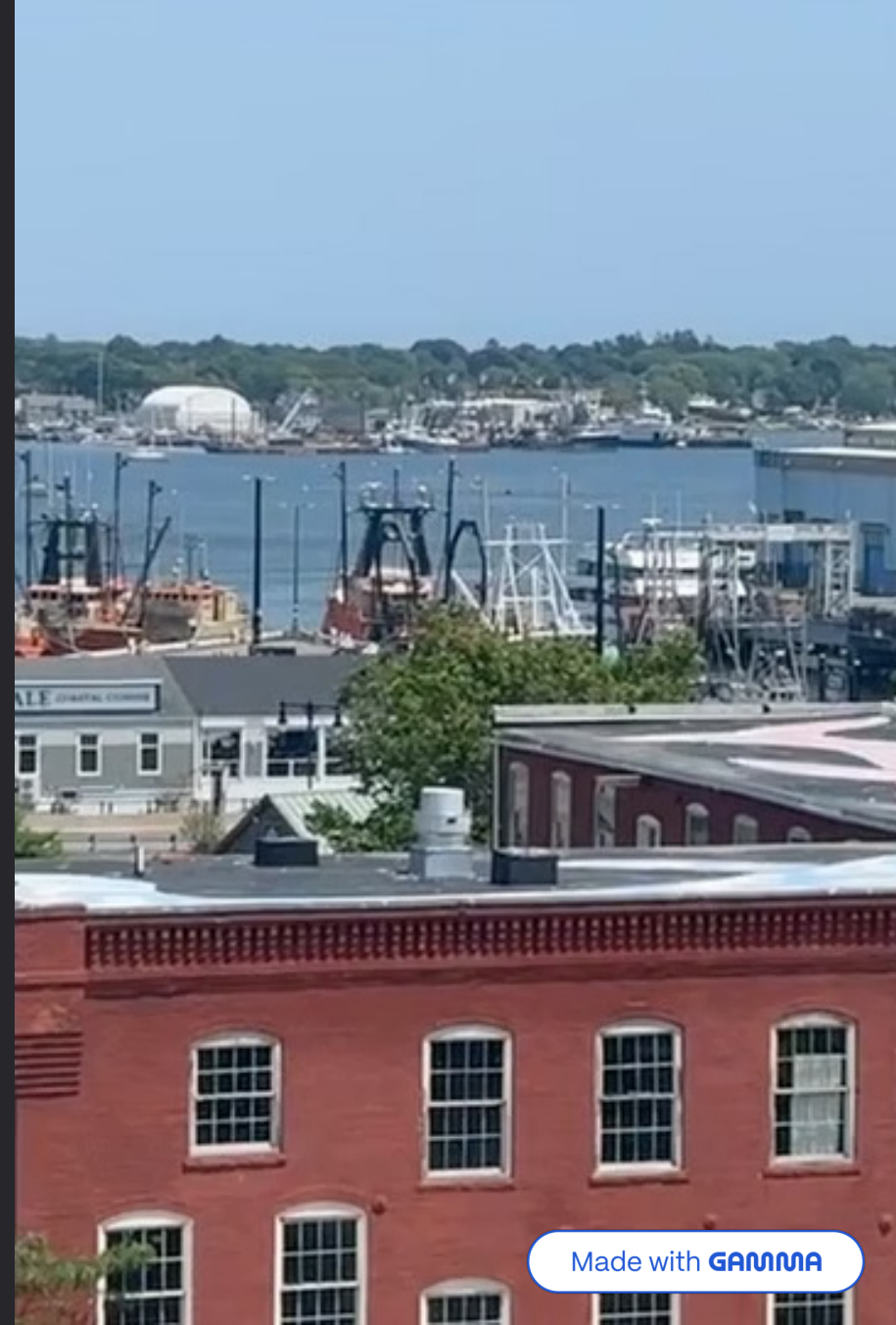


# New Bedford Relocation Guide

Your step-by-step resource for moving to the SouthCoast of Massachusetts. Whether you're relocating for work, family, or lifestyle, this guide walks you through everything you need to know about making New Bedford your new home.



