

Poppy
TROUPE

POPPY TROUPE

C. 617.285.5684

Norwell-Hanover Regional Office
2053 Washington Street | Suite 105
Hanover, MA 02339

Poppy.Troupe@CBRealty.com

PoppyTroupe.com

 **COLDWELL BANKER** | REALTY



To say that Poppy was born to be a real estate agent is no exaggeration. As the daughter of a highly successful South Shore real estate broker, she not only inherited exposure to real estate, but also developed her sincere interest, knowledge and experience in the industry.

After working in New York City and abroad in sales and marketing, Poppy is now one of the most sought-after agents on the South Shore, building her successful business on the foundation of personalized customer service, innovative techniques and expert community knowledge.

A South Shore native, Poppy brings deep understanding of the area to provide a custom, in-depth analysis of the local market, supported by Coldwell Banker Realty's cutting-edge technologies and expansive network. Working with Poppy means buyers are well-informed about property and pricing trends, along with the detailed amenities of any given location. She is well-known for matching her clients with the perfect home in the ideal neighborhood. For sellers, she set herself apart by leveraging extensive resources to achieve optimum marketing for your property. High-end photography, hands-on staging and high-impact social media marketing exposure are all included when working with me.

These tools – along with her dedication and enthusiasm – ensure that sellers attract qualified buyers and that buyers land the home of their dreams.

Poppy's marketing strategy, community expertise and personalized customer service have earned her many accolades, including the prestigious Coldwell Banker® International President's Premier Award and most recently

the Coldwell Banker Society of Excellence designation for 2025, truly a “best in class” title reserved for less than 1% of Coldwell Banker agents worldwide. She has been the #1 agent in Norwell since 2015¹ and is ranked 6th in the state of Massachusetts and all of New England.² These accomplishments reflect the time and effort she puts into each relationship and every transaction.

A staple of the Norwell community, she is an active participant in the Norwell Women's Club and the United Church of

Christ. She supports many local charities and sit on the committee for the South Shore Hospital's Moonlight and Miracles Gala and is a member of the South Shore Health Foundation board. Poppy's commitment to the South Shore paired with her sincere desire to help others makes her known as an agent who is dedicated to making a positive impact on her clients' lives.

Poppy lives in Norwell with her husband John and their four children – Archer, Isobel, Johnny and Annie.



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¹Based on closed sales volume and total number of units closed information from MLS for Norwell, MA in all price ranges as reported on 4/3/26 for the period of 1/1/15-12/31/25. Sales volume calculated by multiplying the number of buyer and/or seller sides by sales price. One unit equals one side of a transaction (buyer or seller). Source data is deemed reliable but not guaranteed. ²For Coldwell Banker Realty.



HIGHLIGHTS

+ *Accolades*

NOTABLE ACHIEVEMENTS

#1 NORWELL AGENT SINCE 2015*

- Coldwell Banker® International Society of Excellence recipient – a distinguished honor presented to less than half of the top 1% of approximately 96,000 Coldwell Banker Realty agents internationally
- \$70.5 million sold in 2025
- 52 units sold in 2025
- Ranked #6 in Massachusetts out of approximately 3,300 Coldwell Banker Realty agents for gross commission income in 2025
- Ranked #6 in New England out of approximately 4,000 Coldwell Banker Realty agents for gross commission income in 2025
- Ranked #47 in state of Massachusetts in 2025 for residential real estate with a volume of \$46.38 million by RealTrends America's Best Report
- Recognized by *Boston* magazine as a top real estate producer for 2025
- Featured in *Boston Agent* magazine as a "Who's Who" for Real Estate in 2026

“

The past couple years have been uniquely challenging for buyers and sellers alike, and Poppy has been an invaluable resource for her clients in navigating this new and unpredictable terrain. The South Shore market is particularly competitive, and Poppy consistently surpasses client expectations to bring them the best-in-class service for which she is known. Her ingenuity in providing the latest virtual tools and technologies continue to set her apart as one of the top real estate professionals in the market.

– Kara Flanagan, Vice President & Branch Manager

Coldwell Banker Realty - Norwell-Hanover Regional | Scituate | Cohasset | Hingham-Hull

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BOSTONAGENT

AS SEEN IN THE APRIL 2026 ISSUE OF BOSTON AGENT MAGAZINE

POPPY TROUPE

Premier Associate
Coldwell Banker Realty, Norwell-Hanover

Living in Norwell with her husband, John, and their four children, top-producing Realtor Poppy Troupe understands firsthand why so many families choose to call the South Shore of Massachusetts home.

