

In **Utah**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,523**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,077** monthly or **\$60,930** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$29.29
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT UTAH:

| STATE FACTS | |
|-----------------------------|----------------|
| Minimum Wage | \$7.25 |
| Average Renter Wage | \$20.52 |
| 2-Bedroom Housing Wage | \$29.29 |
| Number of Renter Households | 321,551 |
| Percent Renters | 29% |

| MOST EXPENSIVE AREAS | HOUSING WAGE |
|-----------------------|----------------|
| Summit County | \$34.77 |
| Salt Lake City HMFA | \$33.62 |
| Ogden-Clearfield HMFA | \$29.46 |
| St. George MSA | \$28.56 |
| Wasatch County | \$28.02 |

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

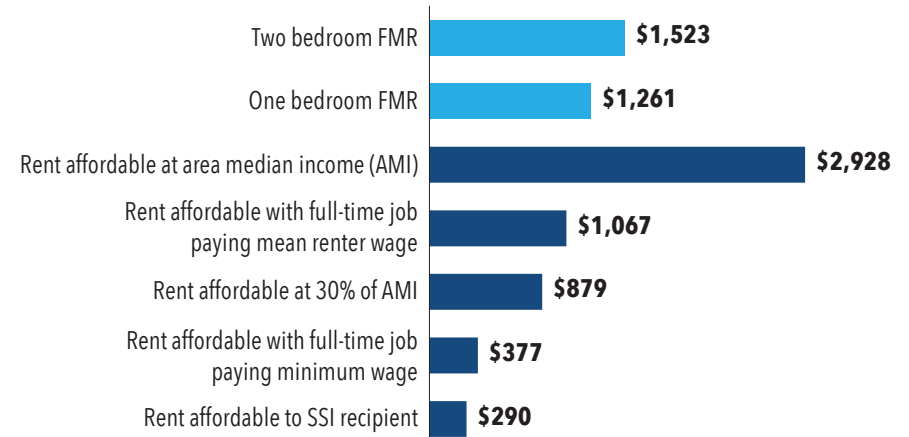
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

162
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

134
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

4
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)



| Utah | 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 |
| Utah | \$29.29 | \$1,523 | \$60,930 | 4.0 | \$117,135 | \$2,928 | \$35,141 | \$879 | 321,551 | 29% | \$20.52 | \$1,067 | 1.4 |
| Combined Nonmetro Areas | \$22.01 | \$1,145 | \$45,788 | 3.0 | \$102,710 | \$2,568 | \$30,813 | \$770 | 28,566 | 25% | \$17.02 | \$885 | 1.3 |
| <u>Metropolitan Areas</u> | | | | | | | | | | | | | |
| Box Elder County HMFA | \$19.46 | \$1,012 | \$40,480 | 2.7 | \$98,200 | \$2,455 | \$29,460 | \$737 | 4,651 | 24% | \$18.86 | \$981 | 1.0 |
| Logan MSA | \$22.48 | \$1,169 | \$46,760 | 3.1 | \$103,400 | \$2,585 | \$31,020 | \$776 | 15,687 | 36% | \$15.44 | \$803 | 1.5 |
| Ogden-Clearfield HMFA | \$29.46 | \$1,532 | \$61,280 | 4.1 | \$123,100 | \$3,078 | \$36,930 | \$923 | 49,769 | 24% | \$17.19 | \$894 | 1.7 |
| Provo-Orem MSA | \$26.06 | \$1,355 | \$54,200 | 3.6 | \$118,700 | \$2,968 | \$35,610 | \$890 | 63,048 | 32% | \$18.94 | \$985 | 1.4 |
| Salt Lake City HMFA | \$33.62 | \$1,748 | \$69,920 | 4.6 | \$122,700 | \$3,068 | \$36,810 | \$920 | 137,488 | 33% | \$23.85 | \$1,240 | 1.4 |
| St. George MSA | \$28.56 | \$1,485 | \$59,400 | 3.9 | \$100,700 | \$2,518 | \$30,210 | \$755 | 18,340 | 27% | \$15.98 | \$831 | 1.8 |
| Tooele County HMFA | \$23.13 | \$1,203 | \$48,120 | 3.2 | \$110,300 | \$2,758 | \$33,090 | \$827 | 4,002 | 17% | \$14.38 | \$748 | 1.6 |
| <u>Counties</u> | | | | | | | | | | | | | |
| Beaver County | \$18.69 | \$972 | \$38,880 | 2.6 | \$103,400 | \$2,585 | \$31,020 | \$776 | 421 | 18% | \$14.30 | \$744 | 1.3 |
| Box Elder County | \$19.46 | \$1,012 | \$40,480 | 2.7 | \$98,200 | \$2,455 | \$29,460 | \$737 | 4,651 | 24% | \$18.86 | \$981 | 1.0 |
| Cache County | \$22.48 | \$1,169 | \$46,760 | 3.1 | \$103,400 | \$2,585 | \$31,020 | \$776 | 15,687 | 36% | \$15.44 | \$803 | 1.5 |
| Carbon County | \$17.94 | \$933 | \$37,320 | 2.5 | \$78,900 | \$1,973 | \$23,670 | \$592 | 2,558 | 32% | \$14.19 | \$738 | 1.3 |
| Daggett County | \$18.62 | \$968 | \$38,720 | 2.6 | \$97,600 | \$2,440 | \$29,280 | \$732 | 45 | 17% | \$13.51 | \$702 | 1.4 |
| Davis County | \$29.46 | \$1,532 | \$61,280 | 4.1 | \$123,100 | \$3,078 | \$36,930 | \$923 | 25,915 | 23% | \$16.28 | \$847 | 1.8 |
| Duchesne County | \$18.12 | \$942 | \$37,680 | 2.5 | \$89,600 | \$2,240 | \$26,880 | \$672 | 1,390 | 21% | \$19.24 | \$1,000 | 0.9 |
| Emery County | \$17.94 | \$933 | \$37,320 | 2.5 | \$95,400 | \$2,385 | \$28,620 | \$716 | 701 | 20% | \$12.78 | \$664 | 1.4 |
| Garfield County | \$17.94 | \$933 | \$37,320 | 2.5 | \$83,700 | \$2,093 | \$25,110 | \$628 | 537 | 26% | \$15.50 | \$806 | 1.2 |
| Grand County | \$27.10 | \$1,409 | \$56,360 | 3.7 | \$90,600 | \$2,265 | \$27,180 | \$680 | 1,350 | 30% | \$15.36 | \$799 | 1.8 |
| Iron County | \$21.12 | \$1,098 | \$43,920 | 2.9 | \$88,800 | \$2,220 | \$26,640 | \$666 | 6,403 | 33% | \$13.78 | \$717 | 1.5 |
| Juab County | \$26.06 | \$1,355 | \$54,200 | 3.6 | \$118,700 | \$2,968 | \$35,610 | \$890 | 712 | 19% | \$16.97 | \$882 | 1.5 |

