concord-Gastonia HMFA	\$35.08	\$1,824	\$72,960	4.8	\$112,200	\$2,805	\$33,660	\$842	271,546	38%	\$27.81	\$1,446	1.3
Craven County HMFA	\$25.29	\$1,315	\$52,600	3.5	\$88,300	\$2,208	\$26,490	\$662	12,464	30%	\$15.63	\$813	1.6
Davidson County HMFA	\$17.94	\$933	\$37,320	2.5	\$80,300	\$2,008	\$24,090	\$602	18,136	26%	\$16.43	\$854	1.1
Durham-Chapel Hill HMFA	\$36.00	\$1,872	\$74,880	5.0	\$126,200	\$3,155	\$37,860	\$947	88,800	39%	\$29.47	\$1,532	1.2
Fayetteville HMFA	\$23.85	\$1,240	\$49,600	3.3	\$79,000	\$1,975	\$23,700	\$593	59,376	46%	\$17.60	\$915	1.4
Gates County HMFA	\$23.65	\$1,230	\$49,200	3.3	\$82,800	\$2,070	\$24,840	\$621	747	18%	\$17.71	\$921	1.3
Goldsboro MSA	\$22.77	\$1,184	\$47,360	3.1	\$72,400	\$1,810	\$21,720	\$543	18,042	38%	\$15.76	\$819	1.4
Granville County HMFA	\$25.63	\$1,333	\$53,320	3.5	\$91,100	\$2,278	\$27,330	\$683	5,188	23%	\$15.44	\$803	1.7
Greensboro-High Point HMFA	\$22.12	\$1,150	\$46,000	3.1	\$85,600	\$2,140	\$25,680	\$642	101,978	37%	\$19.23	\$1,000	1.1
Greenville MSA	\$21.08	\$1,096	\$43,840	2.9	\$82,100	\$2,053	\$24,630	\$616	36,020	49%	\$17.80	\$926	1.2
Harnett County HMFA	\$20.08	\$1,044	\$41,760	2.8	\$92,600	\$2,315	\$27,780	\$695	14,838	31%	\$13.59	\$706	1.5
Haywood County HMFA	\$23.52	\$1,223	\$48,920	3.2	\$88,500	\$2,213	\$26,550	\$664	6,689	25%	\$14.94	\$777	1.6
Hickory-Lenoir-Morganton MSA	\$20.12	\$1,046	\$41,840	2.8	\$77,600	\$1,940	\$23,280	\$582	37,899	26%	\$16.53	\$860	1.2

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

North Carolina	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
Hoke County HMFA	\$18.96	\$986	\$39,440	2.6	\$78,900	\$1,973	\$23,670	\$592	5,313	28%	\$13.15	\$684	1.4
Iredell County HMFA	\$26.67	\$1,387	\$55,480	3.7	\$109,400	\$2,735	\$32,820	\$821	21,084	29%	\$21.99	\$1,143	1.2
Jacksonville MSA	\$22.06	\$1,147	\$45,880	3.0	\$80,800	\$2,020	\$24,240	\$606	28,308	39%	\$14.29	\$743	1.5
Jones County HMFA	\$17.88	\$930	\$37,200	2.5	\$75,300	\$1,883	\$22,590	\$565	954	24%	\$11.00	\$572	1.6
Lincoln County HMFA	\$22.52	\$1,171	\$46,840	3.1	\$99,000	\$2,475	\$29,700	\$743	7,683	22%	\$14.68	\$763	1.5
Pamlico County HMFA	\$22.85	\$1,188	\$47,520	3.2	\$92,500	\$2,313	\$27,750	\$694	872	17%	\$8.96	\$466	2.5
Pender County HMFA	\$20.75	\$1,079	\$43,160	2.9	\$101,400	\$2,535	\$30,420	\$761	4,391	18%	\$11.91	\$619	1.7
Person County HMFA	\$19.83	\$1,031	\$41,240	2.7	\$85,300	\$2,133	\$25,590	\$640	3,909	24%	\$12.49	\$650	1.6
Raleigh MSA	\$33.90	\$1,763	\$70,520	4.7	\$132,700	\$3,318	\$39,810	\$995	183,376	33%	\$22.09	\$1,148	1.5
Rockingham County HMFA	\$20.02	\$1,041	\$41,640	2.8	\$83,300	\$2,083	\$24,990	\$625	10,788	28%	\$12.29	\$639	1.6
Rocky Mount MSA	\$20.62	\$1,072	\$42,880	2.8	\$79,100	\$1,978	\$23,730	\$593	21,770	38%	\$17.37	\$903	1.2
Rowan County HMFA	\$24.71	\$1,285	\$51,400	3.4	\$89,800	\$2,245	\$26,940	\$674	16,610	29%	\$15.57	\$810	1.6
