

# SOUTH CAROLINA

#32\*

In **South Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,347**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,491** monthly or **\$53,896** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$25.91**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT SOUTH CAROLINA:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$17.76</b>
2-Bedroom Housing Wage	<b>\$25.91</b>
Number of Renter Households	<b>591,532</b>
Percent Renters	<b>29%</b>

MOST EXPENSIVE AREAS	HOUSING WAGE
Charlotte-Concord-Gastonia HMFA	<b>\$35.08</b>
Beaufort County HMFA	<b>\$35.04</b>
Charleston-North Charleston MSA	<b>\$35.00</b>
Myrtle Beach-North Myrtle Beach-Conway HMFA	<b>\$27.04</b>
Greenville-Mauldin-Easley HMFA	<b>\$25.12</b>

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

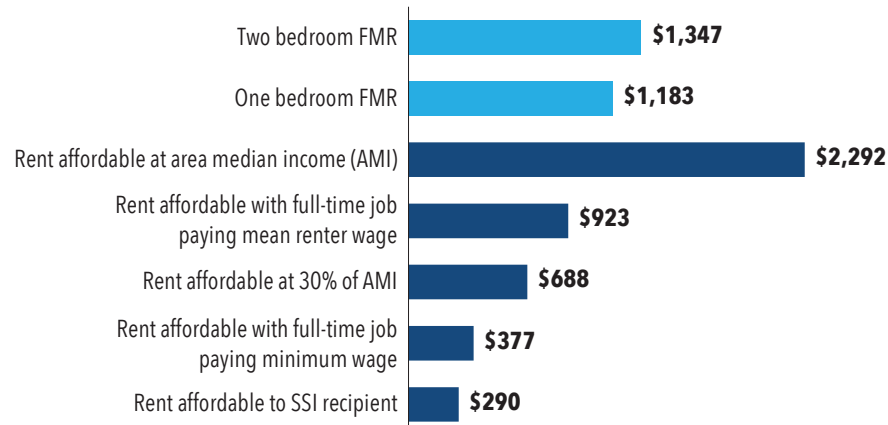
\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

**143**  
Work Hours Per Week At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**125**  
Work Hours Per Week At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

**3.6**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

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



South Carolina	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
South Carolina	\$25.91	\$1,347	\$53,896	3.6	\$91,682	\$2,292	\$27,505	\$688	591,532	29%	\$17.76	\$923	1.5
Combined Nonmetro Areas	\$18.53	\$964	\$38,545	2.6	\$71,092	\$1,777	\$21,327	\$533	82,378	28%	\$15.36	\$799	1.2
<u>Metropolitan Areas</u>													
Anderson HMFA	\$18.21	\$947	\$37,880	2.5	\$87,100	\$2,178	\$26,130	\$653	20,175	25%	\$14.23	\$740	1.3
Augusta-Richmond County HMFA	\$22.60	\$1,175	\$47,000	3.1	\$88,300	\$2,208	\$26,490	\$662	17,920	23%	\$16.46	\$856	1.4
Beaufort County HMFA	\$35.04	\$1,822	\$72,880	4.8	\$112,500	\$2,813	\$33,750	\$844	19,123	24%	\$16.74	\$870	2.1
Charleston-North Charleston MSA	\$35.00	\$1,820	\$72,800	4.8	\$110,900	\$2,773	\$33,270	\$832	102,602	31%	\$21.00	\$1,092	1.7
Charlotte-Concord-Gastonia HMFA	\$35.08	\$1,824	\$72,960	4.8	\$112,200	\$2,805	\$33,660	\$842	29,654	27%	\$18.76	\$976	1.9
Chester County HMFA	\$20.21	\$1,051	\$42,040	2.8	\$66,300	\$1,658	\$19,890	\$497	2,858	22%	\$19.95	\$1,037	1.0
Clarendon County HMFA	\$17.94	\$933	\$37,320	2.5	\$71,200	\$1,780	\$21,360	\$534	3,231	27%	\$9.26	\$481	1.9
Columbia HMFA	\$24.96	\$1,298	\$51,920	3.4	\$92,700	\$2,318	\$27,810	\$695	98,217	32%	\$17.89	\$930	1.4
Darlington County HMFA	\$20.29	\$1,055	\$42,200	2.8	\$67,800	\$1,695	\$20,340	\$509	7,364	29%	\$17.24	\$897	1.2
Florence HMFA	\$20.48	\$1,065	\$42,600	2.8	\$77,000	\$1,925	\$23,100	\$578	18,625	35%	\$14.56	\$757	1.4
Greenville-Mauldin-Easley HMFA	\$25.12	\$1,306	\$52,240	3.5	\$97,300	\$2,433	\$29,190	\$730	82,563	31%	\$18.74	\$974	1.3
Jasper County HMFA	\$24.19	\$1,258	\$50,320	3.3	\$78,600	\$1,965	\$23,580	\$590	2,982	24%	\$19.12	\$994	1.3
Kershaw County HMFA	\$18.98	\$987	\$39,480	2.6	\$84,400	\$2,110	\$25,320	\$633	4,748	18%	\$11.57	\$602	1.6
Lancaster County HMFA	\$21.31	\$1,108	\$44,320	2.9	\$93,700	\$2,343	\$28,110	\$703	6,558	17%	\$15.09	\$785	1.4
Laurens County HMFA	\$17.94	\$933	\$37,320	2.5	\$74,400	\$1,860	\$22,320	\$558	7,715	29%	\$17.04	\$886	1.1
Myrtle Beach-North Myrtle Beach-Conway HMFA	\$27.04	\$1,406	\$56,240	3.7	\$87,200	\$2,180	\$26,160	\$654	36,316	24%	\$15.56	\$809	1.7
Spartanburg MSA	\$23.29	\$1,211	\$48,440	3.2	\$82,400	\$2,060	\$24,720	\$618	34,811	27%	\$17.49	\$910	1.3
Sumter HMFA	\$23.54	\$1,224	\$48,960	3.2	\$70,200	\$1,755	\$21,060	\$527	13,692	33%	\$18.34	\$954	1.3

