



YOUR GUIDE TO

BUYING NEW CONSTRUCTION

New Construction Homes in Medford

EG
ELLIE GEORGE
— CREW —

WELCOME

Hi I'm Ellie. Are you considering a buying a new construction home in Medford? I'm a Medford real estate agent and thrilled to guide you through the process.

Buying a new construction home is an entirely different process than buying a traditional home. My goal is to provide you with knowledge and expertise to ensure your goals are achieved.

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BUYING A NEW CONSTRUCTION HOME IN MEDFORD

New construction homes offer many benefits to homeowners. The opportunity to be part of the design process and build a home tailored to your needs is an exciting prospect. There are many factors to consider in your decision to buy a new construction home -- whether that's in the pre construction phase or once it's already built. This guide will explore those considerations.

REASONS TO BUY NEW CONSTRUCTION

Minimal Maintenance

Customized Design & Functionality

Protective Warranties

Energy Efficiency



SOME THINGS *to* CONSIDER...

Depending on the builder you work and route you go, your level of autonomy over finish selection, floor plan layouts, and overall design will vary. Often times, if you are buying in a new construction community, you'll work with the builders designer to choose finishes within a set of selections. If you choose to buy your own lot, engage an architect and custom home builder, you'll have full control over a custom design. There are also many options within that spectrum.

OTHER CONS OF BUYING NEW CONSTRUCTION:

In a new construction community, you may end up living through construction of other homes

New landscaping also means it is less mature for some time

Costs are typically non negotiable, but builders often offer incentives

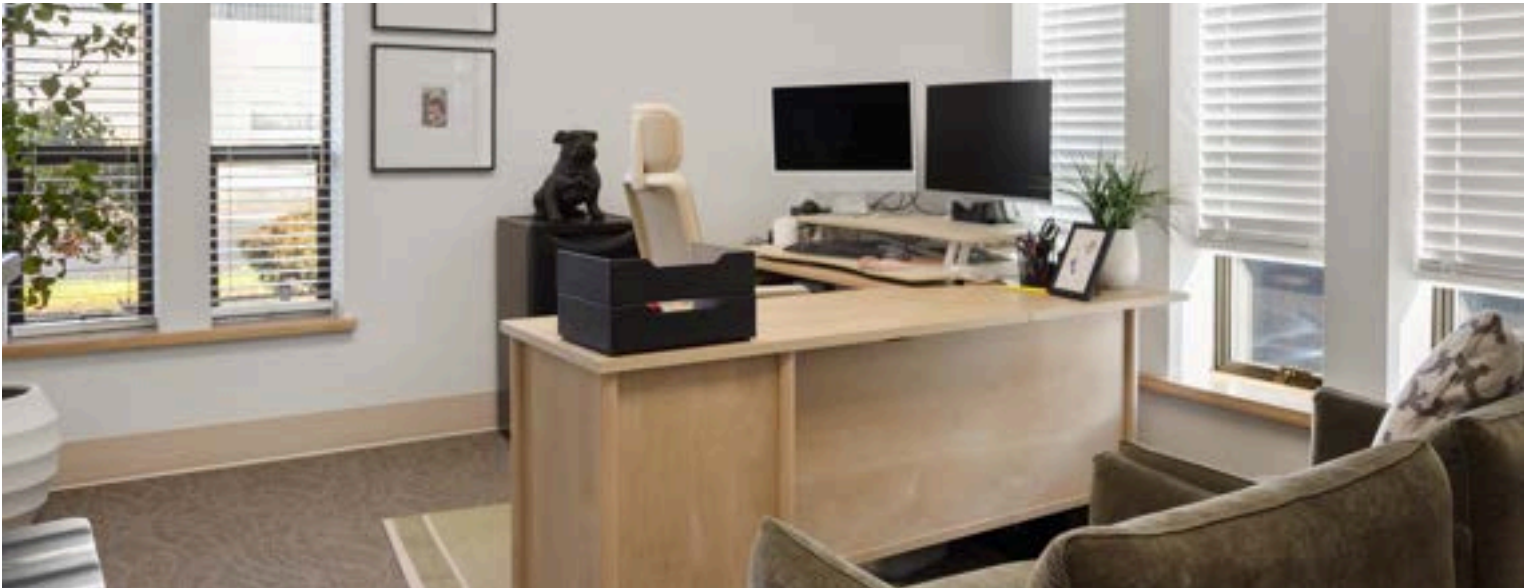
EXPLORE THE TOP
SUBURBS IN MEDFORD



the PROCESS

Before we get into the process of choosing a builder or designing your home, let's discuss something called "agency".

