

a custom consultation
prepared exclusively for

MENGLIN LI & XIAOMAN LI

Cosmo Beach 2^oD



MONTHLY ACTIVITY REPORT NOVEMBER 2023



Compliments of

ALFONSO **LACRUZ**

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YOUR VIEWINGS

Marketing Start Date: **20/02/2023**

Total Number of Days on the Market: **288** Days

Total Number of WEEKS on the Market: **41** Weeks

Total Number of Visits up to Today: **4** Showings

Average Number of Visits per Month: **0.4** Showings per Month

Selling Price: **310,000** 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	22/11/2023	Negin & LJ Mismas	Agencia Externa	10	10	10	10	9	9.8	Yes	300,000 €
2	24/11/2023	Jaroslav Prymas Prymas	Agencia Externa								
3	25/11/2023	Waldemar Dyjak	Agencia Externa								
4	29/11/2023	Karel Duijndam	Agencia Externa								
5	30/11/2023	Michael Peters	Agencia Externa	10	8	7	8	9	8.4	Yes	
6	04/12/2023	Rod & Chantel Condell Condell	Agencia Externa	9	9	9	9			Yes	
7	05/12/2023	Erik Kleine	Agencia Externa	10	8	8	8	7	8.2	Yes	
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Total Number of Visits:		4	Average:	9.8	8.8	8.5	8.8	8.3	8.8		242.000.00

Sales Price: **310,000 €**

Average Value according to the Opinion of the Buyers 

Visits per Month: **0.4**

Estimated Price according to the Number of Visits: **248,000 €**

Values according to the Comparative Market Analysis prepared on:



More than 25% Overpriced:



364,000€

(0 Showings per Month)

It will not sell

More than 10% Overpriced:		330,000€	(from 1 to 4 Showings per Month)
It will sell in more than 18 months			
It may sell in less than 4 months		288,000€	(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

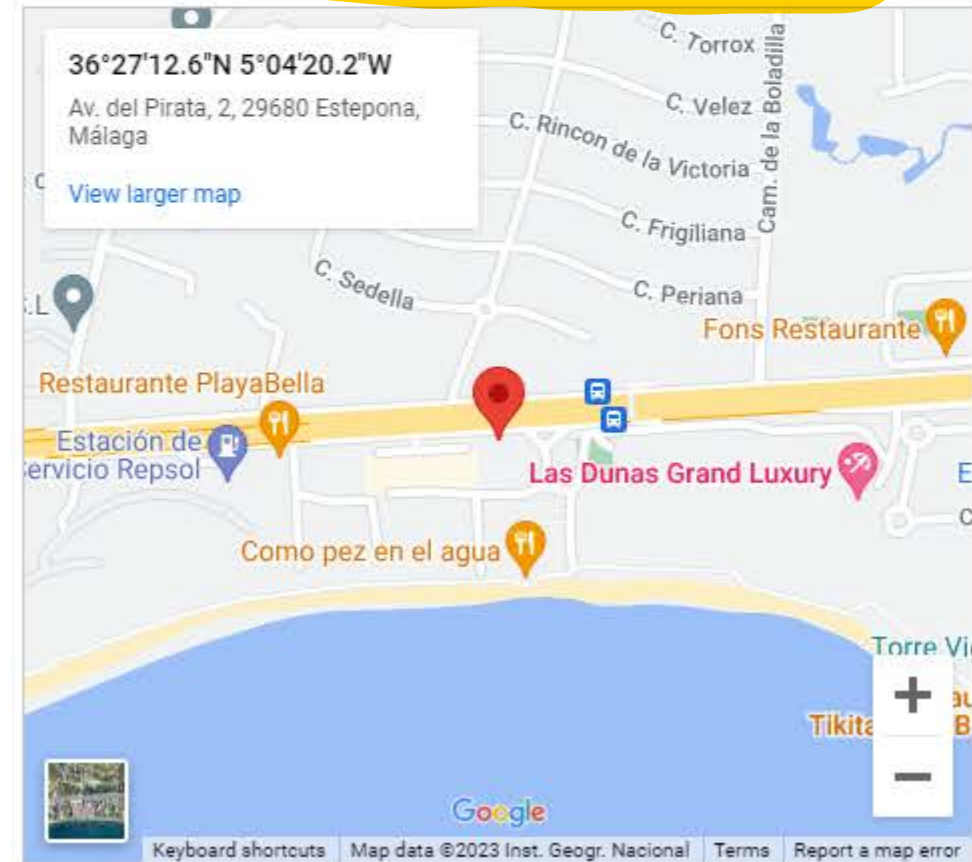
- Description
- Agent Info
- Blog
- Task History
- Documents
- Price Comparison



Price € 310,000
 Commission € 18,600
 Status Available *i*
 Duplicates Only available on Search 2.0
 Type Middle Floor Apartment
 Province Málaga
 Area Costa del Sol
 Location Estepona
 Beds 2
 Baths 2
 Built 103 m²
 Int. Floor space 87 m²
 Terrace 9 m²
 Total Size 112 m²
 Floor 2
 Completion 2013
 Key Vendor
 Updated 2 weeks ago

Statistics *i*

215 Impressions	87 Clicks	17 Prints
3 Manual Emails	12 Profile Emails	23 WhatsApp



Description

Decree 218 Associated Costs

Deed Value Not Known
 Community Fees € 3,756 /Year (€ 313 /month)
 Garbage Tax € 128 /Year
 IBI Fees € 538 /Year

Your renovated 2 bedroom home on the Golden Mile beach.

Home in the New Golden Mile! Recently renovated 2bed apartment, located on the dazzling coast, perfect for those craving a relaxed life by the sea.

Enjoy each evening with the glow of the Mediterranean from the bright living room and terr...[Show More](#)

Certificates

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

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