

# SOUTH DAKOTA

#48\*

In **South Dakota**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$804**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,680** monthly or **\$32,159** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$15.46**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT SOUTH DAKOTA:

STATE FACTS	
Minimum Wage	<b>\$9.45</b>
Average Renter Wage	<b>\$13.15</b>
2-Bedroom Housing Wage	<b>\$15.46</b>
Number of Renter Households	<b>110,790</b>
Percent Renters	<b>32%</b>

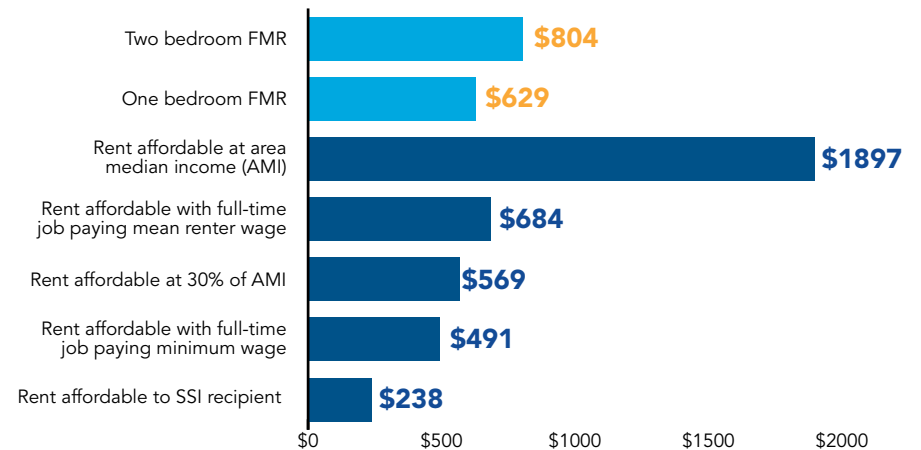
**65**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**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	<b>\$17.90</b>
Rapid City HMFA	<b>\$16.83</b>
Sioux Falls MSA	<b>\$16.81</b>
Meade County HMFA	<b>\$16.50</b>
Sioux City HMFA	<b>\$16.00</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
South Dakota	\$15.46	\$804	\$32,159	1.6	\$75,887	\$1,897	\$22,766	\$569	110,790	32%	\$13.15	\$684	1.2
Combined Nonmetro Areas	\$14.23	\$740	\$29,603	1.5	\$72,300	\$1,807	\$21,690	\$542	57,316	32%	\$12.20	\$634	1.2
<b>Metropolitan Areas</b>													
Custer County HMFA	\$17.90	\$931	\$37,240	1.9	\$70,100	\$1,753	\$21,030	\$526	620	16%	\$6.90	\$359	2.6
Meade County HMFA	\$16.50	\$858	\$34,320	1.7	\$73,900	\$1,848	\$22,170	\$554	2,828	26%	\$12.65	\$658	1.3
Rapid City HMFA	\$16.83	\$875	\$35,000	1.8	\$76,300	\$1,908	\$22,890	\$572	13,822	31%	\$11.40	\$593	1.5
Sioux City HMFA	\$16.00	\$832	\$33,280	1.7	\$73,300	\$1,833	\$21,990	\$550	2,040	31%	\$16.21	\$843	1.0
Sioux Falls MSA	\$16.81	\$874	\$34,960	1.8	\$82,500	\$2,063	\$24,750	\$619	34,164	33%	\$14.64	\$761	1.1
<b>Counties</b>													
Aurora County	\$13.83	\$719	\$28,760	1.5	\$72,300	\$1,808	\$21,690	\$542	292	25%	\$13.35	\$694	1.0
Beadle County	\$13.83	\$719	\$28,760	1.5	\$65,900	\$1,648	\$19,770	\$494	2,589	34%	\$12.32	\$641	1.1
Bennett County	\$13.83	\$719	\$28,760	1.5	\$54,100	\$1,353	\$16,230	\$406	389	40%	\$10.43	\$542	1.3
Bon Homme County	\$13.83	\$719	\$28,760	1.5	\$71,500	\$1,788	\$21,450	\$536	672	26%	\$10.78	\$561	1.3
Brookings County	\$15.00	\$780	\$31,200	1.6	\$87,200	\$2,180	\$26,160	\$654	5,268	41%	\$13.42	\$698	1.1
Brown County	\$14.58	\$758	\$30,320	1.5	\$80,200	\$2,005	\$24,060	\$602	5,870	36%	\$13.15	\$684	1.1
Brule County	\$13.83	\$719	\$28,760	1.5	\$56,500	\$1,413	\$16,950	\$424	855	38%	\$14.86	\$773	0.9
Buffalo County †	\$13.83	\$719	\$28,760	1.5	\$36,500	\$913	\$10,950	\$274	303	54%			
Butte County	\$15.23	\$792	\$31,680	1.6	\$57,500	\$1,438	\$17,250	\$431	953	23%	\$9.86	\$512	1.5
Campbell County	\$13.83	\$719	\$28,760	1.5	\$72,400	\$1,810	\$21,720	\$543	91	14%	\$14.42	\$750	1.0
Charles Mix County	\$13.83	\$719	\$28,760	1.5	\$61,000	\$1,525	\$18,300	\$458	922	29%	\$9.26	\$481	1.5
Clark County	\$13.83	\$719	\$28,760	1.5	\$67,300	\$1,683	\$20,190	\$505	319	21%	\$11.06	\$575	1.3
Clay County	\$14.71	\$765	\$30,600	1.6	\$87,800	\$2,195	\$26,340	\$659	2,422	46%	\$7.72	\$402	1.9
Codington County	\$14.31	\$744	\$29,760	1.5	\$78,000	\$1,950	\$23,400	\$585	4,194	35%	\$11.41	\$593	1.3

