



DORON WEISBARTH
Designated Broker/Owner



DECEMBER 2024
VOLUME VII • ISSUE 12

HOMeward BOUND

More Than Just Real Estate News

They're Coming Soon. Are You Ready?

It's the most wonderful time of the year! And this year in particular, as Christmas, Kwanza AND Hanukkah all start on the same day!

And ready or not, your holiday guests will soon be knocking on your door. So, in addition to buying gifts, getting food ready, attending parties, and doing all the other holiday activities, you also need to get your house ready for all those people.

To help reduce your stress and be ready when your friends or family get here, use this quick list of holiday home preparation tips.

1. Do the Obvious – Clean

Some cleaning is best done a day or two before the guests arrive. But other cleaning takes longer, and can be done sooner, such as vacuuming, deep cleaning, and rearranging furniture. Consider especially the high traffic areas like living rooms, main bathrooms, and guest bedrooms. Also, make sure to stock up the bathrooms with extra supplies that are easy to find.

Beyond cleaning and disinfecting, you'll also want to

(continued inside left)

The Better World Akin Is Aiming For



When working with young children like those who are served by Akin (formerly Childhaven), it can be easy to forget the bigger picture. What kind of world is Akin attempting to build by helping children overcome the effects of trauma, neglect, and substance abuse?

Weisbarth & Associates supports Akin because of their numerous programs that serve kids, parents, and the community. But what is the end goal?

Dr. Bruce Perry, a renowned researcher into childhood trauma, made a statement that sums up what Akin is really trying to do, on a larger systemic scale. Here are Perry's words:

Shameless Plug for My Wife's Opening Art Show

Come celebrate my wife's incredible artwork, starting January 2nd, at Shift Gallery in downtown Seattle. In addition to displaying her latest work, Juju Ishmael, my amazingly talented wife, invites everyone to participate in a community art project that will be revealed at her Artist's Talk on January 11, 1-3 PM.



Winning Strategies for 2025: Key Advice for Buyers and Sellers

(continued from back)

of inventory and high buyer demand, creating ideal conditions for sellers to secure strong offers.

To make the most of these conditions:

- **Leverage the early-season demand:** Historically, January and February see the widest gap between buyer interest and available listings. In other words, homes listed during this time stand out and often sell quickly at favorable prices.
- **Maximize your home's appeal:** Buyers are drawn to properties that feel move-in ready. Focus on strategic upgrades, professional staging, and quality photos and videos to highlight your home's best features.
- **Act ahead of spring competition:** As the market moves into spring, more listings tend to appear, increasing competition. Listing early ensures your home stands out when demand is highest and supply is lowest.

By taking advantage of these seasonal dynamics and preparing your home strategically, you can set yourself up for success in 2025.

FOR BUYERS:

While the market tends to favor sellers early in the year, buyers who are prepared can still succeed. To stand out in this competitive environment:

- **Be ready to act fast.** Opportunities move quickly in a high-demand market, and hesitation can mean losing out.
- **Know exactly what you're looking for.** A clear understanding of your priorities will help you make confident decisions.
- **Avoid overanalyzing.** Overthinking can lead to missed opportunities, especially in a fast-moving market.
- **Stay grounded.** Don't get caught up in bidding wars that push you beyond your budget or comfort zone.

The real estate market can be complex, but correct preparation and timing are the keys to success—whether you're buying or selling.

Our team has created step-by-step systems for buyers and sellers to help ensure your success in any market. If you'd like personalized guidance, my team and I are here to help with no-obligation consultations. And remember, your business and referrals support the incredible work of Akin, helping kids and families in need thrive.

So if you or someone you know needs help, you can share this newsletter with them, or just connect us directly – email, website or phone at 206-779-9808. Have a wonderful holiday!

They're Coming Soon. Are You Ready? (continued from front)

remove clutter. This will make your home look more inviting, and there will be more room for everyone.

2. Upgrade the Entryway

This is the first room they'll see, so make it inviting and pleasant. Have a place to hang coats and put shoes. Get a funny or festive doormat. Install special lighting and other festive touches like wreaths and decorations.



3. Beyond Meals – Have Snacks and Drinks

You're probably already thinking about the food. But don't forget to accommodate any special dietary needs some guests may have. You also want to go beyond meals. Holidays are about snacks, treats, desserts, and special drinks – everything from cider to punch to hot chocolate

to adult beverages. Great food makes it much more fun for everyone and raises everyone's spirit, so make sure to knock this out of the park.

4. Prepare the Ambiance

Once the main rooms are clean, think about how you can take them up a notch with festive additions and decorations. Consider scents, lighting, holiday decorations, and different music options.

5. The Kids Are Coming Too!

This isn't true for everyone, but even if you don't have kids, will other kids be coming to visit? If so, you better have something for them to do, and a place for them to do it. Depending on the age of the kids, this could be anything from toys to board games to video games to coloring books to other engaging activities. The best combination is to have some things they can do on their own, and others that adults can participate in. Consider consulting with the parents about what would work best, or ask the parents to bring specific items for their kids with them.

The Better World Akin Is Aiming For (continued from front)

"The goal of any sane society must be to do things to increase the probability that parents and families can provide enriched experiences that lead to good outcomes, as opposed to setting up families to struggle and increase the probability that there will be these bad outcomes.

If your gaze is on the child to help the child, the intervention has to be with the adults in the child's life. If your gaze is on the adults in the child's life, you need to put your gaze on the community and the health of the community."

Akin focuses on children so they can have positive experiences that help overcome their negative ones. But they

also focus on the parents and caregivers, because effective parenting is essential if we want to set children up for a lifetime of success. And as Perry says, helping parents also means attending to the health of the community.

We support Akin because we're part of that community. And so are you. By working with us when you sell your home, or when you refer us to friends and colleagues, you're making the whole community stronger, including for the parents and kids who are served through 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



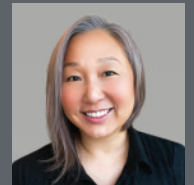
Chris Masseth



Debbie Sipes



Dominic Wood



Mary Cha



Blake Cisneros



Ashley Heim



Cade Coleman

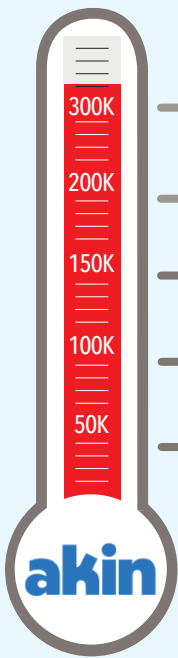


Steve Thompson



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 7 years we've given over **\$325,000**. Your business and referrals help support kids and families in need.

DORON WEISBARTH

Designated Broker/ Owner

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



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:

- > They're Coming Soon. Are You Ready?
- > The Better World Akin Is Aiming For
- > Winning Strategies for 2025: Key Advice for Buyers and Sellers
- > Your Referrals Help Kids In Need

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

AS SEEN AND HEARD ON:

GeekWire



WEISBARTH
& ASSOCIATES

Real Estate Results That Move You

7000 Greenwood Ave N
Seattle, WA 98103

Winning Strategies for 2025: Key Advice for Buyers and Sellers

As we wrap up the year, it's time to start thinking strategically about the real estate market in the first quarter of 2025. Whether you're selling or buying, proper timing and preparation will ensure that you maximize your results. Here's what you need to know:

FOR SELLERS:

The first quarter of the year is consistently the most favorable for sellers. Over the past few years, the data has shown a clear pattern: homes listed early in the year attract the most attention and sell for higher prices. This surge is driven by a lack

(continued inside right)

King County - Single Family Homes

