

WELCOME TO OUR

Monthly Newsletter

we're so glad you're here!



Market Update: The market is moving, are you?

If you've been waiting for mortgage rates to drop before making a move, you're not alone. But here's the reality: interest rates are steady, and historically speaking, they're right where they should be.

Yes, rates rose significantly from their record lows a couple of years ago, but those ultra-low rates were the exception—not the rule. In fact, we are now back on the natural curve of the housing market. Many buyers expected rates to remain high, but as they adjust to this “new normal,” they're jumping back in rather than waiting for another dip that may never come.

Buyers Are Returning—Are You Ready?

We're seeing more and more serious buyers enter the market—many of whom were sidelined in 2022 and 2023, hoping for a better opportunity. But the reality is, life doesn't wait for perfect conditions. People move because they need to:

- 🏠 A new job requires relocation
- 👨‍👩‍👧‍👦 A growing family needs more space
- 🏡 Empty nesters are ready to downsize

Change is inevitable—and so is movement in the housing market.

Thinking About Selling? Now is the Time!

With more buyers stepping off the sidelines, inventory is still limited, and competition for well-priced homes is strong. If you're thinking about selling, this is the moment to connect with us. We can help position your home for the best possible outcome and make your next move a smooth, successful transition.

🔑 Ready to make your move? Let's talk about your options today!

Featured Property of the Month:

6 Bittersweet, Galena, IL
\$450,000
4 Bedroom, 4 Bath
2 Fireplaces, All Seasons Porch
Covered Front Porch,
Deck with GREAT View

More info:
dcriserealestate.com/6-bittersweet-court



Vendor Spotlight: Expert Insulation Services in Northwest Illinois – Enhance Comfort and **Save Energy** With **Saunders Insulation**



All Work Guaranteed
Top-of-the-Line Products
All Work Done In-House
(815) 913-1538



 **RISE Gives:**


Growing Stronger Together in Our Community!

At DC Rise Real Estate, giving back isn't just something we do—it's part of who we are. Through RISE Gives, we're proud to support the schools, athletes, and families that make our community great. With two major initiatives underway, we're excited to share what's happening and how these projects are making an impact!

Earth Day Classroom Kits – 510 Students Registered!

We are thrilled to announce that 510 students across 9 school districts and 25 classrooms have registered for our Earth Day Classroom Kit & Lesson Program!

Each classroom had the opportunity to choose between:

 **Seed Packet Planting Kits** – Teaching kids about sustainability and the joy of growing their own plants.


 **DIY Birdhouse Kits** – Encouraging hands-on creativity while giving back to nature.


This initiative brings environmental education directly into the hands of students, making learning interactive and fun. A huge thank you to our sponsors and volunteers who are helping us make this possible! If you're interested in getting involved, we'd love to have you join us in a classroom to help plant seeds or build birdhouses.


RISE Night – Supporting Local Softball & Baseball Teams

Our RISE Night initiative is BACK, and we're excited to support our local softball and baseball teams this season!

Through this program, we provide:

 Inspirational shirts for each athlete

 Game day meals to fuel their performance

 A strong presence at the game to cheer them on!


This has quickly become a favorite among student-athletes, with high school players eagerly anticipating their RISE shirts and younger students already asking when they can get theirs!

We're currently gearing up for 15 teams across multiple districts, with an estimated 400 athletes participating. To make this possible, we are securing sponsors to help cover the cost of meals and shirts.

How You Can Support

RISE Gives is all about making a meaningful impact, and it wouldn't be possible without the help of local businesses, volunteers, and community members like you. If you'd like to sponsor a team, donate, or volunteer, we'd love to hear from you!

 Interested in getting involved? Let's make a difference together! Contact us today to learn more.

Together, we RISE. 

“We really appreciated you and your team though. You did such a fantastic job!”

“That’s why we were working with the best!”

The Power of Pricing Your Home Right from the Start

Ever wonder why some homes seem to sit on the market forever while others sell quickly? The answer is simple: **pricing**.

When a home is priced correctly from the beginning, it **sells**—it’s that straightforward. At DC Rise Real Estate, one of our greatest strengths is **helping sellers price their homes strategically** to attract buyers while maximizing value.

We believe in having honest conversations upfront about pricing and, if needed, discussing price adjustments to stay competitive. Of course, you’re in the driver’s seat—it’s your home! But think of us as the driving instructor, helping you navigate the process and negotiate the best deal possible.

Why List with DC Rise Real Estate?

When people ask me, “Why should I list with Rise?” my answer is simple: because we sell homes faster and for more money than the market average!

Our Results Speak for Themselves:

- Average Days on Market: 57 (Market average 86!)
- Sold-to-List Price Ratio: 98.6% (Market average? 94.8%!)

When you list with us, you’re setting yourself up for success. **The right price = the right buyers = a faster, more profitable sale.** Sounds like a win-win to us!

Thinking of selling? Let’s talk strategy and get your home **SOLD**.

*Data pulled from NW IL Alliance of Realtors for IL, Jo Daviess County Single Family Homes and Condos 3/19/2025

February and March Promotions

KICK OFF THE NEW YEAR WITH EXCLUSIVE LISTING PROMOTIONS!

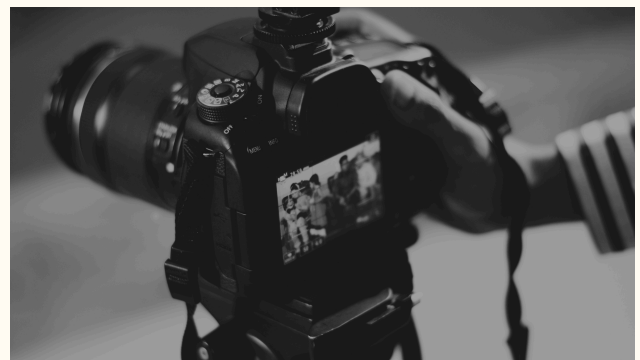


For a limited time, we’re offering:

- ★ **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: 31

Days on Market: 171

Average Price \$582,764

Apple Canyon Lake

Active Listings: 2

Days on Market: 154

Average Price \$634,900



Warren, IL

Active Listings: 2

Days on Market: 205

Average Price \$186,950

Monroe, WI

Active Listings: 21

Days on Market: 57

Average Price \$378,147



*Data pulled from NW IL Alliance of Realtors for IL, and South Central WI MLS for WI, Single Family Homes 3/19/2025

Where is our 'Home 2 Home' trailer at?

It has an assignment this weekend... it will be helping a family move from Monroe, WI to Warren, IL!

Last month, if you guessed Stockton at the Citgo gas station you would have been correct! Over the next several months, it will be rotating through several of the Saunders Oil Citgo Gas Station parking lots! Keep an eye out for it! We are so thankful for our partnership with the Saunder's Family! #shoplocal



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.

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