

WEST VIRGINIA

#51*

In **West Virginia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$985**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,283** monthly or **\$39,392** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.94
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT WEST VIRGINIA:

STATE FACTS	
Minimum Wage	\$8.75
Average Renter Wage	\$15.20
2-Bedroom Housing Wage	\$18.94
Number of Renter Households	185,366
Percent Renters	26%

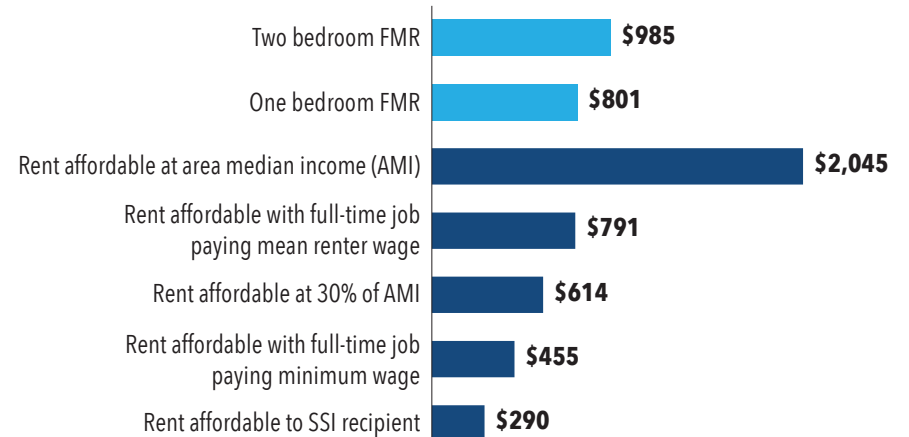
87
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

70
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

2.2
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.8
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Winchester MSA	\$30.17
Jefferson County HMFA	\$23.96
Martinsburg HMFA	\$23.15
Putnam County HMFA	\$21.27
Morgantown MSA	\$20.48



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.

West Virginia

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
West Virginia	\$18.94	\$985	\$39,392	2.2	\$81,804	\$2,045	\$24,541	\$614	185,366	26%	\$15.20	\$791	1.2
Combined Nonmetro Areas	\$17.10	\$889	\$35,566	2.0	\$72,390	\$1,810	\$21,717	\$543	55,979	23%	\$15.50	\$806	1.1
<u>Metropolitan Areas</u>													
Boone County HMFA	\$16.38	\$852	\$34,080	1.9	\$76,900	\$1,923	\$23,070	\$577	1,649	21%	\$12.85	\$668	1.3
Charleston HMFA	\$20.27	\$1,054	\$42,160	2.3	\$76,800	\$1,920	\$23,040	\$576	23,536	30%	\$17.80	\$926	1.1
Cumberland MSA	\$17.94	\$933	\$37,320	2.1	\$94,400	\$2,360	\$28,320	\$708	2,184	20%	\$10.49	\$545	1.7
Fayette County HMFA	\$17.00	\$884	\$35,360	1.9	\$73,400	\$1,835	\$22,020	\$551	3,915	24%	\$11.45	\$595	1.5
Huntington-Ashland HMFA	\$18.67	\$971	\$38,840	2.1	\$78,600	\$1,965	\$23,580	\$590	17,787	33%	\$14.01	\$729	1.3
Jackson County HMFA	\$16.58	\$862	\$34,480	1.9	\$83,100	\$2,078	\$24,930	\$623	2,587	23%	\$16.47	\$856	1.0
Jefferson County HMFA	\$23.96	\$1,246	\$49,840	2.7	\$127,600	\$3,190	\$38,280	\$957	4,562	21%	\$12.19	\$634	2.0
Lincoln County HMFA	\$16.98	\$883	\$35,320	1.9	\$62,600	\$1,565	\$18,780	\$470	1,974	25%	\$11.17	\$581	1.5
Martinsburg HMFA	\$23.15	\$1,204	\$48,160	2.6	\$99,600	\$2,490	\$29,880	\$747	12,150	25%	\$16.19	\$842	1.4
Morgan County HMFA	\$17.65	\$918	\$36,720	2.0	\$82,400	\$2,060	\$24,720	\$618	1,217	17%	\$12.41	\$646	1.4
Morgantown MSA	\$20.48	\$1,065	\$42,600	2.3	\$98,400	\$2,460	\$29,520	\$738	21,301	37%	\$15.94	\$829	1.3
Parkersburg-Vienna MSA	\$17.94	\$933	\$37,320	2.1	\$72,400	\$1,810	\$21,720	\$543	9,418	25%	\$13.98	\$727	1.3
Putnam County HMFA	\$21.27	\$1,106	\$44,240	2.4	\$101,500	\$2,538	\$30,450	\$761	3,941	17%	\$15.81	\$822	1.3
Raleigh County HMFA	\$18.00	\$936	\$37,440	2.1	\$78,500	\$1,963	\$23,550	\$589	7,368	25%	\$12.74	\$663	1.4
Weirton-Steubenville MSA	\$17.29	\$899	\$35,960	2.0	\$80,200	\$2,005	\$24,060	\$602	5,781	26%	\$15.92	\$828	1.1
Wheeling MSA	\$18.35	\$954	\$38,160	2.1	\$82,100	\$2,053	\$24,630	\$616	8,539	28%	\$13.29	\$691	1.4
Winchester MSA	\$30.17	\$1,569	\$62,760	3.4	\$113,100	\$2,828	\$33,930	\$848	1,478	18%	\$13.56	\$705	2.2

