

Independence 64056

ZIP code · MO · Missouri > Jackson County > Independence

SELLER'S MARKET

\$245K

MEDIAN SALE PRICE

+140.8%

1-YR CHANGE

84

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

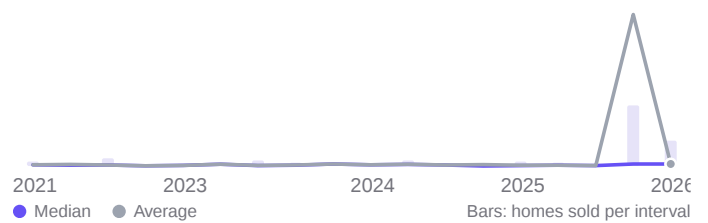
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$245K · Average \$254K

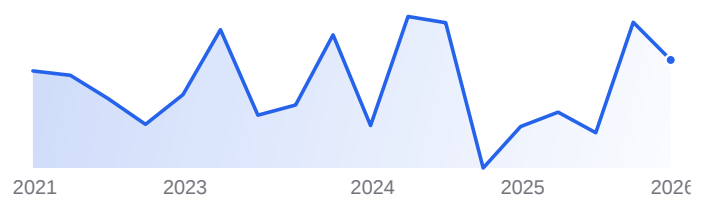
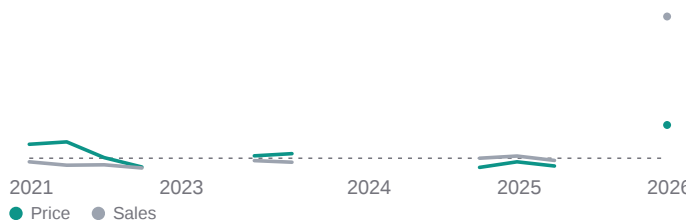


Growth (year over year)

Price +140.8% · Sales +600.0%

Price per square foot

\$184/ft²

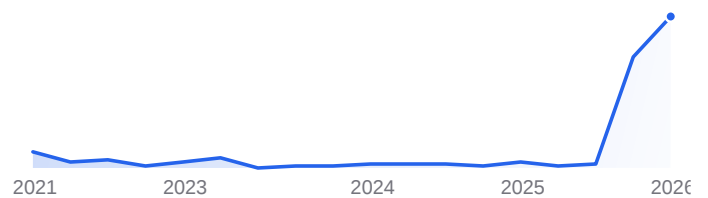


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

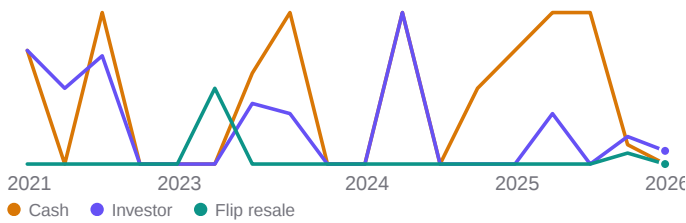
1.5%



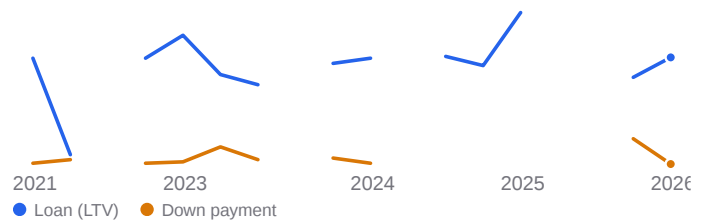
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 8.7% · Flip resale 0%

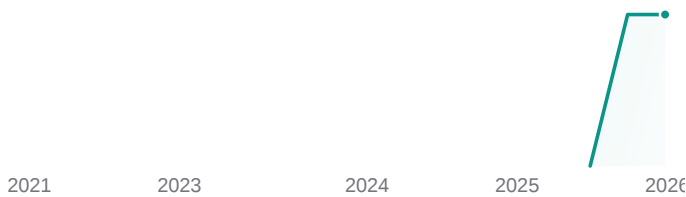


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



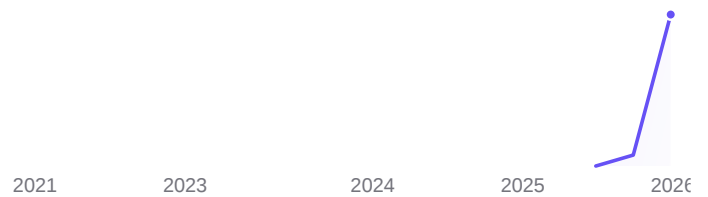
Sellers who sold at a gain

100%



Typical hold before selling

19.6 yrs



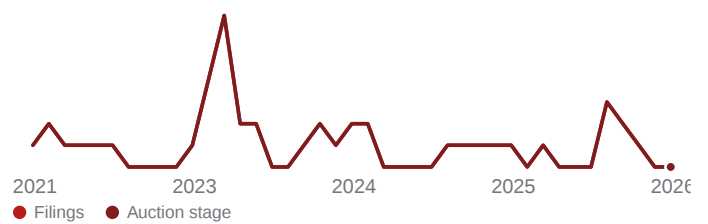
Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,424
Median value (AVM)	\$221K
Median size	1,194 ft²
Median bedrooms	3
Median year built	1975
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.4%
Owner occupied	79%
Company owned	16%
Median loan-to-value	50%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	21,001
Density	775 / mi²
Median household income	\$74K
Average household income	\$92K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	24
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	15.4%
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.