Troupe, a premier associate with Coldwell Banker Realty of Norwell-Hanover, uses her exceptional market expertise to guide buyers and sellers with authenticity, discretion and confidence. Ranked as the No. 1 real estate agent in Norwell, Massachusetts, since 2015, she has built her reputation on exceptional sales volume as well as discretion, strategy and a deep commitment to her clients.

A South Shore native with generational roots in real estate, Troupe offers nuanced pricing insights and a refined understanding of what drives value in this highly sought-after coastal region. After gaining experience in New York City and abroad in sales and marketing, she returned home to build one of the most successful real estate businesses in Massachusetts.

Earning the prestigious 2025 Coldwell Banker Society of Excellence distinction – an honor reserved for fewer than 1% of the brokerage's agents worldwide – Troupe consistently ranks among the top real estate agents in Massachusetts and throughout New England.

Troupe provides sellers with luxury photography, staging guidance, high-impact digital exposure and pricing strategies designed to maximize value in competitive conditions. Buyers benefit from her hyperlocal market knowledge, strong negotiation skills and deep understanding of South Shore neighborhoods, schools and lifestyle amenities.

Beyond production numbers, Troupe is a respected presence within the Norwell community. She is actively involved in the Norwell Women's Club, The United Church of Christ and the South Shore Health Foundation. Her engagement in the community strengthens her insight into the lifestyle and values that define South Shore real estate, making her the area's go-to agent.

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SOUTH SHORE

REAL PRODUCERS®

CONNECTING. ELEVATING. INSPIRING.

REAL PRODUCER

POPPY TROUPE

PARTNER SPOTLIGHT

WASTE NETWORK

RISING STAR

KACEY MCGEE

CELEBRATING LEADERS

DIAN MOLISSE

DECEMBER 2021

“

A POSITIVE ATTITUDE IS VERY IMPORTANT THROUGH UPS & DOWNS.

”

With her husband by her side in the Boston market and her mother as her mentor, Poppy had the tools she needed to succeed. But she knew she also needed to work hard. She needed to keep her head up, to be a good role model for her four children.

“A positive attitude is very important through ups and downs,” Poppy said.

She was strong. When she needed the 2016-2017 season, Poppy was the recipient of a position “to have great time to enjoy.”

And the past year, Poppy was the star. Her family, mostly with support from her husband, had been through every step of their journey.

For Poppy's work ethic and her spirit, “My team had to really high standards and a great work ethic. She always had a positive attitude. She always had a great sense of humor. She always had a great sense of humor. She always had a great sense of humor.”

It was about that the Poppy, she loved the fact that she had been able to work and still be a mother and a wife. She loved the fact that she had been able to work and still be a mother and a wife.

POP

POPPY

TROUPE

EQUAL PARTS HEART + HARD WORK

CLIENT TESTIMONIALS

See what some of your friends and neighbors have to say about working with me:

*We have bought and sold five homes, and I can say that Poppy is better than all of my previous realtors combined! From staging our house to the exact timing on when to list, Poppy was there to guide us and make sure we got maximum value. Her professionalism, expertise, patience, strategy and knowledge of the local market put us in a position to get multiple offers on our terms. I don't think there is another realtor on the South Shore who knows this market as well as she does. – **J. Ferrero***

*From the time we first met Poppy, we knew we were in good hands. She was friendly, unflappable and very knowledgeable about the real estate market on the South Shore. She gave us excellent advice on what to do before we listed to optimize the curb appeal (or web appeal) of our house, and she helped us find vendors to refinish our floors, perform carpentry repairs and stage our home. It was clear that they all respected her, and we benefited from their responsiveness to her requests on our behalf. Selling a home can be stressful, but Poppy's consummate professionalism gave us the confidence that we'd find the right buyer and we did. We would highly recommend her to anyone looking to buy or sell a home on the South Shore. – **P. Merzbacher***

*Poppy is an outstanding, professional agent. Her process knowledge and marketing skills are unmatched in my over 35 years of dealing with real estate agents. I have worked a number of times with Poppy over the last decade, and her attention to detail continues to impress us during the selling and buying process. I would highly recommend Poppy and her team when searching for a best-in-class real estate agent. – **P. Eisenmann***

