

MISSISSIPPI

#49*

In **Mississippi**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$791**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,637** monthly or **\$31,645** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$15.21
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MISSISSIPPI:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$12.23
2-Bedroom Housing Wage	\$15.21
Number of Renter Households	351,553
Percent Renters	32%

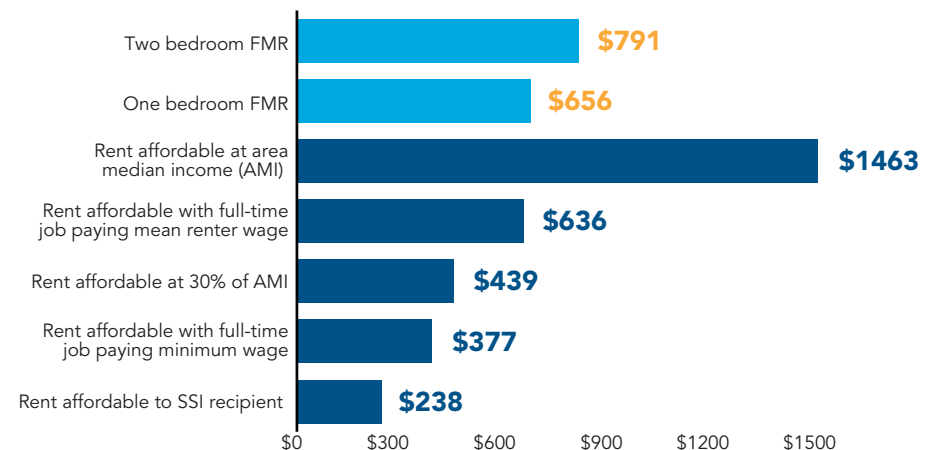
84
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

70
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.1
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.7
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Lafayette County	\$18.96
Jackson HMFA	\$17.92
DeSoto County	\$17.52
Hattiesburg MSA	\$16.44
Tunica County	\$15.65



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.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Mississippi	\$15.21	\$791	\$31,645	2.1	\$58,510	\$1,463	\$17,553	\$439	351,553	32%	\$12.23	\$636	1.2
Combined Nonmetro Areas	\$13.90	\$723	\$28,913	1.9	\$52,113	\$1,303	\$15,634	\$391	182,337	31%	\$11.40	\$593	1.2
Metropolitan Areas													
Benton County HMFA	\$13.15	\$684	\$27,360	1.8	\$49,900	\$1,248	\$14,970	\$374	611	19%	\$15.04	\$782	0.9
Gulfport-Biloxi HMFA	\$15.58	\$810	\$32,400	2.1	\$60,600	\$1,515	\$18,180	\$455	38,768	40%	\$12.14	\$631	1.3
Hattiesburg MSA	\$16.44	\$855	\$34,200	2.3	\$58,900	\$1,473	\$17,670	\$442	20,795	38%	\$11.53	\$600	1.4
Jackson HMFA	\$17.92	\$932	\$37,280	2.5	\$73,900	\$1,848	\$22,170	\$554	63,701	33%	\$13.60	\$707	1.3
Marshall County HMFA	\$13.48	\$701	\$28,040	1.9	\$52,700	\$1,318	\$15,810	\$395	3,128	24%	\$14.96	\$778	0.9
Memphis HMFA	\$17.52	\$911	\$36,440	2.4	\$68,700	\$1,718	\$20,610	\$515	16,359	26%	\$11.87	\$617	1.5
Pascagoula HMFA	\$15.46	\$804	\$32,160	2.1	\$64,100	\$1,603	\$19,230	\$481	15,837	30%	\$16.42	\$854	0.9
Simpson County HMFA	\$14.83	\$771	\$30,840	2.0	\$47,900	\$1,198	\$14,370	\$359	1,922	20%	\$7.23	\$376	2.1
Tate County HMFA	\$13.25	\$689	\$27,560	1.8	\$65,100	\$1,628	\$19,530	\$488	2,599	25%	\$9.66	\$502	1.4
Tunica County HMFA	\$15.65	\$814	\$32,560	2.2	\$41,700	\$1,043	\$12,510	\$313	2,349	60%	\$14.21	\$739	1.1
Yazoo County HMFA	\$14.29	\$743	\$29,720	2.0	\$42,400	\$1,060	\$12,720	\$318	3,147	37%	\$11.12	\$578	1.3
Counties													
Adams County	\$13.15	\$684	\$27,360	1.8	\$36,600	\$915	\$10,980	\$275	4,223	38%	\$9.91	\$515	1.3
Alcorn County	\$13.15	\$684	\$27,360	1.8	\$50,900	\$1,273	\$15,270	\$382	4,585	31%	\$12.99	\$676	1.0
Amite County	\$13.19	\$686	\$27,440	1.8	\$47,200	\$1,180	\$14,160	\$354	788	15%	\$9.63	\$501	1.4
Attala County	\$13.15	\$684	\$27,360	1.8	\$45,900	\$1,148	\$13,770	\$344	1,910	28%	\$10.00	\$520	1.3
Benton County	\$13.15	\$684	\$27,360	1.8	\$49,900	\$1,248	\$14,970	\$374	611	19%	\$15.04	\$782	0.9
Bolivar County	\$13.56	\$705	\$28,200	1.9	\$40,300	\$1,008	\$12,090	\$302	5,620	46%	\$11.57	\$602	1.2
Calhoun County	\$13.15	\$684	\$27,360	1.8	\$47,100	\$1,178	\$14,130	\$353	1,488	25%	\$12.65	\$658	1.0

