

HOMeward BOUND

More Than Just Real Estate News



DORON WEISBARTH
Designated Broker/Owner

12 Things to Do on Thanksgiving Other Than Food and Football

Thanksgiving is a wonderful day, and depending on the size and ages of your family, you can do a whole lot more that day than just eat a big feast and watch football. This is your chance to make great memories and enjoy each other's company.

Here are 12 ideas for things to do this Thanksgiving:

1. Go Outside and Play

As long as the weather cooperates, this is a great day to get outside and have a friendly pick-up game. You could play soccer, touch football, ultimate frisbee, volleyball, cornhole, or any other game your family enjoys and has the right equipment to play.

2. Bake Treats

A great way to get kids involved is to bake some treats. Plan a few different varieties so everyone can participate. The best part about this idea is that after you're done, you get to eat them!

3. Do a Jigsaw Puzzle

These take a while to put together, right? What a great way to spend Thanksgiving! Bust out that 1000-piece

(continued inside right)

Helping At-Risk Kids Prepare for Kindergarten and a Life of Success



Photo by CDC on Unsplash

How important is kindergarten? Research has proven that a strong early childhood education plays a profound role in future school and career success. Children who receive high quality early learning repeat fewer grades and have lower rates of juvenile crime and teen pregnancy. They also have higher graduation rates, higher employment, and higher earnings as adults.

And this is true even for kids who have been abused or neglected as young children.

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The 2022 Weisbarth Team



Doron Weisbarth



Michelle Shafagh



Chris Masseth



Debbie Sipes



Dominic Wood



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.

Why Q1 2023 May Be Your Next Best Time to Sell

(continued from back)

To get clear on this, look at last month's prices. They are lower than sales prices from a couple months back. But how do they compare to prices from last year, or two years ago? They're still higher.

Selling today will therefore reap a greater profit than you would have earned selling two years ago and even one year ago. Prices are still going up over the long run, and if you sell now, you'll do great.

In fact, 64% of Puget Sound homeowners have over 50% equity in their homes.

Price your home correctly, based on how things are now and not five months ago, and you're going to make a very nice profit.

So why might the first quarter of 2023 be your next best time to sell?

There are several reasons. While no one can predict the future, historically, the first quarter brings in a surge of new buyers, just when the market has the lowest number of sellers. This combination of high demand and low

supply is always better for sellers.

As for inflation, while it is high right now, it is not expected to stay like this for a long time. Once inflation starts heading back down, interest rates will begin to fall as well. This, in turn, will raise buyers' purchase power and therefore likely to create renewed competition, which will push price up. My hope is that we won't go back to the type of frenzied activity we'd seen earlier this year, but I do expect that this will create a different momentum in the market.

We're expecting early 2023 to be a good bet for when this will start to happen. So if you want to sell soon, start preparing your home now so you can sell it and make a great profit in early 2023. And if you, or someone you know, needs specific advice on what to do and, more importantly, what not to do, to get the home ready for market, I am always happy to offer free advice with absolutely no obligation to list with me and the team. And remember, your business and referrals help the kids at Childhaven.

Helping At-Risk Kids Prepare for Kindergarten and a Life of Success

(continued from front)

This is why Childhaven's work makes such a difference. Every kid they help prepare for kindergarten has a far greater chance at a better life, in school and beyond.

Jennifer Trice had to miss her daughter Tytasia's first day of kindergarten because she was in the hospital giving birth to her third son. But her daughter did great in her new setting, and her oldest son Nehemiah was next in line the following year.

Both kids came through Childhaven, which helps kids prepare for the transition into kindergarten. Part of this involves parents, who need to establish bedtime routines, learn how to communicate with school staff, fill out all the forms, and help their kids learn to work through differences and start to become more independent.

Childhaven helps kids and parents

through these critical times, and Tytasia and Nehemiah's futures are looking brighter and brighter. Before kindergarten, Nehmo knew all his letters and could write his name. Having gained some basic skills as well as interpersonal and emotional health through their time at Childhaven, Jennifer is feeling more optimistic about her kids' futures.

As Childhaven's Parenting Skills Program Manager Nell Robinson said, "As your child graduates, so do you."

We give a portion of the proceeds from every home we sell to Childhaven because we want all kids to have the best chance at success in school and in life. We have now given over \$250,000 in lifetime donations to Childhaven.

12 Things to Do on Thanksgiving Other Than Food and Football

(continued from front)

puzzle you got for Christmas four years ago but “never have time” to do. You have time on Thanksgiving, and you’ll have more help too.

4. Crazy Thanksgiving Socks Contest

This one sells itself. Just be sure to give all your guests enough notice so they have time to prepare.

5. Play Board Games

If you haven’t played a board game in a while, Thanksgiving provides the perfect venue, and it’s a great way to spend the time together, rather than staring at your phones.

6. Volunteer

Take time Thanksgiving weekend to help others by volunteering at a food bank or community project of some sort.

7. Write Thank You Cards

It is Thanksgiving after all, so what better way to celebrate it? Get your kids involved by having them write cards for teachers, relatives, friends, or classmates. You can write cards



Photo by Howie R on Unsplash

too, for dentists, chiropractors, businesses you frequent, as well as co-workers. Maybe... even your boss.

8. Run a Turkey Trot

You’re going to eat a lot, so why not get some exercise first? Before the big feast, get out there and do a run with other likeminded relatives and guests. It’s also possible your community might have a running event that day. This is a great way to ‘earn’ that second piece of pie.

9. Create a Wreath

You might be able to do this with actual branches from trees in your yard or your street. If not, the craft store will have wreath building kits or suitable

materials. Then, you’ll have a Christmas decoration all set to go.

10. Go Bowling

Bowling suffered greatly during covid, and many people seem to have forgotten about it. Take the family out for a fun day of strikes, spares, and gutters.

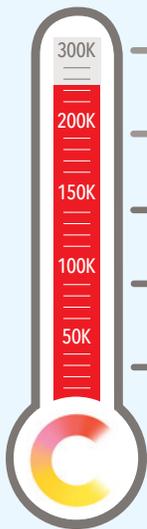
11. Plan Shopping for Black Friday and Small Business Saturday

When you go prepared, you know what you’re looking for and will get the best deals. These are great days to get ahead on shopping for the holidays. With some planning, you can be sure and support a greater variety of local businesses, rather than just going to the big box stores in a panic on December 23rd.

12. Movie Marathon

You can watch one movie any day. On Thanksgiving, you can watch, two, three, even four. Make this the day to enjoy some of your favorite films and have a great time with your family.

Our donations to date for Childhaven!



— 2024 A portion of every sale from Weisbarth & Associates is given to Childhaven and in the past 5 years we have donated over **\$250,000** to them.

— 2022

— 2020

— 2018

— 2016

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WEISBARTH
& ASSOCIATES
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 experienced team will deliver the results and satisfaction that you deserve!

Find out more at Weisbarth.com

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

AS SEEN AND HEARD ON:

GeekWire



WEISBARTH
& ASSOCIATES

Real Estate Results That Move You

7000 Greenwood Ave N
Seattle, WA 98103

Why Q1 2023 May Be Your Next Best Time to Sell

Interest rates are rising, and home sales activity is predictably slowing. But the important question for sellers to ask is, how much is it slowing, and how does this compare to previous years?

Take a look at the graph, which shows regional sales prices over the last four years. What do you notice? One remarkable observation is that you can barely see any effects from covid. More importantly, sales prices have consistently trended upward

overall, as they have been doing in our area for a long while now. There are dips and peaks now and then, but the overall trend has remained what can only be described as a slow and steady upward climb.

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