

MONTANA

STATE RANKING **#40***

In **Montana**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$830**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,767** monthly or **\$33,209** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$15.97
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MONTANA:

STATE FACTS	
Minimum Wage	\$8.50
Average Renter Wage	\$12.49
2-Bedroom Housing Wage	\$15.97
Number of Renter Households	135807
Percent Renters	32%

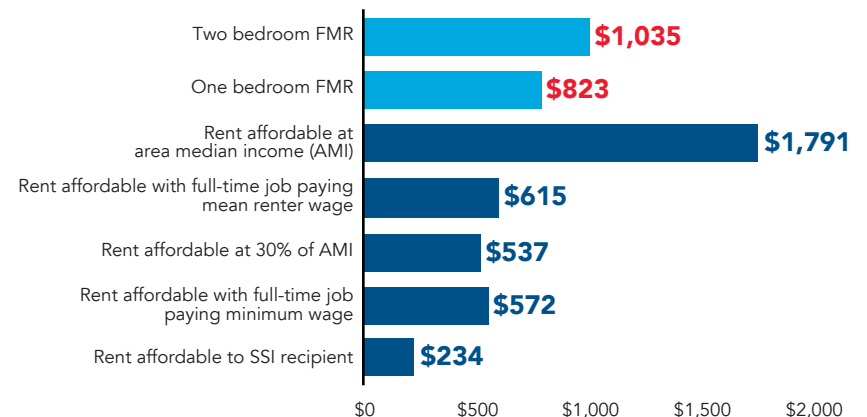
75
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

59
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

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

1.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Missoula, MT MSA	\$17.83
Billings, MT HUD Metro FMR Area	\$17.31
Gallatin County	\$17.27
Lewis and Clark County	\$17.15
Richland County	\$16.63



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.

Montana

FY19 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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Montana	\$15.97	\$830	\$33,209	1.9	\$70,716	\$1,768	\$21,215	\$530	135,807	32%	\$12.49	\$649	1.3
Combined Nonmetro Areas	\$15.32	\$797	\$31,866	1.8	\$69,028	\$1,726	\$20,708	\$518	82,723	31%	\$12.31	\$640	1.2
<u>Metropolitan Areas</u>													
Billings HMFA	\$17.31	\$900	\$36,000	2.0	\$79,200	\$1,980	\$23,760	\$594	21,440	31%	\$13.68	\$711	1.3
Golden Valley County HMFA	\$16.19	\$842	\$33,680	1.9	\$79,300	\$1,983	\$23,790	\$595	91	28%	\$12.65	\$658	1.3
Great Falls MSA	\$14.94	\$777	\$31,080	1.8	\$63,300	\$1,583	\$18,990	\$475	11,824	34%	\$12.05	\$627	1.2
Missoula MSA	\$17.83	\$927	\$37,080	2.1	\$73,300	\$1,833	\$21,990	\$550	19,729	41%	\$11.71	\$609	1.5
<u>Counties</u>													
Beaverhead County	\$13.46	\$700	\$28,000	1.6	\$63,000	\$1,575	\$18,900	\$473	1,355	34%	\$9.85	\$512	1.4
Big Horn County	\$14.62	\$760	\$30,400	1.7	\$53,100	\$1,328	\$15,930	\$398	1,437	39%	\$15.97	\$830	0.9
Blaine County	\$13.46	\$700	\$28,000	1.6	\$47,200	\$1,180	\$14,160	\$354	948	41%	\$10.37	\$539	1.3
Broadwater County	\$15.08	\$784	\$31,360	1.8	\$64,500	\$1,613	\$19,350	\$484	385	16%	\$11.59	\$603	1.3
Carbon County	\$17.31	\$900	\$36,000	2.0	\$79,200	\$1,980	\$23,760	\$594	957	21%	\$10.61	\$552	1.6
Carter County	\$13.46	\$700	\$28,000	1.6	\$68,100	\$1,703	\$20,430	\$511	96	17%	\$13.06	\$679	1.0
Cascade County	\$14.94	\$777	\$31,080	1.8	\$63,300	\$1,583	\$18,990	\$475	11,824	34%	\$12.05	\$627	1.2
Chouteau County	\$13.46	\$700	\$28,000	1.6	\$54,200	\$1,355	\$16,260	\$407	858	37%	\$11.89	\$618	1.1
Custer County	\$13.46	\$700	\$28,000	1.6	\$72,200	\$1,805	\$21,660	\$542	1,449	30%	\$11.28	\$587	1.2
Daniels County	\$13.46	\$700	\$28,000	1.6	\$74,800	\$1,870	\$22,440	\$561	203	23%	\$13.46	\$700	1.0
Dawson County	\$13.48	\$701	\$28,040	1.6	\$70,500	\$1,763	\$21,150	\$529	1,237	31%	\$13.93	\$725	1.0
Deer Lodge County	\$13.46	\$700	\$28,000	1.6	\$57,900	\$1,448	\$17,370	\$434	1,193	30%	\$9.32	\$485	1.4
Fallon County	\$13.46	\$700	\$28,000	1.6	\$72,300	\$1,808	\$21,690	\$542	401	32%	\$20.52	\$1,067	0.7
Fergus County	\$14.92	\$776	\$31,040	1.8	\$54,800	\$1,370	\$16,440	\$411	1,487	30%	\$14.80	\$769	1.0
Flathead County	\$15.92	\$828	\$33,120	1.9	\$69,600	\$1,740	\$20,880	\$522	10,656	28%	\$12.50	\$650	1.3

* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

1: BR= Bedroom

2: FMR= Fiscal Year 2019 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 2019 Area Median Income

5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

FY19
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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Gallatin County	\$17.27	\$898	\$35,920	2.0	\$90,300	\$2,258	\$27,090	\$677	15,634	38%	\$12.78	\$665	1.4
Garfield County	\$13.46	\$700	\$28,000	1.6	\$62,600	\$1,565	\$18,780	\$470	86	19%	\$8.89	\$462	1.5
Glacier County	\$13.46	\$700	\$28,000	1.6	\$44,200	\$1,105	\$13,260	\$332	1,713	41%	\$14.10	\$733	1.0
Golden Valley County	\$16.19	\$842	\$33,680	1.9	\$79,300	\$1,983	\$23,790	\$595	91	28%	\$12.65	\$658	1.3
Granite County	\$13.46	\$700	\$28,000	1.6	\$61,300	\$1,533	\$18,390	\$460	361	28%	\$9.34	\$486	1.4
Hill County	\$13.46	\$700	\$28,000	1.6	\$58,700	\$1,468	\$17,610	\$440	2,336	38%	\$10.32	\$537	1.3
Jefferson County	\$16.12	\$838	\$33,520	1.9	\$79,500	\$1,988	\$23,850	\$596	672	15%	\$11.12	\$578	1.4
Judith Basin County	\$13.46	\$700	\$28,000	1.6	\$62,800	\$1,570	\$18,840	\$471	263	28%	\$12.94	\$673	1.0
Lake County	\$14.31	\$744	\$29,760	1.7	\$56,100	\$1,403	\$16,830	\$421	3,330	28%	\$11.48	\$597	1.2
Lewis and Clark County	\$17.15	\$892	\$35,680	2.0	\$85,700	\$2,143	\$25,710	\$643	8,609	31%	\$11.81	\$614	1.5
Liberty County	\$13.46	\$700	\$28,000	1.6	\$64,900	\$1,623	\$19,470	\$487	334	39%	\$10.33	\$537	1.3
Lincoln County	\$13.46	\$700	\$28,000	1.6	\$48,400	\$1,210	\$14,520	\$363	1,694	21%	\$8.68	\$451	1.6
McCone County	\$13.46	\$700	\$28,000	1.6	\$60,000	\$1,500	\$18,000	\$450	139	19%	\$19.78	\$1,029	0.7
Madison County	\$14.98	\$779	\$31,160	1.8	\$64,500	\$1,613	\$19,350	\$484	804	23%	\$14.23	\$740	1.1
Meagher County	\$13.54	\$704	\$28,160	1.6	\$47,300	\$1,183	\$14,190	\$355	230	30%	\$12.46	\$648	1.1
Mineral County	\$13.46	\$700	\$28,000	1.6	\$59,200	\$1,480	\$17,760	\$444	496	29%	\$8.17	\$425	1.6
Missoula County	\$17.83	\$927	\$37,080	2.1	\$73,300	\$1,833	\$21,990	\$550	19,729	41%	\$11.71	\$609	1.5
Musselshell County	\$16.13	\$839	\$33,560	1.9	\$57,300	\$1,433	\$17,190	\$430	620	30%	\$16.52	\$859	1.0
Park County	\$16.60	\$863	\$34,520	2.0	\$66,800	\$1,670	\$20,040	\$501	2,197	29%	\$12.92	\$672	1.3
Petroleum County †	\$15.21	\$791	\$31,640	1.8	\$54,700	\$1,368	\$16,410	\$410	72	35%			
Phillips County	\$13.46	\$700	\$28,000	1.6	\$56,000	\$1,400	\$16,800	\$420	516	29%	\$8.98	\$467	1.5
Pondera County	\$13.46	\$700	\$28,000	1.6	\$57,500	\$1,438	\$17,250	\$431	615	28%	\$9.30	\$484	1.4
Powder River County	\$13.46	\$700	\$28,000	1.6	\$63,900	\$1,598	\$19,170	\$479	276	36%	\$9.17	\$477	1.5
Powell County	\$13.46	\$700	\$28,000	1.6	\$63,800	\$1,595	\$19,140	\$479	739	31%	\$12.19	\$634	1.1
Prairie County	\$13.46	\$700	\$28,000	1.6	\$52,500	\$1,313	\$15,750	\$394	62	11%	\$11.96	\$622	1.1
Ravalli County	\$14.79	\$769	\$30,760	1.7	\$56,900	\$1,423	\$17,070	\$427	4,404	26%	\$10.60	\$551	1.4

* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

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Richland County	\$16.63	\$865	\$34,600	2.0	\$80,100	\$2,003	\$24,030	\$601	1,691	37%	\$17.28	\$899	1.0
Roosevelt County	\$13.46	\$700	\$28,000	1.6	\$53,500	\$1,338	\$16,050	\$401	1,351	42%	\$11.40	\$593	1.2
Rosebud County	\$13.46	\$700	\$28,000	1.6	\$74,000	\$1,850	\$22,200	\$555	893	28%	\$16.02	\$833	0.8
Sanders County	\$13.46	\$700	\$28,000	1.6	\$45,600	\$1,140	\$13,680	\$342	1,209	24%	\$9.45	\$492	1.4
Sheridan County	\$13.46	\$700	\$28,000	1.6	\$79,800	\$1,995	\$23,940	\$599	400	24%	\$13.14	\$683	1.0
Silver Bow County	\$14.42	\$750	\$30,000	1.7	\$61,200	\$1,530	\$18,360	\$459	5,118	34%	\$9.76	\$507	1.5
Stillwater County	\$13.46	\$700	\$28,000	1.6	\$79,000	\$1,975	\$23,700	\$593	844	22%	\$20.54	\$1,068	0.7
Sweet Grass County	\$14.87	\$773	\$30,920	1.7	\$68,400	\$1,710	\$20,520	\$513	389	25%	\$17.12	\$890	0.9
Teton County	\$13.87	\$721	\$28,840	1.6	\$69,300	\$1,733	\$20,790	\$520	731	30%	\$11.85	\$616	1.2
Toole County	\$13.46	\$700	\$28,000	1.6	\$59,400	\$1,485	\$17,820	\$446	785	42%	\$13.16	\$685	1.0
Treasure County	\$14.19	\$738	\$29,520	1.7	\$48,600	\$1,215	\$14,580	\$365	112	31%	\$19.09	\$993	0.7
Valley County	\$13.46	\$700	\$28,000	1.6	\$61,900	\$1,548	\$18,570	\$464	899	26%	\$9.51	\$495	1.4
Wheatland County	\$13.46	\$700	\$28,000	1.6	\$44,500	\$1,113	\$13,350	\$334	291	35%	\$16.09	\$837	0.8
Wibaux County	\$15.21	\$791	\$31,640	1.8	\$61,300	\$1,533	\$18,390	\$460	103	21%	\$15.61	\$812	1.0
Yellowstone County	\$17.31	\$900	\$36,000	2.0	\$79,200	\$1,980	\$23,760	\$594	20,483	32%	\$13.77	\$716	1.3

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