

Part III

Administrative, Procedural, and Miscellaneous

26 CFR 601.601: Rules and Regulations

(Also: Part 1, §§ 25, 143, 6a.103A-1(b)(4), 6a.103A-2(f)(5))

Rev. Proc. 2026-23

SECTION 1. PURPOSE

This revenue procedure provides issuers of qualified mortgage bonds, as defined in § 143(a) of the Internal Revenue Code¹, and issuers of mortgage credit certificates, as defined in § 25(c), with (1) the nationwide average purchase price for residences located in the United States, and (2) average area purchase price safe harbors for residences located in statistical areas in each state, the District of Columbia, Puerto Rico, the Northern Mariana Islands, American Samoa, the Virgin Islands, and Guam.

¹ Unless otherwise specified, all “section” or “§” references are to sections of the Internal Revenue Code or the Temporary Regulations under Title II of the Omnibus Reconciliation Act of 1980 (26 CFR part 6a).

SECTION 2. BACKGROUND

.01 Section 103(a) provides that, except as provided in § 103(b), gross income does not include interest on any State or local bond. Section 103(b)(1) provides that § 103(a) shall not apply to any private activity bond that is not a "qualified bond" within the meaning of § 141. Section 141(e) provides, in part, that the term "qualified bond" means any private activity bond if such bond (1) is a qualified mortgage bond under § 143, (2) meets the volume cap requirements under § 146, and (3) meets the applicable requirements under § 147.

.02 Section 143(a)(1) provides that the term "qualified mortgage bond" means a bond that is issued as part of a qualified mortgage issue. Section 143(a)(2)(A) provides that the term "qualified mortgage issue" means an issue of one or more bonds by a State or political subdivision thereof, but only if: (i) all proceeds of the issue (exclusive of issuance costs and a reasonably required reserve) are to be used to finance owner-occupied residences; (ii) the issue meets the requirements of subsections (c), (d), (e), (f), (g), (h), (i), and (m)(7) of § 143; (iii) the issue does not meet the private business tests of paragraphs (1) and (2) of § 141(b); and (iv) with respect to amounts received more than 10 years after the date of issuance, repayments of \$250,000 or more of principal on mortgage financing provided by the issue are used by the close of the first semiannual period beginning after the date the prepayment (or complete repayment) is received to redeem bonds that are part of the issue.

Average Area Purchase Price

.03 Section 143(e)(1) provides that an issue of bonds meets the purchase price

requirements of § 143(e) if the acquisition cost of each residence financed by the issue does not exceed 90 percent of the average area purchase price applicable to such residence. Section 143(e)(5) provides that, in the case of a targeted area residence (as defined in § 143(j)), § 143(e)(1) shall be applied by substituting 110 percent for 90 percent.

.04 Section 143(e)(2) provides that the term "average area purchase price" means, with respect to any residence, the average purchase price of single-family residences (in the statistical area in which the residence is located) that were purchased during the most recent 12-month period for which sufficient statistical information is available. Under § 143(e)(3) and (4), respectively, separate determinations of average area purchase price are to be made for new and existing residences, and for two-, three-, and four-family residences.

.05 Section 143(e)(2) also provides that the determination of the average area purchase price shall be made as of the date on which the commitment to provide the financing is made or, if earlier, the date of the purchase of the residence.

.06 Section 143(k)(2)(A) provides that the term "statistical area" means (i) a metropolitan statistical area (MSA), and (ii) any county (or the portion thereof) that is not within an MSA. Section 143(k)(2)(C) further provides that if sufficient recent statistical information with respect to a county (or portion thereof) is unavailable, the Secretary may substitute another area for which there is sufficient recent statistical information for such county (or portion thereof). In the case of any portion of a State which is not within a county, § 143(k)(2)(D) provides that the Secretary may designate an area that is the

equivalent of a county. Section 6a.103A-1(b)(4)(i) (issued under § 103A of the Internal Revenue Code of 1954, the predecessor of § 143) provides that the term “State” includes a possession of the United States and the District of Columbia.

.07 Section 6a.103A-2(f)(5)(i) provides that an issuer may rely upon the average area purchase price safe harbors published by the Department of the Treasury (Treasury Department) for the statistical area in which a residence is located. Section 6a.103A-2(f)(5)(i) further provides that an issuer may use an average area purchase price limitation different from the published safe harbor if the issuer has more accurate and comprehensive data for the statistical area.

Qualified Mortgage Credit Certificate Program

.08 Section 25(c) permits a State or political subdivision thereof to establish a qualified mortgage credit certificate program. In general, a qualified mortgage credit certificate program is a program under which the issuing authority elects not to issue an amount of private activity bonds that it may otherwise issue during the calendar year under § 146, and in its place, issues mortgage credit certificates to taxpayers in connection with the acquisition of their principal residences. Section 25(a)(1) provides, in general, that the holder of a mortgage credit certificate may claim a federal income tax credit equal to the product of the credit rate specified in the certificate and the interest paid or accrued during the tax year on the remaining principal of the indebtedness incurred to acquire the residence. Section 25(c)(2)(A)(iii)(III) generally provides that residences acquired in connection with the issuance of mortgage credit certificates must meet the purchase price requirements of § 143(e).

Income Limitations for Qualified Mortgage Bonds and Mortgage Credit

Certificates

.09 Section 143(f) imposes limitations on the income of mortgagors for whom financing may be provided by qualified mortgage bonds. In addition, § 25(c)(2)(A)(iii)(IV) provides that holders of mortgage credit certificates must meet the income requirement of § 143(f). Generally, under §§ 143(f)(1) and 25(c)(2)(A)(iii)(IV), the income requirement is met only if all owner-financing under a qualified mortgage bond and all mortgage credit certificates issued under a qualified mortgage credit certificate program are provided to mortgagors whose family income is 115 percent or less of the applicable median family income. Section 143(f)(5), however, generally provides for an upward adjustment to the percentage limitation in high housing cost areas. High housing cost areas are defined in § 143(f)(5)(C) as any statistical area for which the housing cost/income ratio is greater than 1.2.

.10 Under § 143(f)(5)(D), the housing cost/income ratio with respect to any statistical area is determined by dividing (a) the applicable housing price ratio for such area by (b) the ratio that the area median gross income for such area bears to the median gross income for the United States. The applicable housing price ratio is the new housing price ratio (new housing average area purchase price divided by the new housing average purchase price for the United States) or the existing housing price ratio (existing housing average area purchase price divided by the existing housing average purchase price for the United States), whichever results in the housing cost/income ratio being closer to 1.

