

WISCONSIN

#33*

In **Wisconsin**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,056**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,521** monthly or **\$42,258** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.32
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WISCONSIN:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$18.47
2-Bedroom Housing Wage	\$20.32
Number of Renter Households	782,114
Percent Renters	33%

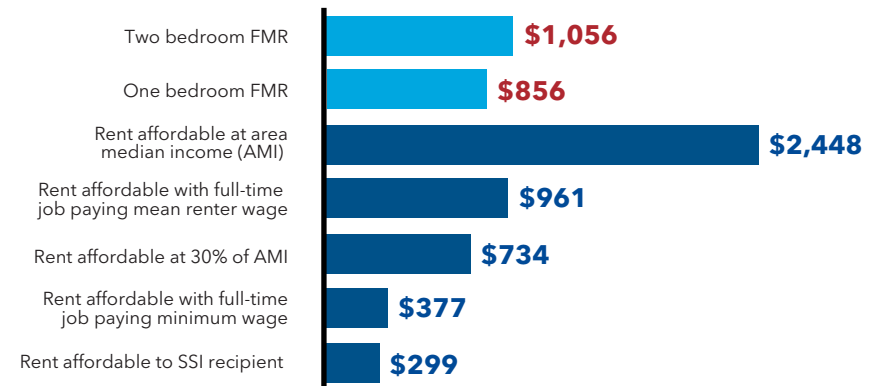
112
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

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

2.8
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
Minneapolis-St. Paul-Bloomington HMFA	\$27.12
Madison HMFA	\$26.50
Kenosha County	\$22.00
Milwaukee-Waukesha-West Allis MSA	\$21.00
Duluth HMFA	\$20.90



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.

WISCONSIN

	FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Wisconsin	\$20.32	\$1,056	\$42,258	2.8	\$97,912	\$2,448	\$29,373	\$734	782,114	33%	\$18.47	\$961	1.1
Combined Nonmetro Areas	\$17.21	\$895	\$35,803	2.4	\$85,274	\$2,132	\$25,582	\$640	151,994	25%	\$14.97	\$778	1.1
<u>Metropolitan Areas</u>													
Appleton MSA	\$18.25	\$949	\$37,960	2.5	\$104,400	\$2,610	\$31,320	\$783	25,523	26%	\$18.10	\$941	1.0
Columbia County HMFA	\$19.69	\$1,024	\$40,960	2.7	\$98,400	\$2,460	\$29,520	\$738	5,926	25%	\$15.18	\$789	1.3
Duluth HMFA	\$20.90	\$1,087	\$43,480	2.9	\$93,500	\$2,338	\$28,050	\$701	5,739	30%	\$13.58	\$706	1.5
Eau Claire MSA	\$17.58	\$914	\$36,560	2.4	\$91,300	\$2,283	\$27,390	\$685	22,216	33%	\$17.59	\$915	1.0
Fond du Lac MSA	\$17.77	\$924	\$36,960	2.5	\$97,200	\$2,430	\$29,160	\$729	12,041	29%	\$18.07	\$940	1.0
Green Bay HMFA	\$18.56	\$965	\$38,600	2.6	\$98,800	\$2,470	\$29,640	\$741	39,822	34%	\$18.89	\$982	1.0
Green County HMFA	\$18.37	\$955	\$38,200	2.5	\$95,500	\$2,388	\$28,650	\$716	3,894	25%	\$15.29	\$795	1.2
Iowa County HMFA	\$18.63	\$969	\$38,760	2.6	\$105,600	\$2,640	\$31,680	\$792	2,335	24%	\$15.83	\$823	1.2
Janesville-Beloit MSA	\$19.56	\$1,017	\$40,680	2.7	\$89,200	\$2,230	\$26,760	\$669	20,313	31%	\$18.65	\$970	1.0
Kenosha County HMFA	\$22.00	\$1,144	\$45,760	3.0	\$98,200	\$2,455	\$29,460	\$737	21,832	33%	\$16.94	\$881	1.3
La Crosse-Onalaska MSA	\$19.69	\$1,024	\$40,960	2.7	\$93,400	\$2,335	\$28,020	\$701	18,640	38%	\$18.01	\$937	1.1
Lincoln County HMFA	\$15.88	\$826	\$33,040	2.2	\$89,200	\$2,230	\$26,760	\$669	2,606	22%	\$10.94	\$569	1.5
Madison HMFA	\$26.50	\$1,378	\$55,120	3.7	\$123,400	\$3,085	\$37,020	\$926	98,611	42%	\$22.27	\$1,158	1.2
Milwaukee-Waukesha-West Allis MSA	\$21.00	\$1,092	\$43,680	2.9	\$100,600	\$2,515	\$30,180	\$755	257,887	40%	\$20.55	\$1,069	1.0
Minneapolis-St. Paul-Bloomington HMFA	\$27.12	\$1,410	\$56,400	3.7	\$124,900	\$3,123	\$37,470	\$937	11,547	23%	\$14.52	\$755	1.9
Oconto County HMFA	\$15.88	\$826	\$33,040	2.2	\$92,400	\$2,310	\$27,720	\$693	2,553	16%	\$13.14	\$683	1.2
Oshkosh-Neenah MSA	\$18.35	\$954	\$38,160	2.5	\$94,600	\$2,365	\$28,380	\$710	24,587	34%	\$18.95	\$986	1.0
Racine MSA	\$19.63	\$1,021	\$40,840	2.7	\$92,900	\$2,323	\$27,870	\$697	24,460	31%	\$15.64	\$813	1.3

