Belterra vs. Neighbors: Price and Speed Comparison

Belterra · 2026-11-25



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

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

10

months of inventory: 1.05

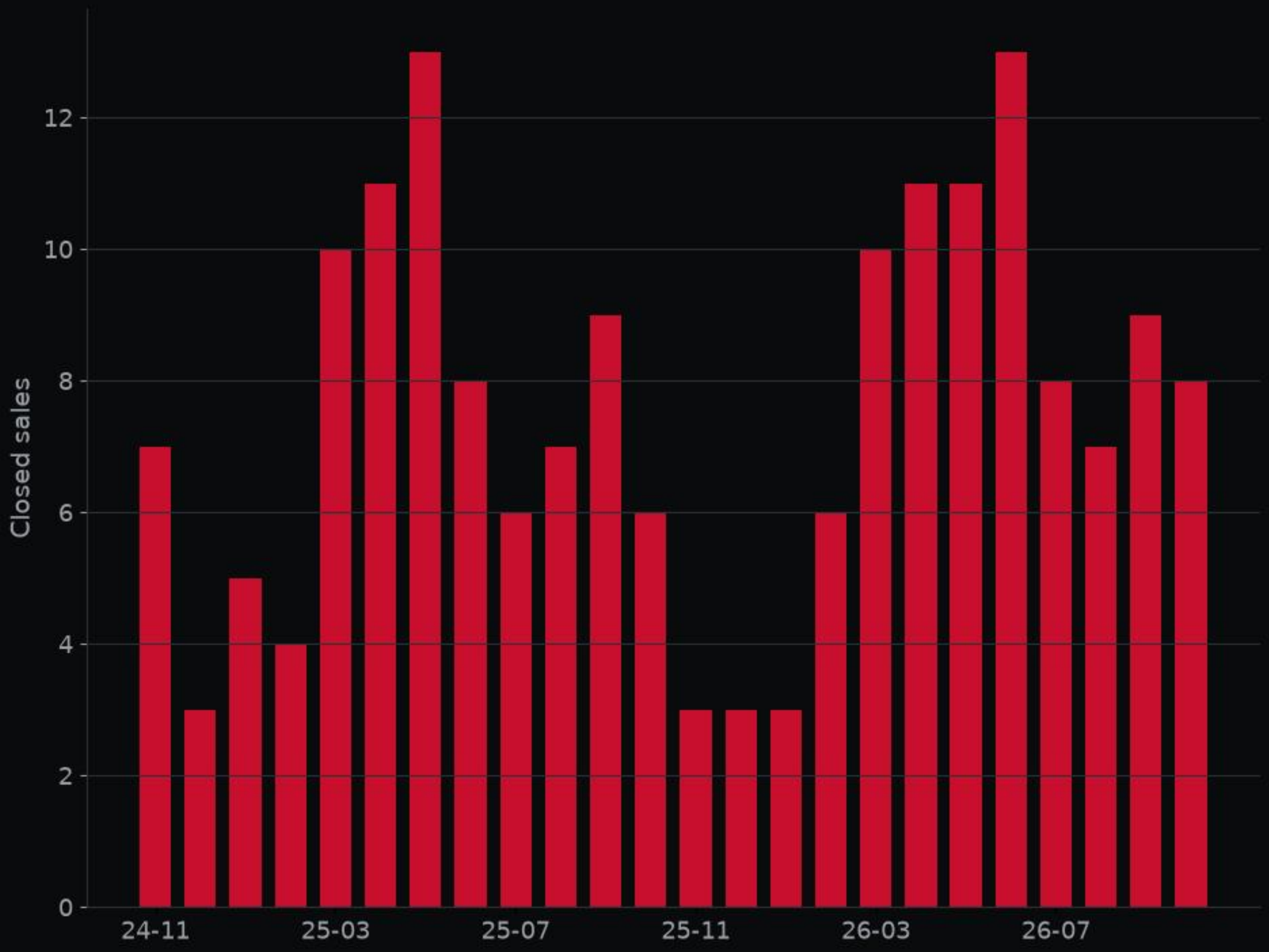
Median Sale Price by Month

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



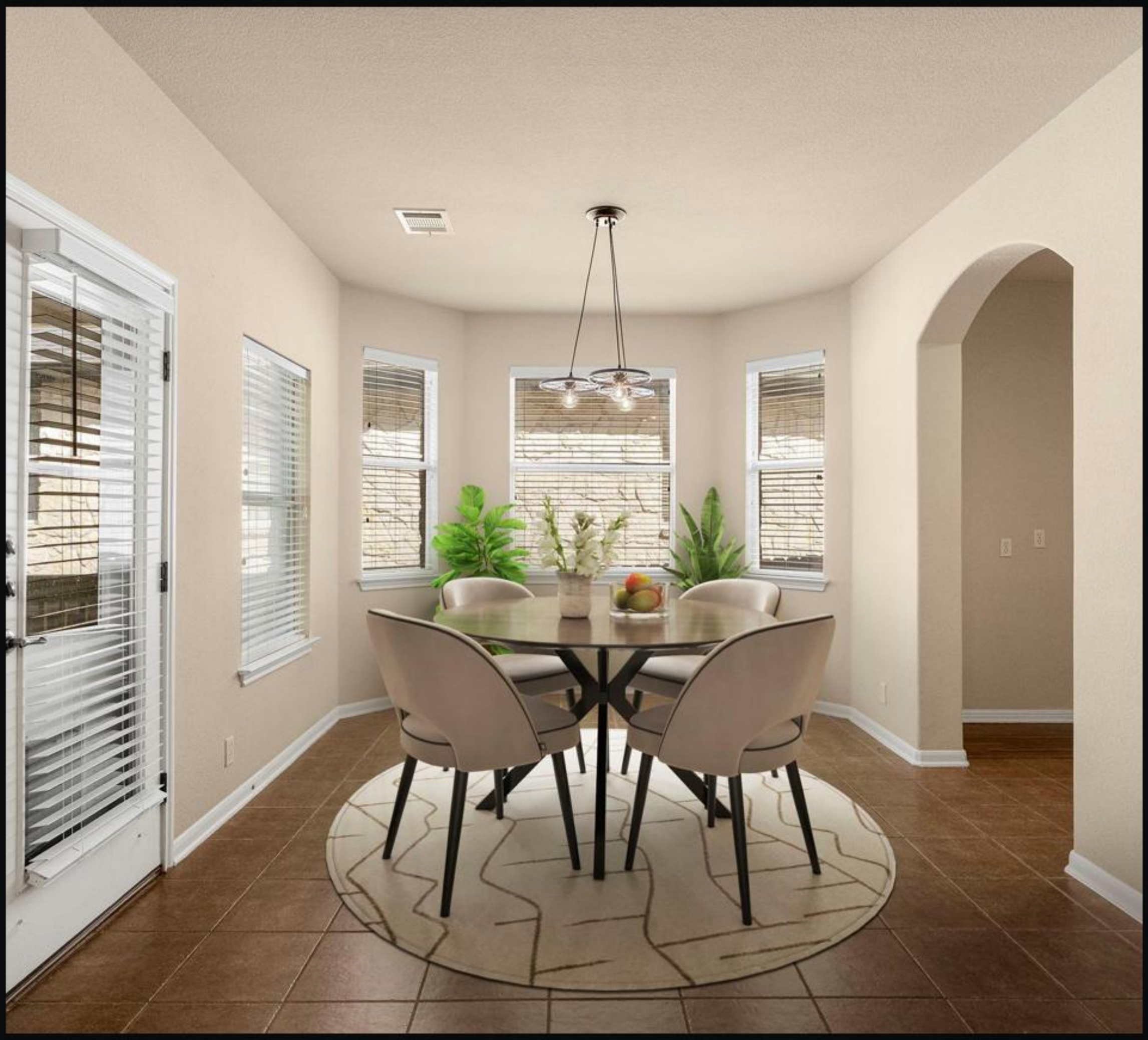
281 Kensington LN · MLS #3541731

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

$519,000

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; 27% under the local price per sq ft; price reduced 3% from original.

ALEX valuation: $510,000 (range $473,000–$535,000)

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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