

WYOMING

#45*

In **Wyoming**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$933**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,110** monthly or **\$37,318** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$17.94
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WYOMING:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$17.04
2-Bedroom Housing Wage	\$17.94
Number of Renter Households	65,294
Percent Renters	28%

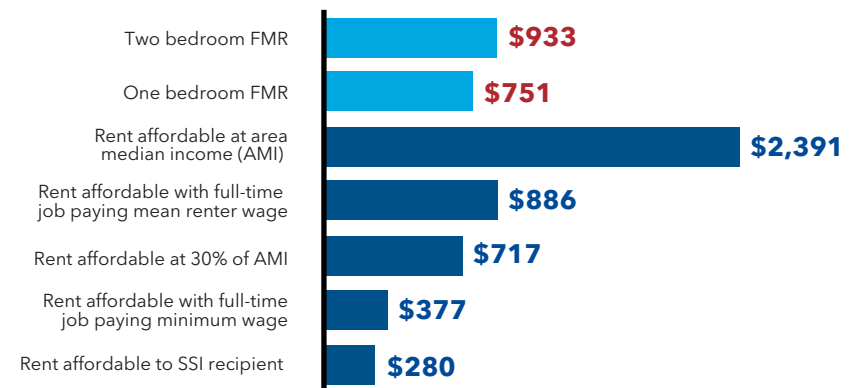
99
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

80
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)

2.0
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Teton County	\$28.65
Weston County	\$18.75
Campbell County	\$18.52
Sheridan County	\$18.52
Cheyenne MSA	\$18.21



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.

WYOMING

	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			
Wyoming	\$17.94	\$933	\$37,318	2.5	\$95,626	\$2,391	\$28,688	\$717	65,294	28%	\$17.04	\$886	1.1			
Combined Nonmetro Areas	\$18.07	\$940	\$37,580	2.5	\$97,217	\$2,430	\$29,165	\$729	44,705	28%	\$17.51	\$911	1.0			
<u>Metropolitan Areas</u>																
Casper MSA	\$17.00	\$884	\$35,360	2.3	\$93,000	\$2,325	\$27,900	\$698	9,245	28%	\$16.14	\$839	1.1			
Cheyenne MSA	\$18.21	\$947	\$37,880	2.5	\$91,600	\$2,290	\$27,480	\$687	11,344	28%	\$15.98	\$831	1.1			
<u>Counties</u>																
Albany County	\$16.71	\$869	\$34,760	2.3	\$98,700	\$2,468	\$29,610	\$740	7,858	49%	\$13.13	\$683	1.3			
Big Horn County	\$15.88	\$826	\$33,040	2.2	\$83,000	\$2,075	\$24,900	\$623	980	23%	\$16.02	\$833	1.0			
Campbell County	\$18.52	\$963	\$38,520	2.6	\$106,100	\$2,653	\$31,830	\$796	3,794	22%	\$14.10	\$733	1.3			
Carbon County	\$17.56	\$913	\$36,520	2.4	\$84,800	\$2,120	\$25,440	\$636	1,770	30%	\$16.65	\$866	1.1			
Converse County	\$16.77	\$872	\$34,880	2.3	\$97,800	\$2,445	\$29,340	\$734	1,124	20%	\$13.51	\$703	1.2			
Crook County	\$15.88	\$826	\$33,040	2.2	\$99,400	\$2,485	\$29,820	\$746	604	21%	\$18.78	\$976	0.8			
Fremont County	\$16.77	\$872	\$34,880	2.3	\$81,000	\$2,025	\$24,300	\$608	4,238	29%	\$16.37	\$851	1.0			
Goshen County	\$16.19	\$842	\$33,680	2.2	\$77,500	\$1,938	\$23,250	\$581	1,290	26%	\$14.31	\$744	1.1			
Hot Springs County	\$16.21	\$843	\$33,720	2.2	\$84,400	\$2,110	\$25,320	\$633	532	26%	\$15.38	\$800	1.1			
Johnson County	\$16.90	\$879	\$35,160	2.3	\$93,800	\$2,345	\$28,140	\$704	984	26%	\$9.74	\$506	1.7			
Laramie County	\$18.21	\$947	\$37,880	2.5	\$91,600	\$2,290	\$27,480	\$687	11,344	28%	\$15.98	\$831	1.1			
Lincoln County	\$15.88	\$826	\$33,040	2.2	\$105,900	\$2,648	\$31,770	\$794	1,505	20%	\$16.53	\$859	1.0			
Natrona County	\$17.00	\$884	\$35,360	2.3	\$93,000	\$2,325	\$27,900	\$698	9,245	28%	\$16.14	\$839	1.1			
Niobrara County †	\$15.88	\$826	\$33,040	2.2	\$59,300	\$1,483	\$17,790	\$445	261	26%						
Park County	\$17.42	\$906	\$36,240	2.4	\$84,000	\$2,100	\$25,200	\$630	3,537	28%	\$15.13	\$787	1.2			
Platte County	\$15.88	\$826	\$33,040	2.2	\$93,400	\$2,335	\$28,020	\$701	733	19%	\$11.77	\$612	1.3			
Sheridan County	\$18.52	\$963	\$38,520	2.6	\$107,600	\$2,690	\$32,280	\$807	4,085	31%	\$13.68	\$711	1.4			

† 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

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Sublette County	\$16.13	\$839	\$33,560	2.2	\$111,800	\$2,795	\$33,540	\$839	599	18%	\$20.19	\$1,050	0.8
Sweetwater County	\$17.13	\$891	\$35,640	2.4	\$105,300	\$2,633	\$31,590	\$790	3,962	26%	\$21.21	\$1,103	0.8
Teton County	\$28.65	\$1,490	\$59,600	4.0	\$127,700	\$3,193	\$38,310	\$958	3,875	41%	\$29.93	\$1,556	1.0
Uinta County	\$15.88	\$826	\$33,040	2.2	\$94,800	\$2,370	\$28,440	\$711	1,675	22%	\$12.83	\$667	1.2
Washakie County	\$15.88	\$826	\$33,040	2.2	\$79,900	\$1,998	\$23,970	\$599	941	28%	\$15.88	\$826	1.0
Weston County	\$18.75	\$975	\$39,000	2.6	\$80,200	\$2,005	\$24,060	\$602	358	13%	\$11.83	\$615	1.6

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