
FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

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CONFORMING LOAN LIMIT FOR U.S. TO REMAIN \$417,000 IN 2009; DIFFERENT LIMITS IN SOME AREAS

WASHINGTON, DC – The Federal Housing Finance Agency (FHFA) today announced the conforming loan limit will remain \$417,000 for 2009 for most areas in the U.S. but specified higher limits in certain cities and counties. The conforming loan limit is the maximum size of loans that Fannie Mae and Freddie Mac can purchase in 2009.

According to provisions of the Housing and Economic Recovery Act of 2008 (HERA), the national loan limit is set based on changes in average home prices over the previous year, but cannot decline from year to year. Loan limits for two-, three-, and four-unit properties in 2009 will remain at 2008 levels as well: \$533,850, \$645,300, and \$801,950 respectively, for homes in the continental U.S.

The national limit was left unchanged at \$417,000 based on declines in FHFA's monthly and quarterly house price indexes over the past year. The monthly purchase-only index declined 5.9 percent over the 12 months ending August 2008, and the quarterly all-transactions index dropped 1.7 percent from second quarter 2007 to second quarter 2008. Virtually every other measure of house prices has also fallen, with many showing even larger declines. FHFA has not yet determined whether it will continue to use a currently existing FHFA price index to gauge price movements in future years. For this year, however, all reliable metrics point to lower prices, and a price decline of any size is sufficient to determine that the national limit will not change.

Following the provisions of HERA, FHFA has set loan limits for "high-cost" areas in 2009. These limits are set equal to 115 percent of local median house prices and cannot exceed 150 percent of the standard limit, which is \$625,500 for one-unit homes in the continental U.S. The new limits affect loans purchased by an Enterprise in 2009, unless the loans were

made permanently eligible for purchase under the Economic Stimulus Act enacted earlier in 2008 and has generally higher limits.

Under rules set forth in the Stimulus Act, loans originated in 2008 and the second half of 2007 are subject to limits of 125 percent of local price medians up to a maximum of \$729,750. As a result of the difference in the formula for determining high-cost area limits, many of the high-cost area loan limits are different for 2009 than they were for 2008. They are generally lower because of the lower median price multiplier in HERA (i.e., loan limits are 115 percent rather than 125 percent of median prices) and the lower ceiling (\$625,500 rather than \$729,750). For loans originated during the period covered by the Stimulus Act, the higher of those limits and the 2009 limits will apply.

In calculating loan limits, FHFA used median house price estimates calculated by the Federal Housing Administration (FHA) of the Department of Housing and Urban Development (HUD). Those values have been estimated in a manner consistent with requirements of the National Housing Act, which requires that median prices for all counties in metropolitan statistical areas (MSAs) be set equal to the median price for the highest-cost county. FHA has estimated median house prices for the purpose of setting its own loan limits and has used data from a number of sources, including aggregated county recorder data (supplied by Radar Logic), the American Community Survey, and the National Association of Realtors.

HUD will allow a 30-day appeals period for those wishing to contest its median price estimates. Appeals are to be based upon data suggesting a potentially higher price median for a given area. Details concerning the appeals process will be released today in an FHA mortgagee letter. To the extent that appeals are deemed valid and HUD's median price estimates change in response to the one-time appeals process, the FHFA loan limits will be changed to reflect the updated data.

While FHFA has used median house prices estimated by FHA for 2009 loan limits, it may choose alternative methods in future years. FHFA will be seeking public comment on a forthcoming proposal concerning the best approach to measuring price medians for this application.

As in previous years, the 2009 maximum conforming limits are higher in Alaska, Hawaii, Guam, and the U.S. Virgin Islands than in the contiguous U.S. In those areas, as delineated in the attached list, loan limits vary from \$625,500 to \$721,050 for one-unit properties.

In addition to a table containing a list of all conforming loan limits for all U.S. counties and statistically equivalent areas, also attached is a list showing only those areas where 2009 loan limits are set by the high-cost area provisions in HERA. These areas have loan limits above \$417,000 for one-unit properties in the continental U.S. and above \$625,500 for properties in Alaska, Hawaii, Guam and the U.S. Virgin Islands.

