

PUERTO RICO

#52*

In **Puerto Rico**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$503**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$1,675** monthly or **\$20,100** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$9.66
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT PUERTO RICO:

STATE FACTS	
Minimum Wage	\$8.50
Average Renter Wage	\$8.49
2-Bedroom Housing Wage	\$9.66
Number of Renter Households	388,350
Percent Renters	32%

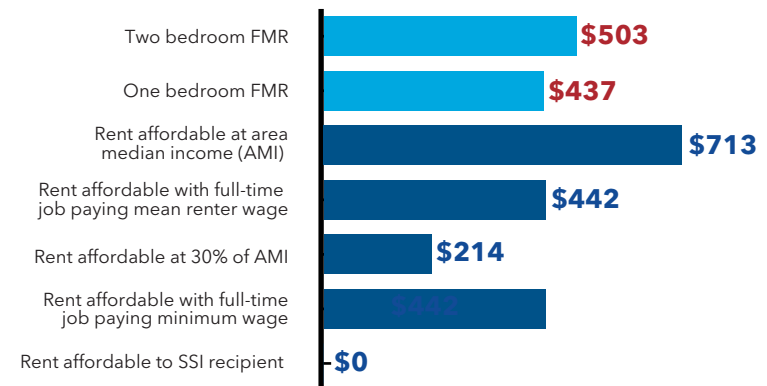
45
 Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

40
 Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.1
 Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.0
 Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
San Juan-Guaynabo HMFA	\$10.35
Fajardo HMFA	\$9.77
Caguas HMFA	\$9.71
Mayagüez MSA	\$9.37
Arecibo MSA	\$8.90



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.

Puerto Rico

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
Puerto Rico	\$9.66	\$503	\$20,100	1.1	\$28,513	\$713	\$8,554	\$214	388,350	32%	\$8.49	\$442	1.1
Combined Nonmetro Areas	\$8.12	\$422	\$16,880	1.0	\$22,000	\$550	\$6,600	\$165	10,284	25%	\$9.30	\$483	0.9
Metropolitan Areas													
Aguadilla-Isabela MSA	\$8.88	\$462	\$18,480	1.0	\$21,600	\$540	\$6,480	\$162	39,238	35%	\$7.45	\$388	1.2
Arecibo MSA	\$8.90	\$463	\$18,520	1.0	\$26,900	\$673	\$8,070	\$202	20,064	30%	\$6.50	\$338	1.4
Barranquitas-Aibonito HMFA	\$8.54	\$444	\$17,760	1.0	\$25,500	\$638	\$7,650	\$191	8,581	28%	\$8.14	\$423	1.0
Caguas HMFA	\$9.71	\$505	\$20,200	1.1	\$32,600	\$815	\$9,780	\$245	32,967	31%	\$8.70	\$453	1.1
Fajardo HMFA	\$9.77	\$508	\$20,320	1.1	\$26,600	\$665	\$7,980	\$200	7,401	32%	\$8.41	\$437	1.2
Guayama MSA	\$8.29	\$431	\$17,240	1.0	\$25,300	\$633	\$7,590	\$190	7,374	28%	\$8.23	\$428	1.0
Mayagüez MSA	\$9.37	\$487	\$19,480	1.1	\$23,100	\$578	\$6,930	\$173	15,506	40%	\$5.15	\$268	1.8
Ponce MSA	\$8.75	\$455	\$18,200	1.0	\$23,000	\$575	\$6,900	\$173	25,571	31%	\$6.40	\$333	1.4
San German MSA	\$8.40	\$437	\$17,480	1.0	\$23,000	\$575	\$6,900	\$173	12,967	30%	\$5.85	\$304	1.4
San Juan-Guaynabo HMFA	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	200,006	33%	\$9.23	\$480	1.1
Yauco MSA	\$8.12	\$422	\$16,880	1.0	\$22,800	\$570	\$6,840	\$171	8,391	27%	\$6.15	\$320	1.3
Counties													
Adjuntas Municipio	\$8.75	\$455	\$18,200	1.0	\$23,000	\$575	\$6,900	\$173	2,122	37%	\$6.42	\$334	1.4
Aguada Municipio	\$8.88	\$462	\$18,480	1.0	\$21,600	\$540	\$6,480	\$162	3,047	23%	\$4.66	\$242	1.9
Aguadilla Municipio	\$8.88	\$462	\$18,480	1.0	\$21,600	\$540	\$6,480	\$162	8,901	41%	\$8.51	\$443	1.0
Agua Buenas Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	3,069	36%	\$7.52	\$391	1.4
Aibonito Municipio	\$8.54	\$444	\$17,760	1.0	\$25,500	\$638	\$7,650	\$191	1,950	22%	\$9.94	\$517	0.9
Añasco Municipio	\$8.88	\$462	\$18,480	1.0	\$21,600	\$540	\$6,480	\$162	2,288	26%	\$10.49	\$546	0.8
Arecibo Municipio	\$8.90	\$463	\$18,520	1.0	\$26,900	\$673	\$8,070	\$202	11,237	35%	\$6.72	\$349	1.3

† 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.