† 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
Corson County	\$13.83	\$719	\$28,760	1.5	\$42,000	\$1,050	\$12,600	\$315	552	46%	\$11.87	\$617	1.2
Custer County	\$17.90	\$931	\$37,240	1.9	\$70,100	\$1,753	\$21,030	\$526	620	16%	\$6.90	\$359	2.6
Davison County	\$14.85	\$772	\$30,880	1.6	\$72,100	\$1,803	\$21,630	\$541	3,490	40%	\$14.11	\$734	1.1
Day County	\$13.83	\$719	\$28,760	1.5	\$61,300	\$1,533	\$18,390	\$460	636	25%	\$8.11	\$422	1.7
Deuel County	\$13.83	\$719	\$28,760	1.5	\$73,000	\$1,825	\$21,900	\$548	377	21%	\$15.28	\$795	0.9
Dewey County	\$13.83	\$719	\$28,760	1.5	\$51,700	\$1,293	\$15,510	\$388	643	39%	\$11.48	\$597	1.2
Douglas County	\$14.38	\$748	\$29,920	1.5	\$74,600	\$1,865	\$22,380	\$560	246	20%	\$8.31	\$432	1.7
Edmunds County	\$13.83	\$719	\$28,760	1.5	\$81,900	\$2,048	\$24,570	\$614	278	18%	\$8.10	\$421	1.7
Fall River County	\$14.08	\$732	\$29,280	1.5	\$67,500	\$1,688	\$20,250	\$506	655	22%	\$10.49	\$545	1.3
Faulk County	\$13.83	\$719	\$28,760	1.5	\$82,700	\$2,068	\$24,810	\$620	176	20%	\$8.85	\$460	1.6
Grant County	\$14.13	\$735	\$29,400	1.5	\$72,700	\$1,818	\$21,810	\$545	606	19%	\$10.44	\$543	1.4
Gregory County	\$13.83	\$719	\$28,760	1.5	\$66,100	\$1,653	\$19,830	\$496	522	28%	\$10.07	\$524	1.4
Haakon County	\$14.63	\$761	\$30,440	1.5	\$41,700	\$1,043	\$12,510	\$313	188	23%	\$14.84	\$772	1.0
Hamlin County	\$13.83	\$719	\$28,760	1.5	\$72,700	\$1,818	\$21,810	\$545	439	19%	\$16.37	\$851	0.8
Hand County	\$13.83	\$719	\$28,760	1.5	\$76,100	\$1,903	\$22,830	\$571	478	32%	\$11.37	\$591	1.2
Hanson County	\$13.83	\$719	\$28,760	1.5	\$79,600	\$1,990	\$23,880	\$597	126	12%	\$18.95	\$985	0.7
Harding County	\$15.06	\$783	\$31,320	1.6	\$64,000	\$1,600	\$19,200	\$480	175	33%	\$20.84	\$1,083	0.7
Hughes County	\$14.42	\$750	\$30,000	1.5	\$96,300	\$2,408	\$28,890	\$722	2,331	31%	\$10.43	\$543	1.4
Hutchinson County	\$14.27	\$742	\$29,680	1.5	\$73,100	\$1,828	\$21,930	\$548	661	23%	\$11.20	\$583	1.3
Hyde County	\$13.92	\$724	\$28,960	1.5	\$74,900	\$1,873	\$22,470	\$562	149	25%	\$16.67	\$867	0.8
Jackson County	\$13.83	\$719	\$28,760	1.5	\$39,400	\$985	\$11,820	\$296	358	42%	\$7.69	\$400	1.8
Jerauld County	\$13.83	\$719	\$28,760	1.5	\$69,400	\$1,735	\$20,820	\$521	252	27%	\$14.85	\$772	0.9
Jones County	\$13.83	\$719	\$28,760	1.5	\$50,900	\$1,273	\$15,270	\$382	102	25%	\$13.08	\$680	1.1
Kingsbury County	\$13.83	\$719	\$28,760	1.5	\$73,400	\$1,835	\$22,020	\$551	467	20%	\$11.18	\$581	1.2
Lake County	\$13.83	\$719	\$28,760	1.5	\$81,700	\$2,043	\$24,510	\$613	1,196	25%	\$12.48	\$649	1.1
Lawrence County	\$13.83	\$719	\$28,760	1.5	\$75,400	\$1,885	\$22,620	\$566	3,901	35%	\$11.22	\$583	1.2