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

South Carolina	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
<u>Counties</u>													
Abbeville County	\$17.94	\$933	\$37,320	2.5	\$72,400	\$1,810	\$21,720	\$543	2,198	23%	\$15.53	\$808	1.2
Aiken County	\$22.60	\$1,175	\$47,000	3.1	\$88,300	\$2,208	\$26,490	\$662	16,003	23%	\$17.15	\$892	1.3
Allendale County	\$17.94	\$933	\$37,320	2.5	\$56,500	\$1,413	\$16,950	\$424	1,118	35%	\$23.78	\$1,237	0.8
Anderson County	\$18.21	\$947	\$37,880	2.5	\$87,100	\$2,178	\$26,130	\$653	20,175	25%	\$14.23	\$740	1.3
Bamberg County	\$17.94	\$933	\$37,320	2.5	\$66,500	\$1,663	\$19,950	\$499	1,184	26%	\$17.66	\$919	1.0
Barnwell County	\$17.94	\$933	\$37,320	2.5	\$61,300	\$1,533	\$18,390	\$460	2,349	29%	\$8.43	\$438	2.1
Beaufort County	\$35.04	\$1,822	\$72,880	4.8	\$112,500	\$2,813	\$33,750	\$844	19,123	24%	\$16.74	\$870	2.1
Berkeley County	\$35.00	\$1,820	\$72,800	4.8	\$110,900	\$2,773	\$33,270	\$832	23,397	26%	\$23.48	\$1,221	1.5
Calhoun County	\$24.96	\$1,298	\$51,920	3.4	\$92,700	\$2,318	\$27,810	\$695	997	16%	\$17.00	\$884	1.5
Charleston County	\$35.00	\$1,820	\$72,800	4.8	\$110,900	\$2,773	\$33,270	\$832	64,074	37%	\$20.96	\$1,090	1.7
Cherokee County	\$18.12	\$942	\$37,680	2.5	\$72,200	\$1,805	\$21,660	\$542	5,839	27%	\$14.35	\$746	1.3
Chester County	\$20.21	\$1,051	\$42,040	2.8	\$66,300	\$1,658	\$19,890	\$497	2,858	22%	\$19.95	\$1,037	1.0
Chesterfield County	\$17.94	\$933	\$37,320	2.5	\$64,400	\$1,610	\$19,320	\$483	4,804	28%	\$14.57	\$758	1.2
Clarendon County	\$17.94	\$933	\$37,320	2.5	\$71,200	\$1,780	\$21,360	\$534	3,231	27%	\$9.26	\$481	1.9
Colleton County	\$17.94	\$933	\$37,320	2.5	\$66,200	\$1,655	\$19,860	\$497	4,301	27%	\$15.92	\$828	1.1
Darlington County	\$20.29	\$1,055	\$42,200	2.8	\$67,800	\$1,695	\$20,340	\$509	7,364	29%	\$17.24	\$897	1.2
Dillon County	\$17.94	\$933	\$37,320	2.5	\$52,500	\$1,313	\$15,750	\$394	4,202	40%	\$12.07	\$628	1.5
Dorchester County	\$35.00	\$1,820	\$72,800	4.8	\$110,900	\$2,773	\$33,270	\$832	15,131	25%	\$17.11	\$890	2.0
Edgefield County	\$22.60	\$1,175	\$47,000	3.1	\$88,300	\$2,208	\$26,490	\$662	1,917	20%	\$7.66	\$398	2.9
Fairfield County	\$24.96	\$1,298	\$51,920	3.4	\$92,700	\$2,318	\$27,810	\$695	2,105	24%	\$19.19	\$998	1.3
Florence County	\$20.48	\$1,065	\$42,600	2.8	\$77,000	\$1,925	\$23,100	\$578	18,625	35%	\$14.56	\$757	1.4
Georgetown County	\$22.90	\$1,191	\$47,640	3.2	\$89,400	\$2,235	\$26,820	\$671	4,494	17%	\$17.14	\$891	1.3
Greenville County	\$25.12	\$1,306	\$52,240	3.5	\$97,300	\$2,433	\$29,190	\$730	67,409	31%	\$19.35	\$1,006	1.3
Greenwood County	\$18.87	\$981	\$39,240	2.6	\$81,900	\$2,048	\$24,570	\$614	9,400	34%	\$17.50	\$910	1.1
Hampton County	\$17.94	\$933	\$37,320	2.5	\$60,400	\$1,510	\$18,120	\$453	1,874	26%	\$16.92	\$880	1.1

