



ZIP 64016, Independence, Missouri.

Current market data.

8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

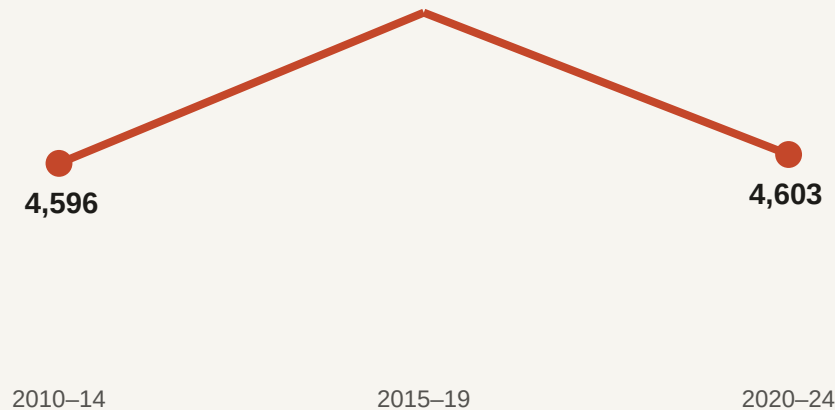


POPULATION

**4,603 people call ZIP
64016 home.**

4,603

people.

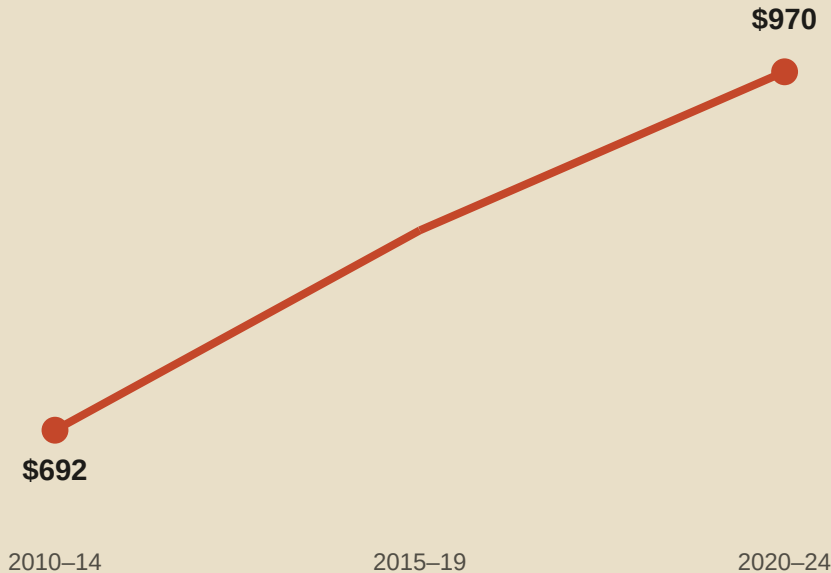


RENT

Median rent is up 40%
since the 2010–2014
survey, before inflation.

\$970

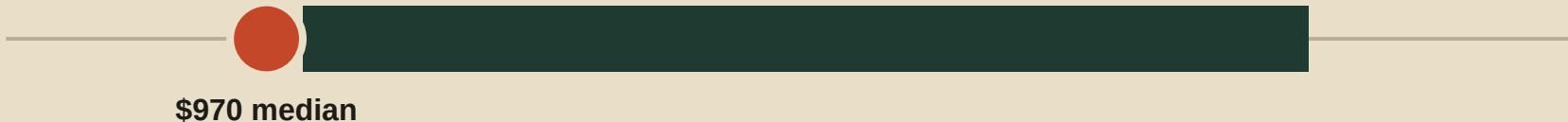
a month. Missouri's median is \$1,033.



ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$988–\$1,482



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.4% to the 1,839 homes here.

2–8

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 7% less than Missouri's.

\$214,800

median home value in ZIP 64016.

ZIP 64016



\$214,800

Missouri



\$230,300

U.S.



\$332,700

THAT WAS ZIP 64016'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/zip/64016/

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