

# SOUTH CAROLINA

# #28\*

In **South Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,004**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,346** monthly or **\$40,147** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$19.30**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT SOUTH CAROLINA:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$15.98</b>
2-Bedroom Housing Wage	<b>\$19.30</b>
Number of Renter Households	<b>586,090</b>
Percent Renters	<b>30%</b>

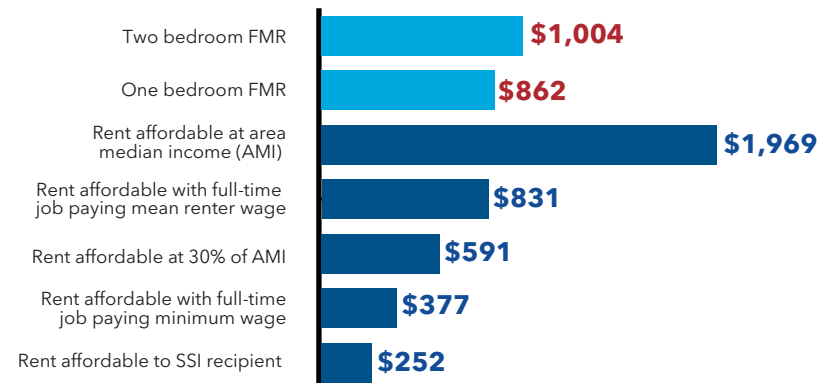
**106**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**91**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2.7**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**2.3**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Charleston-North Charleston MSA	<b>\$26.38</b>
Beaufort County	<b>\$24.10</b>
York County	<b>\$22.21</b>
Myrtle Beach-North Myrtle Beach-Conway HMFA	<b>\$20.42</b>
Greenville-Mauldin-Easley HMFA	<b>\$19.08</b>



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.

**South Carolina**

**FY22 HOUSING WAGE**

**HOUSING COSTS**

**AREA MEDIAN INCOME (AMI)**

**RENTERS**

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
South Carolina	\$19.30	\$1,004	\$40,147	2.7	\$78,751	\$1,969	\$23,625	\$591	586,090	30%	\$15.98	\$831	1.2
Combined Nonmetro Areas	\$14.39	\$748	\$29,925	2.0	\$57,095	\$1,427	\$17,128	\$428	85,225	29%	\$13.77	\$716	1.0
<b>Metropolitan Areas</b>													
Anderson HMFA	\$16.02	\$833	\$33,320	2.2	\$73,300	\$1,833	\$21,990	\$550	21,532	27%	\$13.18	\$685	1.2
Augusta-Richmond County HMFA	\$17.42	\$906	\$36,240	2.4	\$74,100	\$1,853	\$22,230	\$556	20,166	26%	\$16.84	\$876	1.0
Beaufort County HMFA	\$24.10	\$1,253	\$50,120	3.3	\$95,600	\$2,390	\$28,680	\$717	18,698	25%	\$14.78	\$768	1.6
Charleston-North Charleston MSA	\$26.38	\$1,372	\$54,880	3.6	\$96,400	\$2,410	\$28,920	\$723	99,534	33%	\$18.67	\$971	1.4
Charlotte-Concord-Gastonia HMFA	\$22.21	\$1,155	\$46,200	3.1	\$96,300	\$2,408	\$28,890	\$722	28,684	28%	\$17.20	\$894	1.3
Chester County HMFA	\$13.69	\$712	\$28,480	1.9	\$61,100	\$1,528	\$18,330	\$458	2,728	21%	\$12.85	\$668	1.1
Clarendon County HMFA	\$13.69	\$712	\$28,480	1.9	\$59,700	\$1,493	\$17,910	\$448	2,900	23%	\$7.14	\$371	1.9
Columbia HMFA	\$19.04	\$990	\$39,600	2.6	\$82,400	\$2,060	\$24,720	\$618	96,123	33%	\$15.91	\$827	1.2
Darlington County HMFA	\$13.87	\$721	\$28,840	1.9	\$59,500	\$1,488	\$17,850	\$446	7,925	30%	\$17.32	\$900	0.8
Florence HMFA	\$16.00	\$832	\$33,280	2.2	\$66,400	\$1,660	\$19,920	\$498	18,130	34%	\$14.18	\$738	1.1
Greenville-Mauldin-Easley HMFA	\$19.08	\$992	\$39,680	2.6	\$85,200	\$2,130	\$25,560	\$639	78,165	32%	\$17.03	\$886	1.1
Jasper County HMFA	\$17.87	\$929	\$37,160	2.5	\$59,800	\$1,495	\$17,940	\$449	2,839	26%	\$18.51	\$963	1.0
Kershaw County HMFA	\$14.62	\$760	\$30,400	2.0	\$86,200	\$2,155	\$25,860	\$647	4,797	19%	\$12.27	\$638	1.2
Lancaster County HMFA	\$16.23	\$844	\$33,760	2.2	\$77,300	\$1,933	\$23,190	\$580	6,851	19%	\$14.02	\$729	1.2
Laurens County HMFA	\$15.06	\$783	\$31,320	2.1	\$67,000	\$1,675	\$20,100	\$503	7,261	28%	\$16.10	\$837	0.9
Myrtle Beach-North Myrtle Beach-Conway HMFA	\$20.42	\$1,062	\$42,480	2.8	\$72,600	\$1,815	\$21,780	\$545	35,647	26%	\$13.57	\$706	1.5
Spartanburg MSA	\$16.62	\$864	\$34,560	2.3	\$74,700	\$1,868	\$22,410	\$560	34,099	29%	\$15.84	\$824	1.0
Sumter HMFA	\$16.37	\$851	\$34,040	2.3	\$63,000	\$1,575	\$18,900	\$473	14,786	35%	\$14.68	\$763	1.1