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

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	FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Sheboygan MSA	\$16.67	\$867	\$34,680	2.3	\$96,100	\$2,403	\$28,830	\$721	14,117	29%	\$19.55	\$1,016	0.9
Wausau HMFA	\$17.92	\$932	\$37,280	2.5	\$100,000	\$2,500	\$30,000	\$750	15,471	28%	\$16.74	\$871	1.1
Counties													
Adams County	\$16.40	\$853	\$34,120	2.3	\$75,600	\$1,890	\$22,680	\$567	1,415	16%	\$13.23	\$688	1.2
Ashland County	\$15.88	\$826	\$33,040	2.2	\$76,100	\$1,903	\$22,830	\$571	1,879	28%	\$12.13	\$631	1.3
Barron County	\$16.98	\$883	\$35,320	2.3	\$79,300	\$1,983	\$23,790	\$595	4,810	25%	\$13.08	\$680	1.3
Bayfield County	\$16.08	\$836	\$33,440	2.2	\$82,300	\$2,058	\$24,690	\$617	1,258	17%	\$12.34	\$642	1.3
Brown County	\$18.56	\$965	\$38,600	2.6	\$98,800	\$2,470	\$29,640	\$741	38,445	36%	\$19.16	\$996	1.0
Buffalo County	\$17.48	\$909	\$36,360	2.4	\$85,200	\$2,130	\$25,560	\$639	1,201	22%	\$14.16	\$736	1.2
Burnett County	\$17.44	\$907	\$36,280	2.4	\$77,900	\$1,948	\$23,370	\$584	1,165	17%	\$13.52	\$703	1.3
Calumet County	\$18.25	\$949	\$37,960	2.5	\$104,400	\$2,610	\$31,320	\$783	3,881	19%	\$13.41	\$697	1.4
Chippewa County	\$17.58	\$914	\$36,560	2.4	\$91,300	\$2,283	\$27,390	\$685	7,102	27%	\$14.67	\$763	1.2
Clark County	\$15.88	\$826	\$33,040	2.2	\$76,400	\$1,910	\$22,920	\$573	2,757	22%	\$15.44	\$803	1.0
Columbia County	\$19.69	\$1,024	\$40,960	2.7	\$98,400	\$2,460	\$29,520	\$738	5,926	25%	\$15.18	\$789	1.3
Crawford County	\$15.88	\$826	\$33,040	2.2	\$77,400	\$1,935	\$23,220	\$581	1,650	25%	\$14.02	\$729	1.1
Dane County	\$26.50	\$1,378	\$55,120	3.7	\$123,400	\$3,085	\$37,020	\$926	98,611	42%	\$22.27	\$1,158	1.2
Dodge County	\$17.87	\$929	\$37,160	2.5	\$90,100	\$2,253	\$27,030	\$676	10,410	29%	\$18.64	\$969	1.0
Door County	\$18.29	\$951	\$38,040	2.5	\$91,000	\$2,275	\$27,300	\$683	2,534	19%	\$13.92	\$724	1.3
Douglas County	\$20.90	\$1,087	\$43,480	2.9	\$93,500	\$2,338	\$28,050	\$701	5,739	30%	\$13.58	\$706	1.5
Dunn County	\$17.71	\$921	\$36,840	2.4	\$91,900	\$2,298	\$27,570	\$689	5,995	35%	\$15.99	\$831	1.1
Eau Claire County	\$17.58	\$914	\$36,560	2.4	\$91,300	\$2,283	\$27,390	\$685	15,114	36%	\$18.84	\$980	0.9
Florence County	\$17.46	\$908	\$36,320	2.4	\$73,600	\$1,840	\$22,080	\$552	228	11%	\$9.54	\$496	1.8
Fond du Lac County	\$17.77	\$924	\$36,960	2.5	\$97,200	\$2,430	\$29,160	\$729	12,041	29%	\$18.07	\$940	1.0
Forest County	\$15.88	\$826	\$33,040	2.2	\$68,600	\$1,715	\$20,580	\$515	732	20%	\$13.48	\$701	1.2
Grant County	\$15.88	\$826	\$33,040	2.2	\$85,700	\$2,143	\$25,710	\$643	6,046	31%	\$13.61	\$707	1.2