*Poppy Troupe deserves every real estate accolade she receives. Poppy was a spectacular real estate advocate. Our needs as a buyer or seller were always her first priority. Having been a realtor myself, it was hard to hand over the responsibility to someone else. Her experience and knowledge far outweighed any of our concerns. She had a plan from the moment she stepped into our house and guided us through each crazy turn. And, most importantly, we ALWAYS felt like she heard what we were saying. – **L. Mitchell***

*Unbelievably dynamic. Highly experienced. Extremely responsive. Poppy is amazing and made it such a pleasant experience. Would highly recommend Poppy anytime to anyone. – **C. Vaganay***

*Poppy was wonderful to work with in both the (extremely quick!) sale of our previous home and with finding us a new home. She is detail-oriented, responsive to any and all needs and really tailored what we looked at to our personalities. We have never had a better experience with an agent before. – **K. Schmid***

*Poppy goes all-in on listings and is very diligent about getting things closed. She helped with suggestions for improvements to get top dollar on the house we were selling and helped set us up with the house we bought. – **P. Reynolds***



PROVEN
Success

LEADING THE WAY

Over a Century of Excellence

Coldwell Banker Real Estate practically invented modern-day real estate. Founded in 1906 on the principles of honesty, integrity and always putting the customer first, we changed the industry then and continue to do so today.

Global Network

Through non-stop innovation and forward thinking, the **Coldwell Banker**[®] brand has grown to become one of the most well-known and trusted names in real estate around the globe.

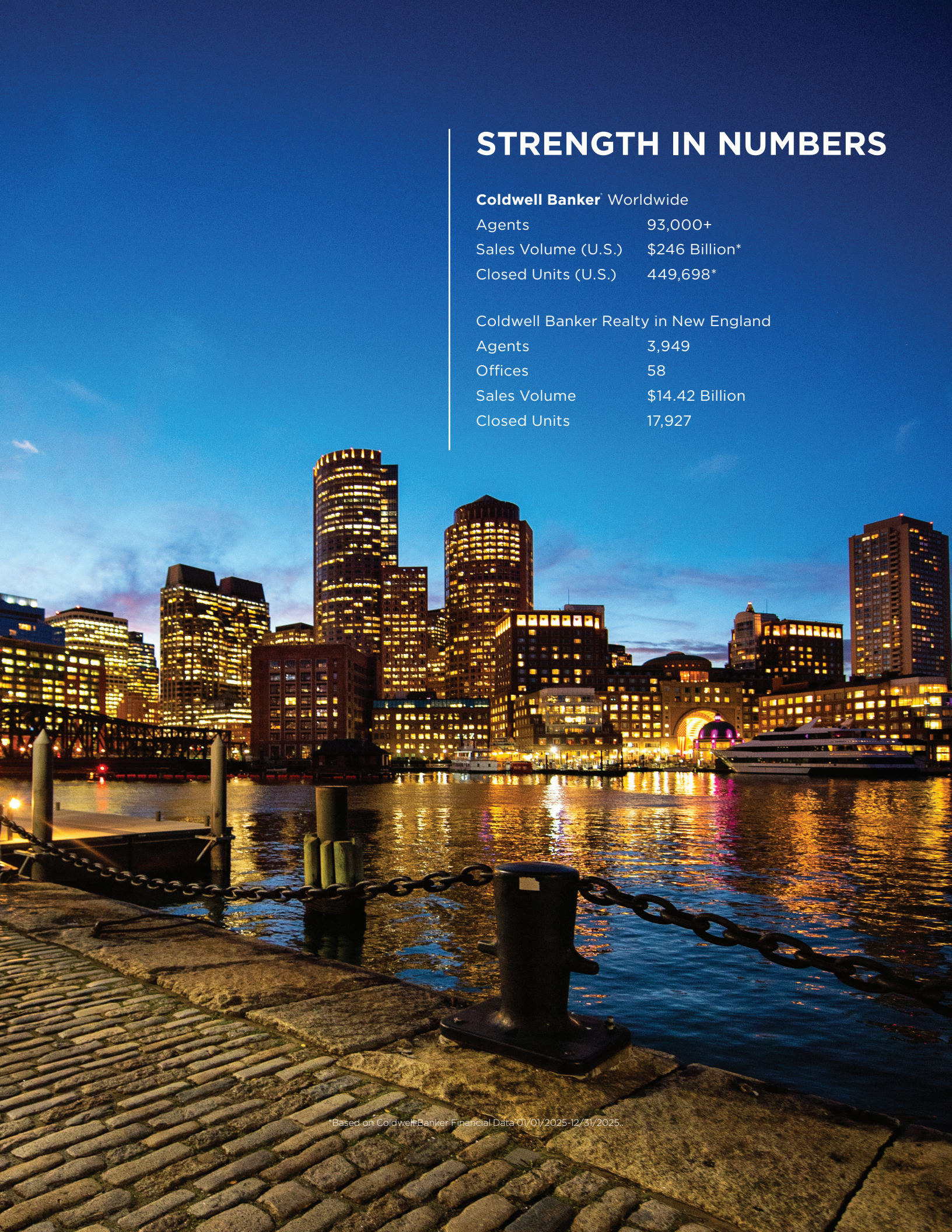
Wherever your home's buyer might be, we're there, too.

