

Independence 64053

ZIP code · MO · Missouri > Jackson County > Independence

BALANCED MARKET

\$140K

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

44

SALES (12 MO)

\$123K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



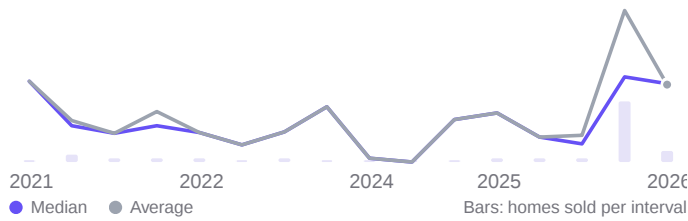
MARKET TRENDS (5 YEARS)

Sale prices

Median \$136K · Average \$135K

Growth (year over year)

Price +1.2% · Sales +4300.0%



Price per square foot

\$133/ft²

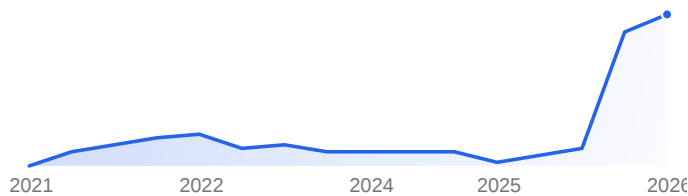
Sale premium vs estimated value

-13.8%



Annual turnover (share of homes sold)

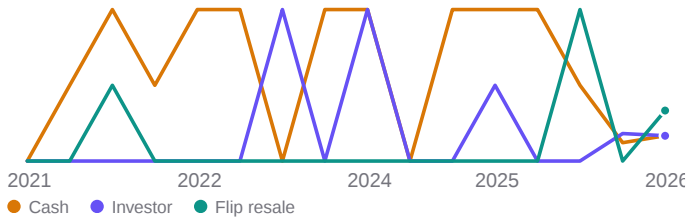
2.0%



BUYERS & OUTCOMES

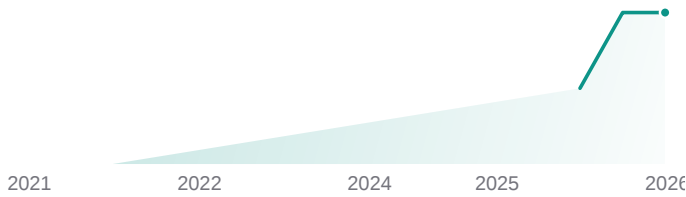
Buyer mix

Cash 17% · Investor 17% · Flip resale 33%



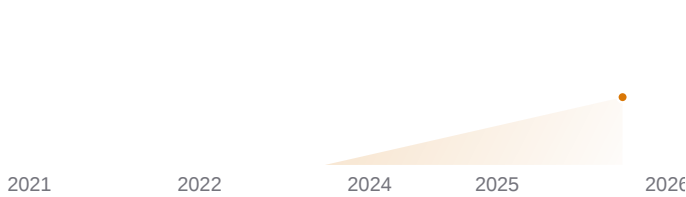
Sellers who sold at a gain

100%

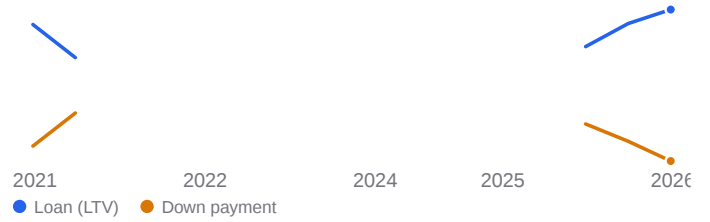


Median annualized return at resale

+20.5%



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



Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,165
Median value (AVM)	\$123K
Median size	1,010 ft²
Median bedrooms	2
Median year built	1922
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	4.0%
Owner occupied	61%
Company owned	22%
Median loan-to-value	44%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	5,799
Density	1,814 / mi²
Median household income	\$40K
Average household income	\$66K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	21
Homes occupied	89%
Bachelor's or higher	8%
Poverty rate	27.9%
Unemployment	1.1%
Average temp	54°F
Annual precip	40 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.