

# SOUTH CAROLINA

# #31\*

In **South Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$900**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,999** monthly or **\$35,984** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$17.30**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT SOUTH CAROLINA:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$13.52</b>
2-Bedroom Housing Wage	<b>\$17.30</b>
Number of Renter Households	<b>589,362</b>
Percent Renters	<b>31%</b>

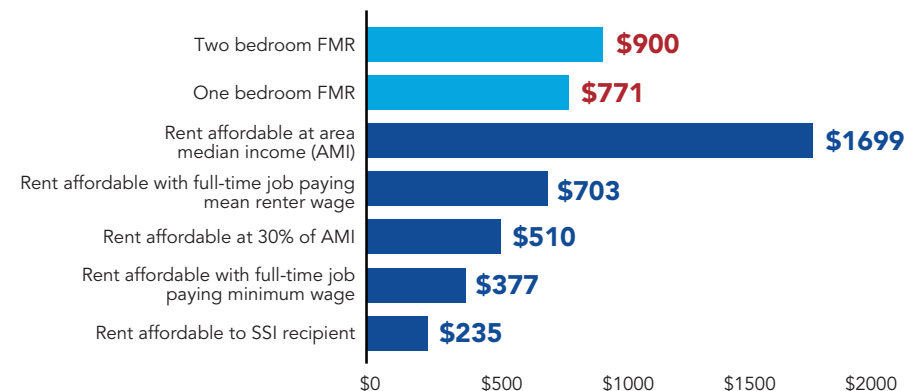
**95**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**82**  
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)

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

MOST EXPENSIVE AREAS	HOUSING WAGE
Charleston-North Charleston MSA	<b>\$22.67</b>
York County	<b>\$20.44</b>
Beaufort County	<b>\$19.77</b>
Myrtle Beach-North Myrtle Beach-Conway HMFA	<b>\$19.17</b>
Columbia HMFA	<b>\$17.90</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.

SOUTH CAROLINA

	FY20 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR 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 (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			
South Carolina	\$17.30	\$900	\$35,984	2.4	\$67,964	\$1,699	\$20,389	\$510	589,362	31%	\$13.52	\$703	1.3			
Combined Nonmetro Areas	\$12.83	\$667	\$26,685	1.8	\$51,932	\$1,298	\$15,580	\$389	82,758	29%	\$11.64	\$605	1.1			
<b>Metropolitan Areas</b>																
Anderson HMFA	\$14.73	\$766	\$30,640	2.0	\$65,200	\$1,630	\$19,560	\$489	22,851	30%	\$10.99	\$572	1.3			
Augusta-Richmond County HMFA	\$16.31	\$848	\$33,920	2.2	\$65,900	\$1,648	\$19,770	\$494	21,356	28%	\$14.21	\$739	1.1			
Beaufort County HMFA	\$19.77	\$1,028	\$41,120	2.7	\$81,500	\$2,038	\$24,450	\$611	20,049	28%	\$12.13	\$631	1.6			
Charleston-North Charleston MSA	\$22.67	\$1,179	\$47,160	3.1	\$81,000	\$2,025	\$24,300	\$608	97,591	34%	\$15.83	\$823	1.4			
Charlotte-Concord-Gastonia HMFA	\$20.44	\$1,063	\$42,520	2.8	\$83,500	\$2,088	\$25,050	\$626	27,936	28%	\$13.17	\$685	1.6			
Chester County HMFA	\$13.29	\$691	\$27,640	1.8	\$54,100	\$1,353	\$16,230	\$406	3,077	25%	\$10.04	\$522	1.3			
Columbia HMFA	\$17.90	\$931	\$37,240	2.5	\$72,600	\$1,815	\$21,780	\$545	96,258	34%	\$13.69	\$712	1.3			
Darlington County HMFA	\$13.31	\$692	\$27,680	1.8	\$52,300	\$1,308	\$15,690	\$392	8,058	30%	\$14.56	\$757	0.9			
Florence HMFA	\$15.10	\$785	\$31,400	2.1	\$56,100	\$1,403	\$16,830	\$421	17,986	35%	\$12.20	\$634	1.2			
Greenville-Mauldin-Easley HMFA	\$16.19	\$842	\$33,680	2.2	\$74,900	\$1,873	\$22,470	\$562	78,777	33%	\$14.36	\$747	1.1			
Jasper County HMFA	\$15.96	\$830	\$33,200	2.2	\$46,000	\$1,150	\$13,800	\$345	3,146	32%	\$13.92	\$724	1.1			
Kershaw County HMFA	\$13.83	\$719	\$28,760	1.9	\$64,400	\$1,610	\$19,320	\$483	4,429	18%	\$11.97	\$622	1.2			
Lancaster County HMFA	\$15.38	\$800	\$32,000	2.1	\$79,000	\$1,975	\$23,700	\$593	7,116	22%	\$12.91	\$671	1.2			
Laurens County HMFA	\$14.44	\$751	\$30,040	2.0	\$45,900	\$1,148	\$13,770	\$344	7,509	30%	\$15.41	\$801	0.9			
Myrtle Beach-North Myrtle Beach-Conway HMFA	\$19.17	\$997	\$39,880	2.6	\$57,400	\$1,435	\$17,220	\$431	37,547	29%	\$11.22	\$583	1.7			
Spartanburg HMFA	\$15.29	\$795	\$31,800	2.1	\$64,700	\$1,618	\$19,410	\$485	34,849	30%	\$13.63	\$709	1.1			
Sumter MSA	\$15.25	\$793	\$31,720	2.1	\$54,700	\$1,368	\$16,410	\$410	14,529	35%	\$12.46	\$648	1.2			
Union County HMFA	\$13.27	\$690	\$27,600	1.8	\$50,400	\$1,260	\$15,120	\$378	3,540	31%	\$11.22	\$584	1.2			

