

# NORTH DAKOTA

#42\*

In **North Dakota**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$864**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,879** monthly or **\$34,552** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$16.61**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT NORTH DAKOTA:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$17.64</b>
2-Bedroom Housing Wage	<b>\$16.61</b>
Number of Renter Households	<b>119,840</b>
Percent Renters	<b>38%</b>

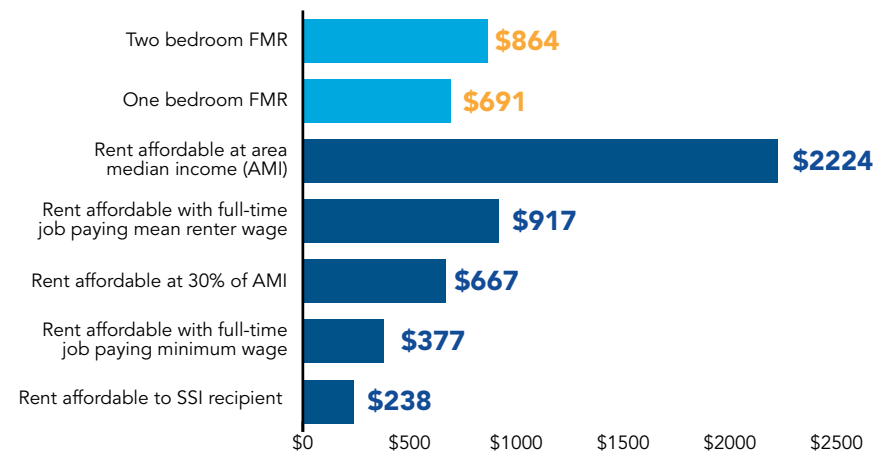
**92**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**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
McKenzie County	<b>\$20.88</b>
Dunn County	<b>\$20.06</b>
Ward County	<b>\$18.33</b>
Stark County	<b>\$17.96</b>
Williams County	<b>\$17.58</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.

**FY21 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 (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
North Dakota	\$16.61	\$864	\$34,552	2.3	\$88,956	\$2,224	\$26,687	\$667	119,840	38%	\$17.64	\$917	0.9
Combined Nonmetro Areas	\$16.28	\$846	\$33,855	2.2	\$85,674	\$2,142	\$25,702	\$643	50,755	32%	\$20.63	\$1,073	0.8
<b>Metropolitan Areas</b>													
Bismarck HMFA	\$17.00	\$884	\$35,360	2.3	\$101,400	\$2,535	\$30,420	\$761	16,359	31%	\$14.40	\$749	1.2
Fargo MSA	\$16.79	\$873	\$34,920	2.3	\$91,300	\$2,283	\$27,390	\$685	36,307	48%	\$16.23	\$844	1.0
Grand Forks MSA	\$16.98	\$883	\$35,320	2.3	\$80,000	\$2,000	\$24,000	\$600	15,706	51%	\$13.48	\$701	1.3
Oliver County HMFA †	\$16.92	\$880	\$35,200	2.3	\$85,400	\$2,135	\$25,620	\$641	84	11%			
Sioux County HMFA	\$14.12	\$734	\$29,360	1.9	\$46,900	\$1,173	\$14,070	\$352	629	57%	\$11.40	\$593	1.2
<b>Counties</b>													
Adams County	\$14.12	\$734	\$29,360	1.9	\$75,900	\$1,898	\$22,770	\$569	274	26%	\$16.51	\$858	0.9
Barnes County	\$14.56	\$757	\$30,280	2.0	\$84,900	\$2,123	\$25,470	\$637	1,560	31%	\$9.94	\$517	1.5
Benson County	\$14.12	\$734	\$29,360	1.9	\$55,600	\$1,390	\$16,680	\$417	742	33%	\$11.37	\$591	1.2
Billings County	\$15.04	\$782	\$31,280	2.1	\$106,000	\$2,650	\$31,800	\$795	80	21%	\$16.16	\$840	0.9
Bottineau County	\$14.12	\$734	\$29,360	1.9	\$79,600	\$1,990	\$23,880	\$597	616	21%	\$13.78	\$717	1.0
Bowman County	\$14.12	\$734	\$29,360	1.9	\$94,200	\$2,355	\$28,260	\$707	333	25%	\$15.15	\$788	0.9
Burke County	\$15.40	\$801	\$32,040	2.1	\$94,800	\$2,370	\$28,440	\$711	191	21%	\$19.84	\$1,032	0.8
Burleigh County	\$17.00	\$884	\$35,360	2.3	\$101,400	\$2,535	\$30,420	\$761	12,379	31%	\$14.17	\$737	1.2
Cass County	\$16.79	\$873	\$34,920	2.3	\$91,300	\$2,283	\$27,390	\$685	36,307	48%	\$16.23	\$844	1.0
Cavalier County	\$14.12	\$734	\$29,360	1.9	\$86,700	\$2,168	\$26,010	\$650	336	19%	\$16.45	\$855	0.9
Dickey County	\$14.12	\$734	\$29,360	1.9	\$81,700	\$2,043	\$24,510	\$613	545	26%	\$13.05	\$679	1.1
Divide County	\$15.04	\$782	\$31,280	2.1	\$93,500	\$2,338	\$28,050	\$701	293	28%	\$18.97	\$987	0.8
Dunn County	\$20.06	\$1,043	\$41,720	2.8	\$96,800	\$2,420	\$29,040	\$726	389	23%	\$32.27	\$1,678	0.6
Eddy County	\$14.12	\$734	\$29,360	1.9	\$77,600	\$1,940	\$23,280	\$582	308	29%	\$8.36	\$435	1.7

