



**DORON WEISBARTH**  
Designated Broker/Owner

AUGUST 2024  
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# HOMeward BOUND

*More Than Just Real Estate News*

## 7-Step Kitchen Reorganization Plan



Reality TV is replete with crazy kitchens, cooking shows, and hotheaded chefs. But one thing you never see on TV is a disorganized kitchen. The show's producers always make sure everything is reachable. Easy enough when you have a fake stage set to work with.

But you live with a real kitchen.

Is your kitchen's disorganization getting in the way of your creativity and food quality?

Here's a 7-step plan for getting your kitchen under control so that you too can express your inner culinary wonderchild to everyone's delight:

(continued inside left)

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[Weisbarth.com](http://Weisbarth.com)

## Dinner's on Me 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!

## Home Visitation Makes a World of Difference for Kids

Some children who suffer abuse or neglect end up living with other relatives where they can grow up in safety. But sometimes, those relatives have never had children, or haven't had kids living in their home for many years.

That was the case for Debbie, who took custody of her two-year-old granddaughter Kayla. Debbie hadn't had children in her home for over 20 years.

"My home wasn't set up for a toddler at all. I had no toys, no children's books, nothing to entertain Kayla, let alone help her learn," said Debbie. "And I had totally forgotten how to go about my daily life with a kid in tow!"

Luckily for Debbie, Kayla was enrolled at Akin's Broadway branch. As part of her treatment plan, the family received monthly home visits.

Home visitation allows Akin staff to observe the child's living environment and family dynamics, and better understand and support the family's needs. The family gets science-based, therapeutic services tailored to the realities of their homes and lives. A home visitor

(continued inside right)

## Mid-Summer Market Check-In (continued from back)

guess is that 'both' is the correct answer more often than not). As for the good homes that are marketed correctly and priced correctly, they are still selling like hot cakes!

Interestingly, buyers are still strongly engaged in the home buying process, which can explain, in part, why **Median Prices** remain steady. Some of that is fueled by the recent decline in mortgage interest rates that are making it easier for buyers to qualify for higher purchase prices. In the bigger picture, demand is still far outpacing supply, a constant that hasn't changed in many years, nor is it likely to change anytime soon.

Historically, August tends to be a slower time in the real estate market. Although we've had years where market activity was actually highest in August. I don't expect things to be that dramatic this year, but buyer sentiment still seems to be strong. The second annual surge in activity typically happens in the fall. By then interest rates might fall even further, spurring even more buyer activity.

And so, as new homes come on the market in the fall, I expect the end of the third quarter a most of the fourth quarter of this year to be productive times in our market.

If you know anyone considering buying and/or selling their home this year, please refer them to us by reaching out through email, phone, or on our website. Or you can just give them this newsletter. **Our 5-step system**, including our Strategic Marketing Analysis, lays out the plan for selling fast and for the most amount of money. And our 3-step system for buyer lays out the winning strategy for buyers, even in competitive situations. And remember that a good portion of our income goes to support the kids at Akin (formerly Childhaven) – so it's a win all around. Enjoy the rest of your summer!



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## 7-Step Kitchen Reorganization Plan (continued from front)

### 1. IDENTIFY PROBLEM AREAS

It's different in every kitchen. It could be the space under the sink, the pantry, certain cabinets, the drawers, counters, or that annoying corner area that just doesn't work. Maybe you just can't seem to find or reach certain items easily enough. Figure out what's causing the most stress and start there.

### 2. PULL IT ALL OUT – BUT NOT ALL AT ONCE

If you're doing a wholesale kitchen makeover, don't pull everything out at once. Do it in categories instead. For example, do all the drawers first. Then the cabinets. Then the pantry.

It's likely most items in drawers will remain in drawers when you're done, so this method allows you to keep the process manageable. If some items that you think belong together are in different locations, pull those items out too and combine them in the right place.

### 3. PURGE

This step requires some self-reflection and honesty, because, as humans, we tend to like to hang on to things even past their usefulness. Recycle, give away, donate or dump the stuff you don't need anymore, so you'll have more flexibility when re-organizing. There may be food items you never use or that are expired. You might have some damaged equipment. Consider everything, including kitchen utensils, pans, larger appliances, and storage containers.

