

SOUTH CAROLINA

#30*

In **South Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$940**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,133** monthly or **\$37,598** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.08
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT SOUTH CAROLINA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$13.97
2-Bedroom Housing Wage	\$18.08
Number of Renter Households	588,023
Percent Renters	31%

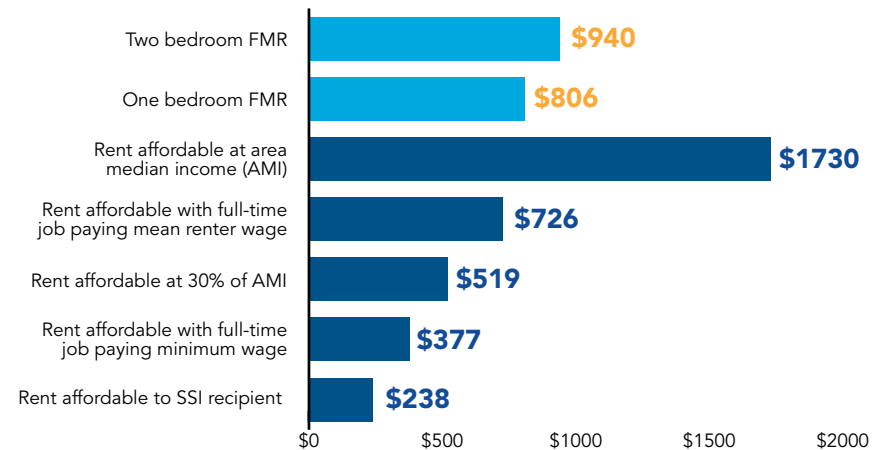
100
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

86
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.5
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

2.1
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	\$23.21
Beaufort County	\$23.15
York County	\$22.13
Columbia HMFA	\$18.52
Greenville-Mauldin-Easley HMFA	\$18.12



