

# VIRGINIA

#14\*

In **Virginia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,749**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,831** monthly or **\$69,967** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$33.64**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT VIRGINIA:

STATE FACTS	
Minimum Wage	<b>\$12.41</b>
Average Renter Wage	<b>\$23.66</b>
2-Bedroom Housing Wage	<b>\$33.64</b>
Number of Renter Households	<b>1,091,768</b>
Percent Renters	<b>33%</b>

MOST EXPENSIVE AREAS	HOUSING WAGE
Washington-Arlington-Alexandria HMFA	<b>\$44.50</b>
Charlottesville MSA	<b>\$33.25</b>
Richmond MSA	<b>\$32.90</b>
Virginia Beach-Norfolk-Newport News HMFA	<b>\$32.62</b>
Winchester MSA	<b>\$30.17</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.

**108**

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

**95**

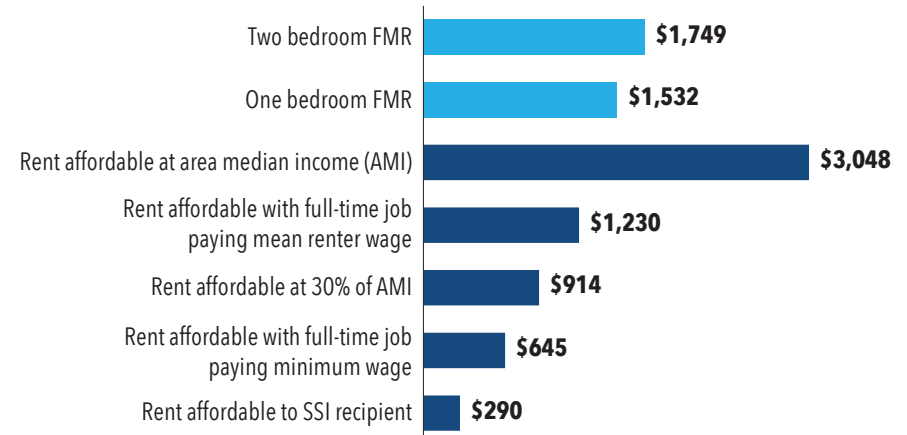
Work Hours Per Week At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

**2.7**

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

**2.4**

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



Virginia	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
Virginia	\$33.64	\$1,749	\$69,967	2.7	\$121,930	\$3,048	\$36,579	\$914	1,091,768	33%	\$23.66	\$1,230	1.4
Combined Nonmetro Areas	\$17.66	\$918	\$36,725	1.4	\$80,501	\$2,013	\$24,150	\$604	112,369	26%	\$15.23	\$792	1.2
<u>Metropolitan Areas</u>													
Blacksburg-Christiansburg-Radford HMFA	\$23.67	\$1,231	\$49,240	1.9	\$109,900	\$2,748	\$32,970	\$824	19,779	47%	\$13.29	\$691	1.8
Charlottesville MSA	\$33.25	\$1,729	\$69,160	2.7	\$125,800	\$3,145	\$37,740	\$944	30,579	34%	\$20.04	\$1,042	1.7
Culpeper County HMFA	\$27.33	\$1,421	\$56,840	2.2	\$115,100	\$2,878	\$34,530	\$863	4,736	25%	\$14.95	\$777	1.8
Franklin County HMFA	\$16.75	\$871	\$34,840	1.3	\$90,800	\$2,270	\$27,240	\$681	4,562	20%	\$16.84	\$876	1.0
Giles County HMFA	\$18.21	\$947	\$37,880	1.5	\$86,500	\$2,163	\$25,950	\$649	1,430	21%	\$22.64	\$1,177	0.8
Harrisonburg MSA	\$26.77	\$1,392	\$55,680	2.2	\$104,200	\$2,605	\$31,260	\$782	18,364	37%	\$18.14	\$943	1.5
King and Queen County HMFA	\$25.48	\$1,325	\$53,000	2.1	\$94,300	\$2,358	\$28,290	\$707	636	23%	\$17.47	\$908	1.5
Kingsport-Bristol-Bristol MSA	\$20.06	\$1,043	\$41,720	1.6	\$79,000	\$1,975	\$23,700	\$593	9,988	26%	\$15.22	\$791	1.3
Lynchburg MSA	\$23.08	\$1,200	\$48,000	1.9	\$97,800	\$2,445	\$29,340	\$734	29,390	29%	\$18.32	\$953	1.3
Madison County HMFA	\$21.08	\$1,096	\$43,840	1.7	\$112,800	\$2,820	\$33,840	\$846	1,102	20%	\$13.18	\$685	1.6
Pulaski County HMFA	\$17.62	\$916	\$36,640	1.4	\$85,700	\$2,143	\$25,710	\$643	4,006	28%	\$15.43	\$802	1.1
Rappahannock County HMFA	\$26.17	\$1,361	\$54,440	2.1	\$108,300	\$2,708	\$32,490	\$812	633	22%	\$13.90	\$723	1.9
Richmond MSA	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	171,599	33%	\$22.46	\$1,168	1.5
Roanoke HMFA	\$21.94	\$1,141	\$45,640	1.8	\$90,600	\$2,265	\$27,180	\$680	36,145	34%	\$19.45	\$1,011	1.1
Southampton County-Franklin city HMFA	\$22.44	\$1,167	\$46,680	1.8	\$97,000	\$2,425	\$29,100	\$728	3,314	32%	\$15.03	\$781	1.5
Staunton-Waynesboro MSA	\$24.65	\$1,282	\$51,280	2.0	\$94,400	\$2,360	\$28,320	\$708	14,941	29%	\$16.45	\$855	1.5
Virginia Beach-Norfolk-Newport News HMF <sup>A</sup>	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	255,455	38%	\$19.68	\$1,023	1.7
Warren County HMFA	\$24.96	\$1,298	\$51,920	2.0	\$103,900	\$2,598	\$31,170	\$779	3,658	24%	\$15.71	\$817	1.6

