



PAYCHECK TO PAYCHECK¹

**Most to Least Expensive
RENTAL MARKETS in 2011,
Rankings Compared with 2010**

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

2011			2010		
Rank	Metro Area	2 BR Fair Market Rent	Rank ²	2 BR Fair Market Rent	
1 MOST EXPENSIVE	San Francisco, CA	\$1,833	1	\$1,760	
	2	Santa Cruz, CA	\$1,730	3	\$1,656
	3	Honolulu, HI	\$1,702	2	\$1,704
		San Jose, CA	\$1,702	9	\$1,438
	5	Suffolk-Nassau, NY	\$1,661	5	\$1,592
	6	Santa Ana, CA	\$1,584	4	\$1,594
	7	Oxnard, CA	\$1,527	8	\$1,479
	8	Los Angeles, CA	\$1,465	10	\$1,420
	9	Bethesda, MD	\$1,461	6	\$1,494
		Washington, DC	\$1,461	6	\$1,494
	11	Edison, NJ	\$1,449	11	\$1,409
	12	Napa, CA	\$1,410	17	\$1,350
	13	San Diego, CA	\$1,406	18	\$1,324
	14	New York, NY	\$1,403	13	\$1,359
	15	Oakland, CA	\$1,393	12	\$1,377
	16	Boston, MA	\$1,349	15	\$1,357
Cambridge, MA		\$1,349	15	\$1,357	

¹ Data for 2011 are from HUD's fiscal year 2011 fair market rents (FMRs), the FMRs in effect during the 1st quarter of 2011. Data for 2010 are from the FY 2010 FMRs, the FMRs in effect from the 4th quarter of 2009 through the 3rd quarter of 2010.

² Some numbers appear twice due to ties in the rankings.

18	West Palm Beach, FL	\$1,306	22	\$1,259
19	Santa Rosa, CA	\$1,293	19	\$1,306
20	Bridgeport, CT	\$1,291	20	\$1,283
21	Fort Lauderdale, FL	\$1,285	14	\$1,358
22	Vallejo, CA	\$1,263	24	\$1,210
	Baltimore, MD	\$1,263	27	\$1,203
24	New Haven, CT	\$1,246	30	\$1,181
25	Newark, NJ	\$1,233	21	\$1,279
26	Santa Barbara, CA	\$1,225	22	\$1,259
27	Trenton, NJ	\$1,224	25	\$1,208
28	Barnstable, MA	\$1,208	28	\$1,201
29	Burlington, VT	\$1,197	35	\$1,116
30	San Luis Obispo, CA	\$1,190	31	\$1,160
31	Miami, FL	\$1,184	26	\$1,206
32	Seattle, WA	\$1,176	47	\$1,056
33	Naples, FL	\$1,173	29	\$1,185
34	Poughkeepsie, NY	\$1,156	33	\$1,128
35	Riverside, CA	\$1,144	37	\$1,108
36	Flagstaff, AZ	\$1,136	38	\$1,102
37	Portland, ME	\$1,121	36	\$1,109
38	Hartford, CT	\$1,113	40	\$1,095
39	Sarasota, FL	\$1,111	32	\$1,147
40	Boulder, CO	\$1,102	46	\$1,059
41	Atlantic, NJ	\$1,100	39	\$1,101
42	Rockingham-Strafford, NH	\$1,096	44	\$1,085
43	Salinas, CA	\$1,092	34	\$1,122
44	Camden, NJ	\$1,077	40	\$1,095
	Philadelphia, PA	\$1,077	40	\$1,095
	Wilmington, DE	\$1,077	40	\$1,095
47	Las Vegas, NV	\$1,067	45	\$1,063
48	Manchester, NH	\$1,059	49	\$1,051
49	Sacramento, CA	\$1,050	50	\$1,039
50	Anchorage, AK	\$1,036	51	\$1,031
51	Tacoma, WA	\$1,018	59	\$968
52	Chicago, IL	\$1,016	54	\$1,015
53	Vineland, NJ	\$1,010	55	\$1,014
54	Norwich, CT	\$1,007	53	\$1,016
	Denver, CO	\$1,007	74	\$921
56	Cape Coral, FL	\$996	52	\$1,029

