

# SOUTH DAKOTA

#48\*

In **South Dakota**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$838**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,792** monthly or **\$33,500** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$16.11**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT SOUTH DAKOTA:

STATE FACTS	
Minimum Wage	<b>\$9.95</b>
Average Renter Wage	<b>\$15.67</b>
2-Bedroom Housing Wage	<b>\$16.11</b>
Number of Renter Households	<b>111,383</b>
Percent Renters	<b>32%</b>

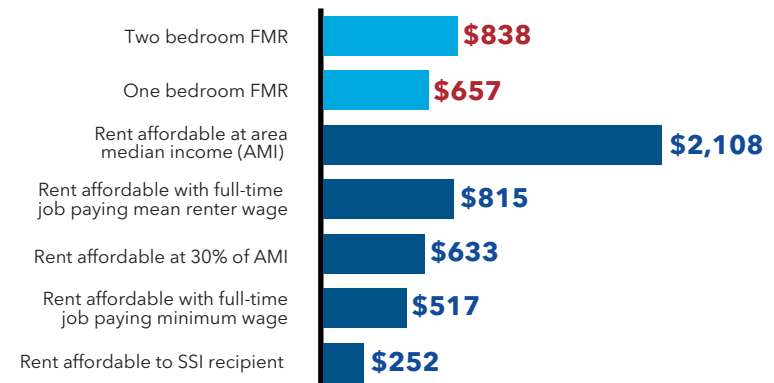
**65**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**51**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**1.6**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.3**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Custer County	<b>\$18.71</b>
Meade County	<b>\$17.62</b>
Rapid City HMFA	<b>\$17.60</b>
Sioux Falls MSA	<b>\$17.25</b>
Sioux City MSA	<b>\$16.73</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 Dakota**

**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 Dakota	\$16.11	\$838	\$33,500	1.6	\$84,335	\$2,108	\$25,300	\$633	111,383	32%	\$15.67	\$815	1.0
Combined Nonmetro Areas	\$14.94	\$777	\$31,085	1.5	\$79,298	\$1,982	\$23,789	\$595	57,300	32%	\$14.34	\$746	1.0
<b>Metropolitan Areas</b>													
Meade County HMFA	\$17.62	\$916	\$36,640	1.8	\$82,000	\$2,050	\$24,600	\$615	2,887	26%	\$15.20	\$790	1.2
Rapid City HMFA	\$17.60	\$915	\$36,600	1.8	\$90,300	\$2,258	\$27,090	\$677	13,652	31%	\$13.83	\$719	1.3
Sioux City MSA	\$16.73	\$870	\$34,800	1.7	\$86,100	\$2,153	\$25,830	\$646	2,188	32%	\$18.23	\$948	0.9
Sioux Falls MSA	\$17.25	\$897	\$35,880	1.7	\$90,700	\$2,268	\$27,210	\$680	35,356	34%	\$17.53	\$912	1.0
<b>Counties</b>													
Aurora County	\$14.56	\$757	\$30,280	1.5	\$82,000	\$2,050	\$24,600	\$615	207	18%	\$14.96	\$778	1.0
Beadle County	\$14.56	\$757	\$30,280	1.5	\$72,800	\$1,820	\$21,840	\$546	2,607	34%	\$14.86	\$773	1.0
Bennett County	\$14.56	\$757	\$30,280	1.5	\$56,400	\$1,410	\$16,920	\$423	374	36%	\$11.15	\$580	1.3
Bon Homme County	\$14.56	\$757	\$30,280	1.5	\$79,200	\$1,980	\$23,760	\$594	703	28%	\$11.75	\$611	1.2
Brookings County	\$15.38	\$800	\$32,000	1.5	\$96,700	\$2,418	\$29,010	\$725	5,489	41%	\$17.77	\$924	0.9
Brown County	\$14.85	\$772	\$30,880	1.5	\$89,600	\$2,240	\$26,880	\$672	5,589	34%	\$15.04	\$782	1.0
Brule County	\$14.56	\$757	\$30,280	1.5	\$74,500	\$1,863	\$22,350	\$559	878	39%	\$14.18	\$737	1.0
Buffalo County †	\$14.56	\$757	\$30,280	1.5	\$37,200	\$930	\$11,160	\$279	263	49%			
Butte County	\$16.08	\$836	\$33,440	1.6	\$68,800	\$1,720	\$20,640	\$516	776	19%	\$10.83	\$563	1.5
Campbell County	\$14.56	\$757	\$30,280	1.5	\$76,200	\$1,905	\$22,860	\$572	122	17%	\$15.91	\$827	0.9
Charles Mix County	\$14.56	\$757	\$30,280	1.5	\$67,300	\$1,683	\$20,190	\$505	934	30%	\$9.92	\$516	1.5
Clark County	\$14.56	\$757	\$30,280	1.5	\$72,800	\$1,820	\$21,840	\$546	320	20%	\$18.10	\$941	0.8
Clay County	\$15.10	\$785	\$31,400	1.5	\$98,200	\$2,455	\$29,460	\$737	2,429	46%	\$11.71	\$609	1.3
Codington County	\$15.21	\$791	\$31,640	1.5	\$82,800	\$2,070	\$24,840	\$621	4,141	34%	\$13.56	\$705	1.1
Corson County	\$14.56	\$757	\$30,280	1.5	\$46,000	\$1,150	\$13,800	\$345	535	44%	\$12.62	\$656	1.2
Custer County	\$18.71	\$973	\$38,920	1.9	\$77,600	\$1,940	\$23,280	\$582	644	17%	\$10.95	\$570	1.7

