



DORON WEISBARTH
Designated Broker/Owner



SEPTEMBER 2024
VOLUME VII • ISSUE 9



HOMeward BOUND

More Than Just Real Estate News

Moving Soon? 5 Tips for Reducing Your Environmental Footprint



Buying or selling a home means moving. Moving means stress, headaches and frustration. But it does NOT necessarily mean being wasteful! You can reduce your move's environmental footprint while also reducing stress and saving money. Here are a few tips you can start using as soon as you know you'll be moving:

1. DECLUTTER BEFORE MOVING

One of your biggest impact strategies is to move less stuff. No one benefits by moving a bunch of things you could have gotten rid of before moving. If you have more time to plan your move, then you can put more of these tips to good use. But you can even do them on short notice:

(continued inside left)

206.779.9808
doron@weisbarth.com
Weisbarth.com

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!

What Is Childhood Trauma?

Akin (formerly Childhaven) helps children from all sorts of backgrounds who have endured trauma. We often share stories of children in this newsletter to help give you an idea of what these kids have faced, and why we support Akin with income from our business.

But trauma can take many forms, and Akin encounters children who have experienced it from many different causes. Here are a few types of trauma kids bring with them to Akin:

Children with parents battling severe depression. These children may end up neglected and uncared for, and the cause of that trauma comes from a very different source than what many people have in their minds when they think of trauma, such as physical abuse.

Children with both parents working long hours. Some families simply don't make enough money to provide a stable home environment. When this persists year after year, it has an effect on the kids because they may hardly ever see their parents.

Children whose families face racial prejudice. Kids internalize things. When bad things happen to their parents, how will it affect the children? And that effect can

(continued inside right)

How Changes in Mortgage Interest Rates Affect Your Home's Value (continued from back)

home prices can impact both buyers and homeowners. Whether you're considering buying or selling a home, understanding this relationship is key to making informed financial decisions.

HOW MORTGAGE INTEREST RATES AFFECT HOME PRICES

- **Lower Interest Rates Increase Buying Power:** When mortgage rates drop, buyers can afford more home for the same monthly payment. For example, if interest rates drop from 7% to 5%, a buyer can afford a higher loan amount while keeping their payments the same. This increase in affordability drives more buyers into the market, increasing demand for homes.
- **Increased Demand Pushes Prices Up:** As more buyers flood the market competing for the same properties, sellers are in a stronger position. This increased competition often leads to higher home prices. In popular markets like Seattle, this effect can be even more pronounced, as inventory often remains limited.
- **Investor Activity Grows:** Lower interest rates not only attract more first-time homebuyers but also real estate investors looking for favorable financing terms. Increased investment activity can add even more demand, further driving up prices.

STRATEGIC OPPORTUNITIES FOR HOMEOWNERS

For homeowners, understanding this relationship creates opportunities:

- **Refinancing:** If rates drop and you haven't refinanced recently, you might be able to lower your mortgage payment or shorten the term of your loan. This is especially valuable if your home's value has increased.
- **Home Equity:** Rising home prices can build equity faster, giving you opportunities to tap into it for home improvements, investment properties, or other financial goals.
- **Selling in a Strong Market:** If you're considering selling, a low-interest-rate environment could mean a higher sale price due to increased buyer demand.

LOOKING AHEAD

While predicting exact movements in interest rates and home prices is challenging, being aware of this relationship helps you stay prepared. If mortgage rates drop again, expect increased buyer activity and rising prices. However, even in a rising-rate environment, Seattle remains a desirable market, offering long-term value for homeowners.

If you have questions about how current mortgage rates impact your home's value or are interested in refinancing, don't hesitate to reach out to me or to Julie. We can help you navigate the evolving real estate market and ensure you make the most of your opportunities. Call me at 206-779-9808, or call Julie Johnson at 206-769-6031.

