

Paycheck to Paycheck 2016 Rankings

Most to Least Expensive Markets for Renting



Metropolitan areas ranked by HUD's Fair Market Rent for a 2-bedroom home for FY2016. 2015 rankings and prices and provided for comparison.

See www.nhc.org/paycheck for more information on methodology and sources.

2016 Rank	Metro Area	2BR FMR, FY2016	2015 Rank	2BR FMR, FY2015
1	San Francisco, CA	\$2,289	1	\$2,062
2	Oakland, CA	\$2,103	7	\$1,585
3	San Jose, CA	\$1,994	3	\$1,809
4	Honolulu, HI	\$1,985	2	\$1,810
5	Santa Ana, CA	\$1,672	6	\$1,608
6	Bethesda, MD	\$1,623	15	\$1,458
6	Washington, DC	\$1,623	15	\$1,458
8	Suffolk-Nassau, NY	\$1,608	5	\$1,718
9	Santa Cruz, CA	\$1,604	4	\$1,756
10	Oxnard, CA	\$1,602	8	\$1,555
11	Edison, NJ	\$1,578	10	\$1,495
12	New York, NY	\$1,571	13	\$1,481
13	Boston, MA	\$1,567	11	\$1,494
13	Cambridge, MA	\$1,567	11	\$1,494
15	Seattle, WA	\$1,523	18	\$1,415
16	Napa, CA	\$1,500	9	\$1,513
17	San Diego, CA	\$1,499	19	\$1,390
18	Los Angeles, CA	\$1,490	17	\$1,424
19	Barnstable, MA	\$1,457	30	\$1,234
20	Santa Barbara, CA	\$1,451	14	\$1,460
21	Santa Rosa, CA	\$1,414	20	\$1,370
22	Salinas, CA	\$1,399	29	\$1,244
23	Boulder, CO	\$1,381	31	\$1,232
24	Burlington, VT	\$1,356	21	\$1,328
25	Trenton, NJ	\$1,328	26	\$1,269
26	Newark, NJ	\$1,324	26	\$1,269
27	San Luis Obispo, CA	\$1,310	23	\$1,309
28	Baltimore, MD	\$1,298	31	\$1,232
29	Anchorage, AK	\$1,292	35	\$1,199
30	Vallejo, CA	\$1,284	33	\$1,207
31	Poughkeepsie, NY	\$1,271	36	\$1,188
32	New Haven, CT	\$1,260	22	\$1,316
33	Fort Lauderdale, FL	\$1,253	28	\$1,263
34	Miami, FL	\$1,250	38	\$1,162
35	West Palm Beach, FL	\$1,240	34	\$1,206
36	Denver, CO	\$1,227	39	\$1,156
37	Camden, NJ	\$1,210	39	\$1,156
37	Hartford, CT	\$1,210	45	\$1,144

