

TENNESSEE

#31*

In **Tennessee**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,404**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,681** monthly or **\$56,172** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$27.01
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT TENNESSEE:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$21.27
2-Bedroom Housing Wage	\$27.01
Number of Renter Households	912,950
Percent Renters	33%

MOST EXPENSIVE AREAS	HOUSING WAGE
Nashville-Davidson-Murfreesboro-Franklin HMFA	\$35.13
Knoxville HMFA	\$29.77
Maury County HMFA	\$28.37
Chattanooga MSA	\$27.42
Memphis HMFA	\$26.06

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

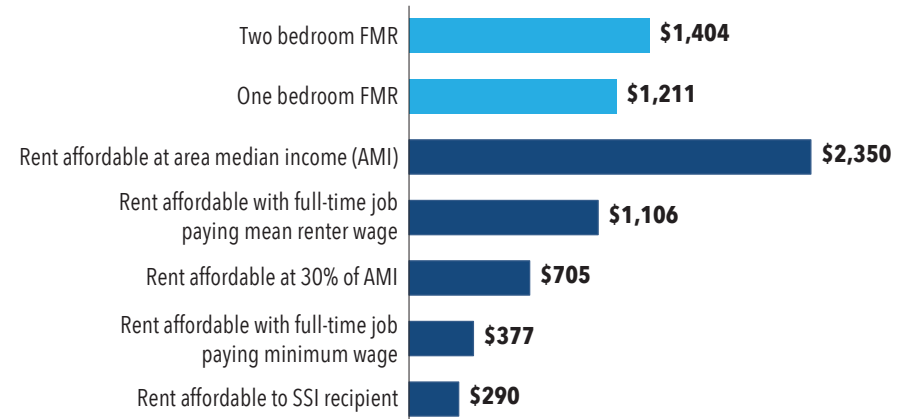
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

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

129
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)

3.2
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)



Tennessee	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
Tennessee	\$27.01	\$1,404	\$56,172	3.7	\$93,993	\$2,350	\$28,198	\$705	912,950	33%	\$21.27	\$1,106	1.3
Combined Nonmetro Areas	\$18.20	\$946	\$37,852	2.5	\$74,936	\$1,873	\$22,481	\$562	160,203	27%	\$15.49	\$806	1.2
<u>Metropolitan Areas</u>													
Campbell County HMFA	\$18.50	\$962	\$38,480	2.6	\$72,700	\$1,818	\$21,810	\$545	5,457	33%	\$14.15	\$736	1.3
Chattanooga MSA	\$27.42	\$1,426	\$57,040	3.8	\$95,600	\$2,390	\$28,680	\$717	57,826	34%	\$20.30	\$1,056	1.4
Clarksville HMFA	\$23.63	\$1,229	\$49,160	3.3	\$89,800	\$2,245	\$26,940	\$674	31,248	37%	\$16.83	\$875	1.4
Cleveland MSA	\$23.27	\$1,210	\$48,400	3.2	\$84,700	\$2,118	\$25,410	\$635	14,742	30%	\$16.07	\$836	1.4
Crockett County HMFA	\$20.63	\$1,073	\$42,920	2.8	\$79,900	\$1,998	\$23,970	\$599	1,710	31%	\$19.75	\$1,027	1.0
Gibson County HMFA	\$17.38	\$904	\$36,160	2.4	\$77,000	\$1,925	\$23,100	\$578	6,676	33%	\$13.49	\$701	1.3
Grainger County HMFA	\$17.29	\$899	\$35,960	2.4	\$71,600	\$1,790	\$21,480	\$537	2,041	21%	\$14.76	\$768	1.2
Jackson HMFA	\$23.77	\$1,236	\$49,440	3.3	\$87,700	\$2,193	\$26,310	\$658	16,309	36%	\$16.51	\$858	1.4
Johnson City MSA	\$21.52	\$1,119	\$44,760	3.0	\$84,800	\$2,120	\$25,440	\$636	28,390	32%	\$14.99	\$780	1.4
Kingsport-Bristol-Bristol MSA	\$20.06	\$1,043	\$41,720	2.8	\$79,000	\$1,975	\$23,700	\$593	23,259	25%	\$18.49	\$962	1.1
Knoxville HMFA	\$29.77	\$1,548	\$61,920	4.1	\$101,700	\$2,543	\$30,510	\$763	96,981	31%	\$19.78	\$1,028	1.5
Macon County HMFA	\$20.12	\$1,046	\$41,840	2.8	\$77,600	\$1,940	\$23,280	\$582	2,590	28%	\$15.40	\$801	1.3
Maury County HMFA	\$28.37	\$1,475	\$59,000	3.9	\$94,200	\$2,355	\$28,260	\$707	11,850	29%	\$21.30	\$1,108	1.3
Memphis HMFA	\$26.06	\$1,355	\$54,200	3.6	\$91,100	\$2,278	\$27,330	\$683	172,150	43%	\$23.41	\$1,217	1.1
Morgan County HMFA	\$18.56	\$965	\$38,600	2.6	\$79,900	\$1,998	\$23,970	\$599	1,128	16%	\$14.03	\$729	1.3
Morristown HMFA	\$20.56	\$1,069	\$42,760	2.8	\$75,200	\$1,880	\$22,560	\$564	13,700	29%	\$16.43	\$855	1.3
Nashville-Davidson--Murfreesboro--Franklin HMFA	\$35.13	\$1,827	\$73,080	4.8	\$114,800	\$2,870	\$34,440	\$861	258,923	35%	\$25.34	\$1,318	1.4
Roane County HMFA	\$21.00	\$1,092	\$43,680	2.9	\$90,800	\$2,270	\$27,240	\$681	5,047	22%	\$21.79	\$1,133	1.0

