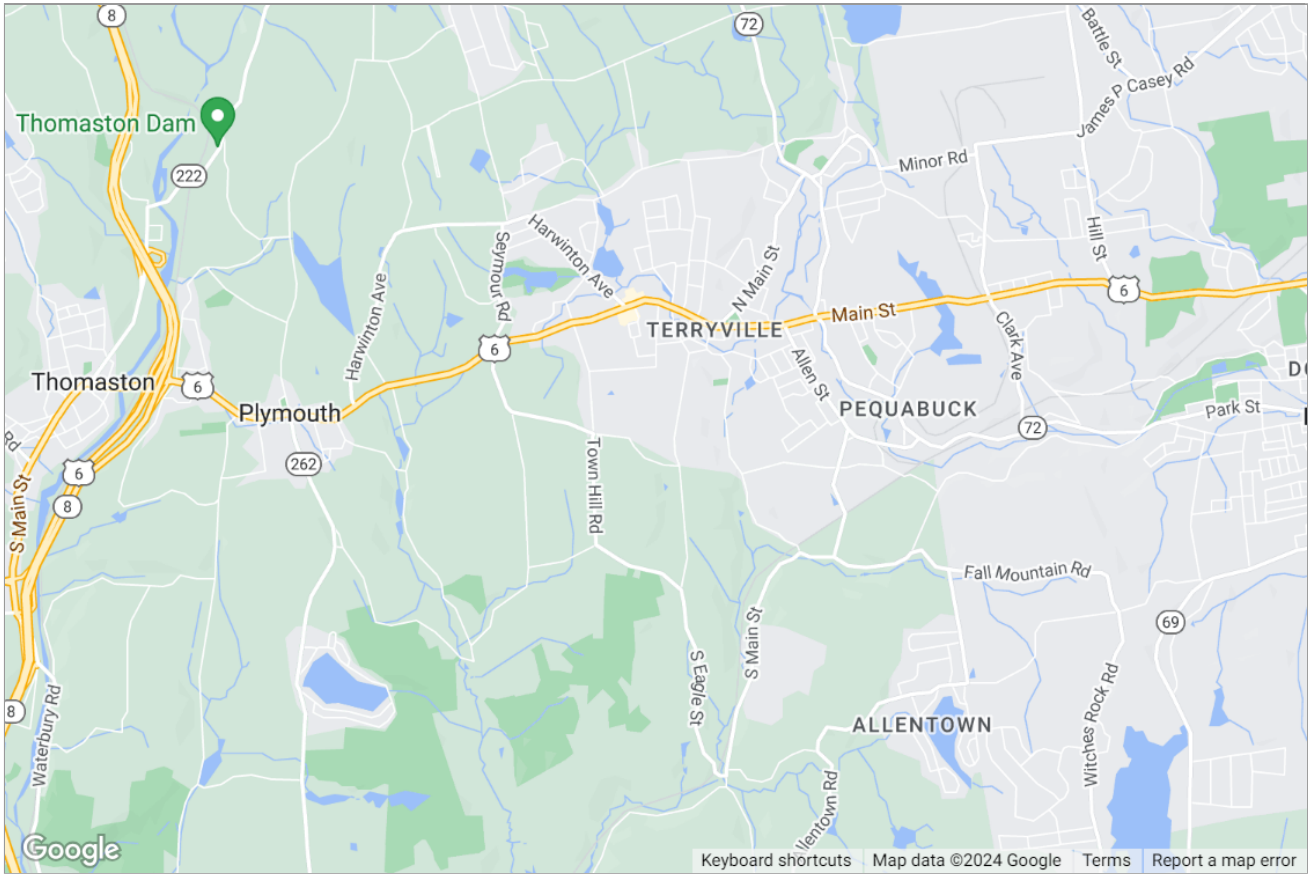


MARKET ACTIVITY REPORT

Plymouth, Connecticut



Presented by
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GRI, SRS
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