Virginia Beach-Norfolk-Newport News HMF ^A	\$32.62	\$1,696	\$67,840	4.5	\$106,500	\$2,663	\$31,950	\$799	1,436	12%	\$11.65	\$606	2.8
Wilmington HMFA	\$30.38	\$1,580	\$63,200	4.2	\$110,900	\$2,773	\$33,270	\$832	40,233	39%	\$19.18	\$997	1.6
Winston-Salem HMFA	\$22.37	\$1,163	\$46,520	3.1	\$86,700	\$2,168	\$26,010	\$650	68,517	33%	\$19.63	\$1,021	1.1
Counties													
Alamance County	\$23.40	\$1,217	\$48,680	3.2	\$88,200	\$2,205	\$26,460	\$662	23,538	34%	\$16.87	\$877	1.4
Alexander County	\$20.12	\$1,046	\$41,840	2.8	\$77,600	\$1,940	\$23,280	\$582	2,547	18%	\$13.61	\$708	1.5
Alleghany County	\$18.21	\$947	\$37,880	2.5	\$63,700	\$1,593	\$19,110	\$478	1,158	23%	\$13.71	\$713	1.3
Anson County	\$23.38	\$1,216	\$48,640	3.2	\$65,000	\$1,625	\$19,500	\$488	2,859	34%	\$17.22	\$896	1.4
Ashe County	\$17.88	\$930	\$37,200	2.5	\$70,300	\$1,758	\$21,090	\$527	2,594	22%	\$12.14	\$631	1.5
Avery County	\$20.27	\$1,054	\$42,160	2.8	\$84,000	\$2,100	\$25,200	\$630	1,314	20%	\$14.23	\$740	1.4
Beaufort County	\$17.88	\$930	\$37,200	2.5	\$78,200	\$1,955	\$23,460	\$587	5,712	30%	\$12.49	\$650	1.4

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North Carolina	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
Bertie County	\$20.23	\$1,052	\$42,080	2.8	\$66,600	\$1,665	\$19,980	\$500	1,792	26%	\$11.79	\$613	1.7
Bladen County	\$17.88	\$930	\$37,200	2.5	\$67,300	\$1,683	\$20,190	\$505	3,508	30%	\$14.23	\$740	1.3
Brunswick County	\$24.65	\$1,282	\$51,280	3.4	\$95,000	\$2,375	\$28,500	\$713	10,413	16%	\$15.32	\$797	1.6
Buncombe County	\$29.08	\$1,512	\$60,480	4.0	\$93,100	\$2,328	\$27,930	\$698	36,513	36%	\$17.67	\$919	1.6
Burke County	\$20.12	\$1,046	\$41,840	2.8	\$77,600	\$1,940	\$23,280	\$582	9,050	25%	\$14.73	\$766	1.4
Cabarrus County	\$35.08	\$1,824	\$72,960	4.8	\$112,200	\$2,805	\$33,660	\$842	22,397	28%	\$15.43	\$803	2.3
Caldwell County	\$20.12	\$1,046	\$41,840	2.8	\$77,600	\$1,940	\$23,280	\$582	8,515	26%	\$16.13	\$839	1.2
Camden County	\$21.71	\$1,129	\$45,160	3.0	\$104,400	\$2,610	\$31,320	\$783	641	16%	\$17.73	\$922	1.2
Carteret County	\$23.44	\$1,219	\$48,760	3.2	\$102,000	\$2,550	\$30,600	\$765	8,266	26%	\$11.37	\$591	2.1
Caswell County	\$17.88	\$930	\$37,200	2.5	\$78,500	\$1,963	\$23,550	\$589	2,077	24%	\$12.34	\$642	1.4
Catawba County	\$20.12	\$1,046	\$41,840	2.8	\$77,600	\$1,940	\$23,280	\$582	17,787	27%	\$17.41	\$906	1.2
Chatham County	\$36.00	\$1,872	\$74,880	5.0	\$126,200	\$3,155	\$37,860	\$947	6,317	20%	\$14.28	\$742	2.5
Cherokee County	\$18.13	\$943	\$37,720	2.5	\$71,200	\$1,780	\$21,360	\$534	2,137	16%	\$14.52	\$755	1.2
Chowan County	\$21.69	\$1,128	\$45,120	3.0	\$76,400	\$1,910	\$22,920	\$573	1,816	30%	\$11.56	\$601	1.9
Clay County	\$19.62	\$1,020	\$40,800	2.7	\$85,500	\$2,138	\$25,650	\$641	1,017	20%	\$15.44	\$803	1.3
