395 Mills Cross Rd
Staatsburg, NY 12580





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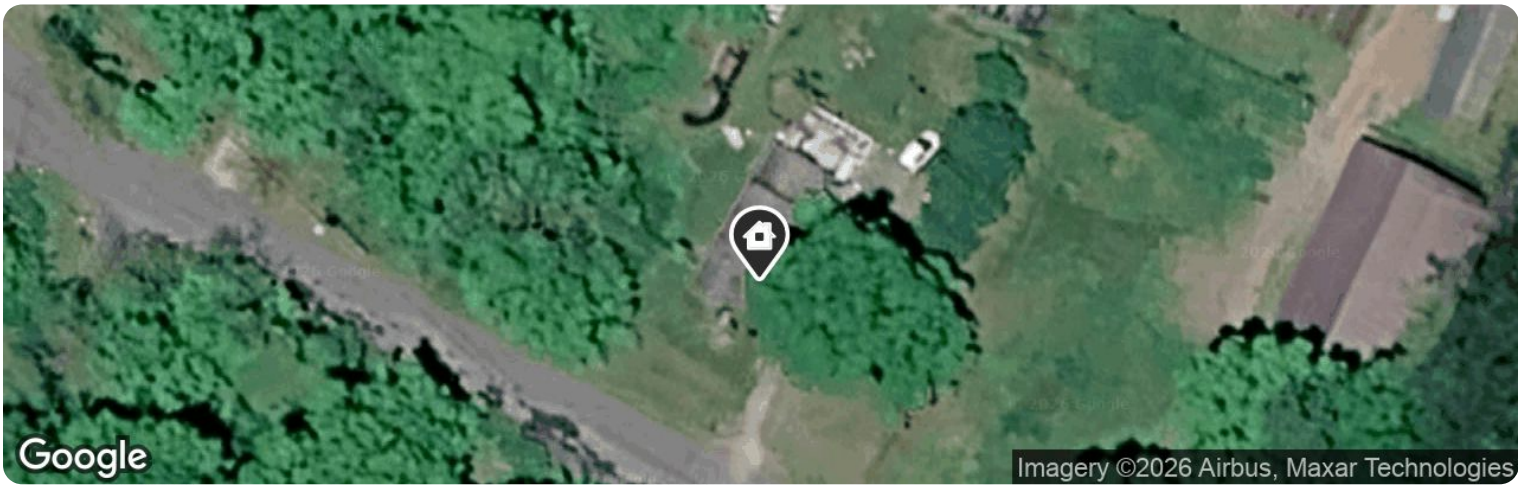
RE/MAX Town & Country

584 Route 9

Fishkill, NY 12524

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395 Mills Cross Rd, Staatsburg, NY 12580



Off Market / Public Record • Sold Date: 1/26/2007, Public Record

Closed Price
$239,900

Off Market Date 1/26/2007

AVM
$411,000

AVM Updated 11/15/2026

AVM Estimated Range
$283.6K $538.4K

AVM Confidence

AVM Month Change
↓ $4,000

AVM Year Change
↑ 11.38%

CMA Value
$395,404

CMA Range
$280K $475K

Last Edited 9/21/2026 **Price per Sq Ft** $241

3 Beds | **1** Bath | **1,642** Sq Ft | **0.98** Acres

Basic Facts

Type
Single Family

Land Use
Single Family Residential

Year Built
1950

APN/TaxID
133200 6267-01-153728-0000

Price by SqFt
$250 per sq ft

Previously sold
for $239,900 on 1/26/2007

Zoning
R20

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Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Single Family	–
Property Subtype	Single Family Residential	–
Bedrooms	3	–
Total Baths	1	–
Full Baths	1	–
Partial Baths	–	–
Living Area (sq ft)	1,642	–
Building Area (sq ft)	1,642	–
Lot Size	0.98 acres	–
Lot Dimensions	42689 SF	–
Garage (spaces)	0	–
Year Built	1950	–
Style	Traditional/Old	–
Heating	Hot Water	–
Fireplaces	1	–
Basement	Full Basement	–
Exterior Walls	Wood	–
Number of Units	0	–
Number of Stories	2 story with Basement	–

Legal Description

Parcel Number	133200 6267-01-153728-0000	**County**	Dutchess County
Zoning	R20	**City/Municipality/Township**	HYDE PARK
Census Tract	360270701.013003	**Carrier Route**	R083

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395 Mills Cross Rd, Staatsburg, NY 12580

Legal Description

Abbreviated Description	LOT:153.728 BLK:1 SEC:6.267 DIST:133200 CITY/MUNI/TWP:HYDE PARK	**Current Use**	Single Family Residential

Public Record History

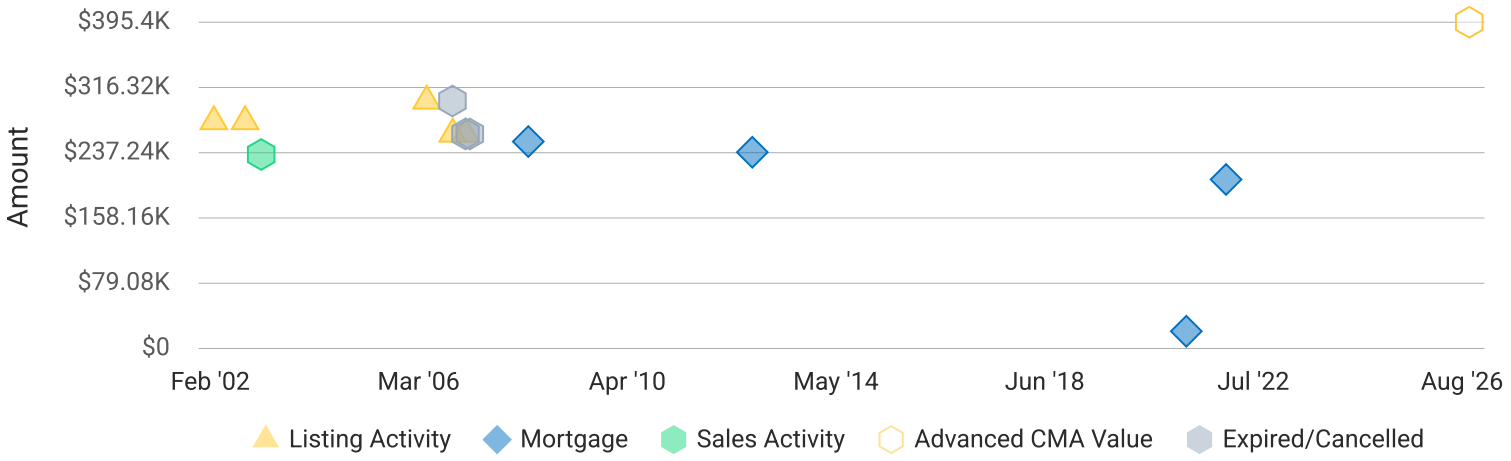
Tax

Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	$37,500	$37,500	$37,500	$37,500	$37,500
Assessed Value - Improvements	$47,500	$47,500	$47,500	$47,500	$47,500
Total Assessed Value	$85,000	$85,000	$85,000	$85,000	$85,000
Assessor Market Value Year	2025	2024	2023	2022	2021
Assessor Market Value - Land	$105,618	$101,338	$97,412	$83,779	$75,000
Assessor Market Value - Improvements	$133,782	$128,362	$123,388	$106,121	$95,000
Total Assessor Market Value	$239,400	$229,700	$220,800	$189,900	$170,000
Tax Rate Code Area	133201	133201	133201	133201	133201
Total Tax Amount	$4,784	$4,750	–	–	$4,244
Tax Exemption Code	Homestead	Homestead	Homestead	Homestead	Homestead

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Sales and Financing Activity



Date	Event	Amount
9/21/2026	Advanced CMA Value	$395,404
12/18/2021	FHA	$204,721
3/9/2021	FHA	$20,627
9/10/2012	Unknown	$237,750
4/23/2008	Unknown	$250,705
3/2/2007	Expired|MLS For Sale	$259,900
1/31/2007	New Listing|MLS For Sale	$259,900
1/30/2007	Expired|MLS For Sale	$259,900
10/31/2006	New Listing|MLS For Sale	$259,900
10/29/2006	Expired|MLS For Sale	$299,900
4/28/2006	New Listing|MLS For Sale	$299,900
1/31/2003	MLS Sale	$235,000
10/8/2002	Pending|MLS For Sale	$275,000
2/27/2002	New Listing|MLS For Sale	$275,000

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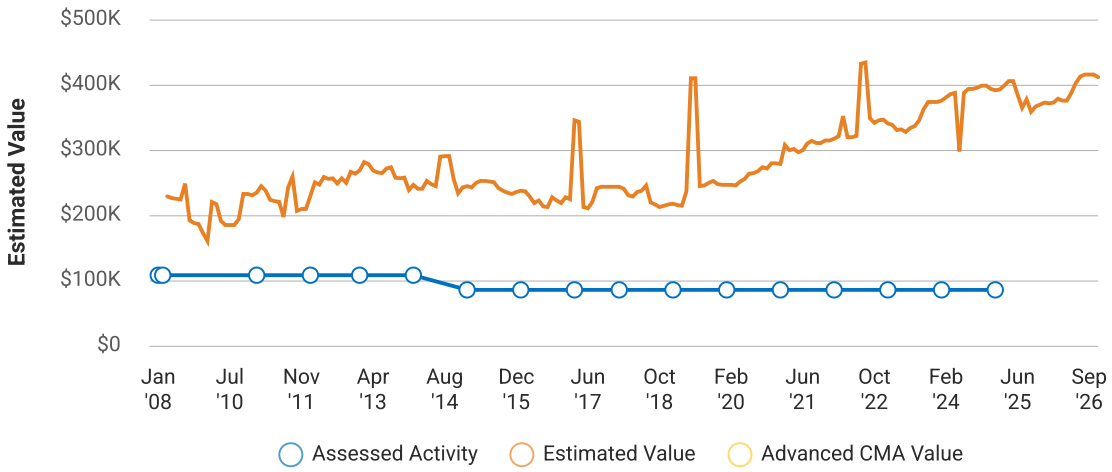
395 Mills Cross Rd, Staatsburg, NY 12580

Estimated Value

This chart compares a property's estimated and assessed value over time.

Source: Public Records and Listings

Update Frequency: Property valuations are updated twice monthly; property assessments are an annual value.



Pricing Summary

Closed Price

$239,900

AVM

$411,000

Advanced CMA Value

Price estimate based on comps.

