



# FY2026 SMALL AREA FMRs FOR WAKE COUNTY, NC

As of FY2025, HUD defines Small Areas using ZIP Codes within a metropolitan area or non-metropolitan county. Using ZIP codes as the basis for Small Area 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 or non-metropolitan county, and they are likely to reduce the 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.

Wake County is part of the **Raleigh-Cary, NC MSA**.

<b>Wake County, NC Advisory Small Area FMRs By Unit Bedrooms</b>					
<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<u>27501</u>	\$1,170	\$1,190	\$1,350	\$1,660	\$2,200
<u>27502</u>	\$1,860	\$1,950	\$2,140	\$2,690	\$3,590
<u>27511</u>	\$1,410	\$1,480	\$1,620	\$2,030	\$2,720
<u>27512</u>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<u>27513</u>	\$1,670	\$1,750	\$1,920	\$2,410	\$3,220
<u>27518</u>	\$1,660	\$1,730	\$1,900	\$2,380	\$3,190
<u>27519</u>	\$1,950	\$2,040	\$2,240	\$2,810	\$3,740
<u>27520</u>	\$1,420	\$1,490	\$1,630	\$2,050	\$2,730
<u>27522</u>	\$1,200	\$1,260	\$1,400	\$1,830	\$2,200
<u>27523</u>	\$1,820	\$1,920	\$2,110	\$2,640	\$3,470
<u>27526</u>	\$1,580	\$1,650	\$1,830	\$2,330	\$3,070
<u>27529</u>	\$1,450	\$1,510	\$1,660	\$2,080	\$2,780
<u>27539</u>	\$1,780	\$1,860	\$2,040	\$2,560	\$3,420
<u>27540</u>	\$1,840	\$1,920	\$2,110	\$2,650	\$3,540
<u>27545</u>	\$1,560	\$1,630	\$1,790	\$2,250	\$3,000
<u>27560</u>	\$1,930	\$2,020	\$2,230	\$2,790	\$3,660

**Wake County, NC 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>
<u>27562</u>	\$1,750	\$1,830	\$2,020	\$2,530	\$3,350
<u>27571</u>	\$1,530	\$1,600	\$1,750	\$2,210	\$2,930
<u>27587</u>	\$1,530	\$1,600	\$1,750	\$2,210	\$2,930
<u>27588</u>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<u>27591</u>	\$1,300	\$1,360	\$1,490	\$1,870	\$2,500
<u>27592</u>	\$1,170	\$1,190	\$1,350	\$1,660	\$2,200
<u>27596</u>	\$1,210	\$1,260	\$1,390	\$1,740	\$2,310
<u>27597</u>	\$1,170	\$1,190	\$1,350	\$1,660	\$2,200
<u>27601</u>	\$1,600	\$1,680	\$1,840	\$2,310	\$3,090
<u>27602</u>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<u>27603</u>	\$1,450	\$1,520	\$1,670	\$2,100	\$2,800
<u>27604</u>	\$1,500	\$1,570	\$1,720	\$2,160	\$2,890
<u>27605</u>	\$1,680	\$1,760	\$1,930	\$2,420	\$3,240
<u>27606</u>	\$1,520	\$1,600	\$1,750	\$2,200	\$2,940
<u>27607</u>	\$1,550	\$1,620	\$1,780	\$2,230	\$2,990
<u>27608</u>	\$1,530	\$1,610	\$1,760	\$2,210	\$2,950
<u>27609</u>	\$1,590	\$1,660	\$1,820	\$2,280	\$3,050
<u>27610</u>	\$1,340	\$1,400	\$1,540	\$1,930	\$2,580
<u>27611</u>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<u>27612</u>	\$1,790	\$1,880	\$2,060	\$2,580	\$3,460
<u>27613</u>	\$1,520	\$1,590	\$1,740	\$2,180	\$2,910
<u>27614</u>	\$1,620	\$1,700	\$1,860	\$2,330	\$3,120
<u>27615</u>	\$1,720	\$1,800	\$1,970	\$2,470	\$3,300
<u>27616</u>	\$1,590	\$1,660	\$1,820	\$2,280	\$3,050
<u>27617</u>	\$1,750	\$1,830	\$2,010	\$2,520	\$3,360
<u>27619</u>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<u>27620</u>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<u>27622</u>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040

**Wake County, NC 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>27623</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27624</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27627</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27628</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27629</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27636</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27640</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27656</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27658</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27661</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27675</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27676</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27690</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27695</u></a>	\$1,550	\$1,620	\$1,780	\$2,230	\$2,990
<a href="#"><u>27697</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27699</u></a>	\$1,580	\$1,650	\$1,810	\$2,270	\$3,040
<a href="#"><u>27703</u></a>	\$1,450	\$1,540	\$1,750	\$2,160	\$2,550
<a href="#"><u>27713</u></a>	\$1,570	\$1,670	\$1,900	\$2,350	\$2,760

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