Average Area and Nationwide Purchase Price Limitations

.11 Average area purchase price safe harbors for each state, the District of Columbia, Puerto Rico, the Northern Mariana Islands, American Samoa, the Virgin Islands, and Guam were last published in Rev. Proc. 2025-18, 2025-19 I.R.B. 1430.

.12 The nationwide average purchase price was last published in section 4.02 of Rev. Proc. 2025-18. Guidance with respect to the United States and area median gross income figures that are used in computing the housing cost/income ratio described in § 143(f)(5) was published in Rev. Proc. 2021-19, 2021-15 I.R.B. 1008.

.13 This revenue procedure uses Federal Housing Administration (FHA) loan limits for a given statistical area to calculate the average area purchase price safe harbor for that area. FHA sets limits on the dollar value of loans it will insure based on median home prices and conforming loan limits established by the Federal Home Loan Mortgage Corporation. In particular, FHA sets an area's loan limit at 95 percent of the median home sales price for the area, subject to certain floors and caps measured against conforming loan limits.

.14 To calculate the average area purchase price safe harbors in this revenue procedure, the FHA loan limits are adjusted to take into account the differences between average and median purchase prices. Because FHA loan limits do not differentiate between new and existing residences, this revenue procedure contains a single average area purchase price safe harbor for both new and existing residences in a statistical area.

.15 The average area purchase price safe harbors listed in section 4.01 of this

revenue procedure are based on FHA loan limits released December 11, 2025. FHA loan limits are available for statistical areas in each state, the District of Columbia, Puerto Rico, the Northern Mariana Islands, American Samoa, the Virgin Islands, and Guam. See section 3.03 of this revenue procedure with respect to FHA loan limits revised after December 11, 2025.

.16 OMB Bulletin No. 23-01, dated and effective July 21, 2023, revised the definitions of the nation's 935 metropolitan areas. The OMB bulletin no longer includes primary MSAs.

SECTION 3. APPLICATION

Average Area Purchase Price Safe Harbors

.01 Average area purchase price safe harbors for statistical areas in each state, the District of Columbia, Puerto Rico, the Northern Mariana Islands, American Samoa, the Virgin Islands, and Guam are set forth in section 4.01 of this revenue procedure. Average area purchase price safe harbors are provided for single-family and two to four-family residences. For each type of residence, section 4.01 of this revenue procedure contains a single safe harbor that may be used for both new and existing residences. Issuers of qualified mortgage bonds and issuers of mortgage credit certificates may rely on these safe harbors to satisfy the requirements of § 143(e) and (f). Section 4.01 of this revenue procedure provides safe harbors for MSAs and for certain counties and county equivalents. If no purchase price safe harbor is available for a statistical area, the safe harbor for "ALL OTHER AREAS" may be used for that statistical area.

.02 If a residence is in an MSA, the safe harbor applicable to it is the limitation of that MSA. If an MSA falls in more than one state, the MSA is listed in section 4.01 of this revenue procedure under each state.

.03 If the FHA revises the FHA loan limit for any statistical area after December 11, 2025, an issuer of qualified mortgage bonds or mortgage credit certificates may use the revised FHA loan limit for that statistical area to compute (as provided in the next sentence) a revised average area purchase price safe harbor for the statistical area provided that the issuer maintains records evidencing the revised FHA loan limit. The revised average area purchase price safe harbor for that statistical area is computed by dividing the revised FHA loan limit by 0.860.

.04 If, pursuant to § 6a.103A-2(f)(5)(i), an issuer uses more accurate and comprehensive data to determine the average area purchase price for a statistical area, the issuer must make separate average area purchase price determinations for new and existing residences. Moreover, when computing the average area purchase price for a statistical area that is an MSA, as defined in OMB Bulletin No. 23-01, the issuer must make the computation for the entire applicable MSA. When computing the average area purchase price for a statistical area that is not an MSA, the issuer must make the computation for the entire statistical area and may not combine statistical areas. Thus, for example, the issuer may not combine two or more counties.

.05 If an issuer receives a ruling permitting it to rely on an average area purchase price limitation that is higher than the applicable safe harbor in this revenue procedure, the issuer may rely on that higher limitation for the purpose of satisfying the

requirements of § 143(e) and (f) for bonds sold, and mortgage credit certificates issued, not more than 30 months following the termination date of the 12-month period used by the issuer to compute the limitation.

Nationwide Average Purchase Price

.06 Section 4.02 of this revenue procedure sets forth a single nationwide average purchase price for purposes of computing the housing cost/income ratio under § 143(f)(5).

.07 Issuers must use the nationwide average purchase price set forth in section 4.02 of this revenue procedure when computing the housing cost/income ratio under § 143(f)(5) regardless of whether they are relying on the average area purchase price safe harbors contained in this revenue procedure or using more accurate and comprehensive data to determine average area purchase prices for new and existing residences for a statistical area that are different from the published safe harbors in this revenue procedure.

.08 If, pursuant to section 6.02 of this revenue procedure, an issuer relies on the average area purchase price safe harbors contained in Rev. Proc. 2025-18, the issuer must use the nationwide average purchase price set forth in section 4.02 of Rev. Proc. 2025-18 in computing the housing cost/income ratio under § 143(f)(5). Likewise, if, pursuant to section 6.04 of this revenue procedure, an issuer relies on the nationwide average purchase price published in Rev. Proc. 2025-18, the issuer must use the average area purchase price safe harbors set forth in section 4.01 of Rev. Proc. 2025-18 in computing the housing cost/income ratio under § 143(f)(5).

SECTION 4. AVERAGE AREA AND NATIONWIDE AVERAGE PURCHASE

PRICES

.01 Average area purchase prices for single-family and two to four-family residences in MSAs, and for certain counties and county equivalents are set forth below. The safe harbor for “ALL OTHER AREAS” (found at the end of the table below) may be used for a statistical area that is not listed below.