$395,404

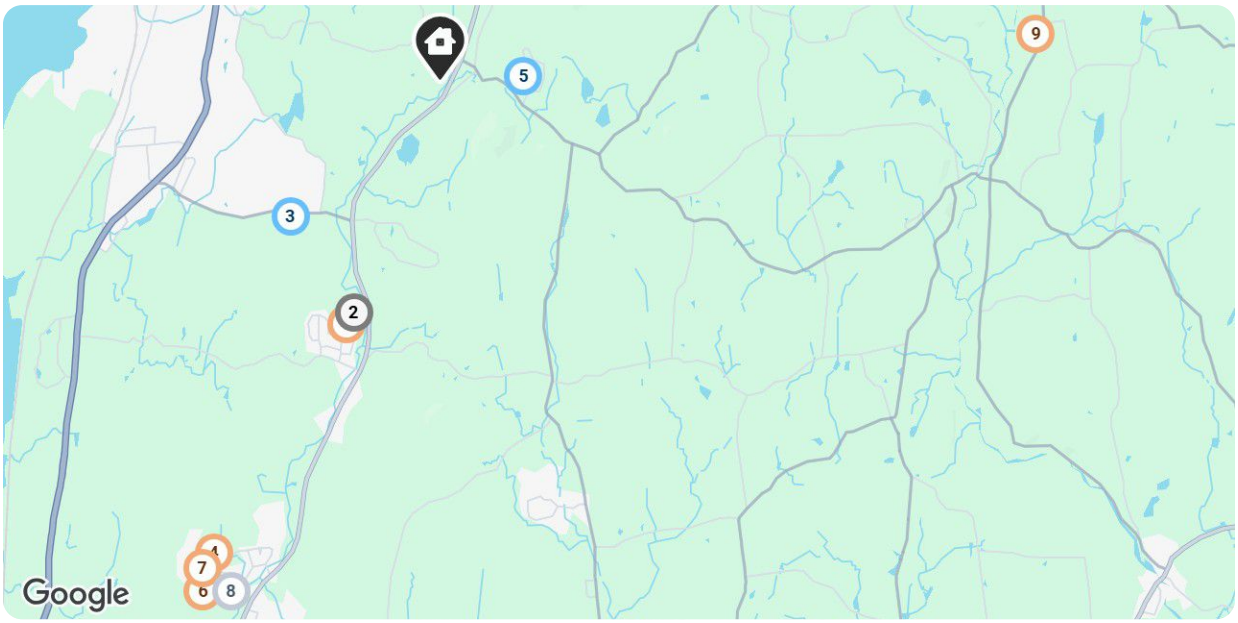
Range: $280K – $475K

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395 Mills Cross Rd, Staatsburg, NY 12580

CMA

Comp Property Summary



Legend

- Subject Property
- Active For Sale
- Pending
- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

9 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	$ Per Sq Ft	Price or Est. Value
 **395 Mills Cross Rd** **Staatsburg, NY 12580** Off Market / Public Record	Single Family	3/1	1,642	0.98 acres	1950	–	–	–
1  **12 Golden Way** **Staatsburg, NY 12580** MLS ID: 1020591 Closed / For Sale *Courtesy of BHHS Hudson Valley Properties*	Single Family	3/2	1,774	0.36 acres	1969	34	$268	$475,000
2  **40 Long Meadow Dr** **Staatsburg, NY 12580** MLS ID: 1020599 Closed / For Sale *Courtesy of eXp Realty*	Single Family	3/1	1,690	0.31 acres	1971	42	$243	$411,500
3  **74 N Cross Rd** **Staatsburg, NY 12580** MLS ID: 1043803 Pending / For Sale *Listing Courtesy of Real Broker NY LLC*	Single Family	4/2	1,610	0.74 acres	1942	25	$264	$425,000
4  **32 Greentree Dr N** **Hyde Park, NY 12538** MLS ID: 919657 Closed / For Sale *Courtesy of Realty Center Hudson Valley*	Single Family	3/2	1,543	0.83 acres	1956	119	$278	$429,400

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395 Mills Cross Rd, Staatsburg, NY 12580

9 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	$ Per Sq Ft	Price or Est. Value
 **395 Mills Cross Rd** **Staatsburg, NY 12580** Off Market / Public Record	Single Family	3/1	1,642	0.98 acres	1950	–	–	–
5  **26 W Cookingham Dr** **Staatsburg, NY 12580** MLS ID: 1025200 Active / For Sale *Listing Courtesy of Diane E. Crittenden*	Single Family	4/1	1,776	1.15 acres	1970	100	$197	$349,000
6  **41 Greentree Dr S** **Hyde Park, NY 12538** MLS ID: 1000607 Closed / For Sale *Courtesy of Keller Williams Realty Partner*	Single Family	3/2	1,474	0.92 acres	1958	43	$285	$420,000
7  **6 Pine Tree Ln** **Hyde Park, NY 12538** MLS ID: 1021230 Closed / For Sale *Courtesy of Diane E. Crittenden*	Single Family	3/1	1,681	0.91 acres	1959	18	$167	$280,000
8  **27 Greentree Dr S** **Hyde Park, NY 12538** MLS ID: 916584 Closed / For Sale *Courtesy of Houlihan Lawrence Inc.*	Single Family	3/2	1,606	0.8 acres	1962	21	$273	$439,000
9  **18 Hummingbird Way** **Staatsburg, NY 12580** MLS ID: 980434 Closed / For Sale *Courtesy of BHHS Hudson Valley Properties*	Single Family	3/1	1,387	1.43 acres	1951	69	$227	$315,000

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395 Mills Cross Rd, Staatsburg, NY 12580

Comp Property Adjustments

				
Address	**395 Mills Cross Rd Staatsburg, NY 12580**	**12 Golden Way Staatsburg, NY 12580**	**40 Long Meadow Dr Staatsburg, NY 12580**	**74 N Cross Rd Staatsburg, NY 12580**
Status	Subject Property	1 Closed	2 Closed	3 Pending
MLS ID	–	1020591	1020599	1043803
Proximity		1.94 Mi. SW	1.85 Mi. SW	1.5 Mi. SW
Value	–	$475,000	$411,500	$425,000
Date	–	9/10/2026 Closed Date	10/2/2026 Closed Date	8/27/2026 List Date
Days in RPR	–	34	42	25
Price per Sq Ft	–	$268	$243	$264
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence	Single Family Residence	Single Family Residence
Total Rooms	–	9	8	8
Bedrooms	3	3	3	4
Total Baths	1.0	2.0	1.0	2.0
Full Baths	1	2	1	2
Living Area (sq ft)	1,642	1,774	1,690	1,610
Building Area (sq ft)	1,642	1,774	1,690	1,610
Lot Size	0.98 acres	0.36 acres	0.31 acres	0.74 acres
Lot Dimensions	42689 SF	15682 SF	13504 SF	32234 SF
Garage	–	–	–	Yes
Pool	–	–	Yes	Yes
Style	Traditional/Old	Raised Ranch	Raised Ranch	Cape Cod
Year Built	1950	1969	1971	1942
Age	76	57	55	84
Heating Features	Hot Water	Electric	Baseboard	Baseboard, Oil
Cooling Features	–	–	None	Ductless
Fireplaces	1	–	No	Yes

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395 Mills Cross Rd, Staatsburg, NY 12580

Comp Property Adjustments

				
Address	**395 Mills Cross Rd Staatsburg, NY 12580**	**12 Golden Way Staatsburg, NY 12580**	**40 Long Meadow Dr Staatsburg, NY 12580**	**74 N Cross Rd Staatsburg, NY 12580**
Status	Subject Property	1 Closed	2 Closed	3 Pending
Basement Features	Full Basement	Finished, Full, Walk-Out	Improved Basement (Finished)	Crawl Space, Unfinished
Foundation Features	–	–	–	Crawl/Raised
Construction Features	–	Frame	Vinyl Siding	Block, Frame, Stone, Vinyl Siding
Exterior Wall Features	Wood	Wood	Wood	Composition/Composite
Number of Units	0	0	0	0
Number of Stories	2 story with Basement	1 story with Basement	1 story with Basement	1.5
Listing Broker	–	*Courtesy of BHHS Hudson Valley Properties*	*Courtesy of eXp Realty*	*Listing Courtesy of Real Broker NY LLC*
Adjusted Value of Comps		**$475,000** ($268/sqft) Adjustments: $0	**$411,500** ($243/sqft) Adjustments: $0	**$425,000** ($264/sqft) Adjustments: $0
Net Adjustment %		–	–	–
Gross Adjustment %		–	–	–
Comp Weighting		12%	11%	11%

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395 Mills Cross Rd, Staatsburg, NY 12580

Comp Property Adjustments

				
Address	**395 Mills Cross Rd Staatsburg, NY 12580**	**32 Greentree Dr N Hyde Park, NY 12538**	**26 W Cookingham Dr Staatsburg, NY 12580**	**41 Greentree Dr S Hyde Park, NY 12538**
Status	Subject Property	4 Closed	5 Active	6 Closed
MLS ID	–	919657	1025200	1000607
Proximity		3.67 Mi. SW	0.58 Mi. E	3.93 Mi. SW
Value	–	$429,400	$349,000	$420,000
Date	–	3/18/2026 Closed Date	8/11/2026 List Date	8/13/2026 Closed Date
Days in RPR	–	119	100	43
Price per Sq Ft	–	$278	$197	$285
Concession $	–	–	–	$0
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence	Single Family Residence	Single Family Residence
Total Rooms	–	11	7	6
Bedrooms	3	3	4	3
Total Baths	1.0	2.0	1.0	2.0
Full Baths	1	2	1	2
Living Area (sq ft)	1,642	1,543	1,776	1,474
Building Area (sq ft)	1,642	1,543	1,776	1,474
Lot Size	0.98 acres	0.83 acres	1.15 acres	0.92 acres
Lot Dimensions	42689 SF	36155 SF	1.15 AC	40075 SF
Garage	–	–	–	Yes
Location	–	Near Public Trans	–	–
Style	Traditional/Old	Ranch\Rambler	Raised Ranch	Ranch\Rambler
Year Built	1950	1956	1970	1958
Age	76	70	56	68
Heating Features	Hot Water	Electric, Other, Wood	Hot Water	Oil
Cooling Features	–	Energy Star Certified	None	None

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395 Mills Cross Rd, Staatsburg, NY 12580

Comp Property Adjustments

				
Address	**395 Mills Cross Rd Staatsburg, NY 12580**	**32 Greentree Dr N Hyde Park, NY 12538**	**26 W Cookingham Dr Staatsburg, NY 12580**	**41 Greentree Dr S Hyde Park, NY 12538**
Status	Subject Property	4 Closed	5 Active	6 Closed
Porch/Patio/Deck	–	Deck, Porch	–	–
Fireplaces	1	1	No	1
Basement Features	Full Basement	Unfinished	Full	Partially Finished
Construction Features	–	Frame, Vinyl Siding	Frame	Frame
Exterior Wall Features	Wood	Siding (Alum/Vinyl)	Wood	Wood
Number of Units	0	0	0	0
Number of Stories	2 story with Basement	One	1 story with Basement	1 story with Basement
Listing Broker	–	*Courtesy of Realty Center Hudson Valley*	*Listing Courtesy of Diane E. Crittenden*	*Courtesy of Keller Williams Realty Partner*
Adjusted Value of Comps		**$429,400** ($278/sqft) Adjustments: $0	**$349,000** ($197/sqft) Adjustments: $0	**$420,000** ($285/sqft) Adjustments: $0
Net Adjustment %		–	–	–
Gross Adjustment %		–	–	–
Comp Weighting		11%	11%	11%

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395 Mills Cross Rd, Staatsburg, NY 12580

Comp Property Adjustments

				
Address	**395 Mills Cross Rd Staatsburg, NY 12580**	**6 Pine Tree Ln Hyde Park, NY 12538**	**27 Greentree Dr S Hyde Park, NY 12538**	**18 Hummingbird Way Staatsburg, NY 12580**
Status	Subject Property	7 Closed	8 Closed	9 Closed
MLS ID	–	1021230	916584	980434
Proximity		3.8 Mi. SW	3.86 Mi. SW	3.96 Mi. E
Value	–	$280,000	$439,000	$315,000
Date	–	9/4/2026 Closed Date	10/30/2025 Closed Date	7/13/2026 Closed Date
Days in RPR	–	18	21	69
Price per Sq Ft	–	$167	$273	$227
Concession $	–	$0	–	$0
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence	Single Family Residence	Single Family Residence
Total Rooms	–	7	7	6
Bedrooms	3	3	3	3
Total Baths	1.0	1.0	2.0	1.0
Full Baths	1	1	2	1
Living Area (sq ft)	1,642	1,681	1,606	1,387
Building Area (sq ft)	1,642	1,681	1,606	1,387
Lot Size	0.98 acres	0.91 acres	0.8 acres	1.43 acres
Lot Dimensions	42689 SF	39640 SF	34848 SF	–
Pool	–	–	Yes	–
Style	Traditional/Old	Ranch\Rambler	Ranch\Rambler	Ranch\Rambler
Year Built	1950	1959	1962	1951
Age	76	67	64	75
Condition	–	–	–	Updated/Remodeled
Heating Features	Hot Water	Oil, Wood	Forced Air, Oil	Electric, Wood
Cooling Features	–	None	Central Air	None

