

**MassHousing Form L-101 WFA 2.0** **WFA 2.0 \*INCOME AND PURCHASE PRICE LIMITS**  
**Effective Date: October 30,2020**  
**WFA 2.0: MASSHOUSING WORKFORCE ADVANTAGE**

COUNTY/COMMUNITY	INCOME LIMITS PER HOUSEHOLD SIZE								PURCHASE PRICE LIMITS**	
	1	2	3	4	5	6	7	8	SF & Condos	2 Family
<b>BARNSTABLE COUNTY</b> Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth	\$54,150	\$61,850	\$69,600	\$77,300	\$83,500	\$89,700	\$95,900	\$102,050	\$465,210	\$595,547
<b>BERKSHIRE COUNTY</b> Adams, Alford, Becket, Cheshire, Clarksburg, Dalton, Egremont, Florida, Great Barrington, Hancock, Hinsdale, Lanesborough, Lee, Lenox, Monterey, Mt. Washington, New Asford, New Marlborough, North Adams, Otis, Peru, Pittsfield, Richmond, Sandisfield, Savoy, Sheffield, Stockbridge, Tyringham, Washington, West Stockbridge, Williamstown, Windsor	\$47,850	\$54,650	\$61,500	\$68,300	\$73,800	\$79,250	\$84,700	\$90,200	\$327,334	\$419,133
<b>BRISTOL COUNTY</b> Acushnet, Attleboro, Dartmouth, Fall River, Fairhaven, Freetown, New Bedford, North Attleborough, Rehoboth, Seekonk, Somerset, Swansea, Westport	\$46,650	\$53,300	\$59,950	\$66,600	\$71,950	\$77,300	\$82,600	\$87,950	\$453,863	\$580,994
Berkley, Dighton, Easton, Mansfield, Norton, Taunton, Raynham	\$54,950	\$62,800	\$70,650	\$78,500	\$84,800	\$91,100	\$97,350	\$103,650		
<b>DUKES COUNTY</b> Chilmark, Edgartown, Aquinnah, Gosnold, Oak Bluffs, Tisbury, West Tisbury	\$56,400	\$64,450	\$72,500	\$80,550	\$87,000	\$93,450	\$99,900	\$106,350	\$ 755,386	\$967,246
<b>ESSEX COUNTY</b> Andover, Boxford, Georgetown, Groveland, Haverhill, Lawrence, Merrimac, Methuen, North Andover, West Newbury	\$54,900	\$62,750	\$70,600	\$78,400	\$84,700	\$90,950	\$97,250	\$103,500	\$ 680,795	\$871,516
Amesbury, Beverly, Danvers, Essex, Gloucester, Hamilton, Ipswich, Lynn, Lynnfield, Manchester, Marblehead, Middleton, Nahant, Newbury, Newburyport, Peabody, Rockport, Rowley, Salem, Salisbury, Saugus, Swampscott, Topsfield, Wenham	\$67,400	\$77,000	\$86,650	\$96,250	\$103,950	\$111,650	\$119,350	\$127,050		
<b>FRANKLIN COUNTY</b> Ashfield, Bernardston, Buckland, Charlemont, Colrain, Conway, Deerfield, Erving, Gill, Greenfield, Hawley, Heath, Leverett, Leyden, Monroe, Montague, New Salem, Northfield, Orange, Rowe, Shelburne, Shutesbury, Sunderland, Warwick, Wendell, Whately	\$47,850	\$54,650	\$61,500	\$68,300	\$73,800	\$79,250	\$84,700	\$90,200	\$ 327,334	\$419,133
<b>HAMPDEN COUNTY</b> Agawam, Blandford, Brimfield, Chester, Chicopee, East Longmeadow, Granville, Hampden, Holland, Holyoke, Longmeadow, Ludlow, Monson, Montgomery, Palmer, Russell, Southwick, Springfield, Tolland, Wales, West Springfield, Westfield, Wilbraham										
<b>HAMPSHIRE COUNTY</b> Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, South Hadley, Southampton, Ware, Westhampton, Williamsburg, Worthington										

