

PUERTO RICO

#52*

In **Puerto Rico**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$539**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$1,796** monthly or **\$21,553** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$10.36
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT PUERTO RICO:

STATE FACTS	
Minimum Wage	\$9.50
Average Renter Wage	\$9.14
2-Bedroom Housing Wage	\$10.36
Number of Renter Households	382,636
Percent Renters	32%

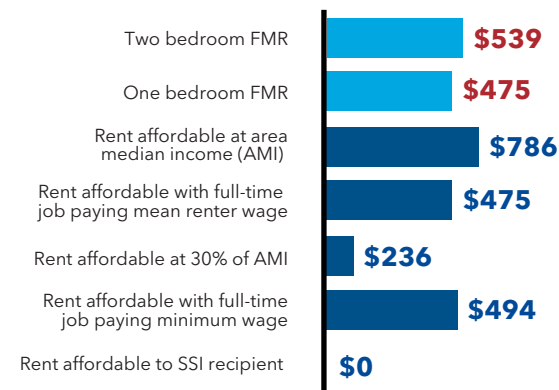
44
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

38
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.1
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.0
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
San Juan-Guaynabo HMFA	\$11.25
Fajardo HMFA	\$10.56
Caguas HMFA	\$10.04
Mayagüez MSA	\$9.75
Arecibo MSA	\$9.40



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.

PUERTO RICO

	FY23 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Puerto Rico	\$10.36	\$539	\$21,553	1.1	\$31,421	\$786	\$9,426	\$236	382,636	32%	\$9.14	\$475	1.1
Combined Nonmetro Areas	\$8.54	\$444	\$17,760	0.9	\$24,800	\$620	\$7,440	\$186	10,334	26%	\$9.40	\$489	0.9
<u>Metropolitan Areas</u>													
Aguadilla-Isabela MSA	\$9.33	\$485	\$19,400	1.0	\$26,900	\$673	\$8,070	\$202	38,718	35%	\$8.39	\$436	1.1
Arecibo MSA	\$9.40	\$489	\$19,560	1.0	\$28,000	\$700	\$8,400	\$210	20,588	32%	\$7.33	\$381	1.3
Barranquitas-Aibonito HMFA	\$9.19	\$478	\$19,120	1.0	\$25,400	\$635	\$7,620	\$191	8,527	28%	\$9.08	\$472	1.0
Caguas HMFA	\$10.04	\$522	\$20,880	1.1	\$34,400	\$860	\$10,320	\$258	33,848	32%	\$9.06	\$471	1.1
Fajardo HMFA	\$10.56	\$549	\$21,960	1.1	\$29,200	\$730	\$8,760	\$219	6,977	30%	\$9.22	\$479	1.1
Guayama MSA	\$8.77	\$456	\$18,240	0.9	\$25,700	\$643	\$7,710	\$193	7,406	28%	\$8.34	\$434	1.1
Mayagüez MSA	\$9.75	\$507	\$20,280	1.0	\$22,700	\$568	\$6,810	\$170	15,769	41%	\$6.66	\$346	1.5
Ponce MSA	\$9.35	\$486	\$19,440	1.0	\$27,600	\$690	\$8,280	\$207	23,430	29%	\$6.69	\$348	1.4
San German MSA	\$9.06	\$471	\$18,840	1.0	\$26,900	\$673	\$8,070	\$202	12,048	28%	\$6.64	\$345	1.4
San Juan-Guaynabo HMFA	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	196,556	33%	\$9.87	\$513	1.1
Yauco MSA	\$8.54	\$444	\$17,760	0.9	\$24,500	\$613	\$7,350	\$184	8,435	28%	\$7.40	\$385	1.2
<u>Counties</u>													
Adjuntas Municipio †	\$9.35	\$486	\$19,440	1.0	\$27,600	\$690	\$8,280	\$207	1,939	35%			
Aguada Municipio	\$9.33	\$485	\$19,400	1.0	\$26,900	\$673	\$8,070	\$202	3,089	24%	\$5.27	\$274	1.8
Aguadilla Municipio	\$9.33	\$485	\$19,400	1.0	\$26,900	\$673	\$8,070	\$202	8,665	40%	\$9.90	\$515	0.9
Aguas Buenas Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	3,188	36%	\$8.20	\$426	1.4
Aibonito Municipio	\$9.19	\$478	\$19,120	1.0	\$25,400	\$635	\$7,620	\$191	1,869	21%	\$10.07	\$523	0.9
Añasco Municipio	\$9.33	\$485	\$19,400	1.0	\$26,900	\$673	\$8,070	\$202	2,472	28%	\$12.11	\$630	0.8
Arecibo Municipio	\$9.40	\$489	\$19,560	1.0	\$28,000	\$700	\$8,400	\$210	11,662	37%	\$7.74	\$403	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2023 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2023 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