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

Tennessee	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
Smith County HMFA	\$20.13	\$1,047	\$41,880	2.8	\$85,200	\$2,130	\$25,560	\$639	1,870	25%	\$17.47	\$909	1.2
Stewart County HMFA	\$17.52	\$911	\$36,440	2.4	\$88,800	\$2,220	\$26,640	\$666	850	16%	\$19.99	\$1,040	0.9
<u>Counties</u>													
Anderson County	\$29.77	\$1,548	\$61,920	4.1	\$101,700	\$2,543	\$30,510	\$763	9,284	29%	\$24.95	\$1,298	1.2
Bedford County	\$19.48	\$1,013	\$40,520	2.7	\$78,500	\$1,963	\$23,550	\$589	5,652	30%	\$18.52	\$963	1.1
Benton County	\$17.29	\$899	\$35,960	2.4	\$73,700	\$1,843	\$22,110	\$553	1,756	25%	\$15.35	\$798	1.1
Bledsoe County	\$17.29	\$899	\$35,960	2.4	\$64,700	\$1,618	\$19,410	\$485	1,004	21%	\$12.42	\$646	1.4
Blount County	\$29.77	\$1,548	\$61,920	4.1	\$101,700	\$2,543	\$30,510	\$763	12,549	23%	\$21.16	\$1,101	1.4
Bradley County	\$23.27	\$1,210	\$48,400	3.2	\$84,700	\$2,118	\$25,410	\$635	13,609	32%	\$16.54	\$860	1.4
Campbell County	\$18.50	\$962	\$38,480	2.6	\$72,700	\$1,818	\$21,810	\$545	5,457	33%	\$14.15	\$736	1.3
Cannon County	\$35.13	\$1,827	\$73,080	4.8	\$114,800	\$2,870	\$34,440	\$861	1,297	23%	\$14.38	\$748	2.4
Carroll County	\$17.29	\$899	\$35,960	2.4	\$79,000	\$1,975	\$23,700	\$593	2,836	25%	\$15.70	\$816	1.1
Carter County	\$21.52	\$1,119	\$44,760	3.0	\$84,800	\$2,120	\$25,440	\$636	6,272	26%	\$16.37	\$851	1.3
Cheatham County	\$35.13	\$1,827	\$73,080	4.8	\$114,800	\$2,870	\$34,440	\$861	2,872	18%	\$20.14	\$1,047	1.7
Chester County	\$23.77	\$1,236	\$49,440	3.3	\$87,700	\$2,193	\$26,310	\$658	1,480	23%	\$10.77	\$560	2.2
Claiborne County	\$17.29	\$899	\$35,960	2.4	\$68,600	\$1,715	\$20,580	\$515	3,821	28%	\$15.65	\$814	1.1
Clay County	\$17.29	\$899	\$35,960	2.4	\$66,700	\$1,668	\$20,010	\$500	718	22%	\$12.24	\$637	1.4
Cocke County	\$17.29	\$899	\$35,960	2.4	\$58,900	\$1,473	\$17,670	\$442	4,361	29%	\$17.00	\$884	1.0
Coffee County	\$18.98	\$987	\$39,480	2.6	\$76,400	\$1,910	\$22,920	\$573	6,782	30%	\$18.56	\$965	1.0
Crockett County	\$20.63	\$1,073	\$42,920	2.8	\$79,900	\$1,998	\$23,970	\$599	1,710	31%	\$19.75	\$1,027	1.0
Cumberland County	\$17.37	\$903	\$36,120	2.4	\$75,400	\$1,885	\$22,620	\$566	5,424	20%	\$14.87	\$773	1.2
Davidson County	\$35.13	\$1,827	\$73,080	4.8	\$114,800	\$2,870	\$34,440	\$861	146,538	47%	\$28.82	\$1,498	1.2
Decatur County	\$17.29	\$899	\$35,960	2.4	\$67,200	\$1,680	\$20,160	\$504	1,111	25%	\$19.17	\$997	0.9
DeKalb County	\$18.02	\$937	\$37,480	2.5	\$68,700	\$1,718	\$20,610	\$515	2,645	31%	\$14.79	\$769	1.2
Dickson County	\$35.13	\$1,827	\$73,080	4.8	\$114,800	\$2,870	\$34,440	\$861	4,159	20%	\$18.58	\$966	1.9

