

This is _____ with Eagles World Realty, and I'm not sure if you know this, but a house in your neighborhood at _____ came on the market and in just _____ days the sellers received multiple offers. They're under contract to sell their home or they just closed.

I am working with one of the families who made an offer on the house that wasn't accepted. They love this neighborhood, and I'm doing everything in my power to help them find the perfect home in your neighborhood, so I'm calling to see if you've heard of any of your neighbors who might consider selling.

Please keep me in mind if you hear about anybody in your neighborhood that is interested in selling or if they simply would like to know how much their house is worth.

Before we get off the phone,

I'd be the worst Realtor in the world if I didn't at least ask you: Is there a price at which you might consider selling your house?

Then,

I'd love to keep in touch and occasionally update you on what we are seeing with sales activity in the neighborhood. Would that be OK?

Great, I don't want to bombard you with calls, so if it is OK, I prefer to keep in touch via email, and then if you see something you have questions about, you can give me a call. Is there an email address you prefer me to use when sending these updates?

If they say "YES I WOULD LIKE TO KNOW HOW MUCH MY HOUSE IS WORTH". Tell them you will work on the Comparable Market Analysis (CMA) . What day would be good for you to go by and go through it? Always, try to see them in person