

MONTANA

#35*

In **Montana**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$918**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,060** monthly or **\$36,718** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$17.65
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MONTANA:

STATE FACTS	
Minimum Wage	\$9.20
Average Renter Wage	\$15.69
2-Bedroom Housing Wage	\$17.65
Number of Renter Households	137,320
Percent Renters	31%

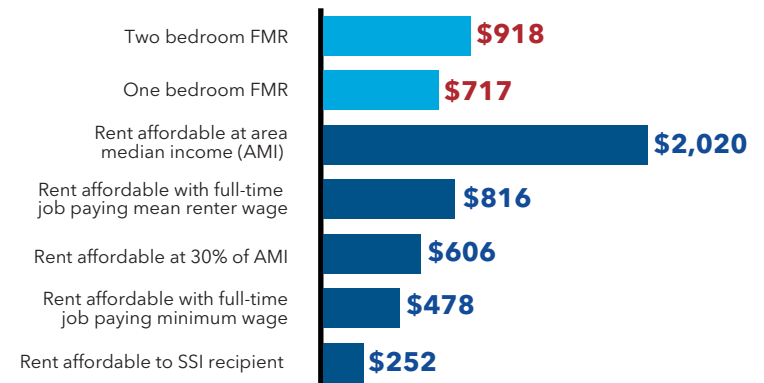
77
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

60
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.9
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Gallatin County	\$20.73
Missoula MSA	\$19.62
Billings HMFA	\$18.46
Park County	\$18.40
Lewis and Clark County	\$17.75



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.

Montana	FY22 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Montana	\$17.65	\$918	\$36,718	1.9	\$80,806	\$2,020	\$24,242	\$606	137,320	31%	\$15.69	\$816	1.1	
Combined Nonmetro Areas	\$17.14	\$891	\$35,646	1.9	\$80,813	\$2,020	\$24,244	\$606	82,138	30%	\$15.27	\$794	1.1	
<u>Metropolitan Areas</u>														
Billings HMFA	\$18.46	\$960	\$38,400	2.0	\$84,600	\$2,115	\$25,380	\$635	22,347	31%	\$16.70	\$869	1.1	
Great Falls MSA	\$16.33	\$849	\$33,960	1.8	\$72,700	\$1,818	\$21,810	\$545	11,512	33%	\$15.29	\$795	1.1	
Missoula MSA	\$19.62	\$1,020	\$40,800	2.1	\$80,200	\$2,005	\$24,060	\$602	20,587	41%	\$15.57	\$810	1.3	
Stillwater County HMFA	\$16.42	\$854	\$34,160	1.8	\$89,200	\$2,230	\$26,760	\$669	736	19%	\$26.48	\$1,377	0.6	
<u>Counties</u>														
Beaverhead County	\$14.56	\$757	\$30,280	1.6	\$79,000	\$1,975	\$23,700	\$593	1,517	36%	\$11.04	\$574	1.3	
Big Horn County	\$15.27	\$794	\$31,760	1.7	\$61,400	\$1,535	\$18,420	\$461	1,272	35%	\$20.83	\$1,083	0.7	
Blaine County	\$14.56	\$757	\$30,280	1.6	\$54,300	\$1,358	\$16,290	\$407	1,002	42%	\$10.47	\$545	1.4	
Broadwater County	\$15.42	\$802	\$32,080	1.7	\$82,200	\$2,055	\$24,660	\$617	383	16%	\$13.65	\$710	1.1	
Carbon County	\$18.46	\$960	\$38,400	2.0	\$84,600	\$2,115	\$25,380	\$635	1,166	26%	\$14.49	\$754	1.3	
Carter County	\$14.56	\$757	\$30,280	1.6	\$67,800	\$1,695	\$20,340	\$509	207	32%	\$14.98	\$779	1.0	
Cascade County	\$16.33	\$849	\$33,960	1.8	\$72,700	\$1,818	\$21,810	\$545	11,512	33%	\$15.29	\$795	1.1	
Chouteau County	\$15.17	\$789	\$31,560	1.6	\$59,700	\$1,493	\$17,910	\$448	781	34%	\$14.15	\$736	1.1	
Custer County	\$16.19	\$842	\$33,680	1.8	\$81,400	\$2,035	\$24,420	\$611	1,587	33%	\$13.63	\$709	1.2	
Daniels County	\$14.56	\$757	\$30,280	1.6	\$81,000	\$2,025	\$24,300	\$608	185	22%	\$12.87	\$669	1.1	
Dawson County	\$17.69	\$920	\$36,800	1.9	\$77,900	\$1,948	\$23,370	\$584	1,331	34%	\$16.46	\$856	1.1	
Deer Lodge County	\$14.56	\$757	\$30,280	1.6	\$56,400	\$1,410	\$16,920	\$423	1,341	33%	\$11.93	\$620	1.2	
Fallon County	\$16.62	\$864	\$34,560	1.8	\$105,300	\$2,633	\$31,590	\$790	356	28%	\$17.63	\$917	0.9	
Fergus County	\$15.98	\$831	\$33,240	1.7	\$66,100	\$1,653	\$19,830	\$496	1,493	30%	\$12.26	\$637	1.3	
Flathead County	\$17.69	\$920	\$36,800	1.9	\$80,300	\$2,008	\$24,090	\$602	10,465	26%	\$14.70	\$765	1.2	
Gallatin County	\$20.73	\$1,078	\$43,120	2.3	\$104,700	\$2,618	\$31,410	\$785	17,594	39%	\$17.81	\$926	1.2	

