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*Weekends of:
March 4 -19, 2023*

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MBA Spring Tour Showcases Homes Across Southeastern Wisconsin

The Metropolitan Builders Association (MBA) Spring Tour is back for its 31st year! The 2023 MBA Spring Tour presented by Nonn's Kitchen Bath and Flooring takes place March 4 to 19, open Saturdays and Sundays from 12 PM to 4 PM. During the three week-ends of the Spring Tour, visitors can tour new homes, subdivisions, condominiums, and open lots throughout southeastern Wisconsin for FREE!

This popular FREE community event opens the doors to home-building projects from many of the area's top builders and developers. Each one of the projects is built by a member of the MBA, the region's premier home-building association. Project sites can be found in a variety of communities across Southeast Wisconsin.

The MBA Spring Tour invites visitors inside homes that incorporate the hottest home-building trends, including the latest concepts in floor plans, energy-efficient products, fixtures and appliances, structured wiring, home automation, security systems, and interior design. Visitors can talk directly with builders and developers and find the right company for their new home or remodel project.

Whether visitors are in the market for a new home, want to explore contractors for a remodeling project, or just



want to learn about the latest trends in home design, the 2023 MBA Spring Tour promises to provide an enjoyable experience for all!

These outstanding home builders rep-

resent the best in the industry. By choosing an MBA member for your next home project, you can have peace of mind knowing that you're in good hands.

For up-to-date information, and a complete list of projects, locations, photos, featured builders, and participating members, please visit:

[**MBASpringTour.com**](http://MBASpringTour.com)

Should You Buy a New or Existing Home?

By David Roembke
2023 MBA President
Home Builders Association

A home is one of the most significant purchases a person will make in their lifetime. There is no question that the cost of purchasing a home has been challenging recently. Yet, despite some affordability hurdles, many individuals continue to buy a house to invest in their future. According to a National Association of Home Builders (NAHB) analysis, in the fourth quarter of 2022, nearly half (46%) of prospective home buyers were actively engaged in the purchasing process.

There are many important decisions to make when it comes to buying a new home based on price, location, and type. One of the buyers' first decisions is to purchase a new or existing home. Older homes may offer charm or maybe in a preferred location, but existing homes generally need



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upgrades, costing homeowners more money in the long run.

An NAHB analysis of recent census data found that a third (35%) of owner-occupied homes were built before 1970. Building standards have changed a great deal over the decades, almost as fast as technology has evolved. Due to this evolution, new homes can accommodate today's advanced technology and be customized to meet an individual home owner's need. And knowing that the house was built by a qualified professional to adhere to the latest safety codes gives the owner added assurance.

In addition to being built to the most recent safety codes, today's homes are more energy efficient than ever. With innovative materials and construction techniques, new homes are built to be much more energy efficient than homes constructed a generation ago. As a result, not only can they be

more affordable to operate, but new homes also are significantly more resource-efficient and environmentally friendly.

New homes also have adapted to modern home owner's needs. The pandemic changed the way most individuals live, work and play. And new homes available on the market today are designed to accommodate a variety of lifestyles, from busy on-the-go families to flexible spaces ideal for spending more time at home. Home builders offer a variety of floor plans and amenities to complement everyday family activities.

For more information on purchasing a new home and to connect with home builders in our community, contact office@mbabuilds.org.

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Model For Sale!

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Warmer weather is right around the corner, which makes it the perfect time to breathe some new life into your home! Thankfully, it only takes a few minor updates to make a major impact on your space. From revamping your home office to adding some elegance in your washroom, we've got three simple updates that'll put a stylish spring in your step.

REFRESH YOUR WORK AREA

Whatever your aesthetic, you want your at-home workspace to feel fresh and functional-with a splash of style, of course. The trick to finding that balance? A "make-under"! Make-underers are all about simplifying (clutter) and amplifying (style). Start by clearing off your desk and emptying your drawers. Once you have your work area clear, it's time to decide what stays and what goes. Keep: essential work docs, anything you use daily, and 2-3 personal items like photos or artwork. Purge: anything and everything, from old papers to receipts, empty pens to unused tape dispensers. Once your space is cleared & clean, add a cute box for those inevitable odds and ends, a small plant or two, and a few curated accessories that'll make it feel personal and look pleasing. In the end, you'll have yourself a clutter-free and productivity-inducing workspace!

Pro Tip: *If you've got built-in cabinetry in the room, use it to keep extra work-related items on-hand, but out of sight. If you don't have any, add some you won't regret it!*

ADD SOME ELEGANCE

When you think of a washroom, the first thing that comes to mind isn't elegance-practicality usually takes priority. Which is why we love velvet shower curtains so much! They add instant elegance and authentic comfort to a washroom, making you feel like a member of the royal family every time you step out of the shower. As for the



color, we often gravitate towards the most opulent options: deep purple, royal blue, or forest green. And if you want to give those stunning hues a luxurious partner, pair them with a few gilded fixtures or a gold shower curtain rod! Whatever level of luxury you land on, though, one thing is certain: with a velvet shower curtain hanging in your washroom, elegance will always be at your fingertips.

GO RETRO

Retro style is all about creating a sense of whimsy; it's meant to reintroduce fun into a space. So, let's have some fun with it! If you've got a room with a relatively plain palate, try adding a sunny yellow wall or laying down a colorful area rug. Next, start infusing some classic retro textures, like wicker! Add a wicker chair to your patio, a wicker basket to your bathroom, or a wicker shelf to your bed-

room-whatever room you wicker, it'll instantly give the space a chic vintage vibe without much effort. And for the final retro touch, bring macramé back into the foray! Fill a dull wall in your family room with an artistic macramé wall hanging, or string one of your favorite plants up in a suspended macramé plant holder. As long as you like how it looks (and you have fun doing it), we consider it a retro-style success.

