

MARYLAND

#9*

In **Maryland**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,505**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,015** monthly or **\$60,183** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$28.93
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MARYLAND:

STATE FACTS	
Minimum Wage	\$12.50
Average Renter Wage	\$21.52
2-Bedroom Housing Wage	\$28.93
Number of Renter Households	734,699
Percent Renters	33%

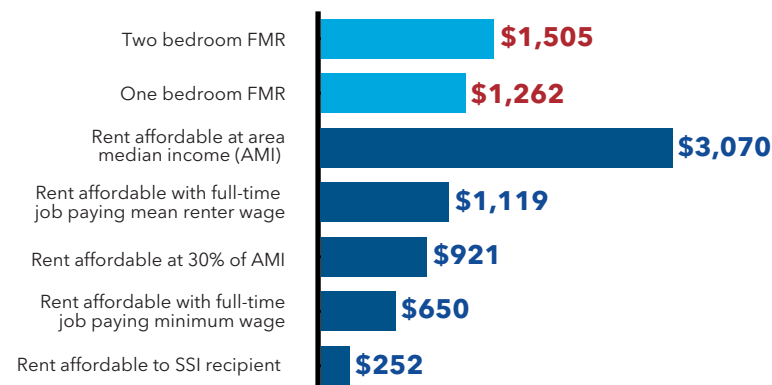
93
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

78
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
Washington-Arlington-Alexandria HMFA	\$34.33
Baltimore-Columbia-Towson MSA	\$26.83
California-Lexington Park MSA	\$26.38
Cecil County	\$24.96
Talbot County	\$21.94



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.

Maryland

FY22 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Maryland	\$28.93	\$1,505	\$60,183	2.3	\$122,819	\$3,070	\$36,846	\$921	734,699	33%	\$21.52	\$1,119	1.3
Combined Nonmetro Areas	\$18.70	\$972	\$38,888	1.5	\$84,911	\$2,123	\$25,473	\$637	17,911	28%	\$13.02	\$677	1.4
<u>Metropolitan Areas</u>													
Baltimore-Columbia-Towson MSA	\$26.83	\$1,395	\$55,800	2.1	\$116,100	\$2,903	\$34,830	\$871	354,918	33%	\$22.43	\$1,167	1.2
California-Lexington Park MSA	\$26.38	\$1,372	\$54,880	2.1	\$114,300	\$2,858	\$34,290	\$857	12,260	30%	\$22.16	\$1,152	1.2
Cumberland MSA	\$14.56	\$757	\$30,280	1.2	\$71,300	\$1,783	\$21,390	\$535	8,469	31%	\$10.83	\$563	1.3
Hagerstown HMFA	\$18.69	\$972	\$38,880	1.5	\$84,600	\$2,115	\$25,380	\$635	18,827	33%	\$13.78	\$717	1.4
Philadelphia-Camden-Wilmington MSA	\$24.96	\$1,298	\$51,920	2.0	\$105,400	\$2,635	\$31,620	\$791	9,491	25%	\$14.85	\$772	1.7
Salisbury HMFA	\$19.94	\$1,037	\$41,480	1.6	\$81,500	\$2,038	\$24,450	\$611	15,739	41%	\$15.79	\$821	1.3
Somerset County HMFA	\$15.23	\$792	\$31,680	1.2	\$58,100	\$1,453	\$17,430	\$436	2,902	34%	\$14.15	\$736	1.1
Washington-Arlington-Alexandria HMFA	\$34.33	\$1,785	\$71,400	2.7	\$142,300	\$3,558	\$42,690	\$1,067	288,676	33%	\$22.47	\$1,168	1.5
Worcester County HMFA	\$17.92	\$932	\$37,280	1.4	\$89,100	\$2,228	\$26,730	\$668	5,506	24%	\$11.01	\$573	1.6
<u>Counties</u>													
Allegany County	\$14.56	\$757	\$30,280	1.2	\$71,300	\$1,783	\$21,390	\$535	8,469	31%	\$10.83	\$563	1.3
Anne Arundel County	\$26.83	\$1,395	\$55,800	2.1	\$116,100	\$2,903	\$34,830	\$871	54,702	26%	\$22.86	\$1,189	1.2
Baltimore County	\$26.83	\$1,395	\$55,800	2.1	\$116,100	\$2,903	\$34,830	\$871	106,971	34%	\$20.92	\$1,088	1.3
Calvert County	\$34.33	\$1,785	\$71,400	2.7	\$142,300	\$3,558	\$42,690	\$1,067	4,969	15%	\$14.36	\$746	2.4
Caroline County	\$18.42	\$958	\$38,320	1.5	\$77,700	\$1,943	\$23,310	\$583	3,521	29%	\$15.57	\$810	1.2
Carroll County	\$26.83	\$1,395	\$55,800	2.1	\$116,100	\$2,903	\$34,830	\$871	10,976	18%	\$11.55	\$600	2.3
Cecil County	\$24.96	\$1,298	\$51,920	2.0	\$105,400	\$2,635	\$31,620	\$791	9,491	25%	\$14.85	\$772	1.7
Charles County	\$34.33	\$1,785	\$71,400	2.7	\$142,300	\$3,558	\$42,690	\$1,067	13,231	23%	\$14.94	\$777	2.3
Dorchester County	\$17.19	\$894	\$35,760	1.4	\$76,600	\$1,915	\$22,980	\$575	4,365	32%	\$12.15	\$632	1.4
Frederick County	\$34.33	\$1,785	\$71,400	2.7	\$142,300	\$3,558	\$42,690	\$1,067	22,743	24%	\$16.30	\$848	2.1