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	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
Horry County	\$27.04	\$1,406	\$56,240	3.7	\$87,200	\$2,180	\$26,160	\$654	36,316	24%	\$15.56	\$809	1.7
Jasper County	\$24.19	\$1,258	\$50,320	3.3	\$78,600	\$1,965	\$23,580	\$590	2,982	24%	\$19.12	\$994	1.3
Kershaw County	\$18.98	\$987	\$39,480	2.6	\$84,400	\$2,110	\$25,320	\$633	4,748	18%	\$11.57	\$602	1.6
Lancaster County	\$21.31	\$1,108	\$44,320	2.9	\$93,700	\$2,343	\$28,110	\$703	6,558	17%	\$15.09	\$785	1.4
Laurens County	\$17.94	\$933	\$37,320	2.5	\$74,400	\$1,860	\$22,320	\$558	7,715	29%	\$17.04	\$886	1.1
Lee County	\$17.94	\$933	\$37,320	2.5	\$65,400	\$1,635	\$19,620	\$491	1,671	27%	\$15.52	\$807	1.2
Lexington County	\$24.96	\$1,298	\$51,920	3.4	\$92,700	\$2,318	\$27,810	\$695	27,960	23%	\$15.94	\$829	1.6
McCormick County	\$18.69	\$972	\$38,880	2.6	\$85,800	\$2,145	\$25,740	\$644	662	16%	\$9.11	\$474	2.1
Marion County	\$17.94	\$933	\$37,320	2.5	\$51,100	\$1,278	\$15,330	\$383	4,459	38%	\$15.08	\$784	1.2
Marlboro County	\$17.94	\$933	\$37,320	2.5	\$54,900	\$1,373	\$16,470	\$412	3,600	37%	\$19.46	\$1,012	0.9
Newberry County	\$19.33	\$1,005	\$40,200	2.7	\$79,800	\$1,995	\$23,940	\$599	4,048	27%	\$15.16	\$788	1.3
Oconee County	\$18.79	\$977	\$39,080	2.6	\$86,600	\$2,165	\$25,980	\$650	8,273	25%	\$15.85	\$824	1.2
Orangeburg County	\$18.25	\$949	\$37,960	2.5	\$62,600	\$1,565	\$18,780	\$470	11,210	34%	\$14.27	\$742	1.3
Pickens County	\$25.12	\$1,306	\$52,240	3.5	\$97,300	\$2,433	\$29,190	\$730	15,154	29%	\$13.13	\$683	1.9
Richland County	\$24.96	\$1,298	\$51,920	3.4	\$92,700	\$2,318	\$27,810	\$695	65,510	40%	\$19.22	\$999	1.3
Saluda County	\$24.96	\$1,298	\$51,920	3.4	\$92,700	\$2,318	\$27,810	\$695	1,645	22%	\$14.14	\$735	1.8
Spartanburg County	\$23.29	\$1,211	\$48,440	3.2	\$82,400	\$2,060	\$24,720	\$618	34,811	27%	\$17.49	\$910	1.3
Sumter County	\$23.54	\$1,224	\$48,960	3.2	\$70,200	\$1,755	\$21,060	\$527	13,692	33%	\$18.34	\$954	1.3
Union County	\$17.94	\$933	\$37,320	2.5	\$63,200	\$1,580	\$18,960	\$474	3,607	31%	\$15.08	\$784	1.2
Williamsburg County	\$17.94	\$933	\$37,320	2.5	\$60,900	\$1,523	\$18,270	\$457	3,085	25%	\$11.26	\$586	1.6
York County	\$35.08	\$1,824	\$72,960	4.8	\$112,200	\$2,805	\$33,660	\$842	29,654	27%	\$18.76	\$976	1.9

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