

SOUTH CAROLINA

STATE RANKING #33*

In **South Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$852**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,840** monthly or **\$34,080** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$16.38
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT SOUTH CAROLINA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$12.75
2-Bedroom Housing Wage	\$16.38
Number of Renter Households	580,380
Percent Renters	32%

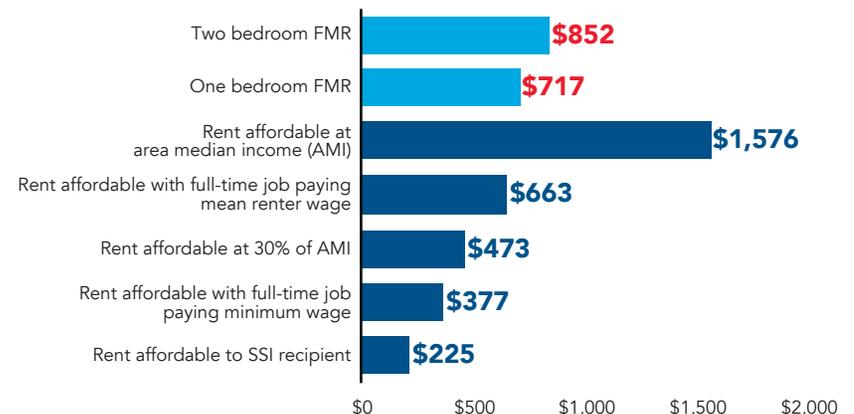
90
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

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
Beaufort County HMFA	\$20.31
Charleston-North Charleston MSA	\$19.94
Charlotte-Concord-Gastonia HMFA	\$18.60
Myrtle Beach-North Myrtle Beach-Conway HMFA	\$17.90
Columbia HMFA	\$17.13



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.

SOUTH CAROLINA

	FY18 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
South Carolina	\$16.38		\$852	\$34,080	2.3	\$63,024	\$1,576	\$18,907	\$473	580,380	32%	\$12.75	\$663	1.3
Combined Nonmetro Areas	\$13.12		\$682	\$27,299	1.8	\$48,546	\$1,214	\$14,564	\$364	82,574	29%	\$10.56	\$549	1.2
<u>Metropolitan Areas</u>														
Anderson HMFA	\$14.23		\$740	\$29,600	2.0	\$60,800	\$1,520	\$18,240	\$456	21,845	29%	\$10.49	\$546	1.4
Augusta-Richmond County HMFA	\$14.83		\$771	\$30,840	2.0	\$62,300	\$1,558	\$18,690	\$467	19,536	27%	\$13.18	\$685	1.1
Beaufort County HMFA	\$20.31		\$1,056	\$42,240	2.8	\$72,200	\$1,805	\$21,660	\$542	19,862	29%	\$12.73	\$662	1.6
Charleston-North Charleston MSA	\$19.94		\$1,037	\$41,480	2.8	\$74,500	\$1,863	\$22,350	\$559	97,049	35%	\$14.98	\$779	1.3
Charlotte-Concord-Gastonia HMFA	\$18.60		\$967	\$38,680	2.6	\$74,100	\$1,853	\$22,230	\$556	27,194	29%	\$11.91	\$619	1.6
Chester County HMFA	\$13.08		\$680	\$27,200	1.8	\$44,900	\$1,123	\$13,470	\$337	3,280	27%	\$9.86	\$513	1.3
Columbia HMFA	\$17.13		\$891	\$35,640	2.4	\$69,900	\$1,748	\$20,970	\$524	94,425	34%	\$13.18	\$685	1.3
Darlington County HMFA	\$12.96		\$674	\$26,960	1.8	\$49,100	\$1,228	\$14,730	\$368	8,374	32%	\$14.16	\$736	0.9
Florence HMFA	\$14.23		\$740	\$29,600	2.0	\$55,200	\$1,380	\$16,560	\$414	17,377	34%	\$11.91	\$619	1.2
Greenville-Mauldin-Easley HMFA	\$15.85		\$824	\$32,960	2.2	\$66,500	\$1,663	\$19,950	\$499	77,016	34%	\$13.25	\$689	1.2
Jasper County HMFA	\$16.35		\$850	\$34,000	2.3	\$42,800	\$1,070	\$12,840	\$321	2,883	31%	\$16.35	\$850	1.0
Kershaw County HMFA	\$13.60		\$707	\$28,280	1.9	\$57,100	\$1,428	\$17,130	\$428	4,654	19%	\$12.90	\$671	1.1
Lancaster County HMFA	\$17.00		\$884	\$35,360	2.3	\$56,800	\$1,420	\$17,040	\$426	6,437	21%	\$11.88	\$618	1.4
Laurens County HMFA	\$13.71		\$713	\$28,520	1.9	\$50,800	\$1,270	\$15,240	\$381	7,623	30%	\$12.40	\$645	1.1
Myrtle Beach-North Myrtle Beach-Conway HMFA	\$17.90		\$931	\$37,240	2.5	\$60,100	\$1,503	\$18,030	\$451	37,678	31%	\$10.53	\$548	1.7
Spartanburg HMFA	\$14.12		\$734	\$29,360	1.9	\$61,200	\$1,530	\$18,360	\$459	35,010	31%	\$12.97	\$674	1.1
Sumter MSA	\$14.60		\$759	\$30,360	2.0	\$49,800	\$1,245	\$14,940	\$374	14,181	35%	\$11.85	\$616	1.2
Union County HMFA	\$12.85		\$668	\$26,720	1.8	\$45,800	\$1,145	\$13,740	\$344	3,382	29%	\$11.26	\$586	1.1

