



DORON WEISBARTH
Designated Broker/Owner

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HOMeward BOUND

More Than Just Real Estate News

Your 2025 Home Maintenance Checklist Is Here

2025 is here, and that means another year of home maintenance. Cheers, anyone?

While that may not have been on your mind when you celebrated the new year, we all know that keeping up your home reduces the number of ways you can get stuck with an unexpected bill down the road. Maintain your home's features and you extend their useful lives!

Here's a home maintenance checklist you can keep and use throughout 2025. Some of these items can be done every few months. Others only need to be done once a year at most. Pick one of these to do each month, and you won't have to overwork yourself!

CLEAN YOUR HVAC AIR FILTERS

If you're using the non-disposable air filters in your HVAC system, it's best to clean them every 6-8 weeks, particularly in the cold season, when the system tends to work the hardest. If you use the disposable filters, then replace them at about that same frequency. Dirty filters impede the airflow, making your HVAC system work harder, which increases your energy bill and degrades the system faster. And let's not forget the 'dirty' air that will be circulating in your

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Dual Purpose Housing & Early Learning Center Coming Soon



This year, construction is slated to begin on a new facility that will feature at least 50 affordable housing units and four early learning classrooms that can serve up to 80 children at no cost. The facility will be built in Skyway, and is projected to open in 2026.

Akin is one of the leading partners in this venture, which will increase their capacity to serve children and families who need help to rise above the challenging life situations that have set them back and

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Back to the Future of 2025 (continued from back)

script. Even so, buyers and sellers remain surprisingly active, with only a brief slowdown around the elections. Which means that we're back to those two main forces that shape real estate – supply and demand!

SAME PATTERN, DIFFERENT SCALE

From at least 2014 through 2024, we've seen a predictable cycle of sales peaking in spring and summer, then cooling off later. When you look at the chart and this cyclical pattern (**BLUE** line) is impossible to miss. What changes is the total number of homes sold each year (**ORANGE** bar). Activity hit a record high in 2021 with nearly 30,000 single-family homes (SFH) sold in King County. That plummeted to about 21,807 in 2022 and further to 16,611 in 2023 (**RED** arrow), then inched up a bit to 17,972 last year—still low compared to past highs. It's unclear if this signals a turnaround, but demand clearly hasn't gone away.

WHAT ABOUT 2025?

So far, buyers (the 'demand') seem undeterred by rates, drawn in by rising rents, return-to-office mandates, and the idea of refinancing later if rates drop. Sellers, however, remain tightfisted with their lock on low-rate mortgages, thus limiting supply. It's impossible to predict where the balance of supply and demand will land. While

we're not likely to have enough supply to meet the high demand, my hope is that we'll get enough new listings to keep prices from shooting through the roof. As time goes by, the memory of those low-rate mortgages will begin to fade, and life events such as the need to upsize, downsize, or relocate, will force sellers into the market, which will help improve the supply.

THE IMPACT OF NEW CONSTRUCTION

Construction faces its own hurdles—material costs, labor shortages, and broader economic risks. When fewer new homes are built, the overall shortage intensifies, driving prices up for everyone. Whether builders can meet buyer demand this year remains a crucial unknown.

FINAL THOUGHTS AND NEXT STEPS

If you or someone you know is thinking of making a real estate move, then please reach out. My team and I draw on real data and proven strategies to help you navigate any market—no crystal ball required. Preparation, timing, and execution are everything, so let's map out a plan that sets you up for success in 2025. Reach out by email, text, or (my favorite) a good old-fashioned phone call to **206-779-9808**.

Happy New Year, and here's to making 2025 a year of smart moves and bright possibilities!

Your 2025 Home Maintenance Checklist Is Here (continued from front)

home – who wants that? The simple act of maintaining the filters, a cheap and easy process, will pay off one of the best dividends.

CLEAN YOUR GARBAGE DISPOSAL

This is mostly about the odor that develops. One good way to do this is to grind up ice cubes in the disposal and then run it through with hot water and baking soda. That will freshen it up and remove any lingering debris.

