

FREE GUIDE

New Construction Homes in Greensboro, NC

Triad NC Real Estate Guide

TERESA OVERCASH

Broker/Owner | CRS, ABR, ALHS | 29 Years Experience

REALTY ONE GROUP RESULTS

336-262-3111 | www.homesintriadnc.com

NEW CONSTRUCTION HOMES IN GREENSBORO, NC

QUICK ANSWER: IS THERE NEW CONSTRUCTION IN GREENSBORO, NC?

Yes—Greensboro has ongoing new construction options, including **new neighborhoods (subdivisions)**, **move-in-ready spec homes**, and **“build on your lot” opportunities**. The smartest way to shop is to narrow your preferred area first, then compare **builder inventory + resale homes** so you understand value and avoid overpaying for upgrades. You can also review **local permit activity** through City/County public portals. Guilford County+3Zillow+3New Home Source+3

3 TYPES OF “NEW CONSTRUCTION” YOU’LL SEE IN GREENSBORO

1) MOVE-IN-READY (SPEC) HOMES

The builder already chose the floor plan and finishes—usually the fastest path to a new home.

2) TO-BE-BUILT HOMES IN A NEIGHBORHOOD

You pick a lot + floor plan and make selections. More customization, longer timeline.

3) BUILD ON YOUR LOT

You own land (or you’re buying land) and hire a builder to construct your home. Timing and site costs matter most here.

WHERE TO LOOK FOR NEW CONSTRUCTION IN GREENSBORO

New construction inventory changes fast, so instead of promising a “perfect list,” we help you search the right way:

COMMON SEARCH APPROACH:

- Search **new construction listings** (builder inventory + spec homes) Zillow+1
- Identify **2–3 target zones** based on commute, schools, and lifestyle
- Compare **new vs resale** in the same zone to understand pricing and value

Want us to narrow it for you? Tell us your commute destination + price range + “must haves” and we’ll build a starter shortlist.

BUYING NEW CONSTRUCTION IN NORTH CAROLINA (WHAT’S DIFFERENT)

1) BUILDER CONTRACTS ARE NOT THE SAME AS RESALE CONTRACTS

Builders often use their own contract forms and timelines. We help you read the fine print so you don't get surprised by:

- deposit schedules
- appraisal language
- change-order rules
- construction timeline flexibility
- what happens if materials or pricing shifts

2) DUE DILIGENCE IS STILL A BIG DEAL IN NC

North Carolina uses a **due diligence period** where buyers investigate the home and decide whether to move forward. The NC Real Estate Commission explains due diligence as your time to gather information and complete inspections by the deadline. North Carolina Real Estate Commission

3) "NEW" DOES NOT MEAN "PERFECT"

New homes can still have issues (grading/drainage, HVAC performance, missing insulation, cosmetic shortcuts). We strongly recommend inspections.

THE "BUY SMART" INSPECTION PLAN FOR NEW CONSTRUCTION

Even with a builder warranty, inspections protect you **before** drywall and before closing.

COMMON INSPECTION CHECKPOINTS:

- **Pre-drywall inspection** (if to-be-built)
- **Final inspection** before closing
- Optional: **11-month warranty inspection** (so repairs can be addressed under warranty)

We'll help you coordinate the right inspectors and time it correctly.

HOW TO VERIFY PERMITS & BUILDING ACTIVITY (SUPER HELPFUL FOR BUYERS)

If you're deciding between areas—or you just want extra confidence—these tools can help:

CITY OF GREENSBORO PERMIT TOOLS

- Greensboro provides a **Building Permits portal** and has promoted online access to view active permits. Greensboro NC+1
- Greensboro also publishes **monthly building permits** reporting via an interactive app and PDF reports. Greensboro NC

GUILFORD COUNTY PERMIT TOOLS (OUTSIDE CITY LIMITS + SOME TOWNS)

- Guilford County Inspections handles permitting/inspections for ****unincorporated Guilford County**** and certain towns, with a ****Civic Access Public Portal**** for permits and inspections. Guilford County+1

COST REALITIES: WHAT SURPRISES BUYERS IN NEW CONSTRUCTION

Here are the top **"wait...what?"** items we prepare you for:

- ****Lot premiums**** (cul-de-sac, view, larger lot)
- ****Upgrade creep**** (design center choices add up fast)
- ****HOA rules + monthly dues**** (and what they actually cover)
- ****Blinds, fencing, appliances, landscaping**** (often not included)
- ****Construction timelines**** (weather + supply chain can shift closing)

HOW REALTY ONE GROUP RESULTS HELPS YOU WIN WITH NEW CONSTRUCTION

Buying new construction should feel exciting—not confusing.

WE HELP YOU:

- Compare new construction vs resale so you understand value (not just shiny finishes)
- Negotiate incentives when possible (rate buy-downs, closing costs, upgrades)
- Watch the contract details that protect your timeline and your money
- Coordinate inspections at the right phases
- Stay calm and clear through a process that can feel like a roller coaster

WE CAN HELP:

Want a Greensboro new construction shortlist?

Send us your budget, your commute destination, and your "must-have list" (beds/baths, yard, main-level primary, etc.). We'll recommend the best-fit areas and homes to start with.

FAQS

IS THERE NEW CONSTRUCTION IN GREENSBORO, NC RIGHT NOW?

Yes. New construction listings and communities change often, and you can browse active options through new construction search tools and current listings. Zillow+1

DO I NEED AN INSPECTION ON A NEW CONSTRUCTION HOME?

Yes—new homes can still have build-quality issues. Many buyers choose a pre-drywall (for to-be-built), final, and warranty inspection plan.

HOW DO PERMITS WORK IN GREENSBORO, NC?

Greensboro offers online tools to view permits and publishes monthly permit reporting. Guilford County also provides a Civic Access Public Portal for permits and inspections in areas it serves. Greensboro NC+2Guilford County+2

WHAT IS THE DUE DILIGENCE PERIOD IN NORTH CAROLINA?

It's a negotiated time period in the contract to investigate the property and decide whether to move forward. The NC Real Estate Commission outlines due diligence guidance for buyers. North Carolina Real Estate Commission

Ready to Make Your Move?

Call or Text Teresa: 336-262-3111

Search Homes: www.homesintriadnc.com

teresaovercash@gmail.com | Realty ONE Group Results