93,000+
AGENTS*

50
COUNTRIES*



*As of 12/31/2025.



STRENGTH IN NUMBERS

Coldwell Banker® Worldwide

Agents	93,000+
Sales Volume (U.S.)	\$246 Billion*
Closed Units (U.S.)	449,698*

Coldwell Banker Realty in New England

Agents	3,949
Offices	58
Sales Volume	\$14.42 Billion
Closed Units	17,927

*Based on Coldwell Banker Financial Data 01/01/2025-12/31/2025.



Poppy
TROUPE

ONLINE
Impact

#1 RATED REAL ESTATE ADVERTISING*

The Coldwell Banker® brand is proud to deliver top-rated national network advertising that connects with viewers and has been rated #1 for 14 years running* – leading the real estate industry. As one of the strongest and most recognized names in real estate, it makes the right impression and attracts buyer interest to your property.



RANKED **ONE OF THE MOST USEFUL TOOLS** IN REAL ESTATE, MOVE METER® IS SHOWCASED IN OUR FOOTBALL SEASON AD CAMPAIGNS, DRIVING MORE TRAFFIC TO OUR WEBSITE – AND YOUR PROPERTY LISTING.

*Ace Metrix scores 2012-2025, real estate category.

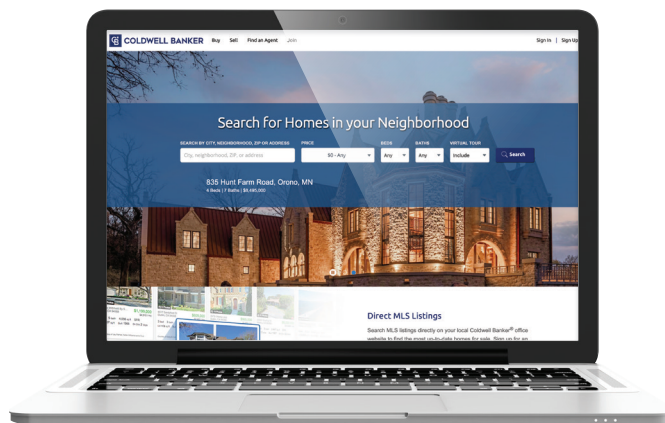
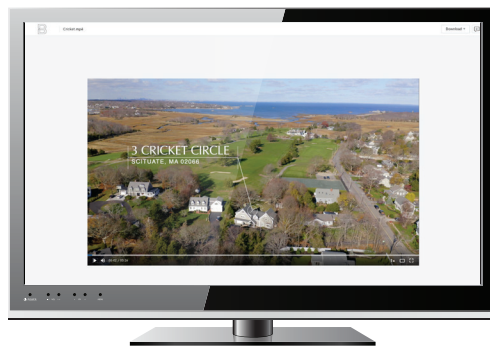


STRATEGIC *Marketing*

MARKETING YOUR HOME

We offer one of the most powerful and comprehensive marketing programs to ensure your home is seen by the right buyers. In addition to our industry-leading online strategy, we use a proven combination of traditional and cutting-edge methods to market your home, including:

- National brand advertising
- Online advertising
- Social media
- Direct print and email marketing
- Just Listed flyers and postcards
- Exceptional property videos
- Media relations/public relations
- Coldwell Banker Global Luxury[®] program
- Yard signs
- MLS (multiple listing service)
- Open houses/broker opens



SPOTLIGHT MARKETING

In today's competitive real estate market, the key to success is differentiation – doing common things in an uncommon way. In fact, differentiation from the competition has become the cornerstone of outstanding real estate service.

