

Belterra vs. Neighbors: Prices and Speed in the Last Six Months

Belterra · 2026-10-26

Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 6 months ending Sep 30, 2026

MEDIAN SALE PRICE

\$680,000

-2.5% vs. last year

n=60

MEDIAN DAYS ON MARKET

14

-48.1% vs. last year

n=60

SOLD VS. ORIGINAL LIST

98.0%

n=60

HOMES FOR SALE TODAY

15

months of inventory: 1.48

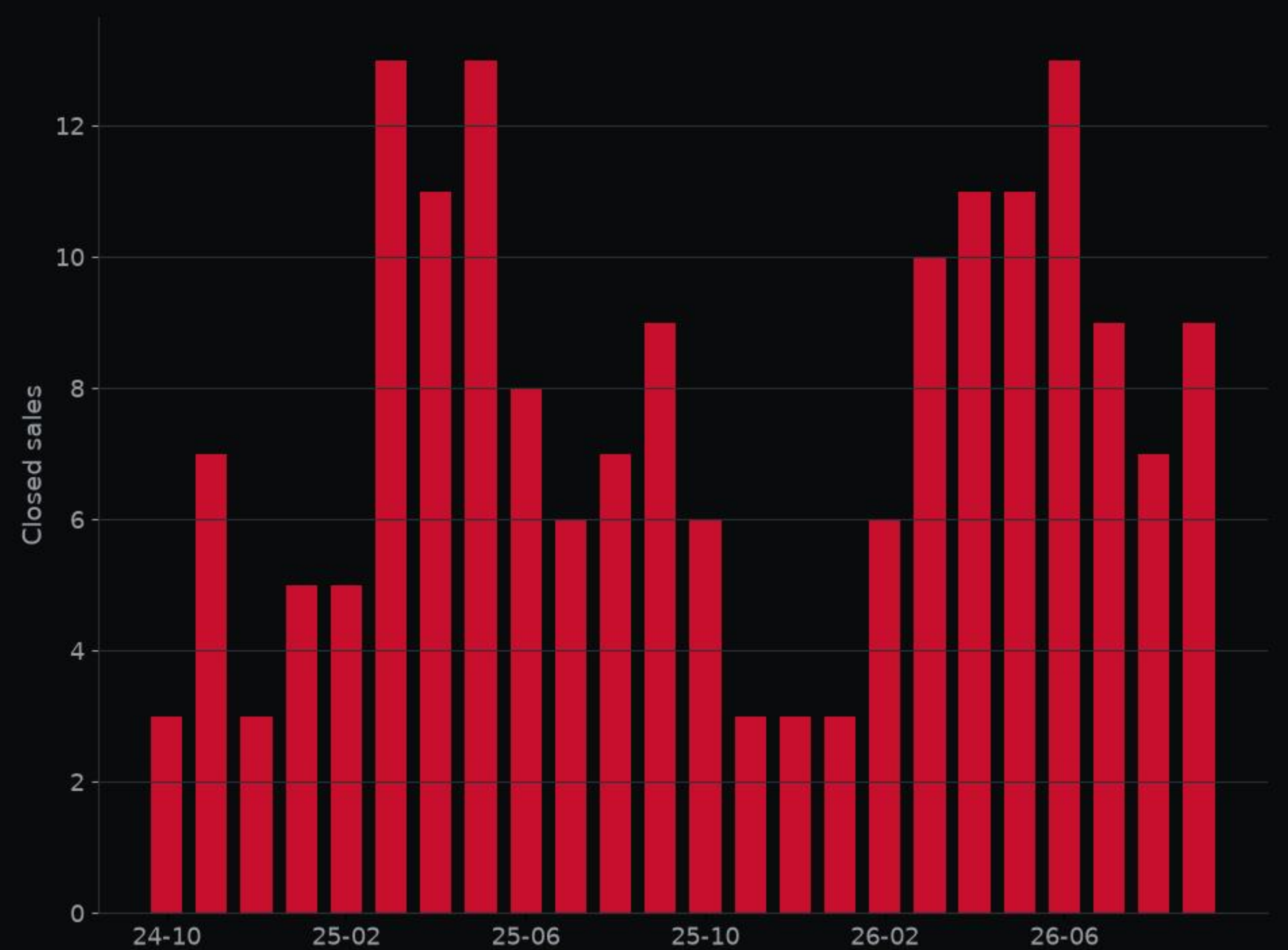
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





281 Kensington LN · MLS #3541731

Kitchen · Listed by Simms Frontier Real Estate



281 Kensington LN · MLS #3541731

Living room · Listed by Simms Frontier Real Estate



281 Kensington LN · MLS #3541731

Bedroom · Listed by Simms Frontier Real Estate



281 Kensington LN · MLS #3541731

Backyard · Listed by Simms Frontier Real Estate



281 Kensington LN · MLS #3541731

Dining room · Listed by Simms Frontier Real Estate

Deal of the Week

281 Kensington LN · MLS #3541731

\$529,900

4 bed · 2.5 bath · 2,400 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; 25% under the local price per sq ft.

ALEX valuation: \$516,000 (range \$475,000–\$538,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Simms Frontier Real Estate

[View on alex.realestate](https://alex.realestate)

Want a private showing? Call or text George · 713.918.9951

**Want to see this home? Call
or text George at
713.918.9951 for a private
showing.**

alex-companies.com/market-data

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Data from Unlock MLS. Deemed reliable, not guaranteed.