

To mark New Homes Month, here are five top benefits of buying a new home

BY TIM MURPHY
NORTH STATE BUILDING
INDUSTRY ASSOCIATION

Every April, the homebuilding industry celebrates New Homes Month — a time to remember that even in today's challenging market, new homes offer strong long-term value for buyers in the Sacramento region.

There's no question affordability is a concern. Higher interest rates and rising home prices have made many prospective buyers more cautious. Even so, people continue to purchase homes because it remains one of the most important investments they can make in their future.

One of the first decisions buyers face is whether to purchase a new or existing home. Older homes may offer charm or be located in established neighborhoods, but they often come with hidden costs. Outdated systems, deferred maintenance and the need for upgrades can quickly add up, turning what appears to be a lower



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upfront price into a more expensive long-term investment.

According to the National Association of Home Builders, nearly half (47%) of owner-occupied homes nationwide were built before 1980.

Since then, building codes, materials and construction practices have advanced significantly. Today's new homes are built to higher safety standards, designed for modern living and equipped to

accommodate evolving technology. Here are five of the top benefits of buying new:

1. HIGH-QUALITY CONSTRUCTION

Professional homebuilders take pride in their work and must meet strict building codes and inspection requirements. New homes are built using modern materials and methods and typically include warranties, giving homeowners added

peace of mind.

2. FEATURES THAT FIT YOUR NEEDS

New homes are designed for today's lifestyles, with open floor plans, flexible living spaces and ample storage.

Buyers can often personalize finishes such as cabinets, countertops, flooring and paint colors, creating a home that reflects their preferences without the need for costly renovations.

3. BUILT FOR EFFICIENCY

Energy efficiency is a major advantage of new construction.

Improved insulation, high-performance windows and ENERGY STAR appliances help regulate indoor temperatures and reduce monthly utility costs. Over time, these savings can be significant.

4. READY FOR TODAY'S TECHNOLOGY

New homes are built to support modern technology, including smart home systems, high-speed connectivity and integrated security features. This allows homeowners to take full advantage of today's digital tools without the need for retrofitting an older property.

5. A STRONG SENSE OF COMMUNITY

Many new home developments are designed with community in mind. When families move in around the same time, it often creates opportunities for connection. Builders frequently support this by hosting neighborhood events that help residents get

to know one another. In addition to these benefits, builders today are offering a range of incentives to help improve affordability, including interest rate buy-downs and closing cost assistance. These programs can make a meaningful difference for buyers navigating today's market conditions. And the Sacramento region offers a wide variety of options, with nearly 200 new home communities providing choices for different price points, lifestyles and locations. For buyers weighing their options, it's important to look beyond the initial purchase price and consider long-term value. A new home offers modern design, greater efficiency, lower maintenance costs and the reassurance of current safety standards. In a market where affordability remains a concern, those advantages make new homes well worth considering.

Tim Murphy is President & CEO of the North State Building Industry Association, which represents builders, developers, subcontractors, suppliers and related professionals dedicated to providing new housing opportunities in the Greater Sacramento region.