1: BR = Bedroom
 2: FMR = Fiscal Year 2021 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2021 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Carroll County	\$13.19	\$686	\$27,440	1.8	\$57,300	\$1,433	\$17,190	\$430	721	19%	\$5.64	\$293	2.3
Chickasaw County	\$13.15	\$684	\$27,360	1.8	\$49,000	\$1,225	\$14,700	\$368	1,963	30%	\$12.28	\$639	1.1
Choctaw County	\$14.17	\$737	\$29,480	2.0	\$58,900	\$1,473	\$17,670	\$442	692	21%	\$11.80	\$613	1.2
Claiborne County	\$13.15	\$684	\$27,360	1.8	\$32,200	\$805	\$9,660	\$242	888	31%	\$23.52	\$1,223	0.6
Clarke County	\$13.15	\$684	\$27,360	1.8	\$57,100	\$1,428	\$17,130	\$428	1,042	17%	\$9.02	\$469	1.5
Clay County	\$13.15	\$684	\$27,360	1.8	\$46,600	\$1,165	\$13,980	\$350	2,182	29%	\$12.20	\$634	1.1
Coahoma County	\$13.15	\$684	\$27,360	1.8	\$38,300	\$958	\$11,490	\$287	4,340	49%	\$10.56	\$549	1.2
Copiah County	\$17.92	\$932	\$37,280	2.5	\$73,900	\$1,848	\$22,170	\$554	2,143	23%	\$10.37	\$539	1.7
Covington County	\$13.44	\$699	\$27,960	1.9	\$47,800	\$1,195	\$14,340	\$359	1,473	22%	\$7.57	\$393	1.8
DeSoto County	\$17.52	\$911	\$36,440	2.4	\$68,700	\$1,718	\$20,610	\$515	16,359	26%	\$11.87	\$617	1.5
Forrest County	\$16.44	\$855	\$34,200	2.3	\$58,900	\$1,473	\$17,670	\$442	12,778	45%	\$12.36	\$643	1.3
Franklin County	\$13.15	\$684	\$27,360	1.8	\$52,400	\$1,310	\$15,720	\$393	676	23%	\$11.82	\$614	1.1
George County	\$13.92	\$724	\$28,960	1.9	\$62,200	\$1,555	\$18,660	\$467	1,382	18%	\$10.03	\$522	1.4
Greene County	\$13.21	\$687	\$27,480	1.8	\$64,900	\$1,623	\$19,470	\$487	676	17%	\$9.09	\$473	1.5
Grenada County	\$13.15	\$684	\$27,360	1.8	\$48,300	\$1,208	\$14,490	\$362	3,024	36%	\$12.64	\$657	1.0
Hancock County	\$15.58	\$810	\$32,400	2.1	\$60,600	\$1,515	\$18,180	\$455	4,905	24%	\$13.61	\$708	1.1
Harrison County	\$15.58	\$810	\$32,400	2.1	\$60,600	\$1,515	\$18,180	\$455	33,863	43%	\$11.92	\$620	1.3
Hinds County	\$17.92	\$932	\$37,280	2.5	\$73,900	\$1,848	\$22,170	\$554	37,203	42%	\$14.27	\$742	1.3
Holmes County	\$13.15	\$684	\$27,360	1.8	\$27,600	\$690	\$8,280	\$207	2,397	39%	\$9.89	\$514	1.3
Humphreys County	\$13.15	\$684	\$27,360	1.8	\$33,700	\$843	\$10,110	\$253	1,215	38%	\$8.99	\$467	1.5
Issaquena County	\$13.15	\$684	\$27,360	1.8	\$29,200	\$730	\$8,760	\$219	272	56%	\$9.47	\$492	1.4
Itawamba County	\$13.15	\$684	\$27,360	1.8	\$53,900	\$1,348	\$16,170	\$404	2,047	24%	\$14.24	\$741	0.9
Jackson County	\$15.46	\$804	\$32,160	2.1	\$64,100	\$1,603	\$19,230	\$481	15,837	30%	\$16.42	\$854	0.9
Jasper County	\$13.19	\$686	\$27,440	1.8	\$47,100	\$1,178	\$14,130	\$353	992	15%	\$10.55	\$549	1.3
Jefferson County	\$13.15	\$684	\$27,360	1.8	\$28,100	\$703	\$8,430	\$211	799	33%	\$12.09	\$629	1.1
Jefferson Davis County	\$13.15	\$684	\$27,360	1.8	\$40,300	\$1,008	\$12,090	\$302	1,150	24%	\$9.12	\$474	1.4

