

SOUTH DAKOTA

#50*

In **South Dakota**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$986**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,287** monthly or **\$39,444** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.96
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT SOUTH DAKOTA:

STATE FACTS	
Minimum Wage	\$11.50
Average Renter Wage	\$17.36
2-Bedroom Housing Wage	\$18.96
Number of Renter Households	112,447
Percent Renters	31%

MOST EXPENSIVE AREAS	HOUSING WAGE
Rapid City HMFA	\$21.52
Meade County HMFA	\$21.06
Buffalo County	\$20.81
Fall River County	\$20.71
Bennett County	\$20.35

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

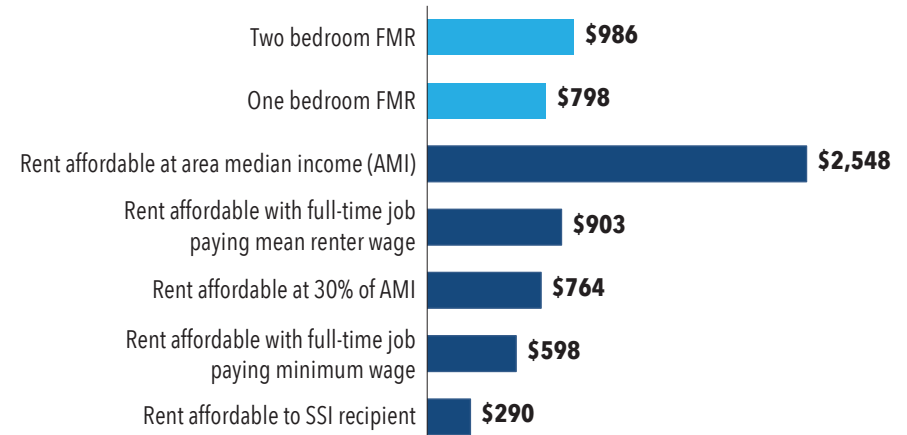
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

66
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

53
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)



South Dakota	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
South Dakota	\$18.96	\$986	\$39,444	1.6	\$101,905	\$2,548	\$30,572	\$764	112,447	31%	\$17.36	\$903	1.1
Combined Nonmetro Areas	\$17.53	\$912	\$36,470	1.5	\$96,250	\$2,406	\$28,875	\$722	54,371	30%	\$15.52	\$807	1.1
<u>Metropolitan Areas</u>													
Meade County HMFA	\$21.06	\$1,095	\$43,800	1.8	\$99,800	\$2,495	\$29,940	\$749	3,220	27%	\$16.18	\$842	1.3
Rapid City HMFA	\$21.52	\$1,119	\$44,760	1.9	\$100,600	\$2,515	\$30,180	\$755	14,130	31%	\$16.60	\$863	1.3
Sioux City MSA	\$20.06	\$1,043	\$41,720	1.7	\$90,100	\$2,253	\$27,030	\$676	2,047	29%	\$19.86	\$1,033	1.0
Sioux Falls MSA	\$19.81	\$1,030	\$41,200	1.7	\$112,200	\$2,805	\$33,660	\$842	38,679	34%	\$19.37	\$1,007	1.0
<u>Counties</u>													
Aurora County	\$16.77	\$872	\$34,880	1.5	\$93,800	\$2,345	\$28,140	\$704	246	24%	\$17.26	\$897	1.0
Beadle County	\$17.23	\$896	\$35,840	1.5	\$88,800	\$2,220	\$26,640	\$666	2,228	30%	\$13.79	\$717	1.2
Bennett County	\$20.35	\$1,058	\$42,320	1.8	\$56,900	\$1,423	\$17,070	\$427	433	42%	\$11.42	\$594	1.8
Bon Homme County	\$16.77	\$872	\$34,880	1.5	\$89,900	\$2,248	\$26,970	\$674	524	22%	\$13.94	\$725	1.2
Brookings County	\$17.75	\$923	\$36,920	1.5	\$113,300	\$2,833	\$33,990	\$850	5,549	41%	\$19.10	\$993	0.9
Brown County	\$16.77	\$872	\$34,880	1.5	\$105,400	\$2,635	\$31,620	\$791	5,611	34%	\$16.30	\$848	1.0
Brule County	\$16.77	\$872	\$34,880	1.5	\$109,200	\$2,730	\$32,760	\$819	531	27%	\$11.44	\$595	1.5
Buffalo County †	\$20.81	\$1,082	\$43,280	1.8	\$52,600	\$1,315	\$15,780	\$395	235	47%			
Butte County	\$19.35	\$1,006	\$40,240	1.7	\$104,200	\$2,605	\$31,260	\$782	825	20%	\$11.02	\$573	1.8
Campbell County	\$16.77	\$872	\$34,880	1.5	\$102,000	\$2,550	\$30,600	\$765	154	22%	\$14.68	\$763	1.1
Charles Mix County	\$16.77	\$872	\$34,880	1.5	\$88,500	\$2,213	\$26,550	\$664	785	26%	\$11.03	\$574	1.5
Clark County	\$16.77	\$872	\$34,880	1.5	\$83,700	\$2,093	\$25,110	\$628	234	18%	\$19.92	\$1,036	0.8
Clay County	\$17.58	\$914	\$36,560	1.5	\$103,700	\$2,593	\$31,110	\$778	2,683	48%	\$9.96	\$518	1.8
Codington County	\$19.27	\$1,002	\$40,080	1.7	\$92,500	\$2,313	\$27,750	\$694	4,029	33%	\$16.06	\$835	1.2
Corson County	\$16.77	\$872	\$34,880	1.5	\$52,700	\$1,318	\$15,810	\$395	439	39%	\$15.14	\$787	1.1

