

January 2026

NEWSLETTER



MARKET SNAPSHOT

Check it Out!

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

Featured Listing!

1548
AMBER COURT
Castle Rock, CO 80108

Tucked at the end of a quiet cul-de-sac on 1.45 acres, this custom 2015 ranch with walk-out basement offers privacy, space, and refined craftsmanship just minutes from Castle Rock. The open main level features hardwood floors, plantation shutters, expansive windows, and two stone fireplaces, anchored by a chef's kitchen with quartz counters, Wolf/Sub-Zero appliances, and an oversized island. The primary suite opens to a covered deck and includes a spa-inspired bath. A flexible walk-out lower level and private upper-level suite provide ideal space for guests or multigenerational living. Enjoy acreage serenity with access to community pickleball, tennis, pool, trails, and top Douglas County schools.



OUR BRAND HAS EVOLVED, OUR VALUES HAVEN'T

At the Joan Pratt Group, everything we do begins with deep local expertise - market insight, thoughtful strategy, and a commitment to white-glove service. As our business has grown, so has our vision, and our **new logo** reflects that evolution - a more elevated, refined expression of the level of care and experience we provide. While our roots remain firmly planted in Colorado, our reach extends well beyond it. Through our connection to the RE/MAX global network, we collaborate with trusted professionals around the world, allowing us to serve clients whose lives and investments span multiple locations - from relocation and second homes to legacy planning and major life transitions. Guided by faith, grounded in relationships, and committed to excellence, our refreshed brand represents who we are today and where we're going next!



JPG CORE VALUES

Authentic
Hustle & Work Hard
Accountable & Disciplined
Embrace Technology

PARTNER WITH US!

As we step into the new year, we're excited to support the local businesses that help our community thrive. If your services support homeowners, we'd love to feature you in our newsletter or client resource guide. It's a great way to share your expertise, connect with Castle Rock neighbors, and grow local together.

TELACOACH

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 exceeded 14,000 homes
- Total homes sold in 2025 are nearly identical to 2024
- The market has recalibrated to pre-pandemic norms



Home Care Essentials: CHECKLIST

for January!



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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Change HVAC filters | <input checked="" type="checkbox"/> Check for winter drafts or leaks |
| <input checked="" type="checkbox"/> Review home insurance coverage | <input checked="" type="checkbox"/> Test smoke & CO detectors |
| <input checked="" type="checkbox"/> Inspect roof, attic, and insulation | <input checked="" type="checkbox"/> Organize storage and closets |
| <input checked="" type="checkbox"/> Set a home maintenance budget | <input checked="" type="checkbox"/> Plan projects for the year ahead |



THANK YOU JOAN!



"We had a wonderful experience working with Joan. Joan and her team were professional, responsive and enjoyable to work with. The entire process was seamless. Thank you Joan!"

~ Megan F.

JoanPratt.com/new-listings



3520 Castle Butte Drive
Castle Rock, CO 80109



1548 Amber Court
Castle Rock, CO 80108



1283 Glade Gulch Road
Castle Rock, CO 80104



5127 Mining Camp Trail
Parker, CO 80134



39980 Fox Trot Circle
Elizabeth, CO 80107



360 Sly Fox Way
Sedalia, CO 80135



5740 Berry Ridge Way
Castle Rock, CO 80104



1540 Fawnwood Road
Monument, CO 80132



E Fremont Avenue Condos (3 Available)
Aurora, CO 80016



648 Copper Fox Place
Larkspur, CO 80118



8257 Bannock Drive
Larkspur, CO 80118



250 Acres in Pueblo, CO



Weaver Circle



Wintergate Circle



Raleigh (Land)

More to Discover

Click on each photo for more details on the home! 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!

My New Year's resolution?

To stop procrastinating... starting tomorrow.

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

1283 Glade Gulch Road
Castle Rock, CO 80104

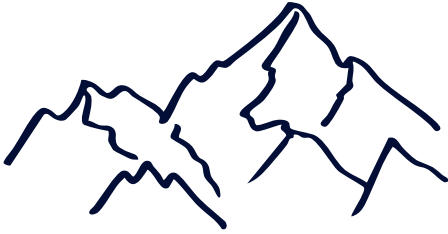
JOAN PRATT
ESTATE

VERSE

of the Month

“Commit to the Lord whatever you do, and he will establish your plans.”

Proverbs 16:3



Referrals!



Grateful for Your Trust

As we begin a new year, we're thankful for the trust you place in us and the referrals that allow us to help more families take their next step. At the Joan Pratt Group, we combine deep local knowledge with personalized, start-to-finish care to make every move confident and seamless. If someone you know is planning a change this year, we'd be honored to guide them through their next chapter.

Send us Your Referral Today

UPCOMING EVENTS!

SPRING LINE-UP

Sign your Listing Agreement with the Joan Pratt Group by **February 28, 2026**, and lock in your place in our Spring Line-Up! We'll guide you through prepping your home, setting the strategy, and getting everything ready for a strong spring launch. And as a bonus, you'll be entered to win one of three exclusive prizes in our Spring Giveaway.



GRAND PRIZE
\$5,000 AT
CLOSING!

Scan Here



JOANPRATT.COM/EVENTS

CONGRATULATIONS

Dean & Laurie

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

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