[Date]

[Client Name]
[Property Address]
[City, State, Zip]

Dear [Client Name],

We are currently entering day [Number of Days] of your property being on the market. I am writing to provide a data-driven reality check regarding our current position and the feedback we have received from prospective buyers.

The latest market statistics for your neighborhood show:

- Average Days on Market for sold homes: [Number] days
- Number of competing listings: [Number]
- Total showings to date: [Number]
- Offers received: [Number]

In real estate, the first 21 days typically see the highest level of buyer interest. When a property exceeds the average "Days on Market" without an offer, it often signals to buyers that the home is overpriced or that there is a perceived issue. This results in lower offers or no activity at all as the listing becomes "stale."

Current feedback suggests that while buyers appreciate [Positive Feature], the current asking price of $[Price] is not aligning with their expectations when compared to recent sales at [Address of Comparable Sale].

To regain momentum and prevent further time on the market, I recommend a strategic price adjustment to $[New Price]. This will position your home at the top of search results for a new bracket of buyers and create a fresh sense of urgency.

I will call you on [Day] at [Time] to discuss this analysis and determine our next steps.

Sincerely,

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