



DORON WEISBARTH
Designated Broker/Owner



DECEMBER 2023
VOLUME VI • ISSUE 12

HOMeward BOUND

More Than Just Real Estate News

There's No Place Like a Safe Kitchen for the Holidays!

The holiday season is a time for warmth, laughter, and, of course, delicious meals shared with loved ones. Beyond the twinkling lights and festive décor, the heart of the celebration lies in the kitchen, where the magic of cooking and sharing meals unfolds. Whether you're hosting or visiting, here's how you can ensure a delightful and health-conscious culinary experience that fosters connection without compromising safety.

1. Embrace Intimate Cooking Gatherings: Transform your kitchen into a cozy haven for shared experiences. Instead of a bustling crowd, consider hosting smaller, more intimate cooking sessions. This not only allows for meaningful interactions but also eases concerns about overcrowding and promotes a safer environment.

2. Create a Safe Cooking Zone: While the focus is on fun and togetherness, it's essential to ensure a safe cooking environment. Keep the kitchen clutter-free to prevent accidents, and make sure that everyone is familiar with basic kitchen safety practices. Encourage participants to wear comfortable clothing and aprons for both style and protection.

3. Mindful Menu Planning: Craft a holiday menu that celebrates the season's flavors while being mindful of dietary preferences and health considerations.

(continued inside right)



A Day at Childhaven

What happens in a typical day at Childhaven? Every month, I share a story or other information to illustrate why this organization, which helps young kids who need extra love and support, is so important to me. I do this because I want everyone to know why we donate part of the proceeds from every home we sell to them.

If you've been reading these stories for a while, have you wondered what happens there on a typical day? Here's a general rundown of what the under-5 kids at Childhaven experience.

First, they arrive while music plays and eat breakfast. Then, they begin the hard work of playing in a directed activity. They might try out a new puzzle, or play with play slime, also known as 'Gak.' Sometimes the kids make the play slime themselves, and then get to play with it.

Each child often gets individual attention during this time, because they have particular needs the staff is trying to address. For example, one girl who came to Childhaven couldn't hold anything in her hands

(continued inside left)

Considering Selling Your Home? Hold Off for Now! (continued from back)

The graph illustrates the market activity cycle for single-family homes (SFH) in King County, with **Closed Sale** data represented in orange. The annual pattern is unmistakable — a surge in activity at the beginning of the year, peaking around spring or early summer, followed by a decline. Some years, we've even observed a smaller second surge in the fall.

It's worth noting that these patterns in King County are reflective of trends in other counties in our area and extend to the cities, towns, and the broader Greater Seattle region.

Superimposed on this graph are the **Median Sale Prices** (represented in blue) for SFH in King County, revealing another annual pattern. If you focus on the areas that I highlighted in **yellow**, what demands your attention is the consistent pattern of price increases at the start of each year, with some years experiencing almost astonishing appreciation. Notably, this trend persisted even in the aftermath of years marked by declines in both market activity and prices, at times, even significant downturns.

As for whether this pattern will repeat in the first part of 2024, well, that's something I can't predict with certainty.

The driving force behind robust price appreciation is the significant influx of new buyers precisely when the number of listings is at its lowest. This creates the widest gap between supply and demand. Considering the downward trend in mortgage interest rates over the past few weeks, once they dip below the 7% mark, I anticipate the return of previous buyers who may have stepped back, thereby further boosting demand.

As in many aspects of life, timing plays a crucial role in determining outcomes. So, when it comes to selling your home, strategic timing could make a substantial difference in your overall result.

So if you, or someone you know, is seriously considering selling a home in the coming year, please share this information with them, as it can make the difference in their decision and timing. If you, or they, need a personal analysis, my team and I offer it with absolutely no obligation. And remember that as we contribute a substantial portion of our income to the amazing Childhaven, your business and referrals go to help the kids in need.

