

a custom consultation
prepared exclusively for

MENGLIN LI & XIAOMAN LI

Cosmo Beach 2^oD



MONTHLY ACTIVITY REPORT MAY 2024



Compliments of

ALFONSO **LACRUZ**

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YOUR VIEWINGS

Marketing Start Date: 20/02/2023

Total Number of Days on the Market:	469 Days
Total Number of WEEKS on the Market:	67 Weeks
Total Number of Visits up to Today:	14 Showings
Average Number of Visits per Month:	0.9 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	Jaroslaw 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	8	8	7	8	7	7.6	No	
8	22/12/2023	Thomas & Celina Matthews	Agencia Externa								
9	26/12/2023	Carlos de Simon Blas	Agencia Externa								
10	29/12/2023	Mireille Sonuta	Agencia Externa								
11	29/12/2023	Josue Thermilus	Agencia Externa								
12	04/01/2024	Reinink and Horton Kirstin & Craig	Agencia Externa							No	
13	10/01/2024	Najat Boujenna	Agencia Externa	9	9	7	8	9	8.4	Yes	
14	15/05/2024	Amir Sobhani	Agencia Externa	8	7	6	7	6	6.8	Yes	250 €
15	21/05/2024	Ambra Albertazzi	Cartel	9	9	8	8	8	8.4	Yes	
16	21/05/2024	Yndhira Shilleh	Agencia Externa	3	8	5	7	7	6.0	No	
17	21/05/2024	Tomasz Jelonek	Agencia Externa							No	
18	21/05/2024	Ikbak & Lahsen Chebki	Agencia Externa	9	9	7	7			Yes	
19	21/05/2024	Piotr Kotkowiak	Agencia Externa							No	
20	21/05/2024	Silvio Ciobota	rido de Esfera de Influe	9	7	4	7	8	7.0	Yes	
21	28/05/2024	Michelle & Nicky Castellano	Agencia Externa	7	7	6	5	5	6.0		
22	27/05/2024	Saniter Gestión Integral S.L.	Agencia Externa	8	7		6	7	7.0	No	
23	27/05/2024	Alex Jurj	Cartel	9	9	7	8	8	8.2	Yes	
24	28/05/2024	Edita & Andrius Augaityte & Augaitis	Agencia Externa	4	7	3	4	4	4.4	No	
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Total Number of Visits:	14		Average:	8.0	8.1	6.6	7.3	7.3	7.3		242.000.00

Sales Price: 310,000 €

Average Value according to the Opinion of the Buyers



Visits per Month: 0.9

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

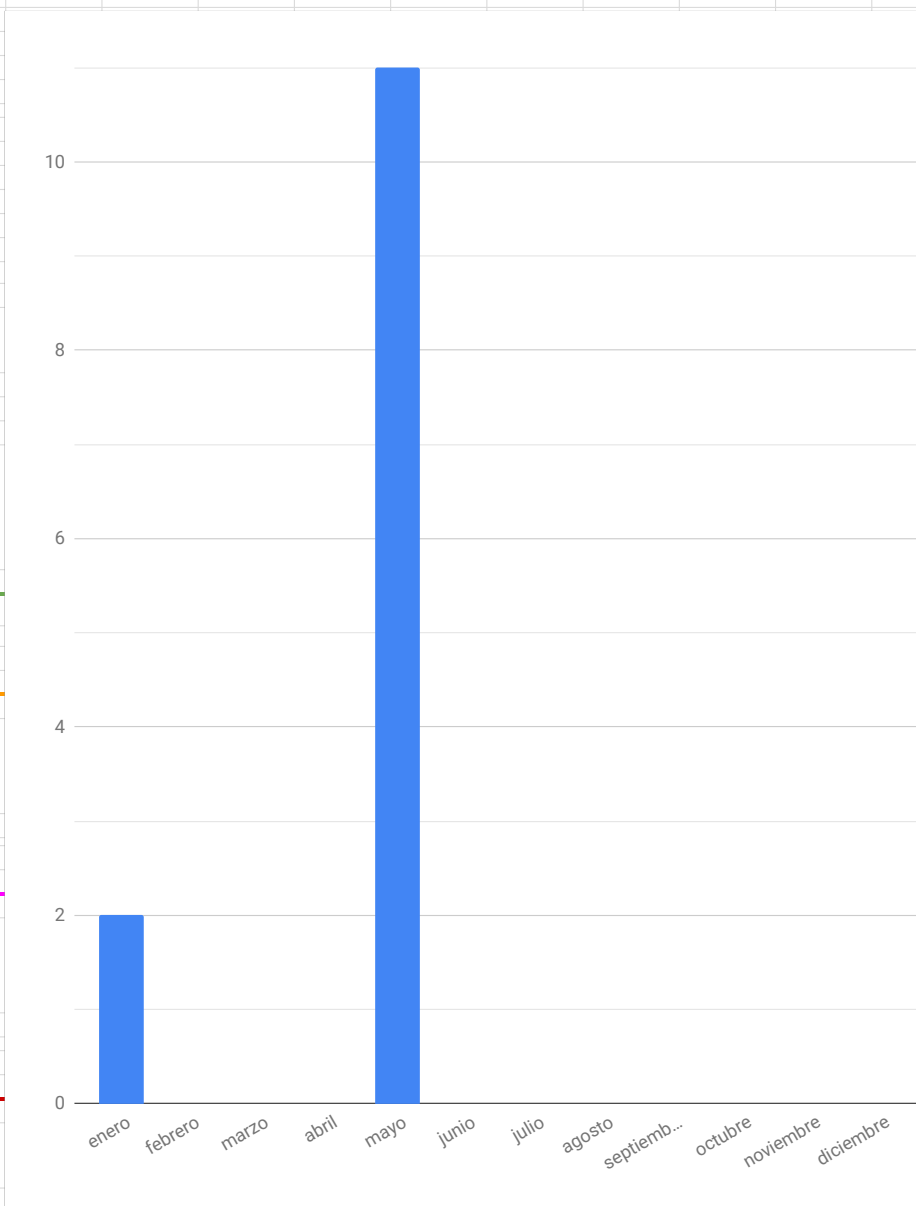
More than 10% Overpriced:		330,000€	(from 1 to 4 Showings per Month)
It will sell in more than 18 months			
It may sell in less than 4 months		288,000€	(More than 5 Showings per Month)

