



SEATTLE-BELLEVUE, WA HUD METRO FMR AREA SMALL AREA FY 2025 FAIR MARKET RENTS

All Housing Choice Voucher programs operated in the Seattle-Bellevue, WA HUD Metro FMR Area will use Small Area FMRs as defined by ZIP codes.

For FMR information for other programs, please click [here](#).

King County, WA is part of the Seattle-Bellevue, WA HUD Metro FMR Area, which consists of the following counties: King County, WA; and Snohomish County, WA. All information here applies to the entirety of the Seattle-Bellevue, WA HUD Metro FMR Area.

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.

NOTE: ZIP Code areas are defined by the postal service to facilitate the efficient delivery of mail. Because of this, ZIP code areas may cross city, county, and in some limited instances, state lines. Consequently, ZIP codes which cross county lines may lie within more than one metropolitan area, or cover parts of one or more nonmetropolitan counties and part of a metropolitan area.

Seattle-Bellevue, WA HUD Metro FMR Area Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98001	\$2,220	\$2,280	\$2,650	\$3,490	\$4,070
98002	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98003	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98004	\$3,320	\$3,400	\$3,960	\$5,220	\$6,080
98005	\$2,630	\$2,700	\$3,140	\$4,140	\$4,820
98006	\$3,190	\$3,270	\$3,810	\$5,020	\$5,850
98007	\$2,650	\$2,710	\$3,160	\$4,170	\$4,860
98008	\$2,800	\$2,870	\$3,340	\$4,400	\$5,130
98009	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98010	\$2,300	\$2,350	\$2,740	\$3,610	\$4,210

Seattle-Bellevue, WA HUD Metro FMR Area Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98011	\$2,400	\$2,460	\$2,860	\$3,770	\$4,390
98012	\$2,330	\$2,390	\$2,780	\$3,660	\$4,270
98014	\$2,060	\$2,110	\$2,460	\$3,240	\$3,780
98015	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98019	\$3,090	\$3,170	\$3,690	\$4,860	\$5,670
98020	\$2,180	\$2,230	\$2,600	\$3,430	\$4,000
98021	\$2,690	\$2,760	\$3,210	\$4,230	\$4,930
98022	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98023	\$2,100	\$2,160	\$2,510	\$3,310	\$3,860
98024	\$2,260	\$2,320	\$2,700	\$3,560	\$4,150
98025	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98026	\$2,020	\$2,070	\$2,410	\$3,180	\$3,700
98027	\$2,610	\$2,670	\$3,110	\$4,100	\$4,780
98028	\$2,140	\$2,190	\$2,550	\$3,360	\$3,920
98029	\$3,020	\$3,090	\$3,600	\$4,750	\$5,530
98030	\$2,080	\$2,130	\$2,480	\$3,270	\$3,810
98031	\$2,010	\$2,060	\$2,400	\$3,160	\$3,690
98032	\$2,030	\$2,080	\$2,420	\$3,190	\$3,720
98033	\$2,820	\$2,890	\$3,370	\$4,440	\$5,180
98034	\$2,440	\$2,500	\$2,910	\$3,840	\$4,470
98035	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98036	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98037	\$2,090	\$2,140	\$2,490	\$3,280	\$3,830
98038	\$2,610	\$2,680	\$3,120	\$4,110	\$4,790
98039	\$2,870	\$2,940	\$3,420	\$4,510	\$5,260
98040	\$2,770	\$2,830	\$3,300	\$4,350	\$5,070
98041	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98042	\$2,310	\$2,370	\$2,760	\$3,640	\$4,240
98043	\$2,130	\$2,180	\$2,540	\$3,350	\$3,900

Seattle-Bellevue, WA HUD Metro FMR Area Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98045	\$2,310	\$2,370	\$2,760	\$3,640	\$4,240
98046	\$2,070	\$2,120	\$2,470	\$3,260	\$3,800
98047	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98050	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98051	\$2,270	\$2,330	\$2,710	\$3,570	\$4,160
98052	\$2,710	\$2,770	\$3,230	\$4,260	\$4,960
98053	\$3,000	\$3,070	\$3,580	\$4,720	\$5,500
98055	\$2,300	\$2,360	\$2,750	\$3,630	\$4,230
98056	\$2,200	\$2,260	\$2,630	\$3,470	\$4,040
98057	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98058	\$2,300	\$2,350	\$2,740	\$3,610	\$4,210
98059	\$2,400	\$2,460	\$2,860	\$3,770	\$4,390
98062	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98063	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98064	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98065	\$3,060	\$3,130	\$3,650	\$4,810	\$5,610
98068	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98070	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98071	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98072	\$2,540	\$2,600	\$3,030	\$3,990	\$4,660
98073	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98074	\$3,150	\$3,230	\$3,760	\$4,960	\$5,780
98075	\$3,360	\$3,440	\$4,010	\$5,290	\$6,160
98077	\$2,710	\$2,770	\$3,230	\$4,260	\$4,960
98082	\$2,070	\$2,120	\$2,470	\$3,260	\$3,800
98083	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98087	\$2,180	\$2,230	\$2,600	\$3,430	\$4,000
98089	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98092	\$1,990	\$2,050	\$2,410	\$3,220	\$3,740

