

NEVADA

#17*

In **Nevada**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,232**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,108** monthly or **\$49,294** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$23.70
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEVADA:

STATE FACTS	
Minimum Wage	\$10.50
Average Renter Wage	\$20.66
2-Bedroom Housing Wage	\$23.70
Number of Renter Households	485,147
Percent Renters	43%

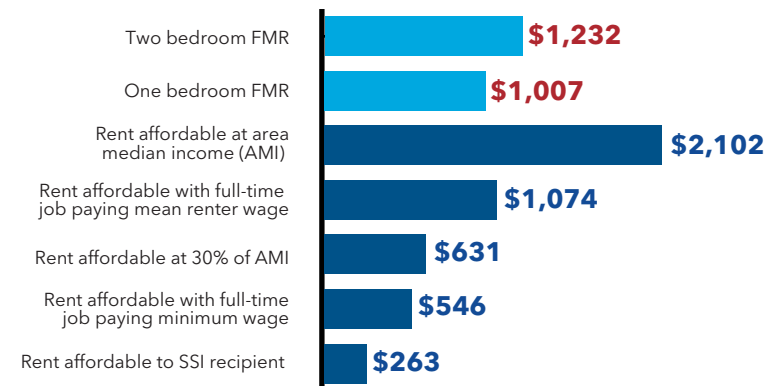
90
 Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

74
 Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.3
 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
Reno MSA	\$26.81
Las Vegas-Henderson-Paradise MSA	\$23.38
Douglas County	\$22.85
Elko County	\$22.73
Carson City MSA	\$21.31



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.

Nevada	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		
Nevada	\$23.70	\$1,232	\$49,294	2.3	\$84,072	\$2,102	\$25,222	\$631	485,147	43%	\$20.66	\$1,074	1.1		
Combined Nonmetro Areas	\$20.32	\$1,057	\$42,273	1.9	\$81,198	\$2,030	\$24,359	\$609	31,365	28%	\$21.28	\$1,107	1.0		
<u>Metropolitan Areas</u>															
Carson City MSA	\$21.31	\$1,108	\$44,320	2.0	\$79,800	\$1,995	\$23,940	\$599	9,559	42%	\$21.08	\$1,096	1.0		
Las Vegas-Henderson-Paradise MSA	\$23.38	\$1,216	\$48,640	2.2	\$81,700	\$2,043	\$24,510	\$613	365,779	45%	\$20.45	\$1,063	1.1		
Reno MSA	\$26.81	\$1,394	\$55,760	2.6	\$96,500	\$2,413	\$28,950	\$724	78,444	42%	\$21.19	\$1,102	1.3		
<u>Counties</u>															
Churchill County	\$18.33	\$953	\$38,120	1.7	\$74,700	\$1,868	\$22,410	\$560	3,135	31%	\$18.44	\$959	1.0		
Clark County	\$23.38	\$1,216	\$48,640	2.2	\$81,700	\$2,043	\$24,510	\$613	365,779	45%	\$20.45	\$1,063	1.1		
Douglas County	\$22.85	\$1,188	\$47,520	2.2	\$86,500	\$2,163	\$25,950	\$649	5,383	26%	\$19.36	\$1,007	1.2		
Elko County	\$22.73	\$1,182	\$47,280	2.2	\$101,500	\$2,538	\$30,450	\$761	5,703	31%	\$19.41	\$1,009	1.2		
Esmeralda County †	\$15.04	\$782	\$31,280	1.4	\$58,400	\$1,460	\$17,520	\$438	255	50%					
Eureka County	\$20.25	\$1,053	\$42,120	1.9	\$107,800	\$2,695	\$32,340	\$809	176	27%	\$44.56	\$2,317	0.5		
Humboldt County	\$20.75	\$1,079	\$43,160	2.0	\$92,500	\$2,313	\$27,750	\$694	2,053	31%	\$20.08	\$1,044	1.0		
Lander County	\$20.85	\$1,084	\$43,360	2.0	\$112,300	\$2,808	\$33,690	\$842	561	24%	\$16.78	\$873	1.2		
Lincoln County	\$16.69	\$868	\$34,720	1.6	\$72,500	\$1,813	\$21,750	\$544	550	27%	\$11.98	\$623	1.4		
Lyon County	\$19.12	\$994	\$39,760	1.8	\$75,100	\$1,878	\$22,530	\$563	5,861	27%	\$19.71	\$1,025	1.0		
Mineral County	\$19.50	\$1,014	\$40,560	1.9	\$57,300	\$1,433	\$17,190	\$430	524	27%	\$25.62	\$1,332	0.8		
Nye County	\$18.88	\$982	\$39,280	1.8	\$63,000	\$1,575	\$18,900	\$473	5,482	28%	\$19.24	\$1,000	1.0		
Pershing County	\$16.81	\$874	\$34,960	1.6	\$68,700	\$1,718	\$20,610	\$515	646	32%	\$22.20	\$1,154	0.8		
Storey County	\$26.81	\$1,394	\$55,760	2.6	\$96,500	\$2,413	\$28,950	\$724	60	4%	\$27.13	\$1,411	1.0		
Washoe County	\$26.81	\$1,394	\$55,760	2.6	\$96,500	\$2,413	\$28,950	\$724	78,384	42%	\$20.63	\$1,073	1.3		
White Pine County	\$19.17	\$997	\$39,880	1.8	\$80,300	\$2,008	\$24,090	\$602	1,036	28%	\$35.23	\$1,832	0.5		
Carson City	\$21.31	\$1,108	\$44,320	2.0	\$79,800	\$1,995	\$23,940	\$599	9,559	42%	\$21.08	\$1,096	1.0		

† 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.