

a custom consultation
prepared exclusively for

MENGLIN LI

Cosmo Beach 1ºE



MONTHLY ACTIVITY REPORT APRIL 2023



Compliments of

ALFONSO **LACRUZ**

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YOUR VIEWINGS

Marketing Start Date: **02/02/2023**

Total Number of Days on the Market: **89** Days
Total Number of WEEKS on the Market: **13** Weeks
Total Number of Visits up to Today: **16** Showings
Average Number of Visits per Month: **5.4** 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	18/03/2023	Paul Donaghy	Agencia Externa	10	7	8	5	8	7.6	YES	420,000 €
4	20/03/2023	Yves de Pooter	Agencia Externa	9	9	9	7	7	8.2	YES	
5	27/03/2023	Petr Prasek	Agencia Externa	10	5	7	1	5	5.6		Out of price
6	30/03/2023	Lena Johansen	Redes Sociales	9	5	5	3	4	5.2	NO	
7	04/03/2023	Michal & Renata Rakusan	Agencia Externa	9	5	9	4	4	6.2	YES	
8	04/03/2023	Linda Lundmark	Agencia Externa	9	7	8	3	7	6.8		
9	04/03/2023	Sandia Arlene Fernandez	Agencia Externa	9	8	8	7	6	7.6	YES	400,000,00
10	04/03/2023	Marianne Deif	Agencia Externa	8	4	3	2	2	3.8	NO	
11	04/03/2023	Marja & Jan Rietdijk	Agencia Externa	8	8	6	6	6	6.8		
12	12/04/2023	Matteo Poretti	Agente KW	8	6	7	5	3	5.8	NO	375,000,000
13	19/04/2023	Monika Rakova	Agencia Externa	9	10	10	10	10	9.8	YES	
14	20/04/2023	Mihail Cumpata	Agencia Externa	10	8	8	9	8	8.6	YES	450,000,00
15	26/04/2023	Karine Vatina	Agencia Externa	9	6	5	5	3	5.6	NO	
16	26/04/2023	Annette Widerström	Agencia Externa								
17	26/04/2023	Amine Benani	Agencia Externa	10	8	9	8	8	8.6	YES	
18											
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25											
26										YES	CANCEL
27											
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Total Number of Visits:		16	Average:	9.1	6.9	7.3	5.6	5.9	7.0		377,031 €

Sales Price: **475,000 €**

Average Value according to the Opinion of the Buyers



Visits per Month: **5.4**

Estimated Price according to the Number of Visits: **451,250 €**

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:



475,000€ (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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