



**Office of Federal Housing Enterprise Oversight
(OFHEO)**

NEWS RELEASE

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**TEMPORARY CONFORMING LOAN LIMITS
RELEASED FOR HIGH-COST AREAS**

Washington, DC – The Office of Federal Housing Enterprise Oversight (OFHEO) today released the maximum conforming loan limits that will be in effect through year-end as a result of The Economic Stimulus Act of 2008. That legislation permits Fannie Mae and Freddie Mac to raise their conforming loan limits in certain high-cost areas. The new jumbo limits are a function of median home prices as estimated by the U.S. Department of Housing and Urban Development (HUD).

The maximum for temporary jumbo conforming loan limits, which apply to loans originated in the period between July 1, 2007 and December 31, 2008, are as high as \$729,750 for one-unit homes in the continental United States. Two, three and four-unit homes have higher limits as well. Alaska, Hawaii, Guam and the Virgin Islands also have higher maximum limits.

There are two data sources reflecting the new maximum limits. The first, [attached here](#), reports only those counties and Metropolitan Statistical Areas (MSAs) that are affected by the new loan limits. Data for all areas are available on the HUD Web site at <https://entp.hud.gov/idapp/html/hicostlook.cfm>.

Seventy-one Metropolitan and Micropolitan Statistical Areas are affected including 224 counties and cities not in counties. In addition, there are 21 counties outside of Metropolitan or Micropolitan areas that show increases, plus Guam and four municipalities in the Marianas Islands. The newly increased limits range from \$417,500 in Greeley, Colorado to the highest of \$793,750 in Honolulu, Hawaii.

In support of HUD's calculation of county median home prices, OFHEO provided HUD rural house price indexes for 48 states. HUD used these indexes, which reflect price changes for homes outside of Metropolitan Statistical Areas, to estimate median prices in counties for which sales price data were sparse. OFHEO has made these indexes available at: <http://www.fhfa.gov/Default.aspx?Page=87>.

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OFHEO's mission is to promote housing and a strong national housing finance system by ensuring the safety and soundness of Fannie Mae and Freddie Mac.

Metropolitan Statistical Areas, Micropolitan Statistical Areas and Rural Counties with New Loan Limits

Fannie Mae and Freddie Mac conforming loan limits for the high cost areas below may rise on a temporary basis to the corresponding levels listed. These temporary jumbo conforming loan limits apply to loans originated from July 1, 2007 to December 31, 2008. For a one-unit property, the maximum temporary loan limit is calculated as 1.25 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 \$729,750 (1.75 times the 2008 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 \$1,094,625). The 2008 conforming loan limit of \$417,000 remains in place everywhere else. Loan limits for 2-4 unit properties are proportional to the 1-unit limits as set forth in OFHEO's release of the standard 2008 limits. See <http://www.ofheo.gov/media/pdf/ConformingLoanLimitLtrstoEnterprises112607.pdf>.

State	Metropolitan, Micropolitan, or County Name	Limit 1-Unit	Limit 2-Unit	Limit 3-Unit	Limit 4-Unit
AZ	Flagstaff (Metropolitan Area) Component County: Coconino	\$ 450,000	\$ 576,050	\$ 696,350	\$ 865,400
CA	Bishop (Micropolitan Area) Component County: Inyo	\$ 437,500	\$ 560,050	\$ 677,000	\$ 841,350
CA	Los Angeles-Long Beach-Santa Ana (Metropolitan Area) Component Counties: Los Angeles, Orange	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
CA	Madera (Metropolitan Area) Component County: Madera	\$ 425,000	\$ 544,050	\$ 657,650	\$ 817,300
CA	Merced (Metropolitan Area) Component County: Merced	\$ 472,500	\$ 604,900	\$ 731,150	\$ 908,650
CA	Modesto (Metropolitan Area) Component County: Stanislaus	\$ 423,750	\$ 542,450	\$ 655,700	\$ 814,900
CA	Napa (Metropolitan Area) Component County: Napa	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
CA	Oxnard-Thousand Oaks-Ventura (Metropolitan Area) Component County: Ventura	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
CA	Phoenix Lake-Cedar Ridge (Micropolitan Area) Component County: Tuolumne	\$ 437,500	\$ 560,050	\$ 677,000	\$ 841,350
CA	Redding (Metropolitan Area) Component County: Shasta	\$ 423,750	\$ 542,450	\$ 655,700	\$ 814,900
CA	Riverside-San Bernardino-Ontario (Metropolitan Area) Component Counties: Riverside, San Bernardino	\$ 500,000	\$ 640,100	\$ 773,700	\$ 961,550
CA	Sacramento--Arden-Arcade--Roseville (Metropolitan Area) Component Counties: El Dorado, Placer, Sacramento, Yolo	\$ 580,000	\$ 742,500	\$ 897,500	\$ 1,115,400