One mistake I see new construction buyers make is that they do not explore their options in terms of representation. Many contact the builder or the sales office directly and lose out on the opportunity to have their own real estate agent represent their interests vs that of the builders.



MORE FACTORS TO CONSIDER

Your Timeline

When you'd like to move in will determine the type of home you buy. Fortunately there are many different types of homes to accommodate any timeline.

Community Preferences

Do you want to live in a master planned community or on a private 5 acre lot where you can't see any neighbors? Do you want to have community amenities or an HOA. These are all important considerations.

TYPES *of* NEW CONSTRUCTION

SPEC HOMES

Spec homes are built by developers without a specific buyer in mind, featuring popular designs and finishes to appeal to a broad market. They are move-in ready and typically more affordable than custom homes but offer limited customization. Even still, we are sometimes able to connect you to the builder prior to completion and perhaps impact design.

TRACT HOMES

Tract homes are built in large developments by a single builder, featuring floor plans and design options to choose from. Many times there are opportunities to purchase prior to completion and influence the cosmetic finishes of the home.

CUSTOM HOMES

Custom homes are uniquely designed and built to a homeowner's specific preferences, offering complete control over layout, materials, and finishes. They tend to be more expensive and time-intensive but result in a one-of-a-kind property tailored to the owner's vision.





FINANCING

In terms of financing your new construction home, there are several options. Some builders have their own in house mortgage company or have a preferred lender. Often times either of these scenarios offer “discounted” rates or incentives. You can also work with any lender of your choice.

RECOMMENDED LENDERS

Geoff Friden
Guild Mortgage
gfriden@guildmortgage.net
541.842.5600

James Beard
CrossCountry Mortgage
James.Beard@JamesBeardTeam.com
541.770.2727



NEW CONSTRUCTION OPTIONS *in* MEDFORD

A selection of new construction
communities



Cedar Landing

Situated in the serene East Medford foothills, Cedar Landing offers a peaceful residential setting designed to blend scenic Rogue Valley views with daily convenience. The neighborhood focuses on quiet streetscapes, open green spaces, and easy access to top-tier healthcare facilities. Its location gives residents an ideal balance between a tranquil suburban retreat and quick access to city amenities.

EXPECTED DELIVERY

Fall 2025 - Spring 2026

THE HOMES

180-home master-planned community featuring modern single-family detached homes and low-maintenance townhomes.

THE AMENITIES

Community walking trails, central neighborhood park with play structures, covered picnic pavilion, and landscaped common grounds.

YOU'LL FALL IN LOVE WITH

The sweeping foothill views and the effortless access to East Medford's shopping and golf courses.

[LEARN MORE](#)



Ponderosa Park

Nestled in a rapidly growing corridor of West Medford, Ponderosa Place provides an inviting, family-focused environment surrounded by tree-lined streets. Built with energy efficiency and contemporary living in mind, this neighborhood emphasizes functional layouts and connected living spaces. It places homeowners minutes away from downtown dining, local schools, and major commuter routes across Jackson County.

EXPECTED DELIVERY

Late 2025

THE HOMES

95 single-family homes offering both single-story and two-story contemporary craftsman floor plans.

THE AMENITIES

Private neighborhood dog park, paved biking paths, open recreation field, and a community fire pit area.

YOU'LL FALL IN LOVE WITH

The warm neighborhood atmosphere combined with modern, high-efficiency home features.

[LEARN MORE](#)



Addysen Park

Located near North Medford, Addysen Park is a vibrant, contemporary community tailored for an active and connected lifestyle. Designed with pedestrian-friendly pathways and modern architecture, the neighborhood creates a cohesive feel while keeping residents close to premier retail centers and local wineries. It stands out as an approachable modern enclave tailored for first-time buyers and active households alike.

EXPECTED DELIVERY

Summer 2026

THE HOMES

120-unit development comprising stylish single-family starter homes and contemporary multi-family units.

THE AMENITIES

Central pocket park, pickleball court, children's playground, and an outdoor barbecue gathering space.

YOU'LL FALL IN LOVE WITH

The seamless blend of low-maintenance modern living and proximity to top Rogue Valley destinations.

[LEARN MORE](#)

NEXT STEPS

Are you ready to start your new construction home search in Medford?

I hope this new construction guide was valuable to you as you consider the various options in Medford. Now that you're more acquainted with the options that may suit you and your family, let's choose a time to discuss your goals.

You can schedule a time with me at the link below or give me call to set up a time.

SINCERELY,

Ellie George

SCHEDULE A TIME TO TALK

[Click Here](#)

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