

## **The Top Six Reasons To Build Your Custom Home Now**

With home values falling and the mortgage market still in crisis, is this a good time to build your own custom home? If you want the best investment of your time and money in building a new home - now is the time to build. It is the time to make your ideal home a reality and not just a dream. Homeownership and the financial security that comes with this investment have many rewards and the current market conditions can make building a reality.

- 1) It is a buyer's market. Land prices – often the single biggest investment in building a custom home – have dropped as much as 50% in some areas. Investors who have in the past bought speculative lots are not doing so with the current slowdown in the housing market. This leaves many extremely well priced lots available for the buyer interested in purchasing the land to build their own custom home. In terms of finding land at a good price, many feel that there has never been a better time.
- 2) Interest rates are at a very attractive level. Interest rates are at an all time low and recent rates have averaged lower than those for the previous three decades. A current 30 year fixed rate loan is very attractive and there are many lenders willing to help make dreams a reality.
- 3) Homeownership is a solid investment. Real estate has proven time and again that it is a safer alternative to other, more volatile investments. While the housing market has cooled recently and returned to a more average activity level, homes will still appreciate even if at a more sustainable rate.
- 4) A new custom home offers the consumer more. A custom home built today on average is 700 square feet larger than one built 20 years ago. To the owner this means more windows, closet space, spacious garages, larger kitchens and more bathrooms. In other words a new home that meets the needs of today's lifestyles. The layout of a new custom home offers the space utilized better to fit our busy schedules. Perhaps a great room unites a busy family better than a formal dining room. Or the additional storage

meets the needs of an active sportsman. The goal is to have a home that truly works for you.

- 5) Energy efficient and green construction is not only good for the environment but also the pocket book. Combining low maintenance, energy saving construction and safety elements, the value and function of your new home is enhanced. Building your own home can not only save you money today but for years to come in utility bills and maintenance of aging features. New building practices such as factory panelization of pre-engineered walls and roof trusses are designed to improve performance, durability and maintenance over older conventional building practices.
- 6) Due to the construction slowdown custom home builders are experiencing lower material and labor costs. The current normalization in the market has already resulted in a drop in lumber costs. This same savings may also be realized in other materials required for the construction of your new home. The slowdown also has different trades people scrambling for business. This has created lower labor costs and you may not have to be on a sub-contractor's waiting list for six months!

Building your own home is a huge commitment that warrants serious consideration. No one knows how long this buyer's market will last but housing markets are cyclical. As the market cycles land, lumber and other material costs will rise. It is still important to do all of your homework and plan carefully before the first shovel of dirt is turned. But if you have always wanted to build your own custom designed home, today's real estate and construction markets can make it easier and more affordable to realize your dream.