



ZIP 64056, Independence, Missouri.

Current market data.

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

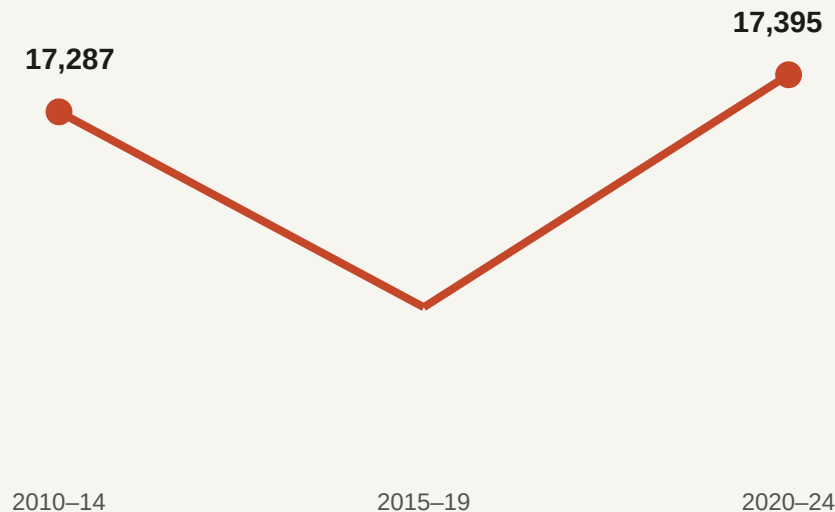


POPULATION

17,395 people call ZIP
64056 home.

17,395

people.

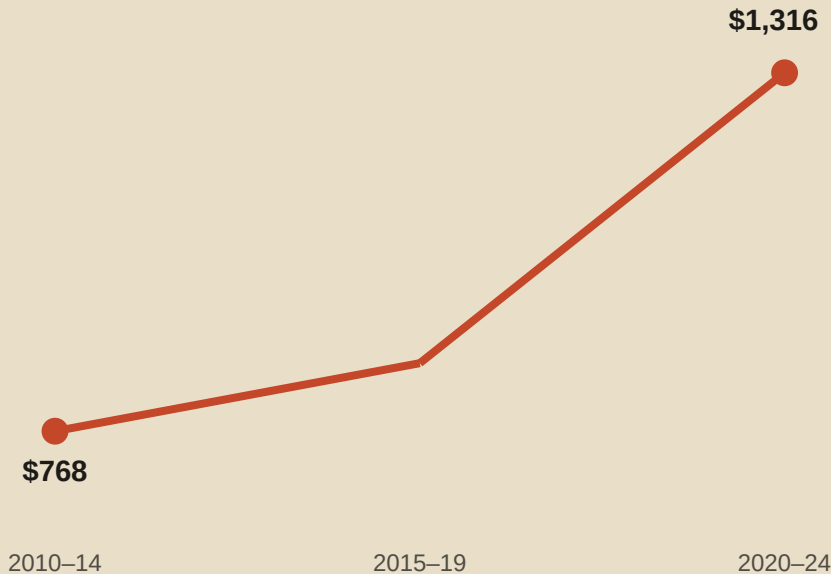


RENT

Median rent is up 71%
since the 2010–2014
survey, before inflation.

\$1,316

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





ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,071–\$1,606



\$1,316 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

84%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 6,672 homes here.

27–31

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



HOME VALUE

A median home costs 14%
less than Missouri's.

\$198,400

median home value in ZIP 64056.

ZIP 64056



\$198,400

Missouri



\$230,300

U.S.



\$332,700

THAT WAS ZIP 64056'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/64056/

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