Local Housing Wage Report

Low-Income Renters Are Struggling to Afford Housing

One minimum wage worker supporting a family would have to work 113 hours per week at the $15.00/hr statewide minimum wage to afford the average 2-bedroom rent.

San Bernardino County’s Housing Wage: The Cost to Live Here

Income Needed for Renters in San Bernardino County: $28.23/hour $58,716/year

Income Needed for Homebuyers in San Bernardino County: $38.27/hour $79,607.28/year

Homeownership is Unattainable

- The median-priced single family home in San Bernardino County sells for approximately $408,695.
- The monthly mortgage payment required to buy the median-priced home was $2,520.90 per month.
- A family would need to earn $79,607.28 per year to support this mortgage, assuming they spend no more than 38% of the family’s income on housing.

Source: Zillow

Asking Rent Trends

Asking rents for multifamily rental homes in San Bernardino County have increased by 4.3% between 2018 and 2019.

Average Asking Rent $1,468/Month

Income Needed To Afford Avg. Asking Rent $4,893/Month $13.00/Hr.

State Minimum Wage $2,253/Month $13.00/Hr.

Personal Care Aides $2,236/Month $12.90/Hr.

Childcare Workers $2,478/Month $14.30/Hr.

Retail Salespersons $2,697/Month $15.56/Hr.

Janitors & Cleaners $2,908/Month $16.78/Hr.

The average rent for a 2-bedroom apartment in San Bernardino County is about $1,468 per month. In order for housing to be considered affordable, a family should not spend more than 30% of its income on rent. Thus, a working family needs to earn more than $28.23 per hour – or about $58,716 per year – to afford the average rent.