

# Comparative Market Analysis

June 8, 2026

Realti Intel · Rapid intelligence for real estate

Confidential — For Listing Consultation

REPORT MODE: SELLER LISTING PRESENTATION

## 1234 State Rd Unit 5, Plymouth MA 02360

Town: Plymouth Type: Condominium Beds: 3 Baths: 3.5 Sqft: 2 400 List Price: \$625,000

### PROPERTY VISUAL CONTEXT



1234 State Rd Unit 5, Plymouth MA 02...  
Subject property · Plymouth

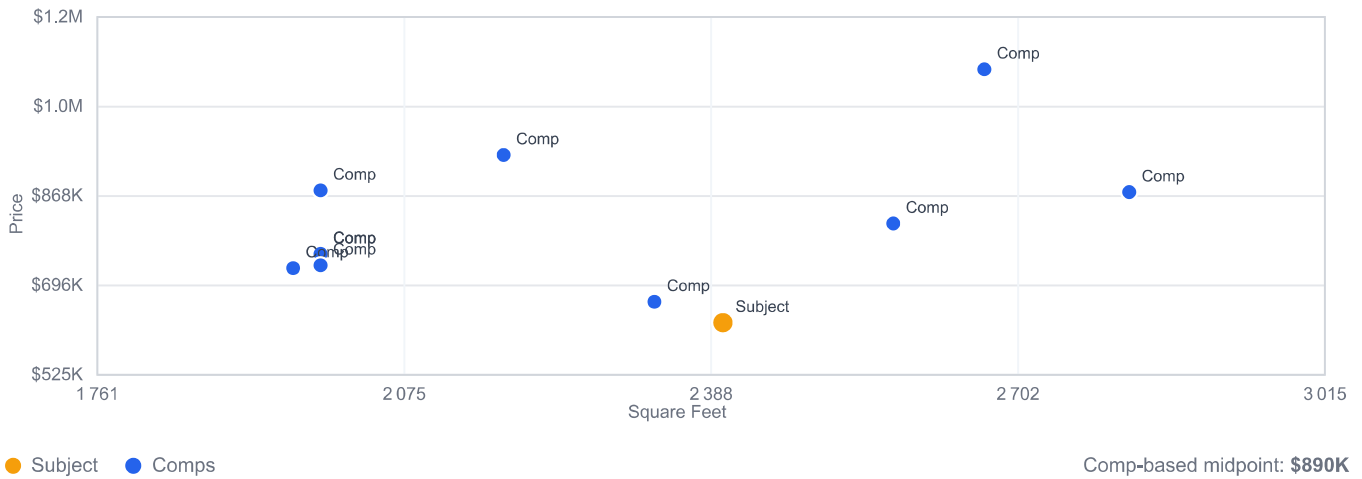


17 Shetland Unit 17, Plymouth MA 02360  
Comp · \$815,000



46 Sandwich Road Unit 26, Plymouth ...  
Comp · \$1,110,379

### PRICE VS SQFT SCATTER PLOT



### SUGGESTED LIST PRICE RANGE

LOW (-5%)	MIDPOINT	HIGH (+5%)
\$846K	<b>\$890K</b>	\$935K

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**i** List price \$625,000 is **30% below** the comp-based midpoint of \$890,400. There may be room to price higher — review seller motivation and property condition before finalizing.

**COMPARABLE SALES** Apr 9, 2026 – Jun 5, 2026 · sorted by most recent close

Address	Sold Price	Sqft	\$/Sqft	Bd / Ba	Lot (ac)	DOM	vs Ask	Closed
<b>1234 State Rd Unit 5, Plymouth MA 02360</b> <b>SUBJECT</b>	<b>\$625,000</b>	2 400	—	3 / 3.5	—	—	—	—
17 Shetland Unit 17, Plymouth MA 02360 Built 2005	<b>\$815,000</b>	2 574	\$317	3 / 2.5	—	16	<b>+2.5%</b>	Jun 5, 2026
46 Sandwich Road Unit 26, Plymouth MA 02360 Built 2024	<b>\$1,110,379</b>	2 667	\$416	2 / 2.5	—	18	<b>+6.9%</b>	May 29, 2026
37 Miter Drive Unit 8-2, Plymouth MA 02360 Built 2025	<b>\$756,092</b>	1 989	\$380	2 / 2.5	—	93	<b>+9.1%</b>	May 14, 2026
39 Miter Dr Unit 8-1, Plymouth MA 02360 Built 2024	<b>\$756,891</b>	1 989	\$381	2 / 2.5	—	134	<b>+9.2%</b>	May 7, 2026
16 Butten Mews Unit 16, Plymouth MA 02360 Built 2004	<b>\$729,500</b>	1 961	\$372	2 / 2.5	—	20	<b>+0.6%</b>	Apr 30, 2026
5 Sampson Commons Unit 5, Plymouth MA 02360 Built 2002	<b>\$875,000</b>	2 815	\$311	2 / 3.5	—	24	-1.6%	Apr 30, 2026
42 Outlook East Unit 42, Plymouth MA 02360 Built 2025	<b>\$946,247</b>	2 176	\$435	3 / 3	—	56	<b>+0.8%</b>	Apr 24, 2026
32 Hedge Rd Unit C, Plymouth MA 02360 Built 2003	<b>\$665,000</b>	2 330	\$285	3 / 2.5	—	80	-3.5%	Apr 23, 2026
34 Hickory Bend Unit 25-2, Plymouth MA 02360 Built 2025	<b>\$734,897</b>	1 989	\$369	2 / 2.5	—	360	<b>+6.0%</b>	Apr 9, 2026
32 Hickory Bend Way Unit 25-1, Plymouth MA 02360 Built 2025	<b>\$878,406</b>	1 989	\$442	2 / 2.5	—	134	<b>+27.5%</b>	Apr 9, 2026
<b>Average</b>	<b>\$785,946</b>	2 248	\$371	2.3 / 2.6	—	94 d	<b>+5.8%</b>	—

**CURRENT MARKET CONDITIONS — PLYMOUTH**

Active Listings (30d)

**28**

new to market

Avg. Days on Market

**47.48 days**

active inventory

**MARKET POWER SCORE — 30-90 DAY TIMING**

**56**

**Leaning seller — price correctly for a clean close.**

Score of 56 shows moderate seller advantage.

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of recent closings

Seller's market

Sale-to-List Ratio: **99.8%** · Median Close: **\$594K**

**SCORE COMPONENTS**



Supply and demand are roughly balanced.

**SMART CMA INTELLIGENCE (SELLER MODE)**

Scatter Position

**P0**

Sqft percentile P70

Best Seller Months

**Mar / Apr**

June: 41/100 (C)

Best Buyer Months

**Feb / Aug**

June: 39/100 (D)

Market Power

**56**

Moderate Strength

**SELLER LISTING INTEL**

Current Sell Grade

**C**

June seasonality

Current Sell Score

**41**

out of 100

Live List/Sold

**99.8%**

rolling avg