



# December

## DEVELOPING DENVER

*Residential, Retail and Restaurants Come to Sloans*

Sloan's Lake is Denver's largest lake, and the second largest city park.

It is also a neighborhood undergoing incredible growth and changes, joining the ranks of Denver's highly sought-after, premier areas. These changes are centered around the old St. Anthony's Hospital, where the new development, Sloans, is underway. The mixed-use development will offer a range of residential, retail and restaurants.

The Alamo Cinema and Drafthouse, Starbucks, Little Man Ice Cream and Tap and Burger have all committed to opening additional locations in Sloans. Juan Padro and his wife, Katie, opened Highland Tap and Burger five years ago. They are thrilled to open a location in Sloans and be part of contributing the "future growth of such a dynamic neighborhood."

"Being part of community is super important to us, and this project really lends itself to embracing the Sloan's Lake community," said Padro.

Residents of the Sloan's neighborhood are thrilled for the new theater, as well. These additions are hoped to cultivate community and encourage and increase residents and newcomers to be out-and-about and involved in the neighborhood.

A variety of housing opportunities are also coming to Sloans, also expected to attract folks to the area. Perry Row at Sloans will be the only for-sale townhomes in Sloans. In January, construction on 32 townhomes will begin, but the final project promises 64 townhomes. Only one block south of Sloan's Lake, Perry Row at Sloans is in an ideal location. It is a mere three miles from downtown Denver, and three blocks north of the Perry Street Light Rail Station, which promises rail service to DIA next year.

A 12-story condo tower is also in the works as part of the Sloans development. The condos are geared towards a range of buyers, according to Dee Chirafisi, the real estate broker hired to list the condo units. "There will be a lot of variety and something for everyone," she said.

The Sloans development is a wonderful picture of this incredible city that is Denver. It is full of variety and appeal to a range of individuals, creating more and more mixed-use spaces and bringing together a variety of people into this diverse and beautiful city.



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**MADISON & COMPANY**  
PROPERTIES

# Madison Market *Update*

**\$365,767**

Avg Sold Price  
Residential + Condo

**-20.58%**

LESS listings  
than last month

**-29.36%**

Less SOLD listings  
than last month

Residential + Condo

	YTD 2015	YTD 2014	YTD 2013
<b>Residential</b> (Single Family + Condo)			
Active Listings at Month End	5,683	5,420	9,352
New Listings	63,596	59,984	84,448
Current Days on Market	30	37	50
Sold	51,020	49,969	49,914
Average Sold Price	\$362,255	\$324,519	\$306,522
Median Sold Price	\$313,412	\$274,900	\$255,000
Sales Volume	\$18,482,234,313	\$16,215,865,017	\$15,299,417,499



## Residential Detached Single Family

Active Listings	5,683
New Listings	3,374
Under Contract	3,987
DOM	33
Sold	3,373
Avg Sales Price	\$365,767
Med Sales Price	\$315,000

**Sales Volume: \$1,233,732,013**

## Condominium Attached Single Family

Active Listings	4,563
New Listings	2,359
Under Contract	2,854
DOM	35
Sold	2,377
Avg Sales Price	\$401,241
Med Sales Price	\$344,900

**Sales Volume: \$953,749,391**

# Holiday Recipe:

## Crunchy Peanut Butter Bars



40 Minutes Prep Time + chilling  
Makes 72 servings

### Ingredients:

- 2 cups creamy peanut butter
- 1/2 cup butter
- 3-3/4 cups confectioners' (powered) sugar
- 3 cups crisp rice cereal
- 4 cups (24 ounces) semisweet chocolate chips
- 1/4 cup butter

### Directions:

1. In a large bowl, beat peanut butter and melted butter until blended. Gradually beat in confectioners' sugar until smooth. Stir in rice cereal.
2. Shape into 1-in. balls. Refrigerate until chilled.
3. In a microwave, or over stovetop, melt chocolate chips and 1/4 cup of butter; stir until smooth.
4. Dip balls into chocolate; allow excess to drip off. Place on a waxed paper-lined pan. Let stand or refrigerate until set.

*"These peanut butter balls are equated with the holidays for me. My mom loves to give gifts, and these addicting desserts are perfect. We made them for neighbors, friends, parties, and even attached the recipe to our annual family Christmas card one year. To be unbelievably cheesy, the dessert is sweet, but the memories of spending time rolling peanut butter balls and melting chocolate over the stove with my mom are even sweeter." – Katy Owens, Marketing Assistant*

## WHERE TO FIND DENVER'S HOLIDAY LIGHTS

### Zoo Lights 2015 –

Every night from December 4, 2015 through January 3, 2016, 70 acres of the Denver Zoo (located in City Park) will be lit by a spectacular show of lights, illuminated animal sculptures, and hidden light-creatures throughout the zoo.

[www.denverzoo.org/events/zoo-lights-2015](http://www.denverzoo.org/events/zoo-lights-2015)

### A Hudson Christmas: Holiday Light Show –

Santa will be at Hudson Gardens December 10 through 23, but this spectacular light show doesn't end until January 3!

There are wagon rides with Santa, a beautiful light display and more.

[hudsongardens.org/content/holidaylightshow.php](http://hudsongardens.org/content/holidaylightshow.php)

### Blossoms of Light –

The Denver Botanic Garden's annual light show is a tradition for many Coloradoans.

Open November 27, 2015 through January 2, 2016, this much-anticipated holiday tradition features thousands of lights in an unbelievable display.

[www.botanicgardens.org/events/special-events/blossoms-light](http://www.botanicgardens.org/events/special-events/blossoms-light)