

25 Village Park Dr, Unit 2F Fishkill, NY 12524



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139 Weaver St

Greenwich, CT 06831



25 Village Park Dr, Unit 2F, Fishkill, NY 12524



Off Market / Public Record • Sold Date: 12/5/2022, Public Record

Closed Price
\$185,000
 Off Market Date 12/5/2022

CMA Value
\$290,912
 CMA Range
\$205.2K **\$368.1K**
 Last Edited 6/4/2026 Price per Sq Ft \$323

RVM®
\$227,990
 RVM® Updated 5/23/2026

RVM® Estimated Range RVM® Confidence
 \$198.4K \$257.6K ★★★★★

RVM® Month Change RVM® Year Change
 ↑ \$1,180 ↓ 3.64%

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Condo/Townhouse/Apt.	–
Property Subtype	Townhouse (Residential)	–
Bedrooms	1	–
Total Baths	1	–
Full Baths	1	–
Partial Baths	–	–
Living Area (sq ft)	900	–
Building Area (sq ft)	900	–
Lot Size	–	–
Garage (spaces)	0	–
Year Built	1976	–
Style	Other	–
Heating	Electric	–
Foundation	Slab	–
Exterior Walls	Stucco	–
Number of Units	0	–
Number of Stories	1	–

Interior Features

PUBLIC

1st Floor 900 sq ft Heating Fuel Type Electric

Exterior Features

PUBLIC

Neighborhood Code 77 Water Municipal
 Sewer Municipal Current Use Townhouse (Residential)



25 Village Park Dr, Unit 2F, Fishkill, NY 12524

Exterior Features

PUBLIC

Building Condition Average Building Quality C

Legal Description

Parcel Number	133001 6255-05-018940-0000	Tax ID	06018940
County	Dutchess County	Zoning	RMF5
City/Municipality/Township	FISHKILL	Census Tract	360270604.002009
Carrier Route	C004	Abbreviated Description	LOT:18.940 SEC:6.255 DIST:133001 CITY/MUNI/TWP:FISHKILL 0.588% X 12.5AC 1795 0535 1728 0707
Current Use	Townhouse (Residential)		

Owner Facts

Owner Name (Public)	JULIE M. BIERA	Time Owned	0-5 Yrs
Mailing Address	25 (2F Village Pk Dr) Fishkill NY 12524		

Location Details

Flood Zone X (unshaded)

Photos

Historical Photos



Photos

Historical Photos



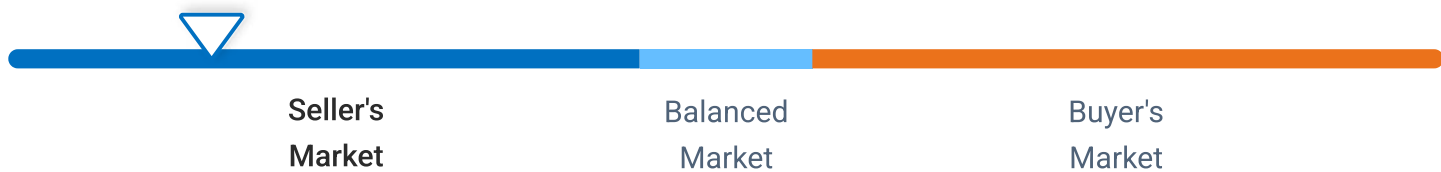
Market Trends

Market Trends for Fishkill, NY 12524

Condo/Townhouse/Apt.

April 2026

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.7 ↓ 32% MoM	99.8% ↑ 1.85% MoM	87 ↑ 47.46% MoM	\$398,000 ↑ 25.85% MoM

May 2026 Median Estimated Property Value

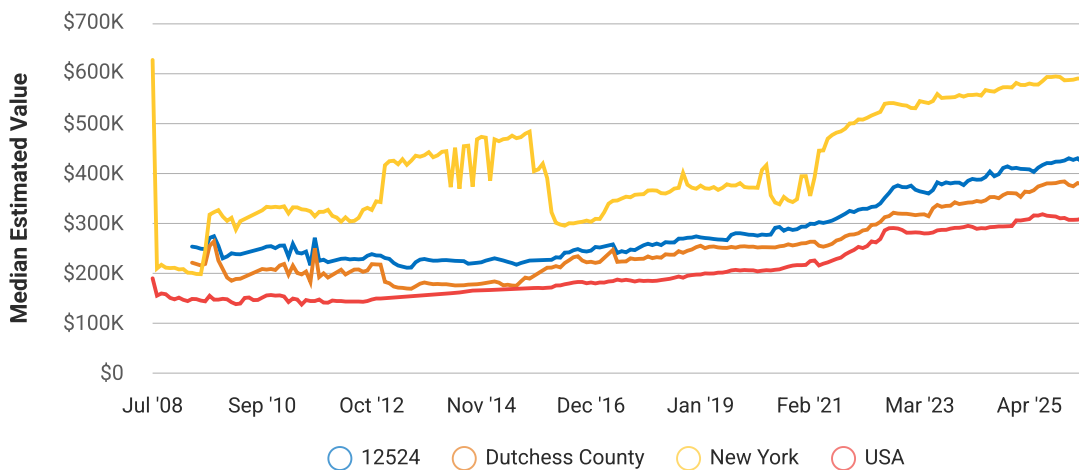
Condo/Townhouse/Apt.

