395 Mills Cross Rd
Staatsburg, NY 12580





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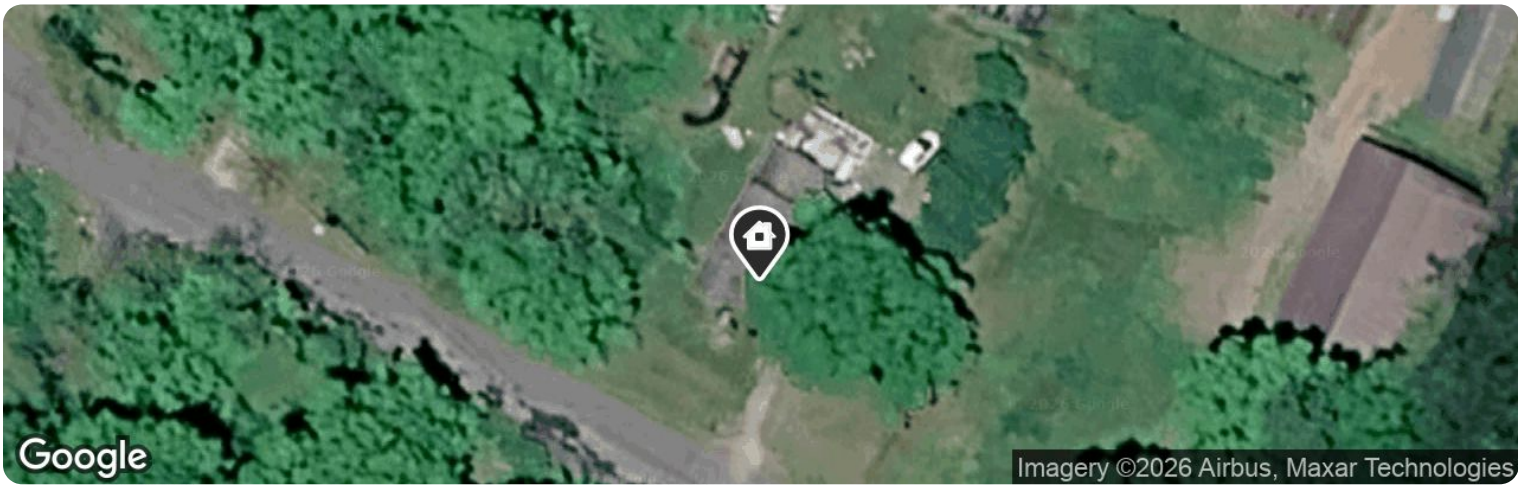
RE/MAX Town & Country

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

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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	–

Interior Features

PUBLIC

1st Floor	962 sq ft	2nd Floor	680 sq ft
Heating Fuel Type	Oil	Porch Covered	24 sq ft

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395 Mills Cross Rd, Staatsburg, NY 12580

Exterior Features

PUBLIC

Lot Size - Square Feet	42,689 sq ft	**Lot Size - Acres**	0.98 acres
Neighborhood Code	7	**Water**	Well
Sewer	Septic	**Current Use**	Single Family Residential
Building Condition	Average	**Building Quality**	C

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

Owner Facts

Owner Name (Public)	MARIE WELKER	**Owner Name 2 (Public)**	HANS WELKER
Time Owned	15-20 Yrs	**Mailing Address**	395 Mills Cross Rd Staatsburg NY 12580-5417
Phone Number	8457739130	**Owner Occupied**	Yes

Location Details

Flood Zone	X (unshaded)

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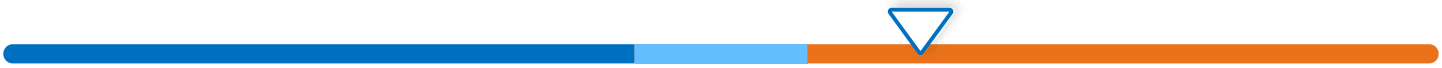
Market Trends