# Welcome to Your New Life in New Bedford

Thinking about moving to New Bedford? You're not alone—and you're in the right place. This guide was created to help out-of-town buyers like you feel fully informed, confident, and excited about relocating to our vibrant coastal community.

New Bedford offers the perfect blend of historic New England charm and modern amenities, all at a price point that makes sense for families and professionals seeking a higher quality of life.



## Coastal city with rich history and culture

From whaling capital to vibrant arts hub, New Bedford's story continues to evolve

## Strategic location with excellent access

I-195, Route 140, with easy trips to Cape Cod (30 min) and Providence (35 min)

## South Coast Rail to Boston

New commuter rail service gets you to Boston in ~95–100 minutes during peak hours

## Affordable living with strong community

More house for your money while enjoying authentic New England coastal lifestyle

# Find the Right Neighborhood for Your Lifestyle

Every buyer has a different dream, and New Bedford has a neighborhood for each one. Whether you're seeking historic charm, family-friendly streets, or coastal living, you'll find your perfect match here.

## Downtown / Waterfront

Loft condos, walkable cafés, historical charm – great for professionals or buyers seeking an urban lifestyle with harbor views

## West End / Buttonwood Park

Historic homes, leafy streets, near Buttonwood Park & Zoo – ideal for families upgrading or seeking character homes in a classic neighborhood

## South End / Clark's Point

Beaches, bike paths, seaside cottages – perfect for beach and coastal living enthusiasts who want to wake up to ocean breezes

## North End / Far North

Single-family homes, commuter-friendly – great for first-time buyers or those needing easy highway access to jobs in the region

## Near UMass Dartmouth

Suburban conveniences, shopping corridors – good for families and hybrid city/suburb lifestyles with excellent amenities

## Investor-Friendly Areas

Multi-families near downtown or parks, strong rental demand – perfect for those looking to build wealth through real estate



# Know What to Expect Before You Move

New Bedford offers a lower cost of living than Boston and Providence, without sacrificing lifestyle or amenities. Relocating here means more space, lower taxes, and less day-to-day expense—while still enjoying all the benefits of coastal Massachusetts living.

## \$460k

Median Home Price

August 2025 median, compared to  
Boston (\$720k) and Providence  
(\$450k)

## \$4,524

Annual Property Tax

For a \$400k home at \$11.31 per  
\$1,000 assessed value

## \$25

Vehicle Excise Tax

Per \$1,000 of vehicle value  
(declines yearly as your car ages)

## Monthly Utilities & Services

- Electric & Gas → Eversource (one-stop setup for both services)
- Water & Sewer → City of New Bedford (auto-billing available)
- Trash/Recycling → City pickup (included in property taxes)
- Internet → Xfinity / Verizon (varies by address, I can check availability)



"We got twice the house for the same  
monthly payment we were making on our  
tiny apartment in Boston. And now we're a 5-  
minute drive from the beach!"

—Recent relocators from Boston

# Strong Education Options for Every Stage

Families relocating to New Bedford have many options to fit their children's unique educational needs. I specialize in helping families match neighborhoods with school options and understand enrollment timelines for a smooth transition.



## Public Schools

New Bedford Public Schools operates 25 schools across the district, including elementary, middle, and high schools with specialized programs. The district offers gifted programs, ESL services, and extensive extracurriculars.



## Charter Schools

Global Learning Charter (Grades 5–12) emphasizes global citizenship and technology, while Alma del Mar Charter (K–8) focuses on service learning and academic excellence. Both have application deadlines you'll want to note.



## Vocational-Technical

Greater New Bedford Regional Voc-Tech High School offers career training alongside academics. With 30+ technical programs and a 98% graduation rate, it's highly competitive for admissions.

## Higher Education

UMass Dartmouth and Bristol Community College provide excellent higher education options right in the area, with programs ranging from associate's to doctoral degrees. Their presence creates a college-town atmosphere with cultural events, continuing education, and career opportunities.

# Work Hard. Play Hard. Live Coastal.

Life in New Bedford blends history, culture, and fun for residents of all ages. Whether you're looking for great food, family-friendly attractions, or quick day trips, there's something here for everyone.



