



DORON WEISBARTH
Designated Broker/Owner



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HOMeward BOUND

More Than Just Real Estate News

Are You Ready if Winter Comes For You this Year?



Our region has experienced severe winter storms in the past, the kind that shut things down for days, and in some areas, for weeks – no power, no heat, impassable roads and sometimes even no communications. Will it happen this year? There's no way to predict. But getting ready means that you'll also be ready for other potential disasters, such as earthquakes.

To prepare for extreme winter weather, you need to consider your home and your car, as you may be forced to spend extended times in either or both. Here's what to do:

COVER THE BASICS

Keeping yourself and those around you warm is the

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Dinner is on Me!

Join my table at the 2024 Akin Gala

Join me as my guest at the Akin (formerly Childhaven) fundraiser Gala **Saturday, October 19** at the Hyatt Regency in Bellevue. Please call **206-779-9808** to reserve your seat at the table. Thank you for your support of this amazing organization!

Helping Kids Overcome Early Childhood Jitters

Akin, formerly Childhaven, believes in the importance of fostering early childhood mental health. While some mental health challenges occur due to trauma and neglect, other times they arise simply from facing a new environment such as preschool.

When kids suddenly grapple with strange rules, a new adult telling them what to do, other new kids, the competition for attention, etc., all this and so much more can be a lot to handle for a young developing mind. Many kids at these early ages struggle, even those with stable homes and loving parents. While all of this is normal, how adults respond to it matters a great deal.

Kai, a young boy at Akin, was struggling in preschool to control his anger, express himself, and convey his needs. Being in a new environment hadn't been easy, and he needed help to rise above and thrive.

Akin's wraparound services worked with Kai and his parents to coordinate with his teachers at school to

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Helping Kids Overcome Early Childhood Jitters (continued from front)



create a more individualized plan for him. This enabled Kai to participate more, and learn how to express himself better, without getting into anger.

Today, Kai is doing great. He gets along with his teachers, plays well with other kids, and responds to the activities going on around him.

Kai's father talked about how kids often get told about all the things they're doing wrong, but they don't hear as much about the things they do right. "When they do," he says, "it boosts their confidence."

This is what Kai has been experiencing as he works with Akin's skilled early learning staff, which continues to work with Kai and his family to help him develop good habits and strong mental health.

Akin's approach supports each family's needs and voice so they can reach the goals they desire for their kids. Weisbarth & Associates is proud to continue supporting this great organization. To date, we have given over \$300,000 to ensure that more kids get the chance to live their best life and overcome the challenges of early childhood.



Are You Ready if Winter Comes for You this Year? (continued from front)

most urgent and important task. If you must leave the house, make sure that your car has the supplies needed to sustain you and those with you. Similar items need to be at home as well. Make sure that everyone has winter clothes that fit and that can cover all exposed areas. That means winter gloves, knit caps and beanies, winter coats, and of course multiple layers of clothing, preferably nothing made of cotton. Keep thermal blankets in the car, and extra blankets and sleeping bags at home. A fresh supply of those thermal hand warmers can help keep extremities, and even core temperatures, in check.

HAVE FOOD READY TO EAT

In an extended winter power outage, you won't have your oven or microwave. At the bare minimum, take time now to amass a good supply of non-perishable food. Yes, canned chili may not be your cup of tea (or maybe it is!), but it beats starving. And while you may be able to use your barbecue, if necessary, you won't be able to do that for every meal.

Winter storms, unlike earthquakes, are predictable, which can give you enough time to prepare. So if you know that a big storm is approaching, prepare some meals that freeze well, and leave them in the freezer in advance. Even if without power, they might keep for two or three days.

PREPARE FOR A KNOWN STORM

In addition to food, you can do a few other things to prepare for a storm you know is coming. The day before it arrives, fill up your car with gas. Have a supply of cash on hand – make a withdrawal from the ATM if you don't already have this. Make sure that you have enough medications to last for a while. Fully charge all your devices, especially external batteries. Make sure the batteries in your flashlights are fresh. Handle all the power-essential tasks like laundry and the dishwasher. And, consider turning up the heat a bit more than usual so if the power cuts out, you'll have a bit more latent heat.