† 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

Virginia	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
Washington-Arlington-Alexandria HMFA	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	354,991	33%	\$30.60	\$1,591	1.5
Winchester MSA	\$30.17	\$1,569	\$62,760	2.4	\$113,100	\$2,828	\$33,930	\$848	14,091	31%	\$20.81	\$1,082	1.4
<u>Counties</u>													
Accomack County	\$18.08	\$940	\$37,600	1.5	\$78,600	\$1,965	\$23,580	\$590	4,221	30%	\$15.74	\$819	1.1
Albemarle County	\$33.25	\$1,729	\$69,160	2.7	\$125,800	\$3,145	\$37,740	\$944	15,344	34%	\$20.24	\$1,052	1.6
Alleghany County	\$16.37	\$851	\$34,040	1.3	\$75,000	\$1,875	\$22,500	\$563	1,222	19%	\$11.53	\$600	1.4
Amelia County	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	996	19%	\$16.56	\$861	2.0
Amherst County	\$23.08	\$1,200	\$48,000	1.9	\$97,800	\$2,445	\$29,340	\$734	2,743	22%	\$10.92	\$568	2.1
Appomattox County	\$23.08	\$1,200	\$48,000	1.9	\$97,800	\$2,445	\$29,340	\$734	1,471	22%	\$14.96	\$778	1.5
Arlington County	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	64,860	58%	\$44.88	\$2,334	1.0
Augusta County	\$24.65	\$1,282	\$51,280	2.0	\$94,400	\$2,360	\$28,320	\$708	6,452	21%	\$17.40	\$905	1.4
Bath County	\$16.67	\$867	\$34,680	1.3	\$87,100	\$2,178	\$26,130	\$653	438	25%	\$16.29	\$847	1.0
Bedford County	\$23.08	\$1,200	\$48,000	1.9	\$97,800	\$2,445	\$29,340	\$734	5,162	16%	\$13.22	\$687	1.7
Bland County	\$16.37	\$851	\$34,040	1.3	\$72,800	\$1,820	\$21,840	\$546	449	19%	\$21.55	\$1,120	0.8
Botetourt County	\$21.94	\$1,141	\$45,640	1.8	\$90,600	\$2,265	\$27,180	\$680	1,860	14%	\$19.90	\$1,035	1.1
Brunswick County	\$16.37	\$851	\$34,040	1.3	\$66,700	\$1,668	\$20,010	\$500	1,755	27%	\$12.89	\$670	1.3
Buchanan County	\$16.37	\$851	\$34,040	1.3	\$53,100	\$1,328	\$15,930	\$398	1,313	18%	\$17.50	\$910	0.9
Buckingham County	\$17.98	\$935	\$37,400	1.4	\$84,400	\$2,110	\$25,320	\$633	1,429	24%	\$13.79	\$717	1.3
Campbell County	\$23.08	\$1,200	\$48,000	1.9	\$97,800	\$2,445	\$29,340	\$734	5,403	24%	\$21.99	\$1,144	1.0
Caroline County	\$21.52	\$1,119	\$44,760	1.7	\$108,200	\$2,705	\$32,460	\$812	2,132	18%	\$12.15	\$632	1.8
Carroll County	\$16.37	\$851	\$34,040	1.3	\$72,900	\$1,823	\$21,870	\$547	2,769	22%	\$12.04	\$626	1.4
Charles City County	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	420	14%	\$18.59	\$967	1.8
Charlotte County	\$16.37	\$851	\$34,040	1.3	\$76,700	\$1,918	\$23,010	\$575	1,334	29%	\$11.54	\$600	1.4
Chesterfield County	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	31,093	23%	\$18.50	\$962	1.8
Clarke County	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	1,013	18%	\$11.24	\$584	4.0