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Green County	\$18.37	\$955	\$38,200	2.5	\$95,500	\$2,388	\$28,650	\$716	3,894	25%	\$15.29	\$795	1.2
Green Lake County	\$16.02	\$833	\$33,320	2.2	\$85,800	\$2,145	\$25,740	\$644	1,841	23%	\$16.19	\$842	1.0
Iowa County	\$18.63	\$969	\$38,760	2.6	\$105,600	\$2,640	\$31,680	\$792	2,335	24%	\$15.83	\$823	1.2
Iron County	\$15.88	\$826	\$33,040	2.2	\$73,300	\$1,833	\$21,990	\$550	457	16%	\$7.88	\$410	2.0
Jackson County	\$15.88	\$826	\$33,040	2.2	\$82,200	\$2,055	\$24,660	\$617	1,938	24%	\$16.12	\$838	1.0
Jefferson County	\$19.31	\$1,004	\$40,160	2.7	\$95,900	\$2,398	\$28,770	\$719	9,150	27%	\$15.70	\$816	1.2
Juneau County	\$17.83	\$927	\$37,080	2.5	\$80,200	\$2,005	\$24,060	\$602	2,208	21%	\$16.50	\$858	1.1
Kenosha County	\$22.00	\$1,144	\$45,760	3.0	\$98,200	\$2,455	\$29,460	\$737	21,832	33%	\$16.94	\$881	1.3
Kewaunee County	\$18.56	\$965	\$38,600	2.6	\$98,800	\$2,470	\$29,640	\$741	1,377	17%	\$12.05	\$626	1.5
La Crosse County	\$19.69	\$1,024	\$40,960	2.7	\$93,400	\$2,335	\$28,020	\$701	18,640	38%	\$18.01	\$937	1.1
Lafayette County	\$15.88	\$826	\$33,040	2.2	\$85,500	\$2,138	\$25,650	\$641	1,381	21%	\$15.18	\$790	1.0
Langlade County	\$15.88	\$826	\$33,040	2.2	\$80,600	\$2,015	\$24,180	\$605	1,898	23%	\$13.36	\$695	1.2
Lincoln County	\$15.88	\$826	\$33,040	2.2	\$89,200	\$2,230	\$26,760	\$669	2,606	22%	\$10.94	\$569	1.5
Manitowoc County	\$15.88	\$826	\$33,040	2.2	\$83,200	\$2,080	\$24,960	\$624	8,481	24%	\$15.96	\$830	1.0
Marathon County	\$17.92	\$932	\$37,280	2.5	\$100,000	\$2,500	\$30,000	\$750	15,471	28%	\$16.74	\$871	1.1
Marinette County	\$15.88	\$826	\$33,040	2.2	\$74,100	\$1,853	\$22,230	\$556	4,051	22%	\$15.35	\$798	1.0
Marquette County	\$15.88	\$826	\$33,040	2.2	\$75,500	\$1,888	\$22,650	\$566	1,342	20%	\$14.04	\$730	1.1
Menominee County	\$16.92	\$880	\$35,200	2.3	\$66,800	\$1,670	\$20,040	\$501	385	31%	\$11.97	\$622	1.4
Milwaukee County	\$21.00	\$1,092	\$43,680	2.9	\$100,600	\$2,515	\$30,180	\$755	196,499	51%	\$22.43	\$1,166	0.9
Monroe County	\$17.67	\$919	\$36,760	2.4	\$84,900	\$2,123	\$25,470	\$637	4,973	28%	\$16.86	\$877	1.0
Oconto County	\$15.88	\$826	\$33,040	2.2	\$92,400	\$2,310	\$27,720	\$693	2,553	16%	\$13.14	\$683	1.2
Oneida County	\$17.62	\$916	\$36,640	2.4	\$88,500	\$2,213	\$26,550	\$664	2,560	16%	\$13.68	\$711	1.3
Outagamie County	\$18.25	\$949	\$37,960	2.5	\$104,400	\$2,610	\$31,320	\$783	21,642	29%	\$18.80	\$978	1.0
Ozaukee County	\$21.00	\$1,092	\$43,680	2.9	\$100,600	\$2,515	\$30,180	\$755	9,113	25%	\$17.03	\$885	1.2
Pepin County	\$15.88	\$826	\$33,040	2.2	\$83,800	\$2,095	\$25,140	\$629	567	19%	\$17.63	\$917	0.9
Pierce County	\$27.12	\$1,410	\$56,400	3.7	\$124,900	\$3,123	\$37,470	\$937	4,175	26%	\$11.90	\$619	2.3