These mini makeovers give your home a fresh feel just in time for spring. And, if you're ready for something a little bigger and more stylish, like a kitchen remodel or bathroom makeover, we know just the place! Stop by one of our Nonn's design showrooms in New Berlin or Menomonee Falls and we'll help you find the home interior products that'll bring your space to life.

*-Nonn's Insiders Team
Nonns.com/insiders-list*



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Top Features & Design Trends for 2023 Highlight Post-Pandemic Shifts & Affordability Struggles

by National Home Builders Association

Home buyer preferences have continued to shift home building trends in the wake of COVID-19. Following a brief uptick in new home sizes in 2021, the average size of a new home dropped slightly from 2,525 square feet to 2,480 square feet in 2022, and the percentage of new homes with 3+ full bathrooms and 3+ car garages dipped to 33% and 17%, respectively. Meanwhile, the percentage of homes with 4+ bedrooms rose slightly to 48%, in part because of the flexibility in use that bedrooms can provide, with the expectation that home size and amenities will continue to grow in 2023 before dropping again in 2024.

“The decrease in new home size reflects the escalation of home prices in 2022 and builders scaling back to try to meet demand,” said Rose Quint, NAHB assistant vice president of survey research. “The move toward larger homes and more amenities in 2023 will reflect the preferences of those who can afford higher interest rates, and in 2024, size will fall back as affordability improves with lower mortgage rates and more buyers re-enter the market.” Amenities no longer necessarily translate directly to number of rooms or types of features within the home either - it can also be simply having a space within the home that provides respite.

“Home buyers are looking more and more to their homes to provide a sense of well-being,” observed Donald Ruthroff, AIA, founding principal at Design Story Spaces LLC. “They want their homes to support their day-to-day health - physically, emotionally and mentally.”

Builders and designers are achieving this through walking paths and other outdoor spaces connected to the home, as well as the incorporation of natural materials and other examples of biophilic design. Builders saw a large jump in the demand for exterior

amenities, such as patios, decks and porches, in 2022, along with increased demand for home office - which appeared on the list of buyers' most-wanted features for the first time this year.

Demand was also on the rise for more flexible and better equipped spaces to meet buyers' changing needs. This is true for both first-time and repeat buyers, the majority of whom prefer an open-kitchen family room. This space, Ruthroff highlighted, can be reconfigured and better utilized to provide more space for additional rooms or allow builders to incorporate higher-end components to increase the feel and function

“We're learning that if we use less space, we can spend more on details and finishes to make rooms such as bathrooms feel more luxurious,” he added. “And people will pay a little more for solutions, such as cabinetry add-ons that eliminate dead space, that add utility.”

Other home features that resonate with both first-time and repeat home buyers include:

- Laundry rooms
- Exterior lighting
- Ceiling fans
- Patios
- Walk-in pantries
- Hardwood flooring on the main level

Housing affordability remains a struggle, which home buyers recognize. The majority of home buyers (91%) are willing to compromise to afford a home. The top three areas are:

- A smaller house
- Simpler/more basic interiors
- Fewer exterior amenities

Additional information on home buyer trends can be found in NAHB's What Home Buyers Really Want.

About the Metropolitan Builders Association



The MBA speaks with a single voice representing the interests of members in the home building industry. We provide our members with learning opportunities to further their business practices and stay current on the latest products, trends, and regulations. We offer services that benefit the members' professionalism and their ability to provide the highest quality service to their clients. All members must meet requirements that are put in place to protect consumers. This includes years of experience, professionalism, ethical standards, and expectations of workmanship quality. The MBA is the credible source about the home building industry for

the members, government, media, policymakers, and the public.

Why Do Companies Join the MBA?

- Stay educated of the latest innovations and procedures.
- Make connections within the industry and form relationships.
- Promote and influence the course of the building industry.
- Save money on everyday business expenses.
- Get access to free copyrighted forms and Industry Standards.
- Participate in MBA consumer events.

For more information about MBA membership, call the MBA at 262.436.1122, or email membership@mbaonline.org.



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10 Reasons To Choose An MBA Member For Your Next Home Project

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Consumers trust MBA members because they have met certain requirements set by the MBA to protect consumers. This includes background checks, and financial history.

2. PROFESSIONALISM

MBA members are dedicated to professionalism. Members have years of experience, as well as memberships in the Wisconsin Builders Association (WBA), and the National Association of Home Builders (NAHB).

3. ETHICS

MBA members promote and encourage the strongest level of business ethics and are held to high standards of personal and business conduct within the industry.

4. HIGH STANDARDS

All members of the MBA must abide by industry standards set forth by the Association. These standards relate to the materials and workmanship to which local builders adhere under local building codes.

5. INNOVATION

MBA members are on the cutting edge of their industry. They stay current on the latest changes in products, technology, building codes/regulations, legislation and consumer preferences.

6. EDUCATION

MBA members benefit from continuing education, updates on building codes, standards, and regulations as well as seminars providing the latest trends and practices.

7. VARIETY

MBA members offer a variety of products and services involved in the construction, development and remodeling of single and multi-family housing.

8. CONNECTIVITY

The ultimate resource for consumers! Visit for information on events, news, educational seminars, job openings, member info, find a home, and a lot.

9. ACCOUNTABILITY

The MBA provides an affordable and efficient dispute resolution process available to homeowners that use an MBA member.

10. COMMUNITY CONNECTION

MBA members live and work in your community. They are involved in numerous charitable organizations and educational events.

Visit MBAonline.org for more information or visit FindAnMBAMember.com to search our directory of members.



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