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## Virginia

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
Craig County †	\$21.94	\$1,141	\$45,640	1.8	\$90,600	\$2,265	\$27,180	\$680	297	17%			
Culpeper County	\$27.33	\$1,421	\$56,840	2.2	\$115,100	\$2,878	\$34,530	\$863	4,736	25%	\$14.95	\$777	1.8
Cumberland County	\$17.56	\$913	\$36,520	1.4	\$70,000	\$1,750	\$21,000	\$525	1,025	25%	\$15.99	\$832	1.1
Dickenson County	\$16.37	\$851	\$34,040	1.3	\$57,400	\$1,435	\$17,220	\$431	1,452	25%	\$19.38	\$1,008	0.8
Dinwiddie County	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	2,268	22%	\$19.96	\$1,038	1.6
Essex County	\$19.35	\$1,006	\$40,240	1.6	\$78,900	\$1,973	\$23,670	\$592	1,365	31%	\$17.24	\$896	1.1
Fairfax County	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	130,624	32%	\$34.77	\$1,808	1.3
Fauquier County	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	5,744	22%	\$17.77	\$924	2.5
Floyd County	\$17.54	\$912	\$36,480	1.4	\$88,400	\$2,210	\$26,520	\$663	1,067	16%	\$13.46	\$700	1.3
Fluvanna County	\$33.25	\$1,729	\$69,160	2.7	\$125,800	\$3,145	\$37,740	\$944	1,188	12%	\$17.23	\$896	1.9
Franklin County	\$16.75	\$871	\$34,840	1.3	\$90,800	\$2,270	\$27,240	\$681	4,562	20%	\$16.84	\$876	1.0
Frederick County	\$30.17	\$1,569	\$62,760	2.4	\$113,100	\$2,828	\$33,930	\$848	7,547	22%	\$18.22	\$947	1.7
Giles County	\$18.21	\$947	\$37,880	1.5	\$86,500	\$2,163	\$25,950	\$649	1,430	21%	\$22.64	\$1,177	0.8
Gloucester County	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	3,047	20%	\$13.54	\$704	2.4
Goochland County	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	1,367	14%	\$36.98	\$1,923	0.9
Grayson County	\$16.37	\$851	\$34,040	1.3	\$63,400	\$1,585	\$19,020	\$476	1,122	18%	\$10.56	\$549	1.6
Greene County	\$33.25	\$1,729	\$69,160	2.7	\$125,800	\$3,145	\$37,740	\$944	1,616	20%	\$17.59	\$915	1.9
Greensville County	\$17.94	\$933	\$37,320	1.4	\$74,400	\$1,860	\$22,320	\$558	960	31%	\$18.15	\$944	1.0
Halifax County	\$16.37	\$851	\$34,040	1.3	\$70,400	\$1,760	\$21,120	\$528	4,025	29%	\$13.98	\$727	1.2
Hanover County	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	7,222	17%	\$16.23	\$844	2.0
Henrico County	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	47,977	35%	\$22.74	\$1,182	1.4
Henry County	\$16.37	\$851	\$34,040	1.3	\$68,200	\$1,705	\$20,460	\$512	4,902	24%	\$14.88	\$774	1.1
Highland County	\$16.37	\$851	\$34,040	1.3	\$83,200	\$2,080	\$24,960	\$624	119	12%	\$11.64	\$605	1.4
Isle of Wight County	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	2,881	19%	\$23.30	\$1,212	1.4
James City County	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	6,631	21%	\$14.32	\$745	2.3
King and Queen County	\$25.48	\$1,325	\$53,000	2.1	\$94,300	\$2,358	\$28,290	\$707	636	23%	\$17.47	\$908	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.

