

THURSDAY, DECEMBER 01, 2016



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FHA Mortgage Limits List – FHA Forward

Message: MORTGAGE LIMITS SUCCESSFULLY COMPLETED

Mortgage maximums as of Tuesday November 29, 2016
(58 records were selected, records 1 through 50 displayed)

| MSA Name | MSA Code | Division | County Name | County Code | State | One-Family | Two-Family | Three-Family | Four-Family | Median Sale Price | Last Revised | Limit Year |
|---|----------|----------|----------------|-------------|-------|------------|------------|--------------|-------------|-------------------|--------------|------------|
| SAN FRANCISCO-OAKLAND-HAYWARD, CA | 41860 | 36084 | ALAMEDA | 001 | CA | \$636,150 | \$814,500 | \$984,525 | \$1,223,475 | \$1,200,000 | 01/01/2017 | CY2017 |
| NON-METRO | 99999 | | ALPINE | 003 | CA | \$463,450 | \$593,300 | \$717,150 | \$891,250 | \$260,000 | 11/29/2016 | CY2017 |
| NON-METRO | 99999 | | AMADOR | 005 | CA | \$332,350 | \$425,450 | \$514,300 | \$639,150 | \$245,000 | 11/29/2016 | CY2017 |
| CHICO, CA | 17020 | | BUTTE | 007 | CA | \$293,250 | \$375,400 | \$453,750 | \$563,950 | \$230,000 | 11/29/2016 | CY2017 |
| NON-METRO | 99999 | | CALAVERAS | 009 | CA | \$373,750 | \$478,450 | \$578,350 | \$718,750 | \$229,000 | 11/29/2016 | CY2017 |
| NON-METRO | 99999 | | COLUSA | 011 | CA | \$275,665 | \$352,950 | \$426,625 | \$530,150 | \$196,000 | 01/01/2017 | CY2017 |
| SAN FRANCISCO-OAKLAND-HAYWARD, CA | 41860 | 36084 | CONTRA COSTA | 013 | CA | \$636,150 | \$814,500 | \$984,525 | \$1,223,475 | \$1,200,000 | 01/01/2017 | CY2017 |
| CRESCENT CITY, CA | 18860 | | DEL NORTE | 015 | CA | \$275,665 | \$352,950 | \$426,625 | \$530,150 | \$175,000 | 01/01/2017 | CY2017 |
| SACRAMENTO--ROSEVILLE--ARDEN-ARCADE, CA | 40900 | | EL DORADO | 017 | CA | \$488,750 | \$625,700 | \$756,300 | \$939,900 | \$425,000 | 01/01/2017 | CY2017 |
| FRESNO, CA | 23420 | | FRESNO | 019 | CA | \$281,750 | \$360,700 | \$436,000 | \$541,800 | \$238,000 | 11/29/2016 | CY2017 |
| NON-METRO | 99999 | | GLENN | 021 | CA | \$275,665 | \$352,950 | \$426,625 | \$530,150 | \$165,000 | 01/01/2017 | CY2017 |
| EUREKA-ARCATA-FORTUNA, CA | 21700 | | HUMBOLDT | 023 | CA | \$327,750 | \$419,550 | \$507,150 | \$630,300 | \$266,000 | 11/29/2016 | CY2017 |
| EL CENTRO, CA | 20940 | | IMPERIAL | 025 | CA | \$275,665 | \$352,950 | \$426,625 | \$530,150 | \$195,000 | 01/01/2017 | CY2017 |
| NON-METRO | 99999 | | INYO | 027 | CA | \$369,150 | \$472,550 | \$571,250 | \$709,900 | \$254,000 | 11/29/2016 | CY2017 |
| BAKERSFIELD, CA | 12540 | | KERN | 029 | CA | \$275,665 | \$352,950 | \$426,625 | \$530,150 | \$203,000 | 01/01/2017 | CY2017 |
| HANFORD-CORCORAN, CA | 25260 | | KINGS | 031 | CA | \$275,665 | \$352,950 | \$426,625 | \$530,150 | \$202,000 | 01/01/2017 | CY2017 |
| CLEARLAKE, CA | 17340 | | LAKE | 033 | CA | \$275,665 | \$352,950 | \$426,625 | \$530,150 | \$180,000 | 01/01/2017 | CY2017 |
| SUSANVILLE, CA | 45000 | | LASSEN | 035 | CA | \$275,665 | \$352,950 | \$426,625 | \$530,150 | \$145,000 | 01/01/2017 | CY2017 |
| LOS ANGELES-LONG BEACH-ANAHEIM, CA | 31080 | 31084 | LOS ANGELES | 037 | CA | \$636,150 | \$814,500 | \$984,525 | \$1,223,475 | \$710,000 | 01/01/2017 | CY2017 |
| MADERA, CA | 31460 | | MADERA | 039 | CA | \$275,665 | \$352,950 | \$426,625 | \$530,150 | \$210,000 | 01/01/2017 | CY2017 |
| SAN FRANCISCO-OAKLAND-HAYWARD, CA | 41860 | 42034 | MARIN | 041 | CA | \$636,150 | \$814,500 | \$984,525 | \$1,223,475 | \$1,200,000 | 01/01/2017 | CY2017 |
| NON-METRO | 99999 | | MARIPOSA | 043 | CA | \$322,000 | \$412,200 | \$498,250 | \$619,250 | \$195,000 | 11/29/2016 | CY2017 |
| UKIAH, CA | 46380 | | MENDOCINO | 045 | CA | \$373,750 | \$478,450 | \$578,350 | \$718,750 | \$312,000 | 11/29/2016 | CY2017 |
| MERCED, CA | 32900 | | MERCED | 047 | CA | \$275,665 | \$352,950 | \$426,625 | \$530,150 | \$219,000 | 01/01/2017 | CY2017 |
| NON-METRO | 99999 | | MODOC | 049 | CA | \$275,665 | \$352,950 | \$426,625 | \$530,150 | \$92,000 | 01/01/2017 | CY2017 |
| NON-METRO | 99999 | | MONO | 051 | CA | \$529,000 | \$677,200 | \$818,600 | \$1,017,300 | \$305,000 | 11/29/2016 | CY2017 |
| SALINAS, CA | 41500 | | MONTEREY | 053 | CA | \$575,000 | \$736,100 | \$889,800 | \$1,105,800 | \$500,000 | 01/01/2017 | CY2017 |
| NAPA, CA | 34900 | | NAPA | 055 | CA | \$636,150 | \$814,500 | \$984,525 | \$1,223,475 | \$600,000 | 01/01/2017 | CY2017 |
| TRUCKEE-GRASS VALLEY, CA | 46020 | | NEVADA | 057 | CA | \$477,250 | \$610,950 | \$738,500 | \$917,800 | \$362,000 | 11/29/2016 | CY2017 |
| LOS ANGELES-LONG BEACH-ANAHEIM, CA | 31080 | 11244 | ORANGE | 059 | CA | \$636,150 | \$814,500 | \$984,525 | \$1,223,475 | \$710,000 | 01/01/2017 | CY2017 |
| SACRAMENTO--ROSEVILLE--ARDEN-ARCADE, CA | 40900 | | PLACER | 061 | CA | \$488,750 | \$625,700 | \$756,300 | \$939,900 | \$425,000 | 01/01/2017 | CY2017 |
| NON-METRO | 99999 | | PLUMAS | 063 | CA | \$336,950 | \$431,350 | \$521,400 | \$648,000 | \$195,000 | 11/29/2016 | CY2017 |
| RIVERSIDE-SAN BERNARDINO-ONTARIO, CA | 40140 | | RIVERSIDE | 065 | CA | \$379,500 | \$485,800 | \$587,250 | \$729,800 | \$330,000 | 01/01/2017 | CY2017 |
| SACRAMENTO--ROSEVILLE--ARDEN-ARCADE, CA | 40900 | | SACRAMENTO | 067 | CA | \$488,750 | \$625,700 | \$756,300 | \$939,900 | \$425,000 | 01/01/2017 | CY2017 |
| SAN JOSE-SUNNYVALE-SANTA CLARA, CA | 41940 | | SAN BENITO | 069 | CA | \$636,150 | \$814,500 | \$984,525 | \$1,223,475 | \$925,000 | 01/01/2017 | CY2017 |
| RIVERSIDE-SAN BERNARDINO-ONTARIO, CA | 40140 | | SAN BERNARDINO | 071 | CA | \$379,500 | \$485,800 | \$587,250 | \$729,800 | \$330,000 | 01/01/2017 | CY2017 |
| SAN DIEGO-CARLSBAD, | | | | | | | | | | | | |

