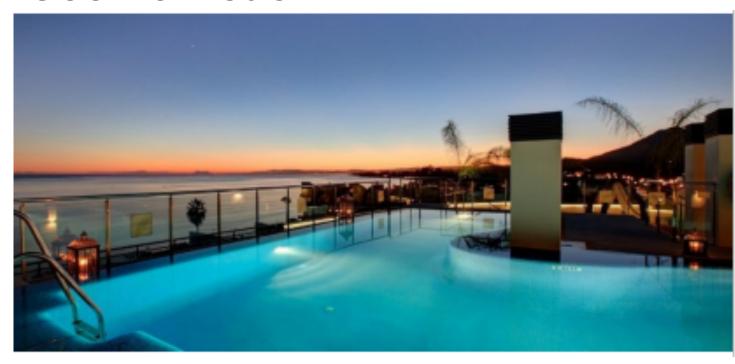


a custom consultation prepared exclusively for

### MENGLIN LI

### Cosmo Beach 1°E



# MONTHLY ACTIVITY REPORT JANUARY 2023



**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.

Values according to the Comparative Market Analysis prepared on:

More than 25% Overpriced:

More than 10% Overpriced:

It will sell in more than 18 months

It may sell in less than 4 months

It will not sell

Marketing Start Date: 10/10/2022

Total Number of Days on the Market:

Total Number of WEEKS on the Market:

tal 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

(More than 5 Showings per Month)

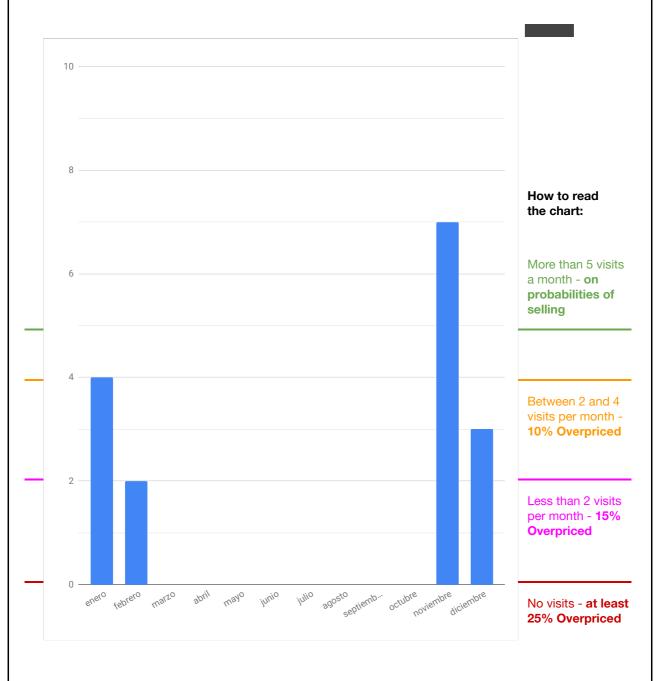
Showing	Date	Client	Source	Location	Views	Size	Status	Price	Score	Like it?	Will Pay
		Armen Hovhannisyan	Agencia Externa	5	7	9	3	8	6.4	LINO IL!	rail ray
		Lene & Søren Rygård	Agencia Externa	8	7	7	6	J	0.4	SÍ	
		Lucie Kleinman	Agencia Externa	7	6	5	6			NO	
		Michael Stark	Agencia Externa	8	8	7	7	7	7.4	SÍ	
		Carl Christensen	Agencia Externa	7	7	8	6	3	6.2		
		Stephen Minsk	Agencia Externa	7	7	5	5	3	5.4	NO	
		Maribel Bermejo Leonisio	Agencia Externa	7	3	6	5			NO	
		Zakrias Bouazzauri	Agencia Externa	8	7	7	7			YES	
		Zsuzsa Vertessy	Agencia Externa	7	5	7	6				
	15/12/2022	· ·	Agencia Externa	7	5	7	7			NO	
		Erwin Bouwman	Agencia Externa								
		Wim de Groot	Agencia Externa	7	7	6	6			YES	
		Patick Guiseppone	Redes Sociales	9	10	9	8	7	8.6	YES	
		Olivier Marquet	Agencia Externa	9	10	9	8			YES	
		Peter Halasz	Agencia Externa	8	10	9	8			YES	
		Michelle Dalla Rosa	Agencia Externa	9	10	7	8	7	8.2	YES	
			= "								
21											
otal Num	nber 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					<b>┐</b> ♠	
			<u> </u>	ı							
isits per	r Month:		3.5	1							
	*			ı							
ation -4	d Dring	rding to the Number of Visits:	369,000 €								

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 extremly 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.

### **SELLING PRICE ANALYSIS**

Property: Cosmo Beach 1E

The actual selling price is analyzed comparing the number of visits to the property with the statistics of Alfonso Lacruz / Keller Williams on the relation between the number of visits and the price. The results can be seen on the attached chart:



Visits per month:

enero	febrero	marzo	abril	mayo	junio	julio	agosto	septiembre	octubre	noviembre	diciembre
4	2	0	0	0	0	0	0	0	0	7	3

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

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