† 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.

South Carolina

FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
<b>Counties</b>													
Abbeville County	\$13.69	\$712	\$28,480	1.9	\$57,600	\$1,440	\$17,280	\$432	2,404	25%	\$12.66	\$658	1.1
Aiken County	\$17.42	\$906	\$36,240	2.4	\$74,100	\$1,853	\$22,230	\$556	17,948	26%	\$17.60	\$915	1.0
Allendale County	\$13.69	\$712	\$28,480	1.9	\$54,100	\$1,353	\$16,230	\$406	1,079	31%	\$19.96	\$1,038	0.7
Anderson County	\$16.02	\$833	\$33,320	2.2	\$73,300	\$1,833	\$21,990	\$550	21,532	27%	\$13.18	\$685	1.2
Bamberg County	\$13.79	\$717	\$28,680	1.9	\$57,800	\$1,445	\$17,340	\$434	1,160	23%	\$13.13	\$683	1.0
Barnwell County	\$13.69	\$712	\$28,480	1.9	\$56,400	\$1,410	\$16,920	\$423	2,385	28%	\$8.79	\$457	1.6
Beaufort County	\$24.10	\$1,253	\$50,120	3.3	\$95,600	\$2,390	\$28,680	\$717	18,698	25%	\$14.78	\$768	1.6
Berkeley County	\$26.38	\$1,372	\$54,880	3.6	\$96,400	\$2,410	\$28,920	\$723	22,043	28%	\$20.75	\$1,079	1.3
Calhoun County	\$19.04	\$990	\$39,600	2.6	\$82,400	\$2,060	\$24,720	\$618	1,159	19%	\$9.26	\$481	2.1
Charleston County	\$26.38	\$1,372	\$54,880	3.6	\$96,400	\$2,410	\$28,920	\$723	61,822	38%	\$18.63	\$969	1.4
Cherokee County	\$14.21	\$739	\$29,560	2.0	\$57,300	\$1,433	\$17,190	\$430	6,057	29%	\$12.88	\$670	1.1
Chester County	\$13.69	\$712	\$28,480	1.9	\$61,100	\$1,528	\$18,330	\$458	2,728	21%	\$12.85	\$668	1.1
Chesterfield County	\$13.69	\$712	\$28,480	1.9	\$55,300	\$1,383	\$16,590	\$415	5,486	30%	\$14.70	\$764	0.9
Clarendon County	\$13.69	\$712	\$28,480	1.9	\$59,700	\$1,493	\$17,910	\$448	2,900	23%	\$7.14	\$371	1.9
Colleton County	\$14.33	\$745	\$29,800	2.0	\$48,800	\$1,220	\$14,640	\$366	3,955	26%	\$13.93	\$724	1.0
Darlington County	\$13.87	\$721	\$28,840	1.9	\$59,500	\$1,488	\$17,850	\$446	7,925	30%	\$17.32	\$900	0.8
Dillon County	\$13.69	\$712	\$28,480	1.9	\$45,700	\$1,143	\$13,710	\$343	4,596	41%	\$10.63	\$553	1.3
Dorchester County	\$26.38	\$1,372	\$54,880	3.6	\$96,400	\$2,410	\$28,920	\$723	15,669	28%	\$15.53	\$808	1.7
Edgefield County	\$17.42	\$906	\$36,240	2.4	\$74,100	\$1,853	\$22,230	\$556	2,218	24%	\$6.72	\$349	2.6
Fairfield County	\$19.04	\$990	\$39,600	2.6	\$82,400	\$2,060	\$24,720	\$618	2,301	25%	\$13.02	\$677	1.5
Florence County	\$16.00	\$832	\$33,280	2.2	\$66,400	\$1,660	\$19,920	\$498	18,130	34%	\$14.18	\$738	1.1
Georgetown County	\$16.21	\$843	\$33,720	2.2	\$69,800	\$1,745	\$20,940	\$524	5,206	20%	\$14.72	\$765	1.1
Greenville County	\$19.08	\$992	\$39,680	2.6	\$85,200	\$2,130	\$25,560	\$639	62,870	32%	\$17.57	\$914	1.1
Greenwood County	\$15.25	\$793	\$31,720	2.1	\$57,000	\$1,425	\$17,100	\$428	10,538	38%	\$16.73	\$870	0.9
Hampton County	\$13.69	\$712	\$28,480	1.9	\$49,000	\$1,225	\$14,700	\$368	1,656	24%	\$16.05	\$835	0.9