1: BR = Bedroom

2: FMR = Fiscal Year 2021 Fair Market Rent.

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

4: AMI = Fiscal Year 2021 Area Median Income

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

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Jones County	\$14.02	\$729	\$29,160	1.9	\$64,200	\$1,605	\$19,260	\$482	6,799	27%	\$11.15	\$580	1.3
Kemper County	\$13.15	\$684	\$27,360	1.8	\$34,300	\$858	\$10,290	\$257	952	26%	\$10.96	\$570	1.2
Lafayette County	\$18.96	\$986	\$39,440	2.6	\$73,400	\$1,835	\$22,020	\$551	7,105	38%	\$9.01	\$468	2.1
Lamar County	\$16.44	\$855	\$34,200	2.3	\$58,900	\$1,473	\$17,670	\$442	7,196	33%	\$9.75	\$507	1.7
Lauderdale County	\$14.65	\$762	\$30,480	2.0	\$48,800	\$1,220	\$14,640	\$366	10,567	36%	\$11.35	\$590	1.3
Lawrence County	\$14.58	\$758	\$30,320	2.0	\$57,700	\$1,443	\$17,310	\$433	1,203	25%	\$17.92	\$932	0.8
Leake County	\$13.15	\$684	\$27,360	1.8	\$49,300	\$1,233	\$14,790	\$370	2,367	29%	\$10.52	\$547	1.3
Lee County	\$15.15	\$788	\$31,520	2.1	\$71,900	\$1,798	\$21,570	\$539	10,315	32%	\$11.81	\$614	1.3
Leflore County	\$13.15	\$684	\$27,360	1.8	\$35,000	\$875	\$10,500	\$263	4,920	49%	\$9.10	\$473	1.4
Lincoln County	\$13.44	\$699	\$27,960	1.9	\$56,100	\$1,403	\$16,830	\$421	3,131	25%	\$12.51	\$651	1.1
Lowndes County	\$14.06	\$731	\$29,240	1.9	\$61,700	\$1,543	\$18,510	\$463	8,183	36%	\$13.26	\$689	1.1
Madison County	\$17.92	\$932	\$37,280	2.5	\$73,900	\$1,848	\$22,170	\$554	11,224	28%	\$12.17	\$633	1.5
Marion County	\$13.56	\$705	\$28,200	1.9	\$42,700	\$1,068	\$12,810	\$320	1,683	18%	\$10.38	\$540	1.3
Marshall County	\$13.48	\$701	\$28,040	1.9	\$52,700	\$1,318	\$15,810	\$395	3,128	24%	\$14.96	\$778	0.9
Monroe County	\$13.15	\$684	\$27,360	1.8	\$56,800	\$1,420	\$17,040	\$426	3,589	26%	\$13.07	\$680	1.0
Montgomery County	\$13.15	\$684	\$27,360	1.8	\$43,800	\$1,095	\$13,140	\$329	1,396	31%	\$8.45	\$440	1.6
Neshoba County	\$13.15	\$684	\$27,360	1.8	\$48,600	\$1,215	\$14,580	\$365	3,032	28%	\$12.94	\$673	1.0
Newton County	\$13.50	\$702	\$28,080	1.9	\$48,200	\$1,205	\$14,460	\$362	1,836	23%	\$10.92	\$568	1.2
Noxubee County	\$13.15	\$684	\$27,360	1.8	\$48,900	\$1,223	\$14,670	\$367	1,079	27%	\$7.55	\$393	1.7
Oktibbeha County	\$15.50	\$806	\$32,240	2.1	\$67,100	\$1,678	\$20,130	\$503	8,597	48%	\$6.67	\$347	2.3
Panola County	\$13.29	\$691	\$27,640	1.8	\$45,700	\$1,143	\$13,710	\$343	3,792	30%	\$12.82	\$667	1.0
Pearl River County	\$15.12	\$786	\$31,440	2.1	\$60,100	\$1,503	\$18,030	\$451	4,666	22%	\$10.32	\$537	1.5
Perry County	\$16.44	\$855	\$34,200	2.3	\$58,900	\$1,473	\$17,670	\$442	821	18%	\$14.99	\$779	1.1
Pike County	\$13.50	\$702	\$28,080	1.9	\$42,000	\$1,050	\$12,600	\$315	4,464	31%	\$8.82	\$459	1.5
Pontotoc County	\$13.15	\$684	\$27,360	1.8	\$50,500	\$1,263	\$15,150	\$379	3,098	29%	\$12.76	\$663	1.0
Prentiss County	\$13.15	\$684	\$27,360	1.8	\$49,700	\$1,243	\$14,910	\$373	2,494	27%	\$7.17	\$373	1.8

