

Belt 59412

ZIP code · MT · Montana > Cascade County > Belt

\$314K

MEDIAN SALE PRICE

+166.1%

1-YR CHANGE

10

SALES (12 MO)

\$486K

MEDIAN VALUE (AVM)

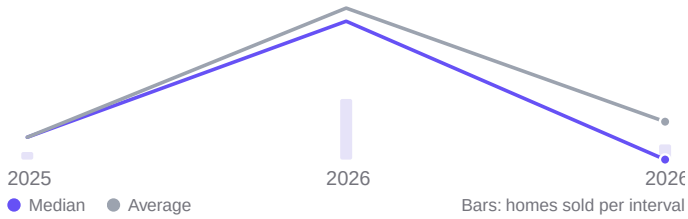
MARKET TRENDS (5 YEARS)

Sale prices

Median \$45K · Average \$168K

Growth (year over year)

Price +166.1% · Sales +900.0%

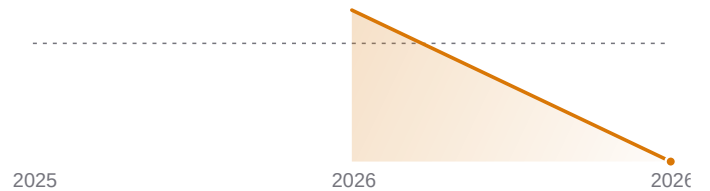
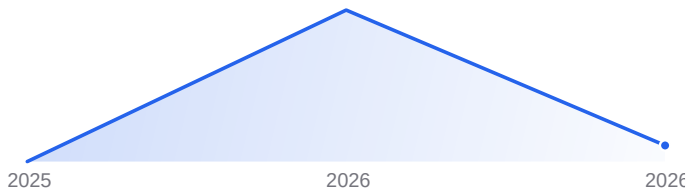


Price per square foot

\$156/ft²

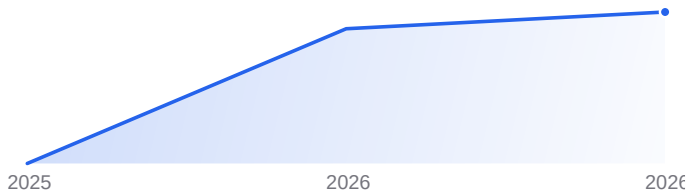
Sale premium vs estimated value

-31.3%



Annual turnover (share of homes sold)

1.2%

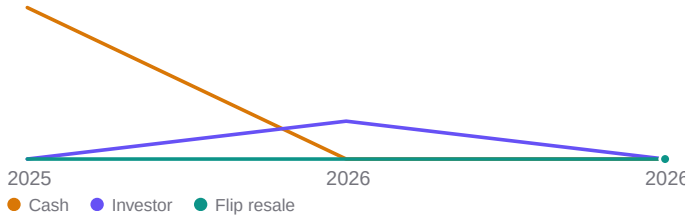


BUYERS & OUTCOMES

Buyer mix

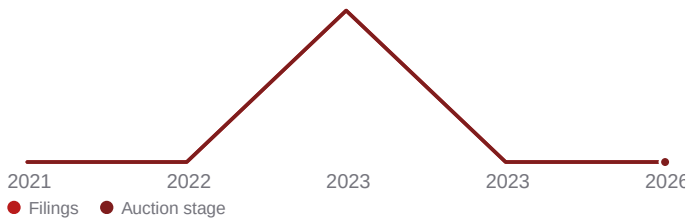
Cash 0% · Investor 0% · Flip resale 0%

Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	823
Median value (AVM)	\$486K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1976
Single family	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.3%
Owner occupied	62%
Company owned	14%
Median loan-to-value	33%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	1,761
Density	5 / mi²
Median household income	\$70K

Average household income	\$92K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	48
Homes occupied	86%
Bachelor's or higher	20%
Poverty rate	8.5%
Unemployment	1.0%
Average temp	44°F
Annual precip	17 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.