| | | | | | | | | | | | | |
|---|-------|-------|-----------------|-----|----|-----------|-----------|-----------|-------------|-------------|------------|--------|
| CA | 41740 | | SAN DIEGO | 073 | CA | \$612,950 | \$784,700 | \$948,500 | \$1,178,750 | \$533,000 | 01/01/2017 | CY2017 |
| SAN FRANCISCO-OAKLAND-HAYWARD, CA | 41860 | 41884 | SAN FRANCISCO | 075 | CA | \$636,150 | \$814,500 | \$984,525 | \$1,223,475 | \$1,200,000 | 01/01/2017 | CY2017 |
| STOCKTON-LODI, CA | 44700 | | SAN JOAQUIN | 077 | CA | \$362,250 | \$463,750 | \$560,550 | \$696,650 | \$315,000 | 01/01/2017 | CY2017 |
| SAN LUIS OBISPO-PASO ROBLES-ARROYO GRAN | 42020 | | SAN LUIS OBISPO | 079 | CA | \$586,500 | \$750,800 | \$907,550 | \$1,127,900 | \$510,000 | 01/01/2017 | CY2017 |
| SAN FRANCISCO-OAKLAND-HAYWARD, CA | 41860 | 41884 | SAN MATEO | 081 | CA | \$636,150 | \$814,500 | \$984,525 | \$1,223,475 | \$1,200,000 | 01/01/2017 | CY2017 |
| SANTA MARIA-SANTA BARBARA, CA | 42200 | | SANTA BARBARA | 083 | CA | \$636,150 | \$814,500 | \$984,525 | \$1,223,475 | \$470,000 | 01/01/2017 | CY2017 |
| SAN JOSE-SUNNYVALE-SANTA CLARA, CA | 41940 | | SANTA CLARA | 085 | CA | \$636,150 | \$814,500 | \$984,525 | \$1,223,475 | \$925,000 | 01/01/2017 | CY2017 |
| SANTA CRUZ-WATSONVILLE, CA | 42100 | | SANTA CRUZ | 087 | CA | \$636,150 | \$814,500 | \$984,525 | \$1,223,475 | \$696,000 | 01/01/2017 | CY2017 |
| REDDING, CA | 39820 | | SHASTA | 089 | CA | \$275,665 | \$352,950 | \$426,625 | \$530,150 | \$220,000 | 01/01/2017 | CY2017 |
| NON-METRO | 99999 | | SIERRA | 091 | CA | \$304,750 | \$390,100 | \$471,550 | \$586,050 | \$145,000 | 11/29/2016 | CY2017 |
| NON-METRO | 99999 | | SISKIYOU | 093 | CA | \$275,665 | \$352,950 | \$426,625 | \$530,150 | \$133,000 | 01/01/2017 | CY2017 |
| VALLEJO-FAIRFIELD, CA | 46700 | | SOLANO | 095 | CA | \$431,250 | \$552,050 | \$667,350 | \$829,350 | \$375,000 | 01/01/2017 | CY2017 |
| SANTA ROSA, CA | 42220 | | SONOMA | 097 | CA | \$595,700 | \$762,600 | \$921,800 | \$1,145,600 | \$518,000 | 01/01/2017 | CY2017 |
| MODESTO, CA | 33700 | | STANISLAUS | 099 | CA | \$299,000 | \$382,750 | \$462,650 | \$575,000 | \$260,000 | 01/01/2017 | CY2017 |

