



DORON WEISBARTH
Designated Broker/Owner

JULY 2024
VOLUME VII • ISSUE 7

HOMeward BOUND

More Than Just Real Estate News

Simple and Small Home Repair Projects



The words 'home project' can connote big messes, lots of money, long planning, and hard work.

But sometimes, you can make great improvements to the quality of your home, and increase your home's appeal and your enjoyment of it with simple, small upgrades and repairs. Here are a few that just about anyone can do.

REPLACE OUTLET AND LIGHT SWITCH COVERS

Old light switches and electrical outlets tend to fade, crack, or get pushed out of place. Sometimes the colors and designs of your various covers don't match. These

(continued inside left)

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Childhaven Merges and Is Now Known as Akin



As you know if you've been reading this newsletter for any length of time, we donate a portion of our revenue to Childhaven, and over the years we have given over \$350,000 to this great local organization.

Childhaven recently announced a merger with another organization – Children's Home Society of Washington. The new charity's name is Akin, and you can find their website at akinfamily.org.

Even though the new name may take some time to get used to, the good news is that everything Childhaven did before will continue as before. The difference now is that Akin has many additional programs to support kids, families and the community. The combined

SAVE THE DATE

Join Me at the 2024 Akin Gala

Dinner's On Me! Join me as my guest at the Akin (formerly Childhaven) fundraiser gala **Saturday, October 19** at the Hyatt Regency in Bellevue.

Please call me to reserve your seat and I'll send the rest of the details. Thank you for your support of this amazing organization!

(continued inside right)

No, This is NOT a One-Size-Fits-All Kind of Market! (continued from back)

mid-year, many of them have made their purchase, and some may have exited the market frustrated and without success. The buyers who remain active tend to be pre-occupied with summer activities this time of year but will reengage with renewed focus in late summer and early fall. Incidentally, that is the time when we see that second peak in new listings coming on the market.

This seemingly orchestrated dance between buyers and sellers might explain, in part, the wiggles in home prices. As I'd shown in the past, the general price trend is decidedly upwards, but we do see ups and downs throughout the year. I can assure you, though, that good homes that are well priced and well marketed still sell fast and for top dollar. Homes that are less desirable, and particularly if they are not marketed and/or priced correctly, will likely sit longer and sell for less.

This is where a skilled, knowledgeable real estate broker can make all the difference in maximizing your outcome,

whether you are a buyer or a seller. Understanding these trends and knowing how to position our clients correctly helps us get more from the transaction for our client. These are not just empty platitudes - my team and I have the numbers to prove it.

So if you, or someone you know, are looking to buy or sell a home, reach out to me and my team first, to learn about how market timing can change the game plan. This is the kind of crucial education that we provide, that is based on facts and figures. And remember that your business and referrals help support the Akin community. Have a great rest of your summer!



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

Simple and Small Home Repair Projects (continued from front)

are super cheap to buy and easy to replace. In very little time, you can have these interior necessities looking new and consistent across your home. To be extra safe, make sure to turn off the power to the outlets and switches while you are working on them.

REPAINT OR PATCH A ROOM

You may love the paint colors on your walls, but with everyday wear and tear, chips and cracks make it less beautiful than when you first painted it. If painting a whole room sounds too big, you might just be able to get away with painting one wall at a time, which require a lot less preparation, time and effort. Better yet, add some pigment and you'll have a nice accent wall!

PATCH A TORN SCREEN

Torn screens are a blight. They look terrible, and they fail to do the one job that they have - keep the bugs out! You can buy screen repair kits at any hardware store, including the rubber strips that hold the screen in place, and the spline roller tool that presses them in place. If they screens are beyond repair, you can order new screens from your local hardware. You can bring your old screens in so they can measure them, or ask them what measurements they need.

KITCHEN AND BATH CABINETS EASY UPDATES

Older kitchen and bath cabinets can look tired and make loud noises when you close doors or drawers. Try giving them a thorough, deep cleaning first. If that doesn't help,

consider painting them. But an easier solution is to just give them a quick update by replacing old hardware, particularly the knobs (hint: brass is out...). And for the noise, get a pack of small peel-and-stick rubber bumpers and place them on the door or drawer outer corner to dampen annoying banging noise when you close them.

INSTALL LIGHTING UNDER KITCHEN CABINETS

One great way to increase the aesthetic in your kitchen is to get LED lights that you can install right underneath your wall cabinets. These will light up the working space on your counters and brighten up your whole kitchen. I like the thin LED rolls that come with a sticky backing, because they give out great light, are easy to install, and you can control the color and light intensity. You can even run them with batteries. Because they draw so little power, you can leave them on all the time so that they also act as a night light.

UPDATE DOOR HANDLES AND LOCKS

Door handles suffer a lot of wear and tear. Replacing your old ones will make an instant visual impact. With a small investment all your doors will look stylish and new. And while you're at it, consider installing a padlock deadbolt.

Good luck and if you take on any of these projects, please email me your 'before and after' photos - I'd love to see the result!



Childhaven Merges and Is Now Known as Akin (continued from front)

strength of both organizations will enable a broader reach into more parts of Washington, and will impact whole communities.

As Akin president and CEO Dave Newell puts it, "This merger allows us to grow and evolve as one organization, not for the sake of size but for the scope of direct impact in how Akin can partner with parents, caregivers, children and communities, together, to strengthen families."

Now, with 30 programs touching five regions across the state, Akin's impact on kids and families will be far greater than either previous organization could have achieved.

Akin devotes its now larger resource base to pursue seven goals:

1. Enhance parenting skills
2. Foster the healthy development and well-being of children, youth, and families
3. Prevent child abuse
4. Connect families to resources
5. Increase school readiness
6. Develop parent and community leadership
7. Promote family economic success



We will continue supporting Akin, as it is now even more influential than the great organization known as Childhaven that we have supported for many years.

The 2024 Weisbarth Team

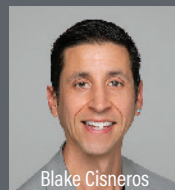
We're looking for a few good people to join our team. Know any top candidates? Call Doron at 206-779-9808.



Doron Weisbarth



Michelle Shafagh



Blake Cisneros



Debbie Sipes



Chris Masseth



Mary Cha



Dominic Wood



Ashley Heim



Cade Coleman

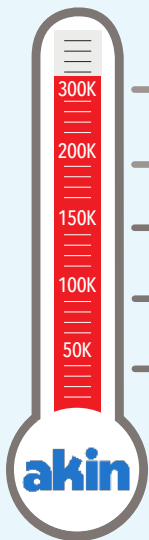


Steve Thompson



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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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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Also In This Issue:

- > Simple and Small Home Repair Projects
- > Childhaven Merges and Is Now Known as Akin
- > No, This is NOT a One-Size-Fits-All Kind of Market!
- > Your Referrals Help Kids In Need

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

No, This is NOT a One-Size-Fits-All Kind of Market!

The market peak activity might have arrived a bit early this year. Typical years have the number of new listings build up during the first and second quarters of the year, peaking around June, and then slowing down during the summer before a second, yet smaller, peak in mid-fall.

What's interesting is that buyer activity tends to peak around the same time as the new listing do. We get a largest surge of buyers into the market at the beginning of each year, and by

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King County SFH