## Vibrant Food Scene

Fresh seafood at The Black Whale, Portuguese cuisine at Antonio's, farm-to-table options at Cultivator, and dozens of waterfront cafés make New Bedford a foodie paradise



## Rich Cultural Attractions

New Bedford Whaling Museum, AHA! nights, Zeiterion Theatre performances, Seaport Art Walk, and year-round festivals celebrate our diverse heritage



## Outdoor Recreation

East and West Beaches, Fort Taber Park, Buttonwood Park, Saulnier Bike Path, and countless hiking trails offer year-round outdoor enjoyment

## Day Trips & Getaways

### Martha's Vineyard

45-minute Seastreak Ferry ride from downtown to island paradise

### Cape Cod

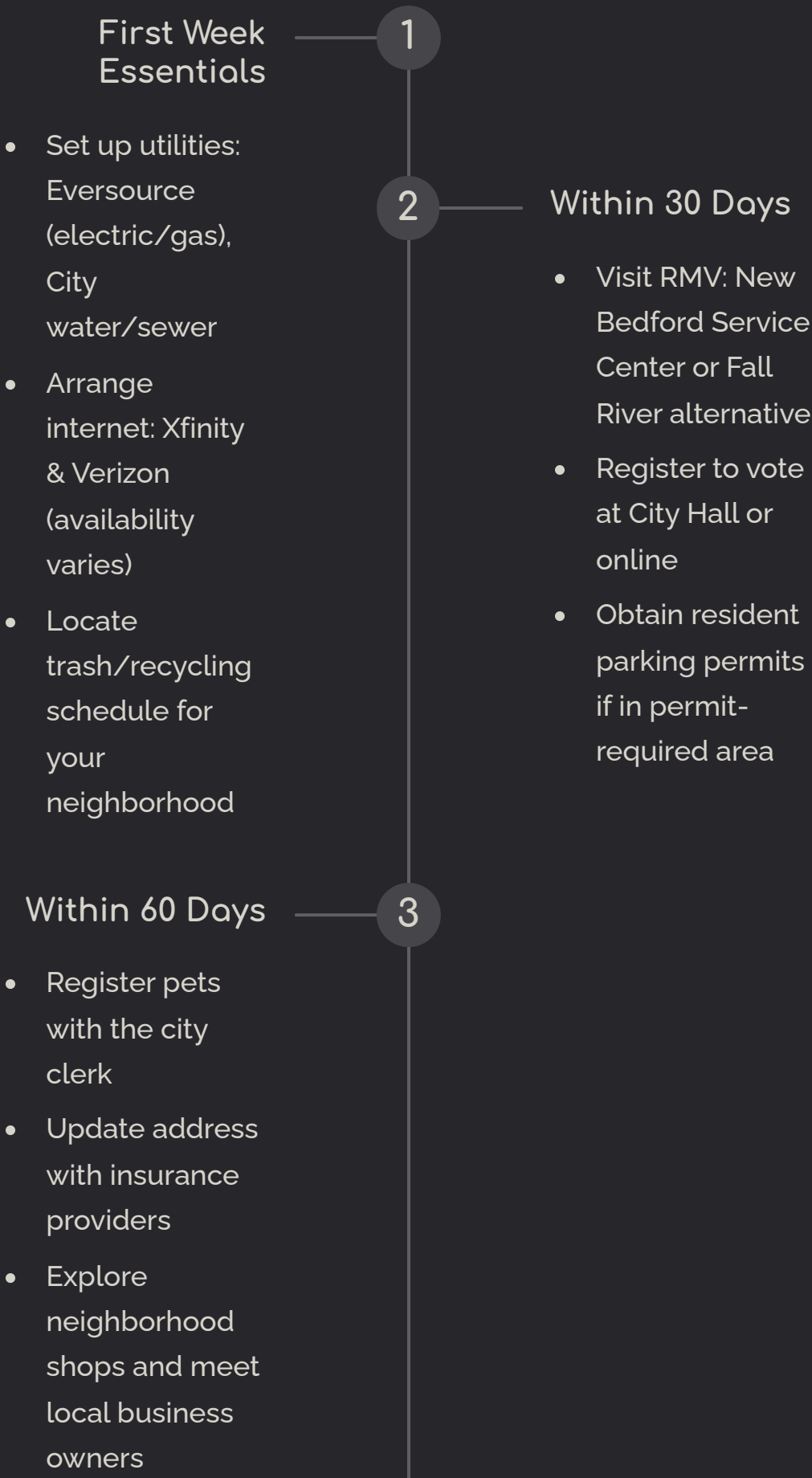
30-minute drive to beaches, shopping, and quintessential New England charm

