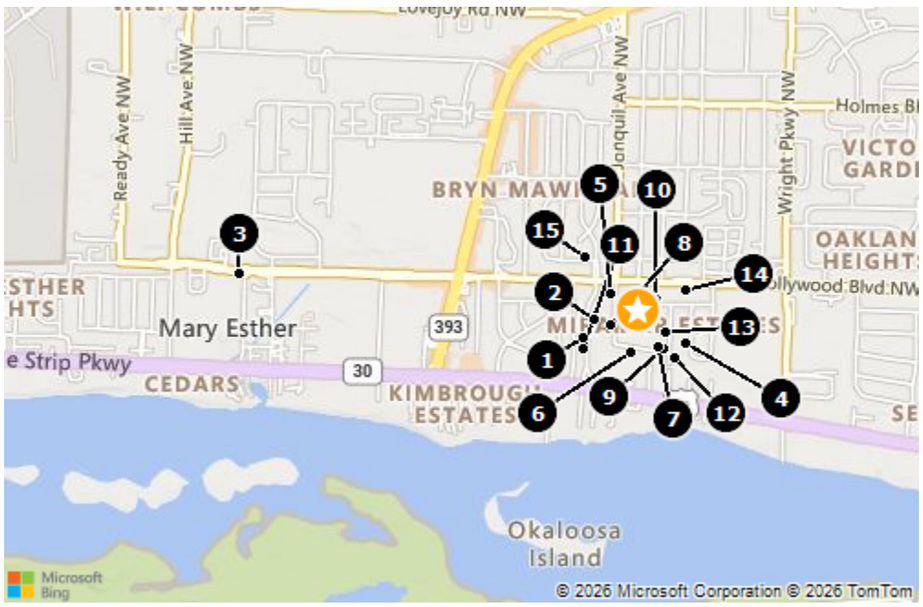
ICE SiteX Report

OrderID: 98299723

SiteX Property Information Report



Subject Property Location

710 CRESTWOOD ST, MARY ESTHER, FL 32569-2011

County:	**OKALOOSA FL**	Census Tract:	120910229.002004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-2S-24-1622-000C-0200	Thomas Bros Pg-Grid:	

Valuation

Value:	**$357,000**	FSD:	8	Common Confidence Score:	70
Value Range:	$328,440 - $385,560	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	005
Assd Land Value:	$77,752	Market Land Value:	$77,752	Tax Year:	2025
Assd Improvement:	$191,666	Market Improvment Value:	$191,666	Total Taxable Value:	
Total Assessed Value:	$269,418	Total Assessor Market Value:	$269,418	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 20 Block: C Subdivision: MIRAMAR ESTATES 1ST Sec/Twnship/Range: SEC 15 TWN 02S RNG 24W
Abbreviated Description: MIRAMAR EST 1ST ADD LOT 20 BLK C
City/Muni/Twp: MARY ESTHER

Property Characteristics

Lot Size:	10,399 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1471 SF	Baths:	2	Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Metal
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/31/2024	Sales Price:	N/A
Document #:	3668816 BK-PG 3616-4484	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/28/2022	Sales Price:	$208,000
Document #:	3545757 BK-PG 3410-1690	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/19/2022	Sales Price:	$360,000
Document #:	3543274 BK-PG 3616-4482	Type of Sale:	Full Amount on Deed
Contract Date:	04/15/2022		
Document Type:			
Legal Description:			

Lot: 20 Block: C Subdivision: MIRAMAR ESTATES FIRST ADDITION Map Ref: MB 5 PG 10

Prior Transfer

Recording Date:	04/15/2022	Sales Price:	$360,000
Document #:	BK-PG 3616 -4482	Type of Sale:	Qualified Sale

ICE SiteX Report

OrderID: 98299723

Document Type:
Legal Description:
Lot: 20 Block: C Subdivision: MIRAMAR ESTATES 1ST Sec/Twnship/Range: SEC 15 TWN 02S RNG 24W
Abbreviated Description: MIRAMAR EST 1ST ADD LOT 20 BLK C
City/Muni/Twp: MARY ESTHER

Prior Transfer

Recording Date:	08/09/2019	Sales Price:	$167,325
Document #:	3297065 BK-PG 3326-2949	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/23/2019	Loan Amount:	N/A
Document #:	3293090 BK-PG 3410-1690	Loan Type:	New Conventional
TD Due Date:	08/01/2049	Type Finance:	

Legal Description:
Lot: 20 Block: C Subdivision: MIRAMAR ESTATES FIRST ADDITION

Prior Transfer

Recording Date:	11/20/2017	Sales Price:	$172,500
Document #:	3173253 BK-PG 3326-2946	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/16/2017		
Document Type:			

Legal Description:
Lot: 20 Block: C Subdivision: MIRAMAR ESTATES FIRST ADDITION Map Ref: MB5 PG10