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Tennessee	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
Dyer County	\$17.29	\$899	\$35,960	2.4	\$72,800	\$1,820	\$21,840	\$546	5,599	38%	\$16.29	\$847	1.1
Fayette County	\$26.06	\$1,355	\$54,200	3.6	\$91,100	\$2,278	\$27,330	\$683	3,221	19%	\$15.17	\$789	1.7
Fentress County	\$17.29	\$899	\$35,960	2.4	\$61,700	\$1,543	\$18,510	\$463	1,498	19%	\$9.54	\$496	1.8
Franklin County	\$18.23	\$948	\$37,920	2.5	\$83,000	\$2,075	\$24,900	\$623	4,038	24%	\$16.62	\$864	1.1
Gibson County	\$17.38	\$904	\$36,160	2.4	\$77,000	\$1,925	\$23,100	\$578	6,676	33%	\$13.49	\$701	1.3
Giles County	\$18.60	\$967	\$38,680	2.6	\$89,200	\$2,230	\$26,760	\$669	3,046	26%	\$16.66	\$866	1.1
Grainger County	\$17.29	\$899	\$35,960	2.4	\$71,600	\$1,790	\$21,480	\$537	2,041	21%	\$14.76	\$768	1.2
Greene County	\$17.29	\$899	\$35,960	2.4	\$78,300	\$1,958	\$23,490	\$587	6,768	24%	\$13.78	\$716	1.3
Grundy County	\$17.29	\$899	\$35,960	2.4	\$57,000	\$1,425	\$17,100	\$428	857	17%	\$15.35	\$798	1.1
Hamblen County	\$20.56	\$1,069	\$42,760	2.8	\$75,200	\$1,880	\$22,560	\$564	8,156	32%	\$15.30	\$796	1.3
Hamilton County	\$27.42	\$1,426	\$57,040	3.8	\$95,600	\$2,390	\$28,680	\$717	53,947	36%	\$20.60	\$1,071	1.3
Hancock County	\$17.29	\$899	\$35,960	2.4	\$52,000	\$1,300	\$15,600	\$390	758	27%	\$13.03	\$678	1.3
Hardeman County	\$17.29	\$899	\$35,960	2.4	\$73,300	\$1,833	\$21,990	\$550	2,610	29%	\$17.80	\$926	1.0
Hardin County	\$17.29	\$899	\$35,960	2.4	\$61,100	\$1,528	\$18,330	\$458	2,383	22%	\$17.69	\$920	1.0
Hawkins County	\$20.06	\$1,043	\$41,720	2.8	\$79,000	\$1,975	\$23,700	\$593	4,740	21%	\$17.17	\$893	1.2
Haywood County	\$17.29	\$899	\$35,960	2.4	\$65,800	\$1,645	\$19,740	\$494	3,057	43%	\$19.25	\$1,001	0.9
Henderson County	\$17.37	\$903	\$36,120	2.4	\$77,500	\$1,938	\$23,250	\$581	3,114	28%	\$16.55	\$861	1.0
Henry County	\$18.02	\$937	\$37,480	2.5	\$70,600	\$1,765	\$21,180	\$530	3,223	24%	\$14.93	\$776	1.2
Hickman County	\$17.52	\$911	\$36,440	2.4	\$72,600	\$1,815	\$21,780	\$545	2,050	22%	\$19.44	\$1,011	0.9
Houston County	\$17.29	\$899	\$35,960	2.4	\$77,400	\$1,935	\$23,220	\$581	601	19%	\$17.48	\$909	1.0
Humphreys County	\$17.29	\$899	\$35,960	2.4	\$81,700	\$2,043	\$24,510	\$613	1,407	20%	\$18.34	\$954	0.9
Jackson County	\$17.29	\$899	\$35,960	2.4	\$64,000	\$1,600	\$19,200	\$480	782	17%	\$10.36	\$539	1.7
Jefferson County	\$20.56	\$1,069	\$42,760	2.8	\$75,200	\$1,880	\$22,560	\$564	5,544	26%	\$19.42	\$1,010	1.1
Johnson County	\$17.29	\$899	\$35,960	2.4	\$72,100	\$1,803	\$21,630	\$541	1,535	21%	\$12.39	\$644	1.4
Knox County	\$29.77	\$1,548	\$61,920	4.1	\$101,700	\$2,543	\$30,510	\$763	69,156	35%	\$18.98	\$987	1.6
Lake County	\$17.29	\$899	\$35,960	2.4	\$42,700	\$1,068	\$12,810	\$320	1,107	55%	\$8.43	\$438	2.1

