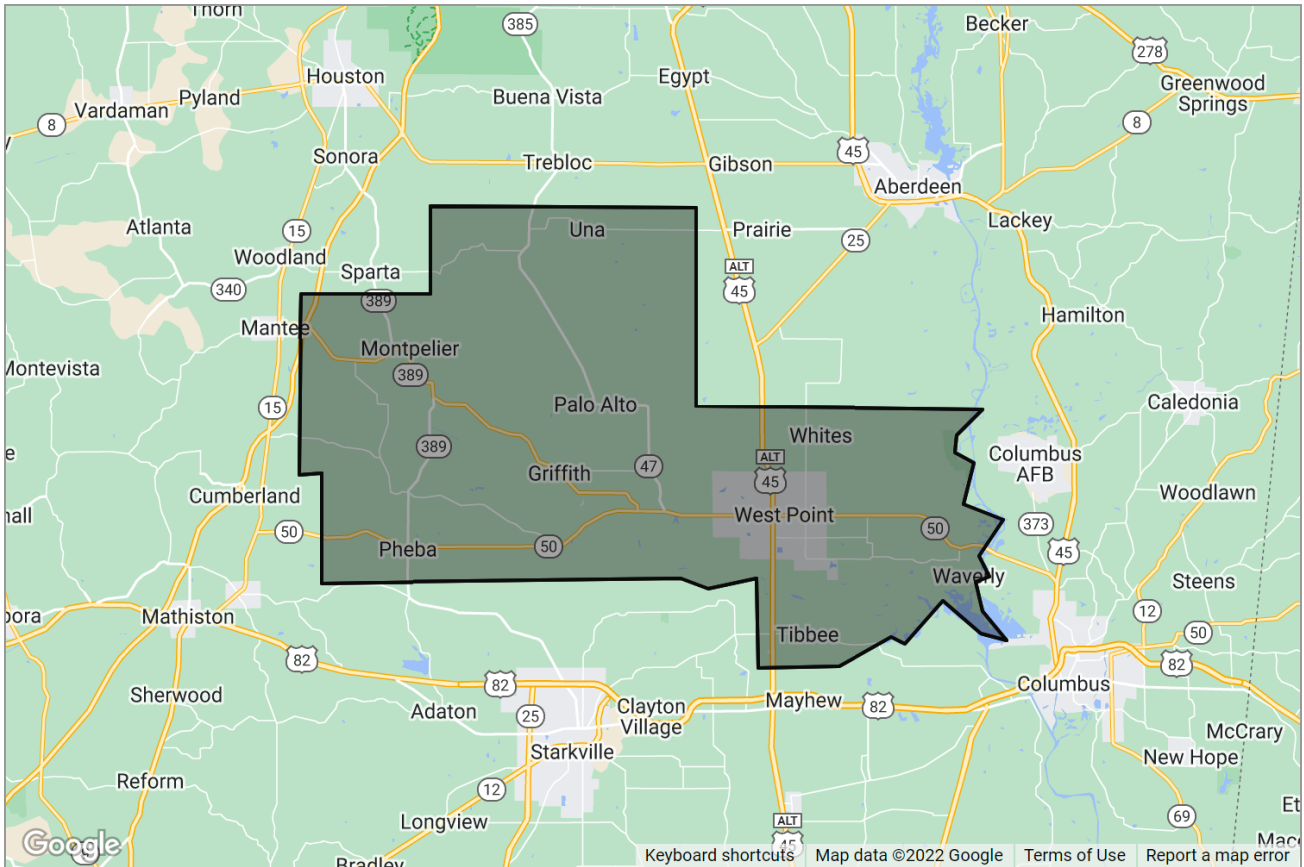NEIGHBORHOOD REPORT

Clay County, Mississippi

Presented by

DreamTeam Realty | **REALTOR®** | ABR

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DREAMTEAM REALTY
M I S S I S S I P P I

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5/24/2022

Neighborhood: Housing Stats and Charts

	Clay County	Mississippi	USA
Median Estimated Home Value	$136K	$191K	$326K
Estimated Home Value 12-Month Change	+19.3%	+9.7%	+27.7%
Median List Price	$140K	$249K	$156K
List Price 1-Month Change	-2.6%	+5.1%	+3.9%
List Price 12-Month Change	+13.1%	+18.6%	+5%
Median Home Age	49	39	42
Own	71%	68%	64%
Rent	29%	32%	36%
$ Value of All Buildings for which Permits Were Issued	$598K	$1.43B	$307B
% Change in Permits for All Buildings	0%	+16%	+13%
% Change in $ Value for All Buildings	-15%	+15%	+10%

