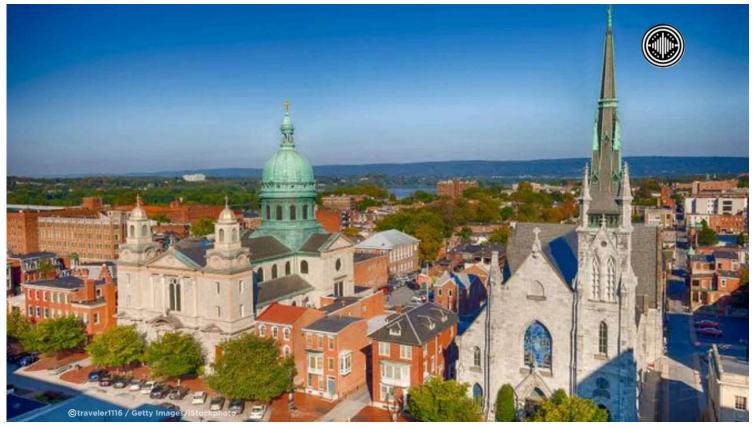
OpenVoiceNews U.S.

Transparent. Unbiased. Yours.

5 Affordable Cities You Should Consider Moving to in 2026

August 9, 2025

Categories: Real Estate



For those looking to buy a home or relocate in 2026, finding affordable housing remains a challenge in many major cities. However, several lesser-known cities across the country still offer reasonably priced homes with strong potential for growth. With the housing market expected to slow down slightly in 2025, these affordable locations provide a chance for buyers to avoid high costs while still enjoying a good quality of life and access to nearby urban centers.

Realtor.com's midyear housing forecast predicts home sales in 2025 will dip to around 4 million units, slightly below 2024's 4.06 million, the slowest pace since 1996. Home price growth is also expected to ease, slowing to 2.5% from 4.5% last year. Several smaller cities present smart opportunities for buyers unwilling to wait for prices to drop.

York, Pennsylvania, stands out as an affordable option positioned conveniently between Baltimore and Philadelphia. According to Redfin data, with a median home price of \$177,500 as of June 2025, York offers far lower prices than its larger neighbors. Real estate advisor Leon Fisher of Zook Cabins highlights York's investment in downtown infrastructure and a 10-year property tax abatement program called Local Economic Revitalization Tax Assistance (LERTA) as key incentives attracting new homeowners.

Another Pennsylvania city worth noting is **Greensburg**, located about 40 minutes from Pittsburgh. Here, the median home price is roughly \$240,000, significantly cheaper than in Pittsburgh itself. Fisher points out that Greensburg offers state-backed assistance for down payments and local programs supporting renters moving into homeownership. The city benefits from a strong local economy that includes hospitals, Seton Hill University, manufacturing, and a thriving arts community, making it an appealing choice for first-time buyers and families.

In Wheeling, West Virginia, offers one of the lowest entry points for homebuyers in the region, with a median price of around \$165,000. Incentives like a 20% state tax credit for restoring historic properties, federal grants, and community support through the Wheeling Heritage program encourage investment. Fisher describes Wheeling as a city with real potential, especially as remote work trends allow more people to relocate. Its proximity to Pittsburgh and Columbus further enhances its appeal.

Over in **Colorado's Kit Carson** presents a quieter, affordable alternative to the state's pricier mountain towns. Realtor Andrew Fortune notes that while prices have doubled in the last five years, the median home price remains around \$210,000, well below the national average. The town maintains a small population and a strong community feel, where neighbors still gather around places like the local post office.

Finally, **Ocala**, **Florida**, is gaining traction as a city that combines affordability with economic growth. Its median home price of \$284,000 is far less than that of many coastal Florida markets. Ryan McCallister, founder of F5 Mortgage, credits Ocala's equestrian culture and the \$800 million World Equestrian Center for driving the local economy. The

upcoming opening of The Shoppes Off 80th in 2026 is expected to further increase demand, making Ocala a wise choice for buyers seeking value and growth.

These five cities, York, Greensburg, Wheeling, Kit Carson, and Ocala, offer homebuyers a chance to find affordable housing without sacrificing quality of life or future growth potential.