

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.

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

Camden, NJ	35	\$1,210	39	\$1,156
Hartford, CT	35	\$1,210	45	\$1,144
Philadelphia, PA	35	\$1,210	39	\$1,156
Wilmington, DE	35	\$1,210	39	\$1,156
Portland, OR	36	\$1,208	74	\$944
Bridgeport, CT	37	\$1,207	25	\$1,283
Riverside, CA	38	\$1,187	43	\$1,153
Chicago, IL	39	\$1,176	49	\$1,093
Manchester, NH	40	\$1,161	51	\$1,074
Atlantic, NJ	41	\$1,152	37	\$1,176
Virginia Beach, VA	42	\$1,150	48	\$1,107
Flagstaff, AZ	43	\$1,135	56	\$1,033
Vineland, NJ	44	\$1,129	47	\$1,115
Austin, TX	45	\$1,126	54	\$1,050
Tacoma, WA	45	\$1,126	49	\$1,093
Norwich, CT	46	\$1,119	53	\$1,057
Portland, ME	47	\$1,109	51	\$1,074
Rockingham-Strafford, NH	48	\$1,107	24	\$1,285
Ithaca, NY	49	\$1,084	44	\$1,146
Worcester, MA	50	\$1,062	55	\$1,036
Ocean City, NJ	51	\$1,051	46	\$1,122
Naples, FL	52	\$1,042	63	\$990
Minneapolis-St. Paul, MN	53	\$1,027	61	\$996
Sacramento, CA	54	\$1,026	59	\$1,012
Olympia, WA	55	\$1,021	57	\$1,026
Ann Arbor, MI	56	\$1,019	67	\$964
Bremerton, WA	57	\$1,015	58	\$1,020
Albany, NY	58	\$1,005	66	\$968
Orlando, FL	59	\$1,003	60	\$997
Springfield, MA	60	\$1,001	80	\$924
Allentown, PA	61	\$998	64	\$972
Corpus Christi, TX	62	\$996	93	\$896
Tampa, FL	63	\$992	69	\$959
Dallas, TX	64	\$986	84	\$921
Fort Collins, CO	65	\$975	96	\$893
Sarasota, FL	66	\$974	68	\$960
Providence, RI	67	\$972	74	\$944
Las Vegas, NV	68	\$968	65	\$969
Stockton, CA	69	\$967	73	\$946
Richmond, VA	70	\$966	62	\$993
New Orleans, LA	71	\$963	71	\$950
Jacksonville, FL	72	\$960	78	\$931
Salisbury, MD	73	\$956	83	\$922

Atlanta, GA	74	\$949	86	\$916
Houston, TX	75	\$948	99	\$890
Raleigh, NC	76	\$947	85	\$918
Santa Fe, NM	77	\$943	70	\$953
Madera, CA	78	\$942	101	\$881
Albuquerque, NM	79	\$941	121	\$836
Salt Lake City, UT	80	\$938	91	\$901
Durham, NC	81	\$937	103	\$874
Madison, WI	82	\$936	79	\$928
Modesto, CA	82	\$936	82	\$923
Reno, NV	83	\$931	80	\$924
Fort Walton Beach, FL	84	\$930	89	\$905
San Antonio, TX	85	\$929	104	\$872
Charleston, SC	86	\$927	76	\$940
Nashville, TN	87	\$925	114	\$850
Port St. Lucie, FL	88	\$923	77	\$939
Phoenix, AZ	89	\$914	87	\$908
Tallahassee, FL	89	\$914	89	\$905
Fort Worth, TX	90	\$913	96	\$893
Cape Coral, FL	91	\$911	93	\$896
Bellingham, WA	92	\$910	72	\$948
Eugene, OR	93	\$909	125	\$829
Chico, CA	94	\$907	105	\$870
Milwaukee, WI	94	\$907	93	\$896
Hagerstown, MD	95	\$898	109	\$857
Lancaster, PA	96	\$897	118	\$845
Daytona Beach, FL	97	\$896	92	\$900
Kansas City, MO	98	\$893	98	\$891
Reading, PA	99	\$892	106	\$868
Colorado Springs, CO	100	\$891	111	\$856
Gainesville, FL	101	\$887	100	\$883
Harrisburg, PA	102	\$886	108	\$866
Palm Bay, FL	103	\$872	102	\$878
Redding, CA	104	\$871	88	\$907
Gary, IN	105	\$867	133	\$805
Yuba City, CA	106	\$850	135	\$790
Charlotte, NC	107	\$864	124	\$831
Detroit, MI	108	\$863	116	\$846
Rochester, NY	109	\$863	107	\$867
Warren, MI	109	\$863	116	\$846
Fresno, CA	110	\$862	113	\$853
Tucson, AZ	110	\$862	128	\$822
Lansing, MI	111	\$848	149	\$776

