

a custom consultation
prepared exclusively for

MENGLIN LI

Cosmo Beach 1^oE



MONTHLY ACTIVITY REPORT DECEMBER 2022



Compliments of

ALFONSO **LACRUZ**

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YOUR VIEWINGS

DETAIL OF THE SHOWINGS PER MONTH

Please find attached the list of all the potential buyers that visited your property including the opinion the gave. We hope that with this information we can help you to understand the timing to sell your property.

Marketing Start Date:	10/10/2022
Total Number of Days on the Market:	85 Days
Total Number of WEEKS on the Market:	12 Weeks
Total Number of Visits up to Today:	10 Showings
Average Number of Visits per Month:	3.5 Showings per Month
Selling Price:	410,000 euros

Showing	Date	Client	Source	Location	Views	Size	Status	Price	Score	Like it?	Will Pay
1	05/11/2022	Armen Hovhannisyanyan	Agencia Externa	5	7	9	3	8	6.4		
2	16/11/2022	Lene & Soren Rygård	Agencia Externa	8	7	7	6			SÍ	
3	24/11/2022	Lucie Kleinman	Agencia Externa	7	6	5	6			NO	
4	15/11/2022	Michael Stark	Agencia Externa	8	8	7	7	7	7.4	SÍ	
5	18/11/2022	Carl Christensen	Agencia Externa	7	7	8	6	3	6.2		
6	22/11/2022	Stephen Minsk	Agencia Externa	7	7	5	5	3	5.4	NO	
7	23/11/2022	Maribel Bermejo Leonisio	Agencia Externa	7	3	6	5			NO	
8	09/12/2022	Zakrias Bouazzauri	Agencia Externa	8	7	7	7			YES	
9	13/12/2022	Zsuzsa Vertessy	Agencia Externa	7	5	7	6				
10	15/12/2022	Jan Dzur	Agencia Externa	7	5	7	7			NO	
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Total Number of Visits:	10		Average:	7.1	6.2	6.8	5.8	5.3	6.4		312,625 €

Sales Price: 410,000 €

Average Value according to the Opinion of the Buyers

Visits per Month: 3.5

Estimated Price according to the Number of Visits: 369,000 €

Values according to the Comparative Market Analysis prepared on:

More than 25% Overpriced:  (0 Showings per Month)

It will not sell

More than 10% Overpriced:  (from 1 to 4 Showings per Month)

It will sell in more than 18 months

It may sell in less than 4 months  (More than 5 Showings per Month)

IMPORTANT: With the amount of Marketing developed for the exposure of your property, of which we have been informing you on due time, and taking into account the easiness the potential buyers have to find all the properties that are in the market, it is extremely important to measure the traffic, number of showings, to the property to understand how the property behaves in the market. That way you may see how the property is positioned versus your competition.

Here's how you can get in touch with me:

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