Prior Transfer

Recording Date:	11/20/2017	Sales Price:	N/A
Document #:	3173252 BK-PG 3326-2945	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/15/2017		
Document Type:			

Legal Description:
Lot: 20 Block: C Subdivision: MIRAMAR ESTATES FIRST ADDITION Map Ref: MB5 PG10

Prior Transfer

Recording Date:	11/16/2017	Sales Price:	$172,500
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/15/2017	Sales Price:	$130,000
Document #:	3160271 BK-PG 3317-3989	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/31/2017		
Document Type:			

Legal Description:
Lot: 20 Block: C Subdivision: MIRAMAR ESTATES FIRST ADDITION Map Ref: MB5 PG10

Prior Transfer

Recording Date:	07/22/2013	Sales Price:	$59,697
Document #:	2869973 BK-PG 2334-1192	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/27/2001	Loan Amount:	N/A
Document #:	1889606 BK-PG 2334-1192	Loan Type:	VA
TD Due Date:	01/01/2017	Type Finance:	

Legal Description:
Lot: 20 Block: C Subdivision: MIRAMAR ESTATES FIRST ADDITION

Area Sales Analysis

Total Area Sales	$5,068,500	Median # of Bedrooms	3
Median Lot Size	10,199 SF	Median # of Baths	2
Median Living Area	1,464 SF	Median Year Built	1972
Price Range - 2 Yrs	$170,000 to $507,000	Age Range	49 years to 66 years
Median Value	$315,000	Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**139 BRYN MAWR BLVD** **MARY ESTHER, FL 32569-2004**	07/01/2026	$289,000	$145	1980	/4/2	1961	11,580 SF	
		APN: 16-2S-24-0290-0008-0000 Document #: 3825561 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: BRYN MAWR PARK MapRef: MB 3 PG 16 Abbreviated Description: Lot:8 Subdivision:BRYN MAWR PARK Map Ref:MB 3 PG 16								
2	.11Mi.	**164 BRYN MAWR BLVD** **MARY ESTHER, FL 32569-2005**	06/09/2026	$507,000	$241	2098	/4/2	1960	15,037 SF	Yes
		APN: 16-2S-24-0290-0023-0000 Document #: 3821212 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: BRYN MAWR PARK MapRef: MB 3 PG 16 Abbreviated Description: Lot:23 Subdivision:BRYN MAWR PARK Map Ref:MB 3 PG 16								
3	.06Mi.	**710 HOLLYWOOD BLVD NW** **MARY ESTHER, FL 32569-**	05/22/2026	$315,000	$237	1326	/3/2	1970	10,319 SF	
		APN: 15-2S-24-1621-000A-0040 Document #: 3818348								

ICE SiteX Report

OrderID: 98299723

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: A Subdivision: MIRAMAR ESTATES MapRef: MB 4 PG 62 Abbreviated Description: Lot:4 Block:A Subdivision:MIRAMAR ESTATES Map Ref:MB 4 PG 62

4	.16Mi.	**154 BREWER CIR** **MARY ESTHER, FL 32569-2003**	04/14/2026	$400,000	$182	2191	/3/2	1977	9,463 SF	

APN: 15-2S-24-1625-000J-0070 Document #: 3810310
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: J Subdivision: MIRAMAR ESTATES FOURTH ADDITION MapRef: MB 5 PG 44 Abbreviated Description: Lot:7 Block:J Subdivision:MIRAMAR ESTATES FOURTH ADDITION Map Ref:MB 5 PG 44

5	.09Mi.	**195 MARCIA DR** **MARY ESTHER, FL 32569-2016**	12/31/2025	$465,000	$246	1888	/4/2.5	1972	8,999 SF	

APN: 15-2S-24-1622-000B-0020 Document #: 3791064
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: B Subdivision: MIRAMAR ESTATES FIRST ADDITION MapRef: MB 5 PG 10 Abbreviated Description: Lot:2 Block:B Subdivision:MIRAMAR ESTATES FIRST ADDITION Map Ref:MB 5 PG 10

6	.12Mi.	**167 MARCIA DR** **MARY ESTHER, FL 32569-2016**	12/31/2025	$315,000	$219	1433	/3/2	1973	9,010 SF	

APN: 15-2S-24-1623-000E-0060 Document #: 3791070
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: E Subdivision: MIRAMAR ESTATES SECOND ADDITION MapRef: MB 5 PG 22 Abbreviated Description: Lot:6 Block:E Subdivision:MIRAMAR ESTATES SECOND ADDITION Map Ref:MB 5 PG 22