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 \$419,740	Last Month Change -0.6%	12 Month Change +4.2%
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25 Village Park Dr, Unit 2F, Fishkill, NY 12524

April 2026 Active Listings

Fishkill, NY 12524

Condo/Townhouse/Apt.

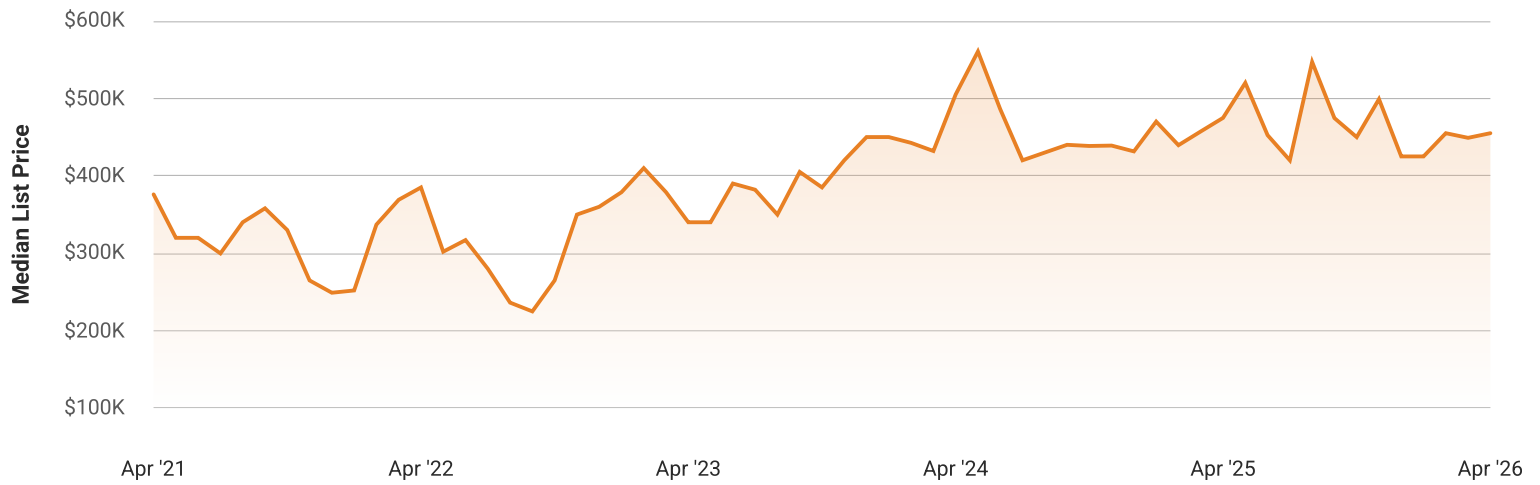
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$455,000

↑ 1.3% Month over Month



25 Village Park Dr, Unit 2F, Fishkill, NY 12524

April 2026 Sold Listings

Fishkill, NY 12524

Condo/Townhouse/Apt.

