[Date]

Dear [Neighbor Name],

I am writing to share some important news regarding a home in your immediate area. The property located at **[Property Address]** has officially sold.

While a "Just Sold" sign is a common sight, this specific sale is significant. It represents a notable shift in our local real estate market that directly impacts the current value of your own home.

Market conditions are changing rapidly. Because of this recent sale, the data used to estimate your home's value just six months ago is likely outdated. You might be surprised to learn what your property is worth in today's specific landscape.

If you are curious about how this sale affects your equity, I would be happy to provide you with a brief, no-obligation market update for your specific street.

Feel free to call or text me at **[Phone Number]** or email me at **[Email Address]**.

Best regards,

[Your Name]
[Your Company/Brokerage]
[Website Address]