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

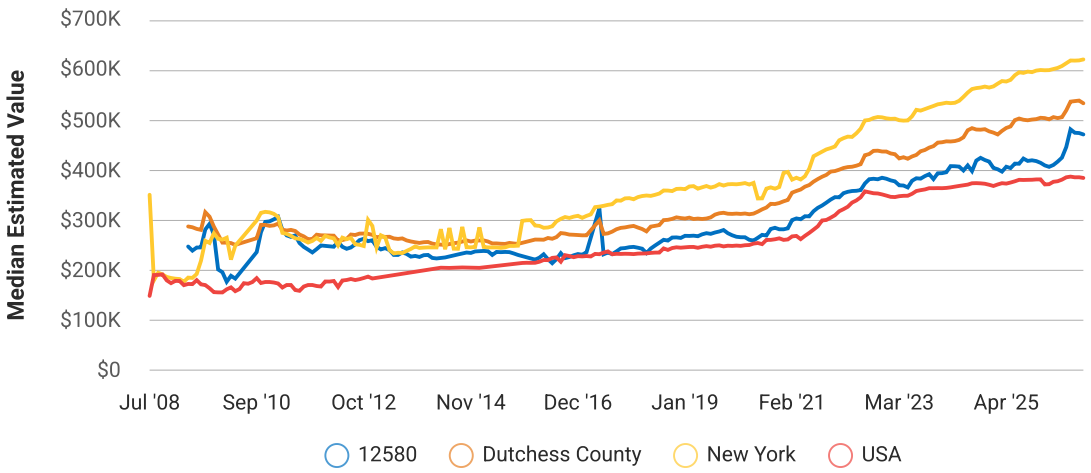
Single Family Residence

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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October 2026 Active Listings

Staatsburg, NY 12580

Single Family Residence

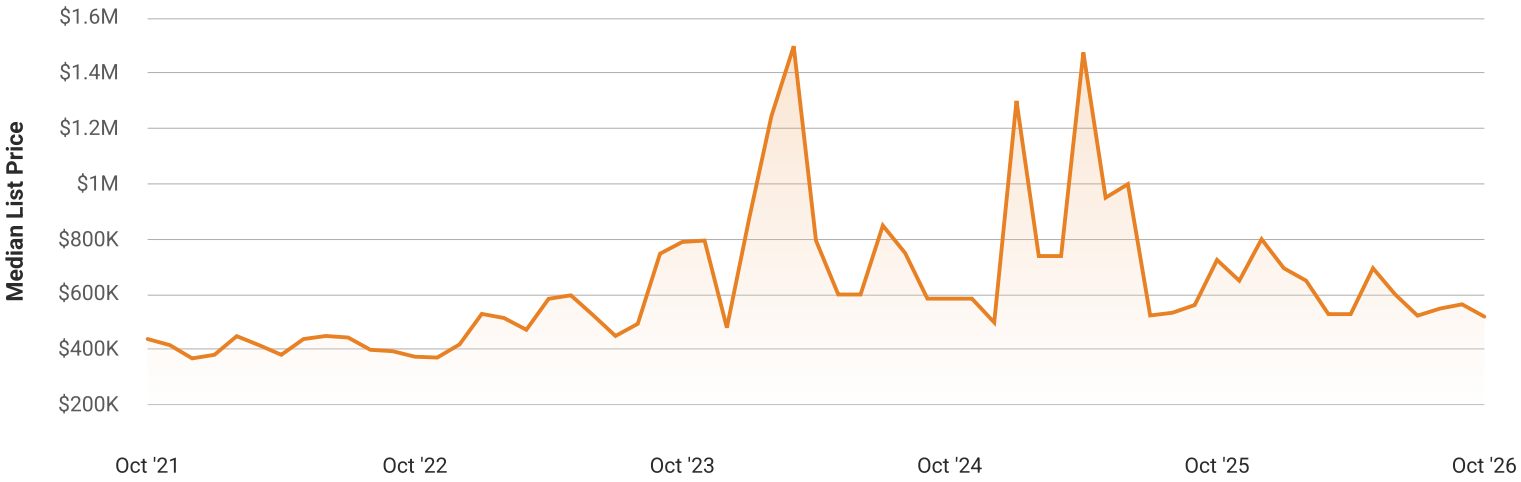
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $519,990