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**South Carolina**

**FY22 HOUSING WAGE**

**HOUSING COSTS**

**AREA MEDIAN INCOME (AMI)**

**RENTERS**

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Horry County	\$20.42	\$1,062	\$42,480	2.8	\$72,600	\$1,815	\$21,780	\$545	35,647	26%	\$13.57	\$706	1.5
Jasper County	\$17.87	\$929	\$37,160	2.5	\$59,800	\$1,495	\$17,940	\$449	2,839	26%	\$18.51	\$963	1.0
Kershaw County	\$14.62	\$760	\$30,400	2.0	\$86,200	\$2,155	\$25,860	\$647	4,797	19%	\$12.27	\$638	1.2
Lancaster County	\$16.23	\$844	\$33,760	2.2	\$77,300	\$1,933	\$23,190	\$580	6,851	19%	\$14.02	\$729	1.2
Laurens County	\$15.06	\$783	\$31,320	2.1	\$67,000	\$1,675	\$20,100	\$503	7,261	28%	\$16.10	\$837	0.9
Lee County	\$13.69	\$712	\$28,480	1.9	\$52,500	\$1,313	\$15,750	\$394	1,472	23%	\$13.20	\$687	1.0
Lexington County	\$19.04	\$990	\$39,600	2.6	\$82,400	\$2,060	\$24,720	\$618	28,471	25%	\$14.00	\$728	1.4
McCormick County †	\$13.69	\$712	\$28,480	1.9	\$67,300	\$1,683	\$20,190	\$505	885	22%			
Marion County	\$13.69	\$712	\$28,480	1.9	\$46,000	\$1,150	\$13,800	\$345	4,108	36%	\$12.88	\$670	1.1
Marlboro County	\$13.69	\$712	\$28,480	1.9	\$47,800	\$1,195	\$14,340	\$359	3,359	36%	\$14.12	\$734	1.0
Newberry County	\$15.88	\$826	\$33,040	2.2	\$65,000	\$1,625	\$19,500	\$488	3,755	25%	\$12.93	\$672	1.2
Oconee County	\$15.50	\$806	\$32,240	2.1	\$71,000	\$1,775	\$21,300	\$533	8,682	27%	\$13.27	\$690	1.2
Orangeburg County	\$13.69	\$712	\$28,480	1.9	\$49,600	\$1,240	\$14,880	\$372	11,044	33%	\$12.80	\$666	1.1
Pickens County	\$19.08	\$992	\$39,680	2.6	\$85,200	\$2,130	\$25,560	\$639	15,295	32%	\$12.06	\$627	1.6
Richland County	\$19.04	\$990	\$39,600	2.6	\$82,400	\$2,060	\$24,720	\$618	62,542	40%	\$17.37	\$903	1.1
Saluda County	\$19.04	\$990	\$39,600	2.6	\$82,400	\$2,060	\$24,720	\$618	1,650	22%	\$12.83	\$667	1.5
Spartanburg County	\$16.62	\$864	\$34,560	2.3	\$74,700	\$1,868	\$22,410	\$560	34,099	29%	\$15.84	\$824	1.0
Sumter County	\$16.37	\$851	\$34,040	2.3	\$63,000	\$1,575	\$18,900	\$473	14,786	35%	\$14.68	\$763	1.1
Union County	\$13.69	\$712	\$28,480	1.9	\$54,200	\$1,355	\$16,260	\$407	3,884	33%	\$14.59	\$759	0.9
Williamsburg County	\$13.69	\$712	\$28,480	1.9	\$52,300	\$1,308	\$15,690	\$392	3,514	28%	\$12.84	\$667	1.1
York County	\$22.21	\$1,155	\$46,200	3.1	\$96,300	\$2,408	\$28,890	\$722	28,684	28%	\$17.20	\$894	1.3

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