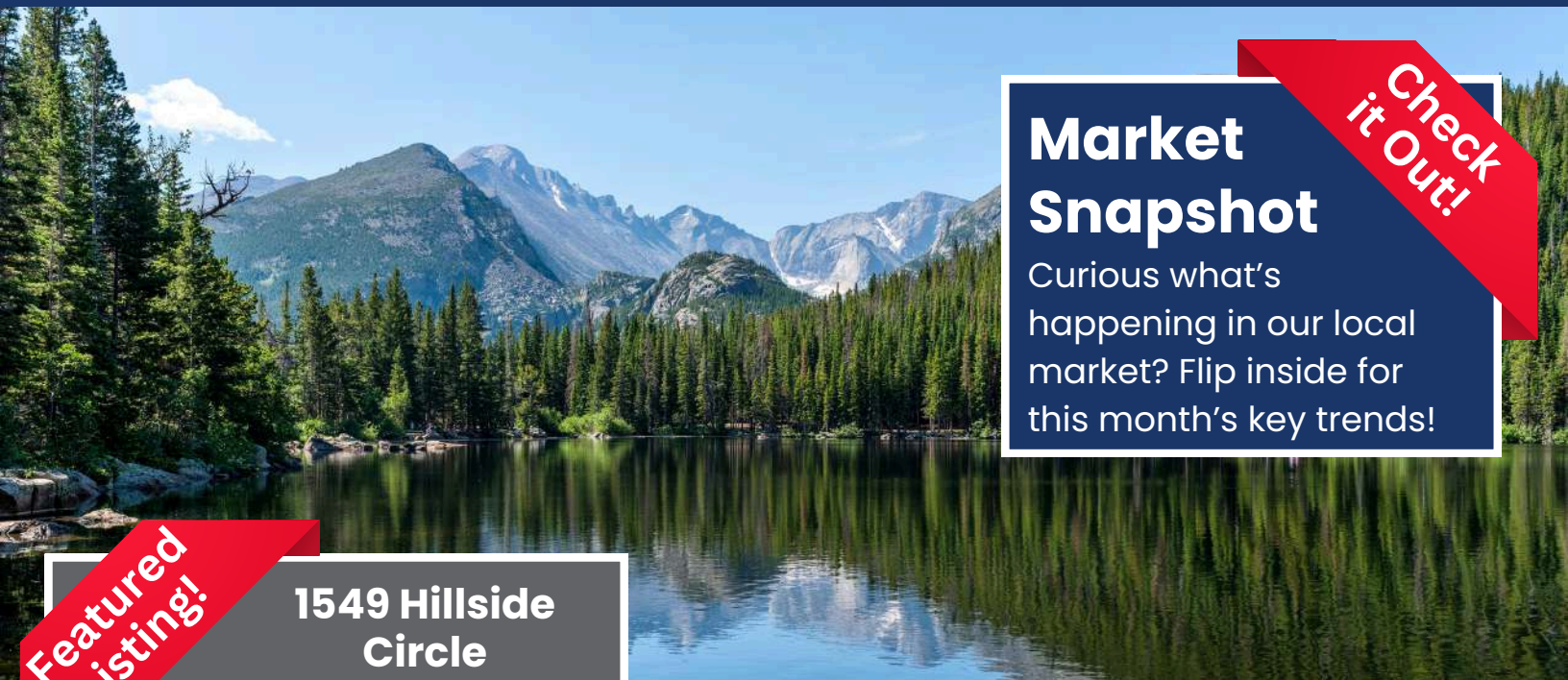


June 2025

Newsletter



Check
it Out!

Market Snapshot

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

Featured Listing!

1549 Hillside Circle

Sedalia, CO 80135

Experience the best of Colorado country living at 1549 Hillside Circle in Sedalia. Set on 5+ scenic acres with no HOA, this beautifully updated home features an open layout, fantastic views, and a private lower-level apartment—ideal for guests, multigenerational living, or rental income. With a massive workshop, barn, chicken coop, and thoughtful upgrades throughout, it's a perfect fit for hobbyists, equestrians, or anyone craving space and serenity.



