

[Your Name]  
[Your Phone Number]  
[Your Email Address]

[Date]

[Neighbor's Name]  
[Neighbor's Address]

Dear [Neighbor's Name],

I am writing to share some exciting real estate news regarding our neighborhood. You may have noticed that the property located at [Address of Sold Property] recently sold for \$[Sale Price].

This high sale price is a significant benchmark for our area. Because this home is so similar to yours in terms of location and style, its sale has directly increased the estimated market value of your own property at [Neighbor's Address].

In light of this recent "anchor" sale, I have prepared a complimentary valuation report to show you exactly what your home might be worth in today's market. Even if you aren't planning to move, it is always beneficial to know the current value of your largest asset.

If you are interested in seeing the report or have any questions about the recent activity in our street, please feel free to call or text me at [Your Phone Number].

Best regards,

[Your Signature]  
[Your Full Name]  
[Your Company Name]