† Wage data not available (See Appendix B).

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 <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 (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
Emmons County	\$14.12	\$734	\$29,360	1.9	\$65,000	\$1,625	\$19,500	\$488	224	14%	\$12.28	\$639	1.1
Foster County	\$14.12	\$734	\$29,360	1.9	\$81,400	\$2,035	\$24,420	\$611	367	26%	\$12.07	\$628	1.2
Golden Valley County	\$14.96	\$778	\$31,120	2.1	\$73,400	\$1,835	\$22,020	\$551	253	30%	\$12.18	\$634	1.2
Grand Forks County	\$16.98	\$883	\$35,320	2.3	\$80,000	\$2,000	\$24,000	\$600	15,706	51%	\$13.48	\$701	1.3
Grant County	\$14.12	\$734	\$29,360	1.9	\$75,500	\$1,888	\$22,650	\$566	143	13%	\$11.60	\$603	1.2
Griggs County	\$14.12	\$734	\$29,360	1.9	\$78,100	\$1,953	\$23,430	\$586	260	24%	\$14.01	\$729	1.0
Hettinger County	\$15.04	\$782	\$31,280	2.1	\$72,800	\$1,820	\$21,840	\$546	207	19%	\$11.73	\$610	1.3
Kidder County	\$14.12	\$734	\$29,360	1.9	\$65,000	\$1,625	\$19,500	\$488	270	25%	\$13.64	\$709	1.0
LaMoure County	\$14.12	\$734	\$29,360	1.9	\$80,100	\$2,003	\$24,030	\$601	421	23%	\$13.17	\$685	1.1
Logan County	\$14.12	\$734	\$29,360	1.9	\$77,300	\$1,933	\$23,190	\$580	137	16%	\$10.68	\$555	1.3
McHenry County	\$14.12	\$734	\$29,360	1.9	\$88,500	\$2,213	\$26,550	\$664	443	17%	\$15.56	\$809	0.9
McIntosh County	\$14.12	\$734	\$29,360	1.9	\$67,100	\$1,678	\$20,130	\$503	343	27%	\$13.36	\$695	1.1
McKenzie County	\$20.88	\$1,086	\$43,440	2.9	\$98,600	\$2,465	\$29,580	\$740	1,980	46%	\$35.76	\$1,859	0.6
McLean County	\$14.12	\$734	\$29,360	1.9	\$82,800	\$2,070	\$24,840	\$621	816	19%	\$16.62	\$864	0.8
Mercer County	\$15.58	\$810	\$32,400	2.1	\$97,800	\$2,445	\$29,340	\$734	643	17%	\$18.72	\$973	0.8
Morton County	\$17.00	\$884	\$35,360	2.3	\$101,400	\$2,535	\$30,420	\$761	3,980	29%	\$15.45	\$804	1.1
Mountrail County	\$14.75	\$767	\$30,680	2.0	\$88,900	\$2,223	\$26,670	\$667	1,071	32%	\$28.33	\$1,473	0.5
Nelson County	\$14.12	\$734	\$29,360	1.9	\$76,400	\$1,910	\$22,920	\$573	407	28%	\$10.93	\$568	1.3
Oliver County †	\$16.92	\$880	\$35,200	2.3	\$85,400	\$2,135	\$25,620	\$641	84	11%			
Pembina County	\$14.12	\$734	\$29,360	1.9	\$85,800	\$2,145	\$25,740	\$644	726	23%	\$11.73	\$610	1.2
Pierce County	\$14.12	\$734	\$29,360	1.9	\$64,000	\$1,600	\$19,200	\$480	504	26%	\$7.91	\$411	1.8
Ramsey County	\$14.12	\$734	\$29,360	1.9	\$89,200	\$2,230	\$26,760	\$669	1,917	40%	\$11.58	\$602	1.2
Ransom County	\$14.12	\$734	\$29,360	1.9	\$78,300	\$1,958	\$23,490	\$587	689	29%	\$10.72	\$557	1.3
Renville County	\$14.12	\$734	\$29,360	1.9	\$83,500	\$2,088	\$25,050	\$626	165	17%	\$14.46	\$752	1.0
Richland County	\$14.12	\$734	\$29,360	1.9	\$82,200	\$2,055	\$24,660	\$617	1,974	29%	\$9.54	\$496	1.5
Rolette County	\$14.12	\$734	\$29,360	1.9	\$50,100	\$1,253	\$15,030	\$376	1,322	29%	\$8.38	\$436	1.7

