



FY 2025 INCOME LIMITS DOCUMENTATION SYSTEM

HUD.gov [HUD User Home Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category Click for More Detail	Persons in Family							
			1	2	3	4	5	6	7	8
Asheville, NC MSA	\$93,100	Very Low (50%) Income Limits (\$) Click for More Detail	32,600	37,250	41,900	46,550	50,300	54,000	57,750	61,450
		Extremely Low Income Limits (\$)* Click for More Detail	19,600	22,400	26,650	32,150	37,650	43,150	48,650	54,150
		Low (80%) Income Limits (\$) Click for More Detail	52,150	59,600	67,050	74,500	80,500	86,450	92,400	98,350

NOTE: **Henderson County** is part of the **Asheville, NC MSA**, so all information presented here applies to all of the Asheville, NC MSA.

The **Asheville, NC MSA** contains the following areas: Buncombe County, NC; Henderson County, NC; and Madison County, NC.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

For last year's Median Family Income and Income Limits, please see here:

[FY2024 Median Family Income and Income Limits for Asheville, NC MSA](#)

Select a different county or county equivalent in North Carolina:

- Greene County
- Guilford County
- Halifax County
- Harnett County
- Haywood County
- Henderson County

Select county or county equivalent

Select any FY2025 HUD Metropolitan FMR Area's Income Limits:

Asheville, NC MSA
Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state



FY 2025 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2025 Asheville, NC HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$1,286	\$1,347	\$1,512	\$1,944	\$2,566
FY 2024 FMR	\$1,428	\$1,496	\$1,680	\$2,160	\$2,851

Henderson County, NC is part of the Asheville, NC HUD Metro FMR Area, which consists of the following counties: Buncombe County, NC; Henderson County, NC; and Madison County, NC. All information here applies to the entirety of the Asheville, NC HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

- Calculate the Base Rent:** HUD uses 2018-2022 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2025, provided the estimate is statistically reliable. For FY2025, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2018-2022 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2025 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2025.