



FY2023 SMALL AREA FMRs For KING COUNTY, WA

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

King County is part of the **Seattle-Bellevue, WA HUD Metro FMR Area**.

King County, WA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98001	\$1,840	\$1,890	\$2,210	\$2,970	\$3,460
98002	\$1,510	\$1,570	\$1,840	\$2,520	\$2,960
98003	\$1,510	\$1,570	\$1,840	\$2,520	\$2,960
98004	\$2,740	\$2,820	\$3,300	\$4,430	\$5,170
98005	\$2,150	\$2,220	\$2,590	\$3,480	\$4,060
98006	\$2,570	\$2,640	\$3,090	\$4,150	\$4,840
98007	\$2,170	\$2,230	\$2,610	\$3,500	\$4,090
98008	\$2,220	\$2,280	\$2,670	\$3,590	\$4,180
98009	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98010	\$1,800	\$1,850	\$2,160	\$2,900	\$3,380
98011	\$1,950	\$2,000	\$2,340	\$3,140	\$3,670
98014	\$1,710	\$1,760	\$2,060	\$2,770	\$3,230
98015	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98019	\$2,330	\$2,400	\$2,800	\$3,760	\$4,390
98022	\$1,510	\$1,570	\$1,840	\$2,520	\$2,960
98023	\$1,640	\$1,690	\$1,970	\$2,650	\$3,090
98024	\$2,010	\$2,070	\$2,420	\$3,250	\$3,790

King County, WA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98025	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98027	\$2,120	\$2,180	\$2,550	\$3,420	\$4,000
98028	\$1,660	\$1,700	\$1,990	\$2,670	\$3,120
98029	\$2,570	\$2,640	\$3,090	\$4,150	\$4,840
98030	\$1,610	\$1,660	\$1,940	\$2,610	\$3,040
98031	\$1,620	\$1,670	\$1,950	\$2,620	\$3,060
98032	\$1,710	\$1,760	\$2,060	\$2,770	\$3,230
98033	\$2,410	\$2,480	\$2,900	\$3,890	\$4,540
98034	\$2,060	\$2,120	\$2,480	\$3,330	\$3,890
98035	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98038	\$2,210	\$2,280	\$2,660	\$3,570	\$4,170
98039	\$2,420	\$2,480	\$2,910	\$3,900	\$4,550
98040	\$2,390	\$2,450	\$2,870	\$3,850	\$4,500
98041	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98042	\$1,950	\$2,010	\$2,350	\$3,160	\$3,680
98045	\$1,860	\$1,920	\$2,240	\$3,010	\$3,510
98047	\$1,510	\$1,570	\$1,840	\$2,520	\$2,960
98050	\$2,080	\$2,140	\$2,510	\$3,360	\$3,930
98051	\$1,720	\$1,770	\$2,070	\$2,780	\$3,240
98052	\$2,290	\$2,350	\$2,750	\$3,690	\$4,310
98053	\$2,410	\$2,480	\$2,900	\$3,890	\$4,540
98055	\$1,930	\$1,980	\$2,320	\$3,120	\$3,640
98056	\$1,760	\$1,800	\$2,110	\$2,830	\$3,310
98057	\$1,530	\$1,570	\$1,840	\$2,520	\$2,960
98058	\$1,860	\$1,920	\$2,240	\$3,010	\$3,510
98059	\$2,040	\$2,100	\$2,450	\$3,290	\$3,840
98062	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530