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
South Carolina	\$18.08	\$940	\$37,598	2.5	\$69,180	\$1,730	\$20,754	\$519	588,023	31%	\$13.97	\$726	1.3
Combined Nonmetro Areas	\$13.60	\$707	\$28,285	1.9	\$52,150	\$1,304	\$15,645	\$391	84,480	29%	\$12.01	\$625	1.1
Metropolitan Areas													
Anderson HMFA	\$16.23	\$844	\$33,760	2.2	\$69,600	\$1,740	\$20,880	\$522	21,717	28%	\$11.66	\$606	1.4
Augusta-Richmond County HMFA	\$15.67	\$815	\$32,600	2.2	\$69,900	\$1,748	\$20,970	\$524	20,926	27%	\$14.32	\$745	1.1
Beaufort County HMFA	\$23.15	\$1,204	\$48,160	3.2	\$76,000	\$1,900	\$22,800	\$570	19,053	27%	\$12.50	\$650	1.9
Charleston-North Charleston MSA	\$23.21	\$1,207	\$48,280	3.2	\$82,100	\$2,053	\$24,630	\$616	98,479	34%	\$16.44	\$855	1.4
Charlotte-Concord-Gastonia HMFA	\$22.13	\$1,151	\$46,040	3.1	\$84,200	\$2,105	\$25,260	\$632	28,354	28%	\$14.19	\$738	1.6
Chester County HMFA	\$13.85	\$720	\$28,800	1.9	\$57,100	\$1,428	\$17,130	\$428	3,025	24%	\$10.33	\$537	1.3
Columbia HMFA	\$18.52	\$963	\$38,520	2.6	\$72,100	\$1,803	\$21,630	\$541	95,885	33%	\$13.95	\$726	1.3
Darlington County HMFA	\$13.06	\$679	\$27,160	1.8	\$55,800	\$1,395	\$16,740	\$419	8,059	30%	\$14.67	\$763	0.9
Florence HMFA	\$15.56	\$809	\$32,360	2.1	\$61,100	\$1,528	\$18,330	\$458	17,896	34%	\$12.82	\$666	1.2
Greenville-Mauldin-Easley HMFA	\$18.12	\$942	\$37,680	2.5	\$77,200	\$1,930	\$23,160	\$579	78,528	33%	\$14.97	\$778	1.2
Jasper County HMFA	\$17.83	\$927	\$37,080	2.5	\$48,000	\$1,200	\$14,400	\$360	2,903	28%	\$13.38	\$696	1.3
Kershaw County HMFA	\$13.81	\$718	\$28,720	1.9	\$59,300	\$1,483	\$17,790	\$445	4,471	18%	\$11.86	\$617	1.2
Lancaster County HMFA	\$15.90	\$827	\$33,080	2.2	\$73,300	\$1,833	\$21,990	\$550	6,880	20%	\$11.75	\$611	1.4
Laurens County HMFA	\$15.46	\$804	\$32,160	2.1	\$47,500	\$1,188	\$14,250	\$356	7,715	30%	\$13.98	\$727	1.1
Myrtle Beach-North Myrtle Beach-Conway HMFA	\$17.27	\$898	\$35,920	2.4	\$61,300	\$1,533	\$18,390	\$460	36,980	28%	\$11.55	\$601	1.5
Spartanburg HMFA	\$16.25	\$845	\$33,800	2.2	\$68,800	\$1,720	\$20,640	\$516	34,249	29%	\$14.12	\$734	1.2
Sumter MSA	\$15.87	\$825	\$33,000	2.2	\$54,300	\$1,358	\$16,290	\$407	14,794	35%	\$13.15	\$684	1.2
Union County HMFA	\$13.56	\$705	\$28,200	1.9	\$51,200	\$1,280	\$15,360	\$384	3,629	32%	\$13.28	\$690	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
Counties													
Abbeville County	\$13.06	\$679	\$27,160	1.8	\$51,200	\$1,280	\$15,360	\$384	2,412	25%	\$11.95	\$621	1.1
Aiken County	\$15.67	\$815	\$32,600	2.2	\$69,900	\$1,748	\$20,970	\$524	18,547	27%	\$14.82	\$771	1.1
Allendale County	\$13.06	\$679	\$27,160	1.8	\$40,300	\$1,008	\$12,090	\$302	1,070	32%	\$12.13	\$631	1.1
Anderson County	\$16.23	\$844	\$33,760	2.2	\$69,600	\$1,740	\$20,880	\$522	21,717	28%	\$11.66	\$606	1.4
Bamberg County	\$13.79	\$717	\$28,680	1.9	\$49,700	\$1,243	\$14,910	\$373	1,566	29%	\$12.95	\$674	1.1
Barnwell County	\$13.06	\$679	\$27,160	1.8	\$52,200	\$1,305	\$15,660	\$392	2,545	30%	\$7.73	\$402	1.7
Beaufort County	\$23.15	\$1,204	\$48,160	3.2	\$76,000	\$1,900	\$22,800	\$570	19,053	27%	\$12.50	\$650	1.9
Berkeley County	\$23.21	\$1,207	\$48,280	3.2	\$82,100	\$2,053	\$24,630	\$616	21,586	28%	\$19.17	\$997	1.2
Calhoun County	\$18.52	\$963	\$38,520	2.6	\$72,100	\$1,803	\$21,630	\$541	1,216	20%	\$10.33	\$537	1.8
Charleston County	\$23.21	\$1,207	\$48,280	3.2	\$82,100	\$2,053	\$24,630	\$616	61,209	38%	\$16.34	\$850	1.4
Cherokee County	\$13.87	\$721	\$28,840	1.9	\$52,100	\$1,303	\$15,630	\$391	6,429	31%	\$10.64	\$554	1.3
Chester County	\$13.85	\$720	\$28,800	1.9	\$57,100	\$1,428	\$17,130	\$428	3,025	24%	\$10.33	\$537	1.3
Chesterfield County	\$13.06	\$679	\$27,160	1.8	\$50,300	\$1,258	\$15,090	\$377	5,177	29%	\$13.58	\$706	1.0
Clarendon County	\$13.06	\$679	\$27,160	1.8	\$51,200	\$1,280	\$15,360	\$384	3,028	23%	\$6.50	\$338	2.0
Colleton County	\$13.29	\$691	\$27,640	1.8	\$45,500	\$1,138	\$13,650	\$341	3,777	25%	\$13.42	\$698	1.0
Darlington County	\$13.06	\$679	\$27,160	1.8	\$55,800	\$1,395	\$16,740	\$419	8,059	30%	\$14.67	\$763	0.9
Dillon County	\$13.06	\$679	\$27,160	1.8	\$40,700	\$1,018	\$12,210	\$305	4,482	41%	\$10.75	\$559	1.2
Dorchester County	\$23.21	\$1,207	\$48,280	3.2	\$82,100	\$2,053	\$24,630	\$616	15,684	28%	\$12.92	\$672	1.8
Edgefield County	\$15.67	\$815	\$32,600	2.2	\$69,900	\$1,748	\$20,970	\$524	2,379	26%	\$7.93	\$413	2.0
Fairfield County	\$18.52	\$963	\$38,520	2.6	\$72,100	\$1,803	\$21,630	\$541	2,274	25%	\$13.18	\$685	1.4
Florence County	\$15.56	\$809	\$32,360	2.1	\$61,100	\$1,528	\$18,330	\$458	17,896	34%	\$12.82	\$666	1.2
Georgetown County	\$15.60	\$811	\$32,440	2.2	\$64,500	\$1,613	\$19,350	\$484	5,399	21%	\$12.02	\$625	1.3
Greenville County	\$18.12	\$942	\$37,680	2.5	\$77,200	\$1,930	\$23,160	\$579	62,747	33%	\$15.47	\$804	1.2
Greenwood County	\$13.88	\$722	\$28,880	1.9	\$54,800	\$1,370	\$16,440	\$411	9,931	36%	\$13.43	\$698	1.0
Hampton County	\$13.06	\$679	\$27,160	1.8	\$45,900	\$1,148	\$13,770	\$344	1,680	24%	\$17.09	\$889	0.8