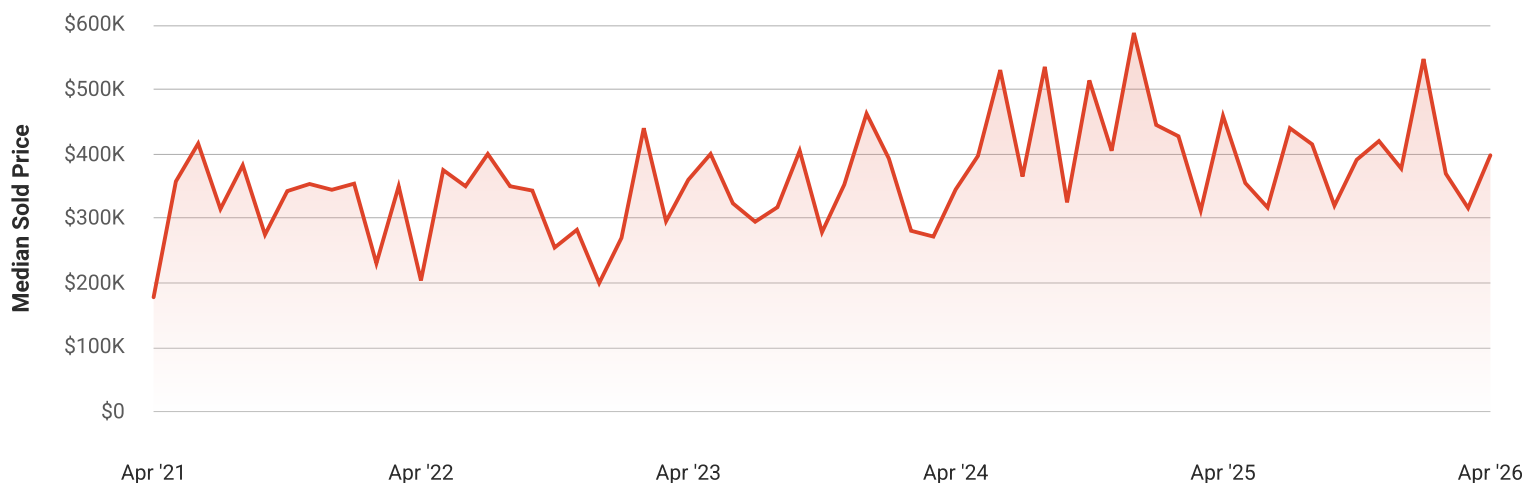
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between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

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$398,000

↑ 25.8% Month over Month



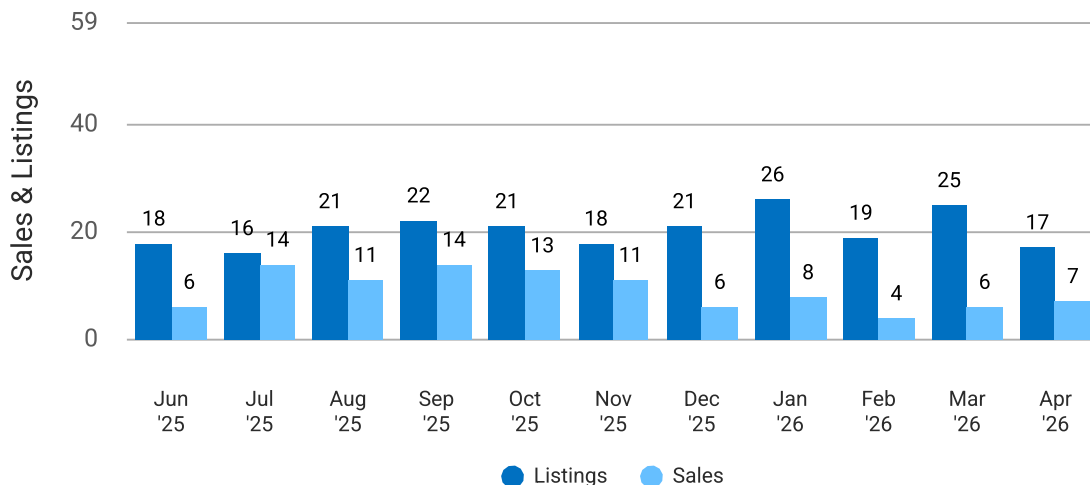
Total Sales and Active Listings in Fishkill, NY 12524

Condo/Townhouse/Apt.