COUNTY/COMMUNITY	INCOME LIMITS PER HOUSEHOLD SIZE								PURCHASE PRICE LIMITS	
	1	2	3	4	5	6	7	8	Existing SF & Condos	Existing/NC 2 Family Units
<b>MIDDLESEX COUNTY</b> Billerica, Chelmsford, Dracut, Dunstable, Groton, <b>Lowell</b> , Pepperell, Tewksbury, Tyngsborough, Westford	\$54,950	\$62,800	\$70,650	\$78,500	\$84,800	\$91,100	\$97,350	\$103,650	\$680,795	\$871,516
Acton, Arlington, Ashby, Ashland, Ayer, Bedford, Belmont, Boxborough, Burlington, Cambridge, Carlisle, Concord, <b>Everett</b> , Framingham, Holliston, Hopkinton, Hudson, Lexington, Lincoln, Littleton, <b>Malden</b> , Marlborough, Maynard, Medford, Melrose, Natick, Newton, North Reading, Reading, Sherborn, Shirley, Somerville, Stoneham, Stow, Sudbury, Townsend, Wakefield, Waltham, Watertown, Wayland, Weston, Wilmington, Winchester, Woburn	\$67,400	\$77,000	\$86,650	\$96,250	\$103,950	\$111,650	\$119,350	\$127,050		
<b>NANTUCKET COUNTY</b> Nantucket	\$56,150	\$64,150	\$72,150	\$80,150	\$86,600	\$93,000	\$99,400	\$105,800	\$ 755,386	\$967,246
<b>NORFOLK COUNTY</b> Avon	\$53,350	\$60,950	\$68,550	\$76,150	\$82,250	\$88,350	\$94,450	\$100,550	\$ 680,795	\$871,516
Bellingham, Braintree, Brookline, Canton, Cohasset, Dedham, Dover, Foxborough, Franklin, Holbrook, Medfield, Medway, Millis, Milton, Needham, Norfolk, Norwood, Plainville, <b>Quincy</b> , Randolph, Sharon, Stoughton, Walpole, Wellesley, Westwood, Weymouth, Wrentham	\$67,400	\$77,000	\$86,650	\$96,250	\$103,950	\$11,1650	\$119,350	\$127,050		
<b>PLYMOUTH COUNTY</b> Abington, Bridgewater, <b>Brockton</b> , East Bridgewater, Halifax, Hanson, Lakeville, Marion, Mattapoisett, Middleborough, Plympton, Rochester, West Bridgewater, Whitman	\$53,350	\$60,950	\$68,550	\$76,150	\$82,250	\$88,350	\$94,450	\$100,550	\$ 680,795	\$871,516
Carver, Duxbury, Hanover, Hingham, Hull, Kingston, Marshfield, Norwell, Pembroke, Plymouth, Rockland, Scituate, Wareham	\$67,400	\$77,000	\$86,650	\$96,250	\$103,950	\$111,650	\$119,350	\$127,050		
<b>SUFFOLK COUNTY</b> <b>Boston, Chelsea, Revere</b> , Winthrop	\$67,400	\$77,000	\$86,650	\$96,250	\$103,950	\$111,650	\$119,350	\$127,050	\$680,795	\$871,516
<b>WORCESTER COUNTY</b> Ashburnham, Auburn, Barre, Boylston, Brookfield, Charlton, Clinton, Douglas, Dudley, East Brookfield, <b>Fitchburg</b> , Gardner, Grafton, Holden, Leicester, <b>Leominster</b> , Lunenburg, Millbury, North Brookfield, Northborough, Northbridge, Oakham, Oxford, Paxton, Princeton, Rutland, Shrewsbury, Southbridge, Spencer, Sterling, Sturbridge, Sutton, Templeton, Uxbridge, Webster, West Boylston, West Brookfield, Westborough, Westminster, Winchendon, <b>Worcester</b>	\$47,850	\$54,650	\$61,500	\$68,300	\$73,800	\$79,250	\$84,700	\$90,200	\$ 334,724	\$871,516
Athol, Hardwick, Hubbardston, New Braintree, Petersham, Phillipston, Royalston, Warren	\$49,500	\$56,600	\$63,650	\$70,700	\$76,400	\$82,050	\$87,700	\$93,350		
Berlin, Blackstone, Bolton, Harvard, Hopedale, Lancaster, Mendon, Milford, Millville, Southborough, Upton	\$54,950	\$62,800	\$70,650	\$78,500	\$84,800	\$91,100	\$97,350	\$103,650		
<b>*The combined income of all individuals who will occupy the property cannot exceed the limit for the area in which the property is located.</b>										
<b>** Maximum Conforming Loan Limits only.</b>										