

Independence 64050

ZIP code · MO · Missouri > Jackson County > Independence

SELLER'S MARKET

\$181K

MEDIAN SALE PRICE

+100.8%

1-YR CHANGE

121

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

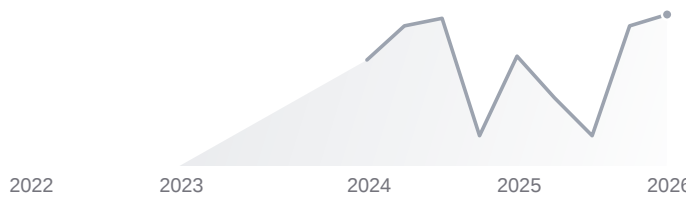
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

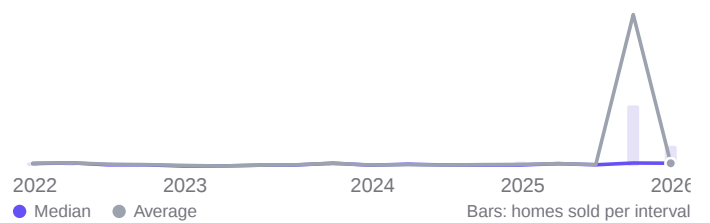
Market temperature (0–100)

78 / 100



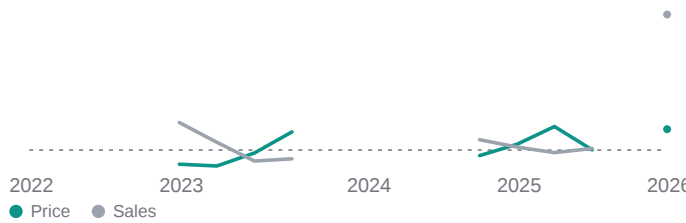
Sale prices

Median \$171K · Average \$170K



Growth (year over year)

Price +100.8% · Sales +656.3%



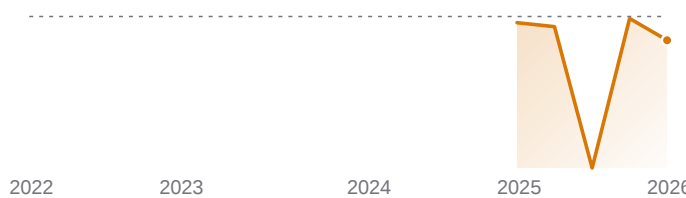
Price per square foot

\$131/ft²



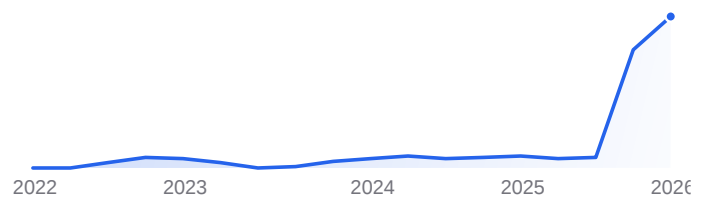
Sale premium vs estimated value

-3.0%



Annual turnover (share of homes sold)

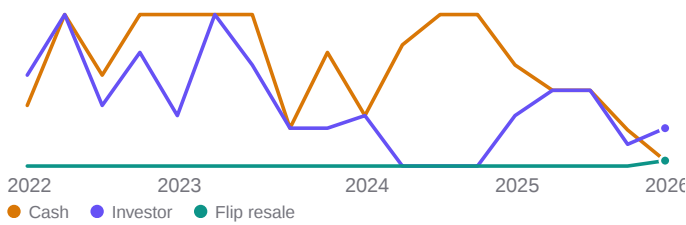
1.6%



BUYERS & OUTCOMES

Buyer mix

Cash 3.6% · Investor 25% · Flip resale 3.6%



Sellers who sold at a gain

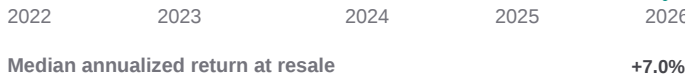
100%

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



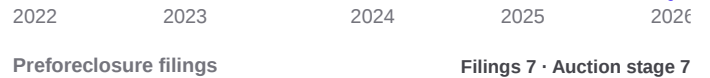
Typical hold before selling

9.6 yrs



Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 7 · Auction stage 7



Filings 7 · Auction stage 7

HOUSING STOCK

Homes	7,395
Median value (AVM)	\$169K
Median size	1,150 ft²
Median bedrooms	3
Median year built	1952
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.5%
Owner occupied	68%
Company owned	19%
Median loan-to-value	48%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	22,487
Density	1,660 / mi²
Median household income	\$46K
Average household income	\$65K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	21
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	19.7%
Unemployment	1.1%
Average temp	54°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.