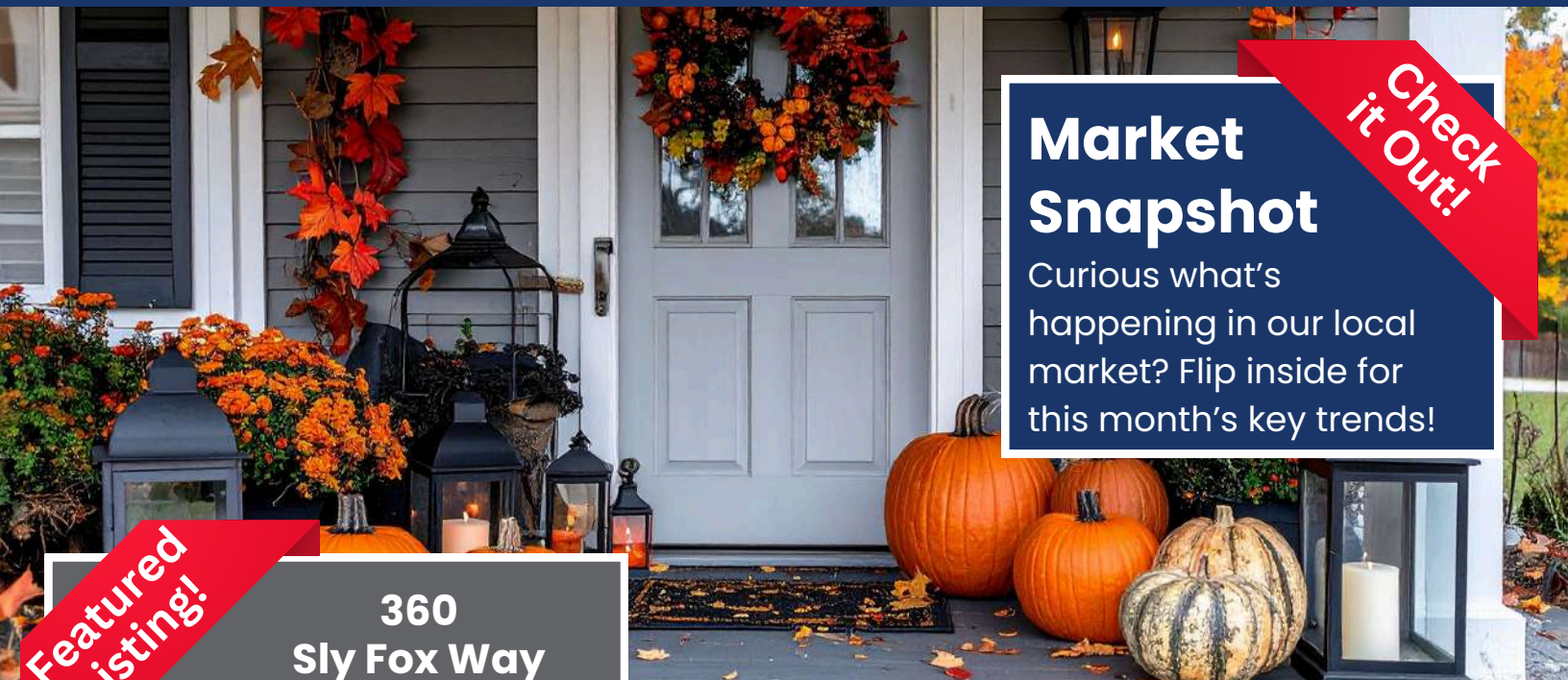


October 2025

Newsletter



Market Snapshot

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

Check it Out!

Featured Listing!

360
Sly Fox Way
Sedalia, CO 80135

Welcome to Christie Ridge in Sedalia – where rural charm meets everyday convenience. This spacious two-story home sits on equestrian-friendly acreage with no HOA and features a new roof, gutters, exterior paint, carpet, and a large composite deck perfect for entertaining. Enjoy a private backyard backing to open land, plus a three-car garage and lean-to for extra storage or hobbies. Well-priced for the neighborhood, this home offers space, flexibility, and the chance to make it your own.