37	Philadelphia, PA	\$1,210	39	\$1,156
37	Wilmington, DE	\$1,210	39	\$1,156
41	Portland, OR	\$1,208	74	\$944
42	Bridgeport, CT	\$1,207	25	\$1,283
43	Riverside, CA	\$1,187	43	\$1,153
44	Chicago, IL	\$1,176	49	\$1,093
45	Manchester, NH	\$1,161	51	\$1,074
46	Atlantic, NJ	\$1,152	37	\$1,176
47	Virginia Beach, VA	\$1,150	48	\$1,107
48	Flagstaff, AZ	\$1,135	56	\$1,033
49	Vineland, NJ	\$1,129	47	\$1,115
50	Austin, TX	\$1,126	54	\$1,050
50	Tacoma, WA	\$1,126	49	\$1,093
52	Norwich, CT	\$1,119	53	\$1,057
53	Portland, ME	\$1,109	51	\$1,074
54	Rockingham-Strafford, NH	\$1,107	24	\$1,285
55	Ithaca, NY	\$1,084	44	\$1,146
56	Worcester, MA	\$1,062	55	\$1,036
57	Ocean City, NJ	\$1,051	46	\$1,122
58	Naples, FL	\$1,042	63	\$990
59	Minneapolis-St. Paul, MN	\$1,027	61	\$996
60	Sacramento, CA	\$1,026	59	\$1,012
61	Olympia, WA	\$1,021	57	\$1,026
62	Ann Arbor, MI	\$1,019	67	\$964
63	Bremerton, WA	\$1,015	58	\$1,020
64	Albany, NY	\$1,005	66	\$968
65	Orlando, FL	\$1,003	60	\$997
66	Springfield, MA	\$1,001	80	\$924
67	Allentown, PA	\$998	64	\$972
68	Corpus Christi, TX	\$996	93	\$896
69	Tampa, FL	\$992	69	\$959
70	Dallas, TX	\$986	84	\$921
71	Fort Collins, CO	\$975	96	\$893
72	Sarasota, FL	\$974	68	\$960
73	Providence, RI	\$972	74	\$944
74	Las Vegas, NV	\$968	65	\$969
75	Stockton, CA	\$967	73	\$946
76	Richmond, VA	\$966	62	\$993
77	New Orleans, LA	\$963	71	\$950
78	Jacksonville, FL	\$960	78	\$931
79	Salisbury, MD	\$956	83	\$922
80	Atlanta, GA	\$949	86	\$916
81	Houston, TX	\$948	99	\$890

82	Raleigh, NC	\$947	85	\$918
83	Santa Fe, NM	\$943	70	\$953
84	Madera, CA	\$942	101	\$881
85	Albuquerque, NM	\$941	121	\$836
86	Salt Lake City, UT	\$938	91	\$901
87	Durham, NC	\$937	103	\$874
88	Madison, WI	\$936	79	\$928
88	Modesto, CA	\$936	82	\$923
90	Reno, NV	\$931	80	\$924
91	Fort Walton Beach, FL	\$930	89	\$905
92	San Antonio, TX	\$929	104	\$872
93	Charleston, SC	\$927	76	\$940
94	Nashville, TN	\$925	114	\$850
95	Port St. Lucie, FL	\$923	77	\$939
96	Phoenix, AZ	\$914	87	\$908
96	Tallahassee, FL	\$914	89	\$905
98	Fort Worth, TX	\$913	96	\$893
99	Cape Coral, FL	\$911	93	\$896
100	Bellingham, WA	\$910	72	\$948
101	Eugene, OR	\$909	125	\$829
102	Chico, CA	\$907	105	\$870
102	Milwaukee, WI	\$907	93	\$896
104	Hagerstown, MD	\$898	109	\$857
105	Lancaster, PA	\$897	118	\$845
106	Daytona Beach, FL	\$896	92	\$900
107	Kansas City, MO	\$893	98	\$891
108	Reading, PA	\$892	106	\$868
109	Colorado Springs, CO	\$891	111	\$856
110	Gainesville, FL	\$887	100	\$883
111	Harrisburg, PA	\$886	108	\$866
112	Palm Bay, FL	\$872	102	\$878
113	Redding, CA	\$871	88	\$907
114	Gary, IN	\$867	133	\$805
115	Charlotte, NC	\$864	124	\$831
116	Detroit, MI	\$863	116	\$846
116	Rochester, NY	\$863	107	\$867
116	Warren, MI	\$863	116	\$846
119	Fresno, CA	\$862	113	\$853
119	Tucson, AZ	\$862	128	\$822
121	Yuba City, CA	\$861	114	\$850
122	Lansing, MI	\$848	149	\$776
122	Punta Gorda, FL	\$848	112	\$854
124	Des Moines, IA	\$844	141	\$787
125	Baton Rouge, LA	\$842	135	\$797