PUERTO RICO

	FY23 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Arroyo Municipio	\$8.77	\$456	\$18,240	0.9	\$25,700	\$643	\$7,710	\$193	1,462	24%	\$8.53	\$443	1.0
Barceloneta Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	2,152	27%	\$14.27	\$742	0.8
Barranquitas Municipio	\$9.19	\$478	\$19,120	1.0	\$25,400	\$635	\$7,620	\$191	3,066	35%	\$8.49	\$442	1.1
Bayamón Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	20,896	31%	\$7.94	\$413	1.4
Cabo Rojo Municipio	\$9.06	\$471	\$18,840	1.0	\$26,900	\$673	\$8,070	\$202	4,533	27%	\$6.00	\$312	1.5
Caguas Municipio	\$10.04	\$522	\$20,880	1.1	\$34,400	\$860	\$10,320	\$258	16,007	33%	\$8.16	\$424	1.2
Camuy Municipio	\$9.40	\$489	\$19,560	1.0	\$28,000	\$700	\$8,400	\$210	2,708	24%	\$5.35	\$278	1.8
Canóvanas Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	4,090	28%	\$9.90	\$515	1.1
Carolina Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	18,416	30%	\$9.74	\$506	1.2
Cataño Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	3,419	39%	\$11.17	\$581	1.0
Cayey Municipio	\$10.04	\$522	\$20,880	1.1	\$34,400	\$860	\$10,320	\$258	6,030	38%	\$10.08	\$524	1.0
Ceiba Municipio	\$10.56	\$549	\$21,960	1.1	\$29,200	\$730	\$8,760	\$219	1,092	26%	\$9.43	\$490	1.1
Ciales Municipio	\$9.19	\$478	\$19,120	1.0	\$25,400	\$635	\$7,620	\$191	1,502	27%	\$6.15	\$320	1.5
Cidra Municipio	\$10.04	\$522	\$20,880	1.1	\$34,400	\$860	\$10,320	\$258	4,785	36%	\$10.49	\$545	1.0
Coamo Municipio	\$8.54	\$444	\$17,760	0.9	\$24,800	\$620	\$7,440	\$186	3,126	24%	\$6.40	\$333	1.3
Comerio Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	2,788	53%	\$7.89	\$410	1.4
Corozal Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	2,846	27%	\$7.51	\$391	1.5
Culebra Municipio †	\$8.54	\$444	\$17,760	0.9	\$24,800	\$620	\$7,440	\$186	177	36%			
Dorado Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	2,431	21%	\$11.68	\$607	1.0
Fajardo Municipio	\$10.56	\$549	\$21,960	1.1	\$29,200	\$730	\$8,760	\$219	3,825	31%	\$9.46	\$492	1.1
Florida Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	1,222	28%	\$4.58	\$238	2.5
Guánica Municipio	\$8.54	\$444	\$17,760	0.9	\$24,500	\$613	\$7,350	\$184	1,640	30%	\$5.17	\$269	1.7
Guayama Municipio	\$8.77	\$456	\$18,240	0.9	\$25,700	\$643	\$7,710	\$193	4,293	30%	\$8.49	\$441	1.0
Guayanilla Municipio	\$8.54	\$444	\$17,760	0.9	\$24,500	\$613	\$7,350	\$184	1,769	28%	\$7.63	\$397	1.1
Guaynabo Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	8,886	28%	\$11.60	\$603	1.0
Gurabo Municipio	\$10.04	\$522	\$20,880	1.1	\$34,400	\$860	\$10,320	\$258	3,494	24%	\$11.19	\$582	0.9

† Wage data not available (See Appendix B).