† 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

West Virginia

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
<u>Counties</u>													
Barbour County	\$16.38	\$852	\$34,080	1.9	\$68,600	\$1,715	\$20,580	\$515	1,215	21%	\$26.85	\$1,396	0.6
Berkeley County	\$23.15	\$1,204	\$48,160	2.6	\$99,600	\$2,490	\$29,880	\$747	12,150	25%	\$16.19	\$842	1.4
Boone County	\$16.38	\$852	\$34,080	1.9	\$76,900	\$1,923	\$23,070	\$577	1,649	21%	\$12.85	\$668	1.3
Braxton County	\$16.38	\$852	\$34,080	1.9	\$52,600	\$1,315	\$15,780	\$395	982	21%	\$14.97	\$778	1.1
Brooke County	\$17.29	\$899	\$35,960	2.0	\$80,200	\$2,005	\$24,060	\$602	2,513	27%	\$17.04	\$886	1.0
Cabell County	\$18.67	\$971	\$38,840	2.1	\$78,600	\$1,965	\$23,580	\$590	14,283	36%	\$13.85	\$720	1.3
Calhoun County	\$16.38	\$852	\$34,080	1.9	\$51,400	\$1,285	\$15,420	\$386	422	18%	\$9.48	\$493	1.7
Clay County	\$20.27	\$1,054	\$42,160	2.3	\$76,800	\$1,920	\$23,040	\$576	623	21%	\$11.69	\$608	1.7
Doddridge County	\$16.38	\$852	\$34,080	1.9	\$85,300	\$2,133	\$25,590	\$640	278	12%	\$25.58	\$1,330	0.6
Fayette County	\$17.00	\$884	\$35,360	1.9	\$73,400	\$1,835	\$22,020	\$551	3,915	24%	\$11.45	\$595	1.5
Gilmer County	\$16.38	\$852	\$34,080	1.9	\$62,900	\$1,573	\$18,870	\$472	525	24%	\$12.16	\$632	1.3
Grant County	\$16.38	\$852	\$34,080	1.9	\$81,000	\$2,025	\$24,300	\$608	818	19%	\$10.69	\$556	1.5
Greenbrier County	\$16.98	\$883	\$35,320	1.9	\$71,800	\$1,795	\$21,540	\$539	3,831	26%	\$10.96	\$570	1.5
Hampshire County	\$30.17	\$1,569	\$62,760	3.4	\$113,100	\$2,828	\$33,930	\$848	1,478	18%	\$13.56	\$705	2.2
Hancock County	\$17.29	\$899	\$35,960	2.0	\$80,200	\$2,005	\$24,060	\$602	3,268	25%	\$15.02	\$781	1.2
Hardy County	\$17.13	\$891	\$35,640	2.0	\$67,100	\$1,678	\$20,130	\$503	1,209	20%	\$17.79	\$925	1.0
Harrison County	\$18.21	\$947	\$37,880	2.1	\$84,700	\$2,118	\$25,410	\$635	6,860	26%	\$18.39	\$956	1.0
Jackson County	\$16.58	\$862	\$34,480	1.9	\$83,100	\$2,078	\$24,930	\$623	2,587	23%	\$16.47	\$856	1.0
Jefferson County	\$23.96	\$1,246	\$49,840	2.7	\$127,600	\$3,190	\$38,280	\$957	4,562	21%	\$12.19	\$634	2.0
Kanawha County	\$20.27	\$1,054	\$42,160	2.3	\$76,800	\$1,920	\$23,040	\$576	22,913	30%	\$17.89	\$930	1.1
Lewis County	\$16.38	\$852	\$34,080	1.9	\$77,000	\$1,925	\$23,100	\$578	2,034	29%	\$11.91	\$619	1.4
Lincoln County	\$16.98	\$883	\$35,320	1.9	\$62,600	\$1,565	\$18,780	\$470	1,974	25%	\$11.17	\$581	1.5
Logan County	\$16.38	\$852	\$34,080	1.9	\$59,700	\$1,493	\$17,910	\$448	2,884	23%	\$15.83	\$823	1.0
McDowell County	\$16.38	\$852	\$34,080	1.9	\$42,400	\$1,060	\$12,720	\$318	1,578	24%	\$21.65	\$1,126	0.8
Marion County	\$19.40	\$1,009	\$40,360	2.2	\$90,500	\$2,263	\$27,150	\$679	5,554	24%	\$15.32	\$797	1.3

† Wage data not available (See Appendix B).

