



*More Than Just
Real Estate News*

HOMeward BOUND

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7 Easy Upgrades Under \$500 to Make Your Home Even More Beautiful



You hear a lot of ideas for improving your home, both for a better experience while you live there, and to increase its value for when you sell. But many of those ideas cost thousands of dollars. Sometimes, that’s just not in the cards.

So, here’s a list of ways you can embellish and enhance the visual appeal and enjoyment of your home for under \$500.

(continued inside left)

Hearing the Sound of a Reunited Family

Helping children requires more than just working with the children. It requires families. And Childhaven often works with parents as well as their kids so they have a better chance of fulfilling all their life potential.

One child named Javier had hearing problems and didn’t engage with other kids. He had trouble swallowing solid food and needed a feeding tube. He was also in foster care because his parents split up and his mom was dealing with drug and alcohol addictions. That’s a lot to put on a 2-year-old kid.



Photo by Zoe Graham on Unsplash

Childhaven first worked with Javier by helping him get hearing aids and then having him work with occupational and speech therapists. Eventually he learned to talk, and started saying things like ‘clean up’ and ‘please.’

His mother was overjoyed when she started hearing him talk.

(continued inside right)

7 Easy Upgrades Under \$500 to Make Your Home Even More Beautiful

(continued from front)

1. Install new address numbers

This is a great idea, and so simple! Some houses don't even have numbers. Others are faded, cracked dirty, or too small and hard to see. You can upgrade with large, stylish, modern numbers for very little cost, and just like that, increase your home's curb appeal.

2. New front door

The front door makes a first impression. A beat-up door makes it feel like a fixer upper before you even see the inside. You can get nice new doors for under \$300. Paint your new door an eye-catching color, and you'll do even better.

3. Stylish outdoor lights

Every house can increase its appeal with some sort of outdoor lighting. If you have a path, install small lights along the edges. You can also buy post lights with attractive casings. These can make your home the envy of the entire block.

4. Install a kitchen backsplash

This idea blends functionality and beauty. It protects your walls from splatter, and it looks great. You can use ceramic, marble, granite, or porcelain. And if you keep the backsplash confined to your sink and perhaps your stove, you will greatly reduce the cost, even with a professional installation.

5. Upgrade interior lighting

Beautiful interior lights can be purchased for just a few hundred dollars. Sometimes even less. There are nice chandeliers for under \$200. Focus on permanent fixtures that increase the amount of light while also enhancing the visuals. As a bonus, newer fixtures are often more energy efficient, so you might save a bit on electricity too. You could also install new vanity lights in your bathrooms.

6. Upgrade your bathroom

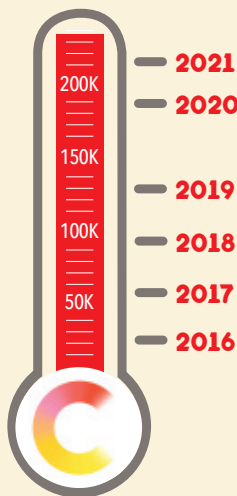
A beautiful bathroom is a wonderful home improvement. And yes, this can even include re-doing your counters. Bathroom counters are usually small, and you can get a beautiful new look for a relatively modest cost. For other upgrade options, you could install new hardware such as toilet paper holders, faucets, towel bars, and light switches. It doesn't take that much to turn a pedestrian bathroom into an elegant one.

7. Install a new showerhead

Showerheads have evolved, and the future is here. If you haven't looked at showerheads for a while, it might just blow your mind when you see what's available. And when home shoppers check out bathrooms, an eye-catching showerhead makes a great impression.

Our donations to date for Childhaven!

A portion of every sale from Weisbarth & Associates is given to Childhaven and in the past 5 years we have donated over **\$200,000** to Childhaven.



Your Referrals Help Kids in Need

With COVID-19 still dominating life in our area and beyond, kids who normally find safety, love, and guidance at Childhaven are stuck at home, like many of us.

But through all this, the Childhaven staff continues to care for them, delivering counseling, developmental therapy, wraparound 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. To date, home sales and referrals from people like you have led directly to over \$200,000 being donated to help vulnerable and traumatized kids have a chance at a better life.

