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HOMeward BOUND

More Than Just Real Estate News



DORON WEISBARTH
Designated Broker/Owner

Painting the Exterior of Your House Yourself? Here's What You Need to Know

"So now what?" is one of the most common questions that buyers ask me after we close on their purchase. I always tell them that the most important thing is to make sure that the envelope of their new home is tight and secure against the elements. If your roof, exterior walls and siding, windows, doors, and foundation are all in good shape, then the home will stay in good shape for a long, long time.

A good exterior paint job will ensure that your home siding will stay strong, and protect your home. Paying a professional craftsman to paint your home will get the job done faster and be much easier on your body. But it is also more expensive. So if you're set on doing the job yourself, here are a few tips to set you on the right path.

Step 1: Trim Branches

You'll need to clip and cut back branches and bushes away from your walls wherever possible. If that isn't

(continued inside left)

Breaking the Cycle of Abuse for Parent and Child



Children repeat what they see. So do parents. Bryann grew up with a stepfather who abused drugs and alcohol. The same bad habits chased her. She was addicted to meth by age 15, tried to get clean for years, but kept making the same mistakes — over and over.

The vicious cycle of substance abuse is a leading cause of child developmental issues, abuse, and neglect. It's what leads many children to come to Childhaven.

In situations like this, Childhaven's team tries to help both parent and child. The teachers nurture the kids so they can heal, learn, and grow. And they support parents like Bryann to help break the cycle of abuse, so it doesn't pass on to yet another generation.

Bryann lost custody of her first child because of drug abuse and was determined to get clean the second time around. She was in treatment and making steady progress when a public health nurse referred her baby daughter Lucy to Childhaven.

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Painting the Exterior of Your House Yourself? Here's What You Need to Know (continued from front)

possible, you'll have to cover and pull them back so they don't touch the walls.

Step 2: Protect Doors, Windows and Areas Next to the Home

To save yourself from unnecessary cleaning, make sure to protect all the surfaces around the home, including plants and beds, walkways, driveways, and, of course, doors and windows. Use plastic and/or thick cloth tarps, painters' tape, etc. This will protect these surfaces from paint flakes and splatter.

Step 3: Clean and Clear Off Current Paint

You will need to clean the siding and, if the paint is flaking off, remove the flakes before painting the new coats. You can do this with pressure washing, or with hand scrapers, and sometimes you'll need both.

Step 4: Add Caulking

Before painting, you want to caulk the edges and borders. This helps keep water from getting inside your walls and ensures a longer-lasting paint job. Select a high-quality calking material that is paintable.

Step 5: Lay Down a Coat of Primer

Primer paint seals the surface, hides stains, and gives the final coat of paint something to bond with. Your paint job will last much longer if you use a primer first. If you don't, it will start peeling sooner. You can buy a primer that already has paint pigment blended in, but this is not always recommended, so be sure to consult the paint store, or research online to find out more.



Step 6: Lay Down Two Coats of Color

Whatever color you've chosen, you'll get better, more lasting results if you apply two coats. For south-facing walls, that take the brunt of the weather, you might even want to do an extra coat. Again, paint isn't just about beauty and appearance. It also seals and protects the surfaces of your house and helps repel the effects of weather, so that your home will last longer.

Step 7: Use High Quality Paint and Equipment

The better paint can be applied more easily and will last longer. And you'll also need quality equipment, such as a paint sprayer, rollers, brushes, ladders, etc. Some of these can be rented, but make sure that you reserve them in advance, so that they are available when you need them.

Breaking the Cycle of Abuse for Parent

(continued from front)

Like many drug-affected infants, Lucy got easily over-stimulated and had a hard time calming down when she was upset. In our infant room, she started to settle down with greater ease. Bryann became involved with Childhaven's parent group, helping to create an orientation manual for new families. It felt reassuring to connect with others in similar situations, moms and dads who were just as determined as she was to do right by their children.

In home visits, Bryann learned how to give short time-outs to Lucy, who's now 3, and how to avoid over-explaining — a pitfall that can overwhelm any child.