We are proud to deliver exceptional property marketing that is designed to quickly attract attention and showcase your property with a digital-first strategy that maximizes the modern media marketplace. Coldwell Banker Realty is committed to ensuring that your property is uniquely positioned to sell.



Professional Photography
High-quality photos perfect for print and online to make your property look its very best*

*Consult your agent for details



YouTube Advertising
Professionally produced 30-second listing ad shown during a YouTube video with optimized audience targeting



Property Brochure
Beautiful, professionally printed property brochures with trackable QR code, to showcase your home



Extensive Online Exposure
Your home will be displayed on the real estate industry's most visited websites and viewed by potential buyers all over the world



Targeted Online Advertising
Geographic targeting technology markets your property directly to local buyers online and on social media



Silver Envelope Home Announcement
Stunning, trifold property announcements with trackable QR code, direct mailed to you neighborhood in silver



Single-Property Website
Professionally designed property website that is viewable on all devices and easily shared via social media



Social Media Banner
Attention-getting online promotion of your home for maximum reach



Just Listed eFlyer
"Just Listed" announcement eBlast sent to an exclusive list of personal and professional contacts



Luxury Property Showcase
Featured online ad placement for \$1M+ listings on The Wall Street Journal | Real Estate and Mansion Global websites



Property Tour
Professionally produced photo slideshow



Area REALTOR® Notification
Agents at local real estate companies in your area will be notified that your home has come on the market



Seller Update
Detailed report outlining everything that has been done to bring your home to market and maximize its exposure

SPOTLIGHT MARKETING

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*Consult your agent for details



YouTube Advertising
Professionally produced 30-second listing ad shown during a YouTube video with optimized audience targeting



Area REALTOR® Notification
Agents at local real estate companies in your area will be notified that your home has come on the market



Extensive Online Exposure
Your home will be displayed on the real estate industry's most visited websites and viewed by potential buyers all over the world



Targeted Online Advertising
Geographic targeting technology markets your property directly to local buyers online and on social media



Property Brochure
Beautiful, professionally printed property brochures with trackable QR code, to showcase your home



Single-Property Website
Professionally designed property website that is viewable on all devices and easily shared via social media



Social Media Banner
Attention-getting online promotion of your home for maximum reach



Silver Envelope Home Announcement
Stunning, trifold property announcements with trackable QR code, direct mailed to your neighborhood in silver



Property Tour
Professionally produced photo slideshow



Just Listed eFlyer
"Just Listed" announcement eBlast sent to an exclusive list of personal and professional contacts



Seller Update
Detailed report outlining everything that has been done to bring your home to market and maximize its exposure

PROFESSIONAL PHOTOGRAPHY

Magazine-quality photography, perfect for print and online, to make your property look its very best.



CUSTOM BROCHURES

I provide beautiful multipage brochures that showcase your unique home in its best light.



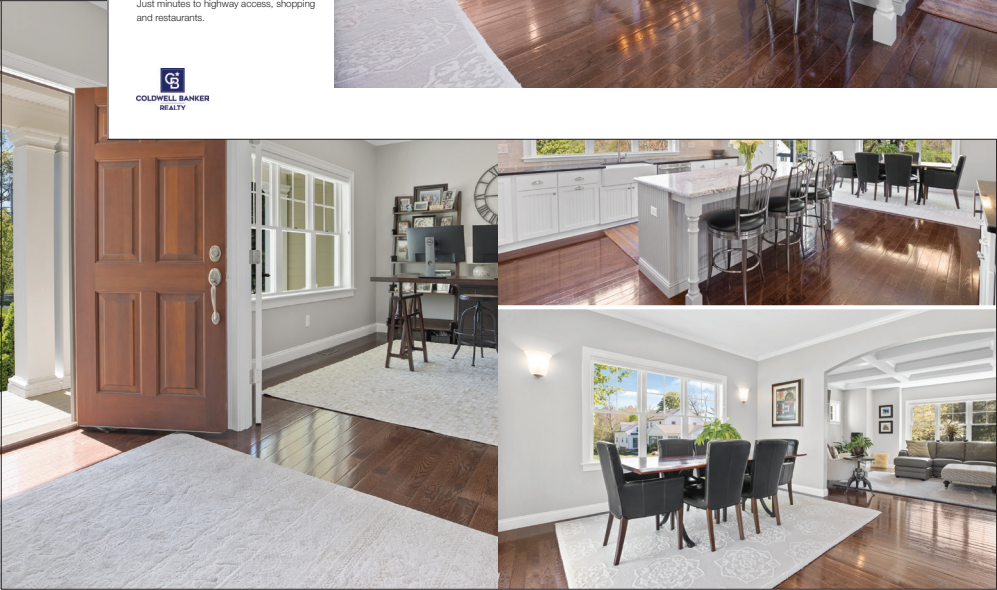
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CUSTOM 4-BEDROOM COLONIAL ON NEARLY 2 ACRES