† 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

| Utah | 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 |
| Kane County | \$26.94 | \$1,401 | \$56,040 | 3.7 | \$111,600 | \$2,790 | \$33,480 | \$837 | 585 | 18% | \$10.38 | \$540 | 2.6 |
| Millard County | \$17.94 | \$933 | \$37,320 | 2.5 | \$84,400 | \$2,110 | \$25,320 | \$633 | 921 | 22% | \$17.43 | \$906 | 1.0 |
| Morgan County | \$29.46 | \$1,532 | \$61,280 | 4.1 | \$123,100 | \$3,078 | \$36,930 | \$923 | 354 | 10% | \$21.64 | \$1,125 | 1.4 |
| Piute County † | \$17.94 | \$933 | \$37,320 | 2.5 | \$57,400 | \$1,435 | \$17,220 | \$431 | 42 | 7% | | | |
| Rich County | \$17.94 | \$933 | \$37,320 | 2.5 | \$92,600 | \$2,315 | \$27,780 | \$695 | 160 | 20% | \$11.82 | \$615 | 1.5 |
| Salt Lake County | \$33.62 | \$1,748 | \$69,920 | 4.6 | \$122,700 | \$3,068 | \$36,810 | \$920 | 137,488 | 33% | \$23.85 | \$1,240 | 1.4 |
| San Juan County | \$19.92 | \$1,036 | \$41,440 | 2.7 | \$68,300 | \$1,708 | \$20,490 | \$512 | 938 | 20% | \$20.21 | \$1,051 | 1.0 |
| Sanpete County | \$19.21 | \$999 | \$39,960 | 2.6 | \$79,100 | \$1,978 | \$23,730 | \$593 | 2,057 | 24% | \$11.88 | \$618 | 1.6 |
| Sevier County | \$17.94 | \$933 | \$37,320 | 2.5 | \$88,800 | \$2,220 | \$26,640 | \$666 | 1,487 | 20% | \$14.07 | \$731 | 1.3 |
| Summit County | \$34.77 | \$1,808 | \$72,320 | 4.8 | \$168,600 | \$4,215 | \$50,580 | \$1,265 | 2,842 | 20% | \$20.74 | \$1,079 | 1.7 |
| Tooele County | \$23.13 | \$1,203 | \$48,120 | 3.2 | \$110,300 | \$2,758 | \$33,090 | \$827 | 4,002 | 17% | \$14.38 | \$748 | 1.6 |
| Uintah County | \$17.94 | \$933 | \$37,320 | 2.5 | \$93,400 | \$2,335 | \$28,020 | \$701 | 3,338 | 28% | \$21.69 | \$1,128 | 0.8 |
| Utah County | \$26.06 | \$1,355 | \$54,200 | 3.6 | \$118,700 | \$2,968 | \$35,610 | \$890 | 62,336 | 32% | \$18.97 | \$986 | 1.4 |
| Wasatch County | \$28.02 | \$1,457 | \$58,280 | 3.9 | \$136,400 | \$3,410 | \$40,920 | \$1,023 | 2,528 | 21% | \$18.22 | \$947 | 1.5 |
| Washington County | \$28.56 | \$1,485 | \$59,400 | 3.9 | \$100,700 | \$2,518 | \$30,210 | \$755 | 18,340 | 27% | \$15.98 | \$831 | 1.8 |
| Wayne County | \$17.94 | \$933 | \$37,320 | 2.5 | \$81,000 | \$2,025 | \$24,300 | \$608 | 263 | 24% | \$16.35 | \$850 | 1.1 |
| Weber County | \$29.46 | \$1,532 | \$61,280 | 4.1 | \$123,100 | \$3,078 | \$36,930 | \$923 | 23,500 | 25% | \$18.14 | \$944 | 1.6 |

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