125	Pittsfield, MA	\$842	120	\$839
127	Kennewick, WA	\$841	125	\$829
128	Birmingham, AL	\$840	153	\$773
128	St. Louis, MO	\$840	129	\$816
130	Pensacola, FL	\$838	127	\$828
131	Omaha, NE	\$836	132	\$807
132	Fayetteville, NC	\$835	151	\$774
133	Columbus, OH	\$831	130	\$811
133	Jackson, MS	\$831	146	\$780
135	Memphis, TN	\$827	122	\$832
135	Pittsburgh, PA	\$827	142	\$786
137	Bakersfield, CA	\$826	122	\$832
137	Ogden, UT	\$826	147	\$778
139	Champaign-Urbana, IL	\$824	136	\$796
140	Asheville, NC	\$819	109	\$857
140	Shreveport, LA	\$819	119	\$842
142	El Paso, TX	\$817	137	\$794
142	Louisville, KY	\$817	172	\$737
144	Amarillo, TX	\$814	168	\$745
145	Greeley, CO	\$812	142	\$786
146	Indianapolis, IN	\$809	138	\$792
146	Syracuse, NY	\$809	138	\$792
148	Monroe, MI	\$808	134	\$798
149	Knoxville, TN	\$807	151	\$774
150	Columbia, SC	\$806	147	\$778
151	Beaumont, TX	\$805	164	\$757
152	Gulfport, MS	\$801	131	\$808
153	Salem, OR	\$797	158	\$768
154	Lexington, KY	\$796	149	\$776
155	Oklahoma City, OK	\$791	167	\$748
156	Boise City, ID	\$789	174	\$736
156	Spokane, WA	\$789	153	\$773
158	Mobile, AL	\$788	153	\$773
158	Montgomery, AL	\$788	140	\$788
158	Provo-Orem, UT	\$788	161	\$763
161	Cincinnati, OH	\$787	157	\$769
161	South Bend, IN	\$787	161	\$763
163	Akron, OH	\$786	149	\$776
164	Charleston, WV	\$784	183	\$714
164	Merced, CA	\$784	163	\$759
166	Tulsa, OK	\$783	144	\$783
167	Pueblo, CO	\$782	176	\$733
168	Ocala, FL	\$780	144	\$783
169	Springfield, IL	\$777	177	\$730

170	Grand Rapids, MI	\$776	172	\$737
170	Rockford, IL	\$776	171	\$741
172	Cleveland, OH	\$773	160	\$764
173	Fargo, ND	\$771	182	\$715
174	Kalamazoo, MI	\$769	178	\$728
175	Little Rock, AR	\$768	170	\$744
176	Chattanooga, TN	\$767	183	\$714
177	Lincoln, NE	\$762	192	\$700
178	Visalia, CA	\$758	156	\$771
179	Green Bay, WI	\$756	166	\$754
180	Buffalo, NY	\$755	158	\$768
180	Duluth, MN	\$755	165	\$755
182	Peoria, IL	\$750	183	\$714
183	Sioux Falls, SD	\$745	187	\$711
184	Dayton, OH	\$743	179	\$726
185	Erie, PA	\$742	203	\$673
185	Wichita, KS	\$742	181	\$723
187	Greensboro, NC	\$741	189	\$704
188	Flint, MI	\$738	186	\$712
189	Cedar Rapids, IA	\$731	168	\$745
190	Greenville, SC	\$729	180	\$725
190	Waterloo, IA	\$729	201	\$674
192	Topeka, KS	\$727	191	\$701
193	Appleton, WI	\$718	194	\$692
193	Battle Creek, MI	\$718	195	\$689
195	Davenport, IA	\$712	188	\$710
196	Saginaw, MI	\$709	193	\$699
197	Fort Wayne, IN	\$708	196	\$687
198	Scranton, PA	\$707	175	\$735
199	Winston-Salem, NC	\$698	196	\$687
200	Toledo, OH	\$695	199	\$679
201	Bay City, MI	\$687	190	\$702
202	Springfield, MO	\$686	206	\$654
203	Canton, OH	\$684	200	\$675
204	Springfield, OH	\$681	198	\$680
205	Brownsville, TX	\$678	205	\$656
205	Lima, OH	\$678	207	\$635
207	Spartanburg, SC	\$677	201	\$674
208	Youngstown, OH	\$660	204	\$657
209	Mansfield, OH	\$658	208	\$634
209	Wheeling, WV	\$658	208	\$634