

NEVADA

#23*

In **Nevada**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,065**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,549** monthly or **\$42,592** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.48
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEVADA:

STATE FACTS	
Minimum Wage	\$9.00
Average Renter Wage	\$17.42
2-Bedroom Housing Wage	\$20.48
Number of Renter Households	475,410
Percent Renters	44%

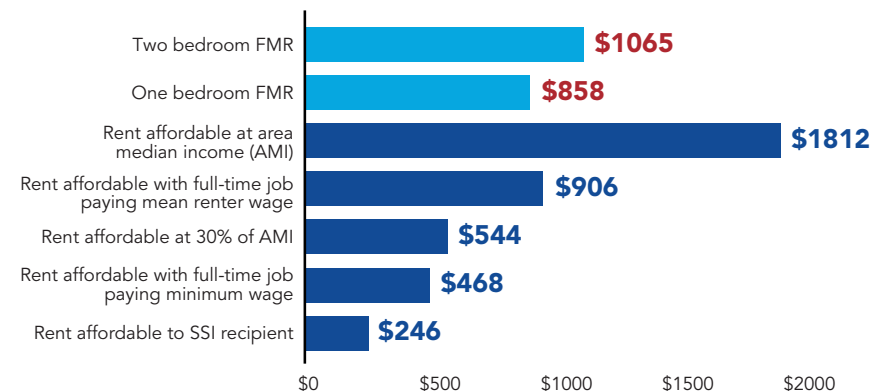
91
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

73
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
Las Vegas-Henderson-Paradise MSA	\$20.77
Reno MSA	\$20.60
Douglas County	\$20.52
Lander County	\$19.96
Humboldt County	\$18.56



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.

NEVADA

	FY20 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 (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR			
Nevada	\$20.48	\$1,065	\$42,592	2.3	\$72,497	\$1,812	\$21,749	\$544	475,410	44%	\$17.42	\$906	1.2			
Combined Nonmetro Areas	\$17.53	\$912	\$36,461	1.9	\$72,163	\$1,804	\$21,649	\$541	30,813	29%	\$17.83	\$927	1.0			
Metropolitan Areas																
Carson City MSA	\$18.13	\$943	\$37,720	2.0	\$75,400	\$1,885	\$22,620	\$566	9,950	44%	\$17.84	\$928	1.0			
Las Vegas-Henderson-Paradise MSA	\$20.77	\$1,080	\$43,200	2.3	\$70,800	\$1,770	\$21,240	\$531	359,907	47%	\$17.46	\$908	1.2			
Reno MSA	\$20.60	\$1,071	\$42,840	2.3	\$79,600	\$1,990	\$23,880	\$597	74,740	42%	\$17.02	\$885	1.2			
Counties																
Churchill County	\$17.12	\$890	\$35,600	1.9	\$63,300	\$1,583	\$18,990	\$475	3,363	34%	\$17.48	\$909	1.0			
Clark County	\$20.77	\$1,080	\$43,200	2.3	\$70,800	\$1,770	\$21,240	\$531	359,907	47%	\$17.46	\$908	1.2			
Douglas County	\$20.52	\$1,067	\$42,680	2.3	\$75,400	\$1,885	\$22,620	\$566	6,203	30%	\$16.98	\$883	1.2			
Elko County	\$18.48	\$961	\$38,440	2.1	\$91,800	\$2,295	\$27,540	\$689	4,895	28%	\$16.02	\$833	1.2			
Esmeralda County †	\$13.73	\$714	\$28,560	1.5	\$52,500	\$1,313	\$15,750	\$394	190	42%						
Eureka County	\$17.13	\$891	\$35,640	1.9	\$118,600	\$2,965	\$35,580	\$890	201	27%	\$34.67	\$1,803	0.5			
Humboldt County	\$18.56	\$965	\$38,600	2.1	\$85,900	\$2,148	\$25,770	\$644	1,548	25%	\$16.07	\$836	1.2			
Lander County	\$19.96	\$1,038	\$41,520	2.2	\$97,000	\$2,425	\$29,100	\$728	407	20%	\$18.03	\$938	1.1			
Lincoln County	\$14.23	\$740	\$29,600	1.6	\$63,300	\$1,583	\$18,990	\$475	539	26%	\$7.40	\$385	1.9			
Lyon County	\$16.08	\$836	\$33,440	1.8	\$64,100	\$1,603	\$19,230	\$481	6,004	29%	\$16.07	\$836	1.0			
Mineral County	\$13.73	\$714	\$28,560	1.5	\$61,900	\$1,548	\$18,570	\$464	616	32%	\$18.83	\$979	0.7			
Nye County	\$16.12	\$838	\$33,520	1.8	\$57,300	\$1,433	\$17,190	\$430	5,416	29%	\$17.61	\$916	0.9			
Pershing County	\$13.73	\$714	\$28,560	1.5	\$64,100	\$1,603	\$19,230	\$481	510	26%	\$20.22	\$1,051	0.7			
Storey County	\$20.60	\$1,071	\$42,840	2.3	\$79,600	\$1,990	\$23,880	\$597	200	13%	\$18.93	\$985	1.1			
Washoe County	\$20.60	\$1,071	\$42,840	2.3	\$79,600	\$1,990	\$23,880	\$597	74,540	42%	\$16.86	\$877	1.2			
White Pine County	\$16.27	\$846	\$33,840	1.8	\$73,800	\$1,845	\$22,140	\$554	921	26%	\$21.12	\$1,098	0.8			
Carson City	\$18.13	\$943	\$37,720	2.0	\$75,400	\$1,885	\$22,620	\$566	9,950	44%	\$17.84	\$928	1.0			

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2020 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2020 Area Median Income

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