In South Carolina, the Fair Market Rent (FMR) for a two-bedroom apartment is $1,117. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn $3,723 monthly or $44,674 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**STATE HOUSING WAGE**

$21.48 per hour

**FACTS ABOUT SOUTH CAROLINA:**

<table>
<thead>
<tr>
<th>STATE FACTS</th>
<th></th>
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<tbody>
<tr>
<td>Minimum Wage</td>
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<td>Average Renter Wage</td>
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<tr>
<td>Number of Renter Households</td>
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<td>Percent Renters</td>
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### MOST EXPENSIVE AREAS

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<th>MOST EXPENSIVE AREAS</th>
<th>HOUSING WAGE</th>
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<tr>
<td>Charleston-North Charleston MSA</td>
<td>$29.48</td>
</tr>
<tr>
<td>Beaufort County</td>
<td>$28.13</td>
</tr>
<tr>
<td>York County</td>
<td>$25.63</td>
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<tr>
<td>Myrtle Beach-North Myrtle Beach-Conway HMFA</td>
<td>$21.94</td>
</tr>
<tr>
<td>Columbia HMFA</td>
<td>$21.63</td>
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</table>

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

- Rent affordable to SSI recipient: $274
- Rent affordable with full-time job paying mean renter wage: $377
- Rent affordable with full-time job paying minimum wage: $630
- Rent affordable at 30% of AMI: $888
- Rent affordable with full-time job paying median income (AMI): $996
- Rent affordable at area median income (AMI): $2,100

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

- Rent affordable to SSI recipient: $21.94
- Rent affordable with full-time job paying mean renter wage: $377
- Rent affordable with full-time job paying minimum wage: $630
- Rent affordable at 30% of AMI: $888
- Rent affordable with full-time job paying median income (AMI): $996
- Rent affordable at area median income (AMI): $2,100

*Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.*
## South Carolina

<table>
<thead>
<tr>
<th>FY23 Housing Wage</th>
<th>Housing Costs</th>
<th>Area Median Income (AMI)</th>
<th>Renters</th>
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<tr>
<td></td>
<td>Hourly wage necessary to afford 2 BR¹ FMR²</td>
<td>2 BR FMR</td>
<td>Annual income needed to afford 2 BMR FMR</td>
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<tr>
<td>South Carolina</td>
<td>$21.48</td>
<td>$1,117</td>
<td>$44,674</td>
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<tr>
<td>Combined Nonmetro Areas</td>
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<td>$809</td>
<td>$32,360</td>
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### Metropolitan Areas

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<tr>
<th>Area</th>
<th>Hourly wage</th>
<th>2 BR FMR</th>
<th>Annual income needed to afford 2 BMR FMR</th>
<th>Full-time jobs at minimum wage to afford 2 BR FMR</th>
<th>Annual AMI³</th>
<th>Monthly rent affordable at AMI³</th>
<th>Monthly rent affordable at 30% of AMI</th>
<th>Renter households (2017-2021)</th>
<th>% of total households (2017-2021)</th>
<th>Estimated hourly mean renter wage (2023)</th>
<th>Monthly rent affordable at mean renter wage needed to afford 2 BR FMR</th>
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<td>Anderson HMFA</td>
<td>$17.15</td>
<td>$892</td>
<td>$35,680</td>
<td>2.4</td>
<td>$75,200</td>
<td>$1,880</td>
<td>$22,560</td>
<td>$564</td>
<td>20,870</td>
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<td>$111,300</td>
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<td>$835</td>
<td>18,317</td>
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<td>$771</td>
<td>29,543</td>
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<tr>
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<td>$31,640</td>
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<td>$61,200</td>
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<td>$18,360</td>
<td>$459</td>
<td>2,674</td>
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<tr>
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<td>$31,840</td>
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<td>$68,000</td>
<td>$1,700</td>
<td>$20,400</td>
<td>$510</td>
<td>2,962</td>
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<td>14,161</td>
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</tbody>
</table>

1: BR = Bedroom  
2: FMR = Fiscal Year 2023 Fair Market Rent  
3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.  
4: AMI = Fiscal Year 2023 Area Median Income  
5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing.
<table>
<thead>
<tr>
<th>Counties</th>
<th>FY23 WAGE</th>
<th>HOUSING WAGE</th>
<th>HOUSING COSTS</th>
<th>AREA MEDIAN INCOME (AMI)</th>
<th>RENTERS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Hourly wage necessary to afford 2 BR² FMR²</td>
<td>2 BR FMR</td>
<td>Annual income needed to afford 2 BR FMR²</td>
<td>Full-time jobs at minimum wage to afford 2 BR FMR²</td>
<td>Annual AMI</td>
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<td>$31,200</td>
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<tr>
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<tr>
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</tbody>
</table>

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### OUT OF REACH 2023

**SOUTH CAROLINA**

#### FY23 HOUSING WAGE

<table>
<thead>
<tr>
<th>RENTERS</th>
<th>HOUSING COSTS</th>
<th>AREA MEDIAN INCOME (AMI)</th>
<th>RENTERS</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Hourly wage necessary to afford 2 BR² FMR²</td>
<td>2 BR FMR</td>
<td>Annual income needed to afford 2 BMR FMR</td>
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<tr>
<td>---------</td>
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<td>------------</td>
<td>---------------------------------</td>
</tr>
<tr>
<td>Horry County</td>
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<td>$1,141</td>
<td>$45,640</td>
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<td>Jasper County</td>
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<td>Kershaw County</td>
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<td>$895</td>
<td>$35,800</td>
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<tr>
<td>Lancaster County</td>
<td>$17.54</td>
<td>$912</td>
<td>$36,480</td>
</tr>
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<td>$864</td>
<td>$34,560</td>
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<td>$982</td>
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<tr>
<td>York County</td>
<td>$25.63</td>
<td>$1,333</td>
<td>$53,320</td>
</tr>
</tbody>
</table>

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