



PAYCHECK TO PAYCHECK¹

Most to Least Expensive
RENTAL MARKETS in 2009,
Rankings Compared with 2008

(210 Metropolitan Areas, Fair Market Rents for 2 BR Units)

2009			2008	
Rank ²	Metro Area	2 BR Fair Market Rent	Rank ³	2 BR Fair Market Rent
1 MOST EXPENSIVE	San Francisco, CA	\$1,760	1	\$1,658
2	Honolulu, HI	\$1,704	2	\$1,631
3	Santa Cruz, CA	\$1,656	3	\$1,590
4	Santa Ana, CA	\$1,594	5	\$1,546
5	Suffolk-Nassau, NY	\$1,592	4	\$1,581
6	Bethesda, MD	\$1,494	NA	NA
	Washington, DC	\$1,494	NA	NA
8	Oxnard, CA	\$1,479	6	\$1,502
9	San Jose, CA	\$1,438	11	\$1,338
10	Los Angeles, CA	\$1,420	7	\$1,361
11	Edison, NJ	\$1,409	8	\$1,349
12	Oakland, CA	\$1,377	15	\$1,295
13	New York, NY	\$1,359	12	\$1,313
14	Fort Lauderdale, FL	\$1,358	12	\$1,313
15	Boston, MA	\$1,357	9	\$1,345
	Cambridge, MA	\$1,357	9	\$1,345
17	Napa, CA	\$1,350	15	\$1,295

¹ Data for 2009 are from HUD's fiscal year 2010 fair market rents (FMRs), the FMRs in effect during the 4th quarter of 2009. Data for 2008 are from the FY 2009 FMRs, the FMRs in effect during the 4th quarter of 2008.

² Rank in 2009 is out of 210 metropolitan areas.

³ Rank in 2008 is out of 198 metropolitan areas. Some numbers may appear more than once due to ties in the 2008 rankings. 2008 data are excluded for twelve metropolitan areas for which HUD changed the way the FMR is calculated.

18	San Diego, CA	\$1,324	NA	NA
19	Santa Rosa, CA	\$1,306	14	\$1,296
20	Bridgeport, CT	\$1,283	18	\$1,214
21	Newark, NJ	\$1,279	19	\$1,213
22	West Palm Beach, FL	\$1,259	NA	NA
	Santa Barbara, CA	\$1,259	17	\$1,262
24	Vallejo, CA	\$1,210	21	\$1,161
25	Trenton, NJ	\$1,208	23	\$1,152
26	Miami, FL	\$1,206	22	\$1,156
27	Baltimore, MD	\$1,203	NA	NA
28	Barnstable, MA	\$1,201	20	\$1,192
29	Naples, FL	\$1,185	27	\$1,120
30	New Haven, CT	\$1,181	NA	NA
31	San Luis Obispo, CA	\$1,160	24	\$1,125
32	Sarasota, FL	\$1,147	32	\$1,059
33	Poughkeepsie, NY	\$1,128	28	\$1,117
34	Salinas, CA	\$1,122	24	\$1,125
35	Burlington, VT	\$1,116	29	\$1,108
36	Portland, ME	\$1,109	34	\$1,042
37	Riverside, CA	\$1,108	24	\$1,125
38	Flagstaff, AZ	\$1,102	33	\$1,044
39	Atlantic, NJ	\$1,101	31	\$1,068
40	Camden, NJ	\$1,095	NA	NA
	Philadelphia, PA	\$1,095	NA	NA
	Wilmington, DE	\$1,095	NA	NA
	Hartford, CT	\$1,095	38	\$1,021
44	Rockingham-Strafford, NH	\$1,085	30	\$1,075
45	Las Vegas, NV	\$1,063	39	\$1,013
46	Boulder, CO	\$1,059	36	\$1,029
47	Seattle, WA	\$1,056	42	\$987
48	Orlando, FL	\$1,052	43	\$985
49	Manchester, NH	\$1,051	34	\$1,042
50	Sacramento, CA	\$1,039	37	\$1,022
51	Anchorage, AK	\$1,031	41	\$990
52	Cape Coral, FL	\$1,029	45	\$984
53	Reno, NV	\$1,024	46	\$967
54	Norwich, CT	\$1,016	47	\$961
55	Chicago, IL	\$1,015	40	\$1,004
56	Vineland, NJ	\$1,014	43	\$985
57	Worcester, MA	\$991	57	\$922