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.

SELLING PRICE ANALYSIS

Property: **Cosmo Beach 2D**

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**

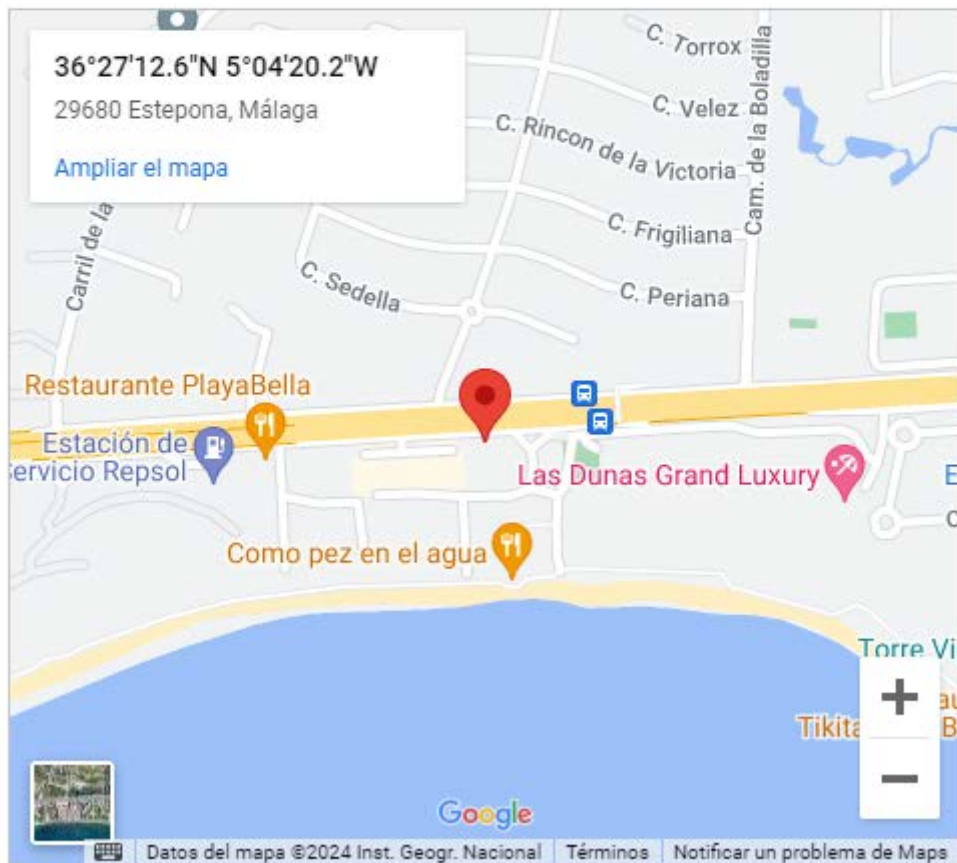
No visits - **at least 25% Overpriced**

Visits per month:

enero	febrero	marzo	abril	mayo	junio	julio	agosto	septiembre	octubre	noviembre	diciembre
2	0	0	0	11	0	0	0	0	0	0	0

REACH AND IMPRESSIONS

2098 Impresiones	591 Clics	90 Impresos
20 Emails manuales	12 Emails de perfil	161 WhatsApp



36°27'12.6"N 5°04'20.2"W
29680 Estepona, Málaga

[Ampliar el mapa](#)

Restaurante PlayaBella
Estación de servicio Repsol
Como pez en el agua
Las Dunas Grand Luxury

C. Torrox
C. Velez
C. Rincon de la Victoria
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C. Frigiliana
C. Periana
C. Sedella
Carril de la

Torre Vi
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Google

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

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