

[Date]

[Homeowner Name]

[Property Address]

[City, State, Zip]

Dear [Homeowner Name],

I am writing to share some important real estate activity in your immediate neighborhood. A home near yours located at **[Comparable Property Address]** was recently sold for **\$(Sale Price)**.

Because this property is similar to yours in size and location, its sale price has a direct impact on the current market value of your own home. Neighborhood sales are the primary factor appraisers and buyers use to determine what your property is worth in today's market.

Are you curious about how this specific sale affects your home's value? I have prepared a detailed market report for your street and would be happy to share it with you.

There is no obligation involved. If you would like to know the new estimated value of your home, please feel free to call or text me at **[Phone Number]** or email me at **[Email Address]**.

Best regards,

[Your Name]

[Your Company/Brokerage]

[License Number]

[Website URL]