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Comp Property Adjustments

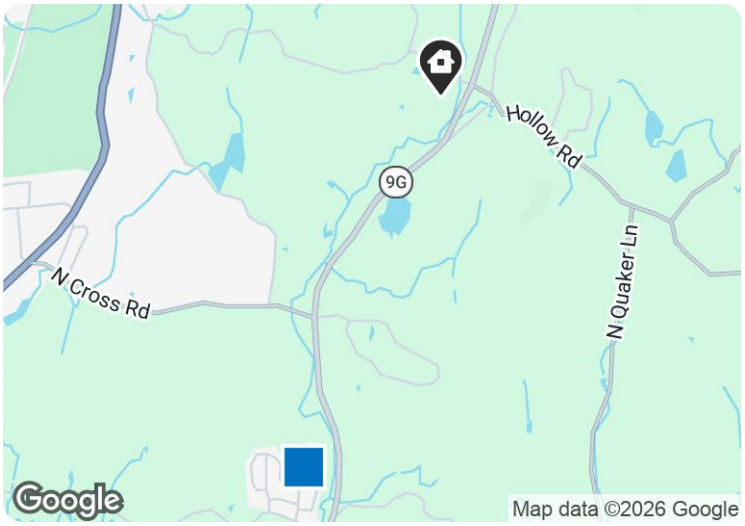
				
Address	**395 Mills Cross Rd Staatsburg, NY 12580**	**6 Pine Tree Ln Hyde Park, NY 12538**	**27 Greentree Dr S Hyde Park, NY 12538**	**18 Hummingbird Way Staatsburg, NY 12580**
Status	Subject Property	7 Closed	8 Closed	9 Closed
Fireplaces	1	2	No	–
Basement Features	Full Basement	Full, Storage Space, Unfinished, Walk-Out	Full, See Remarks, Unfinished, Walk-Out	Bilco Door, Crawl Space
Foundation Features	–	–	–	Slab
Construction Features	–	Frame	Vinyl Siding	Frame
Exterior Wall Features	Wood	Wood	Siding (Alum/Vinyl)	Wood
Number of Units	0	0	0	0
Number of Stories	2 story with Basement	One	One	1
Listing Broker	–	*Courtesy of Diane E. Crittenden*	*Courtesy of Houlihan Lawrence Inc.*	*Courtesy of BHHS Hudson Valley Properties*
Adjusted Value of Comps		**$280,000** ($167/sqft) Adjustments: $0	**$439,000** ($273/sqft) Adjustments: $0	**$315,000** ($227/sqft) Adjustments: $0
Net Adjustment %		–	–	–
Gross Adjustment %		–	–	–
Comp Weighting		11%	11%	11%

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395 Mills Cross Rd, Staatsburg, NY 12580

1 12 Golden Way Staatsburg, NY 12580





Closed / For Sale · Sold Date: 9/10/2026, MLS Listing 1020591: 7/1/2026

Subject Property This Property

Closed Price

$475,000

Closed Date 9/10/2026
Days in RPR 34

Welcome home! this well-maintained 3-bedroom, 2-bath residence sits on a level lot in a great neighborhood. Bright and inviting, the main level features hardwood floors and a spacious living room that flows seamlessly into the dining area—perfect for…

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,774	1,774
Building Area (sq ft)	1,774	1,774
Lot Size	0.36 acres	0.36 acres
Lot Dimensions	15682 SF	–
Garage (spaces)	0	1
Year Built	1969	1969
Total Rooms	–	9
Style	Raised Ranch	–
Heating	Electric	Electric
Basement	Improved Basement (Finished)	Finished, Full, Walk-Out
Construction	–	Frame
Exterior Walls	Wood	–
Number of Units	0	–
Number of Stories	1 story with Basement	–

Courtesy of BHHS Hudson Valley Properties

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Photos

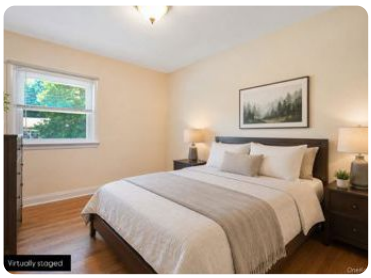




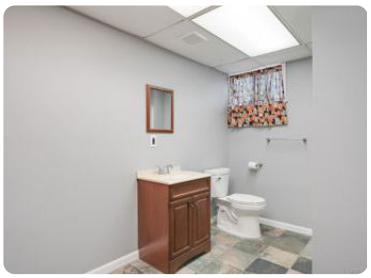
















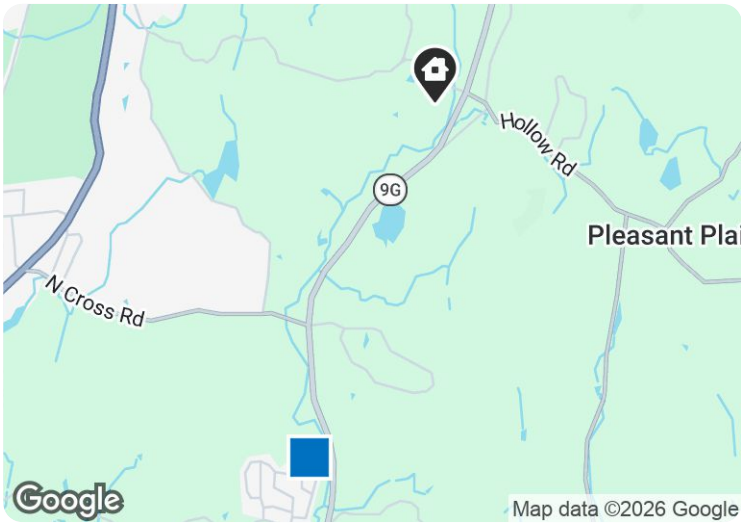


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395 Mills Cross Rd, Staatsburg, NY 12580

2 40 Long Meadow Dr Staatsburg, NY 12580





Closed / For Sale · Sold Date: 10/2/2026, MLS Listing 1020599: 7/16/2026

Subject Property This Property

Closed Price

$411,500

Closed Date 10/2/2026
Days in RPR 42

Welcome to this well-maintained raised ranch situated on a beautifully landscaped corner lot in staatsburg within the hyde park central school district. Offering 3 bedrooms, 1 full bathroom, and approximately 1,690 square feet of living space, this home combines...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence
Bedrooms	3	3
Total Baths	1	1
Full Baths	1	1
Partial Baths	–	–
Living Area (sq ft)	1,690	1,690
Building Area (sq ft)	1,690	1,690
Lot Size	0.31 acres	0.31 acres
Lot Dimensions	13504 SF	–
Garage (spaces)	0	2
Pool	Yes	–
Year Built	1971	1971
Total Rooms	–	8
Style	Raised Ranch	–
Heating	Hot Water	Baseboard
Cooling	–	None
Basement	Improved Basement (Finished)	No
Construction	–	Vinyl Siding
Exterior Walls	Wood	–
Number of Units	0	–
Number of Stories	1 story with Basement	–

Courtesy of eXp Realty

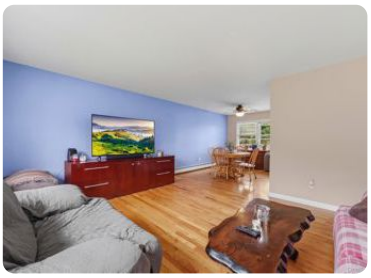
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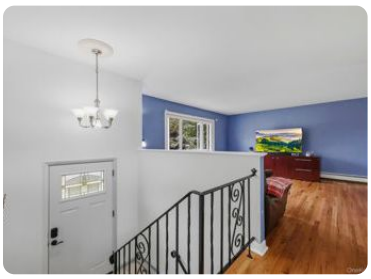
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Photos



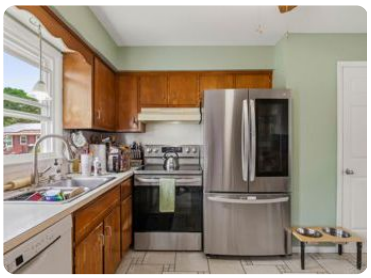


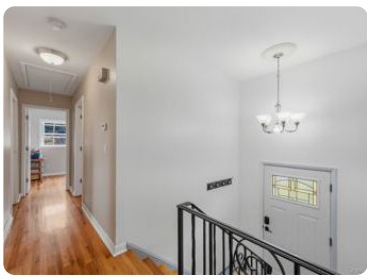
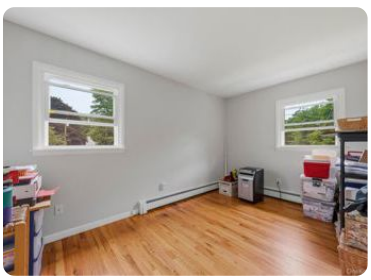









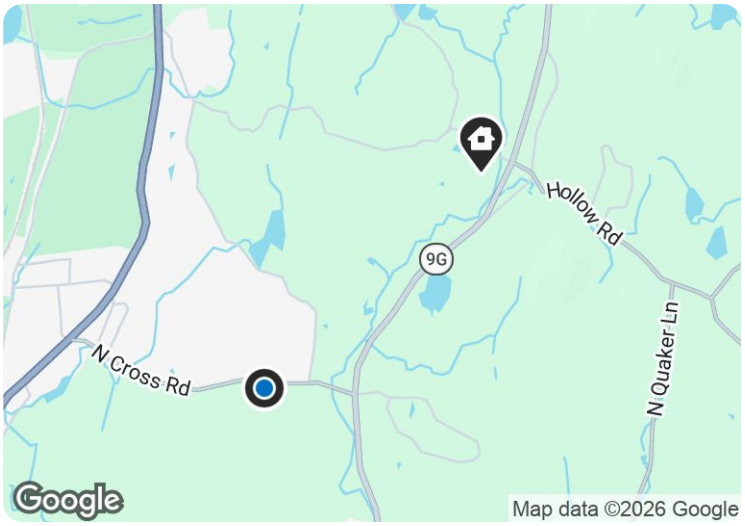



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395 Mills Cross Rd, Staatsburg, NY 12580

3 74 N Cross Rd Staatsburg, NY 12580





Pending / For Sale • Pending as of 9/21/2026

Subject Property This Listing

List Price

$425,000

List Date 8/27/2026
Days in RPR 25

Welcome to this beautifully updated cape cod home offering approximately 1,600 square feet of comfortable living space. The thoughtfully renovated kitchen features quartz countertops, modern cabinetry, stainless steel appliances, durable flooring, and ...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence
Bedrooms	4	4
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,860	1,610
Building Area (sq ft)	1,860	1,610
Lot Size	0.74 acres	0.74 acres
Lot Dimensions	32234 SF	–
Garage	Yes	–
Garage (spaces)	2	1
Pool	Yes	–
Year Built	1942	1942
Total Rooms	–	8
Style	Cape Cod	–
Heating	Hot Water	Baseboard, Oil
Cooling	–	Ductless
Fireplaces	–	Yes
Basement	–	Crawl Space, Unfinished
Foundation	Crawl/Raised	–
Construction	–	Block, Frame, Stone, Vinyl Siding
Exterior Walls	Composition/Composite	–
Number of Units	0	–
Number of Stories	1.5	–

Listing Courtesy of Real Broker NY LLC

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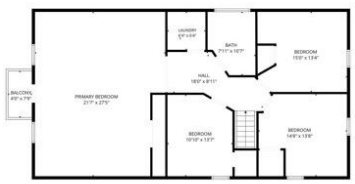