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Virginia	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
King George County	\$25.71	\$1,337	\$53,480	2.1	\$134,200	\$3,355	\$40,260	\$1,007	2,360	24%	\$17.65	\$918	1.5
King William County	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	797	11%	\$13.94	\$725	2.4
Lancaster County	\$19.81	\$1,030	\$41,200	1.6	\$91,000	\$2,275	\$27,300	\$683	1,104	20%	\$17.37	\$903	1.1
Lee County	\$16.37	\$851	\$34,040	1.3	\$65,000	\$1,625	\$19,500	\$488	2,204	26%	\$9.78	\$508	1.7
Loudoun County	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	31,100	22%	\$22.75	\$1,183	2.0
Louisa County	\$21.44	\$1,115	\$44,600	1.7	\$106,600	\$2,665	\$31,980	\$800	2,856	19%	\$17.42	\$906	1.2
Lunenburg County	\$16.48	\$857	\$34,280	1.3	\$76,000	\$1,900	\$22,800	\$570	1,311	28%	\$15.75	\$819	1.0
Madison County	\$21.08	\$1,096	\$43,840	1.7	\$112,800	\$2,820	\$33,840	\$846	1,102	20%	\$13.18	\$685	1.6
Mathews County	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	542	14%	\$10.68	\$556	3.1
Mecklenburg County	\$17.08	\$888	\$35,520	1.4	\$79,500	\$1,988	\$23,850	\$596	3,760	28%	\$11.98	\$623	1.4
Middlesex County	\$22.92	\$1,192	\$47,680	1.8	\$99,900	\$2,498	\$29,970	\$749	677	14%	\$10.91	\$568	2.1
Montgomery County	\$23.67	\$1,231	\$49,240	1.9	\$109,900	\$2,748	\$32,970	\$824	16,626	45%	\$13.43	\$698	1.8
Nelson County	\$33.25	\$1,729	\$69,160	2.7	\$125,800	\$3,145	\$37,740	\$944	1,346	21%	\$15.34	\$798	2.2
New Kent County	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	713	8%	\$13.59	\$707	2.4
Northampton County	\$17.02	\$885	\$35,400	1.4	\$85,400	\$2,135	\$25,620	\$641	1,857	35%	\$13.54	\$704	1.3
Northumberland County	\$22.60	\$1,175	\$47,000	1.8	\$90,500	\$2,263	\$27,150	\$679	582	11%	\$19.45	\$1,012	1.2
Nottoway County	\$17.19	\$894	\$35,760	1.4	\$90,900	\$2,273	\$27,270	\$682	1,689	31%	\$17.50	\$910	1.0
Orange County	\$21.48	\$1,117	\$44,680	1.7	\$118,600	\$2,965	\$35,580	\$890	3,256	22%	\$13.84	\$720	1.6
Page County	\$16.37	\$851	\$34,040	1.3	\$78,400	\$1,960	\$23,520	\$588	2,583	27%	\$13.85	\$720	1.2
Patrick County	\$16.37	\$851	\$34,040	1.3	\$78,700	\$1,968	\$23,610	\$590	1,779	23%	\$12.76	\$663	1.3
Pittsylvania County	\$16.37	\$851	\$34,040	1.3	\$69,600	\$1,740	\$20,880	\$522	5,236	21%	\$14.88	\$774	1.1
Powhatan County	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	764	7%	\$11.75	\$611	2.8
Prince Edward County	\$19.08	\$992	\$39,680	1.5	\$82,500	\$2,063	\$24,750	\$619	3,028	40%	\$15.01	\$780	1.3
Prince George County	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	3,316	26%	\$19.70	\$1,024	1.7
Prince William County	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	39,608	26%	\$18.53	\$964	2.4
Pulaski County	\$17.62	\$916	\$36,640	1.4	\$85,700	\$2,143	\$25,710	\$643	4,006	28%	\$15.43	\$802	1.1