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



25 Village Park Dr, Unit 2F, Fishkill, NY 12524

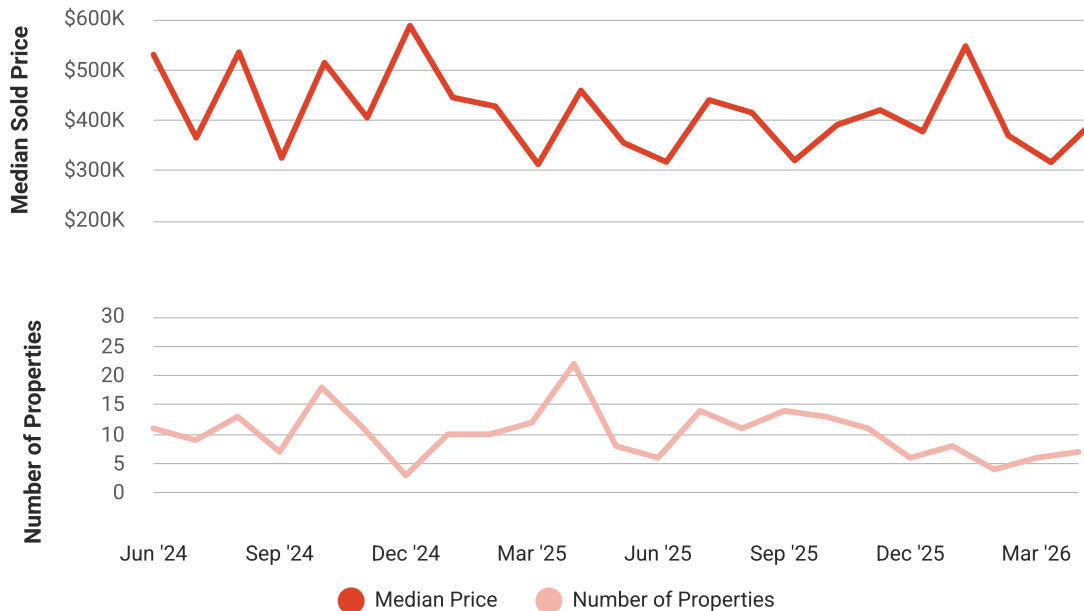
Median Sold Price vs Sold Listings in Fishkill, NY 12524

Condo/Townhouse/Apt.

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

Source: Listing Data

Update Frequency: Monthly



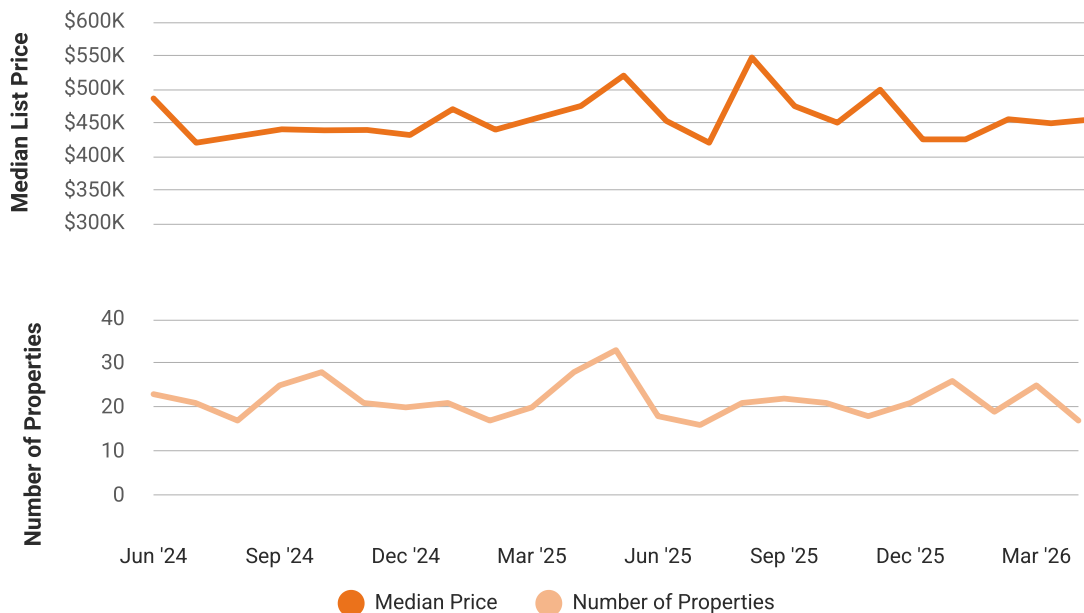
Median List Price vs Active Listings in Fishkill, NY 12524

Condo/Townhouse/Apt.