Selection criteria

Sorted by: County
 State: CA
 County:
 County Code:
 MSA Name:
 MSA Code:
 Limit Type: FHA Forward
 Limit Year: CY2017
 Last Revised:

The CY2017 basic standard mortgage limits for FHA insured loans are:

| | One-family | Two-family | Three-family | Four-family |
|----------------|--------------|--------------|--------------|--------------|
| FHA Forward | \$275,665.00 | \$352,950.00 | \$426,625.00 | \$530,150.00 |
| HECM | \$636,150.00 | | | |
| Fannie/Freddie | \$424,100.00 | \$543,000.00 | \$656,350.00 | \$815,650.00 |

High cost area limits are subject to a ceiling based on a percent of the Freddie Mac Loan limits

The ceilings for CY2017 are:

| | One-family | Two-family | Three-family | Four-family |
|----------------|--------------|--------------|--------------|----------------|
| FHA Forward | \$636,150.00 | \$814,500.00 | \$984,525.00 | \$1,223,475.00 |
| HECM | \$636,150.00 | | | |
| Fannie/Freddie | \$636,150.00 | \$814,500.00 | \$984,525.00 | \$1,223,475.00 |

Section 214 of the National Housing Act provides that mortgage limits for Alaska, Guam, Hawaii, and the Virgin Islands may be adjusted up to 150 percent of the new ceilings. This results in new CY2017 ceilings for these areas of:

| | One-family | Two-family | Three-family | Four-family |
|----------------|--------------|----------------|----------------|----------------|
| FHA Forward | \$954,225.00 | \$1,221,750.00 | \$1,476,775.00 | \$1,835,200.00 |
| Fannie/Freddie | \$954,225.00 | \$1,221,750.00 | \$1,476,775.00 | \$1,835,200.00 |

This is a listing of the FHA single family mortgage limits. This listing was downloaded from the Department's Computerized Home Underwriting Management System. Since mortgage limits are updated constantly, please contact the [Homeownership Center](#) if you believe this information is in error.

You may download the mortgage limits data and it's file description using the [File Layouts Page](#)

Please Note: [Mortgagee Letter 2009-07](#) replaces the HECM limits described in [Mortgagee Letter 2008-35](#). It also replaces Forward Limits described in [Mortgagee Letter 2008-36](#).

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