

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

[Date]

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

Dear [Homeowner Name],

I noticed that your property at [Property Address] is no longer listed on the active market. When a home doesn't sell, it is rarely due to the house itself, but often due to a shift in neighborhood market dynamics that wasn't fully addressed in the initial strategy.

I have just completed a **Comprehensive Neighborhood Review** for your specific area. This report goes beyond a standard valuation and analyzes:

- Recent buyer behavior and search trends in [Neighborhood Name].
- Absorption rates of similar homes over the last 90 days.
- Detailed feedback from recent sales regarding pricing and staging expectations.
- A comparison of your listing against current active competition.

I would like to share these findings with you to help you understand why your home didn't sell and what specific adjustments could lead to a successful closing in today's environment.

There is no obligation to list with me. My goal is simply to provide you with the data you need to make an informed decision about your next steps.

Are you available for a brief 15-minute call or a coffee meeting this week to review the data?

Sincerely,

[Your Signature]

[Your Printed Name]
[License Number]