State	Metropolitan, Micropolitan, or County Name	Limit 1-Unit	Limit 2-Unit	Limit 3-Unit	Limit 4-Unit
CA	Salinas (Metropolitan Area) Component County: Monterey	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
CA	San Diego-Carlsbad-San Marcos (Metropolitan Area) Component County: San Diego	\$ 697,500	\$ 892,950	\$ 1,079,350	\$ 1,341,350
CA	San Francisco-Oakland-Fremont (Metropolitan Area) Component Counties: Alameda, Contra Costa, Marin, San Francisco, San Mateo	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
CA	San Jose-Sunnyvale-Santa Clara (Metropolitan Area) Component Counties: San Benito, Santa Clara	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
CA	San Luis Obispo-Paso Robles (Metropolitan Area) Component County: San Luis Obispo	\$ 687,500	\$ 880,100	\$ 1,063,850	\$ 1,322,150
CA	Santa Barbara-Santa Maria-Goleta (Metropolitan Area) Component County: Santa Barbara	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
CA	Santa Cruz-Watsonville (Metropolitan Area) Component County: Santa Cruz	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
CA	Santa Rosa-Petaluma (Metropolitan Area) Component County: Sonoma	\$ 662,500	\$ 848,100	\$ 1,025,200	\$ 1,274,050
CA	Stockton (Metropolitan Area) Component County: San Joaquin	\$ 488,750	\$ 625,700	\$ 756,300	\$ 939,900
CA	Truckee-Grass Valley (Micropolitan Area) Component County: Nevada	\$ 562,500	\$ 720,100	\$ 870,450	\$ 1,081,750
CA	Ukiah (Micropolitan Area) Component County: Mendocino	\$ 512,500	\$ 656,100	\$ 793,050	\$ 985,600
CA	Vallejo-Fairfield (Metropolitan Area) Component County: Solano	\$ 557,500	\$ 713,700	\$ 862,700	\$ 1,072,150
CA	Yuba City (Metropolitan Area) Component Counties: Sutter, Yuba	\$ 425,000	\$ 544,050	\$ 657,650	\$ 817,300
CA	Alpine County	\$ 547,500	\$ 700,900	\$ 847,200	\$ 1,052,900
CA	Amador County	\$ 443,750	\$ 568,050	\$ 686,650	\$ 853,350
CA	Calaveras County	\$ 462,500	\$ 592,050	\$ 715,700	\$ 889,450
CA	Mono County	\$ 462,500	\$ 592,050	\$ 715,700	\$ 889,450
CO	Boulder (Metropolitan Area) Component County: Boulder	\$ 460,000	\$ 588,850	\$ 711,800	\$ 884,600