2026 Average Area Purchase Prices for Mortgage Revenue Bonds

County Name	State	One-Unit Limit	Two-Unit Limit	Three-Unit Limit	Four-Unit Limit
ALEUTIANS WEST	AK	\$680,510	\$871,171	\$1,053,055	\$1,308,704
JUNEAU CITY AND	AK	\$693,879	\$888,261	\$1,073,748	\$1,334,396
KODIAK ISLAND B	AK	\$629,705	\$806,125	\$974,407	\$1,210,990
SITKA CITY AND	AK	\$681,847	\$872,857	\$1,055,089	\$1,311,261
COCONINO COUNTY	AZ	\$708,586	\$907,094	\$1,096,477	\$1,362,705
MARICOPA COUNTY	AZ	\$648,423	\$830,074	\$1,003,413	\$1,246,971
PINAL COUNTY	AZ	\$648,423	\$830,074	\$1,003,413	\$1,246,971
ALAMEDA COUNTY	CA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
ALPINE COUNTY	CA	\$855,651	\$1,095,372	\$1,324,049	\$1,645,500
CONTRA COSTA CO	CA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
EL DORADO COUNT	CA	\$889,074	\$1,138,155	\$1,375,784	\$1,709,790
LOS ANGELES COU	CA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
MARIN COUNTY	CA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
MENDOCINO COUNT	CA	\$635,053	\$812,984	\$982,719	\$1,221,278
MONO COUNTY	CA	\$902,444	\$1,155,303	\$1,396,477	\$1,735,482
MONTEREY COUNTY	CA	\$1,156,465	\$1,480,473	\$1,789,600	\$2,223,994
NAPA COUNTY	CA	\$1,183,204	\$1,514,711	\$1,830,929	\$2,275,438
NEVADA COUNTY	CA	\$755,379	\$967,025	\$1,168,905	\$1,452,688
ORANGE COUNTY	CA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
PLACER COUNTY	CA	\$889,074	\$1,138,155	\$1,375,784	\$1,709,790
RIVERSIDE COUNT	CA	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
SACRAMENTO COUN	CA	\$889,074	\$1,138,155	\$1,375,784	\$1,709,790
SAN BENITO COUN	CA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
SAN BERNARDINO	CA	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
SAN DIEGO COUNT	CA	\$1,283,476	\$1,643,116	\$1,986,132	\$2,468,250
SAN FRANCISCO C	CA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
SAN JOAQUIN COU	CA	\$788,803	\$1,009,807	\$1,220,639	\$1,516,978

SAN LUIS OBISPO	CA	\$1,163,150	\$1,489,076	\$1,799,947	\$2,236,898
SAN MATEO COUNT	CA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
SANTA BARBARA C	CA	\$1,094,965	\$1,401,767	\$1,694,386	\$2,105,761
SANTA CLARA COU	CA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
SANTA CRUZ COUN	CA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
SOLANO COUNTY	CA	\$796,825	\$1,020,096	\$1,233,020	\$1,532,382
SONOMA COUNTY	CA	\$1,042,824	\$1,335,036	\$1,613,703	\$2,005,489
STANISLAUS COUN	CA	\$633,716	\$811,240	\$980,627	\$1,218,721
VENTURA COUNTY	CA	\$1,203,259	\$1,540,403	\$1,861,970	\$2,314,035
YOLO COUNTY	CA	\$889,074	\$1,138,155	\$1,375,784	\$1,709,790
ADAMS COUNTY	CO	\$1,002,715	\$1,283,650	\$1,551,680	\$1,928,353
ARAPAHOE COUNTY	CO	\$1,002,715	\$1,283,650	\$1,551,680	\$1,928,353
BOULDER COUNTY	CO	\$1,022,770	\$1,309,343	\$1,582,663	\$1,966,892
BROOMFIELD COUN	CO	\$1,002,715	\$1,283,650	\$1,551,680	\$1,928,353
CHAFFEE COUNTY	CO	\$828,911	\$1,061,135	\$1,282,720	\$1,594,056
CLEAR CREEK COU	CO	\$1,002,715	\$1,283,650	\$1,551,680	\$1,928,353
DENVER COUNTY	CO	\$1,002,715	\$1,283,650	\$1,551,680	\$1,928,353
DOUGLAS COUNTY	CO	\$1,002,715	\$1,283,650	\$1,551,680	\$1,928,353
EAGLE COUNTY	CO	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
EL PASO COUNTY	CO	\$629,705	\$806,125	\$974,407	\$1,210,990
ELBERT COUNTY	CO	\$1,002,715	\$1,283,650	\$1,551,680	\$1,928,353
GARFIELD COUNTY	CO	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
GILPIN COUNTY	CO	\$1,002,715	\$1,283,650	\$1,551,680	\$1,928,353
GRAND COUNTY	CO	\$1,026,781	\$1,314,458	\$1,588,883	\$1,974,623
GUNNISON COUNTY	CO	\$869,020	\$1,112,520	\$1,344,743	\$1,671,192
HINSDALE COUNTY	CO	\$655,107	\$838,677	\$1,013,760	\$1,259,818
JEFFERSON COUNT	CO	\$1,002,715	\$1,283,650	\$1,551,680	\$1,928,353
LA PLATA COUNTY	CO	\$869,020	\$1,112,520	\$1,344,743	\$1,671,192
LAKE COUNTY	CO	\$1,270,106	\$1,625,969	\$1,965,439	\$2,442,557
LARIMER COUNTY	CO	\$737,999	\$944,761	\$1,141,991	\$1,419,264
MOFFAT COUNTY	CO	\$1,266,095	\$1,620,853	\$1,959,219	\$2,434,826
OURAY COUNTY	CO	\$873,031	\$1,117,635	\$1,350,963	\$1,678,924
PARK COUNTY	CO	\$1,002,715	\$1,283,650	\$1,551,680	\$1,928,353
PITKIN COUNTY	CO	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
ROUTT COUNTY	CO	\$1,266,095	\$1,620,853	\$1,959,219	\$2,434,826
SAN MIGUEL COUN	CO	\$1,215,291	\$1,555,808	\$1,880,629	\$2,337,170
SUMMIT COUNTY	CO	\$1,270,106	\$1,625,969	\$1,965,439	\$2,442,557
TELLER COUNTY	CO	\$629,705	\$806,125	\$974,407	\$1,210,990
WELD COUNTY	CO	\$668,477	\$855,767	\$1,034,454	\$1,285,568
GREATER BRIDGEP	CT	\$1,136,411	\$1,454,838	\$1,758,559	\$2,185,455
WESTERN CONNECT	CT	\$1,136,411	\$1,454,838	\$1,758,559	\$2,185,455
DISTRICT OF COL	DC	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
NEW CASTLE COUN	DE	\$732,651	\$937,902	\$1,133,737	\$1,408,975
BAKER COUNTY	FL	\$675,162	\$864,312	\$1,044,800	\$1,298,415
BROWARD COUNTY	FL	\$775,433	\$992,717	\$1,199,945	\$1,491,227
CLAY COUNTY	FL	\$675,162	\$864,312	\$1,044,800	\$1,298,415