### Providence

35-minute drive to city dining, shopping, entertainment, and airport

# Smooth Transitions, Step by Step

Relocating doesn't have to be complicated—especially when you have a local expert guiding you through the process. Here's what you need to know to make your move to New Bedford seamless and stress-free.



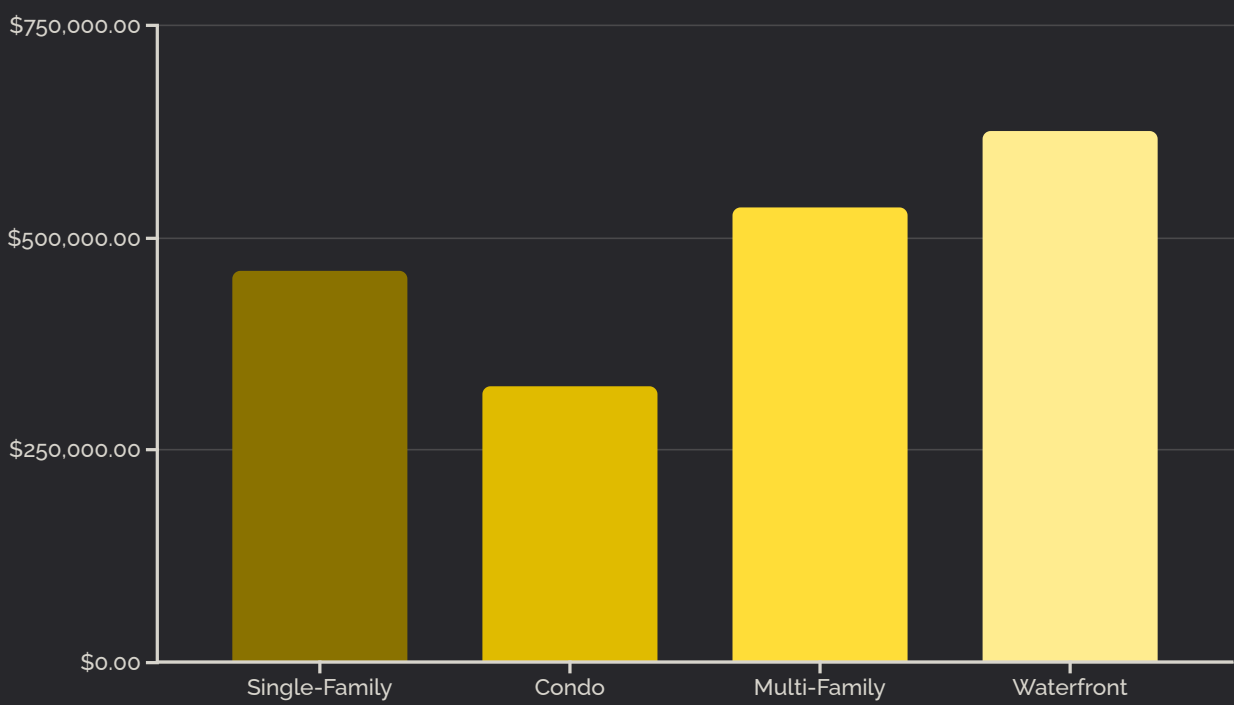
## Pro Tip: Local Knowledge Matters

As your relocation specialist, I provide a comprehensive New Bedford Welcome Kit with your home purchase, including:

- Full utility contact information and setup instructions
- Local service provider recommendations (doctors, mechanics, etc.)
- Neighborhood guide with hidden gems and local favorites
- Community event calendar and recreation opportunities