↓ 7.9% Month over Month



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395 Mills Cross Rd, Staatsburg, NY 12580

October 2026 Sold Listings

Staatsburg, NY 12580

Single Family Residence

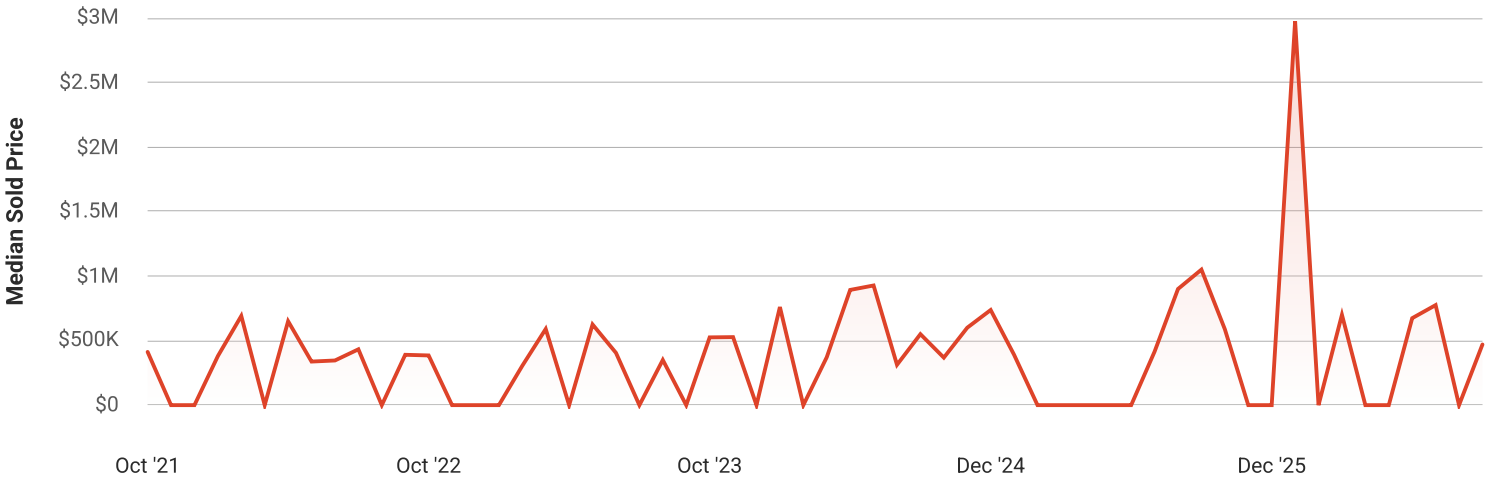
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between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

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $470,000

Month over Month



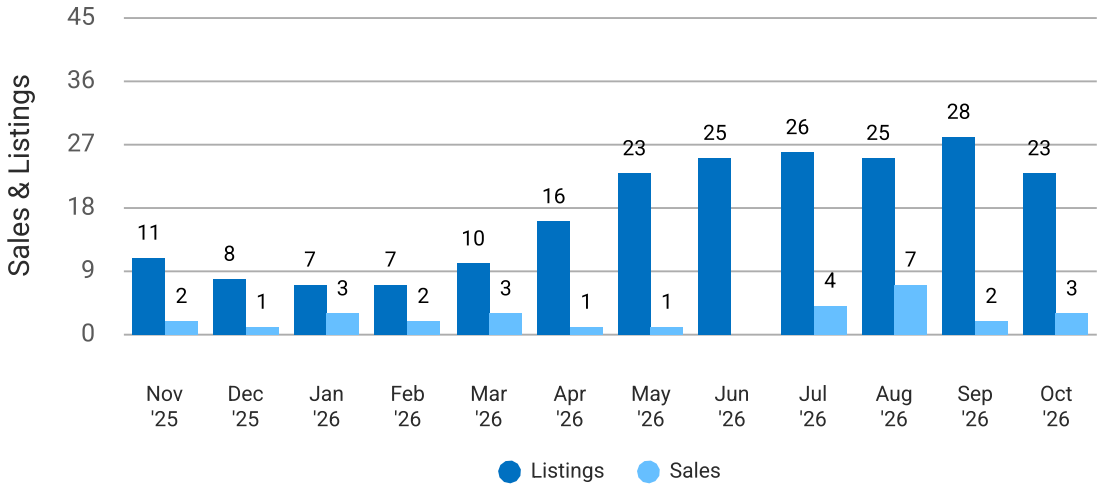
Total Sales and Active Listings in Staatsburg, NY 12580

