



# FY2024 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 |
| <a href="#">98001</a>                                     | \$2,190    | \$2,250     | \$2,620     | \$3,480       | \$4,040      |
| <a href="#">98002</a>                                     | \$1,840    | \$1,890     | \$2,210     | \$2,970       | \$3,470      |
| <a href="#">98003</a>                                     | \$1,840    | \$1,890     | \$2,210     | \$2,970       | \$3,470      |
| <a href="#">98004</a>                                     | \$3,300    | \$3,390     | \$3,950     | \$5,240       | \$6,090      |
| <a href="#">98005</a>                                     | \$2,580    | \$2,650     | \$3,090     | \$4,100       | \$4,770      |
| <a href="#">98006</a>                                     | \$3,110    | \$3,190     | \$3,720     | \$4,940       | \$5,740      |
| <a href="#">98007</a>                                     | \$2,570    | \$2,630     | \$3,070     | \$4,070       | \$4,740      |
| <a href="#">98008</a>                                     | \$2,720    | \$2,790     | \$3,250     | \$4,310       | \$5,010      |
| <a href="#">98009</a>                                     | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98010</a>                                     | \$2,370    | \$2,440     | \$2,840     | \$3,770       | \$4,380      |
| <a href="#">98011</a>                                     | \$2,360    | \$2,420     | \$2,820     | \$3,740       | \$4,350      |
| <a href="#">98014</a>                                     | \$2,000    | \$2,050     | \$2,390     | \$3,170       | \$3,690      |
| <a href="#">98015</a>                                     | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98019</a>                                     | \$2,970    | \$3,050     | \$3,550     | \$4,710       | \$5,480      |
| <a href="#">98022</a>                                     | \$1,840    | \$1,890     | \$2,210     | \$2,970       | \$3,470      |
| <a href="#">98023</a>                                     | \$2,080    | \$2,140     | \$2,490     | \$3,300       | \$3,840      |
| <a href="#">98024</a>                                     | \$2,310    | \$2,370     | \$2,760     | \$3,660       | \$4,260      |

**King County, WA Advisory Small Area FMRs By Unit Bedrooms**

| <b>ZIP Code</b>              | <b>Efficiency</b> | <b>One-Bedroom</b> | <b>Two-Bedroom</b> | <b>Three-Bedroom</b> | <b>Four-Bedroom</b> |
|------------------------------|-------------------|--------------------|--------------------|----------------------|---------------------|
| <a href="#"><u>98025</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |
| <a href="#"><u>98027</u></a> | \$2,560           | \$2,620            | \$3,060            | \$4,060              | \$4,720             |
| <a href="#"><u>98028</u></a> | \$2,040           | \$2,090            | \$2,440            | \$3,240              | \$3,760             |
| <a href="#"><u>98029</u></a> | \$3,080           | \$3,160            | \$3,680            | \$4,880              | \$5,680             |
| <a href="#"><u>98030</u></a> | \$2,030           | \$2,080            | \$2,430            | \$3,220              | \$3,750             |
| <a href="#"><u>98031</u></a> | \$1,990           | \$2,040            | \$2,380            | \$3,160              | \$3,670             |
| <a href="#"><u>98032</u></a> | \$2,010           | \$2,070            | \$2,410            | \$3,200              | \$3,720             |
| <a href="#"><u>98033</u></a> | \$2,770           | \$2,840            | \$3,310            | \$4,390              | \$5,110             |
| <a href="#"><u>98034</u></a> | \$2,370           | \$2,440            | \$2,840            | \$3,770              | \$4,380             |
| <a href="#"><u>98035</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |
| <a href="#"><u>98038</u></a> | \$2,620           | \$2,690            | \$3,130            | \$4,150              | \$4,830             |
| <a href="#"><u>98039</u></a> | \$2,870           | \$2,940            | \$3,430            | \$4,550              | \$5,290             |
| <a href="#"><u>98040</u></a> | \$2,840           | \$2,920            | \$3,400            | \$4,510              | \$5,250             |
| <a href="#"><u>98041</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |
| <a href="#"><u>98042</u></a> | \$2,290           | \$2,350            | \$2,740            | \$3,640              | \$4,230             |
| <a href="#"><u>98045</u></a> | \$2,310           | \$2,370            | \$2,760            | \$3,660              | \$4,260             |
| <a href="#"><u>98047</u></a> | \$1,840           | \$1,890            | \$2,210            | \$2,970              | \$3,470             |
| <a href="#"><u>98050</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |
| <a href="#"><u>98051</u></a> | \$2,120           | \$2,180            | \$2,540            | \$3,370              | \$3,920             |
| <a href="#"><u>98052</u></a> | \$2,670           | \$2,750            | \$3,200            | \$4,250              | \$4,940             |
| <a href="#"><u>98053</u></a> | \$2,960           | \$3,040            | \$3,540            | \$4,700              | \$5,460             |
| <a href="#"><u>98055</u></a> | \$2,280           | \$2,340            | \$2,730            | \$3,620              | \$4,210             |
| <a href="#"><u>98056</u></a> | \$2,000           | \$2,050            | \$2,390            | \$3,170              | \$3,690             |
| <a href="#"><u>98057</u></a> | \$1,870           | \$1,920            | \$2,240            | \$2,970              | \$3,470             |
| <a href="#"><u>98058</u></a> | \$2,140           | \$2,200            | \$2,560            | \$3,400              | \$3,950             |
| <a href="#"><u>98059</u></a> | \$2,420           | \$2,480            | \$2,890            | \$3,830              | \$4,460             |
| <a href="#"><u>98062</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |
| <a href="#"><u>98063</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |