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2022 Area Median Income

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

Montana

FY22 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Garfield County	\$14.56	\$757	\$30,280	1.6	\$69,100	\$1,728	\$20,730	\$518	137	31%	\$12.33	\$641	1.2
Glacier County	\$14.56	\$757	\$30,280	1.6	\$53,300	\$1,333	\$15,990	\$400	1,592	38%	\$16.72	\$870	0.9
Golden Valley County	\$14.96	\$778	\$31,120	1.6	\$55,200	\$1,380	\$16,560	\$414	70	19%	\$23.95	\$1,245	0.6
Granite County	\$14.56	\$757	\$30,280	1.6	\$67,400	\$1,685	\$20,220	\$506	285	21%	\$9.36	\$487	1.6
Hill County	\$14.75	\$767	\$30,680	1.6	\$68,900	\$1,723	\$20,670	\$517	2,369	37%	\$12.06	\$627	1.2
Jefferson County	\$16.81	\$874	\$34,960	1.8	\$90,600	\$2,265	\$27,180	\$680	701	16%	\$13.23	\$688	1.3
Judith Basin County	\$14.56	\$757	\$30,280	1.6	\$64,500	\$1,613	\$19,350	\$484	212	23%	\$15.51	\$807	0.9
Lake County	\$15.46	\$804	\$32,160	1.7	\$64,300	\$1,608	\$19,290	\$482	3,279	28%	\$12.47	\$648	1.2
Lewis and Clark County	\$17.75	\$923	\$36,920	1.9	\$102,400	\$2,560	\$30,720	\$768	8,049	28%	\$14.59	\$759	1.2
Liberty County	\$14.56	\$757	\$30,280	1.6	\$71,100	\$1,778	\$21,330	\$533	428	46%	\$16.28	\$847	0.9
Lincoln County	\$14.56	\$757	\$30,280	1.6	\$56,100	\$1,403	\$16,830	\$421	1,762	20%	\$11.34	\$590	1.3
McCone County	\$14.56	\$757	\$30,280	1.6	\$69,500	\$1,738	\$20,850	\$521	142	17%	\$20.43	\$1,062	0.7
Madison County	\$17.37	\$903	\$36,120	1.9	\$72,600	\$1,815	\$21,780	\$545	854	23%	\$28.16	\$1,464	0.6
Meagher County	\$14.56	\$757	\$30,280	1.6	\$56,700	\$1,418	\$17,010	\$425	109	14%	\$17.10	\$889	0.9
Mineral County	\$14.56	\$757	\$30,280	1.6	\$57,100	\$1,428	\$17,130	\$428	430	22%	\$11.92	\$620	1.2
Missoula County	\$19.62	\$1,020	\$40,800	2.1	\$80,200	\$2,005	\$24,060	\$602	20,587	41%	\$15.57	\$810	1.3
Musselshell County	\$16.58	\$862	\$34,480	1.8	\$58,200	\$1,455	\$17,460	\$437	594	27%	\$17.25	\$897	1.0
Park County	\$18.40	\$957	\$38,280	2.0	\$82,700	\$2,068	\$24,810	\$620	2,496	31%	\$15.82	\$822	1.2
Petroleum County †	\$16.62	\$864	\$34,560	1.8	\$71,100	\$1,778	\$21,330	\$533	73	34%			
Phillips County	\$14.56	\$757	\$30,280	1.6	\$65,900	\$1,648	\$19,770	\$494	355	20%	\$16.55	\$861	0.9
Pondera County	\$14.56	\$757	\$30,280	1.6	\$71,700	\$1,793	\$21,510	\$538	584	28%	\$16.58	\$862	0.9
Powder River County	\$14.56	\$757	\$30,280	1.6	\$68,400	\$1,710	\$20,520	\$513	190	25%	\$11.88	\$618	1.2
Powell County	\$14.56	\$757	\$30,280	1.6	\$75,500	\$1,888	\$22,650	\$566	958	38%	\$9.72	\$505	1.5
Prairie County †	\$16.62	\$864	\$34,560	1.8	\$70,700	\$1,768	\$21,210	\$530	104	21%			
Ravalli County	\$15.40	\$801	\$32,040	1.7	\$73,600	\$1,840	\$22,080	\$552	4,023	23%	\$10.62	\$552	1.5
Richland County	\$17.12	\$890	\$35,600	1.9	\$95,900	\$2,398	\$28,770	\$719	1,386	31%	\$20.50	\$1,066	0.8