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## 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
Lincoln County	\$16.81	\$874	\$34,960	1.8	\$82,500	\$2,063	\$24,750	\$619	4,596	23%	\$15.70	\$816	1.1
Lyman County	\$13.83	\$719	\$28,760	1.5	\$61,600	\$1,540	\$18,480	\$462	458	33%	\$9.83	\$511	1.4
McCook County	\$16.81	\$874	\$34,960	1.8	\$82,500	\$2,063	\$24,750	\$619	536	24%	\$10.99	\$572	1.5
McPherson County	\$14.17	\$737	\$29,480	1.5	\$65,000	\$1,625	\$19,500	\$488	236	23%	\$8.12	\$422	1.7
Marshall County	\$13.83	\$719	\$28,760	1.5	\$75,800	\$1,895	\$22,740	\$569	491	26%	\$12.56	\$653	1.1
Meade County	\$16.50	\$858	\$34,320	1.7	\$73,900	\$1,848	\$22,170	\$554	2,828	26%	\$12.65	\$658	1.3
Mellette County †	\$13.83	\$719	\$28,760	1.5	\$38,700	\$968	\$11,610	\$290	202	31%			
Miner County	\$13.83	\$719	\$28,760	1.5	\$67,600	\$1,690	\$20,280	\$507	221	23%	\$12.67	\$659	1.1
Minnehaha County	\$16.81	\$874	\$34,960	1.8	\$82,500	\$2,063	\$24,750	\$619	28,273	37%	\$14.54	\$756	1.2
Moody County	\$13.83	\$719	\$28,760	1.5	\$75,400	\$1,885	\$22,620	\$566	754	29%	\$14.30	\$744	1.0
Oglala Lakota County	\$13.83	\$719	\$28,760	1.5	\$32,000	\$800	\$9,600	\$240	1,359	50%	\$11.08	\$576	1.2
Pennington County	\$16.83	\$875	\$35,000	1.8	\$76,300	\$1,908	\$22,890	\$572	13,822	31%	\$11.40	\$593	1.5
Perkins County	\$13.83	\$719	\$28,760	1.5	\$71,700	\$1,793	\$21,510	\$538	352	27%	\$11.71	\$609	1.2
Potter County	\$13.98	\$727	\$29,080	1.5	\$67,200	\$1,680	\$20,160	\$504	208	21%	\$13.46	\$700	1.0
Roberts County	\$13.83	\$719	\$28,760	1.5	\$62,500	\$1,563	\$18,750	\$469	1,299	34%	\$10.10	\$525	1.4
Sanborn County	\$13.83	\$719	\$28,760	1.5	\$72,000	\$1,800	\$21,600	\$540	270	27%	\$11.45	\$595	1.2
Spink County	\$13.83	\$719	\$28,760	1.5	\$69,500	\$1,738	\$20,850	\$521	677	26%	\$13.57	\$706	1.0
Stanley County	\$15.58	\$810	\$32,400	1.6	\$83,900	\$2,098	\$25,170	\$629	284	21%	\$7.79	\$405	2.0
Sully County	\$13.83	\$719	\$28,760	1.5	\$83,300	\$2,083	\$24,990	\$625	80	14%	\$20.93	\$1,088	0.7
Todd County	\$13.83	\$719	\$28,760	1.5	\$23,900	\$598	\$7,170	\$179	1,520	56%	\$11.99	\$623	1.2
Tripp County	\$13.83	\$719	\$28,760	1.5	\$65,400	\$1,635	\$19,620	\$491	560	24%	\$8.68	\$451	1.6
Turner County	\$16.81	\$874	\$34,960	1.8	\$82,500	\$2,063	\$24,750	\$619	759	22%	\$9.73	\$506	1.7
Union County	\$16.00	\$832	\$33,280	1.7	\$73,300	\$1,833	\$21,990	\$550	2,040	31%	\$16.21	\$843	1.0
Walworth County	\$13.83	\$719	\$28,760	1.5	\$69,500	\$1,738	\$20,850	\$521	590	26%	\$11.20	\$583	1.2
Yankton County	\$13.96	\$726	\$29,040	1.5	\$72,000	\$1,800	\$21,600	\$540	3,289	35%	\$13.93	\$724	1.0
Ziebach County	\$13.83	\$719	\$28,760	1.5	\$39,800	\$995	\$11,940	\$299	323	43%	\$9.30	\$483	1.5

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