With spectacular curb appeal - this beautifully sited custom-built four-bedroom Colonial with soaring ceilings, masterfully crafted construction and light-filled space was designed for today's modern lifestyle. The dazzling kitchen is outfitted with a Bertazzoni range, Liebherr wine fridge, farmhouse sink and a custom island. A sunlit dining area has access outdoors to a deck overlooking the gorgeous backyard. Off the foyer, there's a spacious home office and an architecturally stunning family room with coffered ceilings, a fireplace and detailed millwork. A rich staircase leads upstairs to four bedrooms including a primary suite retreat with a walk-in custom closet and spa-like bathroom. You'll love the full finished walkout lower level with a home gym, game room and media room. Step outside to a large patio and exquisitely landscaped yard with stone walls, walkways and lush lawnscapes. Located on almost two level acres with great space for play or your dream pool. Just minutes to highway access, shopping and restaurants.

Marketed by POPPY TROUPE



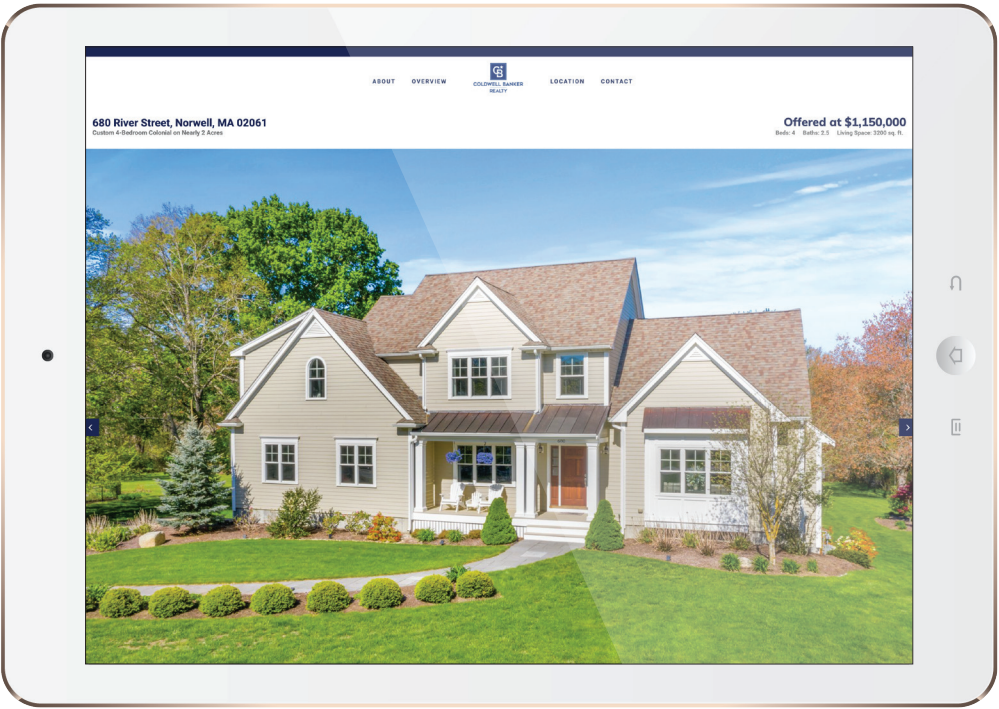
SILVER ENVELOPE HOME ANNOUNCEMENT

Stunning, trifold property announcements direct mailed in silver envelopes that get noticed.



SINGLE-PROPERTY WEBSITE

Professionally designed property website that is viewable on all devices and easily shared via social media.



STAGING GETS RESULTS!

