

[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 market. When a home doesn't sell, it is often due to a shift in neighborhood dynamics rather than the home itself.

I have recently completed a **Competitive Neighborhood Analysis** for your specific area. This report goes beyond a standard valuation and looks at:

- Why nearby homes successfully closed while others expired.
- Current buyer traffic patterns in your specific price bracket.
- The exact "absorption rate" of homes in your neighborhood.

I would like to share these findings with you to help you understand exactly what the market is saying about your property. There is no obligation to re-list; I simply want to provide you with the data needed to make an informed decision for your next steps.

Are you available for a brief 10-minute phone call or a coffee meeting this week to review these numbers?

Sincerely,

[Your Name]

[Your Company]

[Phone Number]

[Email Address]

[Website]