COLLIER COUNTY	FL	\$889,074	\$1,138,155	\$1,375,784	\$1,709,790
DUVAL COUNTY	FL	\$675,162	\$864,312	\$1,044,800	\$1,298,415
MANATEE COUNTY	FL	\$636,390	\$814,670	\$984,754	\$1,223,836
MARTIN COUNTY	FL	\$701,901	\$898,549	\$1,086,130	\$1,349,800
MIAMI-DADE COUN	FL	\$775,433	\$992,717	\$1,199,945	\$1,491,227
MONROE COUNTY	FL	\$1,151,117	\$1,473,672	\$1,781,288	\$2,213,705
NASSAU COUNTY	FL	\$675,162	\$864,312	\$1,044,800	\$1,298,415
OKALOOSA COUNTY	FL	\$701,901	\$898,549	\$1,086,130	\$1,349,800
PALM BEACH COUN	FL	\$775,433	\$992,717	\$1,199,945	\$1,491,227
SARASOTA COUNTY	FL	\$636,390	\$814,670	\$984,754	\$1,223,836
ST. JOHNS COUNT	FL	\$675,162	\$864,312	\$1,044,800	\$1,298,415
ST. LUCIE COUNT	FL	\$701,901	\$898,549	\$1,086,130	\$1,349,800
WALTON COUNTY	FL	\$701,901	\$898,549	\$1,086,130	\$1,349,800
BARROW COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
BARTOW COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
BUTTS COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
CARROLL COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
CHEROKEE COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
CLARKE COUNTY	GA	\$716,607	\$917,383	\$1,108,916	\$1,378,109
CLAYTON COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
COBB COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
COWETA COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
DAWSON COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
DEKALB COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
DOUGLAS COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
FAYETTE COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
FORSYTH COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
FULTON COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
GREENE COUNTY	GA	\$742,009	\$949,877	\$1,148,211	\$1,426,937
GWINNETT COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
HARALSON COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
HEARD COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
HENRY COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
JASPER COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
LUMPKIN COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
MADISON COUNTY	GA	\$716,607	\$917,383	\$1,108,916	\$1,378,109
MERIWETHER COUN	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
MORGAN COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
NEWTON COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
OCONEE COUNTY	GA	\$716,607	\$917,383	\$1,108,916	\$1,378,109
OGLETHORPE COUN	GA	\$716,607	\$917,383	\$1,108,916	\$1,378,109
PAULDING COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
PICKENS COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
PIKE COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
ROCKDALE COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
SPALDING COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961

WALTON COUNTY	GA	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
GUAM	GU	\$655,107	\$838,677	\$1,013,760	\$1,259,818
HAWAII COUNTY	HI	\$681,847	\$872,857	\$1,055,089	\$1,311,261
HONOLULU COUNTY	HI	\$962,607	\$1,232,323	\$1,489,599	\$1,851,216
KALAWAO COUNTY	HI	\$1,510,758	\$1,934,049	\$2,337,867	\$2,905,375
KAUAI COUNTY	HI	\$1,291,498	\$1,653,347	\$1,998,514	\$2,483,712
MAUI COUNTY	HI	\$1,510,758	\$1,934,049	\$2,337,867	\$2,905,375
ADA COUNTY	ID	\$681,847	\$872,857	\$1,055,089	\$1,311,261
BLAINE COUNTY	ID	\$882,390	\$1,129,610	\$1,365,437	\$1,696,943
BOISE COUNTY	ID	\$681,847	\$872,857	\$1,055,089	\$1,311,261
CAMAS COUNTY	ID	\$882,390	\$1,129,610	\$1,365,437	\$1,696,943
CANYON COUNTY	ID	\$681,847	\$872,857	\$1,055,089	\$1,311,261
GEM COUNTY	ID	\$681,847	\$872,857	\$1,055,089	\$1,311,261
KOOTENAI COUNTY	ID	\$665,803	\$852,337	\$1,030,268	\$1,280,395
LINCOLN COUNTY	ID	\$882,390	\$1,129,610	\$1,365,437	\$1,696,943
OWYHEE COUNTY	ID	\$681,847	\$872,857	\$1,055,089	\$1,311,261
TETON COUNTY	ID	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
VALLEY COUNTY	ID	\$715,270	\$915,697	\$1,106,824	\$1,375,551
BARNSTABLE COUN	MA	\$962,607	\$1,232,323	\$1,489,599	\$1,851,216
BRISTOL COUNTY	MA	\$915,813	\$1,172,392	\$1,417,171	\$1,761,233
DUKES COUNTY	MA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
ESSEX COUNTY	MA	\$1,119,030	\$1,432,575	\$1,731,646	\$2,152,031
MIDDLESEX COUNT	MA	\$1,119,030	\$1,432,575	\$1,731,646	\$2,152,031
NANTUCKET COUNT	MA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
NORFOLK COUNTY	MA	\$1,119,030	\$1,432,575	\$1,731,646	\$2,152,031
PLYMOUTH COUNTY	MA	\$1,119,030	\$1,432,575	\$1,731,646	\$2,152,031
SUFFOLK COUNTY	MA	\$1,119,030	\$1,432,575	\$1,731,646	\$2,152,031
WORCESTER COUNT	MA	\$633,716	\$811,240	\$980,627	\$1,218,721
ANNE ARUNDEL CO	MD	\$869,020	\$1,112,520	\$1,344,743	\$1,671,192
BALTIMORE CITY	MD	\$869,020	\$1,112,520	\$1,344,743	\$1,671,192
BALTIMORE COUNT	MD	\$869,020	\$1,112,520	\$1,344,743	\$1,671,192
CARROLL COUNTY	MD	\$869,020	\$1,112,520	\$1,344,743	\$1,671,192
CECIL COUNTY	MD	\$732,651	\$937,902	\$1,133,737	\$1,408,975
CHARLES COUNTY	MD	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
FREDERICK COUNT	MD	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
HARFORD COUNTY	MD	\$869,020	\$1,112,520	\$1,344,743	\$1,671,192
HOWARD COUNTY	MD	\$869,020	\$1,112,520	\$1,344,743	\$1,671,192
MONTGOMERY COUN	MD	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
PRINCE GEORGE'S	MD	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
QUEEN ANNE'S CO	MD	\$869,020	\$1,112,520	\$1,344,743	\$1,671,192
CUMBERLAND COUN	ME	\$715,270	\$915,697	\$1,106,824	\$1,375,551
SAGADAHOC COUNT	ME	\$715,270	\$915,697	\$1,106,824	\$1,375,551
YORK COUNTY	ME	\$715,270	\$915,697	\$1,106,824	\$1,375,551
ANOKA COUNTY	MN	\$641,738	\$821,529	\$993,066	\$1,234,125
CARVER COUNTY	MN	\$641,738	\$821,529	\$993,066	\$1,234,125
CHISAGO COUNTY	MN	\$641,738	\$821,529	\$993,066	\$1,234,125

