



Least Affordable States in the Nation 2026

Rank	State	Housing Wage* for 2-Bedroom at Fair Market Rent
1	California	\$52.79
2	Hawaii	\$49.38
3	Massachusetts	\$48.59
4	New York	\$48.46
5	New Jersey	\$43.89
6	District of Columbia	\$43.19
7	Washington	\$39.84
8	New Hampshire	\$39.24
9	Connecticut	\$38.98
10	Florida	\$37.93

*The Housing Wage is what a full time (40 hours per week) worker must earn to afford a rental home at HUD's fair market rent (FMR) without spending more than 30% of his or her income on housing.

For more information, contact: Arnold Cohen, Senior Policy Advisor - Housing and Community Development Network of New Jersey, (609) 393-3752 or acohen@hcdnnj.org