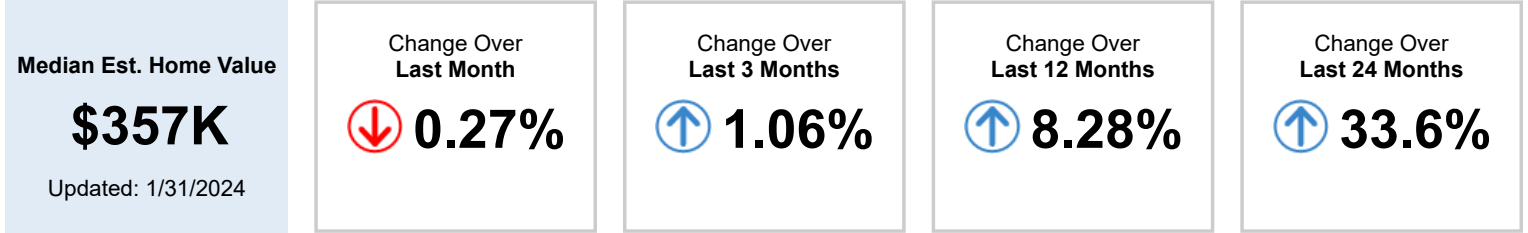
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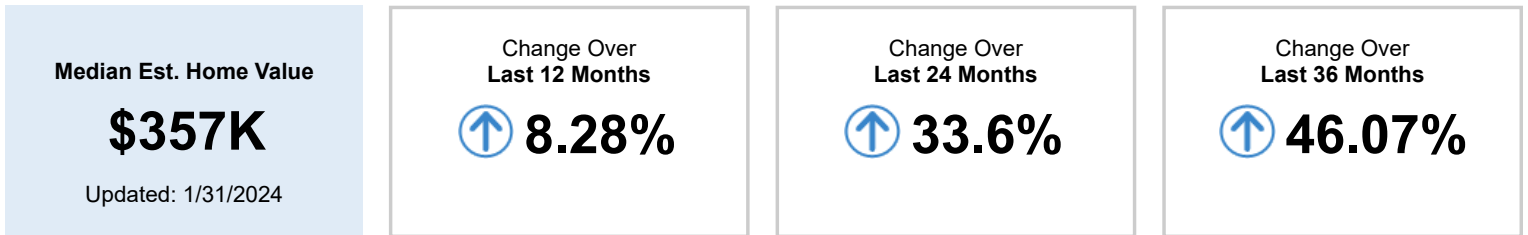
Market Snapshot: Estimated Home Values



Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value





About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price

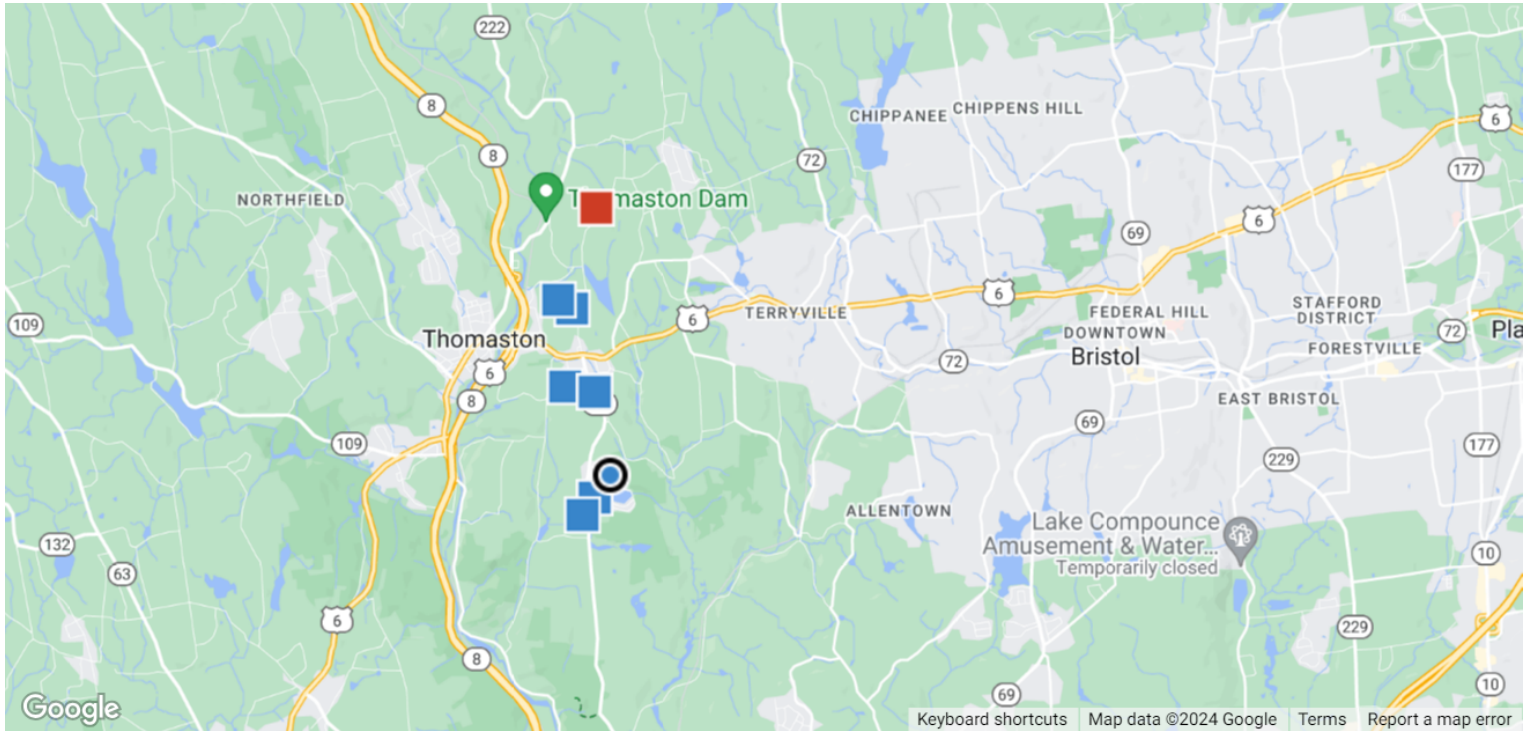
<p>Median Sales Price</p> <p>\$415K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 76.6%</p>	<p>Change Over Last 24 Months</p> <p> 100%</p>
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About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

