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## Massachusetts Town Offers Affordable Housing Option Amid Soaring State Prices

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While Massachusetts remains one of the most expensive states in the country to buy a home, one small town in the northwest corner of the state is offering some financial relief for prospective homeowners. Pittsfield, located near the Vermont border, has been named the most affordable town in Massachusetts, according to new data from GoBankingRates.

In a housing market where the median list price across Massachusetts has reached \$797,000, North Adams stands out with a typical home value of just \$243,572. Based on

the 2025 Zillow Home Value Index (ZHVI), that figure is significantly lower than the state average and the national average, which currently sits at \$367,711.

GoBankingRates compiled its findings using the ZHVI from real estate marketplace Zillow and population data from the U.S. Census Bureau. The town of North Adams, home to 12,660 residents, topped the list for Massachusetts in terms of affordability. The area offers a rare opportunity for buyers to enter the housing market without the hefty price tag seen in most parts of the Bay State.

North Adams is situated in the Berkshire County region, known for its natural beauty and quieter pace of life. While the state's major urban centers like Boston and Cambridge continue to drive up home prices, towns like North Adams provide an alternative for individuals and families looking for budget-friendly options without leaving the state entirely.

The report also outlined the most affordable places to purchase a home in each New England state. In Connecticut, Hartford was named the cheapest location, with an average home value of \$261,785. Van Buren, Maine, offers the lowest average price in the region at just \$103,455. New Hampshire's Groveton came in at \$159,727, Vermont's Orleans at \$158,790, and Central Falls, Rhode Island, which was the highest on the list, reported an average home value of \$393,251.

The comparison across New England highlights a notable regional disparity in housing affordability. While North Adams is still below the national median, it is priced much higher than some of its northern neighbors, like Groveton and Orleans. This suggests that while Massachusetts has pockets of affordability, they remain less accessible than in other nearby states.

This new data brings attention to the Massachusetts housing market's ongoing challenges. As home prices continue to rise across most of the state, affordability is becoming an increasing concern for both first-time buyers and long-time residents.