

2025 Fannie Mae Loan Limits by County

County	Metropolitan Designation	1 Unit	2 Units	3 Units	4 Units
ALAMEDA	SAN FRANCISCO-OAKLAND-BERKELEY, CA	\$1,209,750	\$1,548,975	\$1,872,225	\$2,326,875
BUTTE	CHICO, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
CONTRA COSTA	SAN FRANCISCO-OAKLAND-BERKELEY, CA	\$1,209,750	\$1,548,975	\$1,872,225	\$2,326,875
DEL NORTE	CRESCENT CITY, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
EL DORADO	SACRAMENTO-ROSEVILLE-FOLSOM, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
FRESNO	FRESNO, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
HUMBOLDT	EUREKA-ARCATA, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
IMPERIAL	EL CENTRO, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
KERN	BAKERSFIELD, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
KINGS	HANFORD-CORCORAN, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
LAKE	CLEARLAKE, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
LASSEN	SUSANVILLE, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
LOS ANGELES	LOS ANGELES-LONG BEACH-ANAHEIM, CA	\$1,209,750	\$1,548,975	\$1,872,225	\$2,326,875
MADERA	MADERA, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
MARIN	SAN FRANCISCO-OAKLAND-BERKELEY, CA	\$1,209,750	\$1,548,975	\$1,872,225	\$2,326,875
MENDOCINO	UKIAH, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
MERCED	MERCED, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
MONTEREY	SALINAS, CA	\$970,600	\$1,242,550	\$1,501,950	\$1,866,600
NAPA	NAPA, CA	\$1,017,750	\$1,302,900	\$1,574,900	\$1,957,250
NEVADA	TRUCKEE-GRASS VALLEY, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
ORANGE	LOS ANGELES-LONG BEACH-ANAHEIM, CA	\$1,209,750	\$1,548,975	\$1,872,225	\$2,326,875
PLACER	SACRAMENTO-ROSEVILLE-FOLSOM, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
RIVERSIDE	RIVERSIDE-SAN BERNARDINO-ONTARIO, C	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
SACRAMENTO	SACRAMENTO-ROSEVILLE-FOLSOM, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
SAN BENITO	SAN JOSE-SUNNYVALE-SANTA CLARA, CA	\$1,209,750	\$1,548,975	\$1,872,225	\$2,326,875
SAN BERNARDINO	RIVERSIDE-SAN BERNARDINO-ONTARIO, C	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
SAN DIEGO	SAN DIEGO-CHULA VISTA-CARLSBAD, CA	\$1,077,550	\$1,379,450	\$1,667,450	\$2,072,250
SAN FRANCISCO	SAN FRANCISCO-OAKLAND-BERKELEY, CA	\$1,209,750	\$1,548,975	\$1,872,225	\$2,326,875
SAN JOAQUIN	STOCKTON, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
SAN LUIS OBISPO	SAN LUIS OBISPO-PASO ROBLES, CA	\$967,150	\$1,238,150	\$1,496,600	\$1,859,950
SAN MATEO	SAN FRANCISCO-OAKLAND-BERKELEY, CA	\$1,209,750	\$1,548,975	\$1,872,225	\$2,326,875
SANTA BARBARA	SANTA MARIA-SANTA BARBARA, CA	\$913,100	\$1,168,950	\$1,413,000	\$1,756,000
SANTA CLARA	SAN JOSE-SUNNYVALE-SANTA CLARA, CA	\$1,209,750	\$1,548,975	\$1,872,225	\$2,326,875
SANTA CRUZ	SANTA CRUZ-WATSONVILLE, CA	\$1,178,750	\$1,509,050	\$1,824,050	\$2,266,900
SHASTA	REDDING, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
SOLANO	VALLEJO, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
SONOMA	SANTA ROSA-PETALUMA, CA	\$897,000	\$1,148,350	\$1,388,050	\$1,725,050
STANISLAUS	MODESTO, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250

SUTTER	YUBA CITY, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
TEHAMA	RED BLUFF, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
TULARE	VISALIA, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
TUOLUMNE	SONORA, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
VENTURA	OXNARD-THOUSAND OAKS-VENTURA, CA	\$1,017,750	\$1,302,900	\$1,574,900	\$1,957,250
YOLO	SACRAMENTO-ROSEVILLE-FOLSOM, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250
YUBA	YUBA CITY, CA	\$806,500	\$1,032,650	\$1,248,150	\$1,551,250