† 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

South Dakota	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
Custer County	\$20.04	\$1,042	\$41,680	1.7	\$101,500	\$2,538	\$30,450	\$761	582	14%	\$19.23	\$1,000	1.0
Davison County	\$16.77	\$872	\$34,880	1.5	\$99,000	\$2,475	\$29,700	\$743	3,221	37%	\$14.44	\$751	1.2
Day County	\$16.77	\$872	\$34,880	1.5	\$88,300	\$2,208	\$26,490	\$662	567	24%	\$12.94	\$673	1.3
Deuel County	\$16.77	\$872	\$34,880	1.5	\$100,300	\$2,508	\$30,090	\$752	349	19%	\$12.92	\$672	1.3
Dewey County	\$16.77	\$872	\$34,880	1.5	\$67,900	\$1,698	\$20,370	\$509	648	39%	\$13.06	\$679	1.3
Douglas County	\$17.31	\$900	\$36,000	1.5	\$100,200	\$2,505	\$30,060	\$752	249	22%	\$17.69	\$920	1.0
Edmunds County	\$16.77	\$872	\$34,880	1.5	\$97,900	\$2,448	\$29,370	\$734	303	19%	\$19.77	\$1,028	0.8
Fall River County	\$20.71	\$1,077	\$43,080	1.8	\$83,100	\$2,078	\$24,930	\$623	852	25%	\$6.91	\$360	3.0
Faulk County	\$17.25	\$897	\$35,880	1.5	\$104,400	\$2,610	\$31,320	\$783	151	18%	\$12.28	\$638	1.4
Grant County	\$16.77	\$872	\$34,880	1.5	\$101,700	\$2,543	\$30,510	\$763	550	18%	\$11.71	\$609	1.4
Gregory County	\$16.77	\$872	\$34,880	1.5	\$82,900	\$2,073	\$24,870	\$622	354	22%	\$11.69	\$608	1.4
Haakon County	\$17.50	\$910	\$36,400	1.5	\$85,500	\$2,138	\$25,650	\$641	121	18%	\$18.79	\$977	0.9
Hamlin County	\$16.77	\$872	\$34,880	1.5	\$99,300	\$2,483	\$29,790	\$745	403	18%	\$18.31	\$952	0.9
Hand County	\$16.77	\$872	\$34,880	1.5	\$113,400	\$2,835	\$34,020	\$851	492	36%	\$10.26	\$533	1.6
Hanson County	\$16.77	\$872	\$34,880	1.5	\$106,800	\$2,670	\$32,040	\$801	129	11%	\$15.79	\$821	1.1
Harding County	\$17.38	\$904	\$36,160	1.5	\$87,700	\$2,193	\$26,310	\$658	113	23%	\$18.92	\$984	0.9
Hughes County	\$18.62	\$968	\$38,720	1.6	\$102,200	\$2,555	\$30,660	\$767	1,816	25%	\$15.34	\$797	1.2
Hutchinson County	\$16.90	\$879	\$35,160	1.5	\$109,800	\$2,745	\$32,940	\$824	640	22%	\$14.02	\$729	1.2
Hyde County	\$17.38	\$904	\$36,160	1.5	\$100,500	\$2,513	\$30,150	\$754	95	18%	\$13.71	\$713	1.3
Jackson County	\$16.77	\$872	\$34,880	1.5	\$37,800	\$945	\$11,340	\$284	290	39%	\$12.04	\$626	1.4
Jerauld County	\$17.38	\$904	\$36,160	1.5	\$101,300	\$2,533	\$30,390	\$760	125	15%	\$12.99	\$675	1.3
Jones County	\$16.77	\$872	\$34,880	1.5	\$92,700	\$2,318	\$27,810	\$695	94	26%	\$16.58	\$862	1.0
Kingsbury County	\$17.85	\$928	\$37,120	1.6	\$102,500	\$2,563	\$30,750	\$769	378	19%	\$10.29	\$535	1.7
Lake County	\$16.90	\$879	\$35,160	1.5	\$103,000	\$2,575	\$30,900	\$773	1,323	29%	\$17.22	\$896	1.0
Lawrence County	\$18.52	\$963	\$38,520	1.6	\$96,100	\$2,403	\$28,830	\$721	4,267	36%	\$16.87	\$877	1.1
Lincoln County	\$19.81	\$1,030	\$41,200	1.7	\$112,200	\$2,805	\$33,660	\$842	7,465	28%	\$19.97	\$1,039	1.0