June Tune-Up:

Keep Your Home Summer-Ready

As June brings longer days and warmer temps, it's the perfect time to prep your home for a comfortable Colorado summer. Replace filters and schedule service on your cooling systems before the next heat wave. Walk the property for any signs of spring damage—like chipped paint or cracked walkways—and consider planting drought-friendly flowers or updating outdoor spaces. A few quick updates now will keep your home fresh, functional, and ready for the season ahead.



Start Fresh This Summer:

Expert Guidance for a Smooth Move

Summer is the perfect season for new beginnings. Whether you're ready to buy your dream home or sell and move on to your next chapter, we're here to guide you through every step with clarity, confidence, and care!



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 at 12,000+ listings
- Nearly 60% of homes had price cuts
- Over 7,000 new listings
- 4,300+ homes went under contract
- Buyers focused on long-term value



Home Care Essentials:



Checklist:

- Service A/C or Evaporative Cooler
- Seal Windows & Doors
- Inspect Roof & Gutters
- Check Exterior Paint & Siding
- Prep Outdoor Spaces
- Clear Weeds & Fire Hazards
- Test Sprinklers & Irrigation
- Update Safety Equipment

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

"Flawless from start to finish!"



"With more than 20 years experience, Joan is an absolute professional and gets the job done! Seamless transaction from start to finish. She and her crew handled everything during the entire time. There is a reason I go to her for all of my real estate transactions! She never disappoints!"

~ E. Snurka



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



3842 Estates Circle
Larkspur, CO 80118



1549 Hillside Circle
Sedalia, CO 80135



3535 Medallion Road
Castle Rock, CO 80104



209 Saratoga Mine Drive
Castle Rock, CO 80108



1540 Fawnwood Road
Monument, CO 80132



SE Plum Creek Parkway
Castle Rock, CO 80104



5741 Echo Park Circle
Castle Rock, CO 80104



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



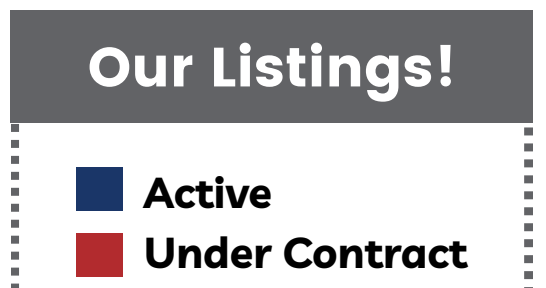
8253 Bannock Drive
Larkspur, CO 80118



9884 Sydney Lane
Highlands Ranch, CO 80130



6017 Castlegate Drive #F15
Castle Rock, CO 80108



Our Listings!

- Active
- Under Contract

Want more information? Check out our listings at joanpratt.com/new-listings

Curious What Your Home Is Worth?



Whether you're planning a move or simply keeping an eye on the market, our free home valuation gives you expert insight into your property's current value. No pressure—just clear, reliable info to help you make smart decisions when the time is right.



Google Reviews!

If we've had the opportunity to work with you, we'd love to hear your thoughts. As a thank you, we're offering \$25 to everyone who leaves us a Google review! 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 and claim your reward!

[Write One Here!](#)

Joke of the Month!

Why did the sun go to school?

Because it wanted to be a little brighter!

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!

Step Inside
Exclusive Home Tour

Jean Pratt GROUP
Your Expectations

1549 Hillside Circle
Sedalia, CO 80135

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!

Broker's Open House

June 11th



Douglas County Fair Parade

July 27th

Concert in the Park

August 16th



Find more info at joanpratt.com/events!

Know Someone Planning a Move?

If a friend, neighbor, or family member is thinking about buying or selling, we'd be honored to help. The Joan Pratt Group is known for delivering expert guidance, local knowledge, and a smooth, personalized experience. Your referrals are the heart of our business—and we promise to care for them with the same dedication and professionalism you've experienced with us. Send them our way—we're ready to help them take the next step with confidence.

Congratulations

Ted & Christina!

We Love Our Buyers!

We don't just love helping sellers - we're just as passionate about working with buyers, too. Helping our clients find and secure their dream home is one of the most rewarding parts of what we do. Whether it's your first home, your forever home, or something in between, we're committed to making the journey smooth, strategic, and exciting. Your goals are our priority, and we're here to guide you every step of the way.

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