October Reset:

Warm Welcome to Fall

With crisp days and earlier evenings, October is the time to prep your home for the season ahead. Test smoke and carbon monoxide detectors, swap out air filters, and schedule chimney or fireplace service before the first fire. Outside, rake leaves, aerate the lawn, and plant bulbs for spring color. Indoors, bring out cozy throws, add soft lighting, and create inviting spaces to gather as the holidays draw near. A little prep now makes autumn living warm, safe, and stress-free.



Partner with Us!

We love spotlighting trusted local businesses and connecting them with the neighbors we serve. If your services support homeowners, we'd be thrilled to feature you in our monthly newsletter or client resource guide. It's a meaningful way to share your expertise, grow your reach, and strengthen ties within the Castle Rock community. Let's explore how we can partner together!

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

- Fall is one of the busiest markets of the year.
- Over 13,000 active listings — up 22% from last year.
- Prices are falling, creating some of the best values of 2025.



Home Care Essentials:

Checklist for October!



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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Service furnace & replace filters | <input checked="" type="checkbox"/> Drain hoses & winterize faucets |
| <input checked="" type="checkbox"/> Test smoke & CO detectors | <input checked="" type="checkbox"/> Rake leaves & aerate lawn |
| <input checked="" type="checkbox"/> Clean gutters & downspouts | <input checked="" type="checkbox"/> Seal drafts around windows/doors |
| <input checked="" type="checkbox"/> Inspect roof for damage | <input checked="" type="checkbox"/> Prep fireplace & chimney |



"Exceptional..."



"...pricing, marketing and communication. I highly recommend Joan to anyone looking to sell or buy a home."

- S. Carlile

joanpratt.com/new-listings



3358 Castle Butte Drive
Castle Rock, CO 80109



1091 Colt Circle
Castle Rock, CO 80109



5598 Missoula Trail
Castle Rock, CO 80108



5127 Mining Camp Trail
Parker, CO 80134



39980 Fox Trot Circle
Elizabeth, CO 80107



360 Sly Fox Way
Sedalia, CO 80135



9212 Tanglewood Road
Franktown, CO 80116



1362 Double Eagle Court
Castle Rock, CO 80104



5740 Berry Ridge Way
Castle Rock, CO 80104



1540 Fawnwood Road
Monument, CO 80132



3868 Alcazar Drive
Castle Rock, CO 80109



1700 Bassett Street #823
Denver, CO 80202



648 Copper Fox Place
Larkspur, CO 80118



8257 Bannock Drive
Larkspur, CO 80118



8253 Bannock Drive
Larkspur, CO 80118

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!

Click on each listing for more information!

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 do trees try so hard in October?

Because they're just dying to make a good first impression!

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

Jean Pratt GROUP
Elevate Your Expectations

39980 Fox Trot Circle
Elizabeth, CO 80107

Verse

of the Month

“The grass withers and the flowers fall, but the word of our God endures forever.”

Isaiah 40:8

Upcoming Events!



Client Appreciation Day at The Patch!

Oct. 18th

As our valued clients, you'll also enjoy special perks: use our

exclusive discount code when purchasing tickets, and when you arrive, simply let them know you're with the **Joan Pratt Group** to receive a **free donut!**

CODE: JPG2025

Get your tickets at [ThePatch.Farm!](https://ThePatch.Farm/)

REFERRAL

Know Someone Ready to Buy or Sell?

We'd be honored to help. At the Joan Pratt Group, we pair deep local expertise with personalized, start-to-finish care to make each move smooth and successful. Your referrals mean the world to us, and we promise to provide your friends and family with the same dedication and professionalism you've come to expect.

[Send us Your Referral Today](#)

Congratulations

Meg & Jeff

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

