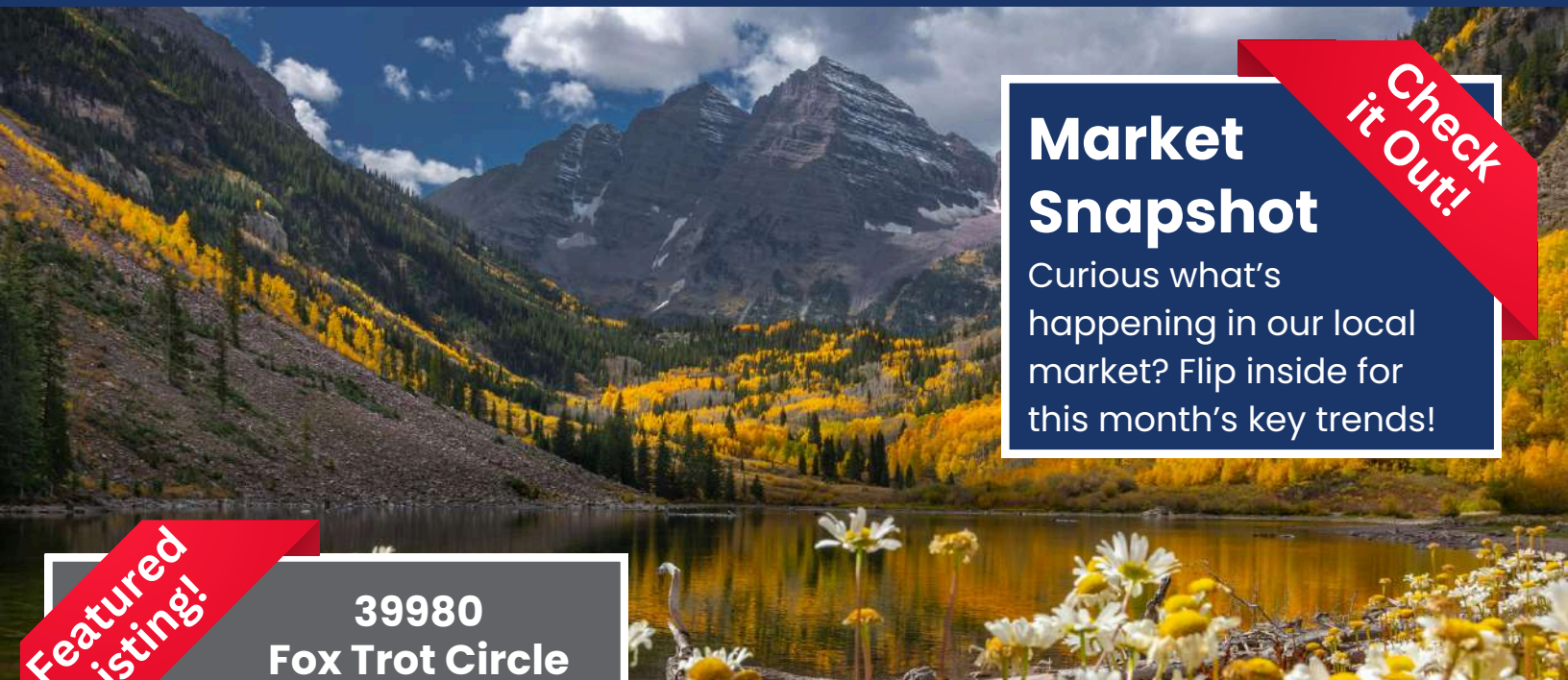


September 2025

Newsletter



Check it Out!

Market Snapshot

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

Featured Listing!

**39980
Fox Trot Circle
Elizabeth, CO 80107**

Escape to 35+ acres in Foxtail Farms with this stunning log home retreat. Featuring 3 bedrooms, soaring ceilings, hand-hewn logs, and a wraparound deck with panoramic views, it's the perfect blend of rustic charm and comfort. With water rights, a private well, and four outbuildings—including a 2,000 sq. ft. barn—this property is ideal for horses, livestock, or your dream hobby farm. No HOA, just wide-open space and endless possibilities.



