



More Than Just Real Estate News

HOMeward BOUND

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Survival Guide to Protecting Your Home While You're Away



Whether you're planning a summer vacation or are frequently gone for business trips, leaving your home unattended for days or weeks at a time poses a serious security risk. The last thing you want is to find a burglarized or vandalized residence when you return.

Here are some practical, essential ways to protect your home when you're gone.

(continued inside left)

Childhaven's Rays Up Helps Middle and High Schoolers

While the bulk of Childhaven's efforts to help children overcome their challenges focuses on young kids, they also strongly desire to see their efforts pay off in later years, especially in the critical time when students enter middle and high school.

The teens in Childhaven's Rays Up program receive one-on-one coaching, group support, and opportunities to build their skills and increase their chances for success in school and beyond.

Each student in the program gets to meet with a Youth Life Coach every week, and participate in skill building groups and extra-curricular enrichment activities. Students gain confidence and motivation to define and pursue their goals.



(continued inside right)

Photo by Elliott Reyna on Unsplash

Survival Guide to Protecting Your Home While You're Away

(continued from front)

1. Be a Ghost on Social Media

Don't broadcast to the world that you aren't home! There are countless stories of people posting all over social media about their 'upcoming dream vacation.' And even more people can't help but post pictures and videos of themselves having a great time thousands of miles away. Acquaintances and even people they thought were friends then put 2+2 together, realize the home is empty, and take cruel criminal advantage.

2. Have a Trusted Friend Watch Your Home

Ask a trusted neighbor, family member or good friend who lives close by to get your mail, take out your trash, and feed your pets. Perhaps you can even have someone housesit, meaning they can live there while you're gone. Friends who live in cramped apartments might jump at the chance to spread out for a week or two.

3. Lights, Timers, Sensors

Whether inside or outside, responsive and active lighting gives a strong impression that someone is home. Install outdoor lights that come on automatically, or have sensors. And do the same inside.

4. Lock All Doors and Windows

Some homes have a lot of windows and doors. This includes side doors, garage doors, and sliding doors. Make

sure they're all securely locked. For windows and sliding doors, be sure you have locked them in every way possible, including putting rods into the sill that make it impossible to slide them open. Don't neglect second floor windows.

5. Hold All Mail and Deliveries

If you know the dates you'll be gone, file a vacation stop at the post office. This ensures your mailbox will always be empty. A bulging mailbox is an obvious sign that no one is home. And don't order anything online that might not get delivered before you leave. Packages on the porch are another clear indication of an unoccupied house.

6. Keep Blinds and Drapes Open – Stick to Routine

This one seems counterintuitive. But if you usually have your blinds and drapes open, the sudden and prolonged closure of them can invite curiosity. Basically, just give your house the same appearance it always has. If you usually have them closed, keep them closed.

7. Consider a Home Security System

You can spend anywhere from a few hundred dollars to tens of thousands on home security. Whatever you spend, the biggest benefit remains the simplest one: Any system serves as a warning that this home is protected, and will make most thieves think twice before trying to enter.

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

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

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The 2021 Weisbarth Team



Doron Weisbarth



Michelle Shafagh



Chris Masseth



Debbie Sipes



Blake Cisneros



Dominic Wood



Steve Thompson



Laura Villar

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

Is the Housing Market Finally Emerging from Rock Bottom Inventory? (continued from front)

Snohomish County, for example, has just 0.35 months of inventory. That's just ten days! King County still has 34% fewer homes listed than at this time last year.

Some of the increase in active listings may be due to the typical mid-summer lull, as people go on vacation. Also, more are emerging from covid restrictions. Buying a home is not the first item on their list.

All that said, completed sales continue to close at a brisk pace, up 31.4% compared to June last year, and up 16.5% from May. Sales prices also have climbed much higher since last year, up 27% from a median of \$465,000 to \$589,000. And for condos, prices have risen 20%.

This year, prices seem to be leveling off somewhat, which is good because the increases from last year can't be sustained for too long, or it will price out almost all buyers.

And that leads to the last big takeaway for this month:

If you have a lower or mid-range priced home or condo, there remains an extreme shortage of these as buyers in these price ranges continue to find scarce selection. Only 23% of homes for sale in June asked for less than \$400,000, while over 33% were asking for over \$800,000.

Price your home well, and it will sell very fast.

23% OF HOMES
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Childhaven's Rays Up Helps Middle and High Schoolers (continued from front)

The Youth Life Coaches make a huge difference in kids' lives, teaching them to set personal goals like showing up on time, completing homework consistently, and choosing friends who will be a positive influence.

Students also learn about self-image, making good decisions, and how to overcome challenges like anxiety, anger, bullying, communication, and substance abuse. They also work at team building, and discuss topics such as racial and ethnic identity.

Rays Up is an outstanding part of Childhaven's mission to prevent and overcome childhood trauma and empower kids and young adults to thrive in their physical, social, and emotional health, and future success and stability. It's another big reason why we donate a portion of the profits from every home we sell to Childhaven.



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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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- > Childhaven Auction
- > 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

Is the Housing Market Finally Emerging from Rock Bottom Inventory?

It appears we may have finally turned a corner. While inventory of new houses on the market remains very low, June saw a slight shift away from ever-decreasing inventory and skyrocketing competition among buyers.

But this is by no means an indication of a ‘cooling’ market. Inventory remains extremely low by historical standards.

Active homes for sale reached their highest levels since last November. More homes were put on the market last month than in the previous 17 months, with 13,111 new listings in June. This is 14.5% higher than May in King, Pierce, and Snohomish counties.

So buyers have a few more options than in recent months. But sellers still have most of the leverage.

(continued inside right)



Join us for the special 20th Anniversary
of the Annual Childhaven Auction on
Saturday, October 23rd 2021.

Childhaven is holding its largest annual fundraising event and, as in past years, *Weisbarth & Associates* is a major sponsor! Thanks to our clients, friends and family - your business and referrals support the kids at Childhaven!

Please join us either online, or as our guest at the event. We have a few spots open, so please call or email us right away at **206-414-5400**, **team@weisbarth.com**. Learn more and register online at: **Childhaven.org/auction**

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