

a custom consultation  
prepared exclusively for

**NIGEL PALMER**

**COSTALITA 2A - ESTEPONA**



## MONTHLY ACTIVITY REPORT FEBRUARY 2023



Compliments of

ALFONSO **LACRUZ**

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

# YOUR VIEWINGS


Marketing Start Date:	02/02/2023
Total Number of Days on the Market:	33 Days
Total Number of WEEKS on the Market:	5 Weeks
Total Number of Visits up to Today:	2 Showings
Average Number of Visits per Month:	1.8 Showings per Month
Selling Price:	475,000 euros

**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.

Showing	Date	Client	Source	Location	Views	Size	Status	Price	Score	Like it?	Will Pay
1	16/02/2023	Nenad Kolimbatovic	Idealista	9	8	7	8	7	7.8	YES	
2	21/02/2023	Mike	rido de Esfera de Influe	10	7	8	7	6	7.6	YES	
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
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:	2	Average:	9.5	7.5	7.5	7.5	6.5	7.7	391,875 €
-------------------------	---	----------	-----	-----	-----	-----	-----	-----	-----------

Sales Price:	475,000 €	Average Value according to the Opinion of the Buyers	
Visits per Month:	1.8		
Estimated Price according to the Number of Visits:	403,750 €		

**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		475,000€	(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**