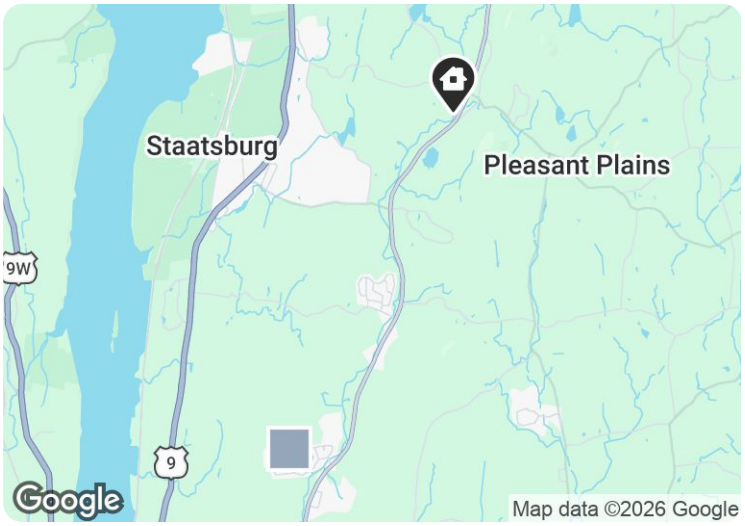


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395 Mills Cross Rd, Staatsburg, NY 12580

4 32 Greentree Dr N Hyde Park, NY 12538





Closed / For Sale • Sold Date: 3/18/2026, MLS Listing 919657: 10/7/2025

Subject Property This Property

Closed Price

$429,400

Closed Date 3/18/2026
Days in RPR 119

Welcome to this beautiful ranch-style home offering 3 bedrooms and 2 bathrooms, thoughtfully designed for comfort and convenience. The kitchen features stainless steel appliances, granite countertops, a stylish glass backsplash, heavy duty closet...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,543	1,543
Building Area (sq ft)	1,543	1,543
Lot Size	0.83 acres	0.83 acres
Lot Dimensions	36155 SF	–
Garage (spaces)	0	2
Year Built	1956	1956
Total Rooms	–	11
Style	Ranch\Rambler	–
Heating	Hot Water	Electric, Other, Wood
Cooling	–	Energy Star Certified
Fireplaces	1	1
Basement	Full Basement	Unfinished
Construction	–	Frame, Vinyl Siding
Exterior Walls	Siding (Alum/Vinyl)	–
Number of Units	0	–
Number of Stories	1 story with Basement	One

Courtesy of Realty Center Hudson Valley

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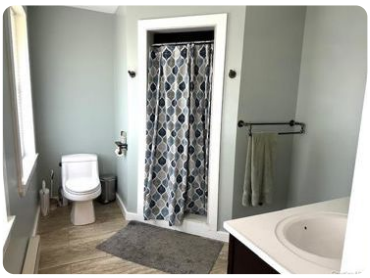


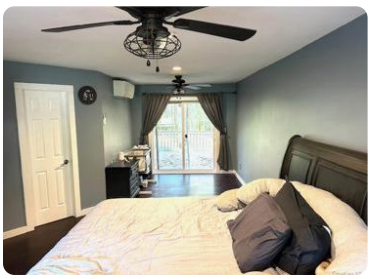










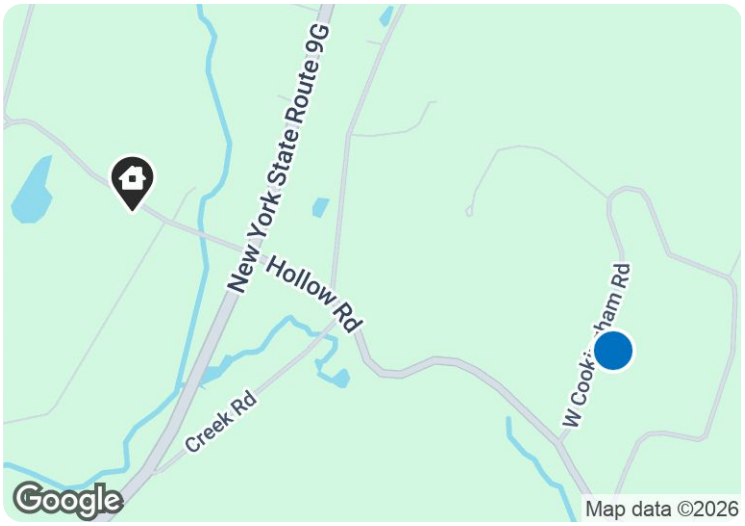


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395 Mills Cross Rd, Staatsburg, NY 12580

5 26 W Cookingham Dr Staatsburg, NY 12580





Active / For Sale · Active: 8/11/2026

Subject Property This Listing

List Price

$349,000

List Date 8/11/2026
Days in RPR 100

This lovely home is situated on a peaceful road in a charming little neighborhood in staatsburg. It's in need of some tlc and a bit of a refresh, which is why it's priced as it is. The property spans 1.1 acres, giving you plenty of space to unwind and enjoy the outdoors....

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence
Bedrooms	4	4
Total Baths	1	1
Full Baths	1	1
Partial Baths	–	–
Living Area (sq ft)	1,776	1,776
Building Area (sq ft)	1,776	1,776
Lot Size	1.15 acres	1.15 acres
Lot Dimensions	1.15 AC	–
Garage (spaces)	0	–
Year Built	1970	1970
Total Rooms	–	7
Style	Raised Ranch	–
Heating	Hot Water	–
Cooling	Central	None
Basement	Improved Basement (Finished)	Full
Construction	–	Frame
Exterior Walls	Wood	–
Number of Units	0	–
Number of Stories	1 story with Basement	–

Listing Courtesy of Diane E. Crittenden

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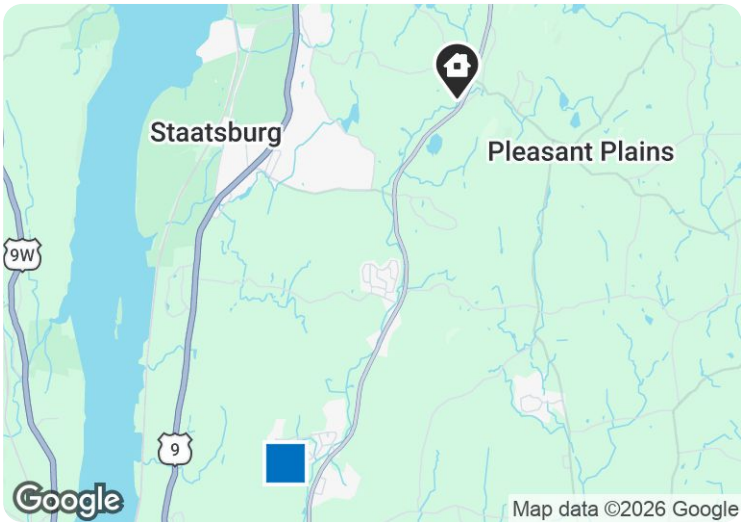



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395 Mills Cross Rd, Staatsburg, NY 12580

6 41 Greentree Dr S Hyde Park, NY 12538





Closed / For Sale · Sold Date: 8/13/2026, MLS Listing 1000607: 5/20/2026

Subject Property This Property

Closed Price

$420,000

Closed Date 8/13/2026
Days in RPR 43

Tucked into one of hyde park's most peaceful residential pockets, this sweet ranch offers the perfect blend of comfort, charm, and hudson valley living. Located on a quiet, tree-lined road ideal for evening strolls and morning walks, this well-kept home sits in a...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,474	1,474
Building Area (sq ft)	1,474	1,474
Lot Size	0.92 acres	0.92 acres
Lot Dimensions	40075 SF	–
Garage	Yes	–
Garage (spaces)	2	2
Year Built	1958	1958
Total Rooms	–	6
Style	Ranch\Rambler	–
Heating	Hot Water	Oil
Cooling	–	None
Fireplaces	1	–
Basement	Full Basement	Partially Finished
Construction	–	Frame
Exterior Walls	Wood	–
Number of Units	0	–
Number of Stories	1 story with Basement	–

Courtesy of Keller Williams Realty Partner

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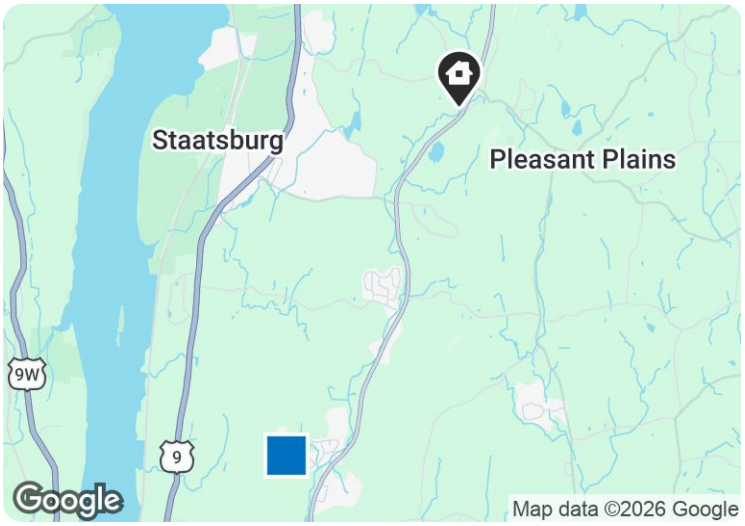


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395 Mills Cross Rd, Staatsburg, NY 12580

7 6 Pine Tree Ln Hyde Park, NY 12538





Closed / For Sale • Sold Date: 9/4/2026, MLS Listing 1021230: 7/2/2026

Subject Property This Property

Closed Price

$280,000

Closed Date 9/4/2026
Days in RPR 18

Take advantage of this wonderful opportunity to make this charming home your own! nestled on a cul-de-sac in greentree park, town of hyde park, this home has been a cherished family residence since its construction in 1959. Imagine stepping into the classic design...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence
Bedrooms	3	3
Total Baths	1	1
Full Baths	1	1
Partial Baths	–	–
Living Area (sq ft)	1,681	1,681
Building Area (sq ft)	1,681	1,681
Lot Size	0.91 acres	0.91 acres
Lot Dimensions	39640 SF	–
Garage (spaces)	0	2
Year Built	1959	1959
Total Rooms	–	7
Style	Ranch\Rambler	–
Heating	Hot Water	Oil, Wood
Cooling	–	None
Fireplaces	–	2
Basement	Full Basement	Full, Storage Space, Unfinished, Walk-Out
Construction	–	Frame
Exterior Walls	Wood	–
Number of Units	0	–
Number of Stories	1 story with Basement	One

Courtesy of Diane E. Crittenden

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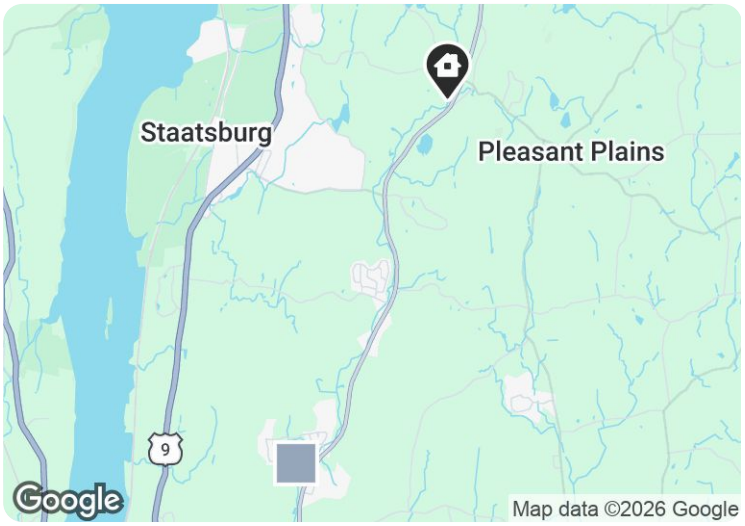



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395 Mills Cross Rd, Staatsburg, NY 12580

8 27 Greentree Dr S Hyde Park, NY 12538





Closed / For Sale · Sold Date: 10/30/2025, MLS Listing 916584: 9/25/2025

Subject Property This Property

Closed Price

$439,000

Closed Date 10/30/2025
Days in RPR 21

Experience single-level living in all its splendor with this beautifully maintained ranch, privately set on 0.80 acres bordered by mature trees. This unique home stands out from the rest thanks to a thoughtfully designed bonus living area, complete with its own priva...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,606	1,606
Building Area (sq ft)	1,606	1,606
Lot Size	0.8 acres	0.8 acres
Lot Dimensions	34848 SF	–
Garage (spaces)	0	–
Pool	Yes	–
Year Built	1962	1962
Total Rooms	–	7
Style	Ranch\Rambler	–
Heating	Forced Air Unit	Forced Air, Oil
Cooling	–	Central Air
Basement	Full Basement	Full, See Remarks, Unfinished, Walk-Out
Construction	–	Vinyl Siding
Exterior Walls	Siding (Alum/Vinyl)	–
Number of Units	0	–
Number of Stories	1 story with Basement	One

Courtesy of Houlihan Lawrence Inc.