1: BR = Bedroom

2: FMR = Fiscal Year 2018 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2018 Area Median Income

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

SOUTH CAROLINA

	FY18 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Counties													
Abbeville County	\$12.85	\$668	\$26,720	1.8	\$47,300	\$1,183	\$14,190	\$355	2,127	22%	\$9.31	\$484	1.4
Aiken County	\$14.83	\$771	\$30,840	2.0	\$62,300	\$1,558	\$18,690	\$467	17,345	27%	\$13.60	\$707	1.1
Allendale County	\$12.85	\$668	\$26,720	1.8	\$36,800	\$920	\$11,040	\$276	1,186	35%	\$11.94	\$621	1.1
Anderson County	\$14.23	\$740	\$29,600	2.0	\$60,800	\$1,520	\$18,240	\$456	21,845	29%	\$10.49	\$546	1.4
Bamberg County	\$13.63	\$709	\$28,360	1.9	\$42,300	\$1,058	\$12,690	\$317	1,465	26%	\$9.50	\$494	1.4
Barnwell County	\$12.85	\$668	\$26,720	1.8	\$46,600	\$1,165	\$13,980	\$350	2,350	29%	\$8.49	\$442	1.5
Beaufort County	\$20.31	\$1,056	\$42,240	2.8	\$72,200	\$1,805	\$21,660	\$542	19,862	29%	\$12.73	\$662	1.6
Berkeley County	\$19.94	\$1,037	\$41,480	2.8	\$74,500	\$1,863	\$22,350	\$559	21,286	30%	\$17.92	\$932	1.1
Calhoun County	\$17.13	\$891	\$35,640	2.4	\$69,900	\$1,748	\$20,970	\$524	1,460	24%	\$11.74	\$610	1.5
Charleston County	\$19.94	\$1,037	\$41,480	2.8	\$74,500	\$1,863	\$22,350	\$559	59,679	40%	\$14.91	\$775	1.3
Cherokee County	\$13.00	\$676	\$27,040	1.8	\$48,200	\$1,205	\$14,460	\$362	6,194	30%	\$10.51	\$547	1.2
Chester County	\$13.08	\$680	\$27,200	1.8	\$44,900	\$1,123	\$13,470	\$337	3,280	27%	\$9.86	\$513	1.3
Chesterfield County	\$12.85	\$668	\$26,720	1.8	\$41,300	\$1,033	\$12,390	\$310	5,232	29%	\$10.24	\$532	1.3
Clarendon County	\$12.85	\$668	\$26,720	1.8	\$43,600	\$1,090	\$13,080	\$327	3,414	26%	\$6.74	\$350	1.9
Colleton County	\$14.10	\$733	\$29,320	1.9	\$43,700	\$1,093	\$13,110	\$328	4,111	28%	\$10.72	\$558	1.3
Darlington County	\$12.96	\$674	\$26,960	1.8	\$49,100	\$1,228	\$14,730	\$368	8,374	32%	\$14.16	\$736	0.9
Dillon County	\$12.85	\$668	\$26,720	1.8	\$35,900	\$898	\$10,770	\$269	3,913	35%	\$8.72	\$453	1.5
Dorchester County	\$19.94	\$1,037	\$41,480	2.8	\$74,500	\$1,863	\$22,350	\$559	16,084	30%	\$11.21	\$583	1.8
Edgefield County	\$14.83	\$771	\$30,840	2.0	\$62,300	\$1,558	\$18,690	\$467	2,191	24%	\$7.78	\$405	1.9
Fairfield County	\$17.13	\$891	\$35,640	2.4	\$69,900	\$1,748	\$20,970	\$524	2,316	26%	\$17.86	\$929	1.0
Florence County	\$14.23	\$740	\$29,600	2.0	\$55,200	\$1,380	\$16,560	\$414	17,377	34%	\$11.91	\$619	1.2
Georgetown County	\$14.87	\$773	\$30,920	2.1	\$56,600	\$1,415	\$16,980	\$425	5,788	24%	\$10.14	\$528	1.5
Greenville County	\$15.85	\$824	\$32,960	2.2	\$66,500	\$1,663	\$19,950	\$499	62,576	34%	\$13.61	\$708	1.2
Greenwood County	\$12.87	\$669	\$26,760	1.8	\$55,900	\$1,398	\$16,770	\$419	9,921	37%	\$11.17	\$581	1.2
Hampton County	\$12.85	\$668	\$26,720	1.8	\$42,900	\$1,073	\$12,870	\$322	1,857	25%	\$14.39	\$748	0.9