Market Activity Summary Stats



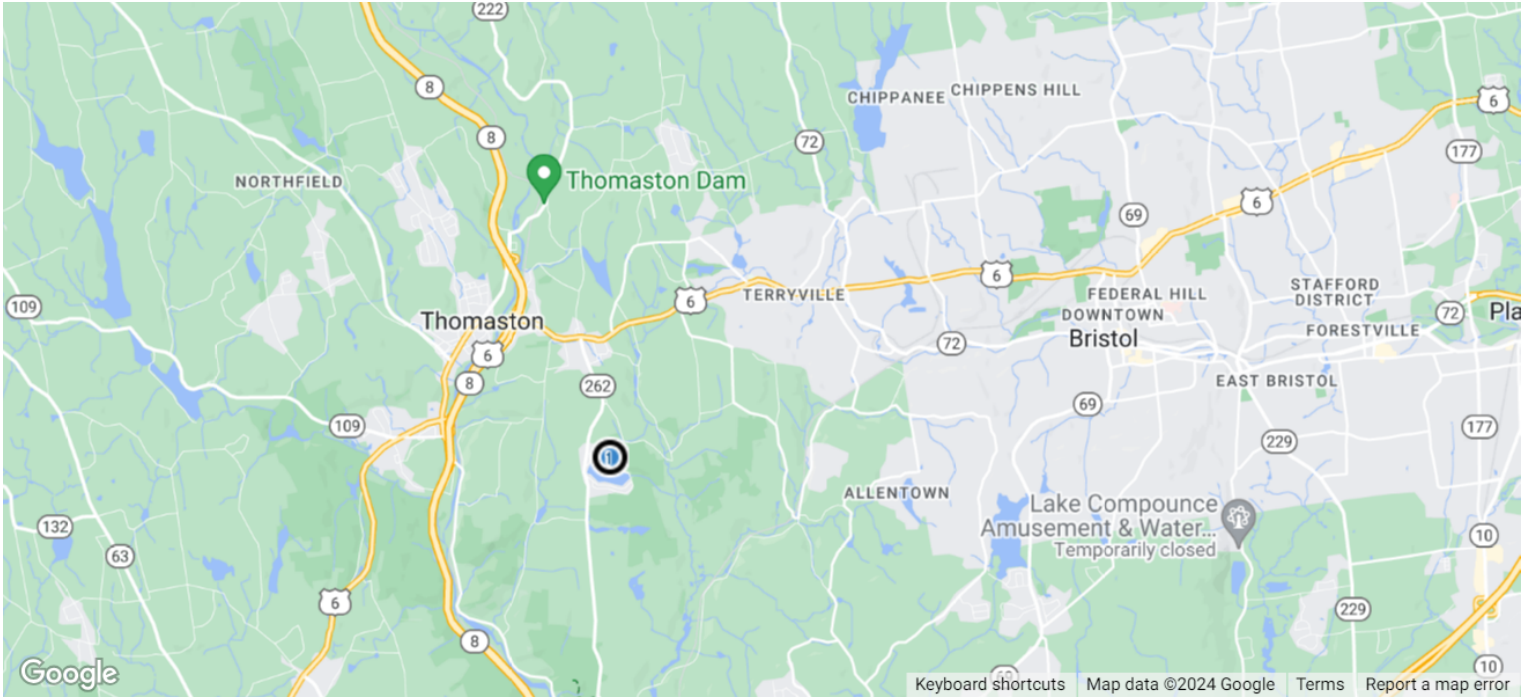
Search Criteria | **Location:** Plymouth, Connecticut; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