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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
Horry County	\$17.27	\$898	\$35,920	2.4	\$61,300	\$1,533	\$18,390	\$460	36,980	28%	\$11.55	\$601	1.5
Jasper County	\$17.83	\$927	\$37,080	2.5	\$48,000	\$1,200	\$14,400	\$360	2,903	28%	\$13.38	\$696	1.3
Kershaw County	\$13.81	\$718	\$28,720	1.9	\$59,300	\$1,483	\$17,790	\$445	4,471	18%	\$11.86	\$617	1.2
Lancaster County	\$15.90	\$827	\$33,080	2.2	\$73,300	\$1,833	\$21,990	\$550	6,880	20%	\$11.75	\$611	1.4
Laurens County	\$15.46	\$804	\$32,160	2.1	\$47,500	\$1,188	\$14,250	\$356	7,715	30%	\$13.98	\$727	1.1
Lee County	\$13.06	\$679	\$27,160	1.8	\$43,700	\$1,093	\$13,110	\$328	1,625	25%	\$9.62	\$500	1.4
Lexington County	\$18.52	\$963	\$38,520	2.6	\$72,100	\$1,803	\$21,630	\$541	29,132	26%	\$12.65	\$658	1.5
McCormick County †	\$13.06	\$679	\$27,160	1.8	\$57,100	\$1,428	\$17,130	\$428	927	23%			
Marion County	\$13.06	\$679	\$27,160	1.8	\$44,100	\$1,103	\$13,230	\$331	3,941	34%	\$10.22	\$531	1.3
Marlboro County	\$13.06	\$679	\$27,160	1.8	\$43,700	\$1,093	\$13,110	\$328	3,571	37%	\$14.30	\$744	0.9
Newberry County	\$15.29	\$795	\$31,800	2.1	\$54,900	\$1,373	\$16,470	\$412	3,961	27%	\$11.40	\$593	1.3
Oconee County	\$13.94	\$725	\$29,000	1.9	\$65,100	\$1,628	\$19,530	\$488	8,725	27%	\$13.21	\$687	1.1
Orangeburg County	\$13.06	\$679	\$27,160	1.8	\$46,300	\$1,158	\$13,890	\$347	10,803	33%	\$11.07	\$575	1.2
Pickens County	\$18.12	\$942	\$37,680	2.5	\$77,200	\$1,930	\$23,160	\$579	15,781	33%	\$10.37	\$539	1.7
Richland County	\$18.52	\$963	\$38,520	2.6	\$72,100	\$1,803	\$21,630	\$541	61,426	40%	\$14.86	\$773	1.2
Saluda County	\$18.52	\$963	\$38,520	2.6	\$72,100	\$1,803	\$21,630	\$541	1,837	26%	\$12.20	\$635	1.5
Spartanburg County	\$16.25	\$845	\$33,800	2.2	\$68,800	\$1,720	\$20,640	\$516	34,249	29%	\$14.12	\$734	1.2
Sumter County	\$15.87	\$825	\$33,000	2.2	\$54,300	\$1,358	\$16,290	\$407	14,794	35%	\$13.15	\$684	1.2
Union County	\$13.56	\$705	\$28,200	1.9	\$51,200	\$1,280	\$15,360	\$384	3,629	32%	\$13.28	\$690	1.0
Williamsburg County	\$13.06	\$679	\$27,160	1.8	\$47,300	\$1,183	\$14,190	\$355	3,431	27%	\$12.60	\$655	1.0
York County	\$22.13	\$1,151	\$46,040	3.1	\$84,200	\$2,105	\$25,260	\$632	28,354	28%	\$14.19	\$738	1.6

† Wage data not available (See Appendix B).

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