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Tennessee	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
Lauderdale County	\$17.29	\$899	\$35,960	2.4	\$64,700	\$1,618	\$19,410	\$485	3,455	37%	\$16.65	\$866	1.0
Lawrence County	\$17.87	\$929	\$37,160	2.5	\$73,300	\$1,833	\$21,990	\$550	3,986	24%	\$13.09	\$681	1.4
Lewis County	\$17.29	\$899	\$35,960	2.4	\$76,300	\$1,908	\$22,890	\$572	1,006	20%	\$12.75	\$663	1.4
Lincoln County	\$17.29	\$899	\$35,960	2.4	\$84,500	\$2,113	\$25,350	\$634	3,351	23%	\$16.48	\$857	1.0
Loudon County	\$29.77	\$1,548	\$61,920	4.1	\$101,700	\$2,543	\$30,510	\$763	4,466	19%	\$14.17	\$737	2.1
McMinn County	\$18.19	\$946	\$37,840	2.5	\$77,800	\$1,945	\$23,340	\$584	5,425	25%	\$15.73	\$818	1.2
McNairy County	\$17.29	\$899	\$35,960	2.4	\$69,100	\$1,728	\$20,730	\$518	2,087	21%	\$12.46	\$648	1.4
Macon County	\$20.12	\$1,046	\$41,840	2.8	\$77,600	\$1,940	\$23,280	\$582	2,590	28%	\$15.40	\$801	1.3
Madison County	\$23.77	\$1,236	\$49,440	3.3	\$87,700	\$2,193	\$26,310	\$658	14,829	38%	\$16.85	\$876	1.4
Marion County	\$27.42	\$1,426	\$57,040	3.8	\$95,600	\$2,390	\$28,680	\$717	2,330	20%	\$14.48	\$753	1.9
Marshall County	\$19.96	\$1,038	\$41,520	2.8	\$95,100	\$2,378	\$28,530	\$713	2,993	23%	\$15.03	\$782	1.3
Maurry County	\$28.37	\$1,475	\$59,000	3.9	\$94,200	\$2,355	\$28,260	\$707	11,850	29%	\$21.30	\$1,108	1.3
Meigs County	\$17.29	\$899	\$35,960	2.4	\$78,000	\$1,950	\$23,400	\$585	1,217	23%	\$16.80	\$874	1.0
Monroe County	\$17.29	\$899	\$35,960	2.4	\$79,800	\$1,995	\$23,940	\$599	5,356	28%	\$12.53	\$652	1.4
Montgomery County	\$23.63	\$1,229	\$49,160	3.3	\$89,800	\$2,245	\$26,940	\$674	31,248	37%	\$16.83	\$875	1.4
Moore County	\$17.69	\$920	\$36,800	2.4	\$90,300	\$2,258	\$27,090	\$677	467	18%	\$17.79	\$925	1.0
Morgan County	\$18.56	\$965	\$38,600	2.6	\$79,900	\$1,998	\$23,970	\$599	1,128	16%	\$14.03	\$729	1.3
Obion County	\$17.29	\$899	\$35,960	2.4	\$73,200	\$1,830	\$21,960	\$549	4,114	33%	\$15.93	\$828	1.1
Overton County	\$17.29	\$899	\$35,960	2.4	\$74,100	\$1,853	\$22,230	\$556	2,022	22%	\$17.29	\$899	1.0
Perry County	\$17.44	\$907	\$36,280	2.4	\$66,700	\$1,668	\$20,010	\$500	759	25%	\$16.64	\$865	1.0
Pickett County	\$17.96	\$934	\$37,360	2.5	\$67,800	\$1,695	\$20,340	\$509	372	18%	\$8.99	\$467	2.0
Polk County	\$23.27	\$1,210	\$48,400	3.2	\$84,700	\$2,118	\$25,410	\$635	1,133	16%	\$7.37	\$383	3.2
Putnam County	\$19.75	\$1,027	\$41,080	2.7	\$86,800	\$2,170	\$26,040	\$651	12,999	39%	\$15.00	\$780	1.3
Rhea County	\$17.29	\$899	\$35,960	2.4	\$68,600	\$1,715	\$20,580	\$515	3,582	27%	\$13.48	\$701	1.3
Roane County	\$21.00	\$1,092	\$43,680	2.9	\$90,800	\$2,270	\$27,240	\$681	5,047	22%	\$21.79	\$1,133	1.0
Robertson County	\$35.13	\$1,827	\$73,080	4.8	\$114,800	\$2,870	\$34,440	\$861	6,324	23%	\$16.91	\$879	2.1

