



**DORON WEISBARTH**  
Designated Broker/Owner

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# HOMeward BOUND

*More Than Just Real Estate News*

## Are You Ready for an Extended Power Outage?

The December 2006 windstorm knocked out power to some parts of the greater Seattle area for nearly a week! The outage hit during a particularly cold spell and led to several fatalities. The response was the second costliest in the City's history after the Nisqually Earthquake.

As part of an ongoing series this year, we'll be touching on a few topics related to disaster preparedness. For this month, the question is – what items should you have on hand in case of a power outage that lasts for days or weeks?

### 1. CASH

It begins with money. If the power goes out, ATMs and credit card readers in stores won't work. But stores will still likely be open for business, or will try to be. Having a supply of emergency cash could turn out to be a life saver, especially if you need to get medical supplies at the drug store. Create an emergency cash reserve. Keep it somewhere in your house. And don't dig into it for any reason.

### 2. COMMUNICATION TOOLS

In a widespread power outage, you may not have access to your cell phone, the internet, and perhaps other forms of communications. To stay updated on the situation you can buy battery operated handheld radios. There are also emergency radio with a manual crank, and others with solar power that can charge up the radio's batteries.

(continued inside left)

## HAPPY NEW YEAR!



## A Childhaven Teacher's Perspective

I often share stories and updates about kids who attend Childhaven, because I want you to know how this wonderful organization helps young kids overcome the effects of abuse, neglect, and other forms of childhood trauma.

But what about the staff? I recently came across a great story from Jessika, one of Childhaven's teachers.

She talked about the joy of attending her first Childhaven graduation after spending seven years as a corrections officer in juvenile detention. At Childhaven, she got to see eight boys and girls from her classroom depart for kindergarten. She thought back about all the ups and downs, and the emotions of joy and laughter, as well as difficult moments where she had to lead them through conflict, confusion, and challenging emotional situations.

Jessika says of spending so much time helping so many kids, "You can't help but get close to them. You can't help but wonder how they will do and wish them the very best in life."

(continued inside right)

# Future Tripping in 2024 (continued from back)

## UNVEILING THE MARKET MAESTROS: SUPPLY AND DEMAND

Now, onto the pillars of this saga: supply and demand. You've heard me say this many times in past blogs and vlogs, and although it may sound elementary, these forces reign supreme, dictating pricing, market dynamics, and, ultimately, the real estate narrative. The protagonist? You—the discerning consumer.

### DEMAND SURGE AND MARKET TRENDS

As we transitioned out of the holiday season, a surge in buyer activity caught my team and my attention. We believe that this is mirroring the drop in mortgage interest rates below the 7% mark. This mark seemed to be a psychological threshold that, once breached, energized buyers, especially in a period when housing inventory is traditionally low. The increasing demand is also fueled by rising rent costs in the region, coupled with local companies urging employees to return to the office, intensifying the need for housing close to the city.

### SUPPLY DYNAMICS AND SELLER CONSIDERATIONS

On the flip side, sellers remain relatively scarce. Life events such as growing families, empty nesters, and job reloca-

tions continue to be driving factors in real estate decisions. Even those sellers cautious about trading their historically low mortgage rates are likely to find encouragement in the ongoing decline in interest rates. While we're not expecting a flood of new listings, a more substantial inventory compared to 2023 is on the horizon.

### ANTICIPATING MARKET MOVEMENTS

The multi-year trend observed in the first quarter of each year suggests a familiar pattern: robust demand, limited supply, leading to a more pronounced increase in home prices. As spring ushers in more inventory, we anticipate a moderation in price appreciation. Barring significant economic shifts or inflation spikes, the ongoing decline in interest rates should create favorable conditions for both buyers and sellers.

### CONCLUSION: A PROMISING 2024

While we may not experience the same level of activity seen in recent years, 2024 promises to be a more favorable year compared to 2023. If you or someone you know is considering a real estate move this year, consider this your invitation to reach out. My team and I are here to provide guidance, ensuring informed decisions to maximize your results.

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# Are You Ready for an Extended Power Outage? (continued from front)

## 3. WATER

In extreme situations, the water supply may be cut off, or the purification station may be down and the water out of the tap is not drinkable. Keeping a supply of water is a smart idea – count on at least a gallon per person, per day. It's also a good idea to have some way to treat water, such as chemical tablets, UV-light purifiers, and gravity-fed or mechanical filters that are used for backcountry trips. These are all relatively inexpensive and very effective.