Cleveland County	\$17.88	\$930	\$37,200	2.5	\$76,600	\$1,915	\$22,980	\$575	10,922	29%	\$14.86	\$773	1.2
Columbus County	\$18.04	\$938	\$37,520	2.5	\$66,800	\$1,670	\$20,040	\$501	5,334	28%	\$14.12	\$734	1.3
Craven County	\$25.29	\$1,315	\$52,600	3.5	\$88,300	\$2,208	\$26,490	\$662	12,464	30%	\$15.63	\$813	1.6
Cumberland County	\$23.85	\$1,240	\$49,600	3.3	\$79,000	\$1,975	\$23,700	\$593	59,376	46%	\$17.60	\$915	1.4
Currituck County	\$32.62	\$1,696	\$67,840	4.5	\$106,500	\$2,663	\$31,950	\$799	1,436	12%	\$11.65	\$606	2.8
Dare County	\$27.13	\$1,411	\$56,440	3.7	\$110,600	\$2,765	\$33,180	\$830	3,662	22%	\$15.90	\$827	1.7
Davidson County	\$17.94	\$933	\$37,320	2.5	\$80,300	\$2,008	\$24,090	\$602	18,136	26%	\$16.43	\$854	1.1
Davie County	\$22.37	\$1,163	\$46,520	3.1	\$86,700	\$2,168	\$26,010	\$650	2,803	17%	\$14.63	\$761	1.5
Duplin County	\$18.77	\$976	\$39,040	2.6	\$73,700	\$1,843	\$22,110	\$553	6,021	30%	\$15.64	\$813	1.2
Durham County	\$36.00	\$1,872	\$74,880	5.0	\$126,200	\$3,155	\$37,860	\$947	62,296	45%	\$32.65	\$1,698	1.1
Edgecombe County	\$20.62	\$1,072	\$42,880	2.8	\$79,100	\$1,978	\$23,730	\$593	7,933	41%	\$13.43	\$699	1.5

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North Carolina	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
Forsyth County	\$22.37	\$1,163	\$46,520	3.1	\$86,700	\$2,168	\$26,010	\$650	58,114	37%	\$20.64	\$1,073	1.1
Franklin County	\$33.90	\$1,763	\$70,520	4.7	\$132,700	\$3,318	\$39,810	\$995	6,004	22%	\$15.20	\$791	2.2
Gaston County	\$35.08	\$1,824	\$72,960	4.8	\$112,200	\$2,805	\$33,660	\$842	31,542	34%	\$17.18	\$893	2.0
Gates County	\$23.65	\$1,230	\$49,200	3.3	\$82,800	\$2,070	\$24,840	\$621	747	18%	\$17.71	\$921	1.3
Graham County	\$17.88	\$930	\$37,200	2.5	\$68,800	\$1,720	\$20,640	\$516	635	19%	\$12.73	\$662	1.4
Granville County	\$25.63	\$1,333	\$53,320	3.5	\$91,100	\$2,278	\$27,330	\$683	5,188	23%	\$15.44	\$803	1.7
Greene County	\$17.88	\$930	\$37,200	2.5	\$62,100	\$1,553	\$18,630	\$466	2,369	35%	\$15.00	\$780	1.2
Guilford County	\$22.12	\$1,150	\$46,000	3.1	\$85,600	\$2,140	\$25,680	\$642	86,410	40%	\$19.87	\$1,033	1.1
Halifax County	\$17.88	\$930	\$37,200	2.5	\$62,700	\$1,568	\$18,810	\$470	7,403	37%	\$10.43	\$542	1.7
Harnett County	\$20.08	\$1,044	\$41,760	2.8	\$92,600	\$2,315	\$27,780	\$695	14,838	31%	\$13.59	\$706	1.5
Haywood County	\$23.52	\$1,223	\$48,920	3.2	\$88,500	\$2,213	\$26,550	\$664	6,689	25%	\$14.94	\$777	1.6
Henderson County	\$29.08	\$1,512	\$60,480	4.0	\$93,100	\$2,328	\$27,930	\$698	13,002	26%	\$17.09	\$889	1.7
Hertford County	\$19.13	\$995	\$39,800	2.6	\$69,500	\$1,738	\$20,850	\$521	2,800	34%	\$14.56	\$757	1.3
Hoke County	\$18.96	\$986	\$39,440	2.6	\$78,900	\$1,973	\$23,670	\$592	5,313	28%	\$13.15	\$684	1.4
Hyde County	\$18.38	\$956	\$38,240	2.5	\$58,300	\$1,458	\$17,490	\$437	602	28%	\$10.85	\$564	1.7
