

August 2025

# Newsletter



Check it Out!

## Market Snapshot

Curious what's happening in our local market? Flip inside for this month's key trends!

Featured Listing!

**3358  
Castle Butte Drive**  
Castle Rock, CO 80109

Beautifully updated estate on 4.5 acres with main-floor living, stunning outdoor spaces, and a finished walk-out basement built for entertaining. Includes a detached heated RV garage with a full apartment—perfect for guests or rental potential. Thoughtfully designed and meticulously maintained, this home offers a rare blend of comfort, function, and Colorado beauty in one of Castle Rock's most desirable neighborhoods.



## August Reset:

### Back-to-School, Back to Home

As backpacks come out and routines shift, August is the perfect time for a home check-in. Inspect your HVAC system before fall, touch up exterior paint or trim from summer wear, and clean windows while the weather's still warm. It's also smart to organize mudrooms, entryways, or drop zones to make busy mornings a breeze. With just a few small updates, your home will be refreshed, efficient, and ready for the season ahead.



## JPG CORE VALUES

**Authentic  
Hustle & Work Hard  
Accountable & Disciplined  
Embrace Technology**



## Partner with Us! Showcase your business to local homeowners

We love supporting trusted local businesses—and now you can advertise with us! If you offer services that homeowners need and would like to be featured in our newsletter or client materials, we'd love to connect. Reach out to learn more about partnership opportunities!

**When life is hard:**

- Anxiety
- Family issues
- Finances
- Grief
- Addiction

Life's challenges can feel overwhelming, but you don't have to face them alone. That's why we've partnered with TeleChap, offering confidential, faith-based support to guide you through life's ups and downs. Whether you need encouragement, a listening ear, or spiritual guidance, help is just a call or message away. Visit [JoanPratt.com/hope](http://JoanPratt.com/hope) to connect with TeleChap and find the support you need.



**Get confidential help today!**

[JoanPratt.com/hope](http://JoanPratt.com/hope) | Proverbs 3:27 NLT

## Monthly Market Update

- 14,000+ homes on market
- Denver: Top 10 for price drops
- Sales nearly match 2024 levels
- Buyer activity has slowed, but the best deals are expected this fall
- Listing surge peaked in spring



## Home Care Essentials:

# Checklist for August!

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Seal Windows         | <input checked="" type="checkbox"/> Clean Exhaust Fans   |
| <input checked="" type="checkbox"/> Clean Dryer Vent     | <input checked="" type="checkbox"/> Test Drainage System |
| <input checked="" type="checkbox"/> Check Attic Fan      | <input checked="" type="checkbox"/> Update Light Timers  |
| <input checked="" type="checkbox"/> Reverse Ceiling Fans | <input checked="" type="checkbox"/> Seal Pest Entries    |



**"It has been great working with Joan and her team."**

This is the 2nd house I've purchased with Joan and both times she has impressed me with her knowledge and strategic approach that allowed us to get the best price possible for our new home. She's been very responsive when I've reached out to her and has always gone above-and-beyond in her services. I would highly recommend her and her team for anyone looking to buy a home.

- B. Thowe

[joanpratt.com/new-listings](http://joanpratt.com/new-listings) ×



1175 Ridge Oaks Drive  
Castle Rock, CO 80104



3358 Castle Butte Drive  
Castle Rock, CO 80109



1091 Colt Circle  
Castle Rock, CO 80109



5598 Missoula Trail  
Castle Rock, CO 80108



5127 Mining Camp Trail  
Parker, CO 80134



9212 Tanglewood Road  
Franktown, CO 80116



1362 Double Eagle Court  
Castle Rock, CO 80104



1540 Fawnwood Road  
Monument, CO 80132



SE Plum Creek Parkway  
Castle Rock, CO 80104



5741 Echo Park Circle  
Castle Rock, CO 80104



3678 Shadow Circle  
Castle Rock, CO 80109



1700 Bassett Street #823  
Denver, CO 80202



648 Copper Fox Place  
Larkspur, CO 80118



8257 Bannock Drive  
Larkspur, CO 80118



8253 Bannock Drive  
Larkspur, CO 80118

**Discover the Magic with these listings on our YouTube channel @joanmpratt and see if they are right for you!**

## **Our Listings!**

**Want a sneak peek? Check out our Coming Soon and Under Contract properties at JoanPratt.com - see what's new and what's moving!**