DAKOTA COUNTY	MN	\$641,738	\$821,529	\$993,066	\$1,234,125
HENNEPIN COUNTY	MN	\$641,738	\$821,529	\$993,066	\$1,234,125
ISANTI COUNTY	MN	\$641,738	\$821,529	\$993,066	\$1,234,125
LE SUEUR COUNTY	MN	\$641,738	\$821,529	\$993,066	\$1,234,125
MILLE LACS COUN	MN	\$641,738	\$821,529	\$993,066	\$1,234,125
RAMSEY COUNTY	MN	\$641,738	\$821,529	\$993,066	\$1,234,125
SCOTT COUNTY	MN	\$641,738	\$821,529	\$993,066	\$1,234,125
SHERBURNE COUNT	MN	\$641,738	\$821,529	\$993,066	\$1,234,125
WASHINGTON COUN	MN	\$641,738	\$821,529	\$993,066	\$1,234,125
WRIGHT COUNTY	MN	\$641,738	\$821,529	\$993,066	\$1,234,125
CARBON COUNTY	MT	\$877,042	\$1,122,751	\$1,357,183	\$1,686,655
FLATHEAD COUNTY	MT	\$715,270	\$915,697	\$1,106,824	\$1,375,551
GALLATIN COUNTY	MT	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
MINERAL COUNTY	MT	\$695,216	\$890,004	\$1,075,783	\$1,336,954
MISSOULA COUNTY	MT	\$695,216	\$890,004	\$1,075,783	\$1,336,954
PARK COUNTY	MT	\$655,107	\$838,677	\$1,013,760	\$1,259,818
RAVALLI COUNTY	MT	\$651,097	\$833,504	\$1,007,540	\$1,252,145
STILLWATER COUN	MT	\$877,042	\$1,122,751	\$1,357,183	\$1,686,655
YELLOWSTONE COU	MT	\$877,042	\$1,122,751	\$1,357,183	\$1,686,655
CAMDEN COUNTY	NC	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
CHATHAM COUNTY	NC	\$737,999	\$944,761	\$1,141,991	\$1,419,264
CURRITUCK COUNT	NC	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
DARE COUNTY	NC	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
DURHAM COUNTY	NC	\$737,999	\$944,761	\$1,141,991	\$1,419,264
GATES COUNTY	NC	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
ORANGE COUNTY	NC	\$737,999	\$944,761	\$1,141,991	\$1,419,264
PERQUIMANS COUN	NC	\$935,868	\$1,198,085	\$1,448,212	\$1,799,773
PERSON COUNTY	NC	\$737,999	\$944,761	\$1,141,991	\$1,419,264
DAWSON COUNTY	NE	\$701,901	\$898,549	\$1,086,130	\$1,349,800
GOSPER COUNTY	NE	\$701,901	\$898,549	\$1,086,130	\$1,349,800
CARROLL COUNTY	NH	\$635,053	\$812,984	\$982,719	\$1,221,278
HILLSBOROUGH CO	NH	\$685,857	\$878,030	\$1,061,309	\$1,318,992
ROCKINGHAM COUN	NH	\$1,119,030	\$1,432,575	\$1,731,646	\$2,152,031
STRAFFORD COUNT	NH	\$1,119,030	\$1,432,575	\$1,731,646	\$2,152,031
ATLANTIC COUNTY	NJ	\$848,966	\$1,086,827	\$1,313,703	\$1,632,653
BERGEN COUNTY	NJ	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
BURLINGTON COUN	NJ	\$732,651	\$937,902	\$1,133,737	\$1,408,975
CAMDEN COUNTY	NJ	\$732,651	\$937,902	\$1,133,737	\$1,408,975
CAPE MAY COUNTY	NJ	\$848,966	\$1,086,827	\$1,313,703	\$1,632,653
ESSEX COUNTY	NJ	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
GLOUCESTER COUN	NJ	\$732,651	\$937,902	\$1,133,737	\$1,408,975
HUDSON COUNTY	NJ	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
HUNTERDON COUNT	NJ	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
MIDDLESEX COUNT	NJ	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
MONMOUTH COUNTY	NJ	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
MORRIS COUNTY	NJ	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217

