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HOMeward BOUND

More Than Just Real Estate News



DORON WEISBARTH
Designated Broker/Owner

3 Types of Patios to Beautify and Enliven Your Backyard



When you look at your backyard, what do you see? If you see pesky weeds, unruly grass, and another year of spending time keeping it all in check when you'd rather be doing something more fun, maybe this is the year to consider installing a backyard patio.

A patio makes your backyard clean, beautiful, and useful. It gives you a place to lounge, have your barbecue, install some potted plants, and let the kids play. It also gives a nice kick to the value of your home.

While there are different ways to install a patio, there are three main ways to do it. Depending on your skill level

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Introducing: Akin

Children's Home Society of Washington and Childhaven have merged and formed a new organization - Akin. While their names have changed, what remains constant is their commitment to families, caregivers, parents, and children.

Akin's mission is to support families' unique needs, meeting them where they are, providing basic concrete goods, early learning, mental health counseling and relational health services.

Similarly for us, at Weisbarth & Associates, our commitment to support kids and families has not wavered. The need is, undoubtedly, great. With your business, referrals and support, we'll continue to support the amazing work that the people at Akin do for our community. Thank you so much for your help and generosity.



Giving Children a Diversity of Role Models

Childhaven puts great effort into helping the kids in their program interact with a variety of adults from all sorts of backgrounds. They look for diversity in who they hire and in their volunteers. But there's one type of diversity that doesn't get as much attention, but that in the lives of children, makes a huge difference.

Research shows that young children benefit greatly from having caring men involved in their daily lives. The more actively involved fathers are with their babies, the higher those infants score on developmental scales.

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Smooth Sailing in March Real Estate (continued from back)

As you can see in the graph, market activity is all trending upward. Across King County, new listings and pending listings both show moderate gains in March, and they've both surpassed what happened last year at this time. In fact the median sales price of \$952k in March has already exceeded the prices from every month last year.

Other than the extreme surge in summer 2022, prices today are higher than they have ever been. And to remind you, mortgage interest rates at the time were much lower than they are today. That's good news for sellers.

What's interesting is that if you look back to 2022 and 2021, you can see much higher activity during those years. Pending sales, new listings, and closed sales were all about 30% higher than in 2023 or 2024.

But price hasn't followed that same trend. In March 2022, the median sales price was \$935k, lower than last month.

So even though there was a lot more activity a couple years ago and a temporary surge in prices that summer, prices today are steadily climbing in a more typical fashion.

As activity continues to trend upward, sellers can expect to find more interested buyers, and to continue enjoying moderate appreciation in the value of their homes.

If you or someone you know is considering a real estate move this year, my team and I are here to provide guidance and ensure informed decisions to maximize your results. We greatly appreciate referrals, and you can refer them to us using any of the three options listed in this newsletter – email, phone, or our website.



1. refer@weisbarth.com
2. 206.779.9808
3. [Weisbarth.com/refer](https://www.weisbarth.com/refer)



3 Types of Patios to Beautify and Enliven Your Backyard

(continued from front)



PAVERS

and physical ability, you can do it yourself, or you can pay someone else to do it for you. Let's take a quick look at each type of patio:

PAVERS

This is a very popular option, because it looks so good when it's finished, and there are so many varieties, shapes, colors, and textures of pavers that you can choose from.

To install pavers, you must first clear the area of any grass and debris, dig the area where you'll install the patio down a few inches, and then flatten it out. Then, you install a base layer of gravel, followed by sand, to create a permeable layer. Finally, you install the pavers. You may need a special tool to cut the pavers on the edges, depending on the shape and dimensions for your patio.



STONE SLABS

STONE SLABS

These are comparable to pavers, just much larger. The installation process is similar, and the final look can be spectacular. Again, you can choose by color, texture, and shape. Depending on the size of the slabs, it may be tricky to create smooth transitions from one slab to the next in all directions.

CEMENT

This option is the more traditional one. Cement patios feels more permanent and stable. Similar to the other two options, you'll need to prepare the area underneath the cement patio, so that it has a good, strong support.

The main thing to watch out for with any patio – but especially concrete – is that it has a slight slope away from your home. With concrete the recommendation is about a 2° slope.



CEMENT

Introducing: Akin (continued from front)

Having men as well as women involved in early childhood also counters gender stereotypes and lays the foundation for future relationships, identity development, and caregiving skills.

But, it's a challenge to find men to hire, and Childhaven attempts to make up this imbalance through volunteers and visitors.

Todd George, who directed one of Childhaven's branches, is aware that he plays a vital role for children who, more often than not, have lacked positive male role models.

He says, "When I step into that classroom, I'm an intervention. Children learn that they can be around me and I'm not going to bite, pinch, or yell."

He says men often have an active and playful style of parenting that young children need and that men "bring a different energy and style of nurturing that unfortunately is all too scarce in these children's lives."

We give a portion of the profits from every home we sell to Childhaven. If you're looking for a way to get involved somewhere and make a big difference in the lives of kids who have suffered from abuse, neglect, or other challenges, volunteering at Childhaven might be a great opportunity!



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

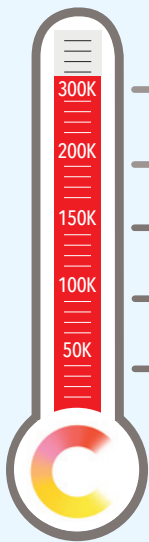


Steve Thompson



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.

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Real Estate Results That Move You

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



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Also In This Issue:

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- > 3 Types of Patios to Beautify and Enliven Your Backyard
- > 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

Smooth Sailing in March Real Estate

When you try to sell your home, the two main questions in your mind concern price and buyers. Can you sell for the price you want and that you think your home is worth? And will there be enough active buyers looking for homes so you can sell in a reasonable time frame?

THIS SPRING, THE ANSWERS TO BOTH QUESTIONS IS LOOKING LIKE "YES!"

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King County SFH

