

**Table 14.26-- TOP 10 MOST EXPENSIVE AND 10 CHEAPEST STATES
TO LIVE: 2025**

[CNBC considered basic items in the most expensive and cheapest areas of the state. Average price data based on Council for Community and Economic Research C2ER Cost of Living Index. See also <<http://coli.org/About/>>]

Rank	State	Metro area 1/	2025 COL Score 2/	Average home price 1/	Home-owners insurance (statewide)	Dozen eggs	Monthly energy bill	CPI (% chg.) 3/
Most expensive								
1	California	Orange County	6	1,489,355	2,930	2.96	250.56	2.4
2	Hawaii	Honolulu	9	1,681,170	1,808	3.98	529.02	2.7
3	Florida	Miami-Dade County	10	711,025	15,460	3.77	220.47	2.0
4	Colorado	Denver	12	650,555	6,630	2.98	169.80	2.4
5	Oregon	Portland	18	723,737	1,807	3.57	167.18	2.4
5	New York	Manhattan	18	2,775,821	2,855	3.98	250.27	2.4
7	Massachusetts	Boston						
		Metro	21	1,039,939	2,432	3.03	371.03	3.0
7	Maryland	Bethesda	21	995,716	2,385	3.79	233.99	2.0
9	Washington	Kent	22	846,547	1,995	3.63	164.21	2.4
9	Texas	Dallas	22	477,656	6,522	3.13	251.78	2.0
9	Louisiana	New Orleans	22	812,851	13,937	3.19	116.30	2.0
9	Arizona	Surprise	22	445,836	3,243	2.94	355.73	2.4
Cheapest								
1	West Virginia	Charleston	58	266,797	1,744	3.50	198.12	2.0
2	Indiana	Indianapolis	46	360,369	2,766	3.40	169.58	2.4
2	Kansas	Manhattan	46	399,444	4,782	3.04	201.23	2.4
4	Missouri	Kansas City	45	429,449	3,641	3.17	219.67	2.4
4	North Dakota	Fargo	45	390,066	3,931	3.12	139.56	2.4
6	Alabama	Huntsville	43	361,221	5,831	3.35	172.74	2.0
7	Ohio	Cleveland	41	391,639	2,006	3.24	161.82	2.4
7	Wyoming	Laramie	41	426,326	2,424	2.98	172.82	2.4
9	Delaware	Dover	39	370,378	1,693	3.20	199.31	2.0
9	Iowa	Burlington	39	320,694	3,825	3.24	215.83	2.4
9	Michigan	Kalamazoo	39	298,697	3,290	2.99	203.46	2.4

1/ Average home price applies to indicated Metro area.

2/ COL = Cost of Living. Score is of the 60 points maximum. See also "Methodology How we are choosing America's Top States for Business in 2025" <<https://www.cnbc.com/2025/06/11/how-we-are-choosing-americas-top-states-for-business-in-2025.html>> accessed July 15, 2025.

3/ U.S. Bureau of Labor Statistics Consumer Price Index (CPI) for May 2025. If not exact CPI Metro match, most appropriate area CPI used. See source for details.

Source: CNBC, "America's Top States for Business - America's 10 most expensive states to live in 2025" (July 14, 2025) <<https://www.cnbc.com/2025/07/11/americas-most-expensive-places-to-live-top-states-for-business-rankings.html>> accessed July 15, 2025; and "These states are the cheapest places to live in America in 2025 (July 14, 2025) <<https://www.cnbc.com/2025/07/11/americas-cheapest-places-to-live-top-states-for-business-rankings.html>> accessed July 16, 2025.