† 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 Dakota**

**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
Davison County	\$15.19	\$790	\$31,600	1.5	\$78,200	\$1,955	\$23,460	\$587	3,464	40%	\$14.98	\$779	1.0
Day County	\$14.56	\$757	\$30,280	1.5	\$67,400	\$1,685	\$20,220	\$506	659	26%	\$9.75	\$507	1.5
Deuel County	\$14.56	\$757	\$30,280	1.5	\$79,600	\$1,990	\$23,880	\$597	384	22%	\$20.77	\$1,080	0.7
Dewey County	\$14.56	\$757	\$30,280	1.5	\$56,200	\$1,405	\$16,860	\$422	695	40%	\$14.30	\$743	1.0
Douglas County	\$16.12	\$838	\$33,520	1.6	\$78,800	\$1,970	\$23,640	\$591	309	26%	\$8.83	\$459	1.8
Edmunds County	\$14.56	\$757	\$30,280	1.5	\$90,000	\$2,250	\$27,000	\$675	273	18%	\$11.20	\$583	1.3
Fall River County	\$16.40	\$853	\$34,120	1.6	\$70,000	\$1,750	\$21,000	\$525	801	26%	\$8.78	\$457	1.9
Faulk County	\$14.56	\$757	\$30,280	1.5	\$91,800	\$2,295	\$27,540	\$689	207	23%	\$11.51	\$598	1.3
Grant County	\$14.58	\$758	\$30,320	1.5	\$81,900	\$2,048	\$24,570	\$614	518	16%	\$9.81	\$510	1.5
Gregory County	\$14.56	\$757	\$30,280	1.5	\$66,300	\$1,658	\$19,890	\$497	470	26%	\$11.45	\$595	1.3
Haakon County	\$14.60	\$759	\$30,360	1.5	\$49,400	\$1,235	\$14,820	\$371	161	21%	\$11.31	\$588	1.3
Hamlin County	\$14.56	\$757	\$30,280	1.5	\$79,800	\$1,995	\$23,940	\$599	443	20%	\$19.18	\$997	0.8
Hand County	\$14.56	\$757	\$30,280	1.5	\$81,100	\$2,028	\$24,330	\$608	450	32%	\$11.45	\$595	1.3
Hanson County	\$14.56	\$757	\$30,280	1.5	\$84,800	\$2,120	\$25,440	\$636	127	12%	\$16.69	\$868	0.9
Harding County	\$16.62	\$864	\$34,560	1.7	\$74,300	\$1,858	\$22,290	\$557	178	34%	\$20.03	\$1,042	0.8
Hughes County	\$15.33	\$797	\$31,880	1.5	\$100,100	\$2,503	\$30,030	\$751	2,199	29%	\$12.57	\$653	1.2
Hutchinson County	\$15.42	\$802	\$32,080	1.6	\$83,400	\$2,085	\$25,020	\$626	659	22%	\$14.40	\$749	1.1
Hyde County	\$14.56	\$757	\$30,280	1.5	\$77,300	\$1,933	\$23,190	\$580	149	24%	\$19.34	\$1,006	0.8
Jackson County	\$14.56	\$757	\$30,280	1.5	\$44,300	\$1,108	\$13,290	\$332	330	40%	\$9.50	\$494	1.5
Jerauld County	\$14.56	\$757	\$30,280	1.5	\$76,800	\$1,920	\$23,040	\$576	222	24%	\$15.31	\$796	1.0
Jones County	\$14.60	\$759	\$30,360	1.5	\$54,700	\$1,368	\$16,410	\$410	130	31%	\$17.32	\$901	0.8
Kingsbury County	\$14.56	\$757	\$30,280	1.5	\$79,900	\$1,998	\$23,970	\$599	469	22%	\$11.92	\$620	1.2
Lake County	\$14.56	\$757	\$30,280	1.5	\$90,000	\$2,250	\$27,000	\$675	1,230	26%	\$14.32	\$744	1.0
Lawrence County	\$14.79	\$769	\$30,760	1.5	\$79,700	\$1,993	\$23,910	\$598	4,014	36%	\$14.67	\$763	1.0
Lincoln County	\$17.25	\$897	\$35,880	1.7	\$90,700	\$2,268	\$27,210	\$680	4,900	24%	\$17.77	\$924	1.0
Lyman County	\$14.56	\$757	\$30,280	1.5	\$65,600	\$1,640	\$19,680	\$492	424	30%	\$11.32	\$589	1.3

† Wage data not available (See Appendix B).

