

[Date]

[Homeowner Name]
[Homeowner Address]
[City, State, Zip]

Dear Neighbor,

I am excited to announce that I have officially sold the townhouse located at **[Property Address]** for a record-breaking price of **[\$[Sale Price]!**

This sale represents the highest price ever achieved for a [Model Name/Floor Plan] in the [Community Name] community. Because of the high demand for this neighborhood and our strategic marketing plan, we received multiple offers and went under contract in just [Number] days.

What does this mean for you?

When a home sells for a record price, it immediately increases the market value of every other home in the community. You likely have more equity in your home today than you did just a month ago.

I still have a list of qualified buyers who are specifically looking for a townhouse in [Community Name] but missed out on this latest opportunity. If you have considered selling, or if you are simply curious about what your home is worth in today's record-breaking market, I would be happy to provide a complimentary valuation.

Please feel free to call or text me at [Phone Number] for a confidential discussion.

Best regards,

[Your Name]
[License Number]
[Brokerage Name]
[Phone Number]
[Email Address]
[Website]