State	Metropolitan, Micropolitan, or County Name	Limit 1-Unit	Limit 2-Unit	Limit 3-Unit	Limit 4-Unit
CO	Durango (Micropolitan Area) Component County: La Plata	\$ 443,750	\$ 568,050	\$ 686,650	\$ 853,350
CO	Edwards (Micropolitan Area) Component Counties: Eagle, Lake	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
CO	Greeley (Metropolitan Area) Component County: Weld	\$ 417,500	\$ 534,450	\$ 646,050	\$ 802,900
CO	Silverthorne (Micropolitan Area) Component County: Summit	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
CO	Garfield County	\$ 425,000	\$ 544,050	\$ 657,650	\$ 817,300
CO	Hinsdale County	\$ 557,500	\$ 713,700	\$ 862,700	\$ 1,072,150
CO	Ouray County	\$ 482,500	\$ 617,700	\$ 746,650	\$ 927,900
CO	Pitkin County	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
CO	Routt County	\$ 675,000	\$ 864,100	\$ 1,044,550	\$ 1,298,100
CO	San Juan County	\$ 425,000	\$ 544,050	\$ 657,650	\$ 817,300
CO	San Miguel County	\$ 651,250	\$ 833,700	\$ 1,007,750	\$ 1,252,400
CT	Bridgeport-Stamford-Norwalk (Metropolitan Area) Component County: Fairfield	\$ 708,750	\$ 907,350	\$ 1,096,750	\$ 1,363,000
CT	Hartford-West Hartford-East Hartford (Metropolitan Area) Component County: Hartford, Middlesex, Tolland	\$ 440,000	\$ 563,250	\$ 680,850	\$ 846,150
DC	Washington-Arlington-Alexandria, DC-VA-MD-WV (Metropolitan Area) Component Areas (DC): District of Columbia	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
DE	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD (Metropolitan Area) Component County (DE): New Castle	\$ 420,000	\$ 537,650	\$ 649,900	\$ 807,700
FL	Key West (Micropolitan Area) Component County: Monroe	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
FL	Miami-Fort Lauderdale-Pompano Beach (Metropolitan Area) Component Counties: Broward, Miami-Dade, Palm Beach	\$ 423,750	\$ 542,450	\$ 655,700	\$ 814,900
FL	Naples-Marco Island (Metropolitan Area) Component Counties: Collier	\$ 531,250	\$ 680,100	\$ 822,050	\$ 1,021,650

State	Metropolitan, Micropolitan, or County Name	Limit 1-Unit	Limit 2-Unit	Limit 3-Unit	Limit 4-Unit
FL	Sarasota-Bradenton-Venice (Metropolitan Area) Component Counties: Manatee, Sarasota	\$ 442,500	\$ 566,450	\$ 684,750	\$ 850,950
GA	Greene County	\$ 662,500	\$ 848,100	\$ 1,025,200	\$ 1,274,050
HI	Honolulu (Metropolitan Area) Component County: Honolulu	\$ 793,750	\$ 1,016,150	\$ 1,228,300	\$ 1,526,450
HI	Kahului-Wailuku (Micropolitan Area) Component County: Maui	\$ 790,000	\$ 1,011,350	\$ 1,222,500	\$ 1,519,250
HI	Kapaa (Micropolitan Area) Component County: Kauai	\$ 773,750	\$ 990,550	\$ 1,197,350	\$ 1,488,000
HI	Kalawao County	\$ 716,250	\$ 916,950	\$ 1,108,350	\$ 1,377,450
ID	Jackson, WY-ID (Micropolitan Area) Component County: Teton	\$ 693,750	\$ 888,100	\$ 1,073,550	\$ 1,334,150
ID	Blaine County	\$ 427,500	\$ 547,250	\$ 661,500	\$ 822,100
ID	Valley County	\$ 462,500	\$ 592,050	\$ 715,700	\$ 889,450
MA	Barnstable Town (Metropolitan Area) Component County: Barnstable	\$ 462,500	\$ 592,050	\$ 715,700	\$ 889,450
MA	Boston-Cambridge-Quincy, MA-NH (Metropolitan Area) Component Counties (MA): Essex, Middlesex, Norfolk, Plymouth, Suffolk	\$ 523,750	\$ 670,500	\$ 810,450	\$ 1,007,200
MA	Providence-New Bedford-Fall River, RI-MA (Metropolitan Area) Component County: Bristol	\$ 475,000	\$ 608,100	\$ 735,050	\$ 913,450
MA	Dukes County	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
MA	Nantucket County	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
MD	Baltimore-Towson (Metropolitan Area) Component Counties: Anne Arundel, Baltimore, Carroll, Harford, Howard, Queen Anne's Also Component City: Baltimore	\$ 560,000	\$ 716,900	\$ 866,550	\$ 1,076,950
MD	Easton (Micropolitan Area) Component County: Talbot	\$ 443,750	\$ 568,050	\$ 686,650	\$ 853,350
MD	Ocean Pines (Micropolitan Area) Component County: Worcester	\$ 437,500	\$ 560,050	\$ 677,000	\$ 841,350
MD	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD (Metropolitan Area) Component County (MD): Cecil	\$ 420,000	\$ 537,650	\$ 649,900	\$ 807,700