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

Source: Listing Data

Update Frequency: Monthly



Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 8

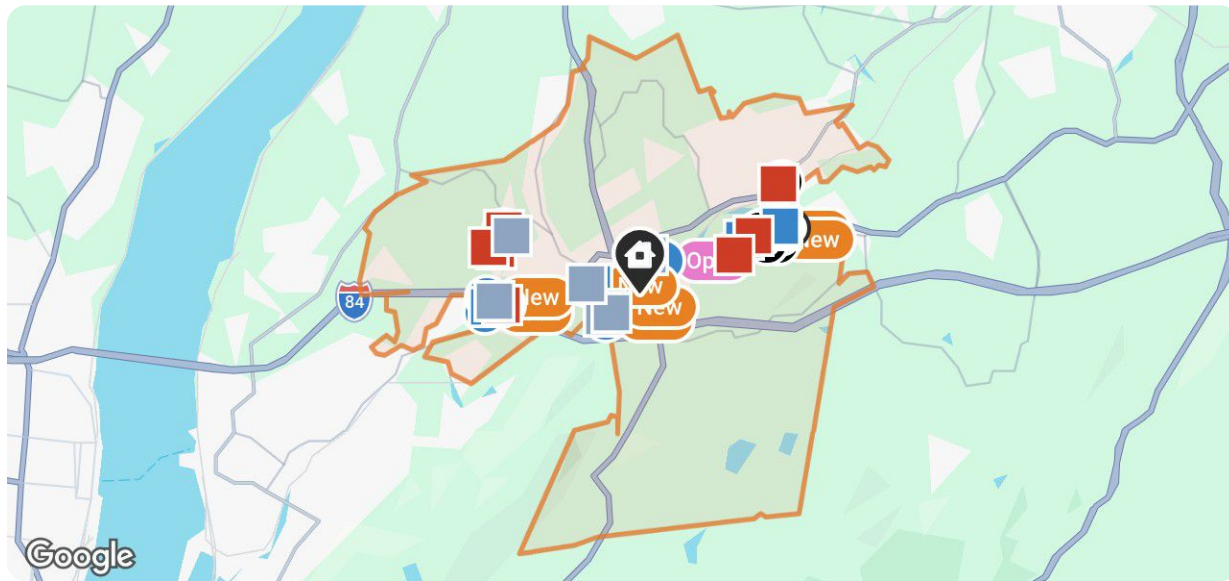
Change Types: New Listings, Pending, Closed, Distressed, Expired

Property Types: Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 12 Months



Legend

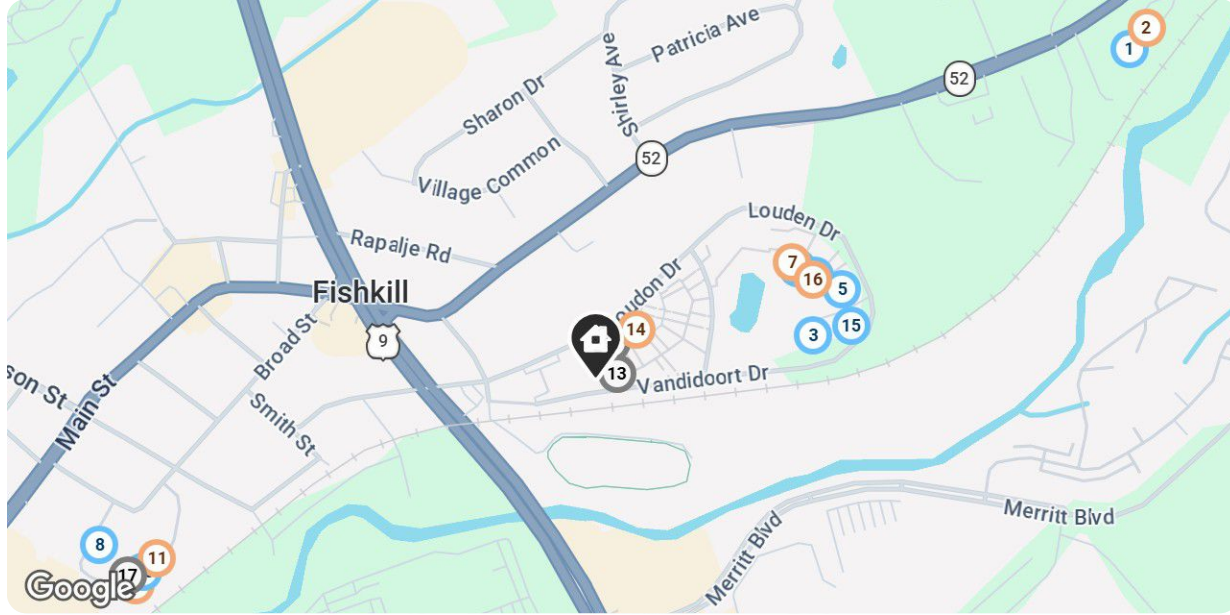
- Subject Property
- For Sale
- For Sale Pending
- Distressed Pending
- For Sale / Lease
- Recently Closed
- Distressed
- Closed, Hold, Withdrawn, Expired, or Canceled