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**South Dakota**

**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
McCook County	\$17.25	\$897	\$35,880	1.7	\$90,700	\$2,268	\$27,210	\$680	512	23%	\$12.36	\$643	1.4
McPherson County	\$14.56	\$757	\$30,280	1.5	\$76,500	\$1,913	\$22,950	\$574	240	24%	\$11.27	\$586	1.3
Marshall County	\$14.56	\$757	\$30,280	1.5	\$83,200	\$2,080	\$24,960	\$624	397	21%	\$14.38	\$748	1.0
Meade County	\$17.62	\$916	\$36,640	1.8	\$82,000	\$2,050	\$24,600	\$615	2,887	26%	\$15.20	\$790	1.2
Mellette County †	\$14.56	\$757	\$30,280	1.5	\$42,700	\$1,068	\$12,810	\$320	239	35%			
Miner County	\$14.56	\$757	\$30,280	1.5	\$74,400	\$1,860	\$22,320	\$558	214	22%	\$14.05	\$731	1.0
Minnehaha County	\$17.25	\$897	\$35,880	1.7	\$90,700	\$2,268	\$27,210	\$680	29,232	37%	\$17.64	\$917	1.0
Moody County	\$14.56	\$757	\$30,280	1.5	\$85,600	\$2,140	\$25,680	\$642	758	29%	\$15.26	\$794	1.0
Oglala Lakota County	\$14.56	\$757	\$30,280	1.5	\$37,400	\$935	\$11,220	\$281	1,418	50%	\$13.08	\$680	1.1
Pennington County	\$17.60	\$915	\$36,600	1.8	\$90,300	\$2,258	\$27,090	\$677	13,652	31%	\$13.83	\$719	1.3
Perkins County	\$14.56	\$757	\$30,280	1.5	\$78,200	\$1,955	\$23,460	\$587	323	24%	\$15.69	\$816	0.9
Potter County	\$14.56	\$757	\$30,280	1.5	\$74,300	\$1,858	\$22,290	\$557	236	24%	\$18.21	\$947	0.8
Roberts County	\$14.56	\$757	\$30,280	1.5	\$65,800	\$1,645	\$19,740	\$494	1,349	35%	\$11.85	\$616	1.2
Sanborn County	\$14.56	\$757	\$30,280	1.5	\$78,900	\$1,973	\$23,670	\$592	263	27%	\$11.47	\$597	1.3
Spink County	\$14.56	\$757	\$30,280	1.5	\$78,100	\$1,953	\$23,430	\$586	639	25%	\$17.37	\$903	0.8
Stanley County	\$16.19	\$842	\$33,680	1.6	\$97,300	\$2,433	\$29,190	\$730	262	18%	\$8.78	\$457	1.8
Sully County	\$14.60	\$759	\$30,360	1.5	\$78,000	\$1,950	\$23,400	\$585	75	13%	\$22.39	\$1,164	0.7
Todd County	\$14.56	\$757	\$30,280	1.5	\$27,600	\$690	\$8,280	\$207	1,416	53%	\$14.45	\$751	1.0
Tripp County	\$14.56	\$757	\$30,280	1.5	\$73,600	\$1,840	\$22,080	\$552	597	27%	\$12.91	\$671	1.1
Turner County	\$17.25	\$897	\$35,880	1.7	\$90,700	\$2,268	\$27,210	\$680	712	20%	\$10.54	\$548	1.6
Union County	\$16.73	\$870	\$34,800	1.7	\$86,100	\$2,153	\$25,830	\$646	2,188	32%	\$18.23	\$948	0.9
Walworth County	\$14.56	\$757	\$30,280	1.5	\$79,000	\$1,975	\$23,700	\$593	633	28%	\$13.82	\$719	1.1
Yankton County	\$14.56	\$757	\$30,280	1.5	\$78,900	\$1,973	\$23,670	\$592	2,921	31%	\$15.73	\$818	0.9
Ziebach County	\$14.56	\$757	\$30,280	1.5	\$43,800	\$1,095	\$13,140	\$329	344	44%	\$10.90	\$567	1.3

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