† 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.

SOUTH CAROLINA

	FY20 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR 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 (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			
Abbeville County	\$12.52	\$651	\$26,040	1.7	\$49,000	\$1,225	\$14,700	\$368	2,245	24%	\$11.47	\$596	1.1			
Aiken County	\$16.31	\$848	\$33,920	2.2	\$65,900	\$1,648	\$19,770	\$494	18,908	28%	\$14.68	\$764	1.1			
Allendale County	\$12.52	\$651	\$26,040	1.7	\$36,300	\$908	\$10,890	\$272	1,095	33%	\$11.80	\$614	1.1			
Anderson County	\$14.73	\$766	\$30,640	2.0	\$65,200	\$1,630	\$19,560	\$489	22,851	30%	\$10.99	\$572	1.3			
Bamberg County	\$13.10	\$681	\$27,240	1.8	\$49,100	\$1,228	\$14,730	\$368	1,538	28%	\$10.85	\$564	1.2			
Barnwell County	\$12.52	\$651	\$26,040	1.7	\$48,200	\$1,205	\$14,460	\$362	2,521	30%	\$8.78	\$456	1.4			
Beaufort County	\$19.77	\$1,028	\$41,120	2.7	\$81,500	\$2,038	\$24,450	\$611	20,049	28%	\$12.13	\$631	1.6			
Berkeley County	\$22.67	\$1,179	\$47,160	3.1	\$81,000	\$2,025	\$24,300	\$608	21,171	28%	\$19.00	\$988	1.2			
Calhoun County	\$17.90	\$931	\$37,240	2.5	\$72,600	\$1,815	\$21,780	\$545	1,163	19%	\$11.76	\$612	1.5			
Charleston County	\$22.67	\$1,179	\$47,160	3.1	\$81,000	\$2,025	\$24,300	\$608	60,804	39%	\$15.66	\$815	1.4			
Cherokee County	\$12.67	\$659	\$26,360	1.7	\$52,200	\$1,305	\$15,660	\$392	6,293	31%	\$11.00	\$572	1.2			
Chester County	\$13.29	\$691	\$27,640	1.8	\$54,100	\$1,353	\$16,230	\$406	3,077	25%	\$10.04	\$522	1.3			
Chesterfield County	\$12.52	\$651	\$26,040	1.7	\$47,900	\$1,198	\$14,370	\$359	5,214	29%	\$11.54	\$600	1.1			
Clarendon County	\$12.52	\$651	\$26,040	1.7	\$48,900	\$1,223	\$14,670	\$367	3,152	24%	\$6.77	\$352	1.8			
Colleton County	\$13.08	\$680	\$27,200	1.8	\$43,900	\$1,098	\$13,170	\$329	3,675	24%	\$12.55	\$653	1.0			
Darlington County	\$13.31	\$692	\$27,680	1.8	\$52,300	\$1,308	\$15,690	\$392	8,058	30%	\$14.56	\$757	0.9			
Dillon County	\$12.52	\$651	\$26,040	1.7	\$42,400	\$1,060	\$12,720	\$318	3,862	35%	\$10.52	\$547	1.2			
Dorchester County	\$22.67	\$1,179	\$47,160	3.1	\$81,000	\$2,025	\$24,300	\$608	15,616	29%	\$12.25	\$637	1.9			
Edgefield County	\$16.31	\$848	\$33,920	2.2	\$65,900	\$1,648	\$19,770	\$494	2,448	27%	\$7.71	\$401	2.1			
Fairfield County	\$17.90	\$931	\$37,240	2.5	\$72,600	\$1,815	\$21,780	\$545	2,362	26%	\$12.74	\$662	1.4			
Florence County	\$15.10	\$785	\$31,400	2.1	\$56,100	\$1,403	\$16,830	\$421	17,986	35%	\$12.20	\$634	1.2			
Georgetown County	\$14.38	\$748	\$29,920	2.0	\$62,500	\$1,563	\$18,750	\$469	5,752	23%	\$11.55	\$601	1.2			
Greenville County	\$16.19	\$842	\$33,680	2.2	\$74,900	\$1,873	\$22,470	\$562	63,421	33%	\$14.88	\$774	1.1			
Greenwood County	\$12.52	\$651	\$26,040	1.7	\$56,300	\$1,408	\$16,890	\$422	9,742	36%	\$12.33	\$641	1.0			
Hampton County	\$12.52	\$651	\$26,040	1.7	\$46,900	\$1,173	\$14,070	\$352	1,811	26%	\$15.67	\$815	0.8			