Puerto Rico

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
Arroyo Municipio	\$8.29	\$431	\$17,240	1.0	\$25,300	\$633	\$7,590	\$190	1,315	22%	\$7.48	\$389	1.1
Barceloneta Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	2,187	27%	\$11.14	\$579	0.9
Barranquitas Municipio	\$8.54	\$444	\$17,760	1.0	\$25,500	\$638	\$7,650	\$191	2,661	30%	\$6.33	\$329	1.3
Bayamón Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	21,591	32%	\$7.32	\$381	1.4
Cabo Rojo Municipio	\$8.40	\$437	\$17,480	1.0	\$23,000	\$575	\$6,900	\$173	5,030	31%	\$4.93	\$256	1.7
Caguas Municipio	\$9.71	\$505	\$20,200	1.1	\$32,600	\$815	\$9,780	\$245	15,925	33%	\$8.21	\$427	1.2
Camuy Municipio	\$8.90	\$463	\$18,520	1.0	\$26,900	\$673	\$8,070	\$202	2,817	25%	\$5.37	\$279	1.7
Canóvanas Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	4,070	28%	\$9.40	\$489	1.1
Carolina Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	18,762	30%	\$9.46	\$492	1.1
Cataño Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	3,499	40%	\$9.63	\$501	1.1
Cayey Municipio	\$9.71	\$505	\$20,200	1.1	\$32,600	\$815	\$9,780	\$245	6,020	37%	\$8.52	\$443	1.1
Ceiba Municipio	\$9.77	\$508	\$20,320	1.1	\$26,600	\$665	\$7,980	\$200	1,189	28%	\$9.49	\$494	1.0
Ciales Municipio	\$8.54	\$444	\$17,760	1.0	\$25,500	\$638	\$7,650	\$191	1,720	30%	\$5.86	\$305	1.5
Cidra Municipio	\$9.71	\$505	\$20,200	1.1	\$32,600	\$815	\$9,780	\$245	4,630	35%	\$9.43	\$490	1.0
Coamo Municipio	\$8.12	\$422	\$16,880	1.0	\$22,000	\$550	\$6,600	\$165	3,082	23%	\$6.30	\$328	1.3
Comerio Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	2,819	54%	\$6.95	\$361	1.5
Corozal Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	2,956	27%	\$7.25	\$377	1.4
Culebra Municipio †	\$8.12	\$422	\$16,880	1.0	\$22,000	\$550	\$6,600	\$165	188	37%			
Dorado Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	2,609	22%	\$10.53	\$548	1.0
Fajardo Municipio	\$9.77	\$508	\$20,320	1.1	\$26,600	\$665	\$7,980	\$200	4,232	34%	\$8.63	\$449	1.1
Florida Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	1,204	28%	\$5.01	\$260	2.1
Guánica Municipio	\$8.12	\$422	\$16,880	1.0	\$22,800	\$570	\$6,840	\$171	1,687	30%	\$4.72	\$245	1.7
Guayama Municipio	\$8.29	\$431	\$17,240	1.0	\$25,300	\$633	\$7,590	\$190	4,126	29%	\$8.58	\$446	1.0
Guayanilla Municipio	\$8.12	\$422	\$16,880	1.0	\$22,800	\$570	\$6,840	\$171	1,802	28%	\$6.06	\$315	1.3
Guaynabo Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	9,310	30%	\$11.44	\$595	0.9
Gurabo Municipio	\$9.71	\$505	\$20,200	1.1	\$32,600	\$815	\$9,780	\$245	2,961	20%	\$11.67	\$607	0.8

† Wage data not available (See Appendix B).