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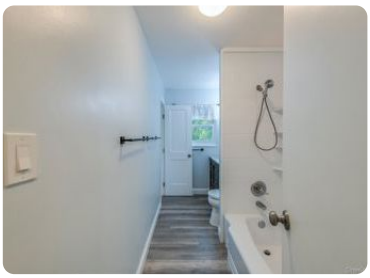


















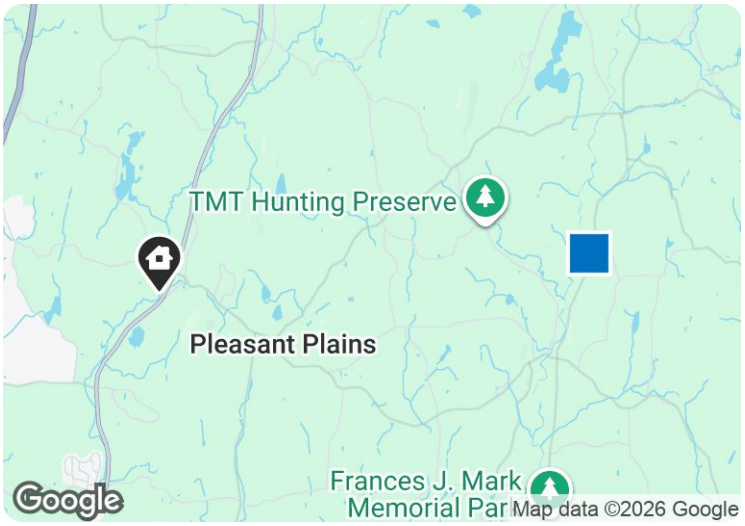


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395 Mills Cross Rd, Staatsburg, NY 12580

9 18 Hummingbird Way Staatsburg, NY 12580





Closed / For Sale • Sold Date: 7/13/2026, MLS Listing 980434: 4/7/2026

Subject Property This Property

Closed Price

$315,000

Closed Date 7/13/2026
Days in RPR 69

Beautiful country setting contemporary ranch on 1.43 acres. Three bedrooms, one full bathroom with open floor plan. Large and spacious living room with wood stove, formal dining room. Wood floors throughout. Fabulous updated kitchen with...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence
Bedrooms	3	3
Total Baths	1	1
Full Baths	1	1
Partial Baths	–	–
Living Area (sq ft)	1,387	1,387
Building Area (sq ft)	1,387	1,387
Lot Size	–	1.43 acres
Garage (spaces)	0	1
Year Built	1951	1951
Total Rooms	–	6
Style	Ranch\Rambler	–
Heating	Hot Water	Electric, Wood
Cooling	–	None
Basement	–	Bilco Door, Crawl Space
Foundation	Slab	–
Construction	–	Frame
Exterior Walls	Wood	–
Number of Units	0	–
Number of Stories	1	One

Courtesy of BHHS Hudson Valley Properties

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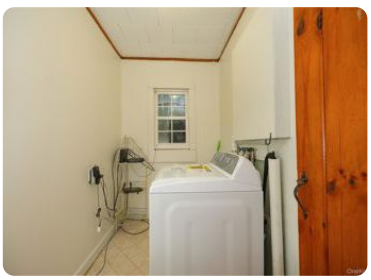


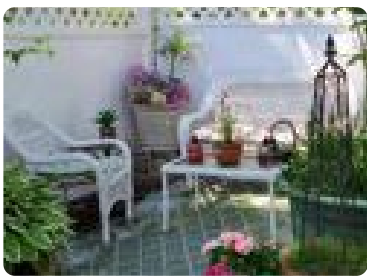








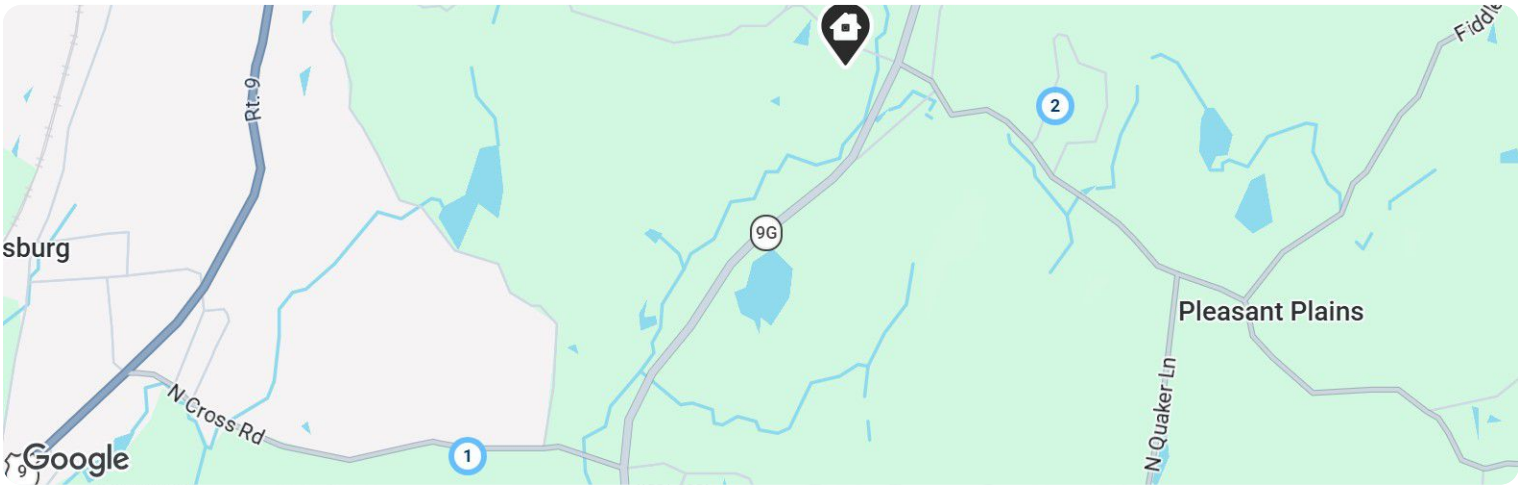


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395 Mills Cross Rd, Staatsburg, NY 12580

Active Comp Property Stats

List Price	$/Sqft	Days in RPR
$349,000	**$197**	**100**



Active List Price

(1 property)

List Price
$349,000

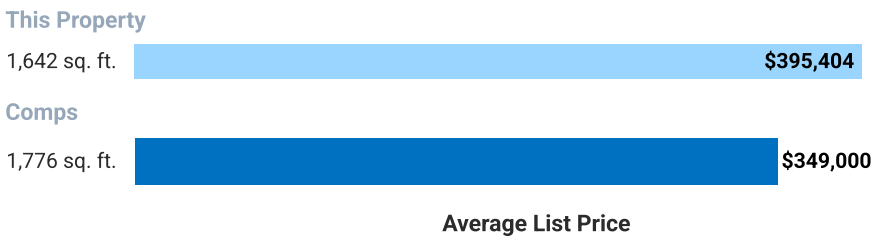
Property Facts	This Comp
Price per Sqft	$197
Age	56
Living Area (sqft)	1,776
Lot Size (sqft)	50,094
Days in RPR	100
Price per Bedroom	87,250

Average List Price by Square Footage

This chart shows the average list price of agent-selected properties in Active status, according to the size of the living space (square footage sourced from listings or public records).

Source: Public Records and MLS data where licensed.

Update Frequency: Daily

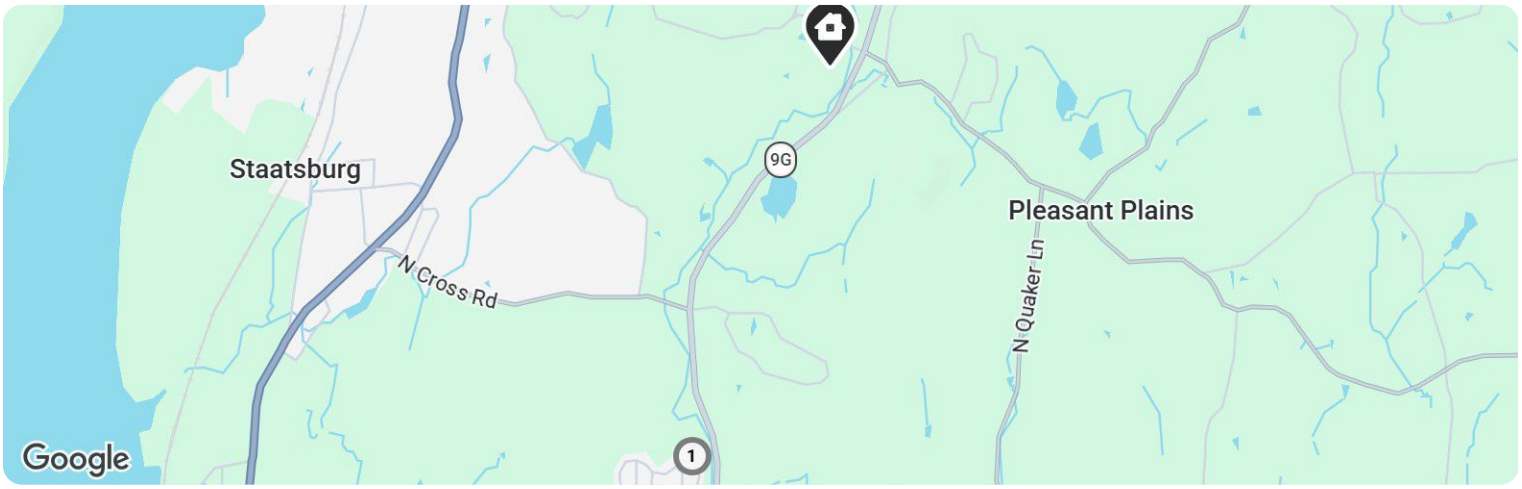


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395 Mills Cross Rd, Staatsburg, NY 12580

Pending Comp Property Stats

List Price	$/Sqft	Days in RPR
$425,000	**$264**	**25**



Pending List Price
(1 property)

List Price
$425,000

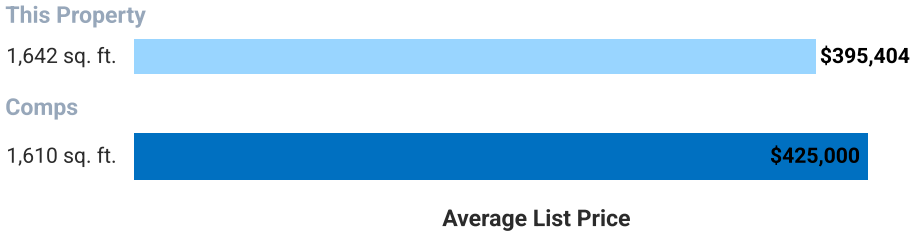
Property Facts	This Comp
Price per Sqft	$264
Age	84
Living Area (sqft)	1,610
Lot Size (sqft)	32,234
Days Until Contract	25
Days in RPR	25
Price per Bedroom	106,250

Average List Price by Square Footage

This chart shows the average list price of agent-selected properties in Pending status, according to the size of the living space (square footage sourced from listings or public records).

