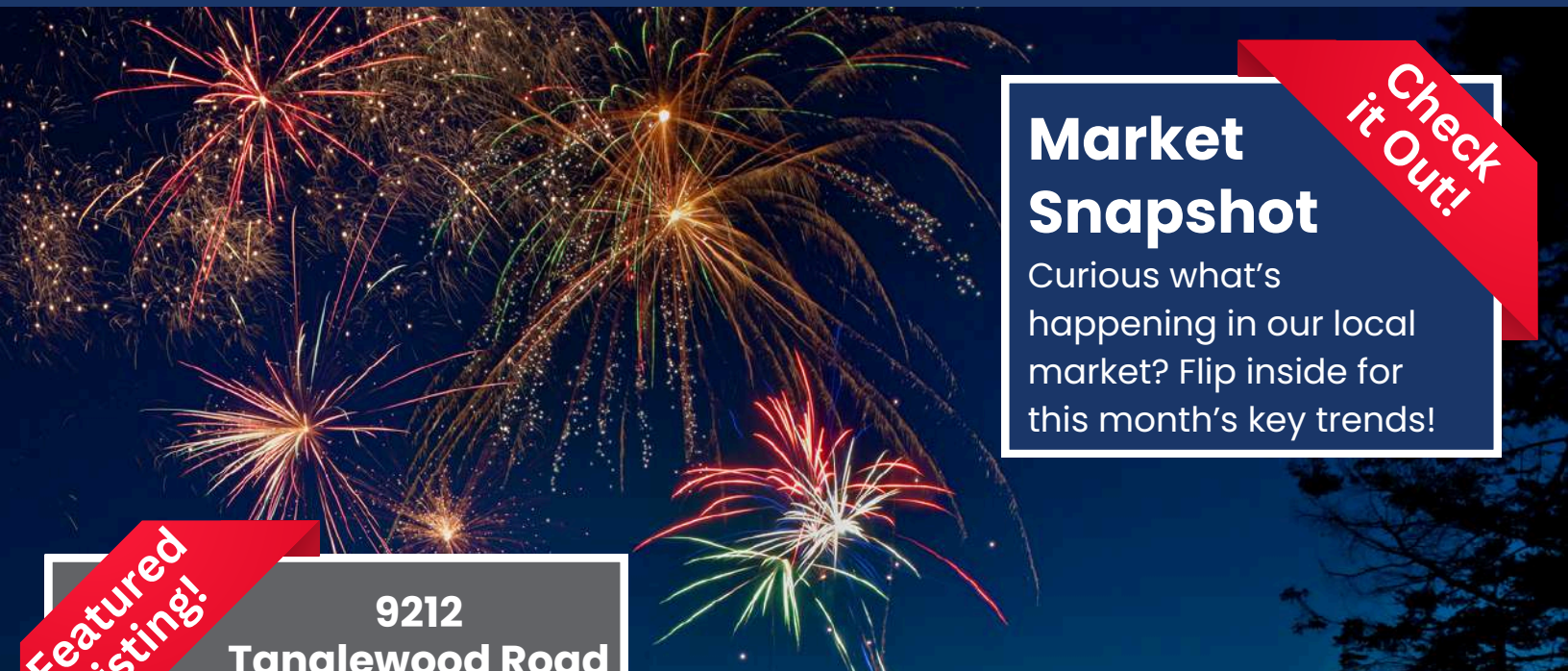


July 2025

Newsletter



Check it Out!

Market Snapshot

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

Featured Listing!

9212 Tanglewood Road
Franktown, CO 80116

Nestled on nearly 6 private, usable acres in Bannockburn, this updated tri-level home offers 5 bedrooms, 3 baths, and mountain views - without covenants or high taxes. Enjoy a stylish kitchen, fresh paint, new carpet, finished basement with wet bar, and thoughtful extras like a dog wash, new roof, and energy-efficient upgrades. Space, charm, and flexibility in a prime location.