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

Puerto Rico

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
Hatillo Municipio	\$8.90	\$463	\$18,520	1.0	\$26,900	\$673	\$8,070	\$202	3,596	26%	\$6.81	\$354	1.3
Hormigueros Municipio	\$9.37	\$487	\$19,480	1.1	\$23,100	\$578	\$6,930	\$173	1,732	28%	\$5.59	\$291	1.7
Humacao Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	4,924	28%	\$9.25	\$481	1.1
Isabela Municipio	\$8.88	\$462	\$18,480	1.0	\$21,600	\$540	\$6,480	\$162	5,804	38%	\$8.12	\$422	1.1
Jayuya Municipio	\$8.12	\$422	\$16,880	1.0	\$22,000	\$550	\$6,600	\$165	2,110	42%	\$13.19	\$686	0.6
Juana Díaz Municipio	\$8.75	\$455	\$18,200	1.0	\$23,000	\$575	\$6,900	\$173	4,076	26%	\$8.10	\$421	1.1
Juncos Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	3,738	29%	\$15.63	\$813	0.7
Lajas Municipio	\$8.40	\$437	\$17,480	1.0	\$23,000	\$575	\$6,900	\$173	2,798	35%	\$5.57	\$290	1.5
Lares Municipio	\$8.88	\$462	\$18,480	1.0	\$21,600	\$540	\$6,480	\$162	3,708	37%	\$6.30	\$328	1.4
Las Marías Municipio	\$9.37	\$487	\$19,480	1.1	\$23,100	\$578	\$6,930	\$173	661	24%	\$2.54	\$132	3.7
Las Piedras Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	2,564	21%	\$9.28	\$483	1.1
Loíza Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	2,604	30%	\$9.96	\$518	1.0
Luquillo Municipio	\$9.77	\$508	\$20,320	1.1	\$26,600	\$665	\$7,980	\$200	1,980	30%	\$6.80	\$353	1.4
Manatí Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	3,960	27%	\$10.22	\$531	1.0
Maricao Municipio	\$8.12	\$422	\$16,880	1.0	\$22,000	\$550	\$6,600	\$165	493	26%	\$7.79	\$405	1.0
Maunabo Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	1,141	29%	\$5.97	\$310	1.7
Mayagüez Municipio	\$9.37	\$487	\$19,480	1.1	\$23,100	\$578	\$6,930	\$173	13,113	44%	\$5.16	\$268	1.8
Moca Municipio	\$8.88	\$462	\$18,480	1.0	\$21,600	\$540	\$6,480	\$162	5,004	37%	\$6.31	\$328	1.4
Morovis Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	2,699	28%	\$6.75	\$351	1.5
Naguabo Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	2,031	25%	\$6.27	\$326	1.7
Naranjito Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	2,546	30%	\$7.65	\$398	1.4
Orocovis Municipio	\$8.54	\$444	\$17,760	1.0	\$25,500	\$638	\$7,650	\$191	2,250	32%	\$6.52	\$339	1.3
Patillas Municipio	\$8.29	\$431	\$17,240	1.0	\$25,300	\$633	\$7,590	\$190	1,933	32%	\$6.95	\$361	1.2
Peñuelas Municipio	\$8.12	\$422	\$16,880	1.0	\$22,800	\$570	\$6,840	\$171	1,943	28%	\$8.81	\$458	0.9
Ponce Municipio	\$8.75	\$455	\$18,200	1.0	\$23,000	\$575	\$6,900	\$173	17,125	33%	\$5.84	\$304	1.5
Quebradillas Municipio	\$8.90	\$463	\$18,520	1.0	\$26,900	\$673	\$8,070	\$202	2,414	29%	\$4.86	\$253	1.8

† 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.

Puerto Rico

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
Rincón Municipio	\$8.88	\$462	\$18,480	1.0	\$21,600	\$540	\$6,480	\$162	1,691	31%	\$5.33	\$277	1.7
Río Grande Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	3,966	25%	\$6.50	\$338	1.6
Sabana Grande Municipio	\$8.40	\$437	\$17,480	1.0	\$23,000	\$575	\$6,900	\$173	1,646	23%	\$6.11	\$318	1.4
Salinas Municipio	\$8.12	\$422	\$16,880	1.0	\$22,000	\$550	\$6,600	\$165	2,108	21%	\$8.60	\$447	0.9
San Germán Municipio	\$8.40	\$437	\$17,480	1.0	\$23,000	\$575	\$6,900	\$173	3,493	30%	\$6.52	\$339	1.3
San Juan Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	67,222	46%	\$8.95	\$465	1.2
San Lorenzo Municipio	\$9.71	\$505	\$20,200	1.1	\$32,600	\$815	\$9,780	\$245	3,431	25%	\$7.96	\$414	1.2
San Sebastián Municipio	\$8.88	\$462	\$18,480	1.0	\$21,600	\$540	\$6,480	\$162	4,443	32%	\$5.42	\$282	1.6
Santa Isabel Municipio	\$8.12	\$422	\$16,880	1.0	\$22,000	\$550	\$6,600	\$165	1,588	22%	\$9.44	\$491	0.9
Toa Alta Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	4,051	18%	\$6.18	\$321	1.7
Toa Baja Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	7,402	27%	\$8.74	\$455	1.2
Trujillo Alto Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	7,530	32%	\$5.30	\$276	2.0
Utua Municipio	\$8.88	\$462	\$18,480	1.0	\$21,600	\$540	\$6,480	\$162	4,352	43%	\$5.14	\$267	1.7
Vega Alta Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	3,883	32%	\$11.51	\$599	0.9
Vega Baja Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	4,369	23%	\$10.29	\$535	1.0
Vieques Municipio	\$8.12	\$422	\$16,880	1.0	\$22,000	\$550	\$6,600	\$165	715	30%	\$11.55	\$601	0.7
Villalba Municipio	\$8.75	\$455	\$18,200	1.0	\$23,000	\$575	\$6,900	\$173	2,248	28%	\$11.33	\$589	0.8
Yabucoa Municipio	\$10.35	\$538	\$21,520	1.2	\$31,800	\$795	\$9,540	\$239	3,300	28%	\$5.52	\$287	1.9
Yauco Municipio	\$8.12	\$422	\$16,880	1.0	\$22,800	\$570	\$6,840	\$171	2,959	25%	\$5.90	\$307	1.4

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