

WYOMING

#46*

In **Wyoming**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,053**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,510** monthly or **\$42,119** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.25
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WYOMING:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$18.20
2-Bedroom Housing Wage	\$20.25
Number of Renter Households	66,877
Percent Renters	28%

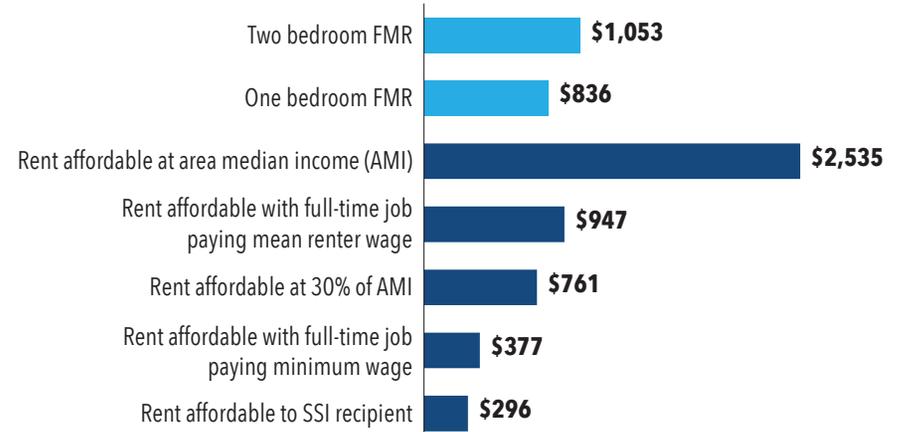
112
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

89
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

2.8
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

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

MOST EXPENSIVE AREAS	HOUSING WAGE
Teton County	\$30.15
Cheyenne MSA	\$21.94
Sheridan County	\$21.10
Casper MSA	\$20.42
Johnson County	\$20.25



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.

Wyoming

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
Wyoming	\$20.25	\$1,053	\$42,119	2.8	\$101,401	\$2,535	\$30,420	\$761	66,877	28%	\$18.20	\$947	1.1
Combined Nonmetro Areas	\$19.76	\$1,027	\$41,093	2.7	\$103,214	\$2,580	\$30,964	\$774	45,669	28%	\$18.70	\$972	1.1
<u>Metropolitan Areas</u>													
Casper MSA	\$20.42	\$1,062	\$42,480	2.8	\$98,300	\$2,458	\$29,490	\$737	8,798	26%	\$17.23	\$896	1.2
Cheyenne MSA	\$21.94	\$1,141	\$45,640	3.0	\$96,900	\$2,423	\$29,070	\$727	12,410	29%	\$17.12	\$890	1.3
<u>Counties</u>													
Albany County	\$19.04	\$990	\$39,600	2.6	\$104,100	\$2,603	\$31,230	\$781	8,411	51%	\$13.74	\$715	1.4
Big Horn County	\$17.94	\$933	\$37,320	2.5	\$87,500	\$2,188	\$26,250	\$656	993	23%	\$19.35	\$1,006	0.9
Campbell County	\$18.83	\$979	\$39,160	2.6	\$112,800	\$2,820	\$33,840	\$846	3,860	22%	\$14.04	\$730	1.3
Carbon County	\$18.88	\$982	\$39,280	2.6	\$82,200	\$2,055	\$24,660	\$617	1,367	23%	\$21.14	\$1,099	0.9
Converse County	\$19.42	\$1,010	\$40,400	2.7	\$103,200	\$2,580	\$30,960	\$774	1,238	22%	\$16.01	\$833	1.2
Crook County	\$17.94	\$933	\$37,320	2.5	\$105,600	\$2,640	\$31,680	\$792	695	24%	\$24.31	\$1,264	0.7
Fremont County	\$17.94	\$933	\$37,320	2.5	\$88,500	\$2,213	\$26,550	\$664	4,341	29%	\$15.59	\$811	1.2
Goshen County	\$17.94	\$933	\$37,320	2.5	\$83,600	\$2,090	\$25,080	\$627	1,311	26%	\$11.57	\$601	1.6
Hot Springs County	\$17.94	\$933	\$37,320	2.5	\$97,000	\$2,425	\$29,100	\$728	569	27%	\$11.71	\$609	1.5
Johnson County	\$20.25	\$1,053	\$42,120	2.8	\$83,200	\$2,080	\$24,960	\$624	800	20%	\$14.22	\$739	1.4
Laramie County	\$21.94	\$1,141	\$45,640	3.0	\$96,900	\$2,423	\$29,070	\$727	12,410	29%	\$17.12	\$890	1.3
Lincoln County	\$17.94	\$933	\$37,320	2.5	\$117,600	\$2,940	\$35,280	\$882	1,568	20%	\$18.68	\$972	1.0
Natrona County	\$20.42	\$1,062	\$42,480	2.8	\$98,300	\$2,458	\$29,490	\$737	8,798	26%	\$17.23	\$896	1.2
Niobrara County †	\$18.35	\$954	\$38,160	2.5	\$70,000	\$1,750	\$21,000	\$525	397	35%			
Park County	\$18.06	\$939	\$37,560	2.5	\$99,500	\$2,488	\$29,850	\$746	3,337	25%	\$14.20	\$738	1.3
Platte County	\$18.13	\$943	\$37,720	2.5	\$77,900	\$1,948	\$23,370	\$584	1,067	28%	\$16.03	\$834	1.1
Sheridan County	\$21.10	\$1,097	\$43,880	2.9	\$108,000	\$2,700	\$32,400	\$810	4,073	30%	\$14.88	\$774	1.4

† 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

Wyoming

FY25 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

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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
Sublette County	\$19.40	\$1,009	\$40,360	2.7	\$114,400	\$2,860	\$34,320	\$858	704	19%	\$19.07	\$991	1.0
Sweetwater County	\$19.29	\$1,003	\$40,120	2.7	\$107,500	\$2,688	\$32,250	\$806	4,387	26%	\$23.80	\$1,237	0.8
Teton County	\$30.15	\$1,568	\$62,720	4.2	\$141,500	\$3,538	\$42,450	\$1,061	3,610	38%	\$31.31	\$1,628	1.0
Uinta County	\$17.94	\$933	\$37,320	2.5	\$103,600	\$2,590	\$31,080	\$777	1,755	23%	\$12.72	\$661	1.4
Washakie County	\$17.94	\$933	\$37,320	2.5	\$87,300	\$2,183	\$26,190	\$655	882	26%	\$17.12	\$890	1.0
Weston County †	\$20.00	\$1,040	\$41,600	2.8	\$100,700	\$2,518	\$30,210	\$755	304	11%			

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