

Independence 64055

ZIP code · MO · Missouri > Jackson County > Independence

SELLER'S MARKET

\$236K

MEDIAN SALE PRICE

+95.5%

1-YR CHANGE

174

SALES (12 MO)

\$219K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

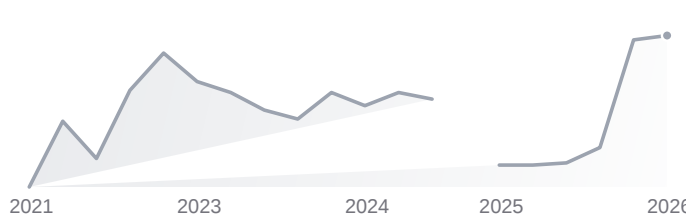
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

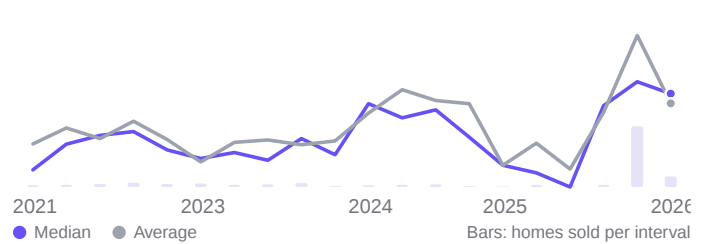
Market temperature (0–100)

76 / 100



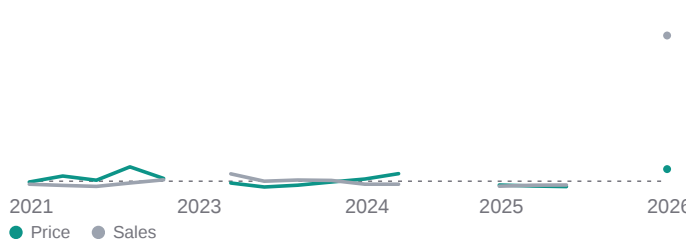
Sale prices

Median \$225K · Average \$212K



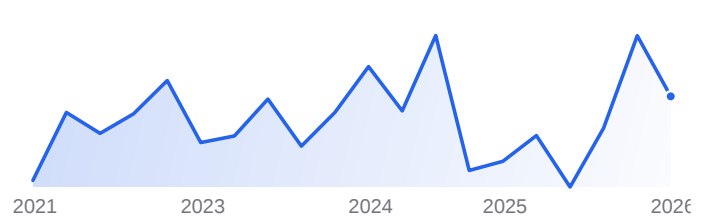
Growth (year over year)

Price +95.5% · Sales +1142.9%



Price per square foot

\$143/ft²



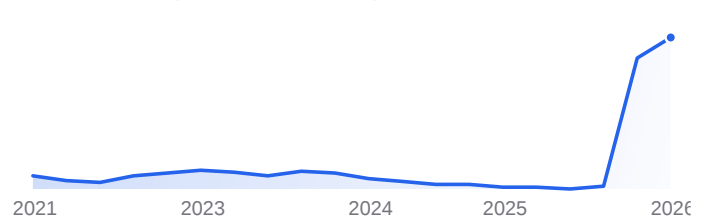
Sale premium vs estimated value

-11.2%



Annual turnover (share of homes sold)

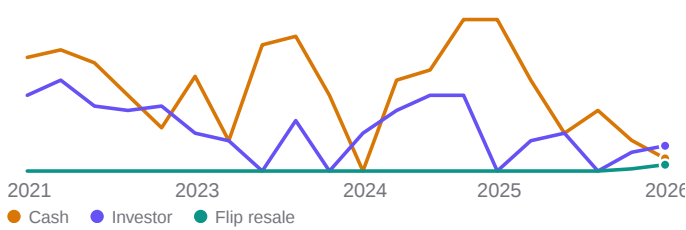
1.4%



BUYERS & OUTCOMES

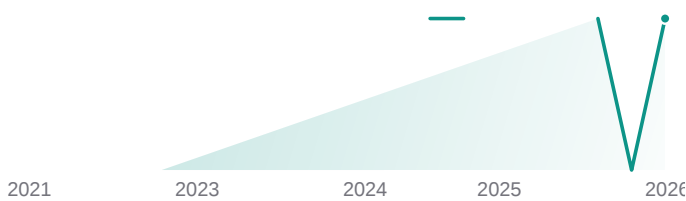
Buyer mix

Cash 8.3% · Investor 17% · Flip resale 4.2%



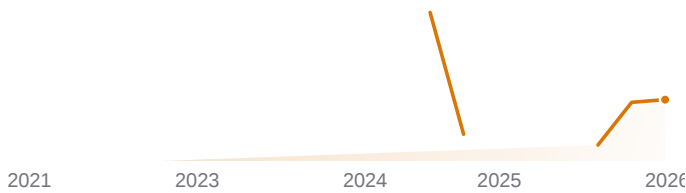
Sellers who sold at a gain

100%

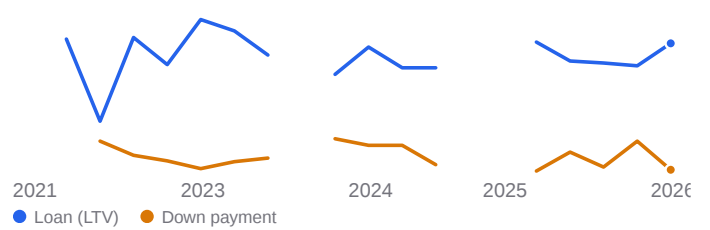


Median annualized return at resale

+9.3%

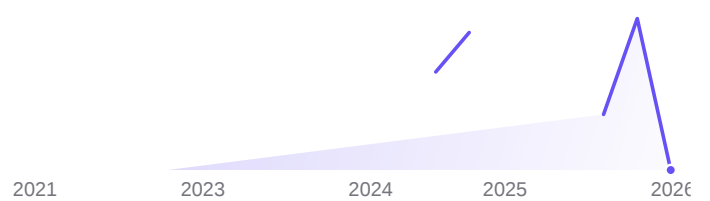


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,644
Median value (AVM)	\$219K
Median size	1,279 ft²
Median bedrooms	3
Median year built	1966
Single family	90%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.7%
Owner occupied	81%
Company owned	15%
Median loan-to-value	50%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	36,466
Density	2,942 / mi²
Median household income	\$69K
Average household income	\$82K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	22
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	11.3%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.