Kelly Emery served as Bryann's Childhaven home visitor, and commends Bryann's progress, "Every step of the way, she's had a goal. When she was in treatment, she got clean. Then she found housing, then a job so she could support Lucy all on her own."

Lucy has made huge strides right alongside her mom. Today, she's a strong-willed, expressive, smiley little girl who's still figuring out how to share and cooperate at school — and she has a great relationship with her mother. "I feel so blessed," Bryann says. "Childhaven has been a lifesaver."

Helping Bryann and Lucy break the cycle of abuse is another reason why we donate a portion of the proceeds from every home we sell to Childhaven. Your business and referrals help support the kids and parents through Childhaven's amazing programs and dedicated, professional staff. Please consider a direct donation to Childhaven at donate.Childhaven.org.



The 2022 Weisbarth Team



Doron Weisbarth



Michelle Shafagh



Chris Masseth



Debbie Sipes



Dominic Wood



Steve Thompson



Laura Villar

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

Spring Sale Is Here, Goodbye Doom and Gloom (continued from back)

still lower than in 2019, before covid disrupted everything. But buyers are out there looking, and homes are selling fast.

- How fast? The median number of days a home sits on the market for sale has plummeted over 80%, from 34 days in January down to just 6(!) days in April. That's fast! If you want to sell, you will likely sell very quickly if you put your home up for sale now.
- Closed sales nearly doubled from 793 in January to 1443 in April, an 82% spike.
- And pending sales are up 48.5% during the same time.

So the spring sale is definitely starting off on the right

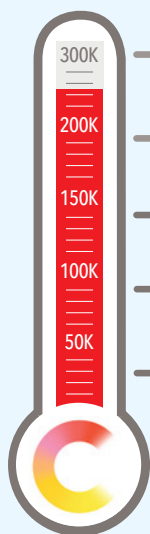
foot. Median prices, new listings, and closed sales are all decidedly up, and the time it takes to sell is dramatically down. Most of the time, we refer to that as a seller's market. And that's exactly what it is.

Next month we'll have another data set that will be able to tell us if these trends are continuing, and if so, how strongly. In the meantime, make sure you take all the media reports with a HUGE grain of salt.

If you know someone who is looking to sell, please send them our way – by email, phone or through our website weisbarth.com/referral. Our 5-step system lays out the plan for selling fast and for the most amount of money. And a good portion of our income then goes to support the kids at Childhaven.



Our donations to date for Childhaven!



- **2024** A portion of every sale from Weisbarth & Associates is given to Childhaven and in the past 5 years we have donated over **\$250,000** to them.

DORON WEISBARTH
Designated Broker/ Owner

206.779.9808
Doron@weisbarth.com
Weisbarth.com

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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](https://weisbarth.com)



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Also In This Issue:

- > **Breaking the Cycle of Abuse for Parent and Child**
- > **Painting the Exterior of Your House Yourself? Here's What You Need to Know**
- > **Spring Sale Is Here, Goodbye Doom and Gloom**
- > **Your Referrals Help Kids In Need**

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

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GeekWire



Real Estate Results That Move You

7000 Greenwood Ave N
Seattle, WA 98103

Spring Sale Is Here, Goodbye Doom and Gloom

It's easy these days to get caught up in the media's narrative about real estate. But they tend to overlook the basic data in search of an attention-grabbing headline.

The spring real estate rush is on, and so far it's looking mostly good – especially for sellers – and closer to a normal spring than you have been led to believe. As I had stated in past newsletters and vlogs, the year-over-year analysis is flawed, if one of the years considered is an anomaly, as was Q1 of 2022, when the market was red-hot and out of control.

Here are the numbers for single family homes (SFH) in King County, comparing January to April 2023:

- Median sales prices are up 9.3% since January, from \$799,900 to \$875,000 – nothing gloomy about that for sellers.
- New listings are up 6.7%. This is a smaller increase than you might expect, as sellers still seem a bit hesitant, and listings are

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King County - January to April 2023

Median Sales Prices **↑ 9.3%**

New Listings **↑ 6.7%**

Days on Market **↓ 80%**

Closed Sales **↑ 82%**

Weisbarth.com 206.779.9808 doron@weisbarth.com