	Agent Selected Comps	New	Pending	Closed	Distressed	Expired
Number of Properties	16	8	8	8	8	8
Lowest Listing Price / Est.Value	\$180,700	\$345,000	\$225,000	\$321,000	\$227,000	\$499,000
Median Listing Price / Est.Value	\$346,000	\$424,500	\$437,250	\$533,254	\$362,745	\$537,000
Highest Listing Price / Est.Value	\$370,000	\$609,000	\$729,000	\$675,690	\$559,240	\$569,800
Median Living Area (sqft)	1,071	1,400	1,296	1,902	1,301	1,543
Median Price / sqft	\$327	\$325	\$324	\$304	\$278	\$320
Average Days in RPR	50	11	48	38	21	80
Median Days in RPR	31	12	25	30	21	47
Median Age	46	16	27	11	42	27
Source	Listings	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings



CMA

Comp Property Summary



Legend

- Subject Property
- Active For Sale
- Pending
- Closed

25 Village Park Dr, Unit 2F, Fishkill, NY 12524

Comp Property Adjustments



Address	25 Village Park Dr, Unit 2F Fishkill, NY 12524	49 Aveonis Ct Fishkill, NY 12524	70 Aveonis Ct Fishkill, NY 12524	13 Skyline Dr, Unit 10 Fishkill, NY 12524
Status	Subject Property	1 Active	2 Closed	3 Open Active
MLS ID	–	994009	945013	1004649
Proximity	–	0.7 Mi. NE	0.73 Mi. NE	0.25 Mi. E
Value	–	\$320,000	\$180,700	\$345,000
Date	–	5/3/2026 List Date	4/6/2026 Closed Date	5/23/2026 List Date
Days in RPR	–	32	64	12
Price per Sq Ft	–	\$307	\$285	\$322
Adjusted Result Adjusted \$/sqft				
Bedrooms	1	1	1	2
Total Baths	1	2	1	2
Partial Baths	–	1	–	–
Total Rooms	–	5	4	6
Living Area	900	1,044	634	1,071
Building Area	900	1,044	634	1,071
Lot Size	–	436 sq ft	436 sq ft	436 sq ft
Year Built	1976	2006	2006	1980
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.
Property Subtype	Townhouse (Residential)	Condominium	Condominium	Condominium
Listing Broker	–	<i>Listing Courtesy of Exit Realty Connections</i>	<i>Courtesy of Inspire Realty</i>	<i>Listing Courtesy of KW MidHudson</i>
Description	–	Ready for a 55+ community? well, here's your new home. Nothing to do but pack your bags and move in. The community is well maintained and provides a tranquil, quiet setting, while being close...	Discover the only affordable housing condominium in a desirable 55+ community in fishkill! income limits through the town apply. Nestled within the beautifully maintained...	Set within the half-timbered enclaves of the park, this main-level two-bedroom offers stair-free ease and a private covered patio that opens onto manicured lawn with gorgeous mountain and sunset views – ideal...

25 Village Park Dr, Unit 2F, Fishkill, NY 12524

Comp Property Adjustments



Address	25 Village Park Dr, Unit 2F Fishkill, NY 12524	9 Loudon Dr, Unit 7 Fishkill, NY 12524	10 Skyline Dr Fishkill, NY 12524	7 Loudon Dr, Unit 8 Fishkill, NY 12524
Status	Subject Property	4 Active	5 Active	6 Active
MLS ID	-	997389	976166	986932
Proximity	-	0.26 Mi. E	0.29 Mi. E	0.25 Mi. E
Value	-	\$354,500	\$350,000	\$349,900
Date	-	5/13/2026 List Date	3/25/2026 List Date	5/15/2026 List Date
Days in RPR	-	22	71	20
Price per Sq Ft	-	\$331	\$327	\$327
Adjusted Result Adjusted \$/sqft				
Bedrooms	1	2	2	2
Total Baths	1	2	2	1
Total Rooms	-	7	5	5
Living Area	900	1,071	1,071	1,071
Building Area	900	1,071	1,071	1,071
Lot Size	-	436 sq ft	436 sq ft	436 sq ft
Year Built	1976	1980	1980	1980
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.
Property Subtype	Townhouse (Residential)	Condominium	Condominium	Condominium
Listing Broker	-	<i>Listing Courtesy of K. Fortuna Realty, Inc.</i>	<i>Listing Courtesy of BHHS Hudson Valley Properties</i>	<i>Listing Courtesy of Century 21 Alliance Rlty Group</i>
Description	-	Welcome to this pristine 2-bedroom, 2-bath condo in the highly sought-after community of "the park" in fishkill. Every inch of this beautifully maintained home has been thoughtfully updated and...	Impeccably maintained two bedroom, two bathroom first floor condominium located at the park, a highly desirable fishkill community. Kitchen w/new dishwasher, abundant cabinetry and ample prep...	Spacious second-floor 2-bedroom unit in the desirable the park community, featuring a private balcony overlooking the lush interior lawns with a corner view of the pond. Newer luxury vinyl floorin...