**Want more information? Check out our listings at [joanpratt.com/new-listings](https://joanpratt.com/new-listings)**

# Curious about your home's current value?



Our free home valuation offers expert insight and up-to-date market data—no pressure, just the information you need to make confident decisions when the time comes.



## Google Reviews!

If we've had the opportunity to work with you, we'd love to hear your thoughts. Your feedback not only helps us grow, but also gives future clients the confidence to trust us with their real estate journey. Share your experience today!

[Write One Here!](#)

## Joke of the Month!

What do you call a lazy kangaroo?

**A pouch potato!**

## Front-Row TOUR!



Step inside this week's most captivating home - no appointment needed! Our latest YouTube video gives you an exclusive look at one of our newest listings, complete with stunning design, thoughtful details, and a layout that truly feels like home. Whether you're dreaming, browsing, or ready to make a move, this virtual tour puts you in the front row. Click below to watch the full tour and see why this home stands out in today's market!

**Discover the Magic**  
Video Home Tour

5598 Missoula Trail  
Castle Rock, CO 80108

Joan Craft GROUP  
Your Expectations

# Verse

of the Month

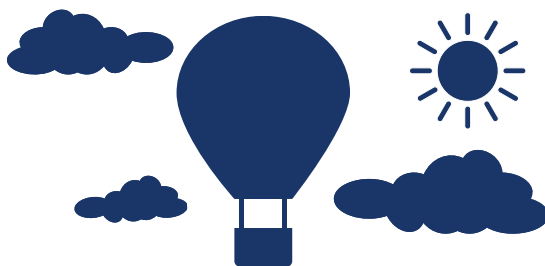
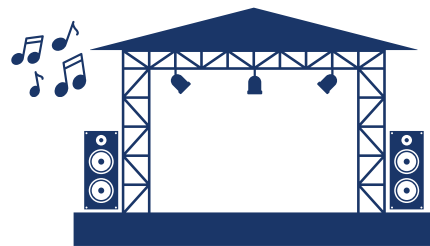
"Great is his  
faithfulness; his  
mercies begin  
afresh each  
morning."

Lamentations 3:23

# Upcoming Events!

Concert in the Park

**Aug 16th**



Hot Air  
Balloon Rides

**Aug 23rd**

Calendar Photo Contest

**Sept 20th**



Find more info at [joanpratt.com/events!](http://joanpratt.com/events!)

Referral

## Your Referral, Our Privilege

Know someone thinking about buying or selling? We'd be honored to help. At the Joan Pratt Group, we offer local expertise, trusted guidance, and a personalized touch every step of the way. Your referrals mean everything to us—and we promise to treat them with the same care and professionalism that you've experienced firsthand.

[Send us Your Referral Today](#)

## Turning 65? Currently Serving or A Veteran? Have Medicare Questions?

Vendor  
Spotlight

Licensed insurance agent Rita Sablan can help you make the most of your health coverage. Her services are always free, with no obligation -just expert help and peace of mind.



510-807-3093



8StayWell@gmail.com

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

## Office Hours:

Monday - 8AM - 5PM

Tuesday - 8AM - 5PM

Wednesday - 8AM - 5PM

Thursday - 8AM - 5PM

Friday - 8AM - 5PM



Saturday - 10AM - 3PM

Sunday - Closed

[vip@joanpratt.com](mailto:vip@joanpratt.com)



Joan Pratt  
GROUP  
Elevate Your Expectations