

a custom consultation  
prepared exclusively for

# Edzard & Dies Kooole

## Casa Clementine



## MONTHLY ACTIVITY REPORT AUG 2024



Compliments of

ALFONSO **LACRUZ**

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# YOUR VIEWINGS

Marketing Start Date: 24/06/2024

Total Number of Days on the Market: 70 Days

Total Number of WEEKS on the Market: 10 Weeks

Total Number of Visits up to Today: 4 Showings

Average Number of Visits per Month: 1.7 Showings per Month

Selling Price: 539,000 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	28/06/2024	Mariam Lind	Cientes Pasados	9	9	4	5	7	6.8	Yes	
2	15/07/2024	Frank Hardy	Agencia Externa	8	7	7	7			Yes	
3	23/07/2024	Stéphane Rutté	Agencia Externa	8	8	8	7			Yes	
4	28/08/2024	Tarpit Grover	Agencia Externa	9	9	4	3			No	
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Total Number of Visits:	4		Average:	8.5	8.3	5.8	5.5	7.0	6.8		242.000.00

Sales Price: 539,000 €

Average Value according to the Opinion of the Buyers



Visits per Month: 1.7

Estimated Price according to the Number of Visits: 458,150 €

**Values according to the Comparative Market Analysis prepared on:**



More than 25% Overpriced:



645,000€

(0 Showings per Month)

It will not sell

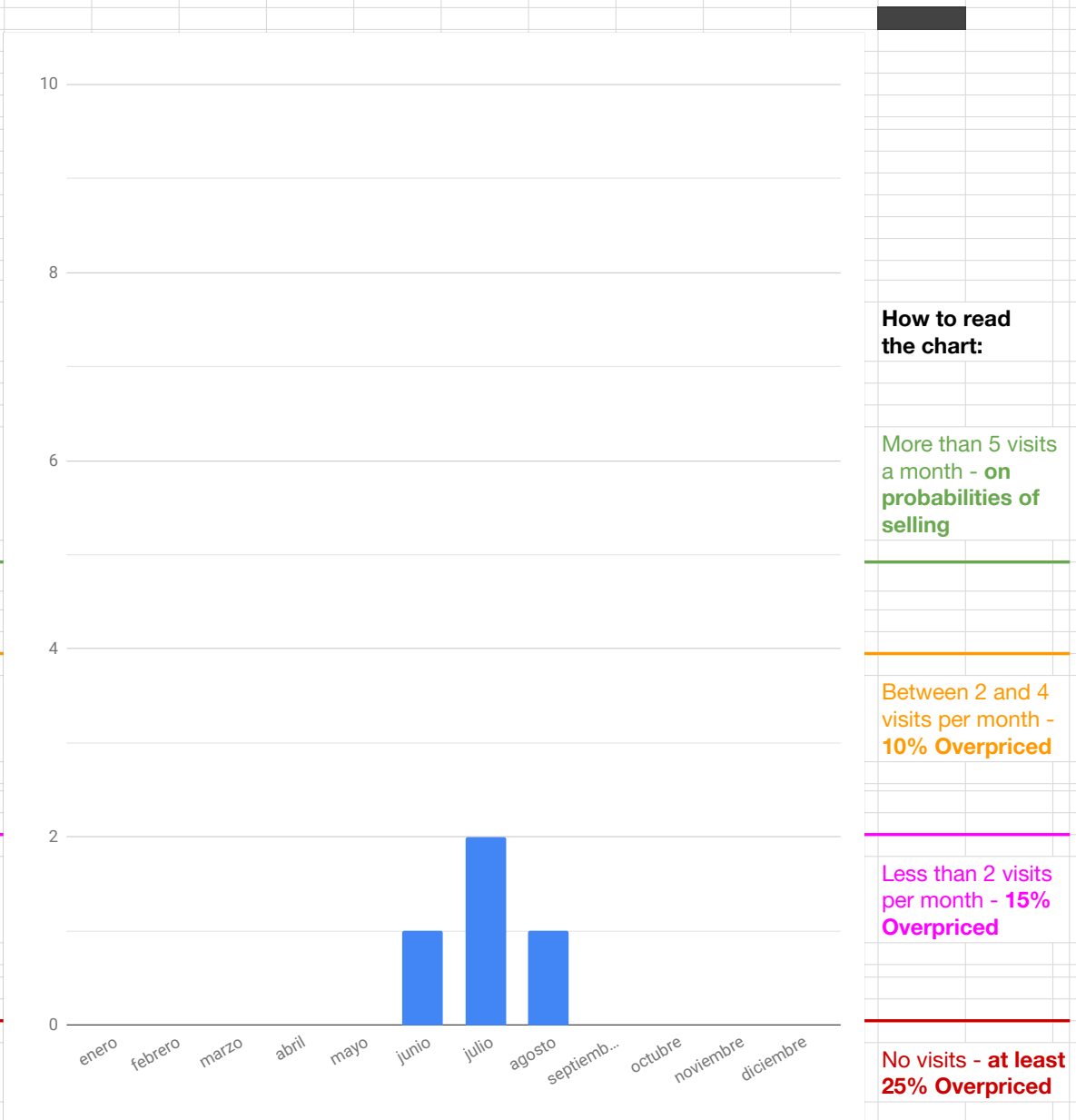
More than 10% Overpriced:		586,000€	(from 1 to 4 Showings per Month)
It will sell in more than 18 months			
It may sell in less than 4 months		510,000€	(More than 5 Showings per Month)

**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:** Casa Clementine

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:



Visits per month:

enero	febrero	marzo	abril	mayo	junio	julio	agosto	septiembre	octubre	noviembre	diciembre
0	0	0	0	0	1	2	1	0	0	0	0

## 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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