

NEW HAMPSHIRE

#13*

In **New Hampshire**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,286**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,287** monthly or **\$51,441** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$24.73
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEW HAMPSHIRE:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$16.17
2-Bedroom Housing Wage	\$24.73
Number of Renter Households	153,859
Percent Renters	29%

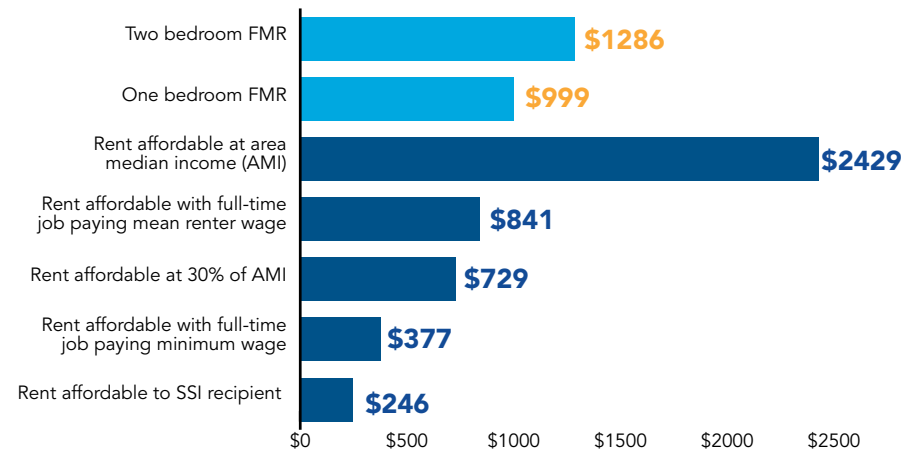
136
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

106
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

3.4
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

2.7
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Boston-Cambridge-Quincy HMFA	\$44.92
Nashua HMFA	\$29.06
Western Rockingham County HMFA	\$28.92
Lawrence HMFA	\$28.35
Portsmouth-Rochester HMFA	\$25.58



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.

TOWNS WITHIN NEW HAMPSHIRE FMR AREAS

BOSTON-CAMBRIDGE-QUINCY, MA-NH HMFA

ROCKINGHAM COUNTY

Seabrook town, South Hampton town

HILLSBOROUGH COUNTY, NH (PART) HMFA

HILLSBOROUGH COUNTY

Antrim town, Bennington town, Deering town, Frankestown town, Greenfield town, Hancock town, Hillsborough town, Lyndeborough town, New Boston town, Peterborough town, Sharon town, Temple town, Windsor town

LAWRENCE, MA-NH HMFA

ROCKINGHAM COUNTY

Atkinson town, Chester town, Danville town, Derry town, Fremont town, Hampstead town, Kingston town, Newton town, Plaistow town, Raymond town, Salem town, Sandown town, Windham town

MANCHESTER, NH HMFA

HILLSBOROUGH COUNTY

Bedford town, Goffstown town, Manchester city, Weare town

NASHUA, NH HMFA

HILLSBOROUGH COUNTY

Amherst town, Brookline town, Greenville town, Hollis town, Hudson town, Litchfield town, Mason town, Merrimack town, Milford town, Mont Vernon town, Nashua city, New Ipswich town, Pelham town, Wilton town

PORTSMOUTH-ROCHESTER, NH HMFA

ROCKINGHAM COUNTY

Brentwood town, East Kingston town, Epping town, Exeter town, Greenland town, Hampton Falls town, Hampton town, Kensington town, New Castle town, Newfields town, Newington town, Newmarket town, North Hampton town, Portsmouth city, Rye town, Stratham town

STRAFFORD COUNTY

Barrington town, Dover city, Durham town, Farmington town, Lee town, Madbury town, Middleton town, Milton town, New Durham town, Rochester city, Rollinsford town, Somersworth city, Strafford town

WESTERN ROCKINGHAM COUNTY, NH HMFA

ROCKINGHAM COUNTY

Auburn town, Candia town, Deerfield town, Londonderry town, Northwood town, Nottingham town

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
New Hampshire	\$24.73	\$1,286	\$51,441	3.4	\$97,178	\$2,429	\$29,154	\$729	153,859	29%	\$16.17	\$841	1.5
Combined Nonmetro Areas	\$20.87	\$1,085	\$43,414	2.9	\$85,681	\$2,142	\$25,704	\$643	55,589	28%	\$14.49	\$753	1.4
Metropolitan Areas													
Boston-Cambridge-Quincy HMFA	\$44.92	\$2,336	\$93,440	6.2	\$120,800	\$3,020	\$36,240	\$906	1,262	31%	\$15.86	\$825	2.8
Hillsborough County (part) HMFA	\$23.69	\$1,232	\$49,280	3.3	\$98,000	\$2,450	\$29,400	\$735	2,425	18%	\$18.11	\$942	1.3
Lawrence HMFA	\$28.35	\$1,474	\$58,960	3.9	\$105,400	\$2,635	\$31,620	\$791	11,021	20%	\$15.86	\$825	1.8
Manchester HMFA	\$25.27	\$1,314	\$52,560	3.5	\$89,300	\$2,233	\$26,790	\$670	28,446	45%	\$18.11	\$942	1.4
Nashua HMFA	\$29.06	\$1,511	\$60,440	4.0	\$109,600	\$2,740	\$32,880	\$822	23,818	28%	\$18.11	\$942	1.6
Portsmouth-Rochester HMFA	\$25.58	\$1,330	\$53,200	3.5	\$106,600	\$2,665	\$31,980	\$800	29,228	31%	\$15.99	\$832	1.6
Western Rockingham County HMFA	\$28.92	\$1,504	\$60,160	4.0	\$115,000	\$2,875	\$34,500	\$863	2,070	11%	\$15.86	\$825	1.8
Counties													
Belknap County	\$20.33	\$1,057	\$42,280	2.8	\$86,500	\$2,163	\$25,950	\$649	6,134	24%	\$11.99	\$623	1.7
Carroll County	\$20.19	\$1,050	\$42,000	2.8	\$75,000	\$1,875	\$22,500	\$563	4,431	21%	\$10.21	\$531	2.0
Cheshire County	\$20.77	\$1,080	\$43,200	2.9	\$84,000	\$2,100	\$25,200	\$630	9,212	31%	\$13.89	\$722	1.5
Coos County †	\$15.23	\$792	\$31,680	2.1	\$63,700	\$1,593	\$19,110	\$478	4,040	29%			
Grafton County	\$20.83	\$1,083	\$43,320	2.9	\$87,400	\$2,185	\$26,220	\$656	10,646	31%	\$17.62	\$916	1.2
Merrimack County	\$22.81	\$1,186	\$47,440	3.1	\$96,700	\$2,418	\$29,010	\$725	16,499	28%	\$14.60	\$759	1.6
Sullivan County	\$20.58	\$1,070	\$42,800	2.8	\$77,500	\$1,938	\$23,250	\$581	4,627	27%	\$13.49	\$702	1.5

† 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.