25 Village Park Dr, Unit 2F, Fishkill, NY 12524

Comp Property Adjustments



Address	25 Village Park Dr, Unit 2F Fishkill, NY 12524	7 Loudon Dr Fishkill, NY 12524	201 Commons Way, Unit E Fishkill, NY 12524	500 Commons Way, Unit E Fishkill, NY 12524
Status	📍 Subject Property	7 🟦 Closed	8 🟢 Active	9 🟦 Closed
MLS ID	-	953720	906818	950656
Proximity	-	0.24 Mi. E	0.61 Mi. W	0.59 Mi. W
Value	-	\$347,000	\$315,000	\$315,000
Date	-	5/1/2026 Closed Date	8/29/2025 List Date	3/16/2026 Closed Date
Days in RPR	-	30	279	31
Price per Sq Ft	-	\$324	\$409	\$409
Adjusted Result Adjusted \$/sqft				
Bedrooms	1	2	1	1
Total Baths	1	2	1	1
Total Rooms	-	4	5	4
Living Area	900	1,071	770	770
Building Area	900	1,071	770	770
Lot Size	-	436 sq ft	-	2,614 sq ft
Year Built	1976	1980	1976	1976
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.
Property Subtype	Townhouse (Residential)	Condominium	Condominium	Condominium
Listing Broker	-	<i>Courtesy of BHHS Hudson Valley Properties</i>	<i>Listing Courtesy of Atlantica East Associates LLC</i>	<i>Courtesy of BHHS Hudson Valley Properties</i>
Description	-	Sophisticated and charming describes this spacious 2-bedroom,2 full bath condo. When you enter this home, you will feel the warmth and sunlit rooms. This open concept space is perfect. Love to...	Fully vacant and ready for immediate occupancy, this upper-level residence offers an ideal balance of comfort, efficiency, and location within the commons. Natural light fills the interior, complemente...	Welcome to "the commons at fishkill", a ultra desirable condo complex located in the heart of the village of fishkill! this 1 bedroom upper unit is simply beyond fabulous! a totally move-in ready home w/ nothing to...

25 Village Park Dr, Unit 2F, Fishkill, NY 12524

Comp Property Adjustments



Address	25 Village Park Dr, Unit 2F Fishkill, NY 12524	600 Commons Way, Unit E Fishkill, NY 12524	700 Commons Way, Unit E Fishkill, NY 12524	25 Village Park Dr, Unit 3A Fishkill, NY 12524
Status	Subject Property	10 Active	11 Closed	12 Pending
MLS ID	-	1002607	965343	971677
Proximity	-	0.58 Mi. W	0.56 Mi. W	0.02 Mi. E
Value	-	\$368,000	\$370,000	\$227,000
Date	-	5/20/2026 List Date	5/1/2026 Closed Date	3/19/2026 List Date
Days in RPR	-	15	22	21
Price per Sq Ft	-	\$342	\$355	\$252
Adjusted Result Adjusted \$/sqft				
Bedrooms	1	2	2	1
Total Baths	1	2	2	1
Total Rooms	-	8	6	4
Living Area	900	1,077	1,041	900
Building Area	900	1,077	1,041	900
Lot Size	-	3,920 sq ft	3,920 sq ft	436 sq ft
Year Built	1976	1976	1976	1976
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.
Property Subtype	Townhouse (Residential)	Condominium	Condominium	Condominium
Listing Broker	-	<i>Listing Courtesy of Owner Entry.com</i>	<i>Courtesy of eXp Realty</i>	<i>Listing Courtesy of William Raveis-New York LLC</i>
Description	-	Move-in ready 2 bedrooms 2 full bathrooms condo in the commons fishkill. Updated kitchen with quartz countertops, tiled backsplash, and stainless steel appliances flows into dining room and living...	Welcome to fishkill commons, where maintenance-free living meets comfort, convenience, and peace of mind. This completely move-in ready second-level condo offers 2 bedrooms...	Welcome to 25 village park, unit 3a – a bright and inviting condo in sought- after village park . This unit offers comfortable and easy living, abundant natural light, large living room, dining room, large...