Savor Summer:

July Tips for Colorado Living

July in Colorado means sunshine, afternoon storms, and lots of outdoor time. Now's the perfect moment to check in on your home's summer readiness. Clean out gutters after early summer rains, check your sprinkler system for efficiency, and trim back trees or shrubs near your home. It's also a great time to refresh patio furniture and tidy up outdoor spaces for grilling and gathering. A little attention now keeps your home cool, safe, and summer-ready through the hottest days.



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!



Authentic
Hustle & Work Hard
Accountable & Disciplined
Embrace Technology

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 up 48% compared to this time last year
- Pending sales rose 10% compared to last year
- Closed sales are down 9.5%, but buyer interest is showing signs of more summer momentum



Home Care Essentials:



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

- Inspect and Maintain A/C Systems
- Clean and Inspect Decks/Patios
- Trim Trees and Shrubs
- Test Smoke and Carbon Monoxide Detectors
- Check for Hail or Storm Damage
- Water Smartly
- Seal Windows and Doors
- Flush Outdoor Faucets and Hoses



"A Trusted Advocate for First-Time Buyers."



Joan helped us buy our first home and we're incredibly grateful for her guidance. We were referred to her through family, and from the beginning, she made us feel prioritized and supported. Joan communicated regularly, offering thoughtful, big-picture advice that helped us stay informed during a fast-moving process. As first-time buyers, we had a lot of questions—Joan always encouraged us to ask them and took the time to guide us through every step. She consistently went above and beyond advocating for us as a young couple, ensuring everything was handled efficiently and with genuine care. Even in a particularly challenging market, Joan helped us secure a great deal. Her candor, experience, and sincere investment in doing what's right stood out, especially compared to other agents we've encountered who seemed more focused on the bottom line than the people they're representing. We always felt confident knowing Joan was on our side. I would and will highly recommend her to others. Thank you Joan! We greatly appreciate what you have done! - N. Bonomo

joanpratt.com/new-listings



3520 Castle Butte Drive
Castle Rock, CO 80109



1175 Ridge Oaks Drive
Castle Rock, CO 80104



1091 Colt Circle
Castle Rock, CO 80109



3535 Medallion Road
Castle Rock, CO 80104



209 Saratoga Mine Drive
Castle Rock, CO 80108



9212 Tanglewood Road
Franktown, CO 80116



8662 Kim Court
Parker, CO 80134



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



10087 E Hawaii Place
Aurora, CO 80247



4480 S Pennsylvania Street
Englewood, CO 80113



773 Copper Fox Place
Larkspur, CO 80118



648 Copper Fox Place
Larkspur, CO 80118



8257 Bannock Drive
Larkspur, CO 80118



8253 Bannock Drive
Larkspur, CO 80118



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

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 snowman in July?

A Puddle!

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
3535 Medallion Road
Castle Rock, CO 80104

Joan Craft GROUP
Your Expectations

Verse

of the Month

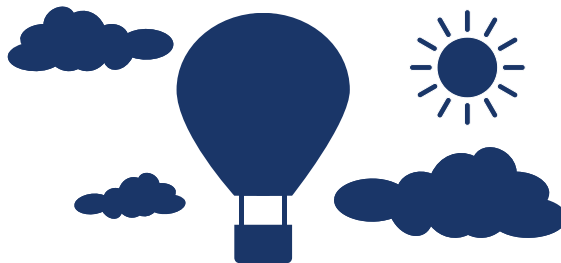
“And let us not grow weary of doing good. At just the right time we will reap a harvest of blessing if we don't give up.”

Galatians 6:9 NLT

Upcoming Events!

Douglas County Fair Parade

July 27th



Hot Air Balloon Rides
Aug 2nd

Concert in the Park

August 16th



Find more info at joanpratt.com/events!



Know Someone Planning a Move?

If someone you know is thinking about buying or selling, we'd love to help. At The Joan Pratt Group, we combine local expertise with personalized service to create a smooth experience from start to finish. Your referrals mean the world to us—and we'll treat them with the same care and professionalism you've come to expect.

Congratulations

Ben & Laura!

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



Saturday - 10AM - 3PM
Sunday - Closed

vip@joanpratt.com

