

November

MADISON MONTHLY NEWSLETTER

EIGHT

anticipated projects happening in Denver

We've always known Denver was an incredible place to live, and sometime in the last few years, the rest of the country seemed to figure it out too. Population has increased by over 10% since 2010, in a report from DenverUrbanism.

As Denver's population and popularity grow, so must the city. The last few years have been filled with exciting developments, as a great city becomes even greater. With numerous projects in the works right now, here is an update on the ever-developing Denver.

1) Lightrail Introduces New Lines

Union Station to Denver International Airport is set to open in late April 2016.

2) Apartment Projects:

One Belleview Station, The Den.

One Belleview Station is a 330,000 square-foot office building slated to be finished by fall 2016. The Den is a 325 unit apartment project, anticipated to be open by summer 2016.

3) New Outdoor Music Venue

Ruby Hill Park is looking forward to adding more outdoor music venues to the vibrant Denver music scene. It also aims to be a companion park to the popular Wash Park. The big unveiling is scheduled for July 1, 2017.

4) The Source Gets a Hotel

The hotel has "unconventional rooms," and will also house a yoga/exercise studio, pool, and the tasting room from a ground-floor New Belgium pilot brewery, The Woods.

5) Living Above Whole Foods

Formerly known as 17W, Pivot Denver is a 579-unit apartment complex joining the LoDo area in spring of 2017.

6) New Collective Workspace

Shift Workspaces is opening a new location is coming in May 2016 - Shift Bannock.

7) SLOANS, New Urban Neighborhood

Previously the site of St. Anthony's Hospital in West Colfax, the area is being redeveloped into SLOANS. Retail and residential will fill the mixed-use space, a growing trend, especially in Denver.

8) The Rebirth of Union Station

One of the last stages of its remodel is a 19-story, 342-unit condominium tower. It will be the first, and only, for-sale housing in popular downtown, and is committed to offering affordable housing.



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MADISON & COMPANY
PROPERTIES





Madison Market *Update*

\$363,718
Avg Sold Price
Residential + Condo

-7.53%
LESS listings
than last month

-16.06%
Less SOLD listings
than last month

Residential + Condo

	YTD 2015	YTD 2014	YTD 2013
Residential (Single Family + Condo)			
Active Listings at September month end	7,156	6,748	9,734
New Listings	60,222	56,994	80,988
Current Days on Market	29	37	49
Sold	47,135	46,169	46,254
Average Sold Price	\$362,131	\$324,167	\$306,780
Median Sold Price	\$313,074	\$274,500	\$255,000
Sales Volume	\$17,068,694,897	\$14,966,478,774	\$14,189,479,975



Residential Detached Single Family

Active Listings	5,766
New Listings	3,863
Under Contract	3,398
 DOM	 32
 Sold	 3,095
Avg Sales Price	\$403,795
Med Sales Price	\$346,000
 Sales Volume: \$1,249,746,779	

Condominium Attached Single Family

Active Listings	1,390
New Listings	1,544
Under Contract	1,394
 DOM	 28
 Sold	 1,237
Avg Sales Price	\$263,362
Med Sales Price	\$214,500
 Sales Volume: \$325,515,159	

* Source: Denver Metro Associate of Realtors ®

Thanks(for)Giving Food Drive

Madison & Company needs your help!

DID YOU KNOW?

Food Bank of the Rockies provides food for more than 411,000 people and works to distribute 121,000 meals each day!!

NEED TO KNOW:

Madison & Company is participating in the DMAR YPN and Food Bank of the Rockies 2015 Thanks(for)giving Food Drive! Now this is a friendly competition amongst other real estate companies in the Denver Metro area, so help us in being the top contributor in the community + this is for a good cause.



Please consider donating non-perishable, non-expired food items or non-perishable, non-food items (e.g. toiletries, diapers, and pet food). Please note that we discourage containers for other items due to intense handling and potential for breakage.

DROP OFF/PICK UP DATE:
November 30th, 2015

Contact your real estate professional today to coordinate drop off or pick up locations.

We appreciate you!

November To Do's

NOV 3-21 | First Bite – *Alright, this one's not in Denver, but it's so close and so cool, we had to include it! Boulder's 10th annual restaurant week is November 3-21. With over 40 of Boulder's top restaurants, \$29 per person is truly a steal. Details and a full list of participating restaurants can be found at www.firstbiteboulder.com.*

NOV 6-14th | Denver Arts Week – *This 9th annual event celebrates the artistic diversity of this beautiful city. The eight-day celebration November 6 – 14 is throughout the city, highlighting museums, theaters, and more that are often overlooked. For more details on the 300+ events, visit www.denver.org/denver-arts-week.*

NOV 14th | Mustache Dash – *Grow a mustache, draw a mustache, glue on a fuzzy mustache, it doesn't matter how you get it, but come ready to run on November 14! This 5k partners with ZERO – The End of Prostate Cancer ([link: http://zerocancer.org/](http://zerocancer.org/)) to raise funds for research. There's no better reason to take your 'stache for a run! More details at: www.mustachedache.com/Denver.*

NOV 19-21 | Snow Sports Film Premier – *Chasing Shadows, this year's release of Warren Miller's annual film on snow sports, premiers November 19-21. Perfect way to start out ski season! Tickets can be purchased here: www.skinet.com/warrenmiller/events/paramount-theatre.*

NOV 27th | Grand Illumination – *The holidays are upon us, and we all know the day after Thanksgiving marks the beginning of the Christmas season! Head downtown to Union Station on November 27 for the lighting of hundreds of lights and the perfect way to get into the holiday spirit!*