7	.11Mi.	**164 MARCIA DR** **MARY ESTHER, FL 32569-2017**	10/28/2025	$345,000	$177	1941	/3/2	1973	12,046 SF	

APN: 15-2S-24-1623-000D-0080 Document #: 3780774
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: D Subdivision: MIRAMAR ESTATES SECOND ADDITION MapRef: MB 5 PG 22 Abbreviated Description: Lot:8 Block:D Subdivision:MIRAMAR ESTATES SECOND ADDITION Map Ref:MB 5 PG 22

8	.09Mi.	**183 MARCIA DR** **MARY ESTHER, FL 32569-2016**	10/23/2025	$320,000	$223	1433	/3/2	1972	8,999 SF	Yes

APN: 15-2S-24-1622-000B-0080 Document #: 3779739
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: B Subdivision: MIRAMAR ESTATES FIRST ADDITION MapRef: MB 5 PG 10 Abbreviated Description: Lot:8 Block:B Subdivision:MIRAMAR ESTATES FIRST ADDITION Map Ref:MB 5 PG 10

9	.13Mi.	**175 MIRAMAR ST** **MARY ESTHER, FL 32569-2079**	10/15/2025	$495,000	$297	1664	/4/3	1974	11,325 SF	Yes

APN: 15-2S-24-1624-000F-0010 Document #: 3777992
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: F Subdivision: MIRAMAR ESTATES THIRD ADDITION MapRef: MB 5 PG 33 Abbreviated Description: Lot:1 Block:F Subdivision:MIRAMAR ESTATES THIRD ADDITION Map Ref:MB 5 PG 33

10	.06Mi.	**715 CRESTWOOD ST** **MARY ESTHER, FL 32569-2010**	09/15/2025	$285,000	$254	1120	/3/2	1972	10,199 SF	

APN: 15-2S-24-1621-000A-0260 Document #: 3773055
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26 Block: A Subdivision: MIRAMAR ESTATES MapRef: MB 4 PG 62 Abbreviated Description: Lot:26 Block:A Subdivision:MIRAMAR ESTATES Map Ref:MB 4 PG 62

11	.19Mi.	**129 BRYN MAWR BLVD** **MARY ESTHER, FL 32569-2004**	09/03/2025	$170,000	$170	1000	/3/1	1964	11,580 SF	

APN: 16-2S-24-0290-0006-0000 Document #: 3771486
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: BRYN MAWR PARK MapRef: MB 3 PG 16 Abbreviated Description: Lot:6 Subdivision:BRYN MAWR PARK Map Ref:MB 3 PG 16

12	.17Mi.	**172 MIRAMAR ST** **MARY ESTHER, FL 32569-2019**	08/11/2025	$267,500	$218	1226	/3/2	1974	9,797 SF	

APN: 15-2S-24-1624-000G-0020 Document #: 3767997
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: G Subdivision: MIRAMAR ESTATES THIRD ADDITION MapRef: MB 5 PG 33 Abbreviated Description: Lot:2 Block:G Subdivision:MIRAMAR ESTATES THIRD ADDITION Map Ref:MB 5 PG 33

13	.1Mi.	**181 MIRAMAR ST** **MARY ESTHER, FL 32569-2079**	08/06/2025	$245,000	$181	1352	/3/2	1974	8,624 SF	

APN: 15-2S-24-1624-000F-0040 Document #: 3767368
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: F Subdivision: MIRAMAR ESTATES THIRD ADDITION MapRef: MB 5 PG 33 Abbreviated Description: Lot:4 Block:F Subdivision:MIRAMAR ESTATES THIRD ADDITION Map Ref:MB 5 PG 33

14	.15Mi.	**726 E HOLLYWOOD BLVD** **MARY ESTHER, FL 32569-2072**	07/29/2025	$365,000	$217	1676	/4/2	1971	10,199 SF	Yes

APN: 15-2S-24-1621-000A-0120 Document #: 3766014
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: A Subdivision: MIRAMAR ESTATES MapRef: MB 4 PG 62 Abbreviated Description: Lot:12 Block:A Subdivision:MIRAMAR ESTATES Map Ref:MB 4 PG 62

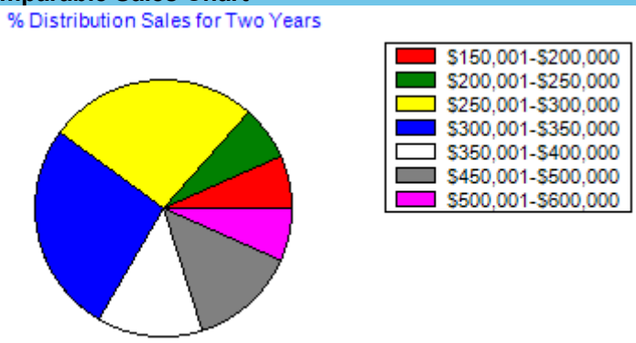
15	.21Mi.	**220 ARGYLE CT** **MARY ESTHER, FL 32569-1701**	07/08/2025	$285,000	$194	1464	/3/2	1960	8,159 SF	

