

# WYOMING

STATE RANKING #31\*

In **Wyoming**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$856**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,853** monthly or **\$34,236** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$16.46**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT WYOMING:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$14.25</b>
2-Bedroom Housing Wage	<b>\$16.46</b>
Number of Renter Households	<b>71,244</b>
Percent Renters	<b>31%</b>

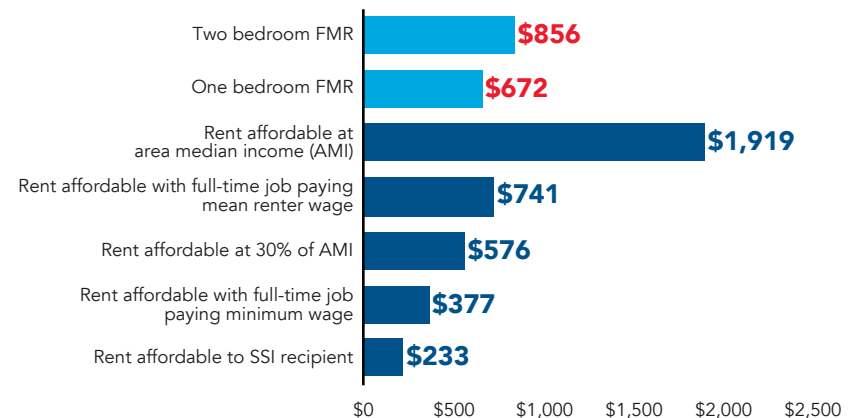
**91**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**71**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

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

**1.8**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Teton County	<b>\$22.92</b>
Campbell County	<b>\$18.79</b>
Sheridan County	<b>\$17.10</b>
Cheyenne MSA	<b>\$16.98</b>
Casper MSA	<b>\$16.75</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.

	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Wyoming	\$16.46		\$856	\$34,236	2.3	\$76,762	\$1,919	\$23,029	\$576	71,244	31%	\$14.25	\$741	1.2
Combined Nonmetro Areas	\$16.27		\$846	\$33,832	2.2	\$76,503	\$1,913	\$22,951	\$574	48,348	31%	\$14.43	\$750	1.1
<b>Metropolitan Areas</b>														
Casper MSA	\$16.75		\$871	\$34,840	2.3	\$74,400	\$1,860	\$22,320	\$558	11,124	34%	\$15.34	\$798	1.1
Cheyenne MSA	\$16.98		\$883	\$35,320	2.3	\$79,900	\$1,998	\$23,970	\$599	11,772	32%	\$12.34	\$642	1.4
<b>Counties</b>														
Albany County	\$15.31		\$796	\$31,840	2.1	\$71,000	\$1,775	\$21,300	\$533	7,959	51%	\$8.79	\$457	1.7
Big Horn County	\$13.40		\$697	\$27,880	1.8	\$62,700	\$1,568	\$18,810	\$470	1,180	26%	\$11.05	\$575	1.2
Campbell County	\$18.79		\$977	\$39,080	2.6	\$92,600	\$2,315	\$27,780	\$695	5,293	30%	\$16.76	\$872	1.1
Carbon County	\$15.35		\$798	\$31,920	2.1	\$74,500	\$1,863	\$22,350	\$559	1,822	30%	\$20.00	\$1,040	0.8
Converse County	\$14.79		\$769	\$30,760	2.0	\$77,900	\$1,948	\$23,370	\$584	1,481	27%	\$15.55	\$808	1.0
Crook County	\$15.31		\$796	\$31,840	2.1	\$71,700	\$1,793	\$21,510	\$538	628	21%	\$17.91	\$931	0.9
Fremont County	\$15.08		\$784	\$31,360	2.1	\$68,200	\$1,705	\$20,460	\$512	4,441	29%	\$11.79	\$613	1.3
Goshen County	\$14.21		\$739	\$29,560	2.0	\$60,000	\$1,500	\$18,000	\$450	1,266	24%	\$11.77	\$612	1.2
Hot Springs County	\$13.46		\$700	\$28,000	1.9	\$63,000	\$1,575	\$18,900	\$473	594	26%	\$12.79	\$665	1.1
Johnson County	\$16.71		\$869	\$34,760	2.3	\$67,800	\$1,695	\$20,340	\$509	980	27%	\$11.59	\$603	1.4
Laramie County	\$16.98		\$883	\$35,320	2.3	\$79,900	\$1,998	\$23,970	\$599	11,772	32%	\$12.34	\$642	1.4
Lincoln County	\$16.42		\$854	\$34,160	2.3	\$78,500	\$1,963	\$23,550	\$589	1,462	21%	\$14.07	\$732	1.2
Natrona County	\$16.75		\$871	\$34,840	2.3	\$74,400	\$1,860	\$22,320	\$558	11,124	34%	\$15.34	\$798	1.1
Niobrara County †	\$13.40		\$697	\$27,880	1.8	\$63,000	\$1,575	\$18,900	\$473	292	30%			
Park County	\$14.81		\$770	\$30,800	2.0	\$70,700	\$1,768	\$21,210	\$530	3,314	28%	\$12.57	\$654	1.2
Platte County	\$13.40		\$697	\$27,880	1.8	\$61,600	\$1,540	\$18,480	\$462	904	25%	\$15.56	\$809	0.9
Sheridan County	\$17.10		\$889	\$35,560	2.4	\$74,900	\$1,873	\$22,470	\$562	4,009	32%	\$12.03	\$625	1.4

† Wage data not available (See Appendix B).

1: BR = Bedroom  
 2: FMR = Fiscal Year 2018 Fair Market Rent.  
 3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.  
 4: AMI = Fiscal Year 2018 Area Median Income  
 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Sublette County	\$16.48	\$857	\$34,280	2.3	\$91,900	\$2,298	\$27,570	\$689	918	29%	\$17.30	\$900	1.0
Sweetwater County	\$16.42	\$854	\$34,160	2.3	\$85,100	\$2,128	\$25,530	\$638	4,539	27%	\$18.93	\$984	0.9
Teton County	\$22.92	\$1,192	\$47,680	3.2	\$98,500	\$2,463	\$29,550	\$739	3,444	40%	\$15.00	\$780	1.5
Uinta County	\$14.15	\$736	\$29,440	2.0	\$66,100	\$1,653	\$19,830	\$496	2,205	30%	\$10.18	\$529	1.4
Washakie County	\$13.40	\$697	\$27,880	1.8	\$69,700	\$1,743	\$20,910	\$523	889	25%	\$11.85	\$616	1.1
Weston County	\$15.27	\$794	\$31,760	2.1	\$84,300	\$2,108	\$25,290	\$632	728	23%	\$12.76	\$664	1.2

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