Belterra Market Recap: Sales Up, Prices Down in Rolling Six Months

Belterra · 2026-11-21



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Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$690,650

-4.7% vs. last year

n=56

MEDIAN DAYS ON MARKET

18

-47.1% vs. last year

n=56

SOLD VS. ORIGINAL LIST

97.8%

n=56

HOMES FOR SALE TODAY

11

months of inventory: 1.16

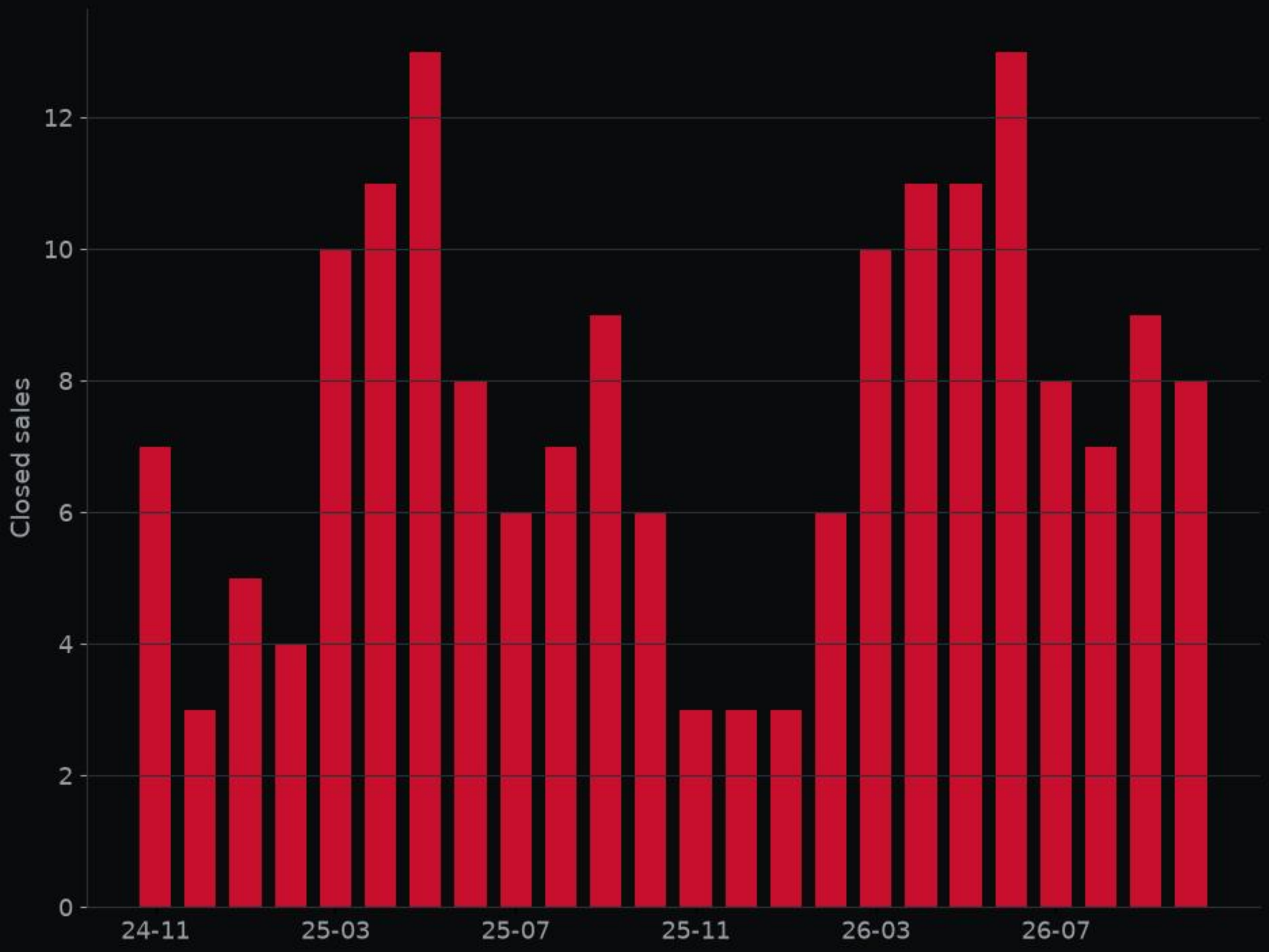
Median Sale Price by Month

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



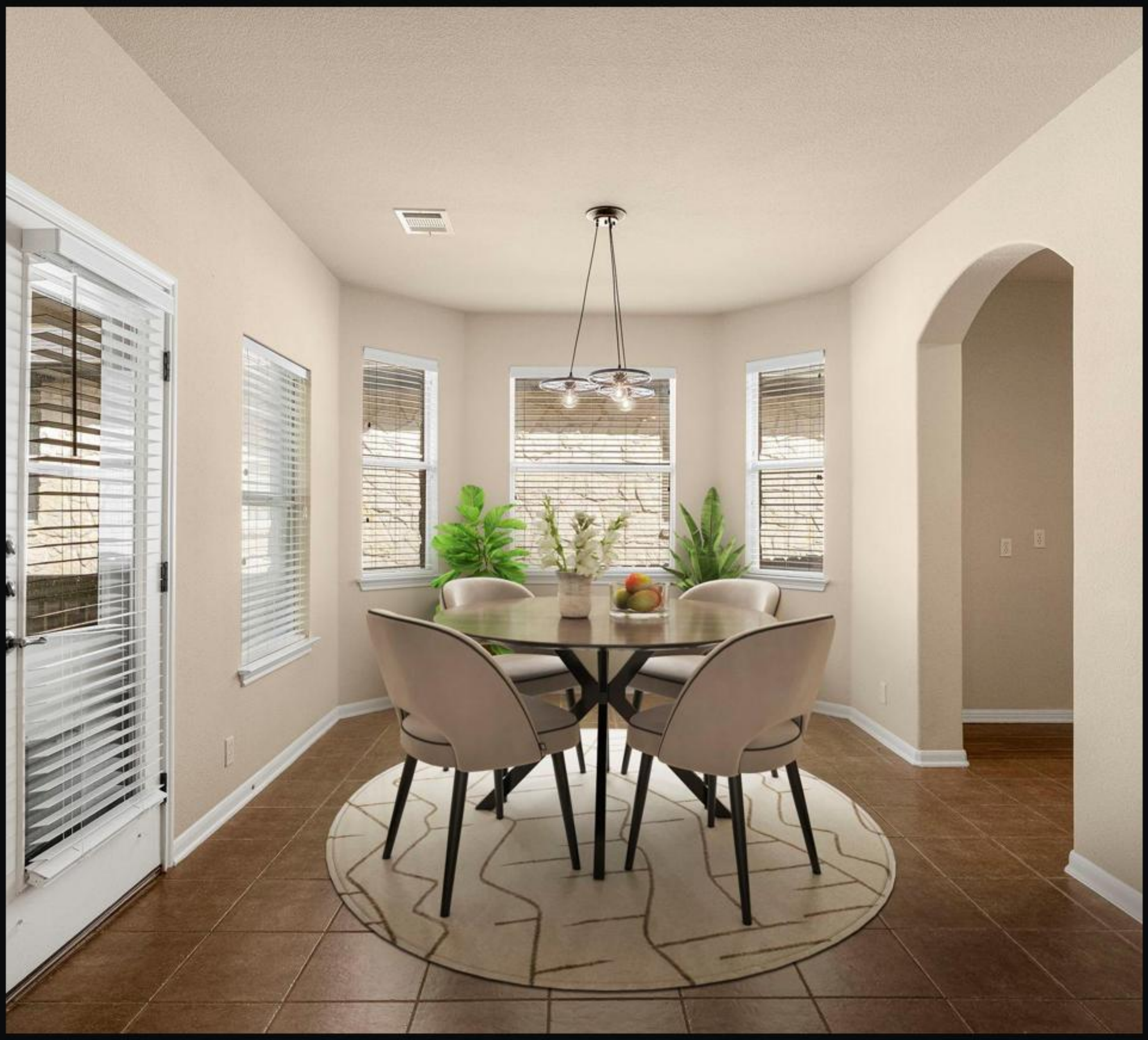
281 Kensington LN · MLS #3541731

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

$524,900

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; 26% under the local price per sq ft; price reduced 2% from original.

ALEX valuation: $521,000 (range $477,000–$550,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Simms Frontier Real Estate

View on alex.realestate

Want a private showing? Call or text George · 713.918.9951

Want a closer look? Reply or call George at 713.918.9951 and we'll set up a showing.

alex-companies.com/market-data

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