



DORON WEISBARTH
Designated Broker/Owner



OCTOBER 2025
VOLUME VIII • ISSUE 10

HOMeward BOUND

More Than Just Real Estate News

Keep Cozy, Cut Costs: Weatherize Your Home for Winter

As winter approaches, now is the best time to start preparing your home for the cold weather. Winterizing your home keeps you warmer, boosts your energy efficiency, and protects your investment. And because many of the weatherizing strategies you're about to see end up paying for themselves, you may end up breaking even or coming out ahead, because heating and cooling tend to make up over 50% of your power bill.

It's also not a bad idea to get an energy audit from your utility company. They'll send a professional assessor who will use thermal imaging to look for hot and cool spots in your roof, walls, and ceilings.

Check these key areas to keep your home warmer and more efficient this winter:

1. Insulate Your Attic

If your attic isn't well insulated, you're likely losing a lot of heat. Most homes were built to older standards—current code recommends R-60 insulation, but many homes have far less.

Options include:

- Fiberglass batts: DIY-friendly and affordable

(continued inside left)

206.779.9808
doron@weisbarth.com
Weisbarth.com

Dinner is on Me!

Join my table at the 2025 Akin Gala

Join me as my guest at the Akin fundraiser Gala **Saturday, October 18** at **Block 41** in Seattle. Please call **206-779-9808** to reserve your seat at the table. Thank you for your support of this amazing organization!

FIND OUT MORE AT:
akin.ejoinme.org/Morphe2025

THIS MONTH!

Giving Children the Building Blocks for Learning

Before children can learn, they need to be able to understand and communicate, follow directions, sit still at a table, feed themselves, and get along with others.

"These are the primary building blocks," explains Cori Ryason, a special education teacher at Akin. "We're teaching them how to learn."

What Akin calls "developmental therapy" is really a family of therapies aimed at helping children with developmental delays catch up to their peers. Akin therapists work with them to improve their skills in five primary areas: cognitive (early learning); adaptive (self help, eating, dressing), social-emotional (coping, interacting with peers and adults), speech and language, and motor skills.

"It's a misconception that these skills are innate," Cori says. For example, one of the first ways children learn social skills is through imitation. But

(continued inside left)

Keep Cozy, Cut Costs: Weatherize Your Home for Winter (continued from front)

- Blown-in fiberglass or cellulose: Great for irregular spaces
 - Spray foam: Most efficient, but pricier and pro-installed
- Even a modest insulation upgrade can cut heating costs significantly.

2. Seal Drafty Doors

Cold air loves to sneak in around doors, making your home less comfortable and driving up heating bills. If you see light around the edges, add weatherstripping around the frame and a door sweep or new threshold at the base.

A quick DIY test: hold a candle near the edges—if the flame flickers, there's a draft.

3. Tune Up Your Heating System

A quick tune-up goes a long way. Start by replacing your furnace filter or cleaning your mini-split's filter—clogged filters reduce efficiency.

For central heating systems, consider a duct cleaning and check-up from a pro to keep airflow strong and systems running smoothly.

4. Protect Outdoor Water Lines

Avoid costly pipe bursts by winterizing exterior water lines:

- Drain spigots and irrigation lines
- Disconnect and store hoses
- Install foam faucet covers on all outdoor taps

It's a quick fix that saves big in the long run.



Giving Children the Building Blocks for Learning (continued from front)

if their parents didn't interact with them very much as babies, those skills may be lacking. "We try to provide a very enriched environment to make up for what they might have missed."

"By intervening early—when they're babies and toddlers—and by providing enriched opportunities, we teach children to learn appropriately and to effectively interact with other kids, adults and their environment," she adds. "By the time they get in school, they need less intense intervention or no intervention at all."

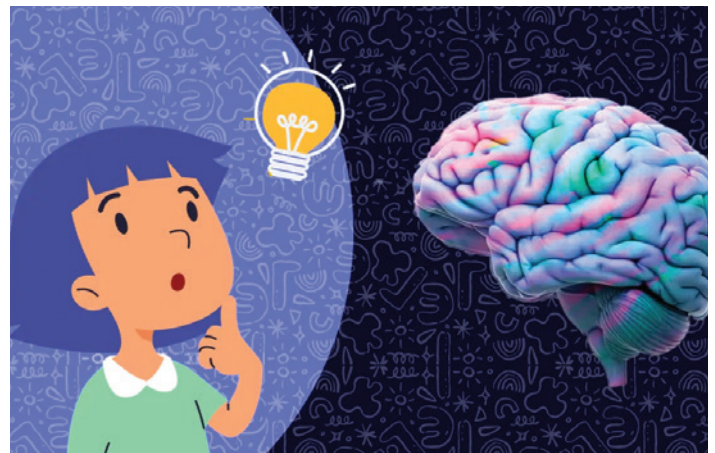
Akin's therapists also work with parents/caregivers, teachers, and case managers to help ensure that methods and strategies are consistent between home and school.