State	Metropolitan, Micropolitan, or County Name	Limit 1-Unit	Limit 2-Unit	Limit 3-Unit	Limit 4-Unit
MD	Washington-Arlington-Alexandria, DC-VA-MD-WV (Metropolitan Area) Component Counties (MD): Calvert, Charles, Frederick, Montgomery, Prince George's	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
MD	Garrett County	\$ 437,500	\$ 560,050	\$ 677,000	\$ 841,350
NC	Elizabeth City (Micropolitan Area) Component Counties: Camden, Pasquotank, Perquimans	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
NC	Kill Devil Hills (Micropolitan Area) Component Counties: Dare	\$ 460,000	\$ 588,850	\$ 711,800	\$ 884,600
NC	Virginia Beach-Norfolk-Newport News, VA-NC (Metropolitan Area) Component Counties: Currituck	\$ 428,750	\$ 548,850	\$ 663,450	\$ 824,500
NH	Boston-Cambridge-Quincy, MA-NH (Metropolitan Area) Component Counties (NH): Rockingham, Strafford	\$ 523,750	\$ 670,500	\$ 810,450	\$ 1,007,200
NJ	Atlantic City (Metropolitan Area) Component Counties: Atlantic	\$ 453,750	\$ 580,850	\$ 702,150	\$ 872,600
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	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
NJ	Ocean City (Metropolitan Area) Component Counties: Cape May	\$ 487,500	\$ 624,100	\$ 754,350	\$ 937,500
NJ	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD (Metropolitan Area) Component Counties (NJ): Burlington, Camden, Gloucester, Salem	\$ 420,000	\$ 537,650	\$ 649,900	\$ 807,700
NJ	Trenton-Ewing (Metropolitan Area) Component County: Mercer	\$ 440,000	\$ 563,250	\$ 680,850	\$ 846,150
NM	Santa Fe (Metropolitan Area) Component County: Santa Fe	\$ 427,500	\$ 547,250	\$ 661,500	\$ 822,100
NV	Gardnerville Ranchos (Micropolitan Area) Component County: Douglas	\$ 468,750	\$ 600,100	\$ 725,350	\$ 901,450
NY	New York-Northern New Jersey-Long Island, NY-NJ-PA (Metropolitan Area) Component Counties (NY): Bronx, Kings, Nassau, New York, Putnam, Queens, Richmond, Rockland, Suffolk, Westchester	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
NY	Poughkeepsie-Newburgh-Middletown (Metropolitan Area) Component Counties: Dutchess, Orange	\$ 443,750	\$ 568,050	\$ 686,650	\$ 853,350
OH	Athens (Micropolitan Area) Component County: Athens	\$ 432,500	\$ 553,650	\$ 669,250	\$ 831,750