Pending
 Closed
 Distressed


Number of Properties 1 6 1

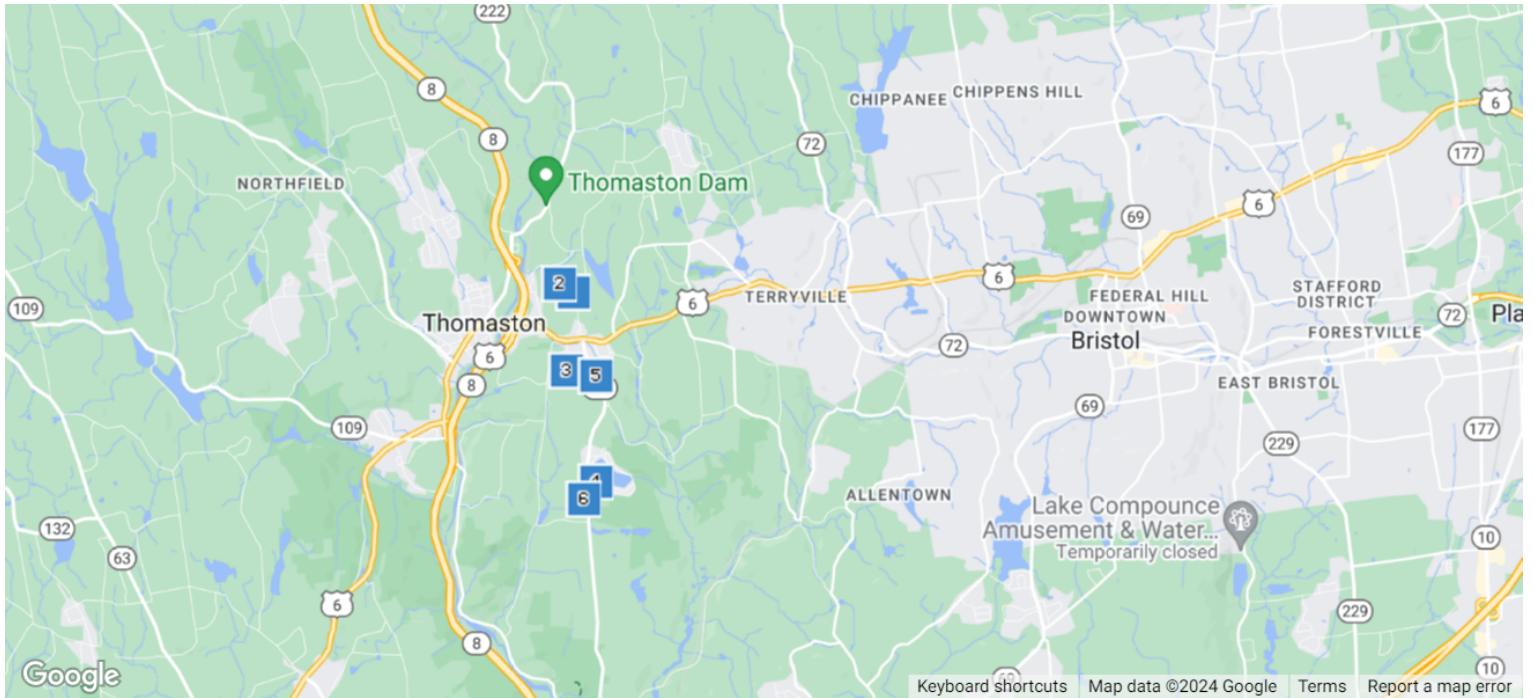
Low Price / Value	\$159,900	\$260,000	\$597,000
Median Price / Value	\$159,900	\$363,500	\$597,000
High Price / Value	\$159,900	\$775,000	\$597,000
Average Price / Sq. Ft.	\$126	\$212	\$219
Median Price / Sq. Ft.	\$126	\$197	\$219
Average Days in RPR	9	59	–
Median Days in RPR	9	48	–
Total Volume	\$159,900	\$2,476,000	\$597,000

Plymouth, Connecticut





Pending: 1





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 1 Pending • Under Contract as of 2/7/2024 <i>MLS ID: 170622330</i> 15 W Park Rd	Single Family	4/2	1,267 sq ft	7,840	2/3/2024	\$159,900	2/7/2024	\$126
<p>This home needs work but price reflects this. do not open any sliders. lot to the right facing the house is included. there will many contracts so make yours the best it can be. We will experience the mkt before making a decision. f</p> <p><i>Listing Courtesy of Country Manor Realty</i></p>								