Speech therapist Alison Lombardi says she worked with one little boy and his mother who had been living in their car and in shelters. The mother was concerned that her son wasn't using words, interacting, or even making eye contact.

Akin provided the boy with consistent experiences (such as sitting at a table with other kids to eat) that he never

had. Alison was able to develop a trusting relationship with him that made him feel safe enough to want to communicate. He's using words now.

Weisbarth & Associates supports Akin because we want to help kids overcome challenges in their earliest years, because this is the best time to restore and repair things that haven't gone well in a child's life.



Timing Is Everything—And This Fall Might Be the Sweet Spot

(continued from back)

September. That's rare. In recent years, September usually brings more listings, but buyer activity tends to taper off. Not this year.

Buyers are back—and in force.

We're not just seeing more homes on the market—we're seeing more homes getting scooped up. That combination is what makes this moment so promising, especially for sellers who were waiting for the right time to make a move.

Why the boost in buyer activity? It could be the drop in mortgage interest rates. It could also be the increase in

quality listings. Anecdotally, many of the homes that went pending quickly were well-prepped, well-priced, and well-marketed—which aligns perfectly with what we've seen in our own listings.

If you've been on the fence about selling, this could be your sweet spot—a unique moment when conditions on both sides of the market are working in your favor.

Want to strategize? Let's talk. Call me directly at **206-779-9808** for a no-obligation consultation. And if you know someone thinking about selling, we'd love your referral—we'll make sure they're in great hands.

The 2025 Weisbarth Team



Doron Weisbarth



Michelle Shafagh



Chris Masseth



Debbie Sipes



Dominic Wood



Mary Cha



Blake Cisneros



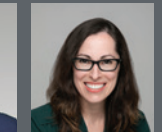
Ashley Heim



Cade Coleman



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.

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 9 years we've given over **\$360,000**. 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**



akin

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://www.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](https://www.Weisbarth.com)

HOMeward BOUND

More Than Just Real Estate News



Also In This Issue:

- > Timing Is Everything—And This Fall Might Be the Sweet Spot
- > Akin Gala - Save the Date
- > Giving Children the Building Blocks for Learning
- > Keep Cozy, Cut Costs: Weatherize Your Home for Winter
- > Your Referrals Help Kids In Need

AS SEEN AND HEARD ON:

GeekWire

Bloomberg
Wealth

KIRO
RADIO

seattle
magazine

Zillow

ALTERNATIVE FALK
1150 AM KKNW

trulia

100
MOST
INFLUENTIAL
REAL ESTATE
AGENTS

WEISBARTH
& ASSOCIATES

Real Estate Results That Move You

7000 Greenwood Ave N
Seattle, WA 98103

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

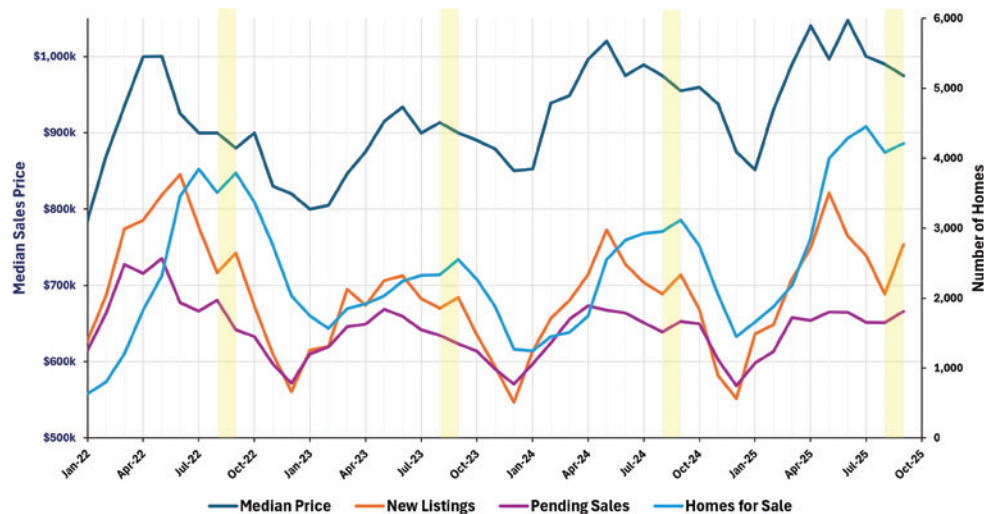
Timing Is Everything—And This Fall Might Be the Sweet Spot

In real estate, timing isn't just important—it's everything. And right now? Fall 2025 is shaping up to be one of those rare windows where both inventory and buyer activity are rising—not just slightly, but dramatically.

Let's start with listings. Yes, we expect a bump after Labor Day—but this year delivered a **whopping 37% increase in new listings compared to August**, and a **strong 18% jump year-over-year**. That's a surge well beyond what we typically see for this time of year.

But here's where it really gets exciting: **pending sales also surged, up 17% from August** and **10% higher than last**

King County SFH



(continued inside right)

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

WEISBARTH
& ASSOCIATES
Real Estate Results That Move You