

a custom consultation
prepared exclusively for

MENGLIN LI

Cosmo Beach 1^oE



MONTHLY ACTIVITY REPORT MAY 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.

Marketing Start Date:	10/10/2022
Total Number of Days on the Market:	233 Days
Total Number of WEEKS on the Market:	33 Weeks
Total Number of Visits up to Today:	22 Showings
Average Number of Visits per Month:	2.8 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	27/01/2023	Manuel Quijano	Agencia Externa								
16	06/02/2023	Peter Halasz	Agencia Externa	8	10	9	8			YES	
17	15/02/2023	Michelle Dalla Rosa	Agencia Externa	9	10	7	8	7	8.2	YES	
18	17/02/2023	Pentti	Agencia Externa	8	9	7	7	7	7.6	YES	
19	16/02/2023	Nenad Kolimbatovic	Idealista							NO	
20	20/02/2023	Calaghan	Agencia Externa	7	4	8	8	7	6.8	NO	
21	02/03/2023	Inmaculada Morillas	Cartel	10	8	9	6	6	7.8	YES	350,000 €
22	07/03/2023	Christopher Blake	Agencia Externa	10	8	9	6	6	7.8	YES	
23	09/03/2023	Carolyne Pang	Agencia Externa	8	8	7	6	8	7.4	YES	
24	22/03/2023	Mazda Safari	Agencia Externa	9	9	9	9	9	9.0	YES	
25	21/03/2023	Dimitri Ibarz	Agencia Externa								
26	28/03/2023	Marleen Rens	Agencia Externa	9	9	8	5	6	7.4	YES	
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Total Number of Visits:	22		Average:	7.9	7.5	7.5	6.5	6.5	7.4		337,462 €

Sales Price: 410,000 €

Average Value according to the Opinion of the Buyers

Visits per Month: 2.8

Estimated Price according to the Number of Visits: 348,500 €

Values according to the Comparative Market Analysis prepared on:

More than 25% Overpriced: It will not sell		426,000€	(0 Showings per Month)
More than 10% Overpriced: It will sell in more than 18 months		408,000€	(from 1 to 4 Showings per Month)
It may sell in less than 4 months		371,000€	(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.

REACH AND IMPRESSIONS

DÍAS EN EL MERCADO 182

PROMEDIO REGIONAL 82

2425
IMPRESIONES

961
VISTAS

0
LEADS

0%
RATIO DE CONVERSIÓN

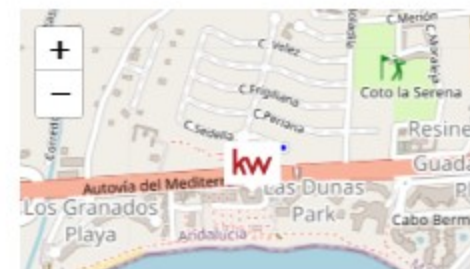


410.000 €

Residencial - Piso o Apartamento - Venta
Apartamento con gran terraza y vistas al mar a dos pasos de la playa en la Nueva Milla de Oro