If you know anyone considering buying or selling, you have three options:

1. Send me an email to referral@weisbarth.com with the contact info of the person you know who is considering a move.
2. Call me direct or pass on my number – 206.779.9808
3. Go to our website at [Weisbarth.com/referrals](https://www.weisbarth.com/referrals)

DORON WEISBARTH
Designated Broker/ Owner

206.779.9808
Doron@weisbarth.com
[Weisbarth.com](https://www.weisbarth.com)

Like and follow us on:

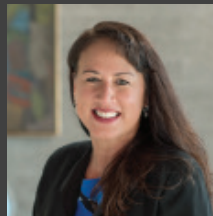


WEISBARTH
& ASSOCIATES
YOUR HOME SOLD, GUARANTEED!

The 2021 Weisbarth Team



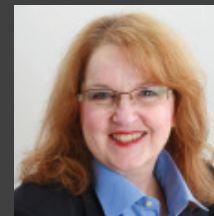
Doron Weisbarth



Michelle Shafagh

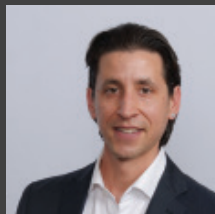


Chris Masseth



Debbie Sipes

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



Blake Cisneros



Dominic Wood



Steve Thompson



Laura Villar

Buckle Up for a Sustained Housing Shortage

(continued from front)

Amazingly, Seattle sold 83.7% more condos in May compared to last year. King County has about a one-month supply of condos, and there were more sales than new condos listed. Larger condos seem to sell better as they offer the potential for a home office.

What about sales prices?

In the 4-county Puget Sound area, homes in May sold for 108.6% of the asking price, on average. And prices are up 30% - yes, that's 30%! - compared to a year ago across 26 counties.

We expect these trends to continue well into next year. In addition to the economy returning and hiring increasing, Millennials - the largest generation in history - are entering the peak of their homebuying years. On the other end, baby boomers are retiring and starting to downsize. So there is a lot of movement, and these life transitions aren't going to stop anytime soon.

Please remember us to your referrals

If you know someone else considering selling or buying a home, please send your referrals to us! We offer a free consultation with absolutely no obligation. And your business and referrals will help the kids at Childhaven - a win all around!

Here's how to send us referrals:

- 1) Email me at referral@weisbarth.com with your friend's contact info
- 2) Call me directly, or pass my number on to them - 206-779-9808
- 3) Go to our website at [Weisbarth.com/referrals](https://www.Weisbarth.com/referrals)

Hearing the Sound of a Reunited Family

(continued from front)

Childhaven then enlisted one of their parenting skills managers to help Javier's mother regain her confidence as a parent. She also learned the challenging process of changing Javier's feeding tube. And, she and Javier's father got help developing a parenting plan so they would be able to give him a better home environment once they got him back from foster care.

Once his mother graduated from her substance addiction program, she was able to take Javier back, and care for him in healthy ways. Now, she has all her kids back together.

This whole family approach is sometimes necessary to giving kids the chance they deserve, and it's yet another reason why I so wholeheartedly support Childhaven, and donate a portion of the proceeds from every home we sell to this wonderful organization.



DORON WEISBARTH

Designated Broker/Owner



"Your Home Sold for at Least 100% of Asking Price or I'll Pay You the Difference!"

Learn more about this exclusive guarantee at [Weisbarth.com/guarantee](https://www.Weisbarth.com/guarantee)

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Also In This Issue:

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- > Buckle Up for a Sustained Housing Shortage
- > Your Referrals Help Kids In Need

AS SEEN AND HEARD ON:



WEISBARTH
& ASSOCIATES
YOUR HOME SOLD, GUARANTEED!

6826-B Greenwood Ave N
Seattle, WA 98103

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

Buckle Up for a Sustained Housing Shortage

The housing inventory shortage continues, and it’s appearing as if it may last for a long time, well into next year and perhaps beyond. The one thing that could relieve the pressure is more listings. In May, there were fewer new listings than in April – the first time that has happened in over 20 years.

If you or someone you know have thought about selling in the next few months, think faster! You are very likely to sell it within a month of listing, if not much sooner, and for a great price.

There were 20.8% more listings in May than the same time last year. But because sales

have been so strong for so long, the inventory is far lower – about half what it was. Right now there is about 0.59 months of inventory across 26 of Washington’s counties. That’s two weeks.

For condos, the trends are similar. Have you been hearing that everyone wants to move out of cities like Seattle? Well, that trend was true mostly for renters. Buyers, on the other hand, are moving into Seattle and the spillover is felt in all the areas close to Seattle.

(continued inside right)