58	New Orleans, LA	\$982	NA	NA
59	Port St. Lucie, FL	\$969	58	\$916
60	Tacoma, WA	\$968	53	\$926
61	Santa Fe, NM	\$967	52	\$928
62	Providence, RI	\$963	48	\$956
63	Tampa, FL	\$959	50	\$946
64	Ithaca, NY	\$958	55	\$923
65	Austin, TX	\$954	59	\$912
66	Ocean City, NJ	\$951	55	\$923
67	Daytona Beach, FL	\$948	62	\$896
68	Stockton, CA	\$947	49	\$950
69	Tallahassee, FL	\$943	63	\$892
70	Virginia Beach, VA	\$934	61	\$904
71	Richmond, VA	\$930	54	\$925
	Modesto, CA	\$930	73	\$864
73	Punta Gorda, FL	\$928	66	\$877
74	Springfield, MA	\$922	68	\$874
75	Denver, CO	\$921	64	\$891
76	Phoenix, AZ	\$919	66	\$877
77	Palm Bay, FL	\$916	71	\$866
78	Atlanta, GA	\$912	65	\$878
79	Jacksonville, FL	\$903	60	\$907
80	Minneapolis-St. Paul, MN	\$899	69	\$873
	Madison, WI	\$899	76	\$846
82	Dallas, TX	\$894	NA	NA
	Bremerton, WA	\$894	74	\$855
84	Houston, TX	\$892	71	\$866
85	Ann Arbor, MI	\$886	51	\$940
86	Albany, NY	\$874	70	\$868
	Olympia, WA	\$874	82	\$835
88	Fort Walton Beach, FL	\$863	87	\$816
	Charleston, SC	\$863	104	\$787
90	Fort Worth, TX	\$861	81	\$838
91	Madera, CA	\$860	83	\$834
92	Allentown, PA	\$859	75	\$853
93	Milwaukee, WI	\$858	79	\$839
94	Raleigh, NC	\$856	98	\$795
95	Chico, CA	\$852	86	\$826
96	Gulfport, MS	\$849	77	\$844
97	Pittsfield, MA	\$845	79	\$839

98	Fresno, CA	\$840	78	\$842
99	Portland, OR	\$839	89	\$809
100	Salisbury, MD	\$837	88	\$815
101	Salt Lake City, UT	\$836	93	\$802
102	Kansas City, MO	\$834	100	\$791
103	Gainesville, FL	\$833	102	\$788
104	Fort Collins, CO	\$832	83	\$834
	Durham, NC	\$832	85	\$827
106	Redding, CA	\$827	93	\$802
107	Harrisburg, PA	\$820	110	\$764
108	Gary, IN	\$816	92	\$807
	Corpus Christi, TX	\$816	96	\$796
110	Tucson, AZ	\$815	123	\$743
111	Bellingham, WA	\$814	101	\$790
112	Nashville, TN	\$807	112	\$761
113	Charlotte, NC	\$806	113	\$757
114	Rochester, NY	\$803	95	\$797
115	Merced, CA	\$799	107	\$774
	Pensacola, FL	\$799	115	\$755
	Bakersfield, CA	\$799	127	\$736
118	Detroit, MI	\$796	89	\$809
	Warren, MI	\$796	89	\$809
	San Antonio, TX	\$796	99	\$792
121	Colorado Springs, CO	\$795	96	\$796
122	Baton Rouge, LA	\$792	102	\$788
	Ocala, FL	\$792	120	\$749
124	Hagerstown, MD	\$791	110	\$764
125	Jackson, MS	\$788	105	\$784
126	Memphis, TN	\$783	121	\$746
127	Albuquerque, NM	\$782	118	\$753
128	Lancaster, PA	\$776	108	\$771
129	St. Louis, MO	\$771	126	\$737
130	Columbia, SC	\$767	134	\$710
131	Monroe, MI	\$766	106	\$777
	Eugene, OR	\$766	109	\$768
	Omaha, NE	\$766	113	\$757
134	Yuba City, CA	\$763	124	\$740
135	Akron, OH	\$762	116	\$754
136	Lansing, MI	\$760	119	\$750
137	Syracuse, NY	\$759	116	\$754