LI MENGLIN



Cancelada, Estepona, Málaga

Virtual Open House

Schedule an online open house



Virtual Property Viewing

Schedule an online property viewing



Open House

Programar un Open House para esta Propiedad



Visita de propiedad

Programar una visita de propiedad para el contacto



Seguir

Agregar una actividad de seguimiento para esta Propiedad



Tarea de la Propiedad

Crea una nueva Tarea para esta Propiedad

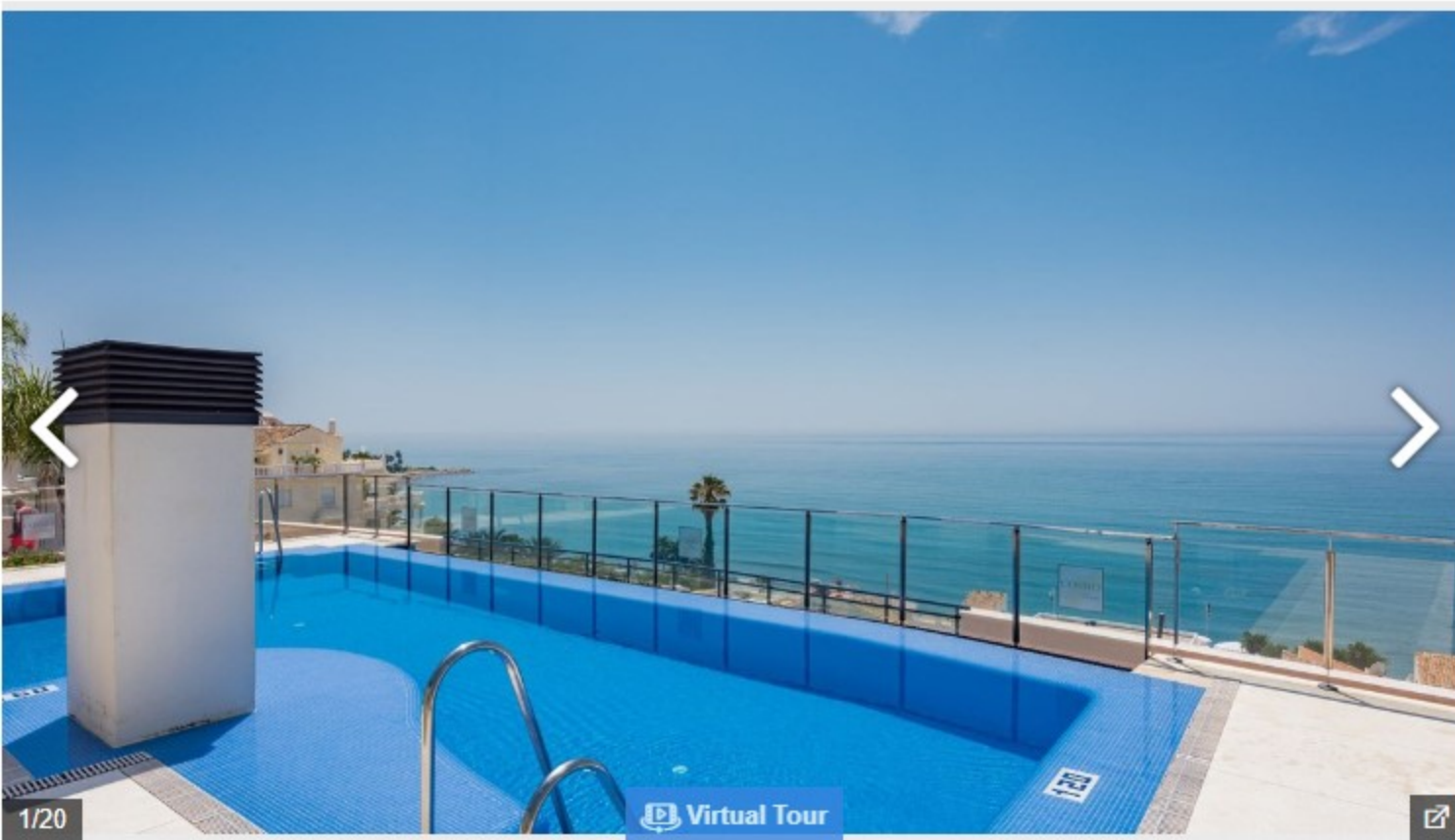


Comparative Market Analysis

Find similar properties and prepare for client meetings.



Próximos Eventos



1/20

Virtual Tour

Descripción

Cosmo Beach, Estepona. Apartamento de 3 dormitorios en venta.
 Apartamento con gran terraza y vistas al mar a dos pasos de la playa en la Nueva Milla de Oro.
 Gran apartamento de tres dormitorios, un amplio y luminoso salón y una magnífica terraza donde se pueden acomodar zonas de estar y barbacoa ...Mostrar más

Precio	€ 410,000
Comisión	€ 24,600
Estado	Disponible
Duplicados	0
Tipo	Apartamento Planta Media
Provincia	Málaga
Zona	Costa del Sol
Ubicación	Estepona
Dormitorios	3
Baños	2
Construidos	125 m ²
Útiles	99 m ²
Terraza	31 m ²
Tamaño total	156 m ²
Planta	1
Construcción	2013
Llave	Propietario
Actualizado	5 semanas

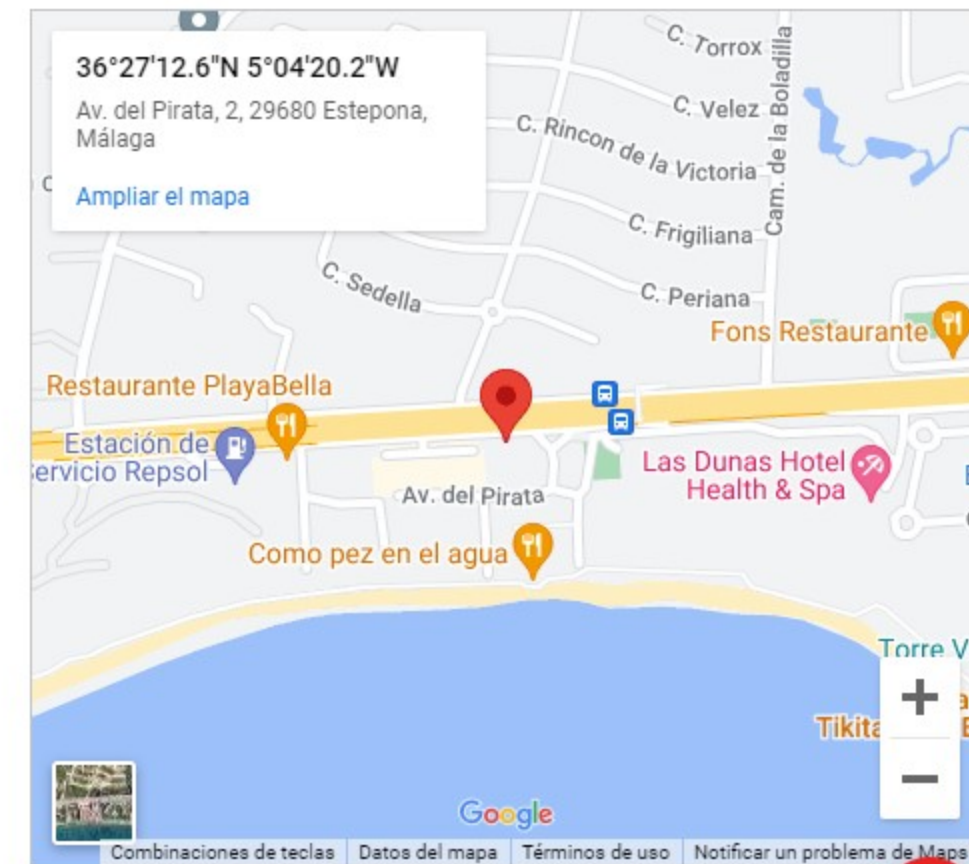
Costos asociados

Valor en Escritura	Desconocido
Gastos de Comunidad	€ 3,600,648 /Año (€ 300,054 /mes)
Impuesto de Basura	€ 141 /Año
Gastos IBI	€ 709 /Año

Certificados

Estadísticas

3117 Impresiones	962 Clics	172 Impresos
50 Emails manuales	27 Emails de perfil	146 WhatsApp



Lugares cerca de aquí



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

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