

SET SHOWING PLAN · CATSKILLS AND ULSTER
COUNTY · 2026

Three days, four towns, *twenty-five minutes a house.*

Eight pages for one couple with a shortlist across four towns: a timed plan by day, price and living area side by side so dollars per square foot can be compared honestly, and a ledger of every listing touched with why it stayed or went.

SPECIMEN · CLIENT AND PROPERTY DETAILS REMOVED

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DAY TWO · ONE VALLEY, FOUR CONFIRMED

Retain the confirmed spine of the day. Use the open slots to test the two new northern additions.

TIME	PROPERTY	PRICE	BD	SQ FT	\$ / SQ FT	STATUS	PLAN
11:00–11:25	House A	\$1.25M	4	2,460	\$508	Confirmed	Existing appointment; target 25 minutes inside the booking window.
12:00–12:25	House B	\$1.10M	3	TBD	TBD	Confirmed	Verify published living area before treating \$/sq ft as a comparison.
1:45–2:10	House C	\$1.93M	4	4,730	\$408	Confirmed	Existing appointment.
2:30–2:55	House D	\$1.40M	4	2,613	\$536	Confirmed	Existing appointment.

Day three runs north to south so the drive home is protected; the furthest house moves to the final slot. Optional pre-showing coffee and a waterfall walk are on the plan because the day is also a test of the place.

ENGAGEMENT LEDGER

Every listing touched: retained, tentative, or removed and why.

PROPERTY	PRICE	BD	SQ FT	\$ / SQ FT	CURRENT TREATMENT	WHERE IT SITS
House E	\$1.75M	5	3,218	\$544	Retained, viewed	Day one; remains in consideration
House F · pre-market new build	\$1.6M est.	5	TBD	TBD	Retained, viewed	Day one; figure unpublished
House G	\$2.50M	4	5,055	\$495	Retained, viewed	Day one
House H	\$1.30M	5	3,500	\$371	Retained, viewed	Day one
House I	\$1.60M	3	2,310	\$690	Retained, lower priority	Only if the day stays on time
House J	—	—	—	—	Removed at client request	Slot reused for a northern addition

TBD means the public record does not publish a dependable figure, and the brief says so rather than inventing one. Full MLS sheets for the day's confirmed houses are appended in the client version. Sources: Flexmls, listing agents, driven route times.

GET THIS FOR YOUR OWN DECISION

A trip run like a schedule, so the decision gets the time and the drive home is safe.

Research is included with representation and available as a standalone engagement. Tell me the decision you are facing and I reply within 48 hours with scope and timing.

francisnolan.com/research?brief=showing-plan

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