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	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Polk County	\$18.50	\$962	\$38,480	2.6	\$88,700	\$2,218	\$26,610	\$665	3,618	20%	\$12.35	\$642	1.5
Portage County	\$17.38	\$904	\$36,160	2.4	\$91,900	\$2,298	\$27,570	\$689	8,703	30%	\$15.47	\$804	1.1
Price County	\$15.88	\$826	\$33,040	2.2	\$75,300	\$1,883	\$22,590	\$565	1,364	21%	\$14.27	\$742	1.1
Racine County	\$19.63	\$1,021	\$40,840	2.7	\$92,900	\$2,323	\$27,870	\$697	24,460	31%	\$15.64	\$813	1.3
Richland County	\$15.88	\$826	\$33,040	2.2	\$79,000	\$1,975	\$23,700	\$593	1,730	24%	\$14.69	\$764	1.1
Rock County	\$19.56	\$1,017	\$40,680	2.7	\$89,200	\$2,230	\$26,760	\$669	20,313	31%	\$18.65	\$970	1.0
Rusk County	\$15.88	\$826	\$33,040	2.2	\$70,200	\$1,755	\$21,060	\$527	1,224	20%	\$13.55	\$705	1.2
St. Croix County	\$27.12	\$1,410	\$56,400	3.7	\$124,900	\$3,123	\$37,470	\$937	7,372	21%	\$15.17	\$789	1.8
Sauk County	\$18.52	\$963	\$38,520	2.6	\$94,500	\$2,363	\$28,350	\$709	7,501	28%	\$14.43	\$751	1.3
Sawyer County	\$16.81	\$874	\$34,960	2.3	\$79,300	\$1,983	\$23,790	\$595	1,814	23%	\$13.60	\$707	1.2
Shawano County	\$15.88	\$826	\$33,040	2.2	\$81,100	\$2,028	\$24,330	\$608	3,652	22%	\$12.10	\$629	1.3
Sheboygan County	\$16.67	\$867	\$34,680	2.3	\$96,100	\$2,403	\$28,830	\$721	14,117	29%	\$19.55	\$1,016	0.9
Taylor County	\$15.88	\$826	\$33,040	2.2	\$79,700	\$1,993	\$23,910	\$598	1,555	20%	\$16.25	\$845	1.0
Trempealeau County	\$16.88	\$878	\$35,120	2.3	\$87,100	\$2,178	\$26,130	\$653	3,154	26%	\$15.13	\$787	1.1
Vernon County	\$15.88	\$826	\$33,040	2.2	\$83,700	\$2,093	\$25,110	\$628	2,497	21%	\$13.62	\$708	1.2
Vilas County	\$15.88	\$826	\$33,040	2.2	\$78,700	\$1,968	\$23,610	\$590	1,912	18%	\$12.40	\$645	1.3
Walworth County	\$19.83	\$1,031	\$41,240	2.7	\$99,600	\$2,490	\$29,880	\$747	12,805	30%	\$14.87	\$773	1.3
Washburn County	\$16.77	\$872	\$34,880	2.3	\$78,800	\$1,970	\$23,640	\$591	1,357	19%	\$12.90	\$671	1.3
Washington County	\$21.00	\$1,092	\$43,680	2.9	\$100,600	\$2,515	\$30,180	\$755	13,043	23%	\$16.50	\$858	1.3
Waukesha County	\$21.00	\$1,092	\$43,680	2.9	\$100,600	\$2,515	\$30,180	\$755	39,232	24%	\$18.62	\$968	1.1
Waupaca County	\$15.88	\$826	\$33,040	2.2	\$88,100	\$2,203	\$26,430	\$661	5,390	24%	\$13.85	\$720	1.1
Waushara County	\$15.88	\$826	\$33,040	2.2	\$78,600	\$1,965	\$23,580	\$590	1,737	18%	\$11.80	\$614	1.3
Winnebago County	\$18.35	\$954	\$38,160	2.5	\$94,600	\$2,365	\$28,380	\$710	24,587	34%	\$18.95	\$986	1.0
Wood County	\$16.52	\$859	\$34,360	2.3	\$75,600	\$1,890	\$22,680	\$567	8,669	27%	\$16.40	\$853	1.0

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