OCEAN COUNTY	NJ	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
PASSAIC COUNTY	NJ	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
SALEM COUNTY	NJ	\$732,651	\$937,902	\$1,133,737	\$1,408,975
SOMERSET COUNTY	NJ	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
SUSSEX COUNTY	NJ	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
UNION COUNTY	NJ	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
LOS ALAMOS COUN	NM	\$804,846	\$1,030,326	\$1,245,460	\$1,547,786
SANTA FE COUNTY	NM	\$661,792	\$847,222	\$1,024,107	\$1,272,664
CARSON CITY	NV	\$668,477	\$855,767	\$1,034,454	\$1,285,568
DOUGLAS COUNTY	NV	\$855,651	\$1,095,372	\$1,324,049	\$1,645,500
LYON COUNTY	NV	\$742,009	\$949,877	\$1,148,211	\$1,426,937
STOREY COUNTY	NV	\$742,009	\$949,877	\$1,148,211	\$1,426,937
WASHOE COUNTY	NV	\$742,009	\$949,877	\$1,148,211	\$1,426,937
BRONX COUNTY	NY	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
KINGS COUNTY	NY	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
NASSAU COUNTY	NY	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
NEW YORK COUNTY	NY	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
PUTNAM COUNTY	NY	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
QUEENS COUNTY	NY	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
RICHMOND COUNTY	NY	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
ROCKLAND COUNTY	NY	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
SUFFOLK COUNTY	NY	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
WESTCHESTER COU	NY	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
DELAWARE COUNTY	OH	\$687,194	\$879,716	\$1,063,402	\$1,321,550
FAIRFIELD COUNT	OH	\$687,194	\$879,716	\$1,063,402	\$1,321,550
FRANKLIN COUNTY	OH	\$687,194	\$879,716	\$1,063,402	\$1,321,550
HOCKING COUNTY	OH	\$687,194	\$879,716	\$1,063,402	\$1,321,550
LICKING COUNTY	OH	\$687,194	\$879,716	\$1,063,402	\$1,321,550
MADISON COUNTY	OH	\$687,194	\$879,716	\$1,063,402	\$1,321,550
MORROW COUNTY	OH	\$687,194	\$879,716	\$1,063,402	\$1,321,550
PERRY COUNTY	OH	\$687,194	\$879,716	\$1,063,402	\$1,321,550
PICKAWAY COUNTY	OH	\$687,194	\$879,716	\$1,063,402	\$1,321,550
UNION COUNTY	OH	\$687,194	\$879,716	\$1,063,402	\$1,321,550
BENTON COUNTY	OR	\$715,270	\$915,697	\$1,106,824	\$1,375,551
CLACKAMAS COUNT	OR	\$815,542	\$1,044,045	\$1,262,026	\$1,568,363
CLATSOP COUNTY	OR	\$655,107	\$838,677	\$1,013,760	\$1,259,818
COLUMBIA COUNTY	OR	\$815,542	\$1,044,045	\$1,262,026	\$1,568,363
CROOK COUNTY	OR	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
DESCHUTES COUNT	OR	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
HOOD RIVER COUN	OR	\$886,400	\$1,134,783	\$1,371,657	\$1,704,616
JEFFERSON COUNT	OR	\$835,596	\$1,069,738	\$1,293,067	\$1,606,961
MULTNOMAH COUNT	OR	\$815,542	\$1,044,045	\$1,262,026	\$1,568,363
WASHINGTON COUN	OR	\$815,542	\$1,044,045	\$1,262,026	\$1,568,363
YAMHILL COUNTY	OR	\$815,542	\$1,044,045	\$1,262,026	\$1,568,363
BUCKS COUNTY	PA	\$732,651	\$937,902	\$1,133,737	\$1,408,975
CHESTER COUNTY	PA	\$732,651	\$937,902	\$1,133,737	\$1,408,975

DELAWARE COUNTY	PA	\$732,651	\$937,902	\$1,133,737	\$1,408,975
MONTGOMERY COUN	PA	\$732,651	\$937,902	\$1,133,737	\$1,408,975
PHILADELPHIA CO	PA	\$732,651	\$937,902	\$1,133,737	\$1,408,975
AGUAS BUENAS MU	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
AIBONITO MUNICI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
BARCELONETA MUN	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
BARRANQUITAS MU	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
BAYAMON MUNICIPI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
CAGUAS MUNICIPI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
CANOVANAS MUNIC	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
CAROLINA MUNICI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
CATANO MUNICIPI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
CAYEY MUNICIPIO	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
CEIBA MUNICIPIO	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
CIALES MUNICIPI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
CIDRA MUNICIPIO	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
COMERIO MUNICIP	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
COROZAL MUNICIP	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
DORADO MUNICIPI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
FAJARDO MUNICIP	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
FLORIDA MUNICIP	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
GUAYNABO MUNICI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
GURABO MUNICIPI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
HUMACAO MUNICIP	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
JUNCOS MUNICIPI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
LAS PIEDRAS MUN	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
LOIZA MUNICIPIO	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
LUQUILLO MUNICI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
MANATI MUNICIPI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
MAUNABO MUNICIP	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
MOROVIS MUNICIP	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
NAGUABO MUNICIP	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
NARANJITO MUNIC	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
OROCOVIS MUNICI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
RIO GRANDE MUNI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
SAN JUAN MUNICI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
SAN LORENZO MUN	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
TOA ALTA MUNICI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
TOA BAJA MUNICI	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
TRUJILLO ALTO M	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
VEGA ALTA MUNIC	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
VEGA BAJA MUNIC	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
YABUCOA MUNICIP	PR	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
BRISTOL COUNTY	RI	\$915,813	\$1,172,392	\$1,417,171	\$1,761,233
KENT COUNTY	RI	\$915,813	\$1,172,392	\$1,417,171	\$1,761,233
NEWPORT COUNTY	RI	\$915,813	\$1,172,392	\$1,417,171	\$1,761,233