1: BR = Bedroom
 2: FMR = Fiscal Year 2021 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2021 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Quitman County	\$13.15	\$684	\$27,360	1.8	\$39,300	\$983	\$11,790	\$295	1,251	41%	\$9.61	\$500	1.4
Rankin County	\$17.92	\$932	\$37,280	2.5	\$73,900	\$1,848	\$22,170	\$554	13,131	23%	\$14.17	\$737	1.3
Scott County	\$13.15	\$684	\$27,360	1.8	\$46,400	\$1,160	\$13,920	\$348	2,635	26%	\$12.49	\$650	1.1
Sharkey County	\$13.15	\$684	\$27,360	1.8	\$40,800	\$1,020	\$12,240	\$306	629	36%	\$9.70	\$505	1.4
Simpson County	\$14.83	\$771	\$30,840	2.0	\$47,900	\$1,198	\$14,370	\$359	1,922	20%	\$7.23	\$376	2.1
Smith County	\$13.15	\$684	\$27,360	1.8	\$60,700	\$1,518	\$18,210	\$455	988	17%	\$11.43	\$594	1.2
Stone County	\$13.15	\$684	\$27,360	1.8	\$56,100	\$1,403	\$16,830	\$421	1,614	25%	\$11.89	\$618	1.1
Sunflower County	\$13.15	\$684	\$27,360	1.8	\$38,800	\$970	\$11,640	\$291	3,864	46%	\$10.70	\$557	1.2
Tallahatchie County	\$13.15	\$684	\$27,360	1.8	\$39,800	\$995	\$11,940	\$299	1,225	28%	\$10.62	\$552	1.2
Tate County	\$13.25	\$689	\$27,560	1.8	\$65,100	\$1,628	\$19,530	\$488	2,599	25%	\$9.66	\$502	1.4
Tippah County	\$13.15	\$684	\$27,360	1.8	\$50,300	\$1,258	\$15,090	\$377	2,170	28%	\$12.85	\$668	1.0
Tishomingo County	\$13.15	\$684	\$27,360	1.8	\$49,000	\$1,225	\$14,700	\$368	1,869	24%	\$11.35	\$590	1.2
Tunica County	\$15.65	\$814	\$32,560	2.2	\$41,700	\$1,043	\$12,510	\$313	2,349	60%	\$14.21	\$739	1.1
Union County	\$13.15	\$684	\$27,360	1.8	\$53,800	\$1,345	\$16,140	\$404	2,634	27%	\$16.99	\$883	0.8
Walthall County	\$13.15	\$684	\$27,360	1.8	\$43,100	\$1,078	\$12,930	\$323	679	12%	\$12.42	\$646	1.1
Warren County	\$14.00	\$728	\$29,120	1.9	\$56,200	\$1,405	\$16,860	\$422	6,182	34%	\$10.42	\$542	1.3
Washington County	\$13.15	\$684	\$27,360	1.8	\$41,900	\$1,048	\$12,570	\$314	8,474	47%	\$11.38	\$592	1.2
Wayne County	\$13.15	\$684	\$27,360	1.8	\$57,800	\$1,445	\$17,340	\$434	1,270	17%	\$13.44	\$699	1.0
Webster County	\$13.15	\$684	\$27,360	1.8	\$57,200	\$1,430	\$17,160	\$429	896	24%	\$6.66	\$346	2.0
Wilkinson County	\$13.15	\$684	\$27,360	1.8	\$36,400	\$910	\$10,920	\$273	636	20%	\$9.23	\$480	1.4
Winston County	\$13.15	\$684	\$27,360	1.8	\$46,800	\$1,170	\$14,040	\$351	1,956	27%	\$13.83	\$719	1.0
Yalobusha County	\$13.15	\$684	\$27,360	1.8	\$53,000	\$1,325	\$15,900	\$398	1,552	30%	\$15.45	\$804	0.9
Yazoo County	\$14.29	\$743	\$29,720	2.0	\$42,400	\$1,060	\$12,720	\$318	3,147	37%	\$11.12	\$578	1.3

1: BR = Bedroom
 2: FMR = Fiscal Year 2021 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2021 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.