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**FY21 HOUSING WAGE**

**HOUSING COSTS**

**AREA MEDIAN INCOME (AMI)**

**RENTERS**

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Sargent County	\$14.12	\$734	\$29,360	1.9	\$89,800	\$2,245	\$26,940	\$674	507	27%	\$18.63	\$969	0.8
Sheridan County	\$15.04	\$782	\$31,280	2.1	\$67,500	\$1,688	\$20,250	\$506	148	20%	\$7.37	\$383	2.0
Sioux County	\$14.12	\$734	\$29,360	1.9	\$46,900	\$1,173	\$14,070	\$352	629	57%	\$11.40	\$593	1.2
Slope County †	\$15.04	\$782	\$31,280	2.1	\$79,000	\$1,975	\$23,700	\$593	58	18%			
Stark County	\$17.96	\$934	\$37,360	2.5	\$102,200	\$2,555	\$30,660	\$767	4,877	39%	\$23.44	\$1,219	0.8
Steele County	\$14.12	\$734	\$29,360	1.9	\$84,700	\$2,118	\$25,410	\$635	119	15%	\$19.50	\$1,014	0.7
Stutsman County	\$14.12	\$734	\$29,360	1.9	\$80,000	\$2,000	\$24,000	\$600	3,066	34%	\$12.46	\$648	1.1
Towner County	\$14.12	\$734	\$29,360	1.9	\$75,200	\$1,880	\$22,560	\$564	285	27%	\$18.17	\$945	0.8
Traill County	\$14.12	\$734	\$29,360	1.9	\$87,800	\$2,195	\$26,340	\$659	965	29%	\$11.92	\$620	1.2
Walsh County	\$14.12	\$734	\$29,360	1.9	\$73,900	\$1,848	\$22,170	\$554	1,129	24%	\$12.32	\$641	1.1
Ward County	\$18.33	\$953	\$38,120	2.5	\$85,000	\$2,125	\$25,500	\$638	11,451	40%	\$17.75	\$923	1.0
Wells County	\$14.12	\$734	\$29,360	1.9	\$80,800	\$2,020	\$24,240	\$606	414	21%	\$10.46	\$544	1.3
Williams County	\$17.58	\$914	\$36,560	2.4	\$105,600	\$2,640	\$31,680	\$792	6,787	47%	\$32.41	\$1,685	0.5

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