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Horry County	\$19.17	\$997	\$39,880	2.6	\$57,400	\$1,435	\$17,220	\$431	37,547	29%	\$11.22	\$583	1.7			
Jasper County	\$15.96	\$830	\$33,200	2.2	\$46,000	\$1,150	\$13,800	\$345	3,146	32%	\$13.92	\$724	1.1			
Kershaw County	\$13.83	\$719	\$28,760	1.9	\$64,400	\$1,610	\$19,320	\$483	4,429	18%	\$11.97	\$622	1.2			
Lancaster County	\$15.38	\$800	\$32,000	2.1	\$79,000	\$1,975	\$23,700	\$593	7,116	22%	\$12.91	\$671	1.2			
Laurens County	\$14.44	\$751	\$30,040	2.0	\$45,900	\$1,148	\$13,770	\$344	7,509	30%	\$15.41	\$801	0.9			
Lee County	\$12.52	\$651	\$26,040	1.7	\$43,600	\$1,090	\$13,080	\$327	1,701	27%	\$9.47	\$492	1.3			
Lexington County	\$17.90	\$931	\$37,240	2.5	\$72,600	\$1,815	\$21,780	\$545	28,976	26%	\$12.47	\$649	1.4			
McCormick County †	\$12.52	\$651	\$26,040	1.7	\$54,800	\$1,370	\$16,440	\$411	927	23%						
Marion County	\$12.52	\$651	\$26,040	1.7	\$42,100	\$1,053	\$12,630	\$316	3,392	29%	\$8.88	\$462	1.4			
Marlboro County	\$12.52	\$651	\$26,040	1.7	\$43,100	\$1,078	\$12,930	\$323	3,281	34%	\$13.55	\$705	0.9			
Newberry County	\$14.13	\$735	\$29,400	1.9	\$51,300	\$1,283	\$15,390	\$385	4,031	27%	\$11.17	\$581	1.3			
Oconee County	\$12.96	\$674	\$26,960	1.8	\$65,500	\$1,638	\$19,650	\$491	8,837	28%	\$14.12	\$734	0.9			
Orangeburg County	\$12.58	\$654	\$26,160	1.7	\$52,100	\$1,303	\$15,630	\$391	10,539	32%	\$10.55	\$549	1.2			
Pickens County	\$16.19	\$842	\$33,680	2.2	\$74,900	\$1,873	\$22,470	\$562	15,356	32%	\$9.73	\$506	1.7			
Richland County	\$17.90	\$931	\$37,240	2.5	\$72,600	\$1,815	\$21,780	\$545	61,859	41%	\$14.54	\$756	1.2			
Saluda County	\$17.90	\$931	\$37,240	2.5	\$72,600	\$1,815	\$21,780	\$545	1,898	26%	\$10.30	\$536	1.7			
Spartanburg County	\$15.29	\$795	\$31,800	2.1	\$64,700	\$1,618	\$19,410	\$485	34,849	30%	\$13.63	\$709	1.1			
Sumter County	\$15.25	\$793	\$31,720	2.1	\$54,700	\$1,368	\$16,410	\$410	14,529	35%	\$12.46	\$648	1.2			
Union County	\$13.27	\$690	\$27,600	1.8	\$50,400	\$1,260	\$15,120	\$378	3,540	31%	\$11.22	\$584	1.2			
Williamsburg County	\$12.52	\$651	\$26,040	1.7	\$45,700	\$1,143	\$13,710	\$343	3,150	25%	\$13.77	\$716	0.9			
York County	\$20.44	\$1,063	\$42,520	2.8	\$83,500	\$2,088	\$25,050	\$626	27,936	28%	\$13.17	\$685	1.6			

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