King County, WA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>98063</u>	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
<u>98064</u>	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
<u>98065</u>	\$2,270	\$2,340	\$2,730	\$3,670	\$4,280
<u>98068</u>	\$1,680	\$1,730	\$2,020	\$2,710	\$3,170
<u>98070</u>	\$1,510	\$1,570	\$1,840	\$2,520	\$2,960
<u>98071</u>	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
<u>98072</u>	\$2,150	\$2,220	\$2,590	\$3,480	\$4,060
<u>98073</u>	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
<u>98074</u>	\$2,580	\$2,650	\$3,100	\$4,160	\$4,860
<u>98075</u>	\$2,740	\$2,820	\$3,300	\$4,430	\$5,170
<u>98077</u>	\$2,300	\$2,360	\$2,760	\$3,710	\$4,330
<u>98083</u>	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
<u>98089</u>	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
<u>98092</u>	\$1,610	\$1,680	\$1,990	\$2,700	\$3,160
<u>98093</u>	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
<u>98101</u>	\$2,600	\$2,670	\$3,120	\$4,190	\$4,890
<u>98102</u>	\$2,150	\$2,210	\$2,580	\$3,460	\$4,040
<u>98103</u>	\$2,210	\$2,280	\$2,660	\$3,570	\$4,170
<u>98104</u>	\$1,720	\$1,770	\$2,070	\$2,780	\$3,240
<u>98105</u>	\$2,000	\$2,060	\$2,410	\$3,240	\$3,780
<u>98106</u>	\$1,630	\$1,680	\$1,960	\$2,630	\$3,070
<u>98107</u>	\$2,180	\$2,240	\$2,620	\$3,520	\$4,110
<u>98108</u>	\$1,510	\$1,570	\$1,840	\$2,520	\$2,960
<u>98109</u>	\$2,550	\$2,630	\$3,070	\$4,120	\$4,810
<u>98110</u>	\$1,560	\$1,790	\$2,340	\$3,140	\$3,780
<u>98111</u>	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
<u>98112</u>	\$1,950	\$2,010	\$2,350	\$3,160	\$3,680

King County, WA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98113	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98114	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98115	\$2,090	\$2,150	\$2,510	\$3,370	\$3,930
98116	\$1,920	\$1,980	\$2,310	\$3,100	\$3,620
98117	\$2,020	\$2,080	\$2,430	\$3,260	\$3,810
98118	\$1,740	\$1,790	\$2,090	\$2,810	\$3,280
98119	\$1,990	\$2,040	\$2,390	\$3,210	\$3,750
98121	\$2,740	\$2,820	\$3,300	\$4,430	\$5,170
98122	\$2,180	\$2,240	\$2,620	\$3,520	\$4,110
98124	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98125	\$1,930	\$1,980	\$2,320	\$3,120	\$3,640
98126	\$1,680	\$1,730	\$2,020	\$2,710	\$3,170
98127	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98131	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98133	\$1,830	\$1,880	\$2,200	\$2,950	\$3,450
98134	\$2,140	\$2,200	\$2,570	\$3,450	\$4,030
98136	\$1,840	\$1,890	\$2,210	\$2,970	\$3,460
98138	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98139	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98144	\$1,750	\$1,800	\$2,100	\$2,820	\$3,290
98145	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98146	\$1,570	\$1,620	\$1,890	\$2,540	\$2,960
98148	\$1,560	\$1,600	\$1,870	\$2,520	\$2,960
98154	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98155	\$1,800	\$1,860	\$2,170	\$2,910	\$3,400
98158	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98161	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530

King County, WA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98164	\$1,720	\$1,770	\$2,070	\$2,780	\$3,240
98165	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98166	\$1,510	\$1,570	\$1,840	\$2,520	\$2,960
98168	\$1,570	\$1,620	\$1,890	\$2,540	\$2,960
98170	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98174	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98175	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98177	\$1,800	\$1,860	\$2,170	\$2,910	\$3,400
98178	\$1,700	\$1,740	\$2,040	\$2,740	\$3,200
98185	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98188	\$1,510	\$1,570	\$1,840	\$2,520	\$2,960
98194	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98195	\$1,870	\$1,920	\$2,250	\$3,020	\$3,530
98198	\$1,590	\$1,630	\$1,910	\$2,560	\$2,990
98199	\$1,980	\$2,040	\$2,380	\$3,200	\$3,730
98224	\$1,560	\$1,600	\$1,870	\$2,520	\$2,960
98288	\$1,510	\$1,570	\$1,840	\$2,520	\$2,960
98354	\$1,510	\$1,570	\$1,840	\$2,520	\$2,960
98372	\$1,510	\$1,570	\$1,840	\$2,520	\$2,960
98422	\$1,510	\$1,570	\$1,970	\$2,800	\$3,280

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