Source: Public Records and MLS data where licensed.

Update Frequency: Daily

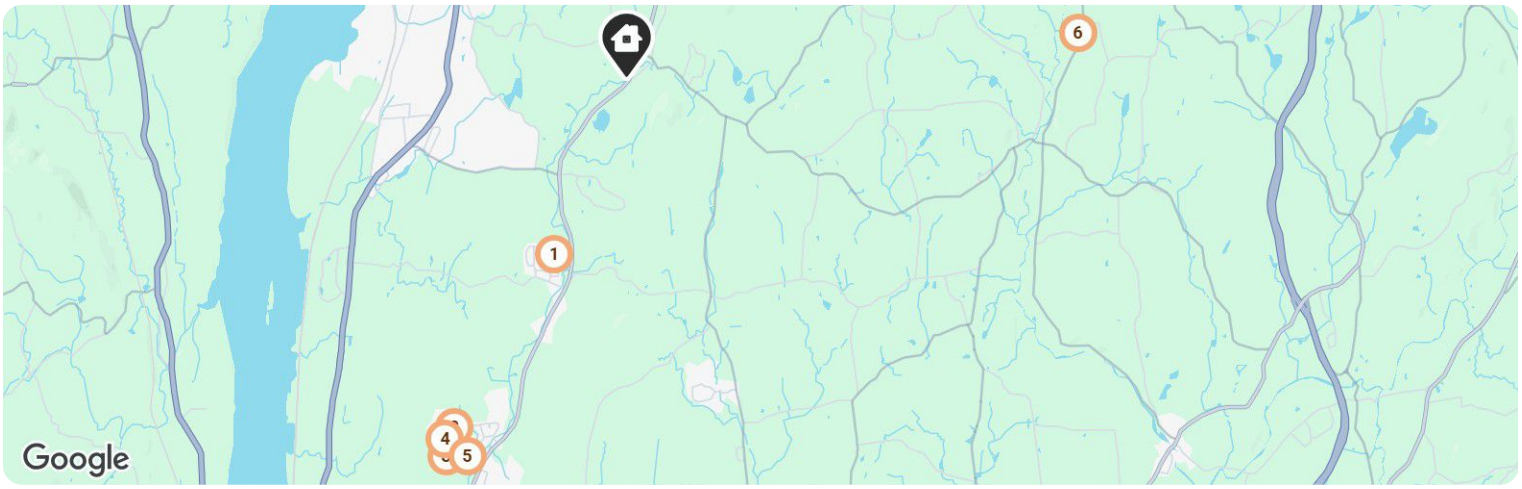


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395 Mills Cross Rd, Staatsburg, NY 12580

Closed Comp Property Stats

Average Closed Price	Average $/Sqft	Average Days Until Contract	Average Sold to List Price %
$395,700	$249	49	101.7%



Closed Price
(7 properties)

Low	Average	High
$280,000	$395,700	$475,000

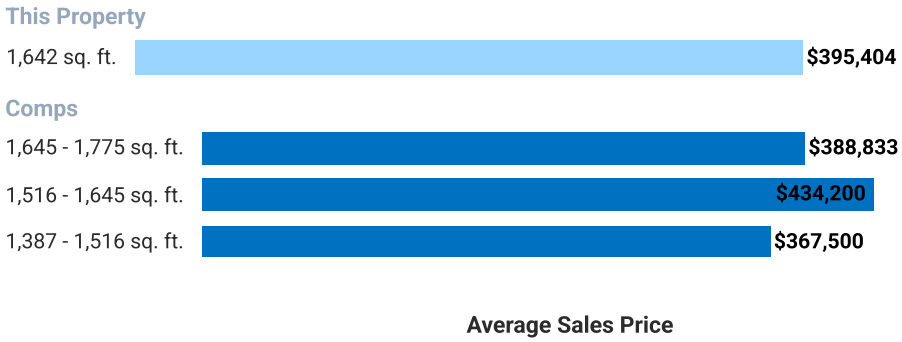
Property Facts	Low	Average	High
Price per Sqft	$167	$249	$285
Sold to List Price %	94%	101.7%	117%
Age	75	65	55
Living Area (sqft)	1,387	1,594	1,774
Lot Size (sqft)	13,504	34,599	62,291
Days Until Contract	18	49	119
Days in RPR	18	49	119
Price per Bedroom	93,333	131,900	158,333

Average Sold Price by Square Footage

This chart shows the average sold price of agent-selected properties compared to the subject property's value, according to the size of the living space based on square footage.

Source: Public Records and MLS data where licensed.

Update Frequency: Monthly



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395 Mills Cross Rd, Staatsburg, NY 12580

Pricing Strategy

CMA Value

$395,404

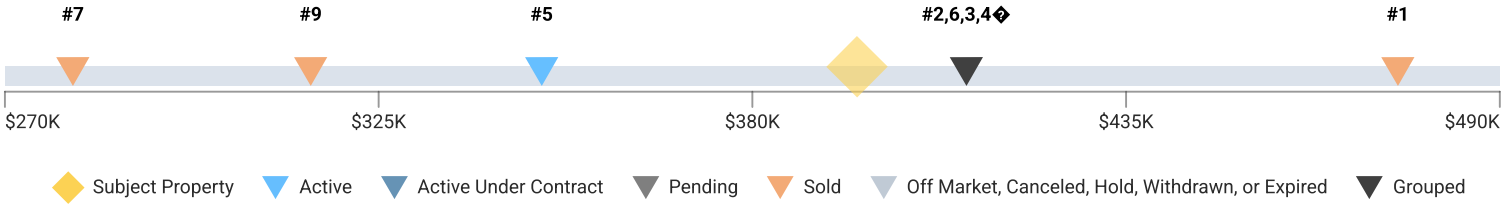
CMA Range

$280K — **$475K**

Last Edited 9/21/2026 **Price per Sq Ft** $241

Range of Comparable Properties

Compares the estimated value of the subject property with the comps selected in the CMA.



CMA Summary

This section compares the prices of 9 agent-selected properties near the subject property.

Number of Comps	**9**
Comps Range	**$280K - $475K**
Result of CMA Analysis	**$395,404** (or $241 per sq ft)

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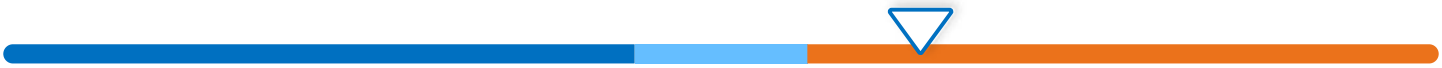
Market Trends

Market Trends for Staatsburg, NY 12580

Single Family Residence

October 2026

Market Type



Seller's Market | Balanced Market | **Buyer's Market**

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
7.67	101.1%	42	$470,000
↓ 17.79% MoM			

October 2026 Median Estimated Property Value

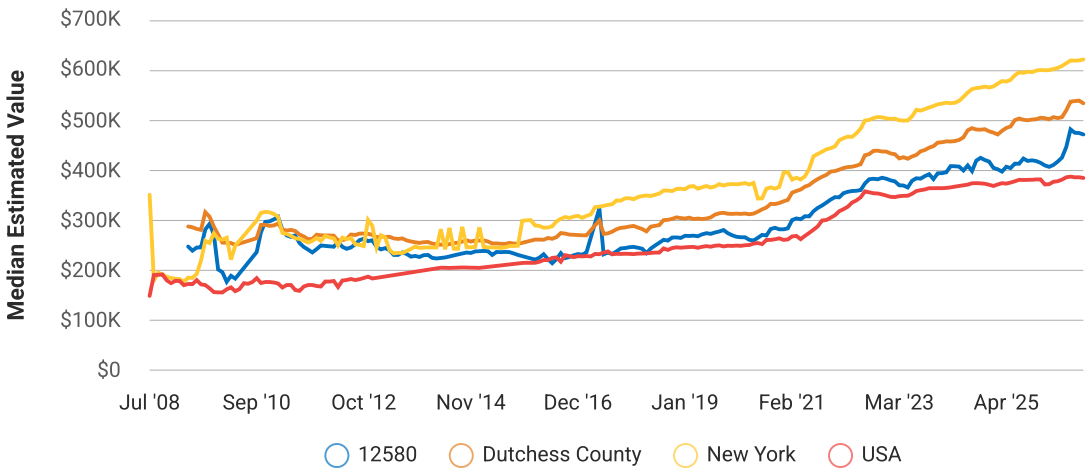
Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$471,420	-0.6%	+12.3%



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395 Mills Cross Rd, Staatsburg, NY 12580

October 2026 Active Listings

Staatsburg, NY 12580

Single Family Residence

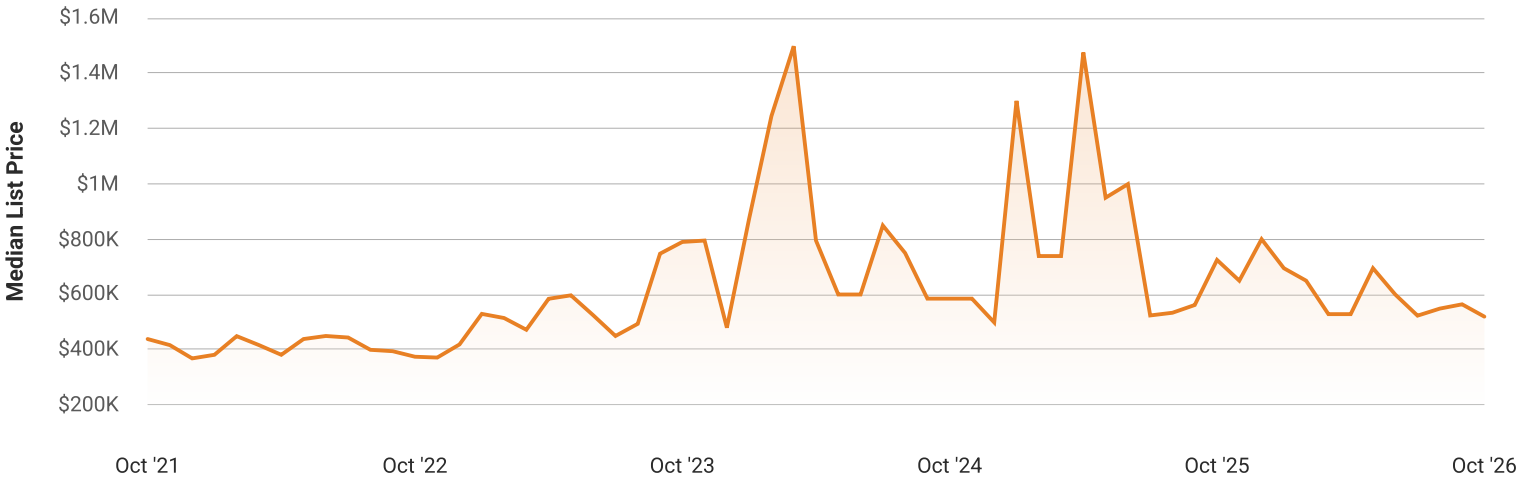
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