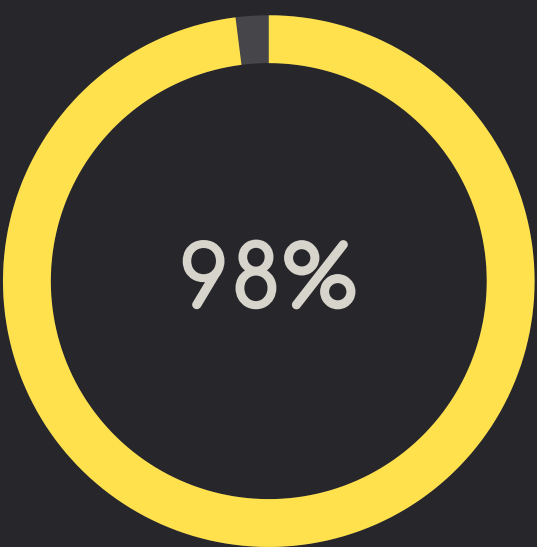
# Know the Market Before You Buy

Current data helps you make informed decisions and plan your relocation to New Bedford. Understanding our local market dynamics gives you a competitive edge when making offers and negotiating your purchase.



Days on Market

Average time from listing to accepted offer



List to Sale Ratio

Homes typically sell at or slightly above asking price



Months of Inventory

Indicating a seller's market with limited supply

## Hot Market Segments

- Entry-level Single-Family Homes**  
\$300K-\$425K range, especially in North End neighborhoods with easy commuter access
- Renovated Multi-Families**  
Turn-key properties with updated systems and finishes, popular with both investors and owner-occupants
- Downtown Lofts & Condos**  
Historic converted mills and new construction with water views and walkable amenities



# Plan Smart, Spend Smart

Out-of-town buyers need to budget carefully and know what to expect in Massachusetts. Understanding all the costs associated with your move will help you make confident decisions and avoid unwelcome surprises.

## Financing Options

### Conventional Loans

Most popular option requiring 3–5% down payment, with competitive rates for well-qualified buyers

### FHA Loans

Government-backed loans with 3.5% down payment and more flexible credit requirements

### VA Loans

Available to qualified veterans with \$0 down payment and competitive interest rates

### First-Time Buyer Programs

MassHousing offers specialized programs with down payment assistance and favorable terms

## Budget Considerations

### Closing Costs

Plan for 2–4% of purchase price (\$8,000–16,000 on a \$400,000 home) for closing costs including attorney fees, title insurance, and transfer taxes

### Property Insurance

\$1,500–\$3,000 annually, varying based on coastal proximity, home age, and construction details

### Moving Expenses







Long-distance moves typically cost \$4,000–\$7,000 depending on distance and volume

### ⚠️ Pro Tip: Lock Your Rate Early

Work with a Massachusetts-savvy lender who understands our market and can lock in your rate while you shop. I can recommend trusted local lenders familiar with New Bedford properties.

# Your Roadmap to Relocating With Confidence

Here's how I make relocation smooth, from first call to keys in hand. My specialized approach for out-of-town buyers ensures you never feel lost in the process, even when buying from hundreds of miles away.

-  **Discovery Call**  
We'll discuss your priorities, school needs, commute considerations, and must-haves for your new home and neighborhood
-  **Lender Pre-approval**  
Connect with local lenders who understand Massachusetts-specific considerations and can provide competitive terms
-  **Neighborhood Matching**  
I'll create a personalized neighborhood guide matching your lifestyle needs and budget with the perfect New Bedford location
-  **Customized Tours**  
Choose from in-person visits or detailed virtual walkthroughs with FaceTime tours and comprehensive video documentation
-  **Strategic Offers**  
Develop winning offer strategies based on market comps, inspection considerations, and contingency planning
-  **Smooth Closing**  
Coordinate all details including remote closings, utility transfers, and a comprehensive new homeowner welcome package

## Moving here doesn't have to be stressful.

Work with me to make your first week feel like home. As your relocation specialist, I'll be your guide, advocate, and local expert throughout the entire process.

Contact me today to receive my exclusive "First 30 Days in New Bedford" checklist and schedule your personalized relocation consultation. **Moving here doesn't have to be stressful.**



### Let's Connect

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