APN: 16-2S-24-0291-0003-0040 Document #: 3762957
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 3 Subdivision: BRYN MAWR PARK FIRST ADDITION MapRef: MB 3 PG 22 Abbreviated Description: Lot:4 Block:3 Subdivision:BRYN MAWR PARK FIRST ADDITION Map Ref:MB 3 PG 22

ICE SiteX Report

OrderID: 98299723

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**710 CRESTWOOD ST**	**04/15/2022**	$269,418	$269,418	1,471	/3/2	1972	10,399 SF	Yes
.02Mi.	**708 CRESTWOOD ST**	**07/30/2024**	$288,962	$288,962	1,777	/3/2	1972	10,399 SF	
.02Mi.	**712 CRESTWOOD ST**	**07/22/2025**	$316,045	$154,100	2,305	/4/2	1972	10,399 SF	Yes
.02Mi.	**709 MARCIA CIR**	**04/11/2024**	$162,025	$162,025	1,256	/3/2	1971	10,399 SF	
.03Mi.	**711 MARCIA CIR**	**06/12/2023**	$238,469	$238,287	1,352	/3/2	1971	10,399 SF	
.03Mi.	**707 MARCIA CIR**	**07/15/2008**	$226,598	$125,480	1,436	/4/1.5	1972	10,399 SF	
.03Mi.	**706 CRESTWOOD ST**	**06/01/1994**	$216,992	$96,505	1,352	/3/1.5	1972	9,749 SF	
.03Mi.	**714 CRESTWOOD ST**	**08/11/2020**	$244,046	$112,355	1,215	/3/2	1972	10,399 SF	
.04Mi.	**709 CRESTWOOD ST**	**01/01/1983**	$240,742	$240,742	1,304	/3/1.5	1972	10,319 SF	
.04Mi.	**707 CRESTWOOD ST**	**06/28/2018**	$252,687	$189,107	1,566	/4/2	1972	10,199 SF	
.04Mi.	**713 MARCIA CIR**	**04/24/2018**	$210,253	$146,176	1,040	/3/1.5	1972	9,840 SF	
.04Mi.	**705 MARCIA CIR**	**08/24/2021**	$216,317	$216,317	1,352	/3/2	1972	9,749 SF	Yes
.04Mi.	**711 CRESTWOOD ST**	**10/01/1985**	$213,380	$96,691	1,235	/3/2	1972	10,199 SF	
.04Mi.	**705 CRESTWOOD ST**	**05/15/2000**	$232,283	$108,456	1,320	/3/2	1972	10,199 SF	
.05Mi.	**716 CRESTWOOD ST**	**07/18/2016**	$210,466	$129,261	1,125	/3/1.5	1972	10,399 SF	
.05Mi.	**704 CRESTWOOD ST**	**04/16/2002**	$247,081	$119,639	1,539	/3/2	1972	12,216 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	35.9 years old	Households:	5,442
Median Household Income:	$72,095	Households w/Family:	65%
Household Income Per Capita:	$45,047	Households w/Family Married:	53%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	21%

School District

School District Zone:	Okaloosa County School District	Students:	32,047
Number of Schools:	49	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
23.72Mi.	**Okaloosa Online Non Franchised** Number of Students: 581 Student-Teacher Ratio: 290.5	D-	Public	KG - 12
2.57Mi.	**Northwest Florida Ballet Academie** Number of Students: 134 Student-Teacher Ratio: 17.63	A+	Public	3 - 8
0.47Mi.	**Edwins Elementary School** Number of Students: 490 Student-Teacher Ratio: 16.9	C+	Public	PK - 5
0.35Mi.	**Fort Walton Beach High School** Number of Students: 1,550 Student-Teacher Ratio: 21.71 Advanced Placement: Yes	C+	Public	9 - 12
0.86Mi.	**Max Bruner Junior Middle School** Number of Students: 677 Student-Teacher Ratio: 18.3	B+	Public	6 - 8
2.39Mi.	**Okaloosa Virtual Instruction Program**	NA	Public	KG - 12

ICE SiteX Report

OrderID: 98299723

Number of Students: NA
Student-Teacher Ratio: NA

2.57Mi. **Okaloosa Virtual Franchise** NA Public 6 - 12
Number of Students: NA
Student-Teacher Ratio: NA

Flood Report

The Subject Property of **710 CRESTWOOD ST, MARY ESTHER, FL 32569-2011** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	107%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	71%	NOTABLY LOWER
FORCIBLE RAPE	111%	HIGHER
MURDER	118%	HIGHER
OVERALL	98%	SIMILAR

Disaster Alerts

9/23/2024 - Hurricane Helene 9/23/2024 - Tropical Storm Helene

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