

WYOMING

#37*

In **Wyoming**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$888**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,959** monthly or **\$35,504** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$17.07
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WYOMING:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$16.62
2-Bedroom Housing Wage	\$17.07
Number of Renter Households	67,701
Percent Renters	29%

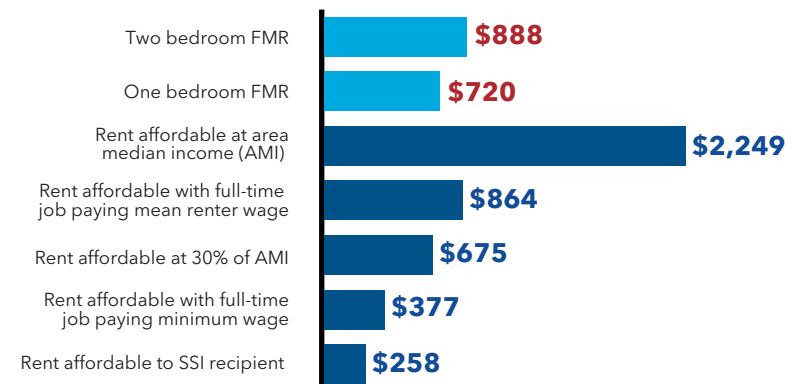
94
 Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

76
 Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.4
 Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.9
 Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Teton County	\$27.08
Campbell County	\$18.10
Weston County	\$17.98
Sheridan County	\$17.17
Cheyenne MSA	\$17.12



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.

Wyoming	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		
Wyoming	\$17.07	\$888	\$35,504	2.4	\$89,972	\$2,249	\$26,991	\$675	67,701	29%	\$16.62	\$864	1.0		
Combined Nonmetro Areas	\$17.18	\$894	\$35,742	2.4	\$89,354	\$2,234	\$26,806	\$670	46,992	29%	\$17.00	\$884	1.0		
<u>Metropolitan Areas</u>															
Casper MSA	\$16.46	\$856	\$34,240	2.3	\$85,000	\$2,125	\$25,500	\$638	9,676	29%	\$16.64	\$865	1.0		
Cheyenne MSA	\$17.12	\$890	\$35,600	2.4	\$96,500	\$2,413	\$28,950	\$724	11,033	27%	\$15.07	\$784	1.1		
<u>Counties</u>															
Albany County	\$15.75	\$819	\$32,760	2.2	\$88,900	\$2,223	\$26,670	\$667	7,750	48%	\$11.62	\$604	1.4		
Big Horn County	\$14.56	\$757	\$30,280	2.0	\$71,600	\$1,790	\$21,480	\$537	1,118	25%	\$15.68	\$815	0.9		
Campbell County	\$18.10	\$941	\$37,640	2.5	\$99,000	\$2,475	\$29,700	\$743	4,450	25%	\$15.56	\$809	1.2		
Carbon County	\$16.88	\$878	\$35,120	2.3	\$80,900	\$2,023	\$24,270	\$607	1,828	29%	\$19.24	\$1,000	0.9		
Converse County	\$15.79	\$821	\$32,840	2.2	\$91,300	\$2,283	\$27,390	\$685	1,284	24%	\$15.91	\$828	1.0		
Crook County	\$15.31	\$796	\$31,840	2.1	\$89,000	\$2,225	\$26,700	\$668	585	21%	\$19.05	\$990	0.8		
Fremont County	\$16.21	\$843	\$33,720	2.2	\$76,900	\$1,923	\$23,070	\$577	4,451	30%	\$15.85	\$824	1.0		
Goshen County	\$15.67	\$815	\$32,600	2.2	\$72,200	\$1,805	\$21,660	\$542	1,443	28%	\$13.71	\$713	1.1		
Hot Springs County	\$15.54	\$808	\$32,320	2.1	\$84,800	\$2,120	\$25,440	\$636	632	29%	\$13.31	\$692	1.2		
Johnson County	\$16.02	\$833	\$33,320	2.2	\$84,500	\$2,113	\$25,350	\$634	1,153	29%	\$8.72	\$453	1.8		
Laramie County	\$17.12	\$890	\$35,600	2.4	\$96,500	\$2,413	\$28,950	\$724	11,033	27%	\$15.07	\$784	1.1		
Lincoln County	\$15.63	\$813	\$32,520	2.2	\$90,900	\$2,273	\$27,270	\$682	1,442	20%	\$15.38	\$800	1.0		
Natrona County	\$16.46	\$856	\$34,240	2.3	\$85,000	\$2,125	\$25,500	\$638	9,676	29%	\$16.64	\$865	1.0		
Niobrara County †	\$14.56	\$757	\$30,280	2.0	\$54,900	\$1,373	\$16,470	\$412	219	24%					
Park County	\$16.90	\$879	\$35,160	2.3	\$82,900	\$2,073	\$24,870	\$622	3,332	26%	\$16.88	\$878	1.0		
Platte County	\$14.56	\$757	\$30,280	2.0	\$75,300	\$1,883	\$22,590	\$565	930	24%	\$14.80	\$770	1.0		
Sheridan County	\$17.17	\$893	\$35,720	2.4	\$91,000	\$2,275	\$27,300	\$683	4,303	32%	\$14.39	\$748	1.2		

† 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.

Wyoming	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
Sublette County	\$14.56	\$757	\$30,280	2.0	\$90,600	\$2,265	\$27,180	\$680	597	17%	\$18.61	\$968	0.8
Sweetwater County	\$15.42	\$802	\$32,080	2.1	\$97,700	\$2,443	\$29,310	\$733	3,874	25%	\$20.95	\$1,089	0.7
Teton County	\$27.08	\$1,408	\$56,320	3.7	\$123,000	\$3,075	\$36,900	\$923	4,418	44%	\$24.51	\$1,274	1.1
Uinta County	\$14.56	\$757	\$30,280	2.0	\$86,400	\$2,160	\$25,920	\$648	1,793	23%	\$10.78	\$561	1.4
Washakie County	\$14.56	\$757	\$30,280	2.0	\$75,900	\$1,898	\$22,770	\$569	927	27%	\$17.39	\$904	0.8
Weston County	\$17.98	\$935	\$37,400	2.5	\$86,800	\$2,170	\$26,040	\$651	463	16%	\$15.78	\$821	1.1

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