

a custom consultation  
prepared exclusively for

MENGLIN LI

**Cosmo Beach 1ºE**



## MONTHLY ACTIVITY REPORT JANUARY 2023



Compliments of

ALFONSO **LACRUZ**

Ph.: (+34) 609 408 400  
alfonso.lacruza@kwspain.es  
www.alfonsolacruz.com  
www.kwspain.es

# 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:	130 Days
Total Number of WEEKS on the Market:	19 Weeks
Total Number of Visits up to Today:	15 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 Hovhannisyan	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	
11	04/01/2023	Erwin Bouwman	Agencia Externa								
12	11/01/2023	Wim de Groot	Agencia Externa	7	7	6	6			YES	
13	19/01/2023	Patick Guiseppone	Redes Sociales	9	10	9	8	7	8.6	YES	
14	23/01/2023	Olivier Marquet	Agencia Externa	9	10	9	8			YES	
15	06/02/2023	Peter Halasz	Agencia Externa	8	10	9	8			YES	
16	15/02/2023	Michelle Dalla Rosa	Agencia Externa	9	10	7	8	7	8.2	YES	
17											
18											
19											
20											
21											
22											
23											
24											
25											
26											
27											
28											
29											
30											
31											
32											
33											
34											
35											
36											
37											
38											
39											
40											
41											
42											
43											
44											
45											
46											
47											
48											
Total Number of Visits: 15			Average:	7.5	7.3	7.2	6.4	5.8	7.0		324,583 €

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: It will not sell		(0 Showings per Month)
More than 10% Overpriced: It will sell in more than 18 months		(from 1 to 4 Showings per Month)
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:

(+34) 609 408 400 (M)

(+34) 952 78 88 40 (O)

**alfonso.lacruza@kwspain.es**

[www.alfonsolacruz.com](http://www.alfonsolacruz.com)

[www.kwspain.es](http://www.kwspain.es)

**ALFONSO LACRUZ**

Real Estate in Marbella & Benahavís

**kw** MARBELLA  
KELLERWILLIAMS.

**kw**