[Link to 2009 High-Cost Area Loan Limits](#) (PDF) (SEE LIST BELOW)
[Link to 2009 Loan Limits for All Counties](#) (XLS format)

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The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 12 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$6.2 trillion in funding for the U.S. mortgage markets and financial institutions.

Metropolitan Statistical Areas, Micropolitan Statistical Areas and Rural Counties where Loan Limits are Set Based on High-Cost Area Provisions of HERA

(Areas where one-unit loan limit exceeds \$417,000 in continental U.S. or is above \$625,500 for locations in Alaska, Hawaii, Guam, and U.S. Virgin Islands)

Fannie Mae and Freddie Mac conforming loan limits for the high cost areas below may not exceed the corresponding levels listed. These loan limits apply to loans purchased between January 1, 2009 and December 31, 2009. For a one-unit property, the maximum loan limit is calculated as 1.15 times the median house price for the highest priced county in the property's metropolitan or micropolitan area or the median house price for the property's county if it is in a rural county. Regardless of the area median home price, the loan limit cannot, in general, exceed \$625,500 (1.50 times the 2009 conforming loan limit). The exceptions are properties in Alaska, Hawaii, Guam, and the Virgin Islands, where that range is 50 percent higher (\$625,500 to \$938,250). The 2009 conforming loan limit of \$417,000 is in place everywhere else. Loan limits for 2-4 unit properties are proportional to the 1-unit limits.

State	Metropolitan, Micropolitan, or County Name	Limit 1-Unit	Limit 2-Unit	Limit 3-Unit	Limit 4-Unit
CA	Los Angeles-Long Beach-Santa Ana (Metropolitan Area) Component Counties: Los Angeles, Orange	\$625,500	\$800,775	\$967,950	\$1,202,925
CA	Napa (Metropolitan Area) Component County: Napa	\$592,250	\$758,200	\$916,450	\$1,138,950
CA	Oxnard-Thousand Oaks-Ventura (Metropolitan Area) Component County: Ventura	\$598,000	\$765,550	\$925,350	\$1,150,000
CA	Sacramento--Arden-Arcade--Roseville (Metropolitan Area) Component Counties: El Dorado, Placer, Sacramento, Yolo	\$474,950	\$608,000	\$734,950	\$913,350
CA	Salinas (Metropolitan Area) Component County: Monterey	\$483,000	\$618,300	\$747,400	\$928,850
CA	San Diego-Carlsbad-San Marcos (Metropolitan Area) Component County: San Diego	\$546,250	\$699,300	\$845,300	\$1,050,500
CA	San Francisco-Oakland-Fremont (Metropolitan Area) Component Counties: Alameda, Contra Costa, Marin, San Francisco, San Mateo	\$625,500	\$800,775	\$967,950	\$1,202,925
CA	San Jose-Sunnyvale-Santa Clara (Metropolitan Area) Component Counties: San Benito, Santa Clara	\$625,500	\$800,775	\$967,950	\$1,202,925
CA	San Luis Obispo-Paso Robles (Metropolitan Area) Component County: San Luis Obispo	\$561,200	\$718,450	\$868,400	\$1,079,250
CA	Santa Barbara-Santa Maria-Goleta (Metropolitan Area) Component County: Santa Barbara	\$603,750	\$772,900	\$934,250	\$1,161,050
CA	Santa Cruz-Watsonville (Metropolitan Area) Component County: Santa Cruz	\$625,500	\$800,775	\$967,950	\$1,202,925