Iredell County	\$26.67	\$1,387	\$55,480	3.7	\$109,400	\$2,735	\$32,820	\$821	21,084	29%	\$21.99	\$1,143	1.2
Jackson County	\$18.48	\$961	\$38,440	2.5	\$80,800	\$2,020	\$24,240	\$606	6,794	37%	\$15.16	\$788	1.2
Johnston County	\$33.90	\$1,763	\$70,520	4.7	\$132,700	\$3,318	\$39,810	\$995	18,845	23%	\$14.54	\$756	2.3
Jones County	\$17.88	\$930	\$37,200	2.5	\$75,300	\$1,883	\$22,590	\$565	954	24%	\$11.00	\$572	1.6
Lee County	\$22.54	\$1,172	\$46,880	3.1	\$73,900	\$1,848	\$22,170	\$554	8,396	34%	\$17.82	\$927	1.3
Lenoir County	\$17.88	\$930	\$37,200	2.5	\$68,300	\$1,708	\$20,490	\$512	9,342	41%	\$17.67	\$919	1.0
Lincoln County	\$22.52	\$1,171	\$46,840	3.1	\$99,000	\$2,475	\$29,700	\$743	7,683	22%	\$14.68	\$763	1.5
McDowell County	\$17.88	\$930	\$37,200	2.5	\$74,100	\$1,853	\$22,230	\$556	4,788	26%	\$15.26	\$794	1.2
Macon County	\$19.65	\$1,022	\$40,880	2.7	\$77,000	\$1,925	\$23,100	\$578	4,279	24%	\$13.74	\$715	1.4
Madison County	\$29.08	\$1,512	\$60,480	4.0	\$93,100	\$2,328	\$27,930	\$698	1,853	22%	\$11.94	\$621	2.4
Martin County	\$17.88	\$930	\$37,200	2.5	\$69,200	\$1,730	\$20,760	\$519	2,950	32%	\$13.70	\$713	1.3

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Mecklenburg County	\$35.08	\$1,824	\$72,960	4.8	\$112,200	\$2,805	\$33,660	\$842	202,679	44%	\$30.97	\$1,610	1.1
Mitchell County	\$17.88	\$930	\$37,200	2.5	\$78,100	\$1,953	\$23,430	\$586	1,438	22%	\$13.21	\$687	1.4
Montgomery County	\$17.88	\$930	\$37,200	2.5	\$69,100	\$1,728	\$20,730	\$518	2,707	27%	\$15.14	\$787	1.2
Moore County	\$21.83	\$1,135	\$45,400	3.0	\$109,000	\$2,725	\$32,700	\$818	10,133	24%	\$14.94	\$777	1.5
Nash County	\$20.62	\$1,072	\$42,880	2.8	\$79,100	\$1,978	\$23,730	\$593	13,837	36%	\$18.68	\$971	1.1
New Hanover County	\$30.38	\$1,580	\$63,200	4.2	\$110,900	\$2,773	\$33,270	\$832	40,233	39%	\$19.18	\$997	1.6
Northampton County	\$19.73	\$1,026	\$41,040	2.7	\$68,600	\$1,715	\$20,580	\$515	2,035	27%	\$13.00	\$676	1.5
Onslow County	\$22.06	\$1,147	\$45,880	3.0	\$80,800	\$2,020	\$24,240	\$606	28,308	39%	\$14.29	\$743	1.5
Orange County	\$36.00	\$1,872	\$74,880	5.0	\$126,200	\$3,155	\$37,860	\$947	20,187	36%	\$18.56	\$965	1.9
Pamlico County	\$22.85	\$1,188	\$47,520	3.2	\$92,500	\$2,313	\$27,750	\$694	872	17%	\$8.96	\$466	2.5
Pasquotank County	\$22.92	\$1,192	\$47,680	3.2	\$85,000	\$2,125	\$25,500	\$638	5,376	35%	\$14.57	\$758	1.6
Pender County	\$20.75	\$1,079	\$43,160	2.9	\$101,400	\$2,535	\$30,420	\$761	4,391	18%	\$11.91	\$619	1.7
Perquimans County	\$19.12	\$994	\$39,760	2.6	\$85,200	\$2,130	\$25,560	\$639	1,522	27%	\$12.90	\$671	1.5
Person County	\$19.83	\$1,031	\$41,240	2.7	\$85,300	\$2,133	\$25,590	\$640	3,909	24%	\$12.49	\$650	1.6
Pitt County	\$21.08	\$1,096	\$43,840	2.9	\$82,100	\$2,053	\$24,630	\$616	36,020	49%	\$17.80	\$926	1.2
