



DORON WEISBARTH
Designated Broker/Owner

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HOMeward BOUND

More Than Just Real Estate News

July 4th Is Coming – Follow These Safety Tips for a Great Time



July 4th is on a Thursday this year, and that means a four-day weekend for many people – yay!

You might use this extra-long weekend to have a greater gathering with family and friends, have time to have more fun, make more memories, and just enjoy life.

But, it's also true that 4th of July fireworks cause about 19,000 fires every year, as well as many injuries and even worse, says the National Fire Protection Association. To avoid being part of this grim statistic, here are some good, common sense safety tips for fireworks and other warm weather activities you might be doing this

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Make Giving Generational



I heard a great story about a family that has been involved with Childhaven for generations. A late grandmother, Lou Lovsted was a board member back before it was even called Childhaven – it used to be the Seattle Day Nursery.

Decades later, the grandfather is still active, and his son is now teaching his four children how to give and be generous. They buy gifts for Childhaven's kids during the holidays, donate books, and participate on the Youth Board.

And it's not hard, because their involvement is a natural part of their lives. Childhaven matters to them, and always will, and they think little of each individual act. It's what they do, and the kids just naturally accept and internalize it.

Experts say that family philanthropy is not only good for charities, it's also good for your kids. Studies show that teens who volunteer or donate to nonprofits are less likely to get in trouble in school or abuse drugs and are more likely to grow up happy and healthy.

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Our Real Estate Market Remains Stable and Predictable

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see national analysis, which tends to have very little relevance for our local real estate market. At best you'll see a very shallow analysis of year-over-year data, which can be misleading or just incomplete.

The data from May 2024 shows that the trends over the past few months have not changed in any meaningful way. We still have plenty of new listings, plenty of homes that receive offers and go pending, and plenty of sales. Correspondingly, market prices have continued to trend upwards.

So this month I thought I'd take a broader perspective to see how things look, from a historical perspective. I like doing this exercise every few months, just to help me keep perspective. And, as it turns out, the overall trends are holding here as well.

To make things a bit clearer, I smoothed out the data by presenting each datapoint as the average of the trailing three months. You can easily see the seasonal cycles of market activity in the Close Sales data. And while market activity this year is higher than last year, it still is low overall.

As for the median price, you can see the obvious upward trend. While some fluctuations may appear seasonal, there are other, more significant, factors that can explain

better these changes in the median prices. I'll talk about these in a future newsletter.

The point of this exercise is to confirm that, overall, our real estate market is stable and predictable, despite mortgage rates, inflation, wars, covid, etc. Knowing and understanding these two factors is very important to any buyer and seller.

If you know anyone thinking about selling this year, we greatly appreciate referrals. The steady climb in prices and the normalization of interest rates makes this a great time to buy and sell. My team and I are here to provide guidance and ensure informed decisions to maximize your results, and you can refer people using any of the three options listed in this newsletter – email, phone, or our website.



1. refer@weisbarth.com
2. 206.779.9808
3. [Weisbarth.com/refer](https://www.weisbarth.com/refer)

July 4th Is Coming – Follow These Safety Tips for a Great Time

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July 4th weekend, to keep you and those around you happy and safe.

HAVE WATER READY

You probably won't need it, but if you do, you'll be glad you had a water supply ready, even if it's just a big bucket or pan. It's a good idea to have a fire extinguisher too.

EAR PROTECTION FOR KIDS

Loud fireworks can cause permanent harm to the eardrums of developing ears. So if you buy some extra loud ones this year, consider having ear protection for the kids.

POINT THEM AWAY

Never ever point fireworks toward people, pets, structures, vehicles, or flammable materials. Especially sparklers. Do it in the street, on gravel, and in open areas.

LIGHT ONE AT A TIME

With fireworks, you just never know what's going to happen until it happens. Focus on one at a time so you can be ready in case something goes wrong.

DON'T RELIGHT DUDS

If it's a dud, something isn't right. The problem is, you're probably not an explosives or chemistry expert, so you don't know what isn't right about it. Whatever caused it not to light, your safest option is to just douse that one with water and move on to the next one.

LEAVE PETS AT HOME

Dogs do not like fireworks, especially loud ones. You can't predict the pet's response, and if something goes wrong with the firework, now you'll have two unpredictable things to deal with.

Have fun and stay safe!



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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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Also In This Issue:

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

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Our Real Estate Market Remains Stable and Predictable

At the beginning of every month I eagerly await to see the updated dataset from the NWMLS. I want to see if my gut feeling about the market trends that had been building up over the previous month is correct. Keeping my finger on our local market's pulse is crucial for me and my team, because it allows us to give better advice to our buyer and seller clients.

But it's equally important for me to keep a broader perspective on the market trends, too. In popular media outlets you'll

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King County SFH

