



More Than Just Real Estate News

HOMeward BOUND

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Summer No-Cook Tips – Keep the Stove Off and the Heat Down

In the warmest summer months, sometimes the last thing you want to do is use your stove or oven to cook. The house is already warm, and this just heats it up even more.



Photo by Eaters Collective on Unsplash

With some smart planning and a few fresh recipe ideas, you can have fun, healthy, refreshing meals during the summer and hardly ever have to turn your stove on. Here are a few tips to get started.

1. Buy Pre-Cooked Meats

Rotisserie chickens, tri-tips, and pre-cooked fish can be eaten cold or heated up on the barbecue. You can also add them to salads and wraps, and use them in all sorts of creative ways without needing the heat. Other sources of pre-cooked protein-rich foods include chickpeas and beans.

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Art With Heart – Turning Pain into Possibility

How does Childhaven help young kids work through the bad hand life has dealt to them?

Several years ago, they began partnering with Art With Heart, another organization that mostly focuses on older kids and adults. They use creativity to help kids overcome emotional hardship through therapeutic books and programs. Art enriches and heals their mental health and encourages them, as they creatively express their thoughts and feelings.



Photo by Taylor Heery on Unsplash

At Childhaven, everyone has been thrilled with how easily Art With Heart's program has adapted to the younger kids they spend most of their time working with.

As Beth Larsen from Childhaven put it, "The young children we serve here often have been through traumatic experiences, and because of their age, they usually cannot communicate their thoughts, feelings and needs like older children and adults.

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Summer No-Cook Tips – Keep the Stove Off and the Heat Down

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2. Drown Yourself in Fresh Fruits and Veggies

Summer is the best time of the year for fresh produce and our area offer an abundance of locally produced options. Don't miss your chance to eat great tasting and super healthy food when you can get it in great abundance. And, most fresh veggies taste great raw – no heat required.

3. Cook Indoors – but in Large Quantities

If some of your meal ideas require components you need to cook indoors, such as rice, pasta, lentils, or quinoa, make a large portion that can be used for several days, in multiple recipes or even frozen for later use. Then, you can leave your stove off the next several days.

4. Use Your Grill

Spend time in your backyard, and cook there too. Use that big barbecue you were so thrilled to buy but haven't used enough. Nothing beats the indoor heat like grilling outside. And you can grill many veggies too, like squash, zucchini, pepper, eggplant, asparagus, leeks and more. You can even grill some fruits - grilled pineapple is out of this world!

5. Have Plenty of Condiments

The more dips, spreads, dressings, hummus, sauces, and guacamole you can keep on hand, the more delicious your uncooked meals can be. Whether you're making wraps, salads, veggie or spring rolls, burritos, tacos, or any other such creations, it's the dips and spreads that make them zing with flavor.

Go online and search for recipes for these and similar types of items. Then, stock up with fresh ingredients on the weekend, and use them throughout the week. Plan it well, and you can go the whole week without turning on your stove.



Photo by Mariana Medvedeva on Unsplash

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)

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The 2021 Weisbarth Team



Doron Weisbarth



Michelle Shafagh



Chris Masseth



Debbie Sipes

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



Blake Cisneros



Dominic Wood



Steve Thompson



Laura Villar

A Market that Sellers and Buyers Can Love

(continued from front)

Condos are seeing the same trends. Don't listen to people who say that everyone wants to move out of the city. In fact, the latest census data shows that Seattle proper added more than 16,000 people last year – the fastest growing big city in the nation! Condo inventory, which stood at 1.6 months in January, is now 0.88 months. That means people are buying up condos in the city, and fast!

Looked at in raw numbers, condo sales within Seattle increased 184% over this time last year, going from 135 units sold to 383 units.

Need help or know someone who does?

If you know someone who is considering buying or selling a home or condo, please send them our way for a no-obligation consultation. We'll take great care of them and remember that your referral help the kids at Childhaven.

Here's how to send us referrals:

- 1) Email me at referral@weisbarth.com with your friend's contact info
- 2) Call me directly, or pass my number on to them – 206-779-9808
- 3) Go to our website at [Weisbarth.com/referrals](https://www.Weisbarth.com/referrals)

Art With Heart – Turning Pain into Possibility

(continued from front)

This makes the self-expression allowed by art therapy — and championed by Art with Heart — all the more valuable.”

Art can turn pain into possibility.

Childhaven also offers the Art With Heart program to other organizations and adults that work with kids and want to use art and creative expression to help their kids work through trauma.

And, this is just one of several types of training other organizations can access through Childhaven. They also work with child care providers, home visitors, preschool teachers, families, and communities that serve young children. With training, those groups can more effectively help kids deal with their social, emotional, relational, and developmental needs.

We donate to Childhaven a substantial portion of the income from every home we sell. The Art With Heart program is just another reason why. To date, we have donated over \$200,000 to Childhaven!

“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)

DORON WEISBARTH
Designated Broker/Owner



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"Your Home Sold for at Least 100% of Asking Price or I'll Pay You the Difference!"

DORON WEISBARTH

Designated Broker/Owner



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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

A Market that Sellers and Buyers Can Love

For a long time, the real estate market has been so hot for sellers that we've been urging anyone thinking of selling to do so. That hasn't changed. But just recently, housing and condo inventory finally began to increase a bit after months of extreme scarcity. That means buyers have a little bit more selection to choose from.

Let's take a closer look.

Pending sales have continued to surge, with multiple offers coming in very quickly after a home gets listed for sale. In April, there were 10,583 pending sales, 47% more than a year ago, though to be fair, that was right after the onset of the pandemic closures.

Housing inventory appears to have bottomed out last month at 0.53 months of inventory. Now, it has crept up to 0.64 months. That's still astonishingly low – a balanced market is considered 4-6 months of inventory. Time will tell whether this inventory increase is real, or just a temporary blip.

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