PROVIDENCE COUN	RI	\$915,813	\$1,172,392	\$1,417,171	\$1,761,233
WASHINGTON COUN	RI	\$915,813	\$1,172,392	\$1,417,171	\$1,761,233
BEAUFORT COUNTY	SC	\$742,009	\$949,877	\$1,148,211	\$1,426,937
BERKELEY COUNTY	SC	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
CHARLESTON COUN	SC	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
DORCHESTER COUN	SC	\$802,172	\$1,026,897	\$1,241,333	\$1,542,670
JASPER COUNTY	SC	\$742,009	\$949,877	\$1,148,211	\$1,426,937
LAWRENCE COUNTY	SD	\$629,705	\$806,125	\$974,407	\$1,210,990
CANNON COUNTY	TN	\$1,196,574	\$1,531,859	\$1,851,623	\$2,301,130
CHEATHAM COUNTY	TN	\$1,196,574	\$1,531,859	\$1,851,623	\$2,301,130
DAVIDSON COUNTY	TN	\$1,196,574	\$1,531,859	\$1,851,623	\$2,301,130
DICKSON COUNTY	TN	\$1,196,574	\$1,531,859	\$1,851,623	\$2,301,130
HICKMAN COUNTY	TN	\$1,196,574	\$1,531,859	\$1,851,623	\$2,301,130
MACON COUNTY	TN	\$1,196,574	\$1,531,859	\$1,851,623	\$2,301,130
MAURY COUNTY	TN	\$1,196,574	\$1,531,859	\$1,851,623	\$2,301,130
ROBERTSON COUNT	TN	\$1,196,574	\$1,531,859	\$1,851,623	\$2,301,130
RUTHERFORD COUN	TN	\$1,196,574	\$1,531,859	\$1,851,623	\$2,301,130
SMITH COUNTY	TN	\$1,196,574	\$1,531,859	\$1,851,623	\$2,301,130
SUMNER COUNTY	TN	\$1,196,574	\$1,531,859	\$1,851,623	\$2,301,130
TROUSDALE COUNT	TN	\$1,196,574	\$1,531,859	\$1,851,623	\$2,301,130
WILLIAMSON COUN	TN	\$1,196,574	\$1,531,859	\$1,851,623	\$2,301,130
WILSON COUNTY	TN	\$1,196,574	\$1,531,859	\$1,851,623	\$2,301,130
ATASCOSA COUNTY	TX	\$648,423	\$830,074	\$1,003,413	\$1,246,971
BANDERA COUNTY	TX	\$648,423	\$830,074	\$1,003,413	\$1,246,971
BASTROP COUNTY	TX	\$664,466	\$850,651	\$1,028,234	\$1,277,837
BEXAR COUNTY	TX	\$648,423	\$830,074	\$1,003,413	\$1,246,971
CALDWELL COUNTY	TX	\$664,466	\$850,651	\$1,028,234	\$1,277,837
COLLIN COUNTY	TX	\$655,107	\$838,677	\$1,013,760	\$1,259,818
COMAL COUNTY	TX	\$648,423	\$830,074	\$1,003,413	\$1,246,971
DALLAS COUNTY	TX	\$655,107	\$838,677	\$1,013,760	\$1,259,818
DENTON COUNTY	TX	\$655,107	\$838,677	\$1,013,760	\$1,259,818
ELLIS COUNTY	TX	\$655,107	\$838,677	\$1,013,760	\$1,259,818
GLASSCOCK COUNT	TX	\$945,226	\$1,210,060	\$1,462,686	\$1,817,792
GUADALUPE COUNT	TX	\$648,423	\$830,074	\$1,003,413	\$1,246,971
HAYS COUNTY	TX	\$664,466	\$850,651	\$1,028,234	\$1,277,837
HUNT COUNTY	TX	\$655,107	\$838,677	\$1,013,760	\$1,259,818
JOHNSON COUNTY	TX	\$655,107	\$838,677	\$1,013,760	\$1,259,818
KAUFMAN COUNTY	TX	\$655,107	\$838,677	\$1,013,760	\$1,259,818
KENDALL COUNTY	TX	\$648,423	\$830,074	\$1,003,413	\$1,246,971
MEDINA COUNTY	TX	\$648,423	\$830,074	\$1,003,413	\$1,246,971
PARKER COUNTY	TX	\$655,107	\$838,677	\$1,013,760	\$1,259,818
ROCKWALL COUNTY	TX	\$655,107	\$838,677	\$1,013,760	\$1,259,818
TARRANT COUNTY	TX	\$655,107	\$838,677	\$1,013,760	\$1,259,818
TRAVIS COUNTY	TX	\$664,466	\$850,651	\$1,028,234	\$1,277,837
WILLIAMSON COUN	TX	\$664,466	\$850,651	\$1,028,234	\$1,277,837
WILSON COUNTY	TX	\$648,423	\$830,074	\$1,003,413	\$1,246,971

WISE COUNTY	TX	\$655,107	\$838,677	\$1,013,760	\$1,259,818
DAVIS COUNTY	UT	\$865,009	\$1,107,347	\$1,338,582	\$1,663,519
GRAND COUNTY	UT	\$975,976	\$1,249,413	\$1,510,293	\$1,876,909
JUAB COUNTY	UT	\$699,227	\$895,120	\$1,082,003	\$1,344,685
MORGAN COUNTY	UT	\$865,009	\$1,107,347	\$1,338,582	\$1,663,519
RICH COUNTY	UT	\$673,825	\$862,626	\$1,042,708	\$1,295,857
SALT LAKE COUNT	UT	\$740,672	\$948,191	\$1,146,176	\$1,424,379
SUMMIT COUNTY	UT	\$1,352,997	\$1,732,111	\$2,093,728	\$2,602,003
TOOELE COUNTY	UT	\$740,672	\$948,191	\$1,146,176	\$1,424,379
UTAH COUNTY	UT	\$699,227	\$895,120	\$1,082,003	\$1,344,685
WASATCH COUNTY	UT	\$1,352,997	\$1,732,111	\$2,093,728	\$2,602,003
WASHINGTON COUN	UT	\$705,912	\$903,665	\$1,092,350	\$1,357,531
WAYNE COUNTY	UT	\$1,159,139	\$1,483,903	\$1,793,727	\$2,229,167
WEBER COUNTY	UT	\$865,009	\$1,107,347	\$1,338,582	\$1,663,519
ALBEMARLE COUNT	VA	\$695,216	\$890,004	\$1,075,783	\$1,336,954
ALEXANDRIA CITY	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
AMELIA COUNTY	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
ARLINGTON COUNT	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
CHARLES CITY CO	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
CHARLOTTESVILLE	VA	\$695,216	\$890,004	\$1,075,783	\$1,336,954
CHESAPEAKE CITY	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
CHESTERFIELD CO	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
CLARKE COUNTY	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
COLONIAL HEIGHT	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
CULPEPER COUNTY	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
DINWIDDIE COUNT	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
FAIRFAX CITY	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
FAIRFAX COUNTY	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
FALLS CHURCH CI	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
FAUQUIER COUNTY	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
FLUVANNA COUNTY	VA	\$695,216	\$890,004	\$1,075,783	\$1,336,954
FREDERICKSBURG	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
GLOUCESTER COUN	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
GOOCHLAND COUNT	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
GREENE COUNTY	VA	\$695,216	\$890,004	\$1,075,783	\$1,336,954
HAMPTON CITY	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
HANOVER COUNTY	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
HENRICO COUNTY	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
HOPEWELL CITY	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
ISLE OF WIGHT C	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
JAMES CITY COUN	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
KING AND QUEEN	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
KING WILLIAM CO	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
LOUDOUN COUNTY	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
MANASSAS CITY	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
MANASSAS PARK C	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217