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Virginia	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
Rappahannock County	\$26.17	\$1,361	\$54,440	2.1	\$108,300	\$2,708	\$32,490	\$812	633	22%	\$13.90	\$723	1.9
Richmond County	\$20.31	\$1,056	\$42,240	1.6	\$91,500	\$2,288	\$27,450	\$686	864	29%	\$18.21	\$947	1.1
Roanoke County	\$21.94	\$1,141	\$45,640	1.8	\$90,600	\$2,265	\$27,180	\$680	9,312	24%	\$16.78	\$872	1.3
Rockbridge County	\$17.29	\$899	\$35,960	1.4	\$85,200	\$2,130	\$25,560	\$639	2,060	22%	\$13.47	\$700	1.3
Rockingham County	\$26.77	\$1,392	\$55,680	2.2	\$104,200	\$2,605	\$31,260	\$782	7,955	25%	\$19.26	\$1,001	1.4
Russell County	\$16.37	\$851	\$34,040	1.3	\$72,000	\$1,800	\$21,600	\$540	2,534	24%	\$14.21	\$739	1.2
Scott County	\$20.06	\$1,043	\$41,720	1.6	\$79,000	\$1,975	\$23,700	\$593	1,940	22%	\$13.58	\$706	1.5
Shenandoah County	\$20.60	\$1,071	\$42,840	1.7	\$87,500	\$2,188	\$26,250	\$656	4,905	28%	\$16.60	\$863	1.2
Smyth County	\$16.37	\$851	\$34,040	1.3	\$69,900	\$1,748	\$20,970	\$524	3,650	29%	\$15.44	\$803	1.1
Southampton County	\$22.44	\$1,167	\$46,680	1.8	\$97,000	\$2,425	\$29,100	\$728	1,735	25%	\$15.98	\$831	1.4
Spotsylvania County	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	10,439	20%	\$14.89	\$774	3.0
Stafford County	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	9,837	19%	\$16.57	\$862	2.7
Surry County †	\$16.37	\$851	\$34,040	1.3	\$100,300	\$2,508	\$30,090	\$752	545	20%			
Sussex County	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	1,138	31%	\$15.09	\$785	2.2
Tazewell County	\$16.37	\$851	\$34,040	1.3	\$69,000	\$1,725	\$20,700	\$518	4,299	27%	\$15.93	\$828	1.0
Warren County	\$24.96	\$1,298	\$51,920	2.0	\$103,900	\$2,598	\$31,170	\$779	3,658	24%	\$15.71	\$817	1.6
Washington County	\$20.06	\$1,043	\$41,720	1.6	\$79,000	\$1,975	\$23,700	\$593	5,348	24%	\$16.22	\$843	1.2
Westmoreland County	\$20.73	\$1,078	\$43,120	1.7	\$90,300	\$2,258	\$27,090	\$677	1,681	21%	\$11.38	\$592	1.8
Wise County	\$16.37	\$851	\$34,040	1.3	\$66,000	\$1,650	\$19,800	\$495	3,636	26%	\$14.88	\$774	1.1
Wythe County	\$16.40	\$853	\$34,120	1.3	\$83,800	\$2,095	\$25,140	\$629	2,903	23%	\$12.61	\$656	1.3
York County	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	7,621	29%	\$15.59	\$810	2.1
Alexandria city	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	43,675	58%	\$32.40	\$1,685	1.4
Bristol city	\$20.06	\$1,043	\$41,720	1.6	\$79,000	\$1,975	\$23,700	\$593	2,700	37%	\$13.88	\$722	1.4
Buena Vista city	\$17.29	\$899	\$35,960	1.4	\$85,200	\$2,130	\$25,560	\$639	1,118	43%	\$19.59	\$1,019	0.9
Charlottesville city	\$33.25	\$1,729	\$69,160	2.7	\$125,800	\$3,145	\$37,740	\$944	11,085	56%	\$20.97	\$1,091	1.6
Chesapeake city	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	24,221	26%	\$16.19	\$842	2.0