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State	Metropolitan, Micropolitan, or County Name	Limit 1-Unit	Limit 2-Unit	Limit 3-Unit	Limit 4-Unit
CA	Santa Rosa-Petaluma (Metropolitan Area) Component County: Sonoma	\$520,950	\$666,900	\$806,150	\$1,001,850
CA	Truckee-Grass Valley (Micropolitan Area) Component County: Nevada	\$477,250	\$610,950	\$738,500	\$917,800
CA	Alpine County	\$463,450	\$593,300	\$717,150	\$891,250
CA	Mono County	\$529,000	\$677,200	\$818,600	\$1,017,300
CO	Edwards (Micropolitan Area) Component Counties: Eagle, Lake	\$625,500	\$800,775	\$967,950	\$1,202,925
CO	Silverthorne (Micropolitan Area) Component County: Summit	\$625,500	\$800,775	\$967,950	\$1,202,925
CO	Hinsdale County	\$423,200	\$541,750	\$654,850	\$813,850
CO	Ouray County	\$419,750	\$537,350	\$649,550	\$807,200
CO	Pitkin County	\$625,500	\$800,775	\$967,950	\$1,202,925
CO	Routt County	\$625,500	\$800,775	\$967,950	\$1,202,925
CO	San Miguel County	\$625,500	\$800,775	\$967,950	\$1,202,925
CT	Bridgeport-Stamford-Norwalk (Metropolitan Area) Component County: Fairfield	\$511,750	\$655,150	\$791,900	\$984,150
DC	Washington-Arlington-Alexandria, DC-VA-MD-WV (Metropolitan Area) Component Areas (DC): District of Columbia	\$625,500	\$800,775	\$967,950	\$1,202,925
FL	Key West (Micropolitan Area) Component County: Monroe	\$529,000	\$677,200	\$818,600	\$1,017,300
FL	Naples-Marco Island (Metropolitan Area) Component Counties: Collier	\$448,500	\$574,150	\$694,000	\$862,500
GA	Greene County	\$515,200	\$659,550	\$797,250	\$990,800

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State	Metropolitan, Micropolitan, or County Name	Limit 1-Unit	Limit 2-Unit	Limit 3-Unit	Limit 4-Unit
HI	Honolulu (Metropolitan Area) Component County: Honolulu	\$721,050	\$923,050	\$1,115,800	\$1,386,650
HI	Kahului-Wailuku (Micropolitan Area) Component County: Maui	\$626,750	\$802,350	\$969,850	\$1,205,300
HI	Kapaa (Micropolitan Area) Component County: Kauai	\$713,000	\$912,750	\$1,103,350	\$1,371,150
ID	Jackson, WY-ID (Micropolitan Area) Component County: Teton	\$625,500	\$800,775	\$967,950	\$1,202,925
ID	Blaine County	\$457,700	\$585,950	\$708,250	\$880,200
MA	Boston-Cambridge-Quincy, MA-NH (Metropolitan Area) Component Counties (MA): Essex, Middlesex, Norfolk, Plymouth, Suffolk	\$465,750	\$596,250	\$720,700	\$895,700
MA	Providence-New Bedford-Fall River, RI-MA (Metropolitan Area) Component Counties (MA): Bristol	\$426,650	\$546,200	\$660,200	\$820,500
MA	Duke's County	\$625,500	\$800,775	\$967,950	\$1,202,925
MA	Nantucket County	\$625,500	\$800,775	\$967,950	\$1,202,925
MD	Baltimore-Towson (Metropolitan Area) Component Counties: Anne Arundel, Baltimore, Carroll, Harford, Howard, Queen Anne's Also Component City: Baltimore	\$494,500	\$633,050	\$765,200	\$950,950
MD	Washington-Arlington-Alexandria, DC-VA-MD-WV (Metropolitan Area) Component Counties (MD): Calvert, Charles, Frederick, Montgomery, Prince George's	\$625,500	\$800,775	\$967,950	\$1,202,925
NC	Elizabeth City (Micropolitan Area) Component Counties: Camden, Pasquotank, Perquimans	\$625,500	\$800,775	\$967,950	\$1,202,925