A Day at Childhaven (continued from front)

at first. She started playing with Gak, and loved it! It wasn't long before she was able to hold her own cup.

As one Childhaven staff worker said, "This is what's most rewarding — when you get a new child and see their limitations, and then they overcome them."

Next, kids work on some sort of coloring activity, such as drawing apple trees. After that, they get some free choice time. Here's when conflicts sometimes occur, and you'll hear kids saying things like, "He's not sharing." These are opportunities to help kids work through disagreements or frustrations, and learn some social skills.

Later, the kids will sit in a circle and tell the group what they did during their free play time. This is called "Plan, do, review," and it's important because it gives them a sense of control over their lives. For some of these kids, that's a new experience.

After that, weather permitting, the kids go outside to play. And then you have lunch followed by more individual and group activities.

Childhaven's activities are therapeutically designed to address areas of development that have been damaged or missed due to abuse or neglect, and one of the biggest tools they use is a consistent daily routine. That, combined with healthcare, nutrition, and the devoted care and attention from their experienced staff, every child has the chance to become happy and hopeful for the future.



Check out more
about Childhaven:
childhaven.org

There's No Place Like a Safe Kitchen for the Holidays! (continued from front)

Incorporate nutritious and immune-boosting ingredients into your recipes. Consider providing options for those with dietary restrictions, ensuring everyone can indulge in the joy of a shared meal.

4. Virtual Cooking Parties: For those unable to join in person, bridge the distance with virtual cooking parties. Set up a video call and cook "together" across screens. Share recipes, exchange tips, and revel in the joy of seeing familiar faces even if they can't be physically present.

5. Culinary Storytelling: As dishes come together, share the stories behind the recipes. Whether it's a nostalgic tale of a family tradition or the origin of a favorite holiday dessert, weaving culinary storytelling into the cooking process adds an extra layer of connection and meaning to the celebration.

6. Savoring the Slow Moments: In the hustle and bustle of holiday preparations, savor the slow moments. Encourage breaks for tea or hot cocoa, allowing everyone to relax and enjoy each other's company. Pause amid the cooking chaos to express gratitude for the time spent together. Create a warm and inviting atmosphere that fosters connection, making the cooking experience not just about the end result but also about the journey.



Have a wonderful, delicious, happy and safe Holiday!

The 2023 Weisbarth Team



Doron Weisbarth



Debbie Sipes



Chris Masseth



Mary Cha



Dominic Wood



Ashley Heim



Cade Coleman



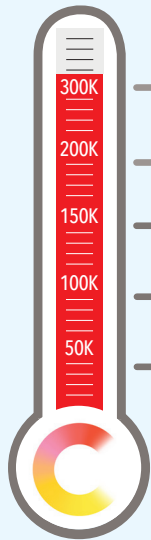
Steve Thompson



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
Designated Broker/ Owner
206.779.9808
Doron@weisbarth.com
Weisbarth.com

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
2. Call me direct or pass on my number – **206.779.9808**
3. Go to our website at [Weisbarth.com/refer](https://www.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://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

HOMeward BOUND

More Than Just Real Estate News



Also In This Issue:

- > Considering Selling Your Home? Hold Off for Now!
- > A Day at Childhaven
- > There's No Place Like a Safe Kitchen for the Holidays!
- > Your Referrals Help Kids In Need

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

AS SEEN AND HEARD ON:

GeekWire

Bloomberg
Wealth

KIRO
RADIO

seattle
magazine

Zillow

ALTERNATIVE TALK
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

Considering Selling Your Home? Hold Off for Now!

I understand that what I'm about to share might be unexpected advice, especially coming from someone in the business of selling homes. After all, my livelihood depends on facilitating real estate transactions, right?

But bear with me...

If you're a regular reader of my newsletter, you've likely come across variations of the graph I'm presenting this month. I've extended the data back to 2018 to enhance the visual impact, but the patterns I'm about to discuss have been unfolding for well over a decade.

(continued inside left)

