

January

A YEAR OF DENVER

Recap: 2015



Denver had quite the year. It wasn't just the crazy snow in June and balmy weather in December topped off with a more Denver-like snowstorm a week before Christmas, the housing market was off the charts and we've had quite the increase in population.

Denver is one of the top ten places to move, especially for business and careers, inching ever closer to cities like Atlanta and San Francisco. Over 100,000 people have moved to Denver in the last year, a growth in population beaten only by North Dakota...the whole state. With all the new developments, projects and general growth to the city. The construction industry is booming, with over 8,000 new jobs, rivaling New York City by just a hundred-thousand less.

Across the country, Denver has had the fastest growing home values for the past ten months straight. According to Zillow, the online real estate company, home values in Denver have appreciated 15.5%, and are now at a median estimated value of \$318,000.

Within that, certain neighborhoods are growing greater in popularity.

According to Redfin, North Denver was the most competitive real estate neighborhood in 2015, with over a hundred homes currently for sale, in Metro Denver. We've seen many neighborhoods grow in

popularity and increased developments, like City Park and the downtown residential area.

There's so much growth and excitement in Denver. Our restaurant scene is booming, with innovative and marvelously creative new spaces to eat and drink. We're becoming known for our love of, and production of, quality craft beers, and 2016 promises so much more, plus the completion of the new Light Rail lines!



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Madison Market Update

\$374,900

Avg Sold Price
Residential + Condo

-22.86%

LESS listings
than last month

14.75%

More SOLD listings
than last month

Residential + Condo

	YTD 2015	YTD 2014	YTD 2013
Residential (Single Family + Condo)			
Active Listings at Month End	4,384	4,355	7,941
New Listings	65,872	62,328	86,744
Current Days on Market	31	38	50
Sold	55,509	54,069	53,671
Average Sold Price	\$363,143	\$325,601	\$306,482
Median Sold Price	\$314,000	\$275,000	\$255,000
Sales Volume	\$20,157,681,489	\$17,604,609,445	\$16,448,900,304



At Month-End - December 2015

Residential Detached Single Family		Condominium Attached Single Family	
Active Listings	3,519	Active Listings	865
New Listings	1,629	New Listings	646
Under Contract	2,033	Under Contract	733
DOM	41	DOM	37
Sold	2,955	Sold	1,215
Avg Sales Price	\$414,472	Avg Sales Price	\$278,656
Med Sales Price	\$347,000	Med Sales Price	\$223,000
Sales Volume: \$1,224,765,488		Sales Volume: \$338,566,768	

* Source: Denver Metro Associate of Realtors ®

DENVER'S TOP FIVE:

FOOD, DRINKS AND COFFEE

When it comes to getting our caffeine on, Denver usually gets coffee right. Here are five of many incredible coffee shops in the city...

Purple Door Coffee - 2962 Welton Street, Denver, Five Points

Black Eye Coffee - 820 Sherman Street, Capitol Hill

Fika Coffee House - 19559 East Mainstreet, Parker

Cookies and Crema - 4284 Trail Boss Drive, Castle Rock

Amethyst Coffee Co. - 1111 Broadway Street, Suite 101, The Golden Triangle



Denver has developed a foodie culture, a city full of innovative and delectable restaurants, cafes and fancy food-courts. Here are five of Denver's best restaurants of 2015...

Mercantile Dining & Provision - Union Station, 1701 Wynkoop Street, Downtown

Big Bill's New York Pizza - 8243 S Holly Street, Centennial

Café Terracotta - 5649 S Curtice Street, Littleton

Indochine - 19751 Mainstreet, Parker

Leña - 24 Broadway, Baker

Paying dues and earning stripes, Denver has emerged as a beer city, and we know it. Check out five of Denver's best or new breweries of 2015...



Renegade Brewing Company - 925 West 9th Avenue, Santa Fe Arts District

Crooked Stave - 3350 Brighton Boulevard, RiNo

Dry Dock Brewing Company - 15120 East Hampden Avenue, Aurora

Prost Brewery - 2540 19th Street, LoHi

Great Divide Brewing Company - 221 Arapahoe Street, Ballpark & 1812 35th Street, RiNo