Comp Property Adjustments



Address	25 Village Park Dr, Unit 2F Fishkill, NY 12524	24 Village Park Dr, Unit 1F Fishkill, NY 12524	22 Village Park Dr, Unit 3A Fishkill, NY 12524	14 Skyline Dr, Unit 15 Fishkill, NY 12524
Status	Subject Property	13 Pending	14 Closed	15 Open Active
MLS ID	-	987820	-	991573
Proximity	-	0.04 Mi. SE	0.05 Mi. E	0.29 Mi. E
Value	-	\$265,000	\$205,000	\$355,000
Date	-	4/21/2026 List Date	4/30/2026 Closed Date	5/1/2026 List Date
Days in RPR	-	16	-	34
Price per Sq Ft	-	\$294	\$228	\$331
Adjusted Result Adjusted \$/sqft				
Bedrooms	1	1	1	2
Total Baths	1	1	1	2
Total Rooms	-	5	-	5
Living Area	900	900	900	1,071
Building Area	900	900	900	1,071
Lot Size	-	3,049 sq ft	-	436 sq ft
Year Built	1976	1976	1976	1980
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.
Property Subtype	Townhouse (Residential)	Condominium	Townhouse (Residential)	Condominium
Listing Broker	-	<i>Listing Courtesy of Century 21 Alliance Rlty Group</i>	-	<i>Listing Courtesy of Curasi Realty, Inc.</i>
Description	-	This charming ground floor 1-bedroom, 1-bath condo in fishkill's village park community offers 900 sq ft of easy, comfortable living. The layout feels open and airy, with a bright living area featuring laminate...	-	Elevated living with sunset views. Welcome home to this meticulously maintained 2-bedroom, 2-bathroom sanctuary in the park, one of fishkill's most quiet yet convenient communities. Tucked awa...

25 Village Park Dr, Unit 2F, Fishkill, NY 12524

Comp Property Adjustments



Address	25 Village Park Dr, Unit 2F Fishkill, NY 12524	9 Loudon Dr, Unit 6 Fishkill, NY 12524	401 Commons Way, Unit H Fishkill, NY 12524
Status	Subject Property	16 Closed	17 Pending
MLS ID	–	950965	964375
Proximity	–	0.26 Mi. E	0.6 Mi. W
Value	–	\$335,000	\$364,900
Date	–	4/16/2026 Closed Date	2/24/2026 List Date
Days in RPR	–	37	97
Price per Sq Ft	–	\$313	\$339
Adjusted Result Adjusted \$/sqft			
Bedrooms	1	2	2
Total Baths	1	2	2
Total Rooms	–	5	6
Living Area	900	1,071	1,077
Building Area	900	1,071	1,077
Lot Size	–	436 sq ft	3,920 sq ft
Year Built	1976	1980	1976
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.
Property Subtype	Townhouse (Residential)	Condominium	Condominium
Listing Broker	–	<i>Courtesy of Asset Property Realty Services</i>	<i>Listing Courtesy of KW MidHudson</i>
Description	–	Pride of ownership shows here. Two bedroom , two bath second floor condo. Nothing to do but move in. Unit features an additional deck off the primary bedroom with a view of the pond. It would be a great...	Maintenance-free living awaits at the commons! this move-in ready 2-bedroom, 2-full bath unit offers a freshly painted, open-concept living, with brand new carpet throughout. Dining area...

Pricing Strategy

CMA Value

\$290,912

CMA Range

\$205.2K

\$368.1K

Last Edited 6/4/2026 Price per Sq Ft \$323

Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

	Selected Comps	For Sale or For Lease Listings	Pending Sales	Distressed	Expired Listings	Closed
Lowest Price	\$180,700	\$175,000	\$225,000	\$244,530	\$129,900	\$210,000
Median Price	\$345,000	\$477,500	\$529,000	\$412,100	\$340,000	\$410,000
Highest Price	\$370,000	\$668,000	\$729,000	\$608,420	\$694,995	\$914,393
Median Price per sq.ft.	\$327	\$315	\$286	\$290	\$289	\$311
Median Days in RPR	62	21	129	-	42	108

Sold Price Comparison

This section compares prices for 3 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$180,700	\$285
Median Price	\$215,000	\$334
Highest Price	\$315,000	\$409

CMA Summary

This section compares the prices of 17 agent-selected properties near the subject property.

Average of Comps	\$290,912
Adjustments	-
Result of CMA Analysis	\$290,912 (or \$323 per sq ft)

Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	\$227,990
Changes Based on Home Facts	-
Home Improvement Adjustments	-
Needed Improvement Adjustments	-
Market Condition Adjustments	-
Estimate + Adjustments	\$227,990 (or \$253 per sq ft)

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
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