



**Check
it Out!**

Market Snapshot

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

Featured Listing!

**1540
Fawnwood Road
Monument, CO 80132**

Enjoy a \$16K price reduction plus a 2/1 interest rate buydown with the preferred lender. This refreshed 5-bedroom, 3-bath home sits on a private 0.64-acre wooded lot and features vaulted pine ceilings, a striking brick fireplace, new carpet, a new roof, and over 1,000 sq ft of freshly stained redwood decking. The updated kitchen includes white shaker cabinets, concrete countertops, and stainless appliances. The primary suite offers a private deck among the pines, with a main-level bedroom and laundry for convenience. The finished basement adds a family room, office, guest bedroom, and full bath. Located minutes from Lewis-Palmer District!



December Reset:

Warm Homes, Joyful Hearts

As the holidays take center stage, December is all about comfort, warmth, and connection. Take time to enjoy the season while keeping your home winter-ready: check your fireplace or furnace, protect pipes from freezing, and ensure walkways are safe for guests. Inside, create cozy spaces with soft lighting, festive touches, and room for gathering. A little care now keeps your home safe, welcoming, and full of cheer through the holidays and into the new year.



JPG CORE VALUES

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

Partner with Us!

This holiday season, we're celebrating the local businesses that make our community bright. If your services support homeowners, we'd love to highlight you in our monthly newsletter or client resource guide. It's a meaningful way to share your expertise, reach Castle Rock neighbors, and strengthen community connections. Let's uplift local together!

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 to connect with TeleChap and find the support you need.



Get confidential help today!
JoanPratt.com/hope | Proverbs 3:27 NLT

Monthly Market Update

- Inventory is high at 12,495 listings
- Pending sales up 3.4%
- Prices have stabilized, but competition varies by area and price point



Home Care Essentials:

Checklist
for December!



- Test lights & decor
- Refresh guest rooms
- Stock holiday essentials
- Check fireplace & furnace
- Deep clean the kitchen
- Declutter living spaces
- Set timers for decor
- Prep entryway for winter

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



Sold in a day!



"Joan and her team were awesome! We listed on a Friday afternoon and were under contract by Saturday night. A big part of that quick sell was the marketing aspect that JPG provides. Also the staging recommendations from Jamie were part of that quick sell. Nicole was very helpful in answering questions and guidance. On top of that, they fed us pizza the day of the loading of the trucks. Overall, a great experience selling our house and assisting taking care of the little things."

~ T. Randolph

joanpratt.com/new-listings



5127 Mining Camp Trail
Parker, CO 80134



39980 Fox Trot Circle
Elizabeth, CO 80107



9212 Tanglewood Road
Franktown, CO 80116



360 Sly Fox Way
Sedalia, CO 80135



5740 Berry Ridge Way
Castle Rock, CO 80104



1362 Double Eagle Court
Castle Rock, CO 80104



1540 Fawnwood Road
Monument, CO 80132



16392 E Fremont Avenue #4
Aurora, CO 80016



16352 E Fremont Avenue #6
Aurora, CO 80016



16340 E Fremont Avenue #6
Aurora, CO 80016



648 Copper Fox Place
Larkspur, CO 80118



8257 Bannock Drive
Larkspur, CO 80118



8253 Bannock Drive
Larkspur, CO 80118

**Click on
each listing
for more
information!**

What else?

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

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



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!

Why did the gingerbread man go to school?

He wanted to be a smart cookie.

Front-Row TOUR!



Step inside one of our newest listings—no appointment required! Our latest YouTube video showcases beautiful design, smart details, and a floor plan that feels just right. Whether you're casually browsing or seriously searching, this virtual tour brings the home to you. Click below to watch the full tour and see what makes this property a standout in today's market!

Discover the Magic
Video Home Tour

JOAN PRATT
ESTATE

360 Sly Fox Way
Sedalia, CO 80135

Verse

of the Month

“Glory to God in the highest heaven, and on earth peace to those on whom his favor rests.”

Luke 2:14

Upcoming Events!

Visit with SANTA



Santa Claus is coming to the DTC Office... and **YOU'RE INVITED!**

DTC OFFICE

10111 Inverness Main Street Ste P
Saturday, December 6th | 9am - 3pm

Call to RSVP: (720)-506-3001

Zephaniah 3:17 NLT

JOANPRATT.COM/EVENTS



Referrals!

Grateful for Your Trust

This holiday season, we're especially grateful for the trust you place in us—and for every referral that allows us to serve another family. At the Joan Pratt Group, we blend local expertise with personalized, start-to-finish care to make each move smooth, thoughtful, and memorable. If someone you know is considering a change in the new year, we'd be honored to walk alongside them as they find their next chapter.

[Send us Your Referral Today](#)

Congratulations

Brett & Alexa

We Love Our Buyers!



We love helping buyers just as much as sellers. Whether it's your first home or your forever home, we're here to make the journey smooth, strategic, and focused on your goals.

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

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