Seattle-Bellevue, WA HUD Metro FMR Area Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98093	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98101	\$3,020	\$3,100	\$3,610	\$4,760	\$5,550
98102	\$2,430	\$2,490	\$2,900	\$3,820	\$4,460
98103	\$2,610	\$2,680	\$3,120	\$4,110	\$4,790
98104	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98105	\$2,330	\$2,390	\$2,780	\$3,660	\$4,270
98106	\$2,020	\$2,070	\$2,410	\$3,180	\$3,700
98107	\$2,600	\$2,660	\$3,100	\$4,090	\$4,760
98108	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98109	\$2,940	\$3,010	\$3,510	\$4,630	\$5,390
98110	\$1,990	\$2,050	\$2,540	\$3,320	\$3,810
98111	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98112	\$2,360	\$2,420	\$2,820	\$3,720	\$4,330
98113	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98114	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98115	\$2,480	\$2,540	\$2,960	\$3,900	\$4,550
98116	\$2,250	\$2,300	\$2,680	\$3,530	\$4,120
98117	\$2,400	\$2,460	\$2,870	\$3,780	\$4,410
98118	\$2,190	\$2,240	\$2,610	\$3,440	\$4,010
98119	\$2,330	\$2,390	\$2,780	\$3,660	\$4,270
98121	\$3,360	\$3,440	\$4,010	\$5,290	\$6,160
98122	\$2,680	\$2,750	\$3,200	\$4,220	\$4,920
98124	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98125	\$2,240	\$2,290	\$2,670	\$3,520	\$4,100
98126	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98127	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98131	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98133	\$2,170	\$2,220	\$2,590	\$3,410	\$3,980
98134	\$2,230	\$2,290	\$2,670	\$3,540	\$4,120

Seattle-Bellevue, WA HUD Metro FMR Area Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98136	\$2,360	\$2,420	\$2,820	\$3,720	\$4,330
98138	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98139	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98144	\$2,130	\$2,180	\$2,540	\$3,350	\$3,900
98145	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98146	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98148	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98154	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98155	\$2,220	\$2,280	\$2,650	\$3,490	\$4,070
98158	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98161	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98164	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98165	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98166	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98168	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98170	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98174	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98175	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98177	\$2,330	\$2,390	\$2,780	\$3,660	\$4,270
98178	\$2,100	\$2,160	\$2,510	\$3,310	\$3,860
98185	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98188	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98194	\$2,290	\$2,340	\$2,730	\$3,600	\$4,190
98195	\$2,340	\$2,400	\$2,790	\$3,670	\$4,290
98198	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98199	\$2,610	\$2,670	\$3,110	\$4,100	\$4,780
98201	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98203	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98204	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680

Seattle-Bellevue, WA HUD Metro FMR Area Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98205	\$2,070	\$2,120	\$2,470	\$3,260	\$3,800
98206	\$2,070	\$2,120	\$2,470	\$3,260	\$3,800
98207	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98208	\$2,020	\$2,070	\$2,410	\$3,180	\$3,700
98213	\$2,070	\$2,120	\$2,470	\$3,260	\$3,800
98223	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98224	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98241	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98251	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98252	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98256	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98258	\$2,280	\$2,340	\$2,720	\$3,590	\$4,180
98259	\$2,070	\$2,120	\$2,470	\$3,260	\$3,800
98270	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98271	\$2,050	\$2,100	\$2,450	\$3,230	\$3,760
98272	\$2,130	\$2,180	\$2,540	\$3,350	\$3,900
98275	\$2,310	\$2,370	\$2,760	\$3,640	\$4,240
98282	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98287	\$2,070	\$2,120	\$2,470	\$3,260	\$3,800
98288	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98290	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98291	\$2,070	\$2,120	\$2,470	\$3,260	\$3,800
98292	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98293	\$2,070	\$2,120	\$2,470	\$3,260	\$3,800
98294	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680
98296	\$2,610	\$2,670	\$3,110	\$4,100	\$4,780
98354	\$1,990	\$2,050	\$2,390	\$3,170	\$3,680
98422	\$1,990	\$2,080	\$2,560	\$3,590	\$4,100
98826	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680

Permanent link to this page:

http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.odn?&year=2025&fmrtype=Final&selection_type=county&fips=5303399999

Other HUD Metro FMR Areas in the Same MSA

Select another Final FY 2025 HUD Metro FMR Area that is a part of the Seattle-Tacoma-Bellevue,

Tacoma, WA HUD Metro FMR Area ▼

Select Metropolitan FMR Area

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

Adams County, WA ▲
Asotin County, WA
Benton County, WA
Chelan County, WA
Clallam County, WA ▼

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2025 Metropolitan FMR Area:

Seattle-Bellevue, WA HUD Metro FMR Area ▼

Select Metropolitan FMR Area

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Prepared by the [Program Parameters and Research Division](#), HUD. Technical problems or questions? [Contact Us](#).