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West Virginia

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
Marshall County	\$18.35	\$954	\$38,160	2.1	\$82,100	\$2,053	\$24,630	\$616	2,622	21%	\$15.54	\$808	1.2
Mason County	\$16.38	\$852	\$34,080	1.9	\$76,100	\$1,903	\$22,830	\$571	1,836	18%	\$16.99	\$884	1.0
Mercer County	\$16.38	\$852	\$34,080	1.9	\$71,400	\$1,785	\$21,420	\$536	7,388	30%	\$15.10	\$785	1.1
Mineral County	\$17.94	\$933	\$37,320	2.1	\$94,400	\$2,360	\$28,320	\$708	2,184	20%	\$10.49	\$545	1.7
Mingo County	\$16.38	\$852	\$34,080	1.9	\$55,400	\$1,385	\$16,620	\$416	2,510	28%	\$15.99	\$831	1.0
Monongalia County	\$20.48	\$1,065	\$42,600	2.3	\$98,400	\$2,460	\$29,520	\$738	18,814	42%	\$16.22	\$843	1.3
Monroe County	\$16.38	\$852	\$34,080	1.9	\$73,500	\$1,838	\$22,050	\$551	822	17%	\$13.36	\$695	1.2
Morgan County	\$17.65	\$918	\$36,720	2.0	\$82,400	\$2,060	\$24,720	\$618	1,217	17%	\$12.41	\$646	1.4
Nicholas County	\$16.38	\$852	\$34,080	1.9	\$78,400	\$1,960	\$23,520	\$588	1,701	18%	\$13.98	\$727	1.2
Ohio County	\$18.35	\$954	\$38,160	2.1	\$82,100	\$2,053	\$24,630	\$616	5,917	33%	\$12.43	\$647	1.5
Pendleton County	\$16.38	\$852	\$34,080	1.9	\$71,300	\$1,783	\$21,390	\$535	403	18%	\$10.08	\$524	1.6
Pleasants County	\$16.38	\$852	\$34,080	1.9	\$83,000	\$2,075	\$24,900	\$623	491	18%	\$15.25	\$793	1.1
Pocahontas County	\$16.38	\$852	\$34,080	1.9	\$63,000	\$1,575	\$18,900	\$473	523	17%	\$13.38	\$696	1.2
Preston County	\$20.48	\$1,065	\$42,600	2.3	\$98,400	\$2,460	\$29,520	\$738	2,487	19%	\$13.41	\$697	1.5
Putnam County	\$21.27	\$1,106	\$44,240	2.4	\$101,500	\$2,538	\$30,450	\$761	3,941	17%	\$15.81	\$822	1.3
Raleigh County	\$18.00	\$936	\$37,440	2.1	\$78,500	\$1,963	\$23,550	\$589	7,368	25%	\$12.74	\$663	1.4
Randolph County	\$16.92	\$880	\$35,200	1.9	\$74,800	\$1,870	\$22,440	\$561	2,376	23%	\$12.06	\$627	1.4
Ritchie County	\$16.38	\$852	\$34,080	1.9	\$66,000	\$1,650	\$19,800	\$495	524	16%	\$14.29	\$743	1.1
Roane County	\$16.38	\$852	\$34,080	1.9	\$56,300	\$1,408	\$16,890	\$422	1,269	23%	\$12.84	\$668	1.3
Summers County	\$16.38	\$852	\$34,080	1.9	\$70,000	\$1,750	\$21,000	\$525	921	19%	\$17.47	\$909	0.9
Taylor County	\$17.40	\$905	\$36,200	2.0	\$72,300	\$1,808	\$21,690	\$542	1,137	17%	\$17.25	\$897	1.0
Tucker County	\$16.38	\$852	\$34,080	1.9	\$76,500	\$1,913	\$22,950	\$574	530	19%	\$14.14	\$735	1.2
Tyler County	\$16.38	\$852	\$34,080	1.9	\$87,800	\$2,195	\$26,340	\$659	418	13%	\$11.48	\$597	1.4
Upshur County	\$18.21	\$947	\$37,880	2.1	\$72,500	\$1,813	\$21,750	\$544	1,948	20%	\$13.93	\$724	1.3
Wayne County	\$18.67	\$971	\$38,840	2.1	\$78,600	\$1,965	\$23,580	\$590	3,504	23%	\$15.32	\$797	1.2
Webster County	\$16.38	\$852	\$34,080	1.9	\$53,900	\$1,348	\$16,170	\$404	637	22%	\$6.17	\$321	2.7

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West Virginia

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
Wetzel County	\$17.69	\$920	\$36,800	2.0	\$74,600	\$1,865	\$22,380	\$560	1,044	18%	\$13.23	\$688	1.3
Wirt County †	\$17.94	\$933	\$37,320	2.1	\$72,400	\$1,810	\$21,720	\$543	284	14%			
Wood County	\$17.94	\$933	\$37,320	2.1	\$72,400	\$1,810	\$21,720	\$543	9,134	26%	\$13.98	\$727	1.3
Wyoming County	\$16.50	\$858	\$34,320	1.9	\$59,300	\$1,483	\$17,790	\$445	1,311	17%	\$21.32	\$1,109	0.8

† Wage data not available (See Appendix B).

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