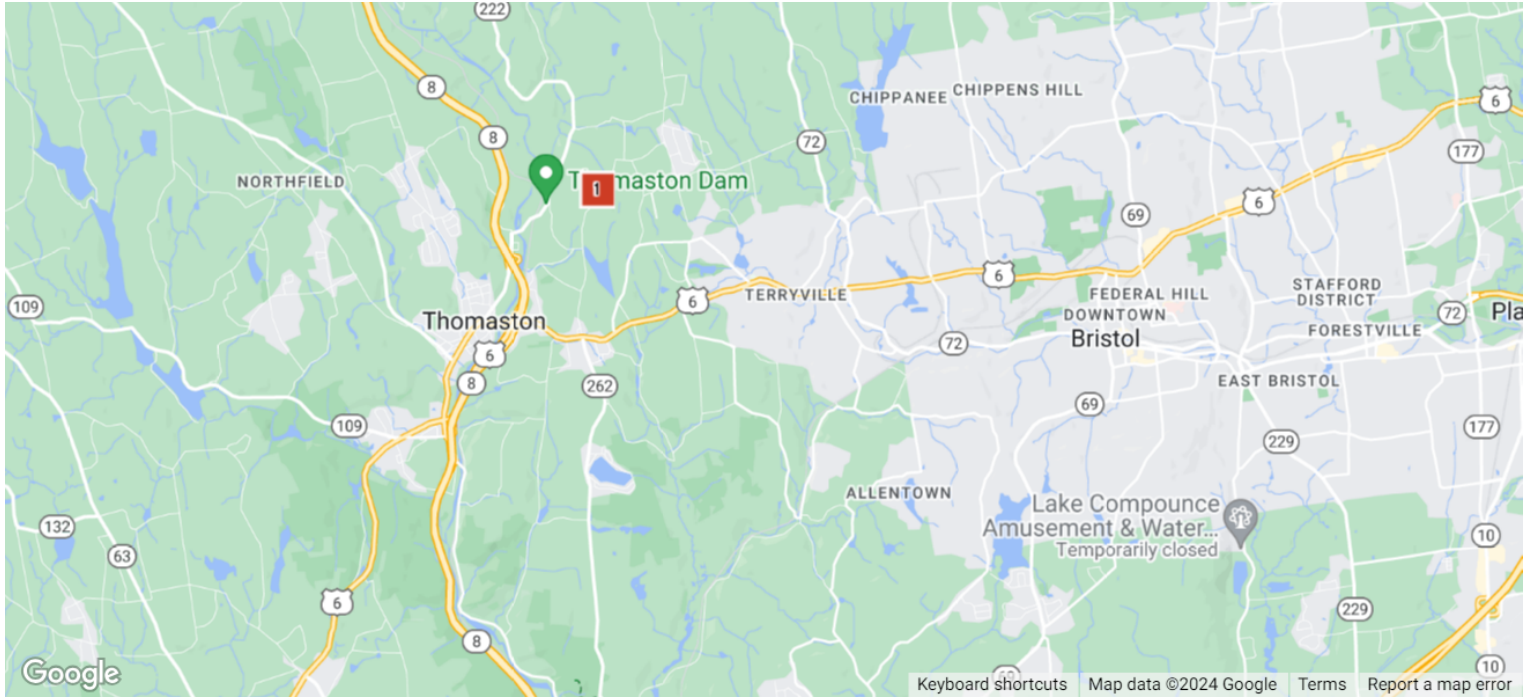


Closed: 6


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 1/30/2024, MLS Listing 170614722: 12/12/2023 <i>MLS ID: 170614722</i></p> <p>21 Altair Ave</p> <p>Welcome to 21 Altair Avenue in Plymouth. A warm brick front with palatial columns greets and exudes a luxurious feel as you enter the home. The living room has cathedral ceilings and a fireplace that is perfect for entertaining. Kitchen is accessible from the living room and has a deck with stairs leading to the backyard. Three bedrooms reside down the hallway and provide ample space for living quarters. Downstairs has a partially finished area for an office, exercise room or additional sleeping space. Nice level lot and location to schools, shopping and dining.</p> <p><i>Courtesy of Marrin Santore Realty LLC</i></p>	Single Family	3/2	1,944 sq ft	40,510	1989	1/30/2024	\$352,000	\$181
 <p>2 Closed • Sold Date: 1/12/2024, MLS Listing 170612302: 11/27/2023 <i>MLS ID: 170612302</i></p> <p>51 Altair Ave</p> <p>This newly updated Raised Ranch offers a spacious & modern living experience with 3 bedrooms, 2 full baths, 2-car garage on a just under an acre. As you enter the main level, you'll notice the open design, where new hardwood floors & recessed lighting create an inviting ambiance. The living room features a fireplace & bay window that fills the space w/natural light. The heart of this home is the kitchen, with an oversized island with ample cabinet space, all elegantly finished w/quartz countertops. The white shaker-style cabinets offer a soft-close feature & upgraded SS appliances ensuring both functionality & aesthetic appeal. The adjacent dining roomâs slider leads to a large deck. The primary bedroom is a true retreat, featuring an updated full bath w/custom-tiled walk-in shower, a new vanity, & tile flooring. Additionally, the main bath was tastefully updated w/custom tile shower/tub combo, a new vanity, & tiled flooring. 2 additional BRs provide ample space for family members or guests. The lower level has been transformed into a versatile family room. Recessed lights & luxury vinyl plank floor give it a modern & cozy feel. A slider in this area opens to the rear yard for outdoor enjoyment. With its fresh updates and attention to detail, it's ready to welcome new owners looking for a stylish & comfortable living experience.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,948 sq ft	40,510	1985	1/12/2024	\$415,000	\$213