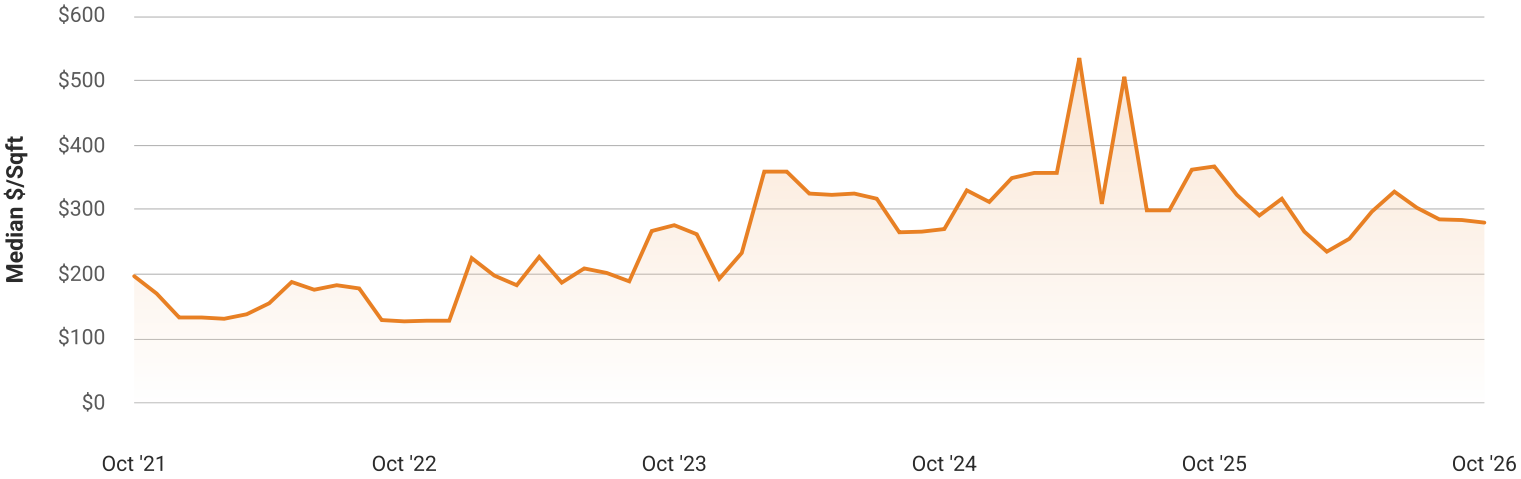
Median List Price - $519,990

↓ 7.9% Month over Month



Median $/Sqft - $280

↓ 1.4% Month over Month



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October 2026 Sold Listings

Staatsburg, NY 12580

Single Family Residence

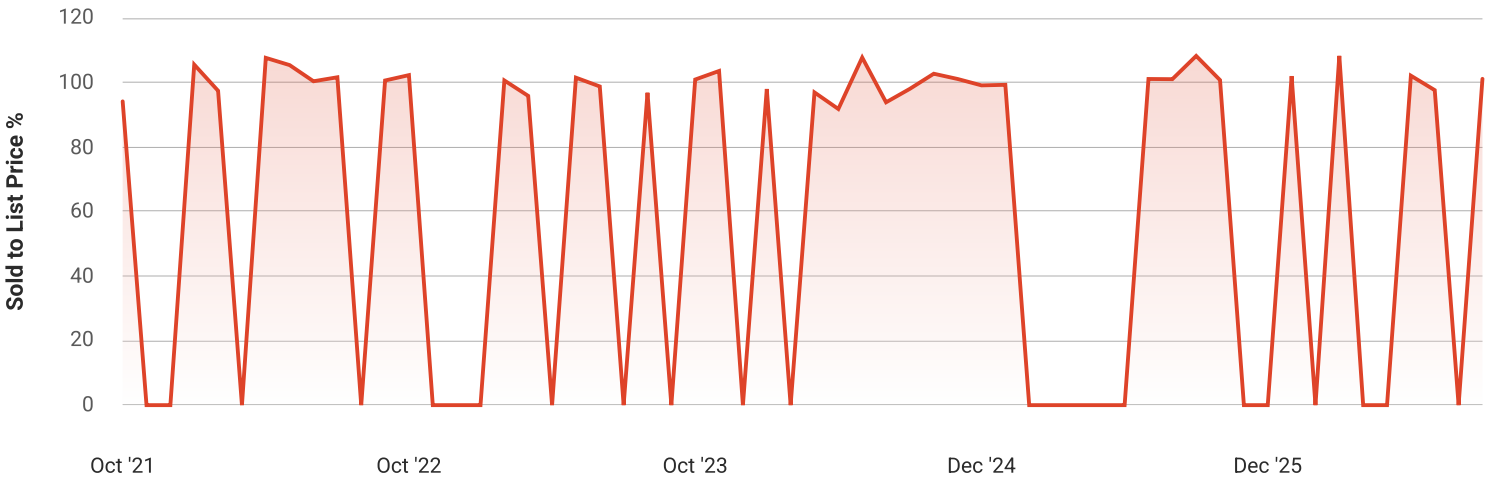
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

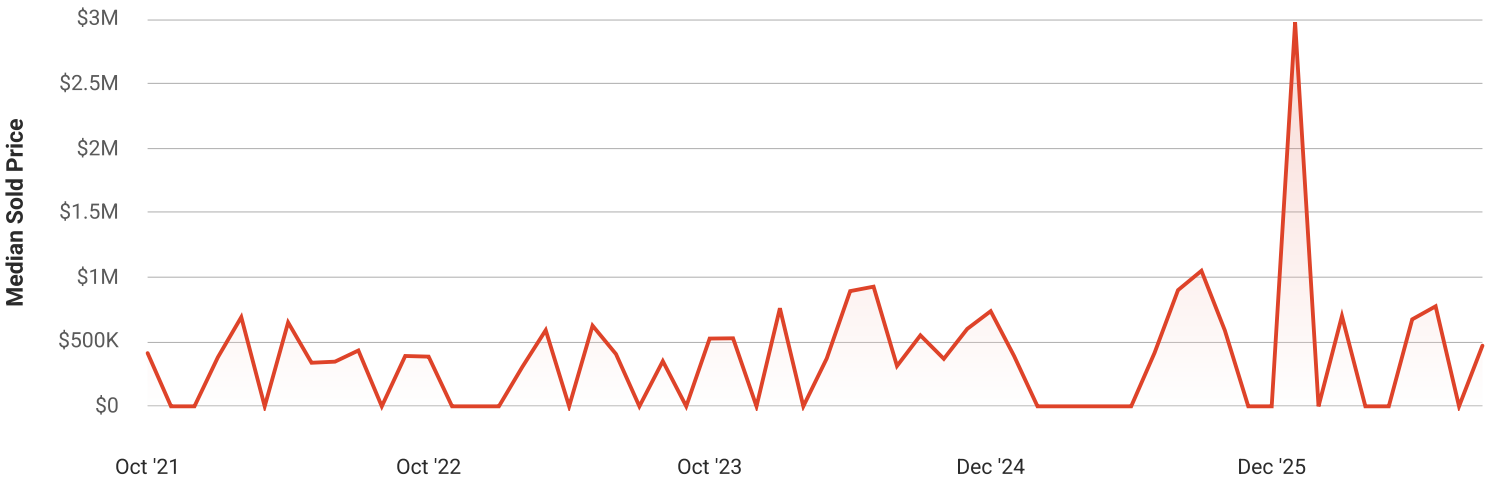
Avg. List to Sale Price % - 101.12%

Month over Month



Median Sold Price - $470,000

Month over Month



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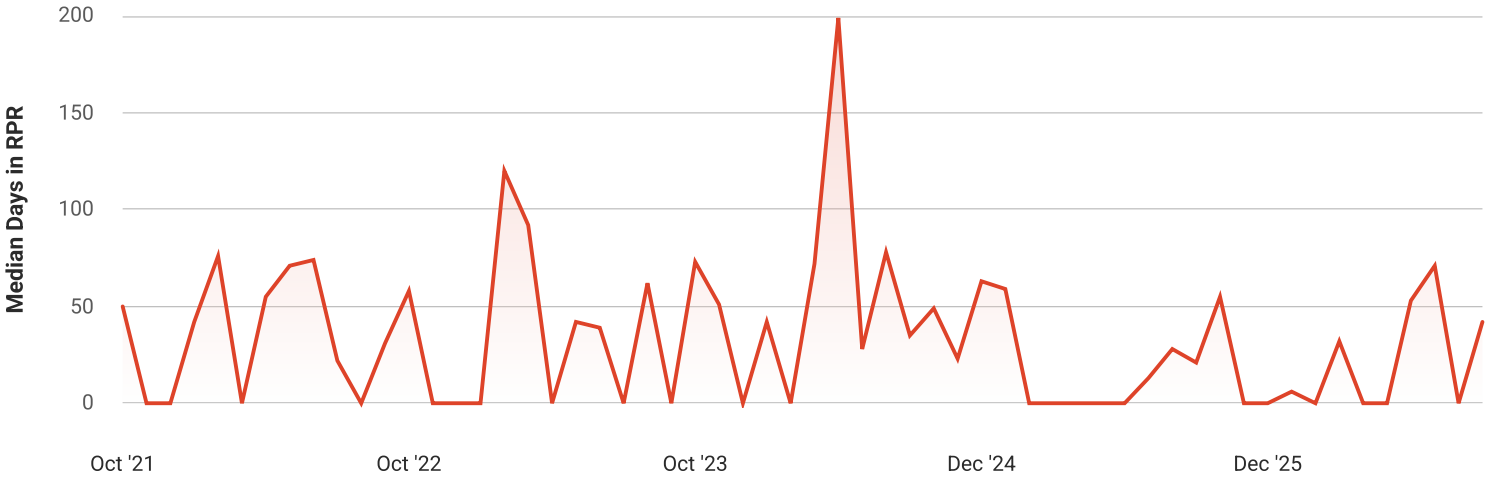
October 2026 Sold Listings