INSPECT YOUR ROOF

It's a good habit to check your roof every couple of years. Look for loose or missing shingles and potential water leaks. Also look for moss, which you can remove and then treat the roof to keep it from returning. One important tip – never use a pressure washer on your roof, as it may damage the shingles. If you need to clean the roof, use a good broom to sweep it clean. If you aren't comfortable walking on your roof, look for local companies who offer that service – but no pressure washing!

REMOVE LEAVES AND DEBRIS FROM YOUR GUTTERS

When gutters and downspouts get clogged, it can cause the whole system to overflow, which leads to bigger problems caused by excessive water flow in all the wrong

places. If you're agile, and the gutters aren't too high, this can be a good DIY project. If not, there are plenty of companies who offer this service, usually combining it with a roof clean.

CLEAN YOUR WINDOWS

This is about more than just the glass, though you'll feel a whole lot better when your windows are sparkling clean. You also want to clean the borders and the tracks. Gunk and mold often grow there, and you want to keep those at bay. This is a great spring-cleaning task.

CLEAN YOUR CARPETS

If you have carpet, when's the last time you cleaned it? If you can't remember, then this is the year. While you can rent a carpet cleaning machine, personally I find that they aren't useful enough. A good professional carpet cleaner will have equipment that can create high temperature steam, and very strong suction, which will give your carpets a much deeper clean, the high temperature steam will kill any biological stuff that residing there, and then suck it out more completely to not only keep your carpets cleaner, but also help them dry faster.

Dual Purpose Housing & Early Learning Center Coming Soon (continued from front)

made it harder to succeed in school and in life.

Children who are at risk will now not only have a place to go for early learning, but some of their families will also have a place to live right in the same location.

It's called the Skyway Affordable Housing and Early Learning Center. So much effort goes into helping young kids who come from difficult backgrounds. But often-times, those challenges occur because of a lack of stability. For at least 50 families, Akin hopes to provide a place of stability from which families can grow and thrive.

Having more locations and more facilities enables Akin

to help more families and children. It gives me exciting goosebumps to think about the amazing difference a facility like this can make to change the course of these kids' and families' lives and help set them on an upward trajectory.

And I'm so grateful to all of our clients who are helping us be a significant part of this amazing organization. Akin will continue to make an even greater impact for the kids in our community who just need someone to step in and give them a little extra help and opportunity.



The 2025 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



Chris Masseth



Debbie Sipes



Dominic Wood



Mary Cha



Blake Cisneros



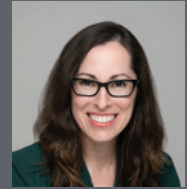
Ashley Heim



Cade Coleman



Steve Thompson



Laura Villar

Your business and referrals help the kids and families at Akin

At **Weisbarth & Associates** we measure our success not just by how many homes we've sold, but also by how much we are able to give back to our community.

We are on a mission to support **Akin**, by donating a substantial portion of our income from every home sale. In the past 8 years we've given over **\$325,000**. Your business and referrals help support kids and families in need.

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206.779.9808

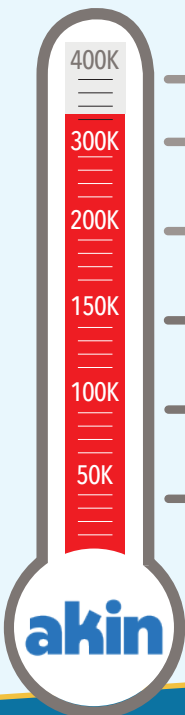
Doron@weisbarth.com
Weisbarth.com

Like and follow us on:



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

Back to the Future of 2025

I try not to lose sleep each year over predicting our local real estate market. But here we are, and my crystal ball is still MIA. That leaves me with the data and patterns we've seen over the past decade—plus a few big unknowns, like potential tariffs or deportations, that could affect real estate in unpredictable ways. So, buckle up as we go "Back to the Future" to see what 2025 might hold.

SETTING THE STAGE

Over the last few years, mortgage interest rates have behaved counterintuitively. The Federal Reserve has cut rates twice recently, yet mortgage rates climbed higher—proof that the market doesn't always follow a neat

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King Count Single Family Homes