## 4. NON-PERISHABLE FOOD

This is a topic worth an article of its own, and I'll write one later this year. For now, get a nice supply of canned food going. You can also stockpile other items like beans, rice, pasta, and pre-packaged meals, as well as dried and dehydrated food. Having a garden is smart too, if you have room for it in your yard or house (yes – you can do indoor gardens – yet another article I'll have later this year...).

## 5. COOKING FUEL

A good propane or natural gas fueled stove or even barbecue can run for several weeks on a single canister, even if used every day. Have a couple months' worth of fuel stored up for whatever cooking appliance you have, and you'll be able to keep cooking your food for several weeks without power. A word of caution here – remember that some of these cooking appliances are not meant for indoor use and can create

deadly levels of carbon monoxide. So, either cook outside, or make sure to keep the windows wide open to create plenty of ventilation.

## 6. LIGHT

No power means no light. For just one night, it's kind of fun. But if it goes on for a while, that might be a challenge. I have a bunch of headlamps that I keep in the house and in the car. They're cheap, they put out great light, and consume very little power. You'll want to make sure that you have a good supply of fresh batteries, just in case. There are also larger, battery-operated lamps to create a more central spot. Other options include candles (there are ones that will burn for 12 hours that are really great), and kerosene lamps. These can also put out a little heat, if necessary.

## 7. HEAT

If the outage happens in the winter – perhaps a large storm – low temperatures, especially at night, can be very dangerous. Make sure that you keep an extra set of warm clothes in waterproof bags. Extra blankets and thicker sleeping bags can also help ensure your and your family's safety.

If you have any questions or suggestions, I'd love to hear from you and might include some of those in our future articles.

# A Childhaven Teacher's Perspective (continued from front)

Jessika goes on to say, "At Childhaven, I see hope. I see it in the child who starts the day unhappy and ends it smiling. I see it in the boy who's angry one minute and coming to sit in my lap the next. Many of them don't know how to say "thank you", but they show it in so many ways."

We give a portion of the proceeds from every home we sell to Childhaven, because they take kids who need help overcoming a tough start to life, and work with them with patience, guidance, and understanding. After a few years, Childhaven's teachers get to watch them go off to kindergarten, knowing each of those kids has a much better chance at life than when they arrived.



Check out more about Childhaven:  
[childhaven.org](http://childhaven.org)



## The 2024 Weisbarth Team



Doron Weisbarth



Debbie Sipes



Chris Masseth



Mary Cha



Dominic Wood



Ashley Heim



Cade Coleman



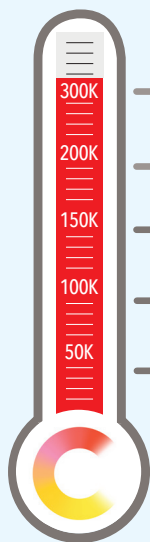
Steve Thompson



Laura Villar

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

## 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.

**DORON WEISBARTH**  
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Like and follow us on:



## 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](mailto:refer@weisbarth.com)
2. Call me direct or pass on my number – 206.779.9808
3. Go to our website at [Weisbarth.com/refer](http://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](http://Weisbarth.com)



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## Also In This Issue:

- > Future Tripping in 2024
- > A Childhaven Teacher's Perspective
- > Are You Ready for an Extended Power Outage?
- > Your Referrals Help Kids In Need

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

AS SEEN AND HEARD ON:



Real Estate Results That Move You

7000 Greenwood Ave N  
Seattle, WA 98103

# Future Tripping in 2024

Cue the drumroll and brace yourselves as I prepare to guide you through a trip to the future: Seattle real estate in 2024.

Now, I know what you might be thinking: "Another prediction, Doron?" But bear with me, because, while my crystal ball and wizard wand are in the shop, I'm forced to rely on my intimate familiarity with the market patterns in our area, and on my recent observations of buyer and seller behavior.

## LOCAL QUIRKS VS. NATIONAL TRENDS

To set the stage, let's first dispel a myth: all real estate is local. Our fair city of Seattle often dances to its own beat, thumbing its nose at national trends. Why? Well, blame it on the unique topography and circumstances that make our real estate market as distinct as our skyline.

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