

a custom consultation  
prepared exclusively for

MARLENE BYRD

# Finca Los Pajaritos



## MONTHLY ACTIVITY REPORT JUNE 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:	62 Days
Total Number of WEEKS on the Market:	9 Weeks
Total Number of Visits up to Today:	9 Showings
Average Number of Visits per Month:	4.4 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	
4	08/06/2023	Baudouin Waroux	Agencia Externa	8	5	6	4	2	5.0		
5	09/06/2023	Simona Martens	Agencia Externa	9	9	9	5	6	7.6	YES	
6	15/06/2023	Sanjay Modak	Agencia Externa	8	8	8	4	7	7.0	YES	
7	15/06/2023	Mrs. Vouchak	Agencia Externa	7	6	9	5	5	6.4	YES	
8	20/06/2023	Laura Olivares	Esfera de Influencia	10	6	6	2	5	5.8	YES	400,000 €
9	04/07/2023	Paul Maxwell	Agencia Externa	8	7	7	4	0	5.2	YES	
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Total Number of Visits:	9		Average:	8.3	7.3	7.8	4.3	4.4	6.4		#VALUE!

Sales Price: 749,500,00€

Average Value according to the Opinion of the Buyers



Visits per Month: 4.4

Estimated Price according to the Number of Visits: #VALUE!

Values according to the Comparative Market Analysis prepared on:

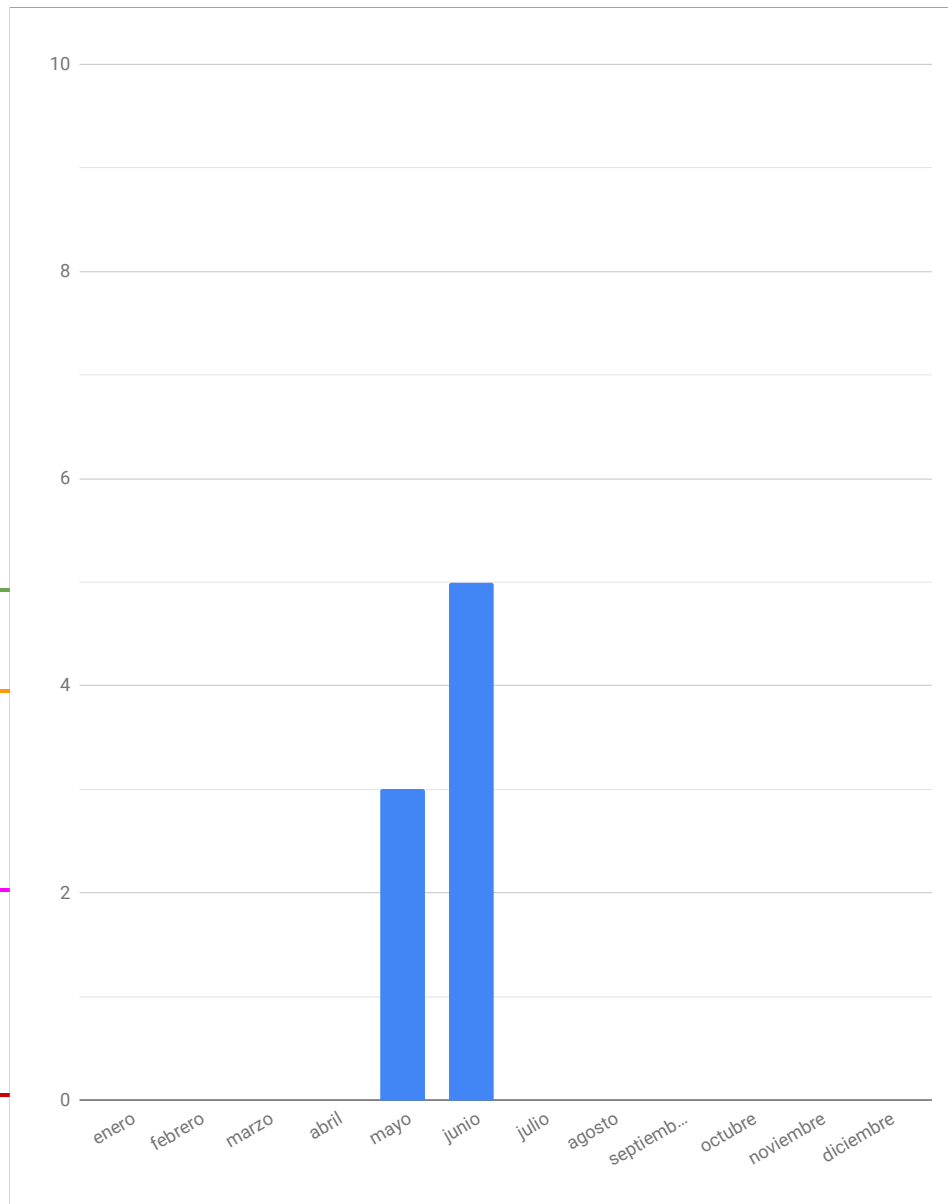
More than 25% Overpriced: It will not sell			(0 Showings per Month)
More than 10% Overpriced: It will sell in more than 18 months		749,500,00€	(from 1 to 4 Showings per Month)
It may sell in less than 4 months			(More than 5 Showings per Month)