OTHER TIPS FOR YOUR CAR

If you park your car outside, park it near the end of the driveway if that will make it easier to use after a big snowstorm. And leave your wipers up, which will make the windshield easier to defrost.

Also, stock up your car with essentials if you get trapped on the road, like a phone charger, jumper cables, flares, a flashlight, and a windshield scraper. You should also have a supply of food and water.

And if your car gets stuck on some ice, you'll do well to have tire chains, some road salt, and a folder shovel, to help dig yourself out.

The Annual Fall Market Bump (continued from back)

into November and sometimes even to mid-December.

This year looks like we'll be following the same pattern.

Look at the graph, where I highlighted the period where we normally see the fall boost. This year, in September, new listings and pending sales were both way up compared with August. In fact, pending sales are about the same as they were in May and June – the highest numbers we've seen this year.

Most of these newly listed homes were put up for sale toward the second half of September, and you can see that there's a corresponding boost in the number of homes that received an offer (pending sales), meaning that the buyers' are engaged in the process. It's likely that we will see most of these sales close in October.

With interest rates having dropped more than a full point from its high rate this year, buyers seem to be active, so prices are holding fairly steady. Time will tell if this year's peak activity will be in October or later. But if the past is any indication, it is very likely that we'll have a strong finish to the year.

So, if you or someone you know is still considering selling a home this year, now is a good time to get going – you'll still be able to ride the market's fall surge. If you need some guidance and finetuning to ensure that you maximize on your results, please reach out to me and my team. We offer a no-obligation consultation to anyone, buyers and sellers alike. So let's talk!

The 2024 Weisbarth Team

We're looking for a few good people to join our team. Know any top candidates? Call Doron at 206-779-9808.



Doron Weisbarth



Michelle Shafagh



Blake Cisneros



Debbie Sipes



Chris Masseth



Mary Cha



Dominic Wood



Ashley Heim



Cade Coleman

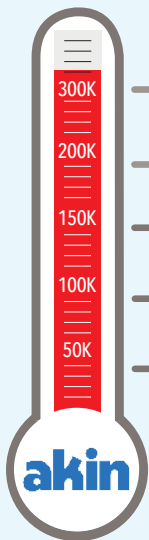


Steve Thompson



Laura Villar

Our donations to date for Childhaven!



A portion of every sale from Weisbarth & Associates is given to Childhaven and in the past 7 years we have donated over **\$325,000** to them.

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Like and follow us on:



Your business and referrals help the kids at Childhaven

Through all of COVID-19 the Childhaven staff continues to care for every child, delivering counseling, developmental therapy, wrap-around supports, home learning, meals, family meetings, and much more.

Every referral you send our way helps the kids at Childhaven, because we donate a substantial portion of our income from every home sale to this amazing organization. If you know anyone considering buying or selling, you have three options:

1. Send an email with your referral's name, phone and email to refer@weisbarth.com
2. Call me direct or pass on my number – **206.779.9808**
3. Go to our website at Weisbarth.com/refer



Our team offers a no-obligation consultation to show you how to maximize your results from buying or selling a home.

Find out more at Weisbarth.com



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If your home is already listed, this is not intended as a solicitation



Real Estate Results That Move You

7000 Greenwood Ave N
Seattle, WA 98103

The Annual Fall Market Bump

The common perception is that spring and summer are the most active times of the year for buying and selling homes.

But are they?

Historically, we tend to see big increases in activity during the spring and early summer each year. In mid-to late summer, as people go on vacation, and at the beginning of the school year, both buyers' and sellers' attentions tend to be focused on things other than real estate.

But once people are back to their routines, market activity often rebounds. In the past we've seen it start anytime from about mid-September to mid- or even late October, and it often last well

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