### 4. GROUP BY SIMILARITIES

Of the items that you will keep, combine them based on

what you choose as their common feature. It might be by size – similar pans, similar ingredient containers – or it might be based on function, such as baking ingredients. Create the categories that will dictate how you reorganize.

### 5. MAKE THE NEW PLAN

Now, figure out where each category of items should go. Baking ingredients probably should go near each other if that's a category. Cooking utensils could go near the stove. This is your kitchen and your stuff, so take time to think about where things will go so that you can reach them when you need them.

### 6. BUY ORGANIZERS AS NEEDED

You may need some organizers to implement your plan. But you won't know it until you've made it through step 5. So don't go shopping at the Container Store until you know what you need, how many, and how big. You may need to measure the spaces in your kitchen where you want certain items to go. Make sure that bins, shelves, and other storage organizers will fit properly.

### 7. EXECUTE THE PLAN

Once you have what you need, put the plan into action. When you're done, you'll be using the space better. Things will be reachable. You'll know where they are. And you'll have less stress and more joy in your kitchen and your home. Bon Appetite!

# Home Visitation Makes a World of Difference for Kids (continued from front)

might watch a dad deal with his toddler's temper tantrum, and then help him practice new, healthy approaches to parenting challenges.

Debbie found her home visitor from Akin very helpful. She helped her set up a play area for Kayla and taught her ways to turn her daily routine into learning moments.

Home visitors don't only visit people like Debbie who end up with custody of someone else's children. They work with families of all sorts who receive help through Akin. The visitation service has proven so effective at preventing early childhood abuse and neglect, that Akin has expanded it to reach more families.

It's a great example of how helping kids overcome a rough start to life takes a team of people who are committed to

giving them a better chance. And think about the amazing and invaluable turn in the kids' life trajectory that these combined community efforts make.

This is exactly why we at Weisbarth & Associates are such passionate supporters of Akin, their team and their work. And this is why we have been donating a substantial portion of our income to them for many years.

Note: If you missed it last month, Childhaven and Children's Home Society have merged under their new name: Akin.



## 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



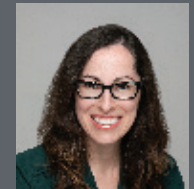
Ashley Heim



Cade Coleman

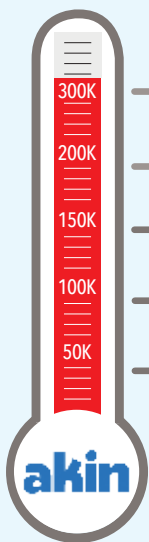


Steve Thompson



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 **\$300,000** to them.

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Real Estate Results That Move You

## 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](mailto:refer@weisbarth.com)
2. Call me direct or pass on my number – **206.779.9808**
3. Go to our website at [Weisbarth.com/refer](https://Weisbarth.com/refer)



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

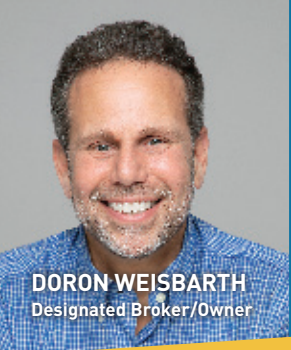
Find out more at [Weisbarth.com](https://Weisbarth.com)



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

AS SEEN AND HEARD ON:

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7000 Greenwood Ave N  
Seattle, WA 98103

## Mid-Summer Market Check-In

July's data reveals that our real estate market is coasting along relatively smoothly. While the number of **New Listings** is on a seasonally predictable decline, the number of **Pending Homes** (an offer was received, just waiting to close) and the number of **Closed Sales** are staying relatively steady.

The accumulation of homes that have come on the market over the past few months, but haven't sold yet, is building up the inventory of **Homes for Sale** available for buyers (I marked it with a thicker line on the chart). Most of these homes are either priced incorrectly, or marketed incorrectly, or both (my unscientific

(continued inside left)

King County SFH