Closed: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	3 Closed							
<p>*Sold Date: 11/15/2023, Public Record MLS ID: -</p> <p>69 Hillside Ave Single Family 4/2 1,934 sq ft 13,329 1900 11/15/2023 \$260,000 \$132</p>								
	4 Closed							
<p>*Sold Date: 11/17/2023, MLS Listing 170584156: 7/12/2023 MLS ID: 170584156</p> <p>372 Lake Plymouth Blvd Single Family 3/2 1,056 sq ft 4,791 1947 11/17/2023 \$375,000 \$355</p> <p>Newly remodeled lakefront home with sublime view in a peaceful and friendly community. The first floor offers two bedrooms, two full bathrooms and a large living room with cathedral ceiling and a fireplace; also a spacious kitchen with new appliances, and a laundry room with w/d hookups. A private third bedroom is hidden away upstairs. A full basement with all new mechanicals and potential for extra living space.</p> <p><i>Courtesy of www.HomeZu.com</i></p>								
	5 Closed							
<p>*Sold Date: 12/27/2023, Public Record MLS ID: -</p> <p>45 South St Single Family 5/4 2,976 sq ft 94,090 - 12/27/2023 \$299,000 \$105</p>								
	6 Closed							
<p>*Sold Date: 1/10/2024, MLS Listing 170594942: 8/30/2023 MLS ID: 170594942</p> <p>382 South St Single Family 4/3 2,670 sq ft 253,083 2006 1/10/2024 \$775,000 \$290</p> <p>In the historic town of Plymouth sits a custom built home on over 5 private acres - rolling hills, stone walls & mature trees adding to the character & timelessness of this mini-estate. Entering the main living space from the foyer, your sightline goes into the 2 story coffered ceiling with fieldstone details and twin staged gas fireplace focal points. The primary bedroom, is a haven of elegance with a tray ceiling, leading to an en-suite boasting dual vanity sinks & stone walk-in shower. Customized closets are found in each bedroom, while travertine stone adorns bathrooms. More potential found in the unfinished walk-up attic space. No expense spared in mechanicals with top-notch BUDERUS heating system & hot water adding comfort and efficiency. The kitchen's allure to be seen in beaded inlay cabinets & granite countertops and breakfast bar serving island. Brazilian Cherry flooring connects spaces in both 1st & 2nd flooring. Durability begins with meticulous construction of Stainless steel IBEAMS, & walk out basement plumbed with potential for future living space. Outside find an impressive steel building [45 x 60] with LED lights & commercial-grade openers complementing the home or Work in your raised garden beds. Find details like granite overlay on exterior foundation areas , encapsulating a narrative of elegance, craftsmanship, & quality. This home tells a tale of life lived & loved well. Buyer's loss is your GAIN~</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Closed							
	325 North St	Single Family	3/2	2,724 sq ft	366,775	–	12/11/2023	Notice of Lis Pendens
	–							

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