**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.

# 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	5	0	0	0	0	0	0

# REACH AND IMPRESSIONS

1589  
IMPRESIONES

81  
VISTAS

0  
LEADS

0%  
RATIO DE CONVERSIÓN



749.500 €

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



Marlene Byrd



Benahavis, 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



Próximos Eventos

Descripción

Info Agente

Blog

Historia de Tareas

Documentos

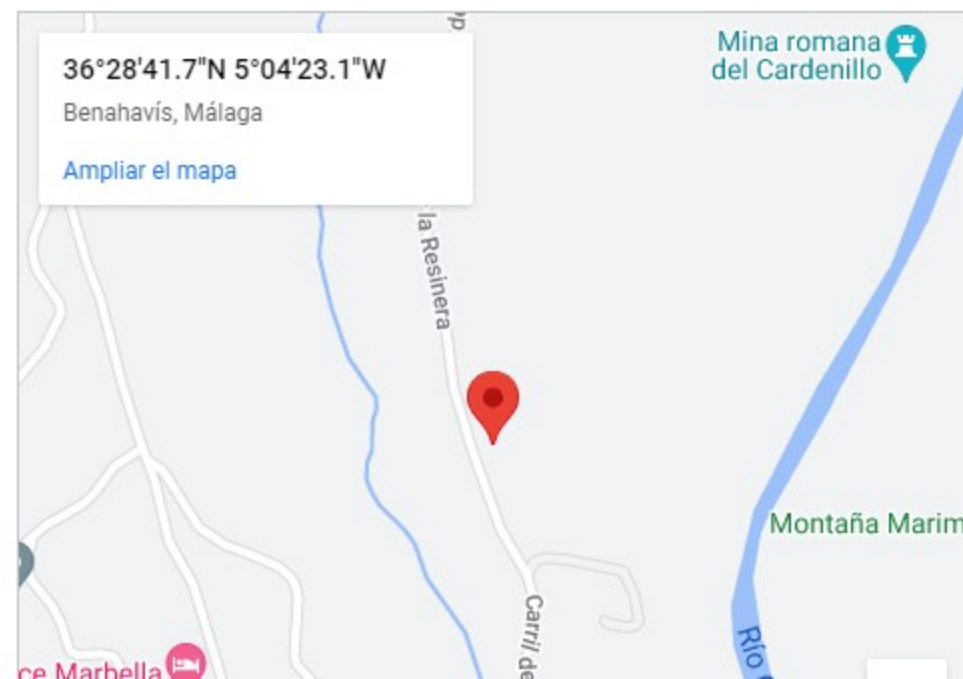
Comparación de precios



Precio	€ 749,500
Comisión	€ 44,970
Estado	<b>Disponible</b> 
Duplicados	Solo disponible en la Búsqueda 2.0
Tipo	Villa - Chalet
Provincia	Málaga
Zona	Costa del Sol
Ubicación	Selwo
Dormitorios	6
Baños	4
Construidos	286 m <sup>2</sup>
Útiles	243 m <sup>2</sup>
Terraza	0 m <sup>2</sup>
Tamaño total	286 m <sup>2</sup>
Jardin/Terreno	10,005 m <sup>2</sup>
Planta	1
Construcción	1984
Llave	Propietario
Actualizado	4 semanas

Estadísticas 

<b>31</b> Impresiones	<b>33</b> Clics	<b>1</b> Impresos
<b>0</b> Emails manuales	<b>8</b> Emails de perfil	<b>3</b> WhatsApp



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Descripción  Decreto 218 Costos asociados

## 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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KELLERWILLIAMS.

**kw**