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	FY23 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Hatillo Municipio	\$9.40	\$489	\$19,560	1.0	\$28,000	\$700	\$8,400	\$210	3,674	27%	\$7.77	\$404	1.2
Hormigueros Municipio	\$9.75	\$507	\$20,280	1.0	\$22,700	\$568	\$6,810	\$170	1,787	28%	\$6.14	\$319	1.6
Humacao Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	4,817	27%	\$10.74	\$559	1.0
Isabela Municipio	\$9.33	\$485	\$19,400	1.0	\$26,900	\$673	\$8,070	\$202	6,133	41%	\$8.11	\$422	1.2
Jayuya Municipio	\$8.54	\$444	\$17,760	0.9	\$24,800	\$620	\$7,440	\$186	1,928	39%	\$12.46	\$648	0.7
Juana Díaz Municipio	\$9.35	\$486	\$19,440	1.0	\$27,600	\$690	\$8,280	\$207	3,702	24%	\$8.46	\$440	1.1
Juncos Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	3,665	28%	\$16.35	\$850	0.7
Lajas Municipio	\$9.06	\$471	\$18,840	1.0	\$26,900	\$673	\$8,070	\$202	2,405	31%	\$5.52	\$287	1.6
Lares Municipio	\$9.33	\$485	\$19,400	1.0	\$26,900	\$673	\$8,070	\$202	3,317	34%	\$7.06	\$367	1.3
Las Marías Municipio	\$9.75	\$507	\$20,280	1.0	\$22,700	\$568	\$6,810	\$170	634	24%	\$4.37	\$227	2.2
Las Piedras Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	2,627	22%	\$10.17	\$529	1.1
Loíza Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	2,735	31%	\$8.14	\$423	1.4
Luquillo Municipio	\$10.56	\$549	\$21,960	1.1	\$29,200	\$730	\$8,760	\$219	2,060	30%	\$7.90	\$411	1.3
Manatí Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	3,675	25%	\$10.67	\$555	1.1
Maricao Municipio	\$8.54	\$444	\$17,760	0.9	\$24,800	\$620	\$7,440	\$186	528	28%	\$8.20	\$426	1.0
Maunabo Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	1,065	27%	\$7.67	\$399	1.5
Mayagüez Municipio	\$9.75	\$507	\$20,280	1.0	\$22,700	\$568	\$6,810	\$170	13,348	46%	\$6.76	\$352	1.4
Moca Municipio	\$9.33	\$485	\$19,400	1.0	\$26,900	\$673	\$8,070	\$202	5,045	38%	\$7.46	\$388	1.3
Morovis Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	2,874	30%	\$6.67	\$347	1.7
Naguabo Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	2,273	28%	\$7.98	\$415	1.4
Naranjito Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	2,901	35%	\$7.18	\$373	1.6
Orocovis Municipio	\$9.19	\$478	\$19,120	1.0	\$25,400	\$635	\$7,620	\$191	2,090	31%	\$8.62	\$448	1.1
Patillas Municipio	\$8.77	\$456	\$18,240	0.9	\$25,700	\$643	\$7,710	\$193	1,651	28%	\$6.79	\$353	1.3
Peñuelas Municipio	\$8.54	\$444	\$17,760	0.9	\$24,500	\$613	\$7,350	\$184	2,092	31%	\$10.83	\$563	0.8
Ponce Municipio	\$9.35	\$486	\$19,440	1.0	\$27,600	\$690	\$8,280	\$207	15,714	30%	\$6.19	\$322	1.5
Quebradillas Municipio	\$9.40	\$489	\$19,560	1.0	\$28,000	\$700	\$8,400	\$210	2,544	31%	\$4.94	\$257	1.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

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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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Rincón Municipio	\$9.33	\$485	\$19,400	1.0	\$26,900	\$673	\$8,070	\$202	1,893	33%	\$5.50	\$286	1.7
Río Grande Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	4,137	27%	\$7.46	\$388	1.5
Sabana Grande Municipio	\$9.06	\$471	\$18,840	1.0	\$26,900	\$673	\$8,070	\$202	1,446	21%	\$8.21	\$427	1.1
Salinas Municipio	\$8.54	\$444	\$17,760	0.9	\$24,800	\$620	\$7,440	\$186	2,312	24%	\$8.12	\$422	1.1
San Germán Municipio	\$9.06	\$471	\$18,840	1.0	\$26,900	\$673	\$8,070	\$202	3,664	32%	\$7.03	\$366	1.3
San Juan Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	65,157	46%	\$9.59	\$498	1.2
San Lorenzo Municipio	\$10.04	\$522	\$20,880	1.1	\$34,400	\$860	\$10,320	\$258	3,532	26%	\$11.52	\$599	0.9
San Sebastián Municipio	\$9.33	\$485	\$19,400	1.0	\$26,900	\$673	\$8,070	\$202	4,080	30%	\$6.42	\$334	1.5
Santa Isabel Municipio	\$8.54	\$444	\$17,760	0.9	\$24,800	\$620	\$7,440	\$186	1,559	21%	\$10.06	\$523	0.8
Toa Alta Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	4,166	19%	\$6.25	\$325	1.8
Toa Baja Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	7,294	26%	\$9.90	\$515	1.1
Trujillo Alto Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	6,740	28%	\$5.78	\$300	1.9
Utua Municipio	\$9.33	\$485	\$19,400	1.0	\$26,900	\$673	\$8,070	\$202	4,024	40%	\$6.05	\$315	1.5
Vega Alta Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	3,950	33%	\$11.69	\$608	1.0
Vega Baja Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	4,491	23%	\$11.09	\$577	1.0
Vieques Municipio	\$8.54	\$444	\$17,760	0.9	\$24,800	\$620	\$7,440	\$186	704	30%	\$12.59	\$655	0.7
Villalba Municipio	\$9.35	\$486	\$19,440	1.0	\$27,600	\$690	\$8,280	\$207	2,075	27%	\$10.72	\$557	0.9
Yabucoa Municipio	\$11.25	\$585	\$23,400	1.2	\$34,900	\$873	\$10,470	\$262	3,655	31%	\$6.75	\$351	1.7
Yauco Municipio	\$8.54	\$444	\$17,760	0.9	\$24,500	\$613	\$7,350	\$184	2,934	25%	\$7.19	\$374	1.2

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