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	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
Lyman County	\$16.77	\$872	\$34,880	1.5	\$74,300	\$1,858	\$22,290	\$557	329	28%	\$9.36	\$487	1.8
McCook County	\$19.81	\$1,030	\$41,200	1.7	\$112,200	\$2,805	\$33,660	\$842	404	18%	\$15.83	\$823	1.3
McPherson County	\$16.77	\$872	\$34,880	1.5	\$83,200	\$2,080	\$24,960	\$624	170	19%	\$15.69	\$816	1.1
Marshall County	\$16.77	\$872	\$34,880	1.5	\$111,900	\$2,798	\$33,570	\$839	327	20%	\$21.28	\$1,107	0.8
Meade County	\$21.06	\$1,095	\$43,800	1.8	\$99,800	\$2,495	\$29,940	\$749	3,220	27%	\$16.18	\$842	1.3
Mellette County	\$16.77	\$872	\$34,880	1.5	\$56,900	\$1,423	\$17,070	\$427	247	40%	\$8.95	\$465	1.9
Miner County	\$16.77	\$872	\$34,880	1.5	\$110,300	\$2,758	\$33,090	\$827	162	18%	\$19.23	\$1,000	0.9
Minnehaha County	\$19.81	\$1,030	\$41,200	1.7	\$112,200	\$2,805	\$33,660	\$842	30,066	36%	\$19.39	\$1,008	1.0
Moody County	\$16.77	\$872	\$34,880	1.5	\$105,200	\$2,630	\$31,560	\$789	728	29%	\$15.66	\$814	1.1
Oglala Lakota County	\$16.77	\$872	\$34,880	1.5	\$37,700	\$943	\$11,310	\$283	1,270	47%	\$17.63	\$917	1.0
Pennington County	\$21.52	\$1,119	\$44,760	1.9	\$100,600	\$2,515	\$30,180	\$755	14,130	31%	\$16.60	\$863	1.3
Perkins County	\$16.77	\$872	\$34,880	1.5	\$92,500	\$2,313	\$27,750	\$694	264	21%	\$12.94	\$673	1.3
Potter County	\$18.06	\$939	\$37,560	1.6	\$100,300	\$2,508	\$30,090	\$752	216	21%	\$13.12	\$682	1.4
Roberts County	\$16.77	\$872	\$34,880	1.5	\$85,600	\$2,140	\$25,680	\$642	1,118	31%	\$12.63	\$657	1.3
Sanborn County	\$16.77	\$872	\$34,880	1.5	\$98,900	\$2,473	\$29,670	\$742	208	22%	\$6.48	\$337	2.6
Spink County	\$16.77	\$872	\$34,880	1.5	\$102,100	\$2,553	\$30,630	\$766	611	25%	\$19.78	\$1,028	0.8
Stanley County	\$19.08	\$992	\$39,680	1.7	\$118,400	\$2,960	\$35,520	\$888	263	21%	\$12.53	\$652	1.5
Sully County	\$17.38	\$904	\$36,160	1.5	\$101,400	\$2,535	\$30,420	\$761	149	24%	\$22.36	\$1,163	0.8
Todd County	\$16.77	\$872	\$34,880	1.5	\$43,200	\$1,080	\$12,960	\$324	1,363	55%	\$16.38	\$852	1.0
Tripp County	\$16.77	\$872	\$34,880	1.5	\$82,400	\$2,060	\$24,720	\$618	661	29%	\$11.35	\$590	1.5
Turner County	\$19.81	\$1,030	\$41,200	1.7	\$112,200	\$2,805	\$33,660	\$842	744	21%	\$11.74	\$610	1.7
Union County	\$20.06	\$1,043	\$41,720	1.7	\$90,100	\$2,253	\$27,030	\$676	2,047	29%	\$19.86	\$1,033	1.0
Walworth County	\$16.77	\$872	\$34,880	1.5	\$88,400	\$2,210	\$26,520	\$663	617	26%	\$14.55	\$757	1.2
Yankton County	\$16.77	\$872	\$34,880	1.5	\$105,000	\$2,625	\$31,500	\$788	2,716	28%	\$17.88	\$930	0.9
Ziebach County	\$16.77	\$872	\$34,880	1.5	\$50,500	\$1,263	\$15,150	\$379	334	46%	\$9.67	\$503	1.7

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