[Your Name]
[Your Address]
[City, State, Zip Code]
[Email Address]
[Phone Number]

[Date]

[Buyer's Name]
[Buyer's Address]
[City, State, Zip Code]

Re: Market Reality Check - [Property Address]

Dear [Buyer's Name],

I am writing to provide a transparent overview of the current market conditions as we navigate the negotiations for the property located at [Property Address].

While I understand your desire to secure the most favorable terms, it is important to align our current offer with the following market realities:

- **Comparable Sales:** Recent sales data for similar homes in this immediate area support a valuation range of [Price Range]. Current asking prices reflect these benchmarks.
- **Inventory Levels:** With supply remains at historic lows, sellers currently hold significant leverage. Properties that are priced accurately are receiving multiple offers within [Number] days.
- **Interest Rate Impact:** While rates have fluctuated, the demand remains high. Delaying a fair agreement may result in higher long-term financing costs or the loss of this specific opportunity to a more competitive bid.
- **Seller Motivation:** The seller has indicated they are firm on [Price/Specific Term] based on [Reason, e.g., professional appraisal/previous offers].

At our current negotiation point of [Current Offer Amount], we are approximately [Difference Amount] apart from the seller's expectations. To move forward and prevent this property from returning to the open market, I recommend considering a revised approach that more closely reflects these market conditions.

My goal is to ensure you do not miss out on a home that fits your needs over terms that the current market may not support. Please let me know how you would like to proceed with the next counter-offer.

Sincerely,

[Your Signature]

[Your Printed Name]
[Your Title/Company]