New Income and Purchase Prices

Maximum Income Effective July 8, 2026

Georgia Dream Standard and Georgia Dream Peach Select New Income Requirements - July 2026

Area/County	Household Income
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area Barrow County, Bartow County, Carroll County, Cherokee County, Clayton County, Cobb County, Coweta County, Dawson County, DeKalb County, Douglas County, Fayette County, Forsyth County, Fulton County, Gwinnett County, Heard County, Henry County, Jasper County, Newton County, Paulding County, Pickens County, Pike County, Rockdale County, Spalding County, Walton County	1-2 persons: $137,555 3+ persons: $158,188
Athens, GA MSA Clarke County, Madison County, Oconee County, Oglethorpe County, Morgan County	1-2 persons: $118,152 3+ persons: $135,875
All Other Georgia Counties	1-2 persons: $101,700 3+ persons: $116,955

Georgia Peach Plus Income Requirements - July 2026

Area/County	Household Income
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area Barrow County, Bartow County, Carroll County, Cherokee County, Clayton County, Cobb County, Coweta County, Dawson County, DeKalb County, Douglas County, Fayette County, Forsyth County, Fulton County, Gwinnett County, Heard County, Henry County, Jasper County, Newton County, Paulding County, Pickens County, Pike County, Rockdale County, Spalding County, Walton County	1-2 persons: $206,333 3+ persons: $237,282
Athens, GA MSA Clarke County, Madison County, Oconee County, Oglethorpe County, Morgan County	1-2 persons: $177,228 3+ persons: $203,813
All Other Georgia Counties	1-2 persons: $152,550 3+ persons: $175,433

Georgia Peach Advantage Income Requirements - July 2026

Area/County	Household Income
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area Barrow County, Bartow County, Carroll County, Cherokee County, Clayton County, Cobb County, Coweta County, Dawson County, DeKalb County, Douglas County, Fayette County, Forsyth County, Fulton County, Gwinnett County, Heard County, Henry County, Jasper County, Newton County, Paulding County, Pickens County, Pike County, Rockdale County, Spalding County, Walton County	Up to 150% Area Median Income (AMI) per Fannie Mae and Freddie Mac AMI Lookup Tools **Fannie Mae:** https://ami-lookup-tool.fanniemae.com/ **Freddie Mac:** https://sf.freddiemac.com/working-with-us/affordable-lending/area-median-income-and-property-eligibility-tool
Athens, GA MSA Clarke County, Madison County, Oconee County, Oglethorpe County, Morgan County	
All Other Georgia Counties	

Maximum Purchase Price Effective July 8, 2026

Georgia Dream Standard and Georgia Dream Peach Select New Maximum Purchase Prices - July 2026

Area/County	Home Sales Price
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area Barrow County, Bartow County, Carroll County, Cherokee County, Clayton County, Cobb County, Coweta County, Dawson County, DeKalb County, Douglas County, Fayette County, Forsyth County, Fulton County, Gwinnett County, Heard County, Henry County, Jasper County, Newton County, Paulding County, Pickens County, Pike County, Rockdale County, Spalding County, Walton County	**$625,000**
Athens, GA MSA Clarke County, Madison County, Oconee County, Oglethorpe County, Morgan County	**$525,000**
All Other Georgia Counties	**$475,000**

Georgia Dream Peach Plus Maximum Purchase Prices - July 2026

Area/County	Home Sales Price
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area Barrow County, Bartow County, Carroll County, Cherokee County, Clayton County, Cobb County, Coweta County, Dawson County, DeKalb County, Douglas County, Fayette County, Forsyth County, Fulton County, Gwinnett County, Heard County, Henry County, Jasper County, Newton County, Paulding County, Pickens County, Pike County, Rockdale County, Spalding County, Walton County	**$725,000**
Athens, GA MSA Clarke County, Madison County, Oconee County, Oglethorpe County, Morgan County	**$650,000**
All Other Georgia Counties	**$575,000**

Georgia Dream Peach Advantage Maximum Purchase Prices - July 2026

Area/County	Home Sales Price
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area Barrow County, Bartow County, Carroll County, Cherokee County, Clayton County, Cobb County, Coweta County, Dawson County, DeKalb County, Douglas County, Fayette County, Forsyth County, Fulton County, Gwinnett County, Heard County, Henry County, Jasper County, Newton County, Paulding County, Pickens County, Pike County, Rockdale County, Spalding County, Walton County	**$725,000**
Athens, GA MSA Clarke County, Madison County, Oconee County, Oglethorpe County, Morgan County	**$650,000**
All Other Georgia Counties	**$575,000**