† 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

Virginia	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
Colonial Heights city	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	2,409	32%	\$12.08	\$628	2.7
Covington city	\$16.37	\$851	\$34,040	1.3	\$75,000	\$1,875	\$22,500	\$563	712	29%	\$19.49	\$1,013	0.8
Danville city	\$16.37	\$851	\$34,040	1.3	\$69,600	\$1,740	\$20,880	\$522	9,495	51%	\$19.04	\$990	0.9
Emporia city	\$17.94	\$933	\$37,320	1.4	\$74,400	\$1,860	\$22,320	\$558	1,367	62%	\$19.24	\$1,000	0.9
Fairfax city	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	2,808	31%	\$16.92	\$880	2.6
Falls Church city	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	3,014	50%	\$25.57	\$1,330	1.7
Franklin city	\$22.44	\$1,167	\$46,680	1.8	\$97,000	\$2,425	\$29,100	\$728	1,579	47%	\$14.30	\$744	1.6
Fredericksburg city	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	6,687	58%	\$22.57	\$1,174	2.0
Galax city	\$16.37	\$851	\$34,040	1.3	\$72,900	\$1,823	\$21,870	\$547	1,047	38%	\$12.16	\$632	1.3
Hampton city	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	25,622	44%	\$18.97	\$987	1.7
Harrisonburg city	\$26.77	\$1,392	\$55,680	2.2	\$104,200	\$2,605	\$31,260	\$782	10,409	60%	\$16.68	\$868	1.6
Hopewell city	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	4,188	44%	\$24.33	\$1,265	1.4
Lexington city †	\$17.29	\$899	\$35,960	1.4	\$85,200	\$2,130	\$25,560	\$639	996	48%			
Lynchburg city	\$23.08	\$1,200	\$48,000	1.9	\$97,800	\$2,445	\$29,340	\$734	14,611	51%	\$20.07	\$1,044	1.1
Manassas city	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	3,907	28%	\$27.17	\$1,413	1.6
Manassas Park city	\$44.50	\$2,314	\$92,560	3.6	\$163,900	\$4,098	\$49,170	\$1,229	1,675	32%	\$25.49	\$1,326	1.7
Martinsville city	\$16.37	\$851	\$34,040	1.3	\$68,200	\$1,705	\$20,460	\$512	2,435	43%	\$16.17	\$841	1.0
Newport News city	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	39,346	52%	\$25.89	\$1,346	1.3
Norfolk city	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	51,298	54%	\$23.09	\$1,201	1.4
Norton city	\$16.37	\$851	\$34,040	1.3	\$66,000	\$1,650	\$19,800	\$495	741	48%	\$9.38	\$488	1.7
Petersburg city	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	9,172	62%	\$22.35	\$1,162	1.5
Poquoson city	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	690	15%	\$11.68	\$607	2.8
Portsmouth city	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	17,121	43%	\$19.53	\$1,016	1.7
Radford city	\$23.67	\$1,231	\$49,240	1.9	\$109,900	\$2,748	\$32,970	\$824	3,153	57%	\$12.13	\$631	2.0
Richmond city	\$32.90	\$1,711	\$68,440	2.7	\$113,500	\$2,838	\$34,050	\$851	57,759	57%	\$29.01	\$1,509	1.1
Roanoke city	\$21.94	\$1,141	\$45,640	1.8	\$90,600	\$2,265	\$27,180	\$680	20,977	48%	\$21.35	\$1,110	1.0

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5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

Virginia	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
Salem city	\$21.94	\$1,141	\$45,640	1.8	\$90,600	\$2,265	\$27,180	\$680	3,699	36%	\$17.98	\$935	1.2
Staunton city	\$24.65	\$1,282	\$51,280	2.0	\$94,400	\$2,360	\$28,320	\$708	4,600	41%	\$14.82	\$771	1.7
Suffolk city	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	11,006	30%	\$17.23	\$896	1.9
Virginia Beach city	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	63,071	35%	\$18.45	\$960	1.8
Waynesboro city	\$24.65	\$1,282	\$51,280	2.0	\$94,400	\$2,360	\$28,320	\$708	3,889	40%	\$15.28	\$795	1.6
Williamsburg city	\$32.62	\$1,696	\$67,840	2.6	\$106,500	\$2,663	\$31,950	\$799	2,358	47%	\$13.95	\$725	2.3
Winchester city	\$30.17	\$1,569	\$62,760	2.4	\$113,100	\$2,828	\$33,930	\$848	6,544	58%	\$24.83	\$1,291	1.2

† Wage data not available (See Appendix B).

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4: AMI = Fiscal Year 2025 Area Median Income

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