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



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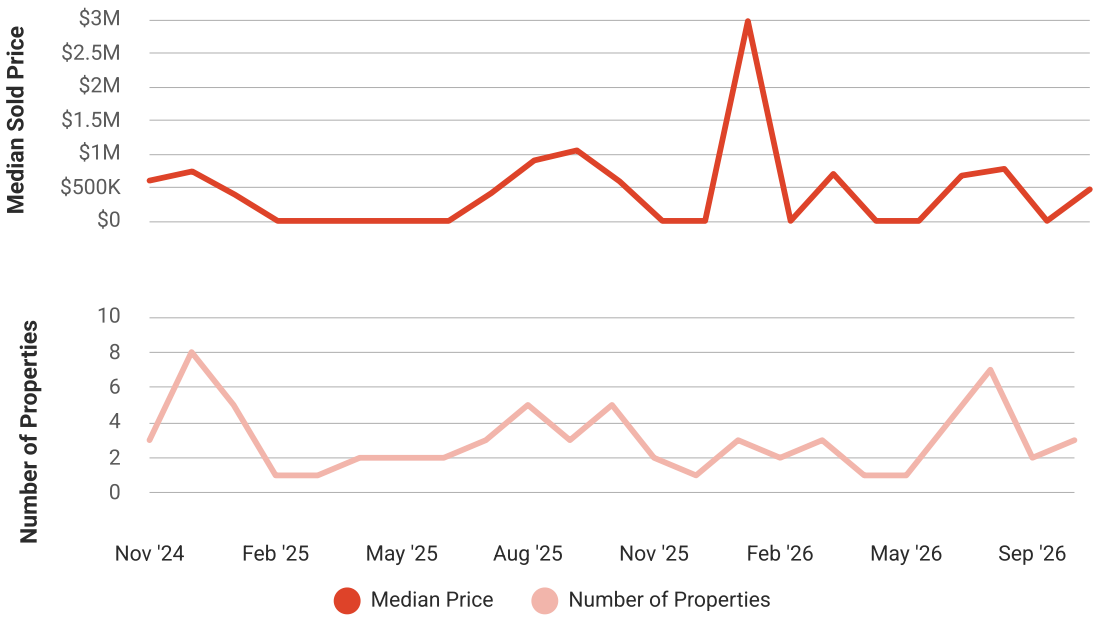
Median Sold Price vs Sold Listings in Staatsburg, NY 12580

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



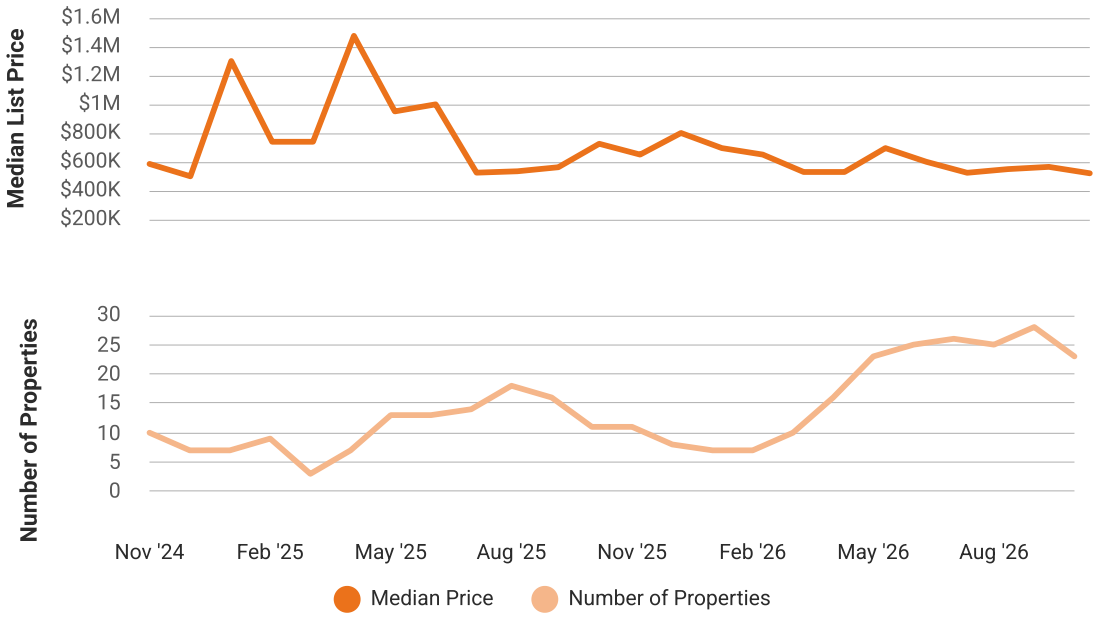
Median List Price vs Active Listings in Staatsburg, NY 12580

