

Featured Partner

Looking to reach homebuyers, sellers, or industry pros? Our real estate newsletter offers a prime platform to spotlight your business. Whether your services cater to homeowners, agents, or anyone in the property world, advertising with us puts you in front of an attentive and targeted audience. Share your services, latest offers, or new products where they'll make a lasting impression! For more details or to reserve your space, email vip@joanpratt.com.

Showcase Your Business to the Real Estate Community!



Home Care Essentials



Enhance your property's value while ensuring long-lasting durability.

- Inspect Holiday Lights and Decorations
- Prepare for Snow and Ice
- Protect Your Pipes
- Deep Clean Carpets and Rugs
- Check Your Fireplace
- Seal Garage Door Gaps
- Trim Hazardous Tree Branches
- Test Emergency Supplies

Monthly Market Update

- Denver's active listings remain steady at nearly 11,000
- Proper pricing is critical
- Market confidence may rise as buyers and sellers adjust to post-election stability, setting the tone for 2025



Another Great Sale by Joan!!



This is our fourth sale/purchase using Joan's service. She is still the Mercedes-Benz/Porsche of REALTORS! Highly recommend Joan!

- D. Christensen



joanpratt.com/new-listings

ACTIVE LISTINGS



1175 Ridge Oaks Drive
Castle Rock CO 80104



11274 Manitou Road
Franktown CO 80116



3842 Estates Circle
Larkspur CO 80118



4598 High Spring Road
Castle Rock CO 80104



1828 Aquamarine Court
Castle Rock CO 80108



SE Plum Creek Parkway
Castle Rock CO 80104



4251 S Blackhawk Circle Unit #3A
Aurora, CO 80014



10694 Camelot Drive
Franktown CO 80116



14049 Mock Orange Court
Parker CO 80134

UNDER CONTRACT



6428 Vista Cliff Loop
Castle Rock CO 80104



Check out our

RENTALS!

View them here!



Whether you're planning to downsize or finally ready to find your dream home, our team is here to support you every step of the way. Set up a meeting with Joan today, and let's get started!

Want a **FREE** **SCAN HERE!** Home Valuation?



At the Joan Pratt Group, we offer complimentary home valuations to help you understand the current market value of your property. Whether you're considering selling or simply curious about your home's worth, our expert team provides accurate and detailed assessments, ensuring you have all the information needed to make informed decisions. Let us help you maximize your home's potential in today's market!

Would You Rather?

Enter to win
movie tickets!

**Dazzling Lights or
Cozy Interior**

What's your choice?



Would you rather transform your home into a dazzling holiday wonderland with lights that stop everyone in their tracks, making your house the talk of the neighborhood? Or is your perfect holiday home one with a cozy interior, where the warmth of the fireplace, festive decor, and the aroma of delicious treats create the ultimate space for hosting unforgettable gatherings? Both options bring their own magic to the season, and we'd love to hear which one you'd choose! Vote for your favorite and see how your pick stacks up!

[Go Vote!](#) >

THE WINNER WILL BE ANNOUNCED IN NEXT MONTH'S NEWSLETTER!

LAST MONTH'S TOP PICK:



**Modern
Home!**



Congrats



Debbie Johnson!

Verse

of the Month

"But the angel reassured them. 'Don't be afraid! I bring you good news that will bring great joy to all people. The Savior—yes, the Messiah, the Lord—has been born today in Bethlehem, the city of David.'"

Luke 2:10-11 NLT

Joke of the Month!

Why did the gingerbread man go to real estate school?

Because he wanted to build his sweet future!

Do you have a favorite joke that never fails to make you laugh? We'd love to hear it! Share your joke with us in the comments of our social media, and it might just be featured in our next newsletter! Let's spread some laughs together!



Share the Joy, Spread the Word!

We're thrilled that your experience with the Joan Pratt Group has exceeded your expectations! Our team is committed to providing exceptional service, guided by authenticity, hard work, and the latest technology. If you know anyone looking to buy or sell, we'd be grateful for your referral. Your trust means everything to us, and we promise to treat your friends and family with the same care. If you have a moment, we'd also appreciate a Google review—it helps us continue making real estate dreams come true!

Visit with Santa

Dec. 7 & Dec. 13

Join us for a festive afternoon of holiday cheer, treats, and a special visit from Santa! Enjoy a free professional photo with Santa as our thanks for being part of our community! Visit our events page to see locations, times, and the RSVP number. We can't wait to see you there!

[RSVP at joanpratt.com/events](https://www.joanpratt.com/events)



Upcoming
Events!

Do you have a great business and would like to be featured to our clients? Contact us about advertising opportunities!

Office Hours:

Monday - 8AM - 7PM
Tuesday - 8AM - 7PM
Wednesday - 8AM - 7PM
Thursday - 8AM - 7PM
Friday - 8AM - 7PM



Saturday - 10AM - 3PM
Sunday - Closed
vip@joanpratt.com





M E R R Y
Christmas

As a thank-you to our wonderful community, I'm excited to spread some holiday cheer! Stop by to pick up a drink. I'll personally make—my favorite Black Manhattan or a cozy non-alcoholic hot chocolate.

WEDNESDAY, DECEMBER 18TH
12:00PM - 4:30PM

*Warm up your holidays with a taste of luxury and our sincere gratitude! RSVP with the **QR Code** or visit joanpratt.com/events*

SCAN HERE



Joan Pratt
GROUP
Elevate Your Expectations