Polk County	\$20.12	\$1,046	\$41,840	2.8	\$86,700	\$2,168	\$26,010	\$650	2,038	23%	\$12.34	\$642	1.6
Randolph County	\$22.12	\$1,150	\$46,000	3.1	\$85,600	\$2,140	\$25,680	\$642	15,568	27%	\$14.76	\$768	1.5
Richmond County	\$17.88	\$930	\$37,200	2.5	\$63,200	\$1,580	\$18,960	\$474	5,954	35%	\$11.08	\$576	1.6
Robeson County	\$17.88	\$930	\$37,200	2.5	\$53,500	\$1,338	\$16,050	\$401	14,695	34%	\$14.47	\$753	1.2
Rockingham County	\$20.02	\$1,041	\$41,640	2.8	\$83,300	\$2,083	\$24,990	\$625	10,788	28%	\$12.29	\$639	1.6
Rowan County	\$24.71	\$1,285	\$51,400	3.4	\$89,800	\$2,245	\$26,940	\$674	16,610	29%	\$15.57	\$810	1.6
Rutherford County	\$17.88	\$930	\$37,200	2.5	\$66,300	\$1,658	\$19,890	\$497	6,890	26%	\$15.43	\$802	1.2
Sampson County	\$17.88	\$930	\$37,200	2.5	\$72,500	\$1,813	\$21,750	\$544	5,802	27%	\$15.38	\$800	1.2
Scotland County	\$17.88	\$930	\$37,200	2.5	\$56,200	\$1,405	\$16,860	\$422	5,088	41%	\$14.89	\$775	1.2
Stanly County	\$18.85	\$980	\$39,200	2.6	\$88,600	\$2,215	\$26,580	\$665	6,439	26%	\$12.08	\$628	1.6
Stokes County	\$22.37	\$1,163	\$46,520	3.1	\$86,700	\$2,168	\$26,010	\$650	4,187	22%	\$11.32	\$589	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

North Carolina	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
Surry County	\$17.88	\$930	\$37,200	2.5	\$75,400	\$1,885	\$22,620	\$566	7,832	27%	\$13.37	\$695	1.3
Swain County	\$17.88	\$930	\$37,200	2.5	\$82,200	\$2,055	\$24,660	\$617	1,561	27%	\$12.09	\$628	1.5
Transylvania County	\$22.12	\$1,150	\$46,000	3.1	\$88,300	\$2,208	\$26,490	\$662	3,629	25%	\$12.65	\$658	1.7
Tyrrell County	\$17.88	\$930	\$37,200	2.5	\$67,000	\$1,675	\$20,100	\$503	305	21%	\$9.45	\$491	1.9
Union County	\$35.08	\$1,824	\$72,960	4.8	\$112,200	\$2,805	\$33,660	\$842	14,928	18%	\$17.73	\$922	2.0
Vance County	\$19.65	\$1,022	\$40,880	2.7	\$61,800	\$1,545	\$18,540	\$464	6,857	43%	\$17.22	\$895	1.1
Wake County	\$33.90	\$1,763	\$70,520	4.7	\$132,700	\$3,318	\$39,810	\$995	158,527	36%	\$22.90	\$1,191	1.5
Warren County	\$17.88	\$930	\$37,200	2.5	\$58,600	\$1,465	\$17,580	\$440	2,399	30%	\$9.16	\$476	2.0
Washington County	\$17.88	\$930	\$37,200	2.5	\$68,800	\$1,720	\$20,640	\$516	1,512	31%	\$13.68	\$711	1.3
Watauga County	\$24.50	\$1,274	\$50,960	3.4	\$94,300	\$2,358	\$28,290	\$707	8,225	39%	\$12.02	\$625	2.0
Wayne County	\$22.77	\$1,184	\$47,360	3.1	\$72,400	\$1,810	\$21,720	\$543	18,042	38%	\$15.76	\$819	1.4
Wilkes County	\$17.88	\$930	\$37,200	2.5	\$65,600	\$1,640	\$19,680	\$492	7,034	26%	\$15.94	\$829	1.1
Wilson County	\$19.35	\$1,006	\$40,240	2.7	\$79,300	\$1,983	\$23,790	\$595	13,443	41%	\$18.56	\$965	1.0
Yadkin County	\$22.37	\$1,163	\$46,520	3.1	\$86,700	\$2,168	\$26,010	\$650	3,413	23%	\$11.44	\$595	2.0
Yancey County	\$17.88	\$930	\$37,200	2.5	\$80,300	\$2,008	\$24,090	\$602	1,864	23%	\$12.53	\$652	1.4

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