

November 2025

Newsletter



Featured Listing!

5740 Berry Ridge Way
 Castle Rock, CO 80104

Discover the perfect blend of comfort and luxury in this 5-bedroom, 3-bath ranch-style home. The gourmet kitchen impresses with slab granite, full-size refrigerator and freezer, and high-end stainless appliances. Enjoy a spa-like primary suite, open-concept living, and a fully finished basement with wet bar and guest rooms. Backing to open space for privacy and views, this move-in-ready home offers access to Crystal Valley's clubhouse, pool, fitness center, and miles of trails—luxury living made easy.



Check it Out!

Market Snapshot

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

November Reset:

Grateful Hearts, Cozy Homes

As temperatures drop and the holidays draw near, November is the time to get your home ready for winter's chill and cozy gatherings ahead. Check insulation and weatherstripping, clean gutters one last time, and service your heating system for steady warmth. Indoors, switch to heavier bedding, organize guest spaces, and stock up on essentials for holiday hosting. A few simple steps now will help your home stay comfortable, efficient, and welcoming all season long.



Partner with Us!

This season of gratitude is the perfect time to celebrate the local businesses that make our community strong. If your services support homeowners, we'd love to feature you in our monthly newsletter or client resource guide. It's a wonderful way to share your expertise, connect with Castle Rock neighbors, and grow together through partnership. Let's make local shine!



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

- 13,000+ active listings on the market
- Days on market up 32% (now averaging 53 days)
- Mortgage rates in the high 5% - low 6% range



Home Care Essentials:

Checklist
for November!



- Service your furnace
- Clean gutters & downspouts
- Clean chimneys & fireplaces
- Seal drafts
- Protect pipes
- Check outdoor lighting
- Test smoke & CO detectors
- Declutter and decorate!

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

"JOAN PRATT GROUP DELIVERS!!"



"Joan and her team made the seemingly impossible, possible. They were incredibly knowledgeable, always professional, extremely helpful and unwavering in their support through a long, difficult and emotional process. Thank you for patiently working by our side every step of the way. We appreciate your commitment to getting the deal done so we could pass along a home that was built with love and care for the new owners to enjoy. We started out looking for an expert in the area familiar with one of a kind properties and ended up with a friend for life, thank you Joan!"

~ D. Spuhler



joanpratt.com/new-listings



3358 Castle Butte Drive
Castle Rock, CO 80109



1091 Colt Circle
Castle Rock, CO 80109



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



1540 Fawnwood Road
Monument, CO 80132



3868 Alcazar Drive
Castle Rock, CO 80109



648 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

**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 turkey join the band?

Because it had the drumsticks!

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

1540 Fawnwood Road Monument, CO 80132

Joan Praff GROUP Elevate Your Expectations

Verse of the Month

“Give thanks to the Lord, for he is good; his love endures forever.”

Psalm 107:1

Upcoming Events!

Celebrate the season with us by claiming your complimentary Thanksgiving pie (or cake) as our way of saying thank you.

GIVING Thanks

RESERVE YOUR PIE (OR CAKE) BY SCANNING THE QR CODE OR VISITING US AT JOANPRATT.COM/EVENTS



JOANPRATT.COM/EVENTS



Your Referral Is a Gift We're Grateful For

This season of gratitude, we're especially thankful for the trust our clients place in us—and for every referral that helps us serve another family. At the Joan Pratt Group, we combine local expertise with personalized, start-to-finish care to make each move seamless and rewarding. If someone you know is thinking about buying or selling, we'd be honored to help them find their next chapter.

[Send us Your Referral Today](#)

Congratulations

Eric & Sarah

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
vip@joanpratt.com