57	New Orleans, LA	\$994	57	\$982
58	Orlando, FL	\$988	48	\$1,052
59	Worcester, MA	\$986	56	\$991
60	Providence, RI	\$977	61	\$963
61	Santa Fe, NM	\$974	60	\$967
62	Virginia Beach, VA	\$965	69	\$934
63	Austin, TX	\$963	64	\$954
64	Port St. Lucie, FL	\$958	58	\$969
	Tampa, FL	\$958	62	\$959
	Richmond, VA	\$958	70	\$930
67	Ithaca, NY	\$950	63	\$958
68	Ocean City, NJ	\$949	65	\$951
69	Daytona Beach, FL	\$938	66	\$948
70	Phoenix, AZ	\$936	75	\$919
71	Tallahassee, FL	\$933	68	\$943
72	Houston, TX	\$931	83	\$892
73	Minneapolis-St. Paul, MN	\$924	79	\$899
74	Stockton, CA	\$922	67	\$947
75	Bremerton, WA	\$921	81	\$894
76	Punta Gorda, FL	\$918	72	\$928
77	Allentown, PA	\$909	91	\$859
78	Palm Bay, FL	\$907	76	\$916
	Jacksonville, FL	\$907	78	\$903
80	Gulfport, MS	\$906	96	\$849
81	Modesto, CA	\$905	70	\$930
	Portland, OR	\$905	99	\$839
83	Olympia, WA	\$901	85	\$874
84	Albany, NY	\$900	85	\$874
85	Dallas, TX	\$891	81	\$894
86	Springfield, MA	\$888	73	\$922
87	Ann Arbor, MI	\$882	84	\$886
	Madera, CA	\$882	90	\$860
	Salisbury, MD	\$882	100	\$837
90	Atlanta, GA	\$881	77	\$912
91	Madison, WI	\$877	79	\$899
92	Reno, NV	\$875	94	\$853
93	Chico, CA	\$874	95	\$852
94	Fort Worth, TX	\$871	89	\$861
95	Raleigh, NC	\$867	93	\$856

96	Milwaukee, WI	\$866	92	\$858
97	Fresno, CA	\$855	98	\$840
98	Fort Walton Beach, FL	\$854	87	\$863
99	Pittsfield, MA	\$850	97	\$845
100	Fort Collins, CO	\$849	104	\$832
	Redding, CA	\$849	106	\$827
102	Tucson, AZ	\$848	110	\$815
	Bellingham, WA	\$848	111	\$814
104	Kansas City, MO	\$842	102	\$834
	San Antonio, TX	\$842	118	\$796
106	Durham, NC	\$841	104	\$832
107	Charleston, SC	\$836	87	\$863
108	Hagerstown, MD	\$833	124	\$791
109	Salt Lake City, UT	\$826	101	\$836
110	Gainesville, FL	\$824	103	\$833
	Lancaster, PA	\$824	128	\$776
112	Corpus Christi, TX	\$823	108	\$816
	Nashville, TN	\$823	112	\$807
114	Charlotte, NC	\$819	113	\$806
	Merced, CA	\$819	115	\$799
116	Gary, IN	\$815	108	\$816
117	Albuquerque, NM	\$811	127	\$782
118	Detroit, MI	\$809	118	\$796
	Warren, MI	\$809	118	\$796
120	Rochester, NY	\$804	114	\$803
121	Eugene, OR	\$803	131	\$766
122	Baton Rouge, LA	\$801	122	\$792
123	St. Louis, MO	\$794	129	\$771
124	Harrisburg, PA	\$790	107	\$820
	Pensacola, FL	\$790	115	\$799
126	Bakersfield, CA	\$789	115	\$799
127	Birmingham, AL	\$786	144	\$735
128	Ocala, FL	\$783	122	\$792
129	Yuba City, CA	\$782	134	\$763
130	Columbus, OH	\$779	140	\$750
131	Monroe, MI	\$776	131	\$766
132	Colorado Springs, CO	\$773	121	\$795
133	Reading, PA	\$767	138	\$757
	Ogden, UT	\$767	141	\$749

