

10 THINGS YOU SHOULD KNOW ABOUT BUYING A NEW HOME IN LAS VEGAS

YOU NEED YOUR OWN AGENT – DON'T GO ALONE

That friendly person in the model home? They work for the builder, not you. Bring your own real estate agent (like me!) to make sure your best interests are protected – from negotiations to upgrades and contract terms.

BUILDERS OFFER INCENTIVES – BUT THERE'S A CATCH

Many builders offer closing cost credits or appliance packages – but they often require you to use their preferred lender. Sometimes it's a good deal, sometimes not. I'll help you compare!

YOU'LL NEED TO DECIDE EARLY ON UPGRADES

Once you're under contract, the builder will ask you to make design decisions quickly, especially on homes not yet started. Think cabinets, flooring, electrical options, and more – and be ready with your wishlist and budget.

HOA FEES & MASTER-PLANNED COMMUNITIES

Many new homes in Las Vegas are in master-planned communities like Summerlin, Mountain's Edge, or Inspirada. Expect monthly HOA fees, but also perks like parks, pools, and trails.

HOME INSPECTIONS ARE STILL IMPORTANT

Yes, it's a brand-new house – but that doesn't mean it's perfect. Always get a third-party inspection before you close to catch any construction issues.

PRICES ADVERTISED ARE BASE PRICES

The price you see online or on a sign usually doesn't include lot premiums, structural upgrades, or design center options. Be prepared for the final price to be 10–20% higher depending on your choices.

YOU CAN NEGOTIATE... STRATEGICALLY

Yes, even on new homes! While base prices are usually set, builders may offer flexibility on lot premiums, upgrades, or rate buydowns, especially if they need to close quickly or meet quarterly goals.

NOT ALL BUILDERS ARE CREATED EQUAL

From construction quality to customer service, every builder is different. I'll share insider info on which builders deliver the most value – and which ones to watch out for.

BUILD TIME CAN VARY – BE READY TO WAIT

Depending on where the home is in the construction process, you might wait 3 to 10 months or longer. Some builders have move-in ready options, while others build from the ground up.

LAS VEGAS HAS INCENTIVES FOR RELOCATORS & FIRST-TIME BUYERS

Depending on your situation, you might qualify for closing cost assistance, down payment help, or relocation perks. I'll walk you through what's available and how to apply.



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