

[Your Name/Company Name]  
[Your Phone Number]  
[Your Email/Website]

[Date]

Dear Neighbor,

I am writing to share some important news regarding the local real estate market. I recently represented the sale of the property located at **[Property Address]**.

Because this home is in your immediate neighborhood, its final sale price has set a new benchmark for property values in our area. This transaction directly impacts the current market value of your own home.

**Property Sale Details:**

- **Address:** [Property Address]
- **Status:** JUST SOLD
- **Sale Price:** \$[Insert Sale Price]
- **Days on Market:** [Number] days

When a home nearby sells for a premium price, it increases the "equity anchor" for the surrounding houses. This means your home may be worth significantly more today than it was even six months ago.

If you have been curious about how this specific sale has adjusted the value of your property, I would be happy to provide you with a complimentary, no-obligation home valuation report.

Please feel free to call or text me at **[Your Phone Number]** if you have any questions about the neighborhood market or if you would like to know your home's new estimated value.

Best regards,

[Your Signature]  
[Your Printed Name]  
[Your Real Estate License #]