135	Syracuse, NY	\$766	137	\$759
136	Jackson, MS	\$764	125	\$788
137	Indianapolis, IN	\$761	139	\$754
138	Memphis, TN	\$758	126	\$783
139	Cincinnati, OH	\$752	151	\$726
140	Omaha, NE	\$747	131	\$766
141	Akron, OH	\$745	135	\$762
142	Columbia, SC	\$743	130	\$767
143	Shreveport, LA	\$742	153	\$719
144	Lansing, MI	\$741	136	\$760
145	Des Moines, IA	\$739	143	\$737
146	Kennewick, WA	\$738	157	\$709
147	Montgomery, AL	\$735	144	\$735
148	Spokane, WA	\$731	166	\$693
149	Grand Rapids, MI	\$730	141	\$749
150	Buffalo, NY	\$726	150	\$728
151	South Bend, IN	\$725	154	\$716
152	Cleveland, OH	\$720	144	\$735
153	Rockford, IL	\$718	156	\$710
	Chattanooga, TN	\$718	181	\$669
155	Little Rock, AR	\$717	171	\$684
156	Provo-Orem, UT	\$715	163	\$699
157	Dayton, OH	\$714	164	\$696
158	Champaign-Urbana, IL	\$713	158	\$705
	Greeley, CO	\$713	169	\$691
160	Salem, OR	\$712	177	\$675
161	Knoxville, TN	\$709	147	\$732
162	Lexington, KY	\$707	149	\$729
163	Visalia, CA	\$703	178	\$672
164	Boise City, ID	\$702	152	\$721
165	Oklahoma City, OK	\$701	187	\$662
166	Pittsburgh, PA	\$700	148	\$730
167	Mobile, AL	\$699	160	\$700
168	Beaumont, TX	\$697	167	\$692
169	Louisville, KY	\$694	171	\$684
	Sioux Falls, SD	\$694	174	\$682
171	Pueblo, CO	\$692	176	\$678
172	Fayetteville, NC	\$690	160	\$700
173	Tulsa, OK	\$688	155	\$711

174	Appleton, WI	\$687	178	\$672
175	Green Bay, WI	\$682	160	\$700
176	Greensboro, NC	\$681	159	\$703
	Battle Creek, MI	\$681	170	\$685
178	Scranton, PA	\$679	197	\$639
179	Kalamazoo, MI	\$678	173	\$683
	Erie, PA	\$678	181	\$669
181	Saginaw, MI	\$676	175	\$680
	Amarillo, TX	\$676	180	\$671
183	Peoria, IL	\$675	167	\$692
184	Asheville, NC	\$672	165	\$694
185	Springfield, IL	\$671	185	\$664
186	Davenport, IA	\$669	192	\$650
187	Cedar Rapids, IA	\$668	189	\$658
188	Topeka, KS	\$666	190	\$655
189	Lincoln, NE	\$661	191	\$652
190	Springfield, OH	\$660	193	\$648
	Spartanburg, SC	\$660	194	\$645
192	Winston-Salem, NC	\$648	181	\$669
193	Toledo, OH	\$647	185	\$664
194	Greenville, SC	\$639	188	\$659
	Duluth, MN	\$639	199	\$629
196	Flint, MI	\$628	184	\$665
	Canton, OH	\$628	195	\$644
198	Youngstown, OH	\$627	209	\$595
199	Wichita, KS	\$624	196	\$640
200	El Paso, TX	\$623	208	\$598
201	Charleston, WV	\$619	197	\$639
	Mansfield, OH	\$619	204	\$607
203	Waterloo, IA	\$616	205	\$606
204	Lima, OH	\$613	206	\$602
205	Fargo, ND	\$612	200	\$628
206	Fort Wayne, IN	\$611	201	\$627
207	Bay City, MI	\$608	202	\$612
208	Brownsville, TX	\$605	207	\$600
209	Wheeling, WV	\$596	210	\$588
210 LEAST EXPENSIVE	Springfield, MO	\$594	203	\$610