



**HOME BUILDERS ASSOCIATION**  
of Dayton

## **Choices when Buying a New Home in Dayton**

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New homebuyers in the Dayton region now have many choices when it comes to purchasing a new home. I am not referring to just the many available new home floor plans or styles that are offered from the many quality members of the Home Builders Association of Dayton, I am referring to the diverse types of lifestyle “products”.

When buying a new home in the 50’s, 60’s and 70’s, the “products” were limited. Especially in the Dayton area, most homes were designed for families as a place to raise children. You were typically offered a “tract” home on a quarter to half acre lot in a suburban setting. These subdivisions had similar street layouts to accommodate a few similar single story, two story, bi-level, or tri-level floor plans and similar elevations. The 80’s and 90’s offered more customization of the overall floor plans and styles, but still, typically in a subdivision setting with some varied lot sizes.

Today most new developments offer many amenities for young families. Walking trails wind among the homes leading to pocket parks and other common spaces. Cul-de-sacs are still very popular with in these communities.

As the mass of baby boomers roll through their home purchasing years, the products have evolved to accommodate different lifestyles, transitioning physical conditions and a desire for simplicity and

efficiency. Over the past few years, to meet this evolution head on, the builders and developers in our area have added many different types of products.

While creating communities, there are many different approaches. The considerations when choosing your dream building lot are numerous. Would you like a wide open space with everything that goes with the upkeep of a five acre parcel or are you at a point in your life you would like to simplify and be part of a cluster of homes that require little or no upkeep? The builders and developers now offer those two extremes and a variety in between.

The overall types of new home communities available now vary tremendously. You can get very specific in the type of life style or styles you would prefer. You can still find the popular traditional family suburban subdivisions of the recent past, but you can also choose an “empty nester” product that is reasonably priced and within cluster communities which allow you to interact with your neighbors and have plenty of other time to enjoy life without the maintenance and upkeep of a single family home.

You can also find new homes in urban settings. These take the form of lofts or attached town homes. New developments in established cities in and around Dayton are currently ready for you to visit. This style of living appeals to the baby boomers as cultural and entertainment activities can be accessed with very little driving.

Recently a few of our members have begun to provide the new home buyer of our area with communities that have been successful in other parts of the country.

The excitement of “new urbanism” has been felt near cities as close as Indianapolis. We have an example in a community near of Dayton. The concept is to provide a new town center surrounded by different types of new homes

nestled around quaint parks and small town features, all within walking distance.

Builders and developers have also begun to increase their ongoing efforts in using our earth's resources wisely. "Green" building and developing will continue to grow at an accelerated rate. We now have developments that incorporate rain gardens within the subdivision to provide an aesthetically pleasing and environmentally friendly way to prevent erosion, allow drainage and filter gray water.

The Village of North Clayton combines both the new urbanism lifestyle and invites the Dayton community to experience over the next couple of weekends, the Dayton Region's only nationally recognized green development while offering the opportunity to learn about construction products, listen to guest speakers, tour homes and visit businesses that meet today's lifestyle needs.

The second home market has been a baby boomer phenomenon. With several lakes in our area it is no wonder that a condominium project has sprung up on a popular lake within a one-hour drive of Dayton. This project could be successful because of its close proximity allowing owners to make a quick weekend escape requiring little travel time and fuel.

Most buyers of any products prefer to have choices and as you can now see, buying a new home in the Dayton area is full of exciting choices.