

WELCOME TO OUR

Monthly Newsletter

we're so glad you're here!



Timing Your Home Sale: What 2024 Closings Tell Us

Looking at 2024 closing trends, a pattern emerges—homes listed in early spring that closed in May saw strong results. Meanwhile, closings dipped in June, likely due to an influx of new listings hitting the market, increasing competition among sellers.

Another key factor was interest rates. By the end of 2024, buyers had accepted that rates weren't going to drop significantly anytime soon. This led many to move forward with their purchases rather than waiting for a better deal.

In larger local markets, closings remained steady year-round, indicating there isn't necessarily a single "best" month to list. However, in many areas, early spring listings that close in May continue to be a solid strategy for maximizing exposure and avoiding peak competition.

But Numbers Aren't Everything...

More important than past trends is the current inventory and competition at the time you decide to sell. The best timing strategy depends on what's happening in your market today, including how many similar homes are listed and where you plan to move next.

This is just one piece of the puzzle in determining the right timing for your sale. Call us today for a personalized strategy to help you sell with confidence! 🏡📞

2024 House Sales

Closing Month	Marketing Month	ACL Closings	GTA Closings	Warren Closings	Galena Closings	Stockton Closings	Monroe Closings	Darlington Closings	Platteville Closings
Jan	Nov	1	10	1	2	1	10	1	8
Feb	Dec	2	6	0	5	1	10	1	8
Mar	Jan	0	9	1	6	2	9	3	10
Apr	Feb	1	14	1	2	4	12	0	9
May	Mar	6	11	2	2	3	11	2	8
Jun	Apr	3	8	0	4	0	8	1	12
Jul	May	1	8	1	8	1	15	2	6
Aug	Jun	5	6	1	3	3	15	1	6
Sep	Jul	8	10	3	7	2	14	3	8
Oct	Aug	3	7	1	5	3	16	1	9
Nov	Sep	5	9	2	11	1	11	2	7
Dec	Oct	3	16	3	4	3	9	2	5

Ready to List? Here's What Happens Next!

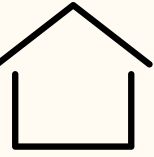


If you've been thinking about selling your home, now is the time to take action! The earlier you list, the better chance you have of attracting serious buyers before the spring market brings a surge of new competition.

So, what happens next? At DC Rise Real Estate, we make the process simple and stress-free:

- ✓ Schedule a walk-through - We assess your home and discuss your goals.
- ✓ Complete a market analysis - We determine the best pricing strategy.
- ✓ Agree on a list price & marketing plan - We showcase your home to the right buyers.
- ✓ Prep your home for photos - First impressions matter!
- ✓ Schedule a professional photo session - High-quality images drive interest.
- ✓ Sign the listing agreement - Then, we get your home in front of active buyers!

We handle the heavy lifting so you can focus on your next move! Let's get started—call us today! 📞🏠



2025 Earth Day Initiative: Bringing Sustainability to Local Classrooms!



We're excited to partner with local schools for Earth Day 2025 to inspire students and promote sustainability!

**TEACHERS
SIGN UP HERE:**



Teachers, here's how you can get involved:

🎨 Art Contest - Students can create artwork showcasing sustainability. Winners will have their art displayed in our office for a year!

🌱 Classroom Kits - We'll provide eco-friendly materials for fun, hands-on projects!

💡 Teacher's Choice - Up to \$100 in materials to support your Earth Day project!

All participating classrooms will receive reusable totes and a classroom plant.

Sign up today: <https://forms.gle/o2qy8SD1wPRG86YWA>

Let's make Earth Day 2025 unforgettable! ❤️ #EarthDay2025
#RiseGives #TeachersRock



Latest Google Reviews:



"Danielle and her team did a fantastic job selling our home in The Galena Territory. We had a unique property, and Danielle tapped her marketing creativity and got the job done. Danielle takes time to really listen to a seller's concerns and ideas and quickly tackles any issues that come up. Meantime, her team offers great follow-up support as the sales process moves forward. My husband and I highly recommend DC RISE Real Estate and enthusiastically give her and her team 5 stars!"

Danielle handled my real estate transaction with remarkable personal touches as working late in the night and scheduling showing. Her dedication in writing the sales contract made the closing go thru fast and efficient."



📣 Seller Success Story: The Power of Timing & Pricing!

At DC Rise Real Estate, we know that the right price at the right time makes all the difference—and these two recent listings prove it!

🏠 1 Haven in Galena & 🏠 415 Pearl St. in Warren both hit the market just a couple of weeks ago. By the time Monday rolled around, not only did they each receive multiple offers, but both sellers had accepted an offer AND even secured a backup offer!

This is exactly what happens when you combine strategic pricing, market expertise, and high-demand timing. A well-positioned home doesn't just sell—it attracts serious buyers ready to compete.

Thinking about selling? Let's create your own success story! Call us today to start the process. 📞🏠

February and March Promotions

KICK OFF THE NEW YEAR WITH EXCLUSIVE LISTING PROMOTIONS!

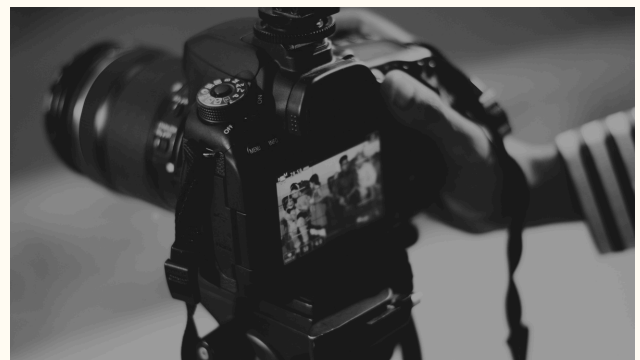


For a limited time, we're offering:

- 🌟 **Complimentary Pre-Home Inspections**
- 🌟 **Professional Photography** Included in All Listing Packages

Why These Offers Matter:

Pre-Home Inspections: Gain a clear understanding of your property's condition before going to market. Addressing potential issues upfront can: Avoid surprises during the buyer's inspection, boost buyer confidence, leading to stronger offers and speed up the closing process by reducing contingencies.



Professional Photography: First impressions matter! With high-quality, eye-catching photos, your listing will: stand out in online searches, attract more potential buyers, showcase your home in its best light, and increasing perceived value.

Why Act Now?

Even if you're not ready to list right away, you can reserve your spot now and lock in these fantastic perks for when the timing is right.

📞 Cell 608-630-4215 or

✉ Email dcline@dcrisere.com

Market Updates



Galena Territory

Active Listings: 30
Days on Market: 178
Average Price \$559,246



Apple Canyon Lake

Active Listings: 4
Days on Market: 96
Average Price \$509,725



Warren, IL

Active Listings: 3
Days on Market: 121
Average Price \$173,300



Monroe, WI

Active Listings: 17
Days on Market: 50
Average Price \$374,094

*Data pulled from NW IL Alliance of Realtors for IL, and South Central WI MLS for WI, Single Family Homes 2/13/2025

Where is our 'Home 2 Home' trailer at? Can you guess?



Clues: The trailer is resting where the gas pumps are always running, and travelers often make a stop on their journey. It's a great spot for a quick fill-up, and a great guess if you're right off the busy Highway 20!

Work with us today!

**CONTACT US TO SAVE TIME AND MONEY WITH OUR
STREAMLINED BUYING AND SELLING PROCESS!**

*Not intended as solicitation if currently working with another broker.

Office: 815-701-3326 | dcline@dcrisere.com

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