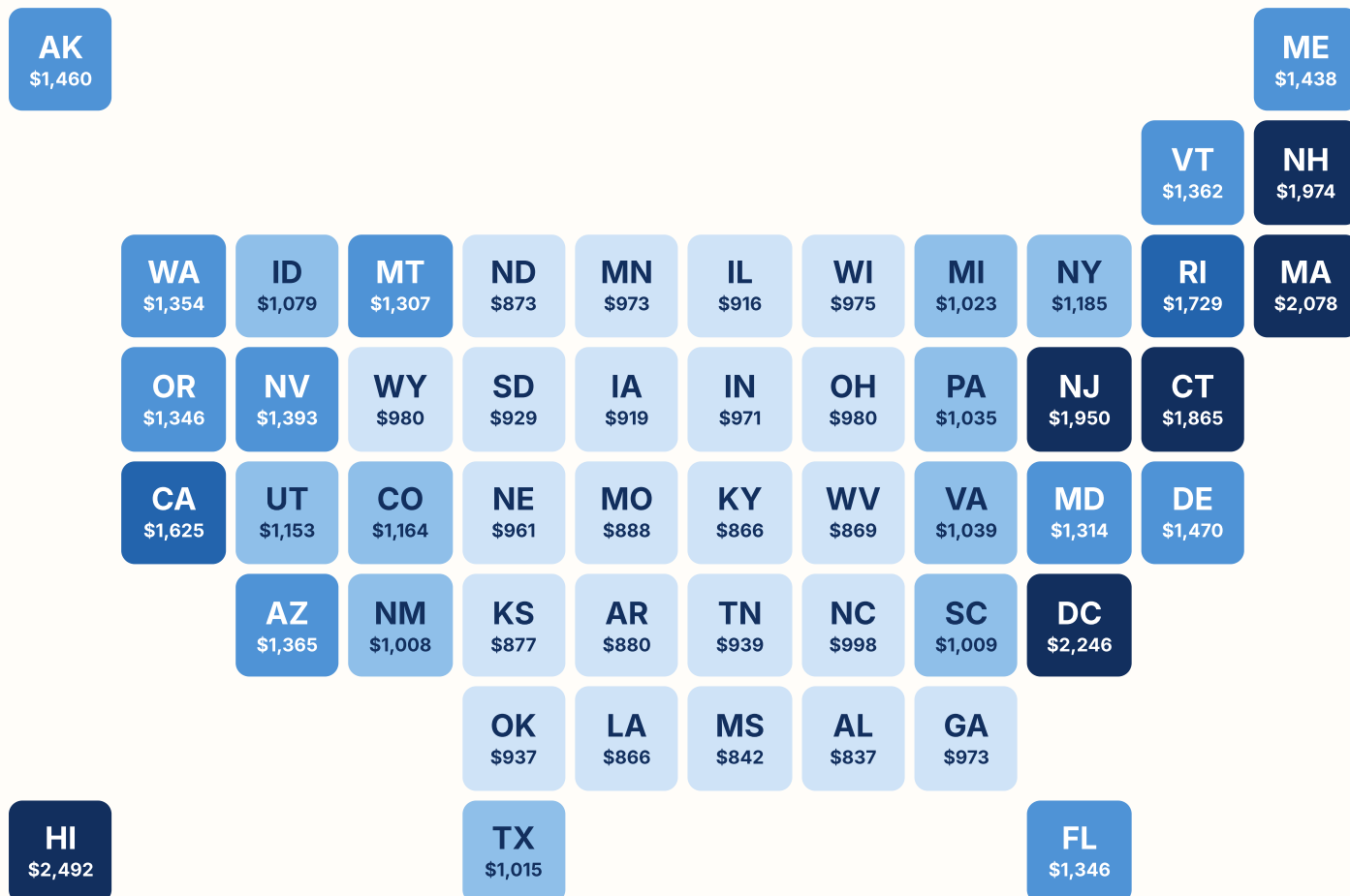


What a 2-bedroom costs, state by state

HUD FY2026 Fair Market Rent for a 2-bedroom, the middle figure among each state's metro areas and counties.

Under \$1,000
\$1,000 to \$1,249
\$1,250 to \$1,499
\$1,500 to \$1,799
\$1,800 or more



Highest

Hawaii: \$2,492
 District of Columbia: \$2,246
 Massachusetts: \$2,078
 New Hampshire: \$1,974
 New Jersey: \$1,950

Lowest

Alabama: \$837
 Mississippi: \$842
 Louisiana: \$866
 Kentucky: \$866
 West Virginia: \$869

Fair Market Rents are HUD's estimate of the 40th percentile of rent plus utilities for a standard unit. Within a state, rents vary a lot: big metros cost more than rural counties. Look up your own area at mylocalapartments.com.