

Independence 64052

ZIP code · MO · Missouri > Jackson County > Independence

SELLER'S MARKET

\$184K

MEDIAN SALE PRICE

+24.8%

1-YR CHANGE

188

SALES (12 MO)

\$160K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

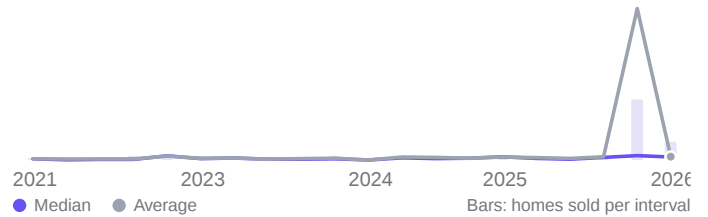
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$150K · Average \$160K

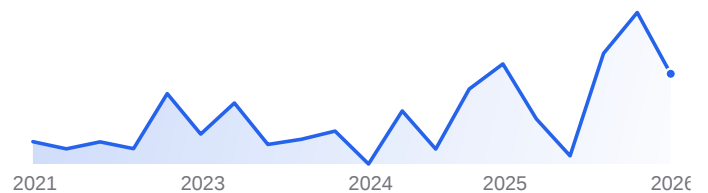
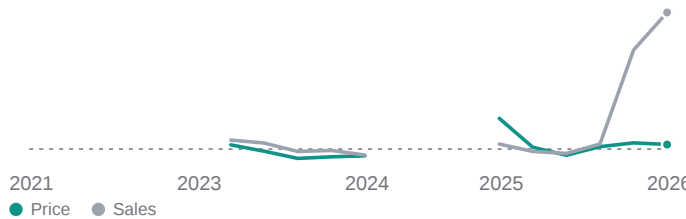


Growth (year over year)

Price +24.8% · Sales +754.5%

Price per square foot

\$120/ft²

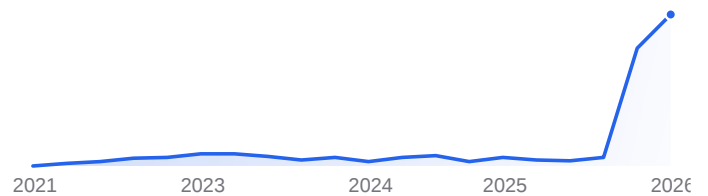


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

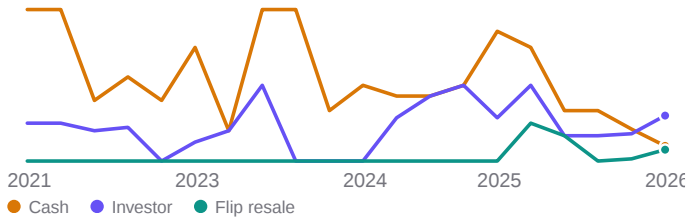
2.2%



BUYERS & OUTCOMES

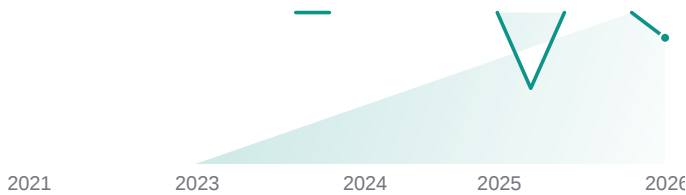
Buyer mix

Cash 10% · Investor 30% · Flip resale 7.5%



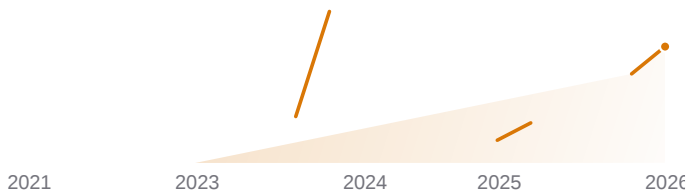
Sellers who sold at a gain

83%

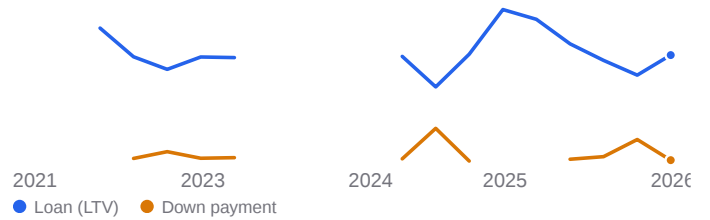


Median annualized return at resale

+19.1%

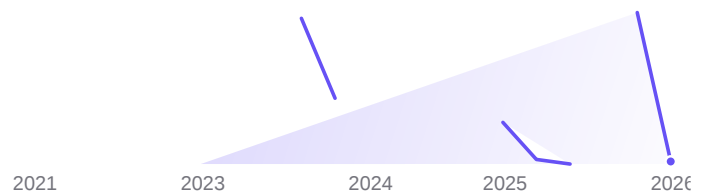


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



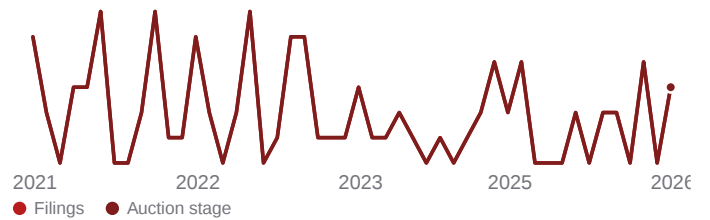
Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	8,738
Median value (AVM)	\$160K
Median size	1,134 ft²
Median bedrooms	3
Median year built	1951
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.0%
Owner occupied	68%
Company owned	18%
Median loan-to-value	47%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	22,872
Density	3,433 / mi²
Median household income	\$52K
Average household income	\$62K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	25
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	18.1%
Unemployment	1.3%
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.