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



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395 Mills Cross Rd, Staatsburg, NY 12580

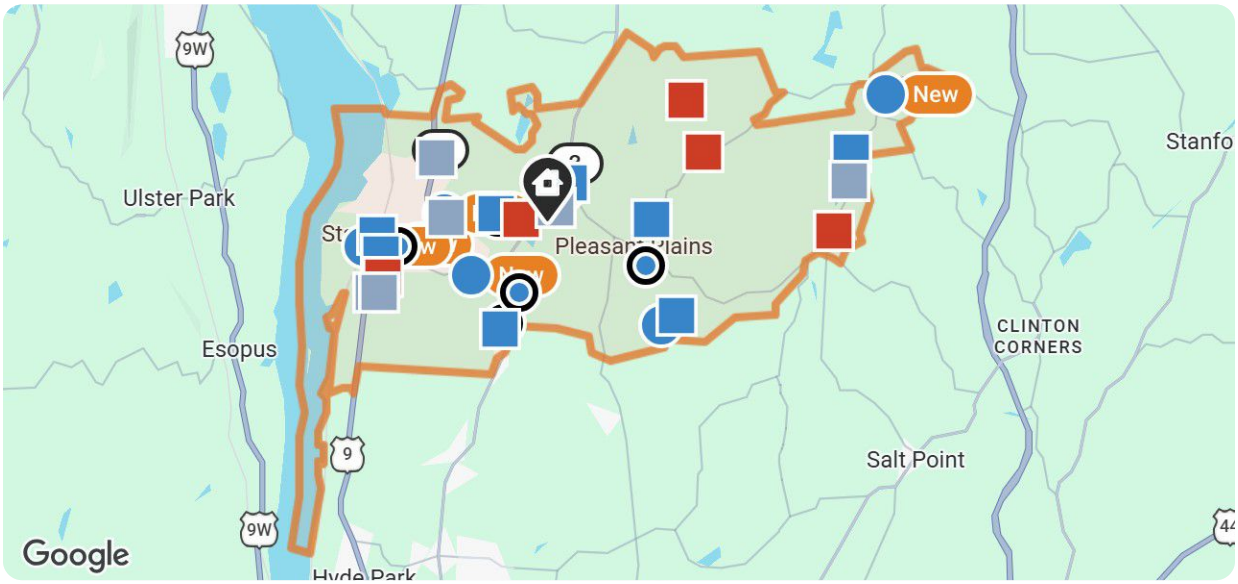
Market Activity

Market Activity Filters

Sort Order: Date
Maximum Properties Per Change Type: 8
Change Types: New Listings, Pending, Closed, Distressed, Expired
Property Types: Single Family
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 For Sale or Lease
- Recently Closed
- Distressed
- Closed, Hold, Withdrawn, Expired, or Canceled