**King County, WA Advisory Small Area FMRs By Unit Bedrooms**

| <b>ZIP Code</b>              | <b>Efficiency</b> | <b>One-Bedroom</b> | <b>Two-Bedroom</b> | <b>Three-Bedroom</b> | <b>Four-Bedroom</b> |
|------------------------------|-------------------|--------------------|--------------------|----------------------|---------------------|
| <a href="#"><u>98064</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |
| <a href="#"><u>98065</u></a> | \$2,830           | \$2,910            | \$3,390            | \$4,500              | \$5,230             |
| <a href="#"><u>98068</u></a> | \$2,040           | \$2,100            | \$2,440            | \$3,240              | \$3,770             |
| <a href="#"><u>98070</u></a> | \$1,840           | \$1,890            | \$2,210            | \$2,970              | \$3,470             |
| <a href="#"><u>98071</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |
| <a href="#"><u>98072</u></a> | \$2,550           | \$2,620            | \$3,050            | \$4,050              | \$4,710             |
| <a href="#"><u>98073</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |
| <a href="#"><u>98074</u></a> | \$3,040           | \$3,120            | \$3,640            | \$4,830              | \$5,620             |
| <a href="#"><u>98075</u></a> | \$3,320           | \$3,410            | \$3,970            | \$5,270              | \$6,120             |
| <a href="#"><u>98077</u></a> | \$2,760           | \$2,830            | \$3,300            | \$4,380              | \$5,090             |
| <a href="#"><u>98083</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |
| <a href="#"><u>98089</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |
| <a href="#"><u>98092</u></a> | \$1,930           | \$2,010            | \$2,360            | \$3,170              | \$3,680             |
| <a href="#"><u>98093</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |
| <a href="#"><u>98101</u></a> | \$3,000           | \$3,080            | \$3,590            | \$4,760              | \$5,540             |
| <a href="#"><u>98102</u></a> | \$2,430           | \$2,500            | \$2,910            | \$3,860              | \$4,490             |
| <a href="#"><u>98103</u></a> | \$2,580           | \$2,650            | \$3,090            | \$4,100              | \$4,770             |
| <a href="#"><u>98104</u></a> | \$1,940           | \$1,990            | \$2,320            | \$3,080              | \$3,580             |
| <a href="#"><u>98105</u></a> | \$2,300           | \$2,360            | \$2,750            | \$3,650              | \$4,240             |
| <a href="#"><u>98106</u></a> | \$1,940           | \$1,990            | \$2,320            | \$3,080              | \$3,580             |
| <a href="#"><u>98107</u></a> | \$2,510           | \$2,570            | \$3,000            | \$3,980              | \$4,630             |
| <a href="#"><u>98108</u></a> | \$1,840           | \$1,890            | \$2,210            | \$2,970              | \$3,470             |
| <a href="#"><u>98109</u></a> | \$2,960           | \$3,040            | \$3,540            | \$4,700              | \$5,460             |
| <a href="#"><u>98110</u></a> | \$1,840           | \$1,960            | \$2,580            | \$3,400              | \$4,010             |
| <a href="#"><u>98111</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |
| <a href="#"><u>98112</u></a> | \$2,350           | \$2,410            | \$2,810            | \$3,730              | \$4,330             |
| <a href="#"><u>98113</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |
| <a href="#"><u>98114</u></a> | \$2,260           | \$2,320            | \$2,700            | \$3,580              | \$4,170             |