Punta Gorda, FL	111	\$848	112	\$854
Des Moines, IA	112	\$844	141	\$787
Baton Rouge, LA	113	\$842	135	\$797
Pittsfield, MA	113	\$842	120	\$839
Kennewick, WA	114	\$841	125	\$829
Birmingham, AL	115	\$840	153	\$773
St. Louis, MO	115	\$840	129	\$816
Pensacola, FL	116	\$838	127	\$828
Omaha, NE	117	\$836	132	\$807
Fayetteville, NC	118	\$835	151	\$774
Columbus, OH	119	\$831	130	\$811
Jackson, MS	119	\$831	146	\$780
Memphis, TN	120	\$827	122	\$832
Pittsburgh, PA	120	\$827	142	\$786
Bakersfield, CA	121	\$826	122	\$832
Ogden, UT	121	\$826	147	\$778
Champaign-Urbana, IL	122	\$824	136	\$796
Asheville, NC	123	\$819	109	\$857
Shreveport, LA	123	\$819	119	\$842
El Paso, TX	124	\$817	137	\$794
Louisville, KY	124	\$817	172	\$737
Amarillo, TX	125	\$814	168	\$745
Greeley, CO	126	\$812	142	\$786
Indianapolis, IN	127	\$809	138	\$792
Syracuse, NY	127	\$809	138	\$792
Monroe, MI	128	\$808	134	\$798
Knoxville, TN	129	\$807	151	\$774
Columbia, SC	130	\$806	147	\$778
Beaumont, TX	131	\$805	164	\$757
Gulfport, MS	132	\$801	131	\$808
Salem, OR	133	\$797	158	\$768
Lexington, KY	134	\$796	149	\$776
Oklahoma City, OK	135	\$791	167	\$748
Boise City, ID	136	\$789	174	\$736
Spokane, WA	136	\$789	153	\$773
Mobile, AL	137	\$788	153	\$773
Montgomery, AL	137	\$788	140	\$788
Provo-Orem, UT	137	\$788	161	\$763
Cincinnati, OH	138	\$787	157	\$769
South Bend, IN	138	\$787	161	\$763
Akron, OH	139	\$786	149	\$776
Charleston, WV	140	\$784	183	\$714
Merced, CA	140	\$784	163	\$759

Tulsa, OK	141	\$783	144	\$783
Pueblo, CO	142	\$782	176	\$733
Ocala, FL	143	\$780	144	\$783
Springfield, IL	144	\$777	177	\$730
Grand Rapids, MI	145	\$776	172	\$737
Rockford, IL	146	\$776	171	\$741
Cleveland, OH	147	\$773	160	\$764
Fargo, ND	148	\$771	182	\$715
Kalamazoo, MI	149	\$769	178	\$728
Little Rock, AR	150	\$768	170	\$744
Chattanooga, TN	151	\$767	183	\$714
Lincoln, NE	152	\$762	192	\$700
Visalia, CA	153	\$758	156	\$771
Green Bay, WI	154	\$756	166	\$754
Buffalo, NY	155	\$755	158	\$768
Duluth, MN	155	\$755	165	\$755
Peoria, IL	156	\$750	183	\$714
Sioux Falls, SD	157	\$745	187	\$711
Dayton, OH	158	\$743	179	\$726
Erie, PA	159	\$742	203	\$673
Wichita, KS	159	\$742	181	\$723
Greensboro, NC	160	\$741	189	\$704
Flint, MI	161	\$738	186	\$712
Cedar Rapids, IA	162	\$731	168	\$745
Waterloo, IA	163	\$729	201	\$674
Topeka, KS	164	\$727	191	\$701
Appleton, WI	165	\$718	194	\$692
Battle Creek, MI	165	\$718	195	\$689
Davenport, IA	166	\$712	188	\$710
Saginaw, MI	167	\$709	193	\$699
Fort Wayne, IN	168	\$708	196	\$687
Scranton, PA	169	\$707	175	\$735
Winston-Salem, NC	170	\$698	196	\$687
Toledo, OH	171	\$695	199	\$679
Bay City, MI	172	\$687	190	\$702
Springfield, MO	173	\$686	206	\$654
Canton, OH	174	\$684	200	\$675
Springfield, OH	175	\$681	198	\$680
Brownsville, TX	176	\$678	205	\$656
Lima, OH	176	\$678	207	\$635
Spartanburg, SC	177	\$677	201	\$674
Youngstown, OH	178	\$660	204	\$657
Mansfield, OH	179	\$658	208	\$634

Wheeling, WV	179	\$658	208	\$634
Greenville, SC	180	\$613	180	\$725