



WELCOME TO OUR
Newsletter

we're so glad you're here!



Brokerage Growth Spotlight

While doing our recent marketing research, we discovered something exciting — **our growth is far outpacing the competition.** In fact, our **year-over-year market share has nearly doubled**, now reaching just under **13%**! Even more impressive, this growth happened in a year when the overall market stayed flat.

What's fueling this success? Not only are our **modernized marketing strategies** delivering results for buyers and sellers, but nearly **50% of our business comes directly from our family, friends, repeat clients, and referrals.** That kind of trust means everything to us.

From all of us at DC Rise Real Estate — **thank you for supporting us and helping us become the fastest-growing brokerage in Jo Daviess County.**

Together, we're elevating dreams, building wealth, and enhancing communities!

Featured Property of the Month:

FULLY REMODELED!

4A142 Winchester, Apple Canyon Lake
\$309,000

2 Car Garage

3 Bedroom, 2.5 Bath

Fireplace, LARGE lot, and Deck

More info:

dcriserealestate.com/2968-s-curtiss-road1



Business Spotlight:

Strictly Shingles Roofing LLC
815-492-ROOF (7663)

The contractor that call you back!



“Alone we can do so little; together we can do so much.” – Helen Keller

Exciting Updates to RISE Nights!

We are excited to share some big updates to RISE Nights for the upcoming season! Over the past few years, we’ve loved cheering on local athletes and celebrating the hard work the teams put in. This school year, we’re taking it a step further to make RISE Nights even more meaningful.

What’s New:

- **Annual Rise Night for Each Sport:** Volleyball, Basketball, Football, Baseball, and Softball will each have their own dedicated RISE Night every year. (Additional sports will be added in the future!)
- **The RISE Award:** At each team’s RISE Night, one senior player will be recognized with this award. Teammates and coaches will nominate recipients based on leadership, character, and contributions both on and off the court/field.
- **Scholarship Opportunity:** At the end of the school year, all RISE Award winners will be eligible to apply for a \$1,000 RISE Scholarship to support their education or career goals.

We are thrilled to continue celebrating athletes, highlighting their achievements, and strengthening our community connections. Thank you for partnering with us to make RISE Nights such a success — we can’t wait to see this next chapter grow!

“If you’re looking for a realtor who is proactive, hardworking and responsive, check out DC Rise. I’ve used them for two sales now and couldn’t be happier with the results! Great team!!!!”

“Danielle and her team come with limitless energy and ideas. They go above and beyond to make your experience a positive one.”

Market Update: What Dropping Interest Rates Mean for You

After months of higher borrowing costs, interest rates are finally supposed to be coming down—and that shift could make a big impact on our local real estate market.

For buyers, lower rates increase affordability. Even a small decrease in mortgage rates can translate into significant monthly savings or more purchasing power. This means now may be the time to get pre-approved, as more buyers are expected to re-enter the market quickly when rates drop further.

For sellers, lower rates bring opportunity, too. As affordability improves, more buyers will be competing for the limited number of homes available. Here in Jo Daviess County, our inventory is already tight, which means well-priced and well-presented homes are likely to sell quickly—and often with strong offers.

Key Takeaways:

- 💡 Buyers: Get your financing in place now to be ready when the right home hits the market.
- 💡 Sellers: If you’ve been waiting to list, this may be the perfect window to capture increased demand.
- 💡 Everyone: Limited inventory means timing and preparation are everything. Working with a trusted REALTOR® helps you stay ahead of the competition.

The bottom line? Dropping rates could spark a wave of activity in an already supply-constrained market. Whether you’re buying or selling, being proactive now ensures you’re ready to move when the opportunity is right.

Community Enrichment:

August:

Volunteering Jo Daviess County Fair

Graduated a College Student from her RISE Internship

September:

Pumpkin Fest Parade

Volleyball RISE Nights

Football RISE Nights



Market Updates

Galena Territory

Active Listings: 36
Days on Market: 156
Average Price \$559,505

Galena Territory

Pending Listings: 9
Days on Market: 82
Average Price \$427,288

Galena Territory

Sold Last 90 Days: 25
Days on Market: 70
Average Price \$419,680

Apple Canyon Lake

Active Listings: 7
Days on Market: 63
Average Price \$370,000

Apple Canyon Lake

Pending Listings: 3
Days on Market: 45
Average Price \$445,966

Apple Canyon Lake

Sold Last 90 Days: 13
Days on Market: 34
Average Price \$383,439

Warren, IL

Active Listings: 3
Days on Market: 180
Average Price \$161,600

Warren, IL

Pending Listings: 2
Days on Market: 11
Average Price \$87,450

Warren, IL

Sold Last 90 Days: 5
Days on Market: 1
Average Price \$120,400

Monroe, WI

Active Listings: 38
Days on Market: 62
Average Price \$363,342

Monroe, WI

Pending Listings: 15
Days on Market: 57
Average Price \$349,266

Monroe, WI

Sold Last 90 Days: 34
Days on Market: 15
Average Price \$312,159

*Data pulled from NW IL Alliance of Realtors for IL, and South Central WI MLS for WI, Single Family Homes 9/9/2025

Where is our 'Home 2 Home' trailer at?

Big or small, the Rise trailer is always up for a good time—and always ready to help. If you or someone you know could use a little extra moving space, give us a call! We'll treat them like family and make sure their real estate needs are handled with care.



#Home2Home #MooovingWithRise
#TrailerTales

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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