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Horry County	\$17.90	\$931	\$37,240	2.5	\$60,100	\$1,503	\$18,030	\$451	37,678	31%	\$10.53	\$548	1.7
Jasper County	\$16.35	\$850	\$34,000	2.3	\$42,800	\$1,070	\$12,840	\$321	2,883	31%	\$16.35	\$850	1.0
Kershaw County	\$13.60	\$707	\$28,280	1.9	\$57,100	\$1,428	\$17,130	\$428	4,654	19%	\$12.90	\$671	1.1
Lancaster County	\$17.00	\$884	\$35,360	2.3	\$56,800	\$1,420	\$17,040	\$426	6,437	21%	\$11.88	\$618	1.4
Laurens County	\$13.71	\$713	\$28,520	1.9	\$50,800	\$1,270	\$15,240	\$381	7,623	30%	\$12.40	\$645	1.1
Lee County	\$12.85	\$668	\$26,720	1.8	\$41,100	\$1,028	\$12,330	\$308	1,519	24%	\$9.46	\$492	1.4
Lexington County	\$17.13	\$891	\$35,640	2.4	\$69,900	\$1,748	\$20,970	\$524	28,340	26%	\$11.86	\$617	1.4
McCormick County	\$12.85	\$668	\$26,720	1.8	\$51,600	\$1,290	\$15,480	\$387	919	23%	\$9.54	\$496	1.3
Marion County	\$12.85	\$668	\$26,720	1.8	\$41,600	\$1,040	\$12,480	\$312	3,623	30%	\$8.74	\$454	1.5
Marlboro County	\$12.85	\$668	\$26,720	1.8	\$40,700	\$1,018	\$12,210	\$305	3,175	33%	\$12.03	\$626	1.1
Newberry County	\$13.52	\$703	\$28,120	1.9	\$53,400	\$1,335	\$16,020	\$401	3,949	27%	\$11.14	\$579	1.2
Oconee County	\$12.85	\$668	\$26,720	1.8	\$57,900	\$1,448	\$17,370	\$434	8,350	27%	\$13.97	\$726	0.9
Orangeburg County	\$12.96	\$674	\$26,960	1.8	\$50,900	\$1,273	\$15,270	\$382	10,463	31%	\$9.35	\$486	1.4
Pickens County	\$15.85	\$824	\$32,960	2.2	\$66,500	\$1,663	\$19,950	\$499	14,440	32%	\$9.90	\$515	1.6
Richland County	\$17.13	\$891	\$35,640	2.4	\$69,900	\$1,748	\$20,970	\$524	60,377	41%	\$13.80	\$718	1.2
Saluda County	\$17.13	\$891	\$35,640	2.4	\$69,900	\$1,748	\$20,970	\$524	1,932	27%	\$10.02	\$521	1.7
Spartanburg County	\$14.12	\$734	\$29,360	1.9	\$61,200	\$1,530	\$18,360	\$459	35,010	31%	\$12.97	\$674	1.1
Sumter County	\$14.60	\$759	\$30,360	2.0	\$49,800	\$1,245	\$14,940	\$374	14,181	35%	\$11.85	\$616	1.2
Union County	\$12.85	\$668	\$26,720	1.8	\$45,800	\$1,145	\$13,740	\$344	3,382	29%	\$11.26	\$586	1.1
Williamsburg County	\$12.85	\$668	\$26,720	1.8	\$42,400	\$1,060	\$12,720	\$318	3,018	25%	\$9.03	\$469	1.4
York County	\$18.60	\$967	\$38,680	2.6	\$74,100	\$1,853	\$22,230	\$556	27,194	29%	\$11.91	\$619	1.6

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