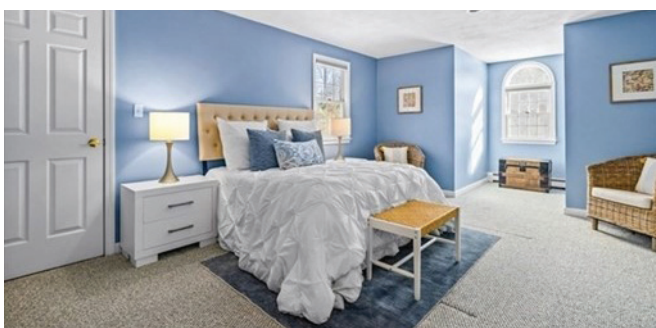
Transforming Spaces to Sell

With my hands-on approach, I completely transform each property, capturing its best features and drawing in countless potential buyers. From arranging furniture to making cost-effective recommendations and leveraging professional lighting and other techniques, I give your home that “wow” factor that leads to a faster sale and optimal return on investment. The before and after photos say it all!

BEFORE



AFTER





Before



After

POPULAR SERVICES OFFERED

PAINTING

STAGING

ROOM RENOVATIONS

LANDSCAPING

JUNK REMOVAL

CLEANING

HANDYMAN SERVICES

FLOORING AND

CARPENTRY

ELECTRICAL UPGRADES

PLUMBING

AND MUCH MORE

FIX IT UP WITH NOTHING UP FRONT

The Coldwell Banker® brand can help you make the needed improvements and repairs to prep your home for sale with no up-front costs using the RealVitalize® program. There are no hidden fees or interest, and you don't have to pay until your property sells¹.

How it works

1. We'll work together to decide which home improvement projects will showcase your home best and set an estimated budget for the work.
2. I'll enroll your home in the RealVitalize program and get you connected to a dedicated Angi Project Consultant who will source and schedule local vendors from Angi's network of trusted service professionals.
3. Once you approve the estimates, local top-rated professionals implement your home improvements. Home projects and services are backed by the Angi Happiness Guarantee². If you're not satisfied with your home project or service, Angi will work to make it right.
4. I list your home. You don't pay anything back until closing¹.



1. Seller must pay for work upon earlier of closing, listing no longer being in effect, or 12 months after completion of first job. If settlement proceeds are insufficient to cover the RealVitalize project costs, seller must pay the balance within 15 days after closing. 2. Agent-referred vendors are not covered under the Angi Happiness Guarantee.

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BRINGING MORE BUYERS

Relocation Services

Thanks to our relationships with major relocation companies, we're the brokerage of choice for thousands of relocating, transferring and other special groups of buyers each year.

Global Relocation Partner

We receive thousands of incoming buyer referrals annually through our partnership with one of the largest relocation companies in the world, which provides services in 185 countries and to more than half of the Fortune 50 companies.

Affinity Network

Through our Affinity business line, we work with 25+ member-based programs to offer real estate services to relocating buyers across the country.

AARP

Our real estate benefits program with AARP offers its 38 million members a cash-back reward or bonus when they buy or sell a home, delivering valuable leads to agents.

Military Rewards Program

Military families can receive \$350-\$7,500 in cash back or rewards when they buy and/or sell a home with a participating agent through the Coldwell Banker Military Rewards program.





RELOCATION THE RIGHT WAY

With a reach that extends far beyond our local market, we can help you buy or sell real estate wherever life takes you. The advantages of working with us on your relocation include:

Relocation Certified Marketing Specialist

proficient in marketing relocation properties and specially educated to expertly manage all aspects of your relocation policy and ensure your relocation benefits are protected

Award-Winning Relocation Team nationally recognized and honored for relocation performance

Knowledge of Relocation Procedures and Technology including company reporting, paperwork management, vacant-home management and local closing transactions



YOUR
Home's Value

COMPARATIVE MARKET ANALYSIS

A comparative market analysis, or CMA, is a report that pulls data from the multiple listing service (MLS) based on buyer and seller activity in your area. Information in your CMA includes:

- Comparable properties in your area that recently sold
- Comparable properties in your area that failed to sell
- Pending sales in your area
- Comparable active listings in your area

I will use this information to develop a pricing and positioning strategy that creates a perception of value, makes your property competitive and generates excitement among buyers.



LET'S GET THESE RESULTS TOGETHER!

Average Days on the Market for Past Two Years: **10**

List-to-Sale Price Ratio: **104%**

“

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- J. Ferrero





The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Not intended as a solicitation if your property is already listed by another broker. Affiliated real estate agents are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 26Y8W0-DC_NE_4/26