

Nevada Housing Division – HiP for First-Time Buyers

FHA, VA and USDA-RD Loans Income Limits

County	1-2 person household Non-Targeted Area	3 or more person household Non-Targeted Area	1-2 person household Targeted Area	3 or more person household Targeted Area
Carson City	\$ 108,332	\$ 124,581	\$ 123,360	\$ 143,920
Churchill	\$ 105,500	\$ 121,325	\$ 126,600	\$ 147,700
Clark	\$ 105,500	\$ 121,325	\$ 126,600	\$ 147,700
Douglas	\$ 133,800	\$ 156,100	\$ 133,800	\$ 156,100
Elko	\$ 111,500	\$ 128,225	\$ 133,800	\$ 156,100
Esmeralda	\$ 113,800	\$ 130,870	\$ 136,560	\$ 159,320
Eureka	\$ 102,800	\$ 118,220	\$ 123,360	\$ 143,920
Humboldt	\$ 105,500	\$ 121,325	\$ 126,600	\$ 147,700
Lander	\$ 107,600	\$ 123,740	\$ 129,120	\$ 150,640
Lincoln	\$ 104,800	\$ 120,520	\$ 125,760	\$ 146,720
Lyon	\$ 122,270	\$ 140,610	\$ 124,800	\$ 145,600
Mineral	\$ 102,800	\$ 118,220	\$ 123,360	\$ 143,920
Nye	\$ 102,800	\$ 118,220	\$ 123,360	\$ 143,920
Pershing	\$ 105,500	\$ 121,325	\$ 126,600	\$ 147,700
Storey	\$ 119,710	\$ 137,666	\$ 140,160	\$ 163,520
Washoe	\$ 119,710	\$ 137,666	\$ 140,160	\$ 163,520
White Pine	\$ 106,500	\$ 122,475	\$ 127,800	\$ 149,100

Effective 06/09/26

Fannie Mae HFA Preferred and Freddie Mac HFA Advantage Income Limits 80% AMI

County	80% AMI	County	80% AMI
Carson City	\$72,000	Lincoln	\$84,400
Churchill	\$84,400	Lyon	\$88,720
Clark	\$78,560	Mineral	\$84,400
Douglas	\$89,200	Nye	\$84,400
Elko	\$89,200	Pershing	\$84,400
Esmeralda	\$93,360	Storey	\$88,720
Eureka	\$84,400	Washoe	\$88,720
Humboldt	\$84,400	White Pine	\$85,200
Lander	\$84,400		

Effective 06/13/26

Purchase Price Limits

County	Maximum Purchase Price Non-Targeted Area	Maximum Purchase Price Targeted Area
Carson City	\$ 601,629	\$ 735,324
Churchill, Clark	\$ 566,354	\$ 692,211
Douglas	\$ 770,085	\$ 941,216
Elko, Esmeralda, Eureka, Humboldt, Lincoln, Lyon, Mineral, Nye, Pershing, White Pine	\$ 566,354	\$ 692,211
Lander	\$ 544,232	\$ 665,173
Lyon, Storey, Washoe	\$ 667,808	\$ 816,209

Effective 06/09/26