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NC	Virginia Beach-Norfolk-Newport News, VA-NC (Metropolitan Area) Component Counties: Currituck	\$458,850	\$587,400	\$710,050	\$882,400
NC	Hyde County	\$483,000	\$618,300	\$747,400	\$928,850
NH	Boston-Cambridge-Quincy, MA-NH (Metropolitan Area) Component Counties (NH): Rockingham, Strafford	\$465,750	\$596,250	\$720,700	\$895,700
NJ	New York-Northern New Jersey-Long Island, NY-NJ-PA (Metropolitan Area) Component Counties (NJ): Bergen, Essex, Hudson, Hunterdon, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union	\$625,500	\$800,775	\$967,950	\$1,202,925
NY	New York-Northern New Jersey-Long Island, NY-NJ-PA (Metropolitan Area) Component Counties (NY): Bronx, Kings, Nassua, New York, Putnam, Queens, Richmond, Rockland, Suffolk, Westchester	\$625,500	\$800,775	\$967,950	\$1,202,925
PA	New York-Northern New Jersey-Long Island, NY-NJ-PA (Metropolitan Area) Component County (PA): Pike	\$625,500	\$800,775	\$967,950	\$1,202,925
RI	Providence-New Bedford-Fall River, RI-MA (Metropolitan Area) Component Counties (RI): Bristol, Kent, Newport, Providence, Washington	\$426,650	\$546,200	\$660,200	\$820,500
UT	Salt Lake City (Metropolitan Area) Component Counties (UT): Salt Lake, Summit, Tooele	\$600,300	\$768,500	\$928,950	\$1,154,450
VA	Charlottesville (Metropolitan Area) Component Counties: Albemarle, Fluvanna, Greene, Nelson Component City: Charlottesville	\$437,000	\$559,450	\$676,200	\$840,400

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State	Metropolitan, Micropolitan, or County Name	Limit 1-Unit	Limit 2-Unit	Limit 3-Unit	Limit 4-Unit
VA	Richmond (Metropolitan Area) Component Counties: Amelia, Caroline, Charles City, Chesterfield, Cumberland, Dinwiddie, Goochland, Hanover, Henrico, King and Queen, King William, Louisa, New Kent, Powhatan, Prince George, Sussex Also Component Cities: Colonial Heights, Hopewell, Petersburg, Richmond	\$535,900	\$686,050	\$829,250	\$1,030,600
VA	Virginia Beach-Norfolk-Newport News, VA-NC (Metropolitan Area) Component Counties (VA): Gloucester, Isle of Wight, James City, Mathews, Surry, York Also Component Cities (VA): Chesapeake, Hampton, Newport News, Norfolk, Poquoson, Portsmouth, Suffolk, Virginia Beach, Williamsburg	\$458,850	\$587,400	\$710,050	\$882,400
VA	Washington-Arlington-Alexandria, DC-VA-MD-WV (Metropolitan Area) Component Counties (VA): Arlington, Clarke, Fairfax, Fauquier, Loudoun, Prince William, Spotsylvania, Stafford, Warren Also Component Cities (VA): Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, Manassas Park	\$625,500	\$800,775	\$967,950	\$1,202,925
VA	Lancaster County	\$442,750	\$566,800	\$685,100	\$851,450
WA	Seattle-Tacoma-Bellevue (Metropolitan Area) Component Counties: King, Pierce, Snohomish	\$506,000	\$647,750	\$783,000	\$973,100
WA	San Juan County	\$483,000	\$618,300	\$747,400	\$928,850
WV	Washington-Arlington-Alexandria, DC-VA-MD-WV (Metropolitan Area) Component County (WV): Jefferson	\$625,500	\$800,775	\$967,950	\$1,202,925
WY	Jackson, WY-ID (Micropolitan Area) Component Counties (WY): Teton Component Counties (ID): Teton	\$625,500	\$800,775	\$967,950	\$1,202,925

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State	Metropolitan, Micropolitan, or County Name	Limit 1-Unit	Limit 2-Unit	Limit 3-Unit	Limit 4-Unit
MP	Northern Islands Municipality	\$524,400	\$671,300	\$811,450	\$1,008,450
MP	Saipan Municipality	\$529,000	\$677,200	\$818,600	\$1,017,300
MP	Tinian Municipality	\$532,450	\$681,650	\$823,950	\$1,023,950