

May 2025

Newsletter



Featured Listing!

209 Saratoga Mine Drive

Castle Rock, CO 80108

Experience timeless Southwestern elegance in this authentic Pueblo-style home, nestled in the prestigious gated community of The Village at Castle Pines. Featuring an updated chef's kitchen with Viking appliances, a thoughtful four-bedroom layout, and a serene courtyard entry, this home offers comfort, character, and convenience. Enjoy world-class community amenities, miles of trails, and easy access to the Denver Tech Center, DIA, and downtown Denver - all at one of the best values in The Village.



Market Snapshot

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

Check it Out!

May Momentum:

Keep Your Home Fresh This Spring

As May unfolds, it's a great time to keep your home in rhythm with the energy of spring. Start by checking your cooling systems—clean filters and schedule maintenance to get ahead of summer heat. Walk your property to look for signs of wear after spring storms—loose shingles, cracked concrete, or damaged fencing. It's also a perfect time to plant seasonal flowers or herbs and refresh your porch or entryway. A few small updates now will keep your home comfortable, welcoming, and ready for the sunny days ahead.



Ready When You Are:

Support for Every Step of Your Move

May is a great time to make a fresh start. Whether you're buying or selling, we're here to help you move forward with confidence, clarity, and a smooth experience from start to finish. Reach out to The Joan Pratt Group today!



JPG CORE VALUES

- 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

- Active Inventory is up 67% compared to last year
- New Listings have increased 25% year-to-date
- Average Single-Family Home Price: \$777,905
- Average Days on Market has increased to 54 days



Home Care Essentials:



Checklist:

- Service your air conditioning
- Wash and inspect window screens
- Check outdoor lighting
- Touch up exterior paint
- Sharpen lawn tools
- Add mulch to garden beds
- Clean your grill
- Declutter garage or shed

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

"First New Time Home Buyers Dream"



"My brother and I were struggling to search for a house within our budget around Colorado. After giving Joan our standards she immediately got to work and exceeded our expectations. We never thought we'd be buying a new build during our house search. But Joan worked her magic and was able to find a perfect and awesome fit for us. We wouldn't be here without her!"

~ J. Bohler



joanpratt.com/new-listings



3520 Castle Butte Drive
Castle Rock CO 80109



1175 Ridge Oaks Drive
Castle Rock CO 80104



3842 Estates Circle
Larkspur CO 80118



3535 Medallion Road
Castle Rock CO 80104



209 Saratoga Mine Drive
Castle Rock CO 80108



1828 Aquamarine Court
Castle Rock CO 80108



SE Plum Creek Parkway
Castle Rock CO 80104



773 Poncho Road
Larkspur CO 80118



6017 Castlegate Drive F15
Castle Rock CO 80108



8257 Bannock Drive
Larkspur CO 80118



8253 Bannock Drive
Larkspur CO 80118



11524 Spruce Mountain Road
Larkspur CO 80118



1091 Colt Circle
Castle Rock, CO 80109



551 N White Tail



3678 Shadow Circle



4480 S Pennsylvania St



5741 Echo Park

Our Listings!



Active



Under Contract



Coming Soon

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

What's Your Home Really Worth?

Find Out for Free!



Wondering where your home stands in today's market? Whether you're thinking about selling or just staying informed, our free home valuation service offers a clear, professional look at your home's worth. Backed by expert insights and up-to-date market data, we'll help you make confident decisions—no pressure, just information you can trust. Start with a free valuation today and take the first step toward your next move.

★★★★★ 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!](#)

★
Last Month's Winner:
Nicole Frazier!
★

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!



Verse

of the Month

“Seek his will in all you do, and he will show you which path to take.”



Proverbs 3:6 NLT

Joke of the Month!

Why don't trees use calendars?

Because they always leaf things to the last minute!

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 facebook or instagram, and it might just be featured in our next newsletter! Let's spread some laughs together!



Know Someone Getting Ready to Make a Move?

If someone in your circle is thinking about buying or selling, we'd love the opportunity to support them. At the Joan Pratt Group, we offer trusted advice, local insight, and a thoughtful, seamless experience from beginning to end. Your referrals truly mean a lot to us—and you can count on us to treat your people with the same care and attention you've come to know. Send them our way - we're here to guide their next step with confidence.!

Congratulations

Nick & Hannah!

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

