

There are more benefits than ever to buying a New Home in the Sacramento area

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As more and more homebuyers are discovering, buying a new home today is a better option than ever. The supply of existing homes is far more limited than usual and the competition for the homes that are placed on the market can be fierce. And since most existing homes sell quickly, sellers are under no pressure to modernize or upgrade their homes before putting them on the market. That means the homebuyer is looking at having to spend time and money down the line to make their homes fit their needs and desires.

Because of the shortage of existing homes for sale, many people are taking a harder look at purchasing a new home at one of the nearly 200 new-home communities now active in the greater Sacramento region. In fact, today new homes make up about



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A wide range of new home styles and locations are available in the Sacramento region, including the Wilder model at Taylor Morrison's Trailhead at Wildhawk North community near Elk Grove.

one-third of all the homes sold in the region each month.

There is a wide selection of styles and locations to choose from — homes in the heart of the city, in the suburbs or even farther

afield. There are homes aimed at younger buyers, move-up buyers and active-adult buyers. And in most cases, your builder will be able to provide you with the new home of your dreams.

But availability is just one reason to think about buying new. With interest rates higher than we had been experiencing for several years — but still at historical averages — many builders are able to

work with you to bring down your costs. And that is a major advantage of buying new.

These advantages go along with the ones that buying a new home always provide. BIA homebuilders

take pride in the quality of their work. Not only are beautiful new homes lovely to admire, but buyers also have peace of mind knowing that there aren't hidden dangers lurking in the walls. New homes pass inspections and conform to current building codes. A new home is also under warranty, and any issues that arise during the warranty term will be fixed at no cost to the homeowner.

In addition, new homes can be personalized with appliances, cabinets, countertops, carpets, floor coverings, paint color and other design elements to meet your family's needs and tastes. They also come designed for modern lifestyles, with open floor plans, walk-in closets and creative storage solutions. New home buyers do not have to make any renovations to change a previous owner's taste to their own.

And as energy costs continue to climb, it's important to remember

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that newly built homes are highly energy efficient, saving buyers money and helping the environment. New windows, doors and insulation better control the home's interior climate, and Energy Star-rated appliances and other modern components will help save costs on utility bills. New buyers don't have to spend time shopping to replace aging appliances.

New homes also make it easier to enjoy the ad-

vantages of today's advanced technology. They come already outfitted with the latest home automation and wiring components to accommodate modern home appliances, entertainment resources such as high-definition televisions and full-house sound systems, along with safety features like hard-wired fire and security alarms, and more.

Finally, one of the built-in benefits of buying a new home is often the new

neighborhood. When families move into a new community at the same time, lasting bonds of friendship and neighborliness often form right away. Many homebuilders will host community block parties in these developments to help neighbors of all ages meet and connect.

So if you're thinking about buying a home, please look at homebuilders' ads in the Sacramento Bee and online. The new home of your dream awaits you.