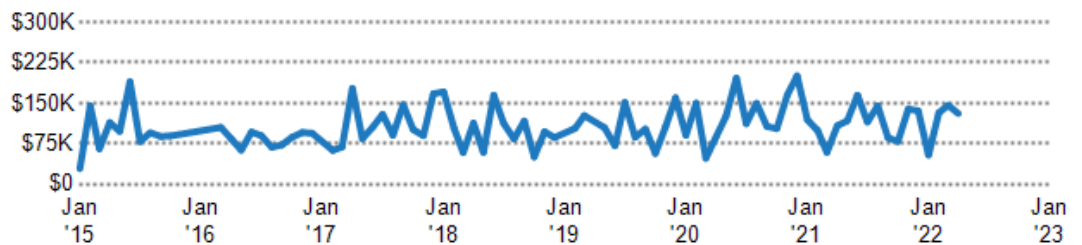## Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.
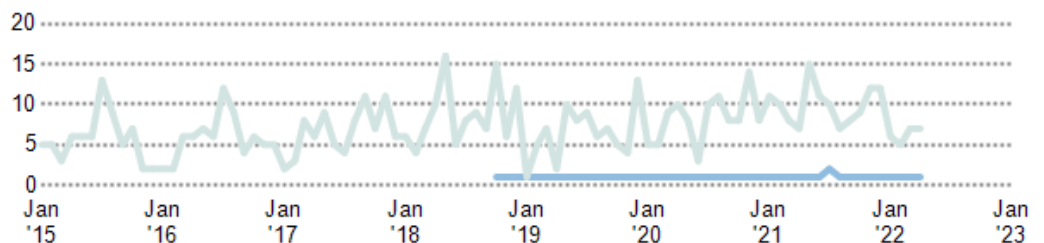
Data Source: Public records and listings data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

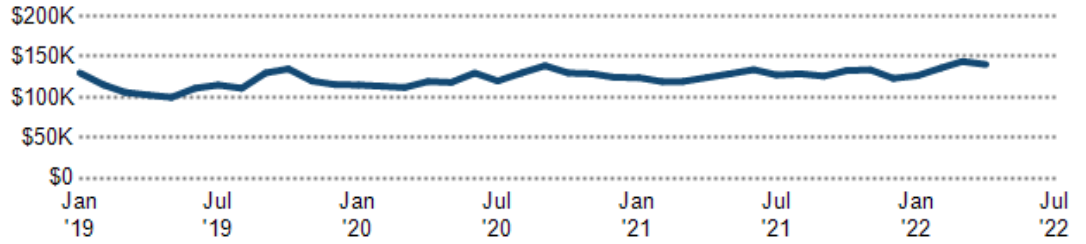5/24/2022

Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

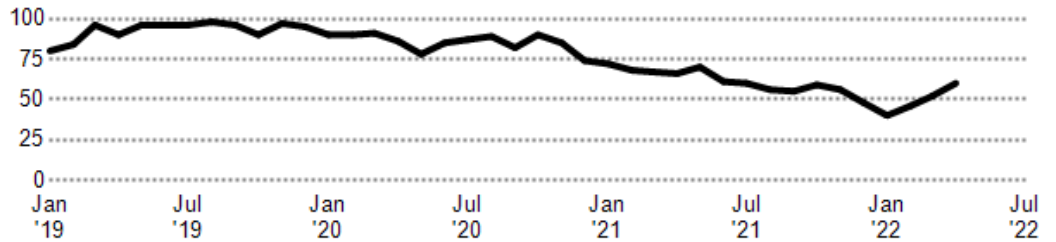Data Source: On- and off-market listings sources

Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price

Listing Volume

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Range

$80K - $90K 1

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Per Sq Ft

$60 - $70 1

5/24/2022

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Living Area

| 1000 - 1200 sq. ft. | 1 |

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Age of House

| 75 - 100 | 1 |

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Bedroom

| 2 | 1 |

Neighborhood: People Stats and Charts

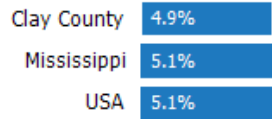|	Clay County	Mississippi	USA
Population	19.6K	2.98M	325M
Population Density per Sq Mi	47.9	63.6	–
Population Change since 2010	-3.7%	+2.8%	+8.2%
Median Age	40	38	38
Male / Female Ratio	47%	49%	49%

Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.
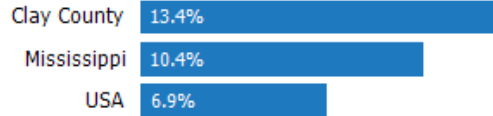
Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

Less Than 9th Grade

Geography	Value
Clay County	4.9%
Mississippi	5.1%
USA	5.1%

9-12th Grade/No Diploma

Geography	Value
Clay County	13.4%
Mississippi	10.4%
USA	6.9%

High School Graduate

Geography	Value
Clay County	34.3%
Mississippi	30.4%
USA	27.0%

Associate Degree

Geography	Value
Clay County	27.0%
Mississippi	32.0%
USA	28.9%

Bachelor's Degree

Geography	Value
Clay County	12.8%
Mississippi	13.7%
USA	19.8%

At Least a College Education

Geography	Value
Clay County	20.4%
Mississippi	22.0%
USA	32.2%

Grad/Professional Degree

Geography	Value
Clay County	7.6%
Mississippi	8.4%
USA	12.4%
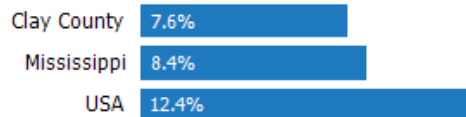
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Age