MATHEWS COUNTY	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
NELSON COUNTY	VA	\$695,216	\$890,004	\$1,075,783	\$1,336,954
NEW KENT COUNTY	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
NEWPORT NEWS CI	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
NORFOLK CITY	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
PETERSBURG CITY	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
POQUOSON CITY	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
PORTSMOUTH CITY	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
POWHATAN COUNTY	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
PRINCE GEORGE C	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
PRINCE WILLIAM	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
RAPPAHANNOCK CO	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
RICHMOND CITY	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
SPOTSYLVANIA CO	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
STAFFORD COUNTY	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
SUFFOLK CITY	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
SURRY COUNTY	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
SUSSEX COUNTY	VA	\$822,227	\$1,052,590	\$1,272,373	\$1,581,210
VIRGINIA BEACH	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
WARREN COUNTY	VA	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
WILLIAMSBURG CI	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
YORK COUNTY	VA	\$881,053	\$1,127,924	\$1,363,402	\$1,694,386
ST. JOHN ISLAND	VI	\$1,303,530	\$1,668,751	\$2,017,173	\$2,506,847
ST. THOMAS ISLA	VI	\$787,466	\$1,008,121	\$1,218,546	\$1,514,362
CHITTENDEN COUN	VT	\$668,477	\$855,767	\$1,034,454	\$1,285,568
FRANKLIN COUNTY	VT	\$668,477	\$855,767	\$1,034,454	\$1,285,568
GRAND ISLE COUN	VT	\$668,477	\$855,767	\$1,034,454	\$1,285,568
CHELAN COUNTY	WA	\$681,847	\$872,857	\$1,055,089	\$1,311,261
CLARK COUNTY	WA	\$815,542	\$1,044,045	\$1,262,026	\$1,568,363
DOUGLAS COUNTY	WA	\$681,847	\$872,857	\$1,055,089	\$1,311,261
ISLAND COUNTY	WA	\$780,781	\$999,518	\$1,208,199	\$1,501,516
KING COUNTY	WA	\$1,236,682	\$1,583,186	\$1,913,704	\$2,378,267
KITSAP COUNTY	WA	\$716,607	\$917,383	\$1,108,916	\$1,378,109
PIERCE COUNTY	WA	\$1,236,682	\$1,583,186	\$1,913,704	\$2,378,267
SAN JUAN COUNTY	WA	\$791,477	\$1,013,237	\$1,224,766	\$1,522,093
SKAGIT COUNTY	WA	\$721,955	\$924,242	\$1,117,170	\$1,388,398
SKAMANIA COUNTY	WA	\$815,542	\$1,044,045	\$1,262,026	\$1,568,363
SNOHOMISH COUNT	WA	\$1,236,682	\$1,583,186	\$1,913,704	\$2,378,267
THURSTON COUNTY	WA	\$681,847	\$872,857	\$1,055,089	\$1,311,261
WHATCOM COUNTY	WA	\$772,759	\$989,288	\$1,195,818	\$1,486,112
WHITMAN COUNTY	WA	\$673,825	\$862,626	\$1,042,708	\$1,295,857
PIERCE COUNTY	WI	\$641,738	\$821,529	\$993,066	\$1,234,125
ST. CROIX COUNT	WI	\$641,738	\$821,529	\$993,066	\$1,234,125
JEFFERSON COUNT	WV	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
TETON COUNTY	WY	\$1,452,194	\$1,859,383	\$2,247,478	\$2,793,217
UINTA COUNTY	WY	\$673,825	\$862,626	\$1,042,708	\$1,295,857

All other areas – 2,794 counties (floor): \$629,283 \$805,718 \$973,884 \$1,210,379

.02 The nationwide average purchase price (for use in the housing cost/income ratio for new and existing residences) is \$553,900.

SECTION 5. EFFECT ON OTHER DOCUMENTS

Rev. Proc. 2025-18 is obsolete except as provided in section 6 of this revenue procedure.

SECTION 6. EFFECTIVE DATES

.01 Issuers may rely on this revenue procedure to determine average area purchase price safe harbors for commitments to provide financing or issue mortgage credit certificates that are made, or (if the purchase precedes the commitment) for residences that are purchased, in the period that begins on May 6, 2026, and ends on the date as of which the safe harbors contained in section 4.01 of this revenue procedure are rendered obsolete by a new revenue procedure.

.02 Notwithstanding section 5 of this revenue procedure, issuers may continue to rely on the average area purchase price safe harbors contained in Rev. Proc. 2025-18, with respect to bonds sold, or for mortgage credit certificates issued with respect to bond authority exchanged, before June 5, 2026, if the commitments to provide financing or issue mortgage credit certificates are made on or before July 6, 2026.

.03 Except as provided in section 6.04, issuers must use the nationwide average purchase price limitation contained in this revenue procedure for commitments to provide financing or issue mortgage credit certificates that are made, or (if the purchase

precedes the commitment) for residences that are purchased, in the period that begins on May 6, 2026 and ends on the date when the nationwide average purchase price limitation is rendered obsolete by a new revenue procedure.

.04 Notwithstanding sections 5 and 6.03 of this revenue procedure, issuers may continue to rely on the nationwide average purchase price set forth in Rev. Proc. 2025-18 with respect to bonds sold, or for mortgage credit certificates issued with respect to bond authority exchanged, before June 5, 2026, if the commitments to provide financing or issue mortgage credit certificates are made on or before July 6, 2026.

SECTION 7. PAPERWORK REDUCTION ACT

The collection of information contained in this revenue procedure has been reviewed and approved by the Office of Management and Budget in accordance with the Paperwork Reduction Act (44 U.S.C. 3507) under control number 1545-1877.

An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection of information displays a valid OMB control number.

This revenue procedure contains a collection of information requirement in section 3.03. The purpose of the collection of information is to verify the applicable FHA loan limit that issuers of qualified mortgage bonds and qualified mortgage certificates have used to calculate the average area purchase price for a given MSA for purposes of §§ 143(e) and 25(c). The collection of information is required to obtain the benefit of using revisions to FHA loan limits to determine average area purchase prices. The likely respondents are state and local governments.

The estimated total annual reporting and/or recordkeeping burden is: 15 hours.

The estimated annual burden per respondent and/or recordkeeper: 15 minutes.

The estimated number of respondents and/or recordkeepers: 60.

Books or records relating to a collection of information must be retained as long as their contents may become material in the administration of any internal revenue law.

Generally, tax returns and tax return information are confidential, as required by 26 U.S.C. 6103.

SECTION 8. DRAFTING INFORMATION

The principal author of this revenue procedure is Brian Choi of the Office of Associate Chief Counsel (Financial Institutions & Products). For further information regarding this revenue procedure contact Mr. Choi on (202) 317-3154 (not a toll-free number).