

Independence

City · MO · Missouri > Jackson County

SELLER'S MARKET

\$208K

MEDIAN SALE PRICE

+79.1%

1-YR CHANGE

687

SALES (12 MO)

\$200K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

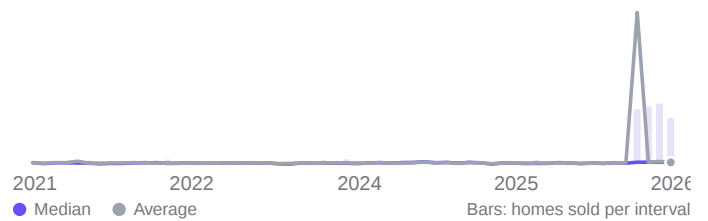
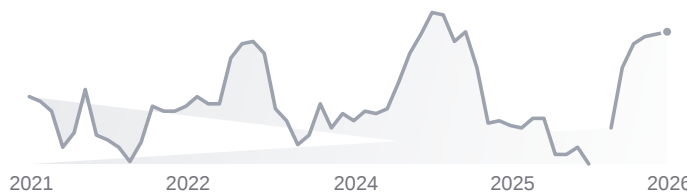
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$192K · Average \$204K

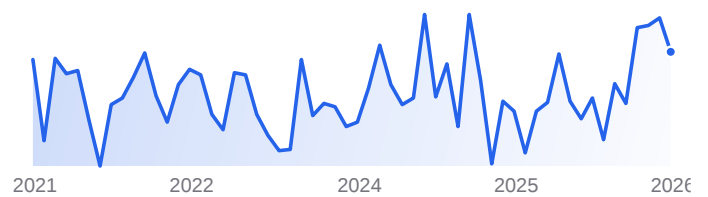
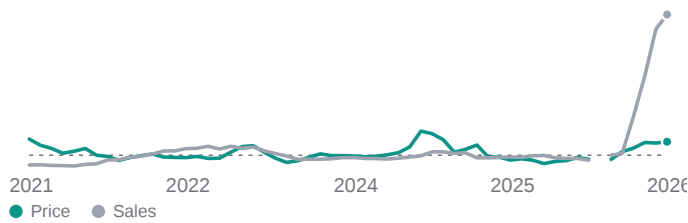


Growth (year over year)

Price +79.1% · Sales +828.4%

Price per square foot

\$155/ft²

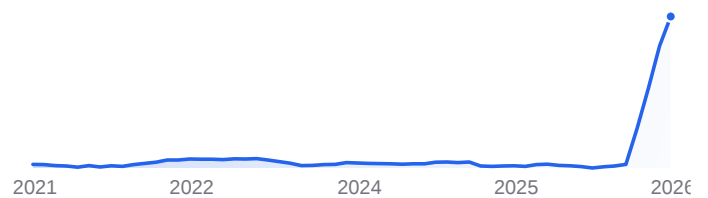
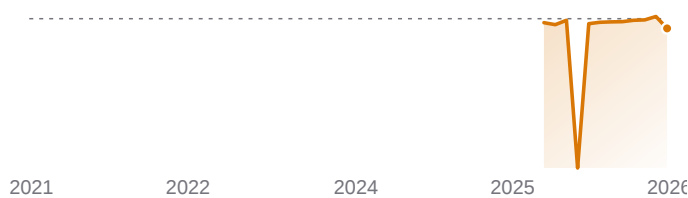


Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

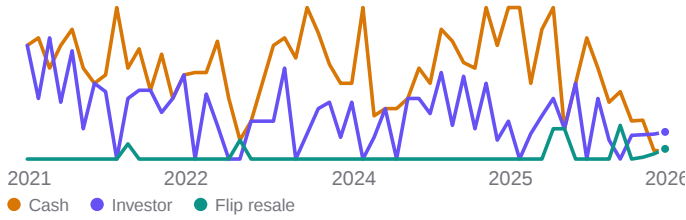
1.6%



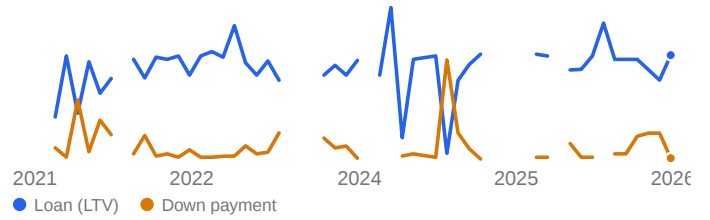
BUYERS & OUTCOMES

Buyer mix

Cash 5.2% · Investor 18% · Flip resale 6.7%

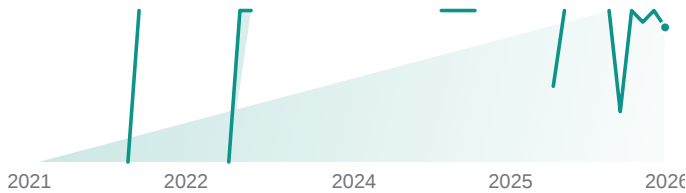


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



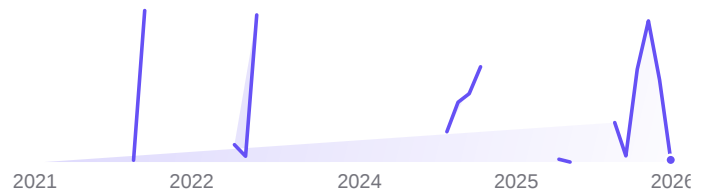
Sellers who sold at a gain

89%



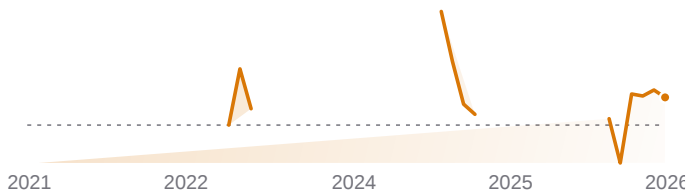
Typical hold before selling

0.3 yrs



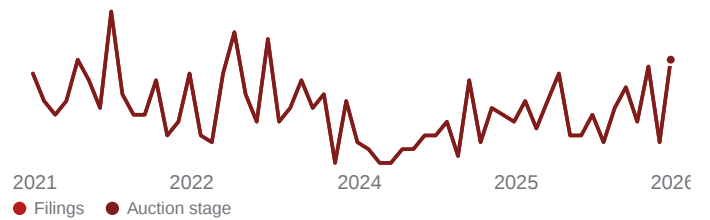
Median annualized return at resale

+10.4%



Preforeclosure filings

Filings 17 · Auction stage 17



HOUSING STOCK

Homes	43,219
Median value (AVM)	\$200K
Median size	1,224 ft²
Median bedrooms	3
Median year built	1962
Single family	92%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.0%
Owner occupied	75%
Company owned	17%
Median loan-to-value	49%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	125,118
Density	1,604 / mi ²
Median household income	\$60K
Average household income	\$77K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	23
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	15.0%
Unemployment	1.2%
Average temp	54°F
Annual precip	42 in
Sunshine	61%

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