September Refresh: Cozy Home, Smooth Routines

As cooler mornings arrive and schedules settle in, September is the perfect time for a home reset. Service your furnace before the first cold snap, clear gutters of summer debris, and seal windows to keep warmth in. Indoors, tidy up closets, pantries, and homework stations to support school routines. A few thoughtful updates now will keep your home comfortable, organized, and ready for fall's rhythm.



Partner with Us!

We're passionate about highlighting local businesses our community can trust—and we'd love to feature you! If your services support homeowners, consider joining us in our monthly newsletter or client resources. It's a great way to share your business with Castle Rock neighbors while partnering with a team that values community connections. Reach out to explore the possibilities!



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

- New listings up 4% and pendings up 7%, but closings down 7% year-over-year
- Homes are taking longer to sell - 40 days on market, up 33% from last year
- Inventory is steady at 14,000 active listings



Home Care Essentials:

Checklist
for September!



- Service Furnace
- Clean Gutters & Downspouts
- Inspect Roof & Flashing
- Reseal Windows & Doors
- Swap Out Seasonal Decor
- Check Fire Extinguishers & Alarms
- Deep Clean Carpets & Rugs
- Store Summer Gear

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

Outstanding Realtor – Truly the Best!



"She didn't just sell our home; she invested her heart into making sure everything was handled with excellence. Her attention to detail, marketing strategies, and strong negotiation skills ensured we got the best possible outcome."

- M. Jiles

[Read the full testimonial here!](#)



joanpratt.com/new-listings ×



1175 Ridge Oaks Drive
Castle Rock, CO 80104



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



9212 Tanglewood Road
Franktown, CO 80116



14445 Hop Clover Trail
Parker, CO 80134



1362 Double Eagle Court
Castle Rock, CO 80104



SE Plum Creek Parkway
Castle Rock, CO 80104



5741 Echo Park Circle
Castle Rock, CO 80104



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

Discover the Magic with these listings on our YouTube channel @joanmpratt and see if they are right for you!

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? Click on the listing you'd like to learn more about!

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 scarecrow win an award?

Because he was outstanding in his field!

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

Joan Craft GROUP Your Expectations

3358 Castle Butte
Castle Rock, CO 80109

Verse

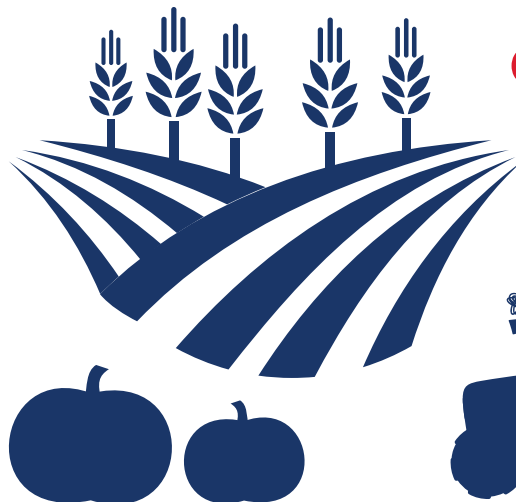
of the Month

“There is a time for everything, and a season for every activity under the heavens.”

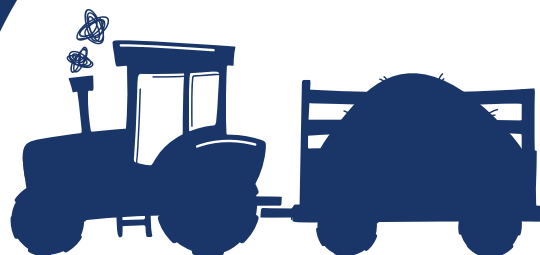
Ecclesiastes 3:1

Upcoming Events!

Calendar Photo Contest
Sept 20th



Client Appreciation
Day at The Patch!
Oct. 18th



Find more info at joanpratt.com/events!

Your Referral, Our Honor

Do you know someone preparing to buy or sell a home? We'd be grateful for the opportunity to serve them. At the Joan Pratt Group, we combine local market knowledge with trusted guidance and personalized care from start to finish. Your referrals are the highest compliment—and we'll extend to them the same dedication and professionalism you've experienced with us.

[Send us Your Referral Today](#)



Congratulations

Matt & Eri

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