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Tennessee	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
Rutherford County	\$35.13	\$1,827	\$73,080	4.8	\$114,800	\$2,870	\$34,440	\$861	44,033	35%	\$20.45	\$1,063	1.7
Scott County	\$17.29	\$899	\$35,960	2.4	\$57,700	\$1,443	\$17,310	\$433	2,437	28%	\$14.56	\$757	1.2
Sequatchie County	\$27.42	\$1,426	\$57,040	3.8	\$95,600	\$2,390	\$28,680	\$717	1,549	25%	\$13.25	\$689	2.1
Sevier County	\$22.10	\$1,149	\$45,960	3.0	\$80,000	\$2,000	\$24,000	\$600	10,991	28%	\$15.32	\$797	1.4
Shelby County	\$26.06	\$1,355	\$54,200	3.6	\$91,100	\$2,278	\$27,330	\$683	163,786	45%	\$23.70	\$1,232	1.1
Smith County	\$20.13	\$1,047	\$41,880	2.8	\$85,200	\$2,130	\$25,560	\$639	1,870	25%	\$17.47	\$909	1.2
Stewart County	\$17.52	\$911	\$36,440	2.4	\$88,800	\$2,220	\$26,640	\$666	850	16%	\$19.99	\$1,040	0.9
Sullivan County	\$20.06	\$1,043	\$41,720	2.8	\$79,000	\$1,975	\$23,700	\$593	18,519	27%	\$18.70	\$973	1.1
Sumner County	\$35.13	\$1,827	\$73,080	4.8	\$114,800	\$2,870	\$34,440	\$861	21,306	28%	\$17.95	\$933	2.0
Tipton County	\$26.06	\$1,355	\$54,200	3.6	\$91,100	\$2,278	\$27,330	\$683	5,143	23%	\$16.03	\$834	1.6
Trousdale County	\$35.13	\$1,827	\$73,080	4.8	\$114,800	\$2,870	\$34,440	\$861	933	26%	\$18.89	\$982	1.9
Unicoi County	\$21.52	\$1,119	\$44,760	3.0	\$84,800	\$2,120	\$25,440	\$636	2,125	27%	\$14.45	\$752	1.5
Union County	\$29.77	\$1,548	\$61,920	4.1	\$101,700	\$2,543	\$30,510	\$763	1,526	20%	\$16.61	\$864	1.8
Van Buren County	\$17.29	\$899	\$35,960	2.4	\$74,800	\$1,870	\$22,440	\$561	376	15%	\$10.86	\$565	1.6
Warren County	\$17.96	\$934	\$37,360	2.5	\$70,200	\$1,755	\$21,060	\$527	4,699	29%	\$14.85	\$772	1.2
Washington County	\$21.52	\$1,119	\$44,760	3.0	\$84,800	\$2,120	\$25,440	\$636	19,993	36%	\$14.79	\$769	1.5
Wayne County	\$17.29	\$899	\$35,960	2.4	\$74,300	\$1,858	\$22,290	\$557	1,060	18%	\$9.70	\$504	1.8
Weakley County	\$17.29	\$899	\$35,960	2.4	\$71,300	\$1,783	\$21,390	\$535	4,458	34%	\$12.07	\$628	1.4
White County	\$19.29	\$1,003	\$40,120	2.7	\$73,600	\$1,840	\$22,080	\$552	2,448	22%	\$17.95	\$933	1.1
Williamson County	\$35.13	\$1,827	\$73,080	4.8	\$114,800	\$2,870	\$34,440	\$861	18,346	20%	\$26.09	\$1,357	1.3
Wilson County	\$35.13	\$1,827	\$73,080	4.8	\$114,800	\$2,870	\$34,440	\$861	13,115	23%	\$17.13	\$891	2.1

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