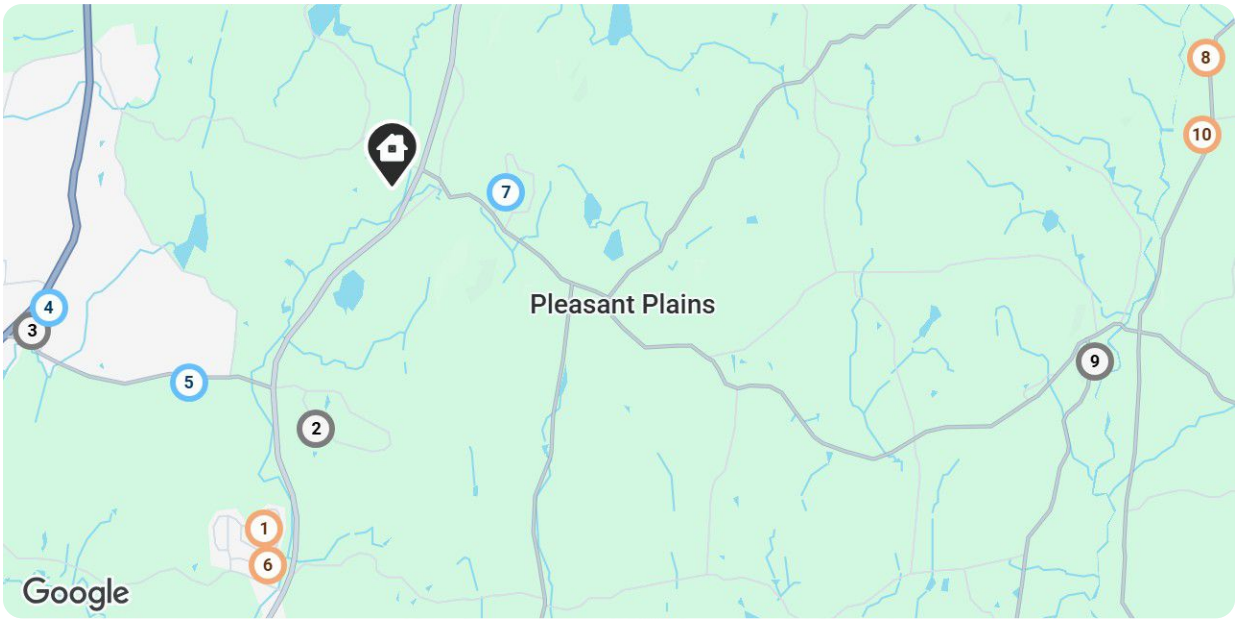
	Agent Selected Comps	New	Pending	Closed	Distressed	Expired
Number of Properties	9	8	6	8	6	8
Lowest Listing Price / Est.Value	$280,000	$199,999	$140,000	$215,000	$215,000	$479,925
Median Listing Price / Est.Value	$420,000	$474,950	$586,500	$452,500	$469,830	$529,000
Highest Listing Price / Est.Value	$475,000	$849,000	$1,385,000	$985,000	$1,582,000	$850,000
Median Living Area (sqft)	1,610	1,786	2,113	1,772	1,470	2,243
Median Price / sqft	$264	$312	$266	$245	$346	$319
Average Days in RPR	52	31	96	46	90	140
Median Days in RPR	42	33	91	38	90	151
Median Age	67	91	44	53	62	46
Source	Listings	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings

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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

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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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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
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

Pricing Strategy

CMA Value

$395,404

CMA Range

$280K **$475K**

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

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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	$280,000	$199,999	$140,000	$394,500	$27,500	$25,000
Median Price	$420,000	$425,000	$699,450	$465,750	$525,000	$357,500
Highest Price	$475,000	$9,500,000	$1,385,000	$537,000	$7,271,000	$1,600,000
Median Price per sq.ft.	$264	$306	$238	$348	$273	$197
Median Days in RPR	84	59	177	–	135	97

Sold Price Comparison

This section compares prices for 1 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	$411,500	$243
Median Price	$411,500	$243
Highest Price	$411,500	$243

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)

Refined Value Summary

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

Original Estimated Value	$411,000
Changes Based on Home Facts	–
Home Improvement Adjustments	–
Needed Improvement Adjustments	–
Market Condition Adjustments	–
Estimate + Adjustments	$411,000 (or $250 per sq ft)

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