

Belton 64012

ZIP code · MO · Missouri > Cass County > Belton

SELLER'S MARKET

\$293K

MEDIAN SALE PRICE

135

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

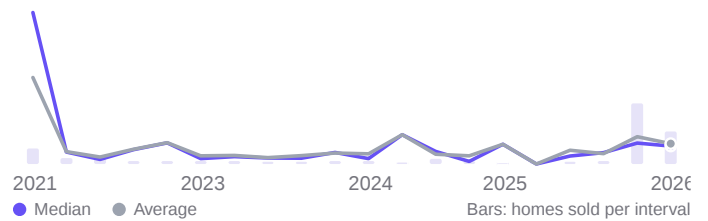
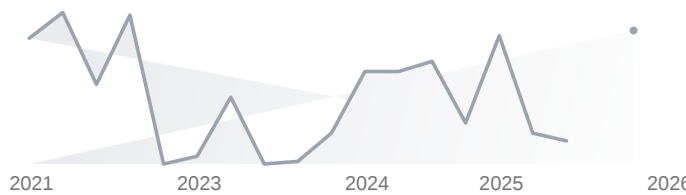
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$275K · Average \$297K

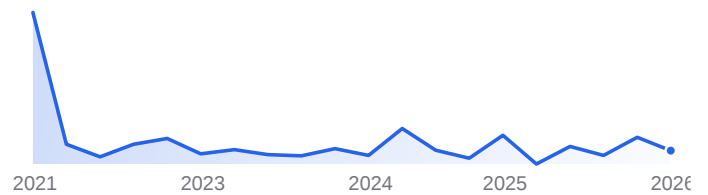
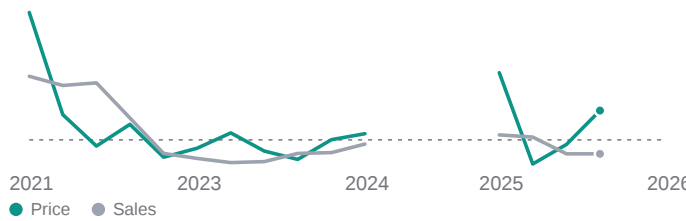


Growth (year over year)

Price +85.4% · Sales -41.2%

Price per square foot

\$148/ft²

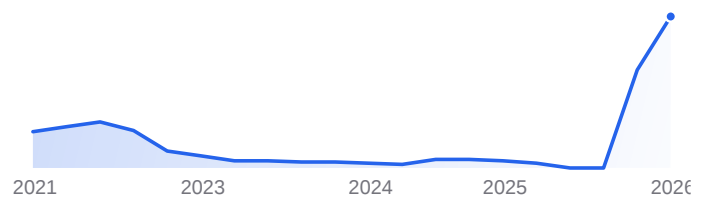


Sale premium vs estimated value

-3.6%

Annual turnover (share of homes sold)

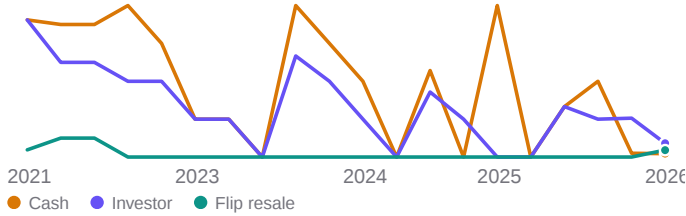
1.3%



BUYERS & OUTCOMES

Buyer mix

Cash 2.3% · Investor 9.1% · Flip resale 4.5%



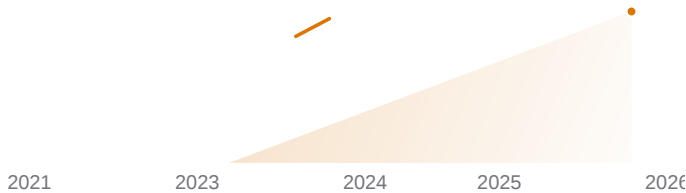
Sellers who sold at a gain

100%

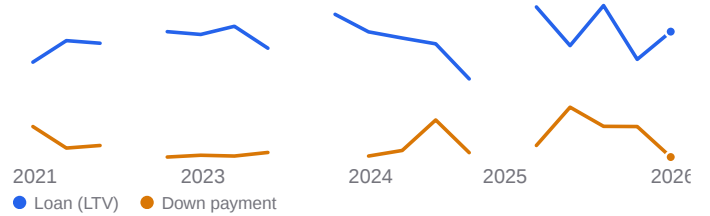


Median annualized return at resale

+15.3%

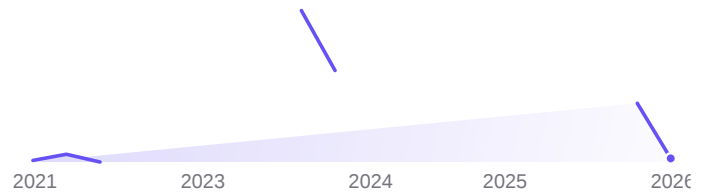


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,654
Median value (AVM)	\$284K
Median size	1,324 ft²
Median bedrooms	3
Median year built	1988
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.1%
Owner occupied	79%
Company owned	25%
Median loan-to-value	46%
Typical ownership tenure	6.3 yrs

COMMUNITY

Population	30,473
Density	651 / mi²
Median household income	\$78K
Average household income	\$97K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	27
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	6.6%
Unemployment	1.1%
Average temp	55°F
Annual precip	41 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.