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# FOX CREEK FARM ALMANAC

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**A COMMUNITY NEWSLETTER SERVING FOX CREEK EXCLUSIVELY**

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July 2017

The years have been slipping by, and the annual June Community Garage Sale seems to run on by itself. Crowds appear. Folks won't always come out for one garage sale, but do come for a neighborhood sale. And that's the point: give yourselves a pat on the back for pulling together as a community. On my tour around the neighborhood, I counted at least 30 sales... a fine day.

In the months to come, we plan to take a closer look at the changing practice of real estate and, in particular, how today's industry markets itself and its homes for sale... how technology affects the way we buy and sell, and the purpose and value of the real estate agent. But first, it's time for the mid-year neighborhood real estate update. Inside this issue, we'll bring you up to speed on your current mid-year market and forecast what you should expect for the rest of 2017.

*Best wishes,* 



**Denia Hannon**

**Broker Associate**

**Cell: 303-918-5050**

**Office: 303-772-3800**

**Email: [hannonteam@gmail.com](mailto:hannonteam@gmail.com)**



2204 18th Avenue  
Longmont, CO 80501



## ***What's Cookin'***

Karlin and I eat better when we're camping. Limited cooler space means limited recipe ingredients. Make it simple and easy and, since cooking out is frequently one of the camp day's highlights, make it delicious and fun to fix. Our little orange Webber grill is the star of our outdoor chef's kitchen... we prepare everything there... from toasted bagels to Jiffy Pop... and, of course grilled chicken tacos. For this recipe, I always use boneless chicken thighs... they cook quickly and evenly, they're full of flavor and they stay moist.

### **Spicy Grilled Chicken Tacos**

2 tablespoons ancho chili powder

2 teaspoons ground cinnamon

2 teaspoons ground cumin

2 teaspoons light brown sugar

2 teaspoons kosher salt

1/2 teaspoon ground black pepper

Heat the grill to high. In a small bowl, whisk together all the spices. Season and rub both sides of the thighs. Drizzle with a little canola oil and grill until golden brown, about 4 minutes. Turn the chicken over, close the lid and grill for another 4 minutes. Let the chicken rest for 5 minutes before slicing.

Grill tortillas, either corn or flour or both, just to mark and heat. And then, fill the tacos with the chicken, fresh avocado, a little jack cheese and a scoop of Pico de Gallo. (and if you don't still have the Pico recipe we passed along a while back, you can find it on our web site, [www.hannonteam.com](http://www.hannonteam.com)). You'll never grill chicken tacos another way again!

## ***Plant a Seed...***

Did you know that, this time of year, your landscape uses as much as 50 percent of the total water consumed in your household. Regardless of the type of plants you grow, a tune-up of your home irrigation system can save you water and money. Attention to sprinkler system management, maintenance, and repairs conserves water and boosts healthier plants.

First, check your controller. Changing settings here is the easiest way to save water. Make sure each zone runs at the right frequency and for the right amount of time for the plants it's responsible to. And, practicing seasonal water adjustments makes a huge difference to your bill and to the health of your plants. For example, your grass might use half as much water in the spring and fall as it does in the summer... your programs should adjust as the weather does.

Next, check through the in ground system itself. With the system off, have a look at the tap and inside the valve box(s). Check for leaks. Then run through the same routine with zones running... Then, step out into the yard and watch how your sprinkler heads run. I do this every other week... and flag heads that need help. If you're like me and you water at night, this part is super important. Who knows what's happening while we sleep. Last, clear around your heads, clean your nozzles, make your repairs. You'll be surprised at how good you and your yard feel!

## ***Denia's Fox Creek Farm Real Estate Desk***

Three homes are currently on market for sale in Fox Creek...  
Two of them, in bold, are under contract waiting to close...

Address	Model	Beds/Baths	Garage	Fin Sq Ft	List Price
1304 Walden Ct	2 Story Durango	3/3	3	1567	\$369,900
<b>1410 Pinewood Ct</b>	<b>4 Level Manitou</b>	<b>3/3</b>	<b>2</b>	<b>1950</b>	<b>\$385,000</b>
<b>1318 Bramble Pl</b>	<b>4 Level Manitou</b>	<b>3/3</b>	<b>3</b>	<b>1936</b>	<b>\$385,000</b>

Eight homes have sold and closed since the first of the year...

Address	Model	Beds/Baths	Garage	Fin Sq Ft	Sale Price
1419 Deerwood Dr	5 Level Keystone	3/3	2	1933	\$365,000
1223 Cedarwood Dr	5 Level Keystone	3/3	2	2804	\$352,000
1311 Monarch Dr	4 Level Cedar	3/2	2	1368	\$341,500
1415 Pinewood Ct	5 Level Keystone	3/3	3	2032	\$372,000
1430 Morningside Dr	5 Level Keystone	3/3	3	1951	\$370,000
1344 Monarch Dr	4 Level Manitou	3/3	2	1518	\$360,000
1403 Deerfield Ct	Telluride Ranch	4/3	2	2450	\$424,500
1114 Woodside Rd	Teton Ranch	4/2	2	1474	\$346,000

### ***About the Market...***

Time for a mid year neighborhood sales summary... these numbers reflect the sales stats through June of each year...

	2015	2016	2017 (so far)
<b>Average Sale Price</b>	<b>\$312,517</b>	<b>\$333,937</b>	<b>\$366,375</b>
<b>Number of Homes Sold</b>	<b>13</b>	<b>8</b>	<b>8</b>
<b>Average Days on Market</b>	<b>13</b>	<b>10</b>	<b>5</b>

Sales numbers are running about even this year compared to last year... but values have risen dramatically. The market has begun to slow its pace, and the sense of urgency is declining... which means that the market is beginning its early shift toward balance. At this pace, we should anticipate around 20 sales by year's end.



# FOX CREEK FARM CLASSIFIEDS

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