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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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Roosevelt County	\$15.04	\$782	\$31,280	1.6	\$57,400	\$1,435	\$17,220	\$431	1,163	36%	\$13.95	\$725	1.1
Rosebud County	\$14.56	\$757	\$30,280	1.6	\$77,300	\$1,933	\$23,190	\$580	1,050	32%	\$26.29	\$1,367	0.6
Sanders County	\$14.56	\$757	\$30,280	1.6	\$55,900	\$1,398	\$16,770	\$419	1,210	23%	\$8.31	\$432	1.8
Sheridan County	\$15.69	\$816	\$32,640	1.7	\$80,400	\$2,010	\$24,120	\$603	386	25%	\$16.66	\$866	0.9
Silver Bow County	\$15.94	\$829	\$33,160	1.7	\$73,000	\$1,825	\$21,900	\$548	4,572	30%	\$11.07	\$576	1.4
Stillwater County	\$16.42	\$854	\$34,160	1.8	\$89,200	\$2,230	\$26,760	\$669	736	19%	\$26.48	\$1,377	0.6
Sweet Grass County	\$15.04	\$782	\$31,280	1.6	\$75,500	\$1,888	\$22,650	\$566	396	26%	\$23.74	\$1,235	0.6
Teton County	\$14.56	\$757	\$30,280	1.6	\$71,700	\$1,793	\$21,510	\$538	698	28%	\$13.15	\$684	1.1
Toole County	\$14.56	\$757	\$30,280	1.6	\$70,800	\$1,770	\$21,240	\$531	695	38%	\$17.67	\$919	0.8
Treasure County	\$16.62	\$864	\$34,560	1.8	\$56,100	\$1,403	\$16,830	\$421	95	29%	\$14.68	\$763	1.1
Valley County	\$14.56	\$757	\$30,280	1.6	\$75,900	\$1,898	\$22,770	\$569	827	25%	\$15.08	\$784	1.0
Wheatland County	\$14.56	\$757	\$30,280	1.6	\$54,900	\$1,373	\$16,470	\$412	251	28%	\$19.14	\$995	0.8
Wibaux County	\$16.62	\$864	\$34,560	1.8	\$65,100	\$1,628	\$19,530	\$488	99	21%	\$17.28	\$898	1.0
Yellowstone County	\$18.46	\$960	\$38,400	2.0	\$84,600	\$2,115	\$25,380	\$635	21,181	31%	\$16.77	\$872	1.1

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