State	Metropolitan, Micropolitan, or County Name	Limit 1-Unit	Limit 2-Unit	Limit 3-Unit	Limit 4-Unit
OR	Bend (Metropolitan Area) Component County: Deschutes	\$ 447,500	\$ 572,850	\$ 692,450	\$ 860,600
OR	Medford (Metropolitan Area) Component County: Jackson	\$ 422,500	\$ 540,850	\$ 653,800	\$ 812,500
OR	Portland-Vancouver-Beaverton, OR-WA (Metropolitan Area) Component Counties (OR): Clackamas, Columbia, Multnomah, Washington, Yamhill	\$ 418,750	\$ 536,050	\$ 648,000	\$ 805,300
PA	New York-Northern New Jersey-Long Island, NY-NJ-PA (Metropolitan Area) Component County (PA): Pike	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
PA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD (Metropolitan Area) Component Counties (PA): Bucks, Chester, Delaware, Montgomery, Philadelphia	\$ 420,000	\$ 537,650	\$ 649,900	\$ 807,700
PA	York-Hanover (Metropolitan Area) Component County: York	\$ 425,000	\$ 544,050	\$ 657,650	\$ 817,300
RI	Providence-New Bedford-Fall River, RI-MA (Metropolitan Area) Component Counties (RI): Bristol, Kent, Newport, Providence, Washington	\$ 475,000	\$ 608,100	\$ 735,050	\$ 913,450
TN	Nashville-Davidson--Murfreesboro--Franklin (Metropolitan Area) Component Counties: Cannon, Cheatham, Davidson, Dickson, Hickman, Macon, Robertson, Rutherford, Smith, Sumner, Trousdale, Williamson, Wilson	\$ 432,500	\$ 553,650	\$ 669,250	\$ 831,750
UT	Heber (Micropolitan Area) Component County: Wasatch	\$ 431,250	\$ 552,050	\$ 667,350	\$ 829,350
UT	Salt Lake City (Metropolitan Area) Component Counties (UT): Salt Lake, Summit, Tooele	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
VA	Charlottesville (Metropolitan Area) Component Counties: Albemarle, Fluvanna, Greene, Nelson Component City: Charlottesville	\$ 425,000	\$ 544,050	\$ 657,650	\$ 817,300
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	\$ 528,750	\$ 676,900	\$ 818,200	\$ 1,016,850
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	\$ 428,750	\$ 548,850	\$ 663,450	\$ 824,500

State	Metropolitan, Micropolitan, or County Name	Limit 1-Unit	Limit 2-Unit	Limit 3-Unit	Limit 4-Unit
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	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
VA	Winchester, VA-WV (Metropolitan Area) Component Counties (VA): Frederick Also Component City (VA): Winchester	\$ 475,000	\$ 608,100	\$ 735,050	\$ 913,450
VA	Lancaster County	\$ 545,000	\$ 697,700	\$ 843,350	\$ 1,048,100
WA	Bremerton-Silverdale (Metropolitan Area) Component County: Kitsap	\$ 475,000	\$ 608,100	\$ 735,050	\$ 913,450
WA	Portland-Vancouver-Beaverton, OR-WA (Metropolitan Area) Component Counties (WA): Clark, Skamania	\$ 418,750	\$ 536,050	\$ 648,000	\$ 805,300
WA	Seattle-Tacoma-Bellevue (Metropolitan Area) Component Counties: King, Pierce, Snohomish	\$ 567,500	\$ 726,500	\$ 878,150	\$ 1,091,350
WA	Jefferson County	\$ 437,500	\$ 560,050	\$ 677,000	\$ 841,350
WA	San Juan County	\$ 593,750	\$ 760,100	\$ 918,800	\$ 1,141,850
WV	Washington-Arlington-Alexandria, DC-VA-MD-WV (Metropolitan Area) Component County (WV): Jefferson	\$ 729,750	\$ 934,200	\$ 1,129,250	\$ 1,403,400
WV	Winchester, VA-WV (Metropolitan Area) Component County (WV): Hampshire	\$ 475,000	\$ 608,100	\$ 735,050	\$ 913,450
WY	Jackson, WY-ID (Micropolitan Area) Component Counties (WY): Teton	\$ 693,750	\$ 888,100	\$ 1,073,550	\$ 1,334,150
GU	Guam	\$ 651,250	\$ 833,700	\$ 1,007,750	\$ 1,252,400
MP	Northern Islands Municipality (MP-Marianas Islands)	\$ 605,000	\$ 774,500	\$ 936,200	\$ 1,163,500
MP	Rota Municipality (MP-Marianas Islands)	\$ 473,750	\$ 606,500	\$ 733,100	\$ 911,050
MP	Saipan Municipality (MP-Marianas Islands)	\$ 610,000	\$ 780,900	\$ 943,950	\$ 1,173,100
MP	Tinian Municipality (MP-Marianas Islands)	\$ 613,750	\$ 785,700	\$ 949,750	\$ 1,180,300