Columbia City is not included due to a lack of sufficient data.

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

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

4: AMI = Fiscal Year 2022 Area Median Income

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

Maryland

FY22 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Garrett County	\$14.56	\$757	\$30,280	1.2	\$73,300	\$1,833	\$21,990	\$550	2,638	21%	\$10.07	\$524	1.4
Harford County	\$26.83	\$1,395	\$55,800	2.1	\$116,100	\$2,903	\$34,830	\$871	19,977	21%	\$14.84	\$772	1.8
Howard County	\$26.83	\$1,395	\$55,800	1.9	\$116,100	\$2,903	\$34,830	\$871	31,771	27%	\$24.86	\$1,293	1.1
Kent County	\$19.77	\$1,028	\$41,120	1.6	\$94,000	\$2,350	\$28,200	\$705	2,546	31%	\$13.13	\$683	1.5
Montgomery County	\$34.33	\$1,785	\$71,400	2.2	\$142,300	\$3,558	\$42,690	\$1,067	128,212	34%	\$26.27	\$1,366	1.3
Prince George's County	\$34.33	\$1,785	\$71,400	2.7	\$142,300	\$3,558	\$42,690	\$1,067	119,521	38%	\$20.21	\$1,051	1.7
Queen Anne's County	\$26.83	\$1,395	\$55,800	2.1	\$116,100	\$2,903	\$34,830	\$871	3,769	20%	\$11.70	\$609	2.3
St. Mary's County	\$26.38	\$1,372	\$54,880	2.1	\$114,300	\$2,858	\$34,290	\$857	12,260	30%	\$22.16	\$1,152	1.2
Somerset County	\$15.23	\$792	\$31,680	1.2	\$58,100	\$1,453	\$17,430	\$436	2,902	34%	\$14.15	\$736	1.1
Talbot County	\$21.94	\$1,141	\$45,640	1.8	\$101,100	\$2,528	\$30,330	\$758	4,841	29%	\$14.18	\$737	1.5
Washington County	\$18.69	\$972	\$38,880	1.5	\$84,600	\$2,115	\$25,380	\$635	18,827	33%	\$13.78	\$717	1.4
Wicomico County	\$19.94	\$1,037	\$41,480	1.6	\$81,500	\$2,038	\$24,450	\$611	15,739	41%	\$15.79	\$821	1.3
Worcester County	\$17.92	\$932	\$37,280	1.4	\$89,100	\$2,228	\$26,730	\$668	5,506	24%	\$11.01	\$573	1.6
Baltimore city	\$26.83	\$1,395	\$55,800	2.1	\$116,100	\$2,903	\$34,830	\$871	126,752	52%	\$26.91	\$1,400	1.0

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