# King County, WA Advisory Small Area FMRs By Unit Bedrooms

| ZIP Code              | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
|-----------------------|------------|-------------|-------------|---------------|--------------|
| <a href="#">98115</a> | \$2,420    | \$2,480     | \$2,890     | \$3,830       | \$4,460      |
| <a href="#">98116</a> | \$2,310    | \$2,370     | \$2,760     | \$3,660       | \$4,260      |
| <a href="#">98117</a> | \$2,380    | \$2,440     | \$2,850     | \$3,780       | \$4,400      |
| <a href="#">98118</a> | \$2,160    | \$2,210     | \$2,580     | \$3,420       | \$3,980      |
| <a href="#">98119</a> | \$2,320    | \$2,380     | \$2,770     | \$3,680       | \$4,270      |
| <a href="#">98121</a> | \$3,320    | \$3,410     | \$3,970     | \$5,270       | \$6,120      |
| <a href="#">98122</a> | \$2,600    | \$2,670     | \$3,110     | \$4,130       | \$4,800      |
| <a href="#">98124</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98125</a> | \$2,200    | \$2,260     | \$2,630     | \$3,490       | \$4,060      |
| <a href="#">98126</a> | \$1,970    | \$2,020     | \$2,360     | \$3,130       | \$3,640      |
| <a href="#">98127</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98131</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98133</a> | \$2,150    | \$2,200     | \$2,570     | \$3,410       | \$3,960      |
| <a href="#">98134</a> | \$2,470    | \$2,540     | \$2,960     | \$3,930       | \$4,570      |
| <a href="#">98136</a> | \$2,270    | \$2,330     | \$2,720     | \$3,610       | \$4,200      |
| <a href="#">98138</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98139</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98144</a> | \$2,060    | \$2,110     | \$2,460     | \$3,260       | \$3,790      |
| <a href="#">98145</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98146</a> | \$1,910    | \$1,960     | \$2,280     | \$3,030       | \$3,520      |
| <a href="#">98148</a> | \$1,930    | \$1,980     | \$2,310     | \$3,070       | \$3,560      |
| <a href="#">98154</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98155</a> | \$2,190    | \$2,250     | \$2,620     | \$3,480       | \$4,040      |
| <a href="#">98158</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98161</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98164</a> | \$1,940    | \$1,990     | \$2,320     | \$3,080       | \$3,580      |
| <a href="#">98165</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98166</a> | \$1,840    | \$1,890     | \$2,210     | \$2,970       | \$3,470      |

## King County, WA Advisory Small Area FMRs By Unit Bedrooms

| ZIP Code              | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
|-----------------------|------------|-------------|-------------|---------------|--------------|
| <a href="#">98168</a> | \$1,840    | \$1,890     | \$2,210     | \$2,970       | \$3,470      |
| <a href="#">98170</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98174</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98175</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98177</a> | \$2,250    | \$2,310     | \$2,690     | \$3,570       | \$4,150      |
| <a href="#">98178</a> | \$2,060    | \$2,110     | \$2,460     | \$3,260       | \$3,790      |
| <a href="#">98185</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98188</a> | \$1,840    | \$1,890     | \$2,210     | \$2,970       | \$3,470      |
| <a href="#">98194</a> | \$2,260    | \$2,320     | \$2,700     | \$3,580       | \$4,170      |
| <a href="#">98195</a> | \$2,320    | \$2,380     | \$2,780     | \$3,690       | \$4,280      |
| <a href="#">98198</a> | \$1,860    | \$1,910     | \$2,230     | \$2,970       | \$3,470      |
| <a href="#">98199</a> | \$2,490    | \$2,560     | \$2,980     | \$3,950       | \$4,600      |
| <a href="#">98224</a> | \$1,840    | \$1,890     | \$2,210     | \$2,970       | \$3,470      |
| <a href="#">98288</a> | \$1,840    | \$1,890     | \$2,210     | \$2,970       | \$3,470      |
| <a href="#">98354</a> | \$1,840    | \$1,890     | \$2,210     | \$2,970       | \$3,470      |
| <a href="#">98422</a> | \$1,840    | \$2,030     | \$2,510     | \$3,540       | \$4,090      |
| <a href="#">98826</a> | \$1,840    | \$1,890     | \$2,210     | \$2,970       | \$3,470      |

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