

[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 because of the house itself, but often because of the pricing strategy used relative to the immediate neighborhood activity.

I specialize in **Strategic Neighborhood Pricing**. Unlike standard valuations, my approach analyzes real-time buyer behavior and recent closing data specifically within your square-mile radius to position your home as the best value currently available.

While the previous listing didn't result in a sale, a fresh perspective and a more precise pricing strategy can make the difference. I have prepared a Neighborhood Strategic Analysis for your property that shows:

- Why buyers may have overlooked your previous listing price.
- How recent sales in your direct vicinity affect your current value.
- The "Target Price Zone" needed to trigger immediate offers.

I would like to share this data with you. Are you available for a brief 15-minute phone call or a quick meeting this week?

Sincerely,

[Your Name]

[Your Company]

[Your Phone Number]

[Your Email Address]

[Your Website]