



/caption: New home vs resale, which is right for you /alt: A wooden toy home on a grassy lawn, representing the question of new home vs resale.

When we're talking about the most impactful decisions in your life; does it really get any bigger than buying a house or apartment? Obviously, deciding to buy a home is a major investment; one that will probably affect your finances for years to come. So, what does this really entail? For one - a lot of thinking about the details. Not the least of which is - should you choose a new home, or buy a resold one?

Choosing Between New Home vs. Resale

Chances are, you've learned something about the resale market from countless articles, books, TV shows and legends about flipping houses. Obviously, this makes up a large part of the real estate market for residential properties. Though, on the other hand - there are people who want to live in a brand new home; a house or condo that was built specifically for them. And while these custom builds do exist, usually we're talking about an apartment in a larger building, or an entire community being constructed by a single developer.

Naturally, [choosing the right time for your relocation](#) to a new or a resold home can be tricky; knowing which option suits you better depends on a variety of different factors. Don't worry, though; we'll go over all of them right here!

Timing

As we've mentioned above - timing is important for your relocation, in a financial sense. Sure, the location is important as well; but even [moving to another state is simple](#) enough when you know what kind of home you want to buy. So, with that in mind; think about how urgent this relocation is for you? That will play a large role in the new home vs. resale conundrum. If you need to move urgently, then thinking about the resale market would be better. On the other hand, if you can afford to wait - you can go with a new home that's still under construction too.

Community

Apart from timing, you also need to think about what kind of community you're looking for; this will also play a large role in determining what you'll go for in terms of new home vs resale. If you want to immerse yourself in an already established and mature neighborhood with plenty of locals; you probably want to go for resale.

On the other hand, if you want to enjoy the benefits of brand new amenities and facilities provided by a trusted real estate developer; buying a brand new home might be a better idea. Plus, if you're looking for an apartment, you can always buy one in a newly constructed building that's based in an established neighborhood; the best of both worlds!

Expenses

When you're [looking for properties](#), there's probably nothing more important than considering the related expenses. Though, if you take a look at the prices of new homes vs. resale in the same area, you won't find much of a difference in terms of taxes and property values. However, if you're buying resale, remember that you'll need to hire a trusted real estate agent to assess the property with you. Buying a resold home on your own isn't wise, as you can't think of all the details that you have to check by yourself, without the help of a professional realtor.

Layout

If you're buying a brand new house or condo, you'll probably be greeted with floor layouts designed for maximum square footage. Plus, you're likely to find something that offers a lot of natural light, as well as contemporary amenities that older resold houses just might not have. And sure, this may not seem like such a big deal right away. But in the long run, you'll find that a home that has a homework station for children in mind, or dual sinks in the bathroom will be much more attractive.



/caption: While modern homes offer more interesting layouts, they can also be more expensive!
/alt: A 21st-century house with a pool and modern design.

Amenities

For those looking for real estate tips on new home vs. resale, there's a bit of general homebuyer wisdom we'd like to share with you. It's not just what's in your home that matters - what's around it is equally important. In other words, you want to think about all the available amenities that come with a new home, or the ones you can find in the vicinity of a resold one. In an apartment building, these amenities are usually shared spaces - like a rooftop deck, pool or a gym; as well as maintenance and security.



/caption: Consider all of the amenities you need before buying a home! /alt: A suburban home with the lights on.

In this regard, a condo in a new apartment building is definitely going to give you a lot of contemporary amenities right away. On the other hand, though - a resold home in a suburban area can be just as interesting in that regard. As you might imagine, it all depends on the area of your building of choice. So, do a little research to see what kinds of amenities are available nearby, before settling on a specific property and making a purchase.

Energy Bills

There are people who have genuine environmental concerns when it comes to the question of new home vs. resale. And if you're trying not to make a significant environmental footprint while also keeping expenses related to maintenance as low as you can; buying a new home is definitely the way to go.



/caption: New apartment buildings often have ecology in mind! /alt: An apartment building with green terraces.

These days, newly constructed houses and apartment buildings have improved energy-saving standards, which allow for better insulation. Also, apartment buildings are becoming much more eco-friendly, with designated green spaces and other related systems.