

WYOMING

#38*

In **Wyoming**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$876**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,920** monthly or **\$35,041** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$16.85
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WYOMING:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$15.72
2-Bedroom Housing Wage	\$16.85
Number of Renter Households	68,129
Percent Renters	30%

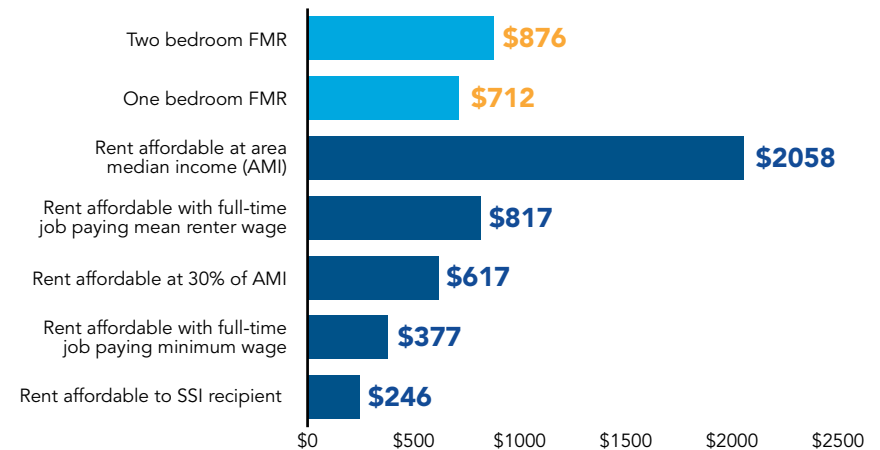
93
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

76
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)

1.9
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Teton County	\$25.48
Campbell County	\$18.13
Weston County	\$17.56
Carbon County	\$17.08
Cheyenne MSA	\$17.06



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
Wyoming	\$16.85	\$876	\$35,041	2.3	\$82,333	\$2,058	\$24,700	\$617	68,129	30%	\$15.72	\$817	1.1
Combined Nonmetro Areas	\$16.83	\$875	\$34,999	2.3	\$81,920	\$2,048	\$24,576	\$614	45,702	29%	\$15.91	\$828	1.1
Metropolitan Areas													
Casper MSA	\$16.69	\$868	\$34,720	2.3	\$79,400	\$1,985	\$23,820	\$596	10,436	32%	\$16.43	\$854	1.0
Cheyenne MSA	\$17.06	\$887	\$35,480	2.4	\$86,400	\$2,160	\$25,920	\$648	11,991	30%	\$14.15	\$736	1.2
Counties													
Albany County	\$15.63	\$813	\$32,520	2.2	\$80,400	\$2,010	\$24,120	\$603	7,806	49%	\$10.86	\$565	1.4
Big Horn County	\$14.12	\$734	\$29,360	1.9	\$67,700	\$1,693	\$20,310	\$508	1,199	27%	\$11.26	\$585	1.3
Campbell County	\$18.13	\$943	\$37,720	2.5	\$90,400	\$2,260	\$27,120	\$678	4,674	27%	\$18.09	\$941	1.0
Carbon County	\$17.08	\$888	\$35,520	2.4	\$78,100	\$1,953	\$23,430	\$586	1,887	30%	\$17.91	\$931	1.0
Converse County	\$15.60	\$811	\$32,440	2.2	\$84,900	\$2,123	\$25,470	\$637	1,414	26%	\$20.20	\$1,051	0.8
Crook County	\$15.52	\$807	\$32,280	2.1	\$81,000	\$2,025	\$24,300	\$608	532	18%	\$15.36	\$798	1.0
Fremont County	\$16.33	\$849	\$33,960	2.3	\$70,000	\$1,750	\$21,000	\$525	4,404	30%	\$14.31	\$744	1.1
Goshen County	\$15.48	\$805	\$32,200	2.1	\$69,600	\$1,740	\$20,880	\$522	1,371	26%	\$13.07	\$679	1.2
Hot Springs County	\$15.38	\$800	\$32,000	2.1	\$73,900	\$1,848	\$22,170	\$554	525	25%	\$9.07	\$472	1.7
Johnson County	\$16.79	\$873	\$34,920	2.3	\$84,100	\$2,103	\$25,230	\$631	1,158	30%	\$10.48	\$545	1.6
Laramie County	\$17.06	\$887	\$35,480	2.4	\$86,400	\$2,160	\$25,920	\$648	11,991	30%	\$14.15	\$736	1.2
Lincoln County	\$15.94	\$829	\$33,160	2.2	\$83,000	\$2,075	\$24,900	\$623	1,215	18%	\$14.38	\$748	1.1
Natrona County	\$16.69	\$868	\$34,720	2.3	\$79,400	\$1,985	\$23,820	\$596	10,436	32%	\$16.43	\$854	1.0
Niobrara County †	\$14.12	\$734	\$29,360	1.9	\$56,400	\$1,410	\$16,920	\$423	217	23%			
Park County	\$16.63	\$865	\$34,600	2.3	\$77,200	\$1,930	\$23,160	\$579	3,263	27%	\$14.76	\$768	1.1
Platte County	\$14.12	\$734	\$29,360	1.9	\$69,200	\$1,730	\$20,760	\$519	1,017	25%	\$18.81	\$978	0.8
Sheridan County	\$16.65	\$866	\$34,640	2.3	\$81,100	\$2,028	\$24,330	\$608	4,134	31%	\$12.93	\$672	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)

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	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
Sublette County	\$14.12	\$734	\$29,360	1.9	\$93,300	\$2,333	\$27,990	\$700	599	18%	\$19.11	\$994	0.7
Sweetwater County	\$15.81	\$822	\$32,880	2.2	\$88,700	\$2,218	\$26,610	\$665	3,691	24%	\$18.09	\$941	0.9
Teton County	\$25.48	\$1,325	\$53,000	3.5	\$115,600	\$2,890	\$34,680	\$867	3,571	40%	\$19.50	\$1,014	1.3
Uinta County	\$14.12	\$734	\$29,360	1.9	\$73,900	\$1,848	\$22,170	\$554	1,743	23%	\$10.71	\$557	1.3
Washakie County	\$14.12	\$734	\$29,360	1.9	\$69,700	\$1,743	\$20,910	\$523	791	24%	\$11.91	\$619	1.2
Weston County	\$17.56	\$913	\$36,520	2.4	\$78,900	\$1,973	\$23,670	\$592	491	17%	\$14.53	\$756	1.2

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