Staatsburg, NY 12580

Single Family Residence

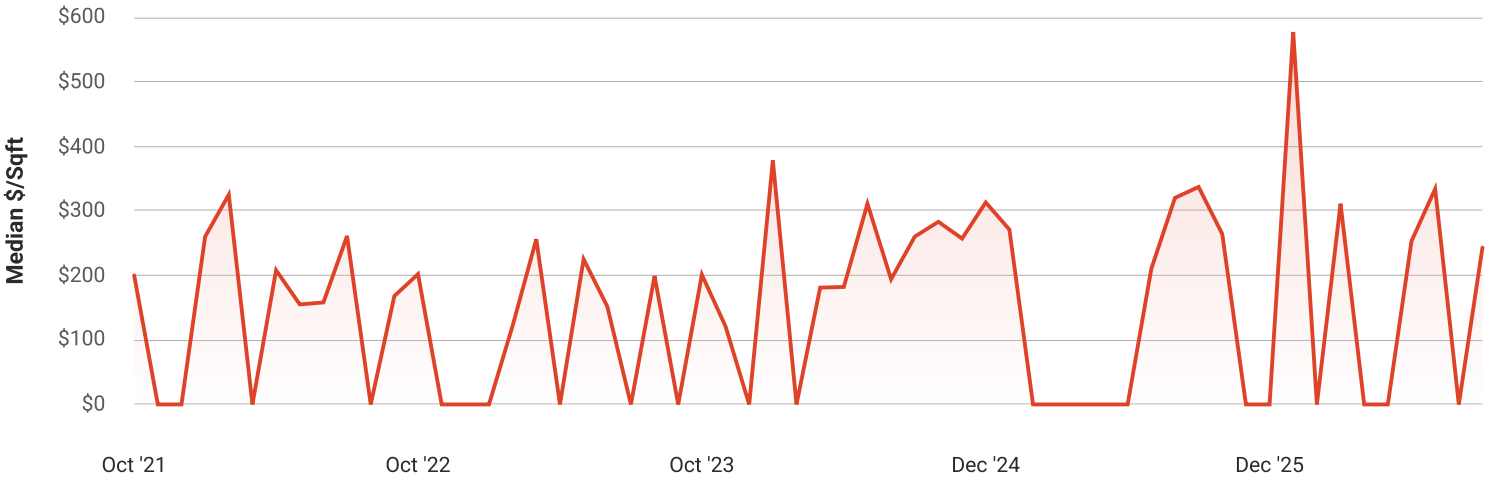
Median Days in RPR - 42

Month over Month



Median $/Sqft - $243

Month over Month



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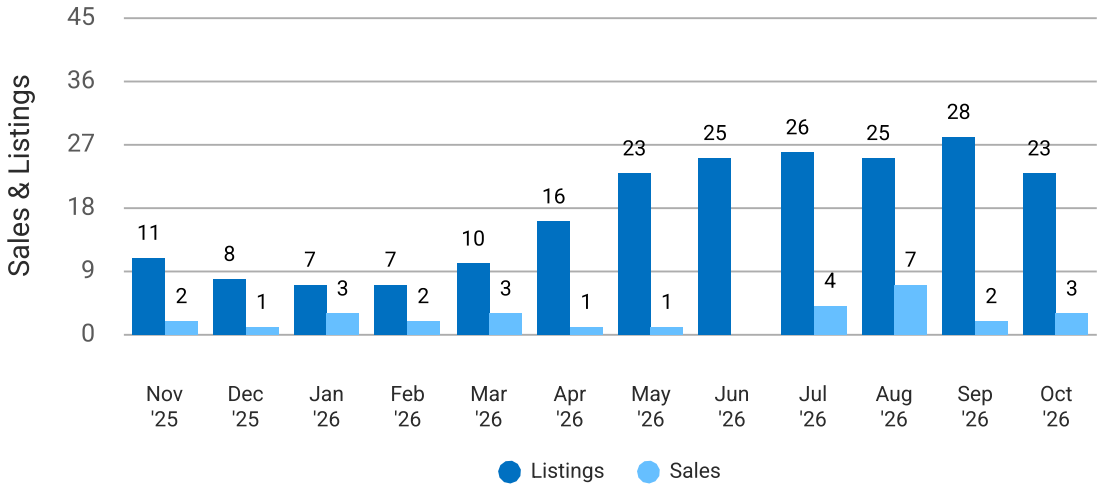
Total Sales and Active Listings in Staatsburg, NY 12580

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



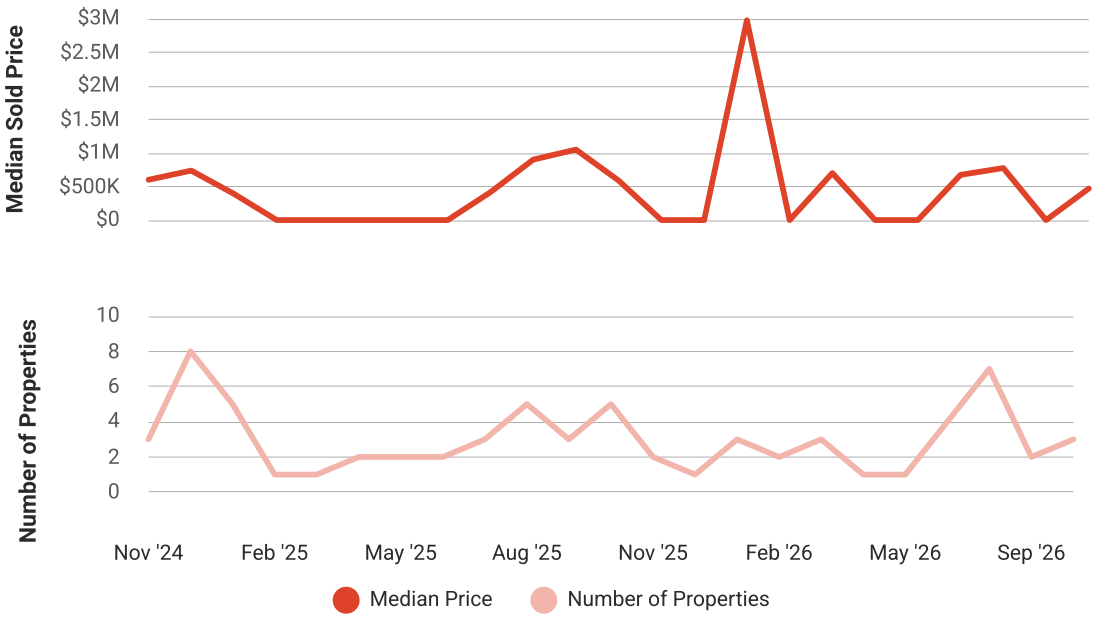
Median Sold Price vs Sold Listings in Staatsburg, NY 12580

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



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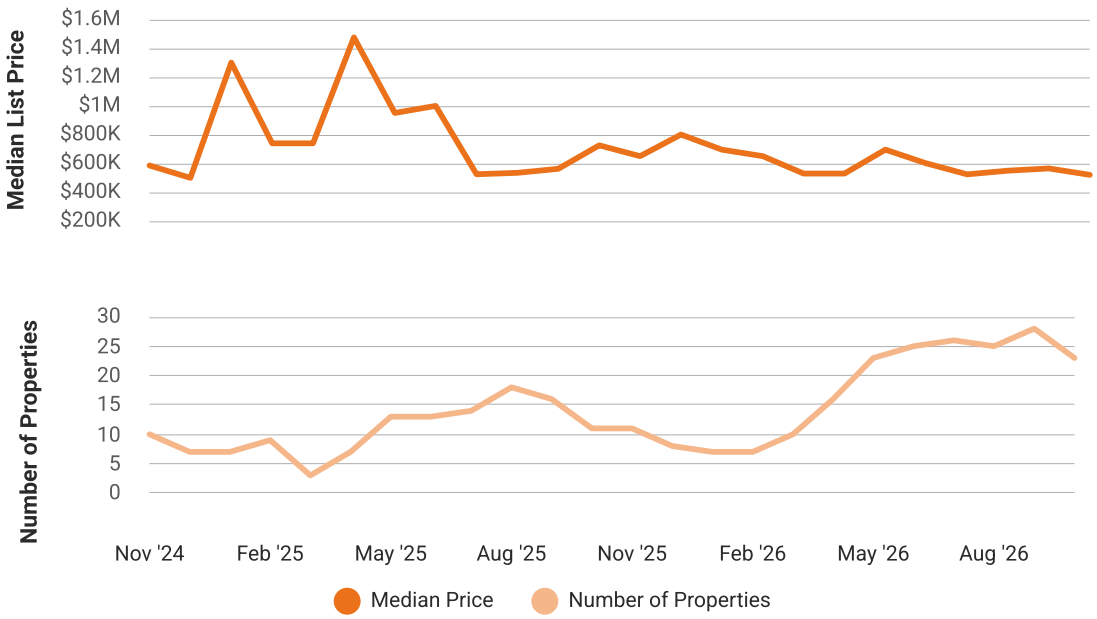
Median List Price vs Active Listings in Staatsburg, NY 12580

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Neighborhood

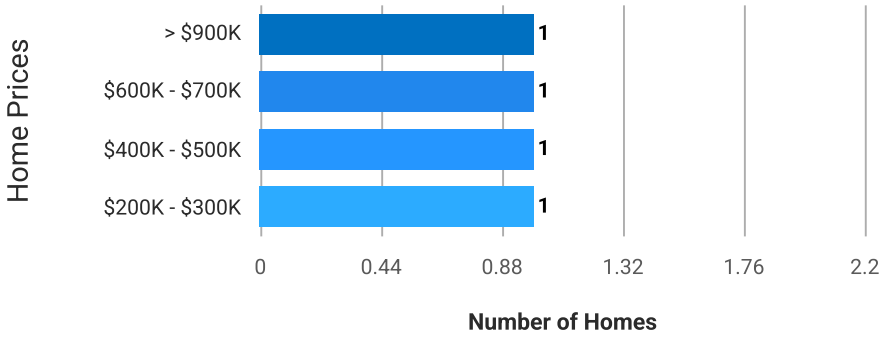
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

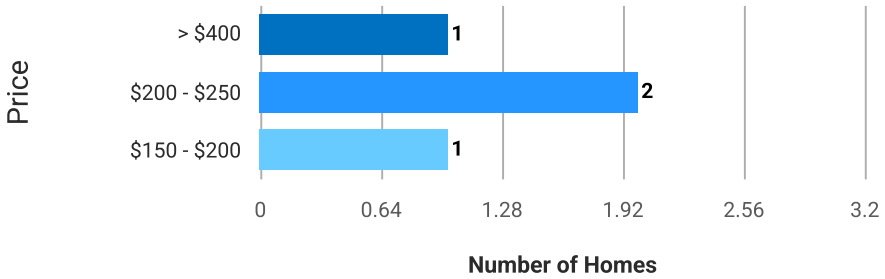


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily



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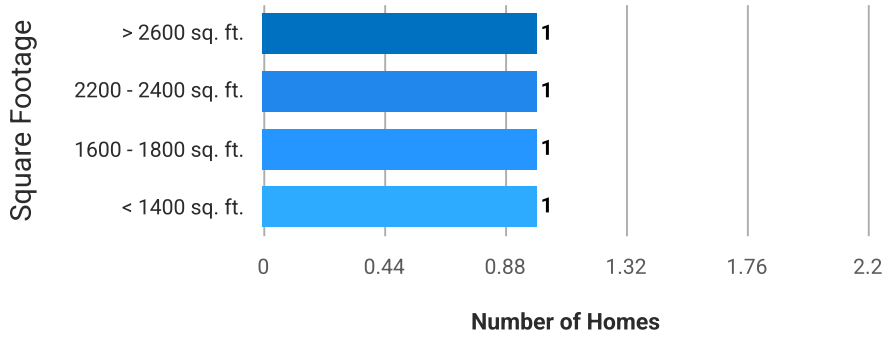
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Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

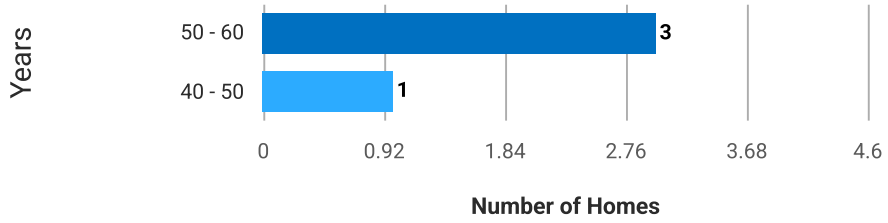


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

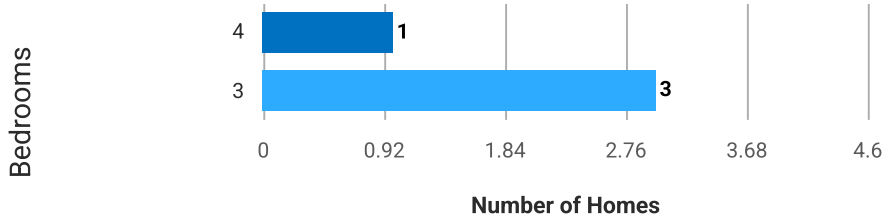


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

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

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