Moving Soon? 5 Tips for Reducing Your Environmental Footprint (continued from front)

- Go room by room and throw stuff away
- Donate sellable or reusable items to thrift stores or charity
- Recycle – files, stacks of paper, things you no longer need
- Utilize special disposal sites for things like paints, oils, and old electronics
- Use up the food in your pantry and don't replenish

2. START SAVING BOXES

The sooner you save boxes, the fewer you'll need to buy or scrounge up at the last minute. Start saving all boxes that get shipped to you. You can try your local grocery store to see if they have any boxes that they were just going to break down. This is a trick that many people use, so the grocery stores tend to run out of good boxes towards the end of the month, so start early in the month. Banana boxes are especially strong, and often plentiful. And ask friends, family and neighbors to save a few for you too.

3. CONSIDER RENTING PLASTIC MOVING CONTAINERS

Used boxes are great. But if you don't have enough time to save what you need, try renting plastic moving containers.

These are reusable moving boxes that you can typically rent from companies like HiveBoxx and UHaul. They are very sturdy, stackable, and easy to manage. Yes, you'll need to pay a bit, but think of all the time you'll save by not having to run around looking for boxes.

4. RETHINK PADDING FOR BREAKABLES

Your breakable items always pose a difficult challenge. And while you can buy paper cushion wrap and biodegradable tape, you may also be able to use items you already have and need to move anyway. For example, small towels, washcloths, clothes, socks, and other thin fabric items can protect glasses, plates, and other breakables. Save bubble wrap and other padding material you may receive in packages. And just get creative – look around your home at the things you'll be moving, and look for ways to use what you have to protect your fragile items.

5. CHOOSE GREEN MOVING COMPANIES

If you're going to use the services of a moving company, look for one that prioritize sustainability by using fuel-efficient vehicles, eco-friendly packing materials, and practices that reduce their carbon footprint.

What Is Childhood Trauma? (continued from front)

be even more pronounced when the 'bad thing' is due to racial or national identities.

Kids with parents who use drugs. Parents coping through substance abuse always damages their children, one way or another.

These things can happen to almost any family, and if the cycles of trauma do not get interrupted, the effects can echo with the next generation, and also affect the entire community.

Akin works to address the causes and effects of childhood trauma through healthy relationships, education, partnerships, and innovation – with kids first and also with parents. They want all children to be safe and healthy, thriving physically, socially, and emotionally.

By disrupting these negative cycles, Akin can help kids, families and, indeed, communities, create a new trajectory, that is healthy and wholesome. At Weisbarth & Associates we see that kind of work as vital for the healing of society. That's why we love to donate a significant portion of our income to Akin. We hope that you'll help us support them as well.



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



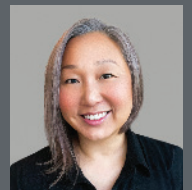
Blake Cisneros



Debbie Sipes



Chris Masseth



Mary Cha



Dominic Wood



Ashley Heim



Cade Coleman

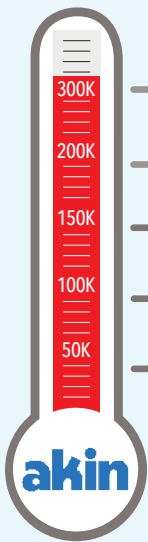


Steve Thompson



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.

DORON WEISBARTH
Designated Broker/ Owner
206.779.9808
Doron@weisbarth.com
Weisbarth.com

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



DORON WEISBARTH
Designated Broker/Owner





DORON WEISBARTH
Designated Broker/Owner



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

HOMeward BOUND

More Than Just Real Estate News



Also In This Issue:

- > Moving Soon? 5 Tips for Reducing Your Environmental Footprint
- > Akin 2024 Gala
- > What Is Childhood Trauma?
- > How Changes in Mortgage Interest Rates Affect Your Home's Value
- > 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

How Changes in Mortgage Interest Rates Affect Your Home's Value

As inflation has been dropping, mortgage interest rates have been following suit. When inflation is high, investors who put up money for mortgages need to hedge their bets, so they charge a higher mortgage interest rate. The reverse happens when inflation is lower.

This month I've asked my good friend, Julie Johnson, the Regional VP at Cross Country Mortgage, to tell us more about the relationship between mortgage interest rates and home prices.

As a top-producing loan officer in the Seattle market, I've witnessed first-hand how the delicate balance between mortgage interest rates and

(continued inside left)

King County SFH