138	Reading, PA	\$757	128	\$733
139	Indianapolis, IN	\$754	122	\$745
140	Columbus, OH	\$750	124	\$740
141	Grand Rapids, MI	\$749	NA	NA
	Ogden, UT	\$749	133	\$717
143	Des Moines, IA	\$737	130	\$727
144	Montgomery, AL	\$735	138	\$706
	Birmingham, AL	\$735	140	\$698
	Cleveland, OH	\$735	142	\$694
147	Knoxville, TN	\$732	166	\$667
148	Pittsburgh, PA	\$730	134	\$710
149	Lexington, KY	\$729	153	\$679
150	Buffalo, NY	\$728	131	\$723
151	Cincinnati, OH	\$726	128	\$733
152	Boise City, ID	\$721	132	\$722
153	Shreveport, LA	\$719	156	\$677
154	South Bend, IN	\$716	136	\$707
155	Tulsa, OK	\$711	136	\$707
156	Rockford, IL	\$710	145	\$689
157	Kennewick, WA	\$709	146	\$688
158	Champaign-Urbana, IL	\$705	149	\$684
159	Greensboro, NC	\$703	139	\$699
160	Green Bay, WI	\$700	143	\$691
	Fayetteville, NC	\$700	155	\$678
	Mobile, AL	\$700	164	\$671
163	Provo-Orem, UT	\$699	165	\$670
164	Dayton, OH	\$696	147	\$687
165	Asheville, NC	\$694	144	\$690
166	Spokane, WA	\$693	141	\$695
167	Peoria, IL	\$692	149	\$684
	Beaumont, TX	\$692	157	\$676
169	Greeley, CO	\$691	169	\$665
170	Battle Creek, MI	\$685	157	\$676
171	Little Rock, AR	\$684	151	\$680
	Louisville, KY	\$684	151	\$680
173	Kalamazoo, MI	\$683	160	\$674
174	Sioux Falls, SD	\$682	162	\$673
175	Saginaw, MI	\$680	163	\$672
176	Pueblo, CO	\$678	153	\$679
177	Salem, OR	\$675	159	\$675

178	Visalia, CA	\$672	160	\$674
	Appleton, WI	\$672	170	\$663
180	Amarillo, TX	\$671	173	\$655
181	Chattanooga, TN	\$669	167	\$666
	Winston-Salem, NC	\$669	167	\$666
	Erie, PA	\$669	175	\$648
184	Flint, MI	\$665	186	\$628
185	Toledo, OH	\$664	171	\$656
	Springfield, IL	\$664	176	\$644
187	Oklahoma City, OK	\$662	148	\$686
188	Greenville, SC	\$659	171	\$656
189	Cedar Rapids, IA	\$658	174	\$649
190	Topeka, KS	\$655	185	\$630
191	Lincoln, NE	\$652	176	\$644
192	Davenport, IA	\$650	178	\$642
193	Springfield, OH	\$648	180	\$639
194	Spartanburg, SC	\$645	178	\$642
195	Canton, OH	\$644	181	\$636
196	Wichita, KS	\$640	184	\$632
197	Charleston, WV	\$639	181	\$636
	Scranton, PA	\$639	183	\$635
199	Duluth, MN	\$629	187	\$621
200	Fargo, ND	\$628	188	\$620
201	Fort Wayne, IN	\$627	189	\$619
202	Bay City, MI	\$612	190	\$604
203	Springfield, MO	\$610	191	\$602
204	Mansfield, OH	\$607	192	\$600
205	Waterloo, IA	\$606	193	\$599
206	Lima, OH	\$602	195	\$594
207	Brownsville, TX	\$600	197	\$586
208	El Paso, TX	\$598	194	\$595
209	Youngstown, OH	\$595	196	\$588
210 LEAST EXPENSIVE	Wheeling, WV	\$588	198	\$577