

a custom consultation
prepared exclusively for

MARLENE BYRD

Finca Los Pajaritos



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:	04/05/2023
Total Number of Days on the Market:	27 Days
Total Number of WEEKS on the Market:	4 Weeks
Total Number of Visits up to Today:	3 Showings
Average Number of Visits per Month:	3.3 Showings per Month
Selling Price:	749,500,00€ euros

Showing	Date	Client	Source	Location	Views	Size	Status	Price	Score	Like it?	Will Pay
1	23/05/2023	Navid Tavakoli	Idealista	9	9	9	5	5	7.4	YES	
2	26/05/2023	Dmitri Yvanov	Agencia Externa	8	9	9	5	5	7.2	YES	
3	30/05/2023	Ovidiu & Laura Toader	Agencia Externa	8	7	7	5	5	6.4	YES	
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Total Number of Visits:		3	Average:	8.3	8.3	8.3	5.0	5.0	7.0		#VALUE!

Sales Price:	749,500,00€
Visits per Month:	3.3
Estimated Price according to the Number of Visits:	#VALUE!

Average Value according to the Opinion of the Buyers 

Values according to the Comparative Market Analysis prepared on:

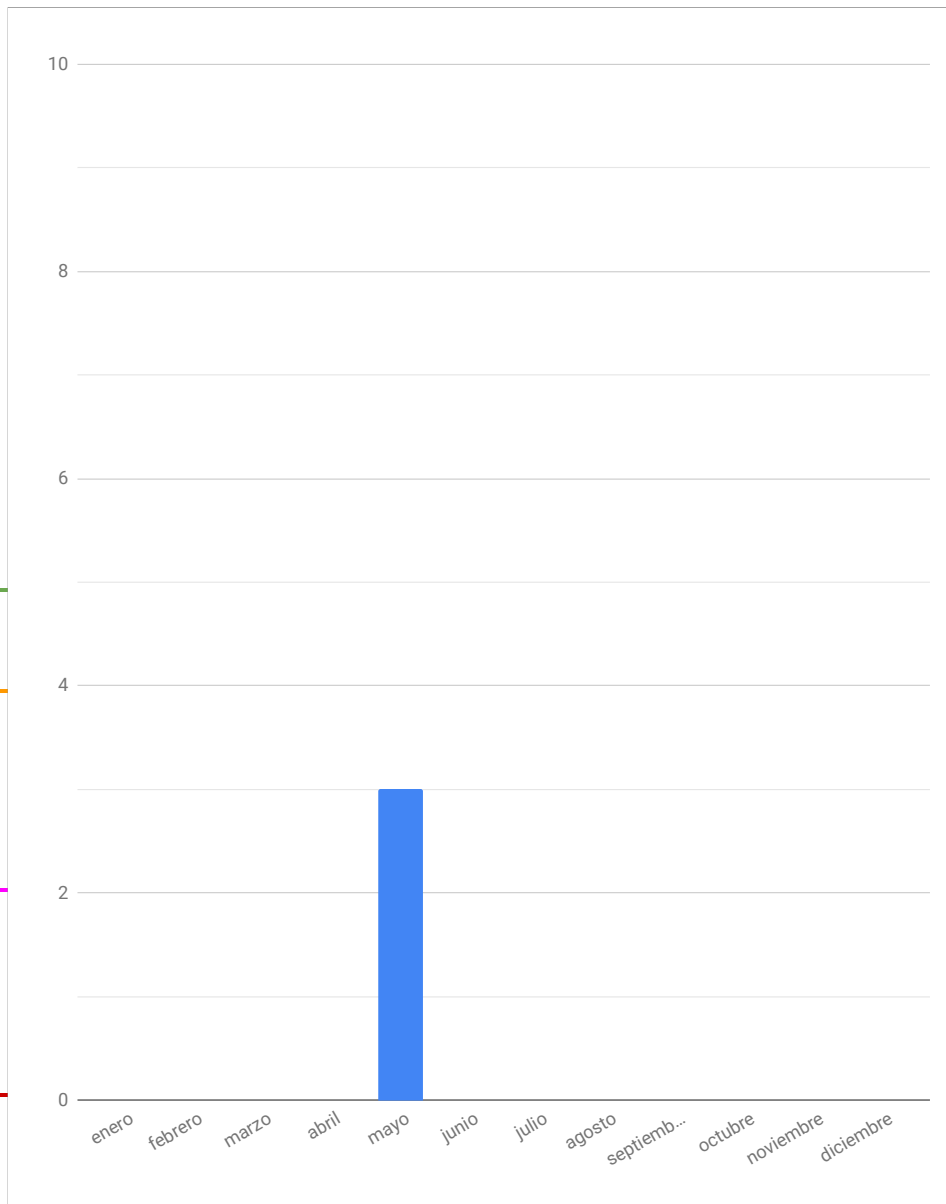
More than 25% Overpriced: It will not sell		<input type="text" value=""/>	(0 Showings per Month)
More than 10% Overpriced: It will sell in more than 18 months		749,500,00€	(from 1 to 4 Showings per Month)
It may sell in less than 4 months		<input type="text" value=""/>	(More than 5 Showings per Month)

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.

SELLING PRICE ANALYSIS

Property: Finca Los Pajaritos

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:



How to read the chart:

More than 5 visits a month - **on probabilities of selling**

Between 2 and 4 visits per month - **10% Overpriced**

Less than 2 visits per month - **15% Overpriced**

No visits - **at least 25% Overpriced**

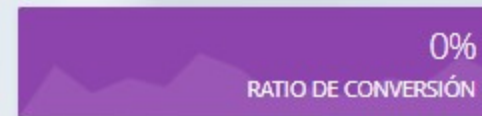
Visits per month:

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

REACH AND IMPRESSIONS

DÍAS EN EL MERCADO 26

PROMEDIO REGIONAL 82



749.500 €
Residencial - Villa - Casa o Chalet
independiente - Venta
Especial casa de campo en zona protegida

Marlene Byrd



Benahavís, 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

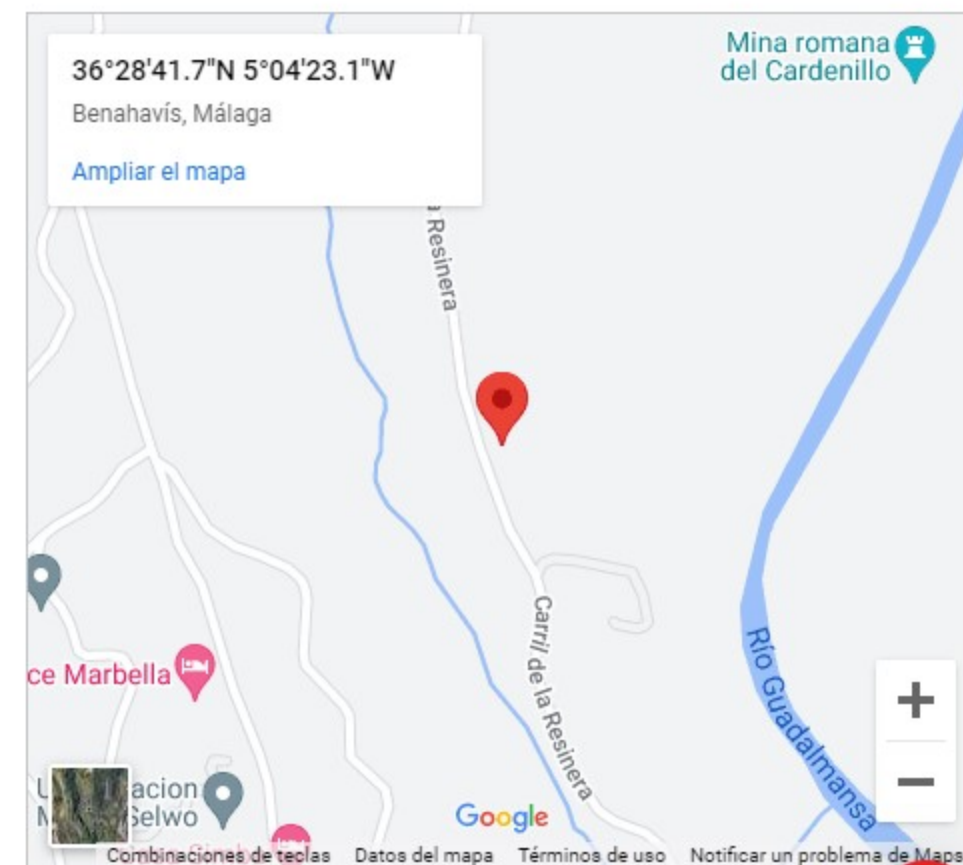


[Descripción](#)
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[Historia de Tareas](#)
[Documentos](#)
[Comparación de precios](#)


Precio	€ 749,500
Comisión	€ 44,970
Estado	Disponibile
Duplicados	1 1.6M
Tipo	Villa - Chalet
Provincia	Málaga
Zona	Costa del Sol
Ubicación	Selwo
Dormitorios	6
Baños	4
Construidos	286 m ²
Útiles	243 m ²
Terraza	0 m ²
Tamaño total	286 m ²
Jardin/Terreno	10,005 m ²
Planta	1
Construcción	1984
Llave	Propietario
Actualizado	0 semanas

Estadísticas

18 Impresiones	13 Clics	0 Impresos
0 Emails manuales	8 Emails de perfil	0 WhatsApp



Descripción

Decreto 218

Costos asociados

Te presentamos una increíble propiedad en el campo de Benahavís, que ofrece un vasto terreno con impresionantes vistas, piscina y un toque único. Esta espaciosa propiedad, aunque requiere reformas, tiene un encanto especial al haber sido un antiguo santuario de burros Andaluces, con cuadras y numero...[Mostrar más](#)

Valor en Escritura	Desconocido
Gastos de Comunidad	Desconocido
Impuesto de Basura	Desconocido
Gastos IBI	€ 777 /Año

Características Avanzadas

Certificados

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

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ALFONSO LACRUZ

Real Estate in Marbella & Benahavís

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