

SOUTH DAKOTA

#47*

In **South Dakota**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$793**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,642** monthly or **\$31,701** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$15.24
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT SOUTH DAKOTA:

STATE FACTS	
Minimum Wage	\$9.30
Average Renter Wage	\$12.52
2-Bedroom Housing Wage	\$15.24
Number of Renter Households	108,929
Percent Renters	32%

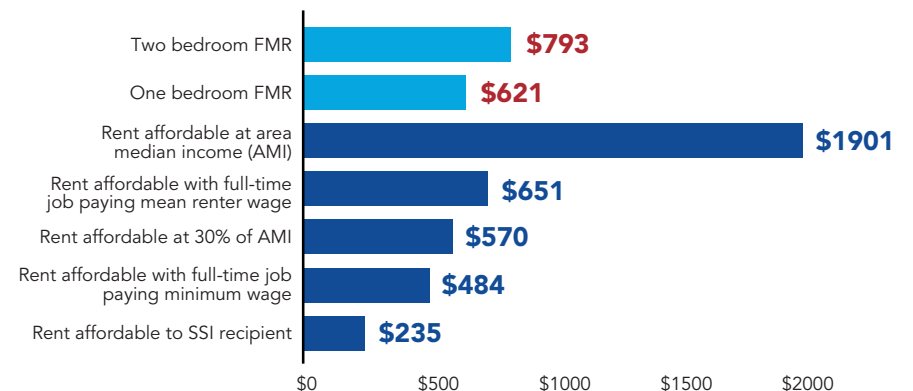
66
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

51
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.6
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.3
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Custer County	\$17.27
Stanley County	\$16.31
Haakon County	\$16.25
Rapid City HMFA	\$16.17
Sioux Falls MSA	\$16.13



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 DAKOTA

	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			
South Dakota	\$15.24	\$793	\$31,701	1.6	\$76,055	\$1,901	\$22,817	\$570	108,929	32%	\$12.52	\$651	1.2			
Combined Nonmetro Areas	\$14.48	\$753	\$30,123	1.6	\$70,928	\$1,773	\$21,278	\$532	56,925	32%	\$11.60	\$603	1.2			
<u>Metropolitan Areas</u>																
Custer County HMFA	\$17.27	\$898	\$35,920	1.9	\$71,300	\$1,783	\$21,390	\$535	692	18%	\$7.97	\$414	2.2			
Meade County HMFA	\$14.98	\$779	\$31,160	1.6	\$68,500	\$1,713	\$20,550	\$514	2,856	26%	\$12.18	\$634	1.2			
Rapid City HMFA	\$16.17	\$841	\$33,640	1.7	\$76,000	\$1,900	\$22,800	\$570	13,591	31%	\$11.24	\$585	1.4			
Sioux City HMFA	\$15.44	\$803	\$32,120	1.7	\$75,200	\$1,880	\$22,560	\$564	1,893	29%	\$17.38	\$904	0.9			
Sioux Falls MSA	\$16.13	\$839	\$33,560	1.7	\$86,200	\$2,155	\$25,860	\$647	32,972	33%	\$13.69	\$712	1.2			
<u>Counties</u>																
Aurora County	\$13.73	\$714	\$28,560	1.5	\$75,500	\$1,888	\$22,650	\$566	290	25%	\$12.13	\$631	1.1			
Beadle County	\$13.73	\$714	\$28,560	1.5	\$67,100	\$1,678	\$20,130	\$503	2,569	33%	\$12.37	\$643	1.1			
Bennett County	\$13.73	\$714	\$28,560	1.5	\$50,200	\$1,255	\$15,060	\$377	361	37%	\$10.13	\$527	1.4			
Bon Homme County	\$13.73	\$714	\$28,560	1.5	\$71,200	\$1,780	\$21,360	\$534	648	26%	\$10.80	\$562	1.3			
Brookings County	\$15.52	\$807	\$32,280	1.7	\$84,600	\$2,115	\$25,380	\$635	5,220	41%	\$11.25	\$585	1.4			
Brown County	\$14.58	\$758	\$30,320	1.6	\$78,000	\$1,950	\$23,400	\$585	5,511	34%	\$11.60	\$603	1.3			
Brule County	\$13.73	\$714	\$28,560	1.5	\$62,700	\$1,568	\$18,810	\$470	820	37%	\$11.59	\$603	1.2			
Buffalo County †	\$14.98	\$779	\$31,160	1.6	\$36,200	\$905	\$10,860	\$272	305	54%						
Butte County	\$15.71	\$817	\$32,680	1.7	\$59,000	\$1,475	\$17,700	\$443	1,040	25%	\$9.06	\$471	1.7			
Campbell County	\$13.73	\$714	\$28,560	1.5	\$80,800	\$2,020	\$24,240	\$606	78	12%	\$14.42	\$750	1.0			
Charles Mix County	\$13.73	\$714	\$28,560	1.5	\$62,000	\$1,550	\$18,600	\$465	938	30%	\$9.79	\$509	1.4			
Clark County	\$14.27	\$742	\$29,680	1.5	\$68,600	\$1,715	\$20,580	\$515	345	22%	\$11.05	\$574	1.3			
Clay County	\$15.38	\$800	\$32,000	1.7	\$77,600	\$1,940	\$23,280	\$582	2,554	49%	\$8.06	\$419	1.9			
Codington County	\$14.79	\$769	\$30,760	1.6	\$75,700	\$1,893	\$22,710	\$568	4,077	34%	\$11.82	\$615	1.3			

† 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.

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	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
Corson County	\$13.73	\$714	\$28,560	1.5	\$37,800	\$945	\$11,340	\$284	563	47%	\$12.30	\$639	1.1
Custer County	\$17.27	\$898	\$35,920	1.9	\$71,300	\$1,783	\$21,390	\$535	692	18%	\$7.97	\$414	2.2
Davison County	\$15.58	\$810	\$32,400	1.7	\$68,800	\$1,720	\$20,640	\$516	3,522	41%	\$14.12	\$734	1.1
Day County	\$13.73	\$714	\$28,560	1.5	\$62,300	\$1,558	\$18,690	\$467	692	27%	\$8.42	\$438	1.6
Deuel County	\$13.73	\$714	\$28,560	1.5	\$74,700	\$1,868	\$22,410	\$560	362	20%	\$15.65	\$814	0.9
Dewey County	\$14.17	\$737	\$29,480	1.5	\$52,700	\$1,318	\$15,810	\$395	703	42%	\$11.98	\$623	1.2
Douglas County	\$13.73	\$714	\$28,560	1.5	\$70,300	\$1,758	\$21,090	\$527	262	21%	\$8.61	\$448	1.6
Edmunds County	\$13.73	\$714	\$28,560	1.5	\$81,000	\$2,025	\$24,300	\$608	271	17%	\$11.00	\$572	1.2
Fall River County	\$14.00	\$728	\$29,120	1.5	\$69,900	\$1,748	\$20,970	\$524	735	24%	\$10.87	\$565	1.3
Faulk County	\$14.35	\$746	\$29,840	1.5	\$83,200	\$2,080	\$24,960	\$624	179	20%	\$10.34	\$538	1.4
Grant County	\$14.52	\$755	\$30,200	1.6	\$69,300	\$1,733	\$20,790	\$520	518	16%	\$10.82	\$562	1.3
Gregory County	\$13.73	\$714	\$28,560	1.5	\$61,700	\$1,543	\$18,510	\$463	511	28%	\$9.27	\$482	1.5
Haakon County	\$16.25	\$845	\$33,800	1.7	\$47,000	\$1,175	\$14,100	\$353	182	20%	\$16.50	\$858	1.0
Hamlin County	\$13.73	\$714	\$28,560	1.5	\$71,600	\$1,790	\$21,480	\$537	479	22%	\$16.53	\$859	0.8
Hand County	\$13.73	\$714	\$28,560	1.5	\$77,100	\$1,928	\$23,130	\$578	470	31%	\$11.79	\$613	1.2
Hanson County	\$13.73	\$714	\$28,560	1.5	\$79,900	\$1,998	\$23,970	\$599	122	11%	\$17.65	\$918	0.8
Harding County	\$13.73	\$714	\$28,560	1.5	\$75,100	\$1,878	\$22,530	\$563	169	31%	\$18.02	\$937	0.8
Hughes County	\$14.94	\$777	\$31,080	1.6	\$95,800	\$2,395	\$28,740	\$719	2,500	33%	\$10.57	\$550	1.4
Hutchinson County	\$14.23	\$740	\$29,600	1.5	\$69,300	\$1,733	\$20,790	\$520	637	22%	\$10.60	\$551	1.3
Hyde County	\$14.23	\$740	\$29,600	1.5	\$83,400	\$2,085	\$25,020	\$626	124	21%	\$15.42	\$802	0.9
Jackson County	\$13.73	\$714	\$28,560	1.5	\$42,700	\$1,068	\$12,810	\$320	349	39%	\$7.72	\$401	1.8
Jerauld County	\$13.73	\$714	\$28,560	1.5	\$66,100	\$1,653	\$19,830	\$496	241	26%	\$14.99	\$780	0.9
Jones County	\$13.73	\$714	\$28,560	1.5	\$57,700	\$1,443	\$17,310	\$433	79	20%	\$11.05	\$575	1.2
Kingsbury County	\$13.73	\$714	\$28,560	1.5	\$72,800	\$1,820	\$21,840	\$546	472	21%	\$11.12	\$578	1.2
Lake County	\$13.73	\$714	\$28,560	1.5	\$80,700	\$2,018	\$24,210	\$605	1,232	26%	\$11.14	\$579	1.2
Lawrence County	\$14.40	\$749	\$29,960	1.5	\$74,900	\$1,873	\$22,470	\$562	3,790	34%	\$10.85	\$564	1.3

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Lincoln County	\$16.13	\$839	\$33,560	1.7	\$86,200	\$2,155	\$25,860	\$647	4,348	23%	\$15.01	\$781	1.1
Lyman County	\$13.73	\$714	\$28,560	1.5	\$55,700	\$1,393	\$16,710	\$418	453	32%	\$8.93	\$464	1.5
McCook County	\$16.13	\$839	\$33,560	1.7	\$86,200	\$2,155	\$25,860	\$647	581	26%	\$11.71	\$609	1.4
McPherson County	\$15.73	\$818	\$32,720	1.7	\$65,500	\$1,638	\$19,650	\$491	201	20%	\$10.34	\$538	1.5
Marshall County	\$13.73	\$714	\$28,560	1.5	\$74,400	\$1,860	\$22,320	\$558	518	28%	\$12.08	\$628	1.1
Meade County	\$14.98	\$779	\$31,160	1.6	\$68,500	\$1,713	\$20,550	\$514	2,856	26%	\$12.18	\$634	1.2
Mellette County	\$13.73	\$714	\$28,560	1.5	\$36,900	\$923	\$11,070	\$277	234	35%	\$8.88	\$462	1.5
Miner County	\$13.73	\$714	\$28,560	1.5	\$66,200	\$1,655	\$19,860	\$497	201	21%	\$11.61	\$604	1.2
Minnehaha County	\$16.13	\$839	\$33,560	1.7	\$86,200	\$2,155	\$25,860	\$647	27,279	36%	\$13.53	\$703	1.2
Moody County	\$13.73	\$714	\$28,560	1.5	\$72,400	\$1,810	\$21,720	\$543	677	26%	\$13.87	\$721	1.0
Oglala Lakota County	\$13.73	\$714	\$28,560	1.5	\$29,600	\$740	\$8,880	\$222	1,335	47%	\$10.73	\$558	1.3
Pennington County	\$16.17	\$841	\$33,640	1.7	\$76,000	\$1,900	\$22,800	\$570	13,591	31%	\$11.24	\$585	1.4
Perkins County	\$14.33	\$745	\$29,800	1.5	\$69,900	\$1,748	\$20,970	\$524	343	27%	\$7.78	\$404	1.8
Potter County	\$14.33	\$745	\$29,800	1.5	\$65,100	\$1,628	\$19,530	\$488	183	18%	\$14.67	\$763	1.0
Roberts County	\$13.73	\$714	\$28,560	1.5	\$63,800	\$1,595	\$19,140	\$479	1,220	32%	\$9.70	\$504	1.4
Sanborn County	\$13.73	\$714	\$28,560	1.5	\$71,800	\$1,795	\$21,540	\$539	307	29%	\$10.46	\$544	1.3
Spink County	\$13.75	\$715	\$28,600	1.5	\$68,900	\$1,723	\$20,670	\$517	684	26%	\$12.94	\$673	1.1
Stanley County	\$16.31	\$848	\$33,920	1.8	\$76,100	\$1,903	\$22,830	\$571	241	19%	\$7.95	\$413	2.1
Sully County	\$13.73	\$714	\$28,560	1.5	\$78,500	\$1,963	\$23,550	\$589	100	18%	\$16.58	\$862	0.8
Todd County	\$13.73	\$714	\$28,560	1.5	\$27,200	\$680	\$8,160	\$204	1,522	56%	\$12.43	\$646	1.1
Tripp County	\$13.73	\$714	\$28,560	1.5	\$65,500	\$1,638	\$19,650	\$491	643	27%	\$8.58	\$446	1.6
Turner County	\$16.13	\$839	\$33,560	1.7	\$86,200	\$2,155	\$25,860	\$647	764	22%	\$9.20	\$478	1.8
Union County	\$15.44	\$803	\$32,120	1.7	\$75,200	\$1,880	\$22,560	\$564	1,893	29%	\$17.38	\$904	0.9
Walworth County	\$13.73	\$714	\$28,560	1.5	\$70,200	\$1,755	\$21,060	\$527	572	25%	\$12.92	\$672	1.1
Yankton County	\$14.44	\$751	\$30,040	1.6	\$68,600	\$1,715	\$20,580	\$515	3,254	35%	\$12.31	\$640	1.2
Ziebach County	\$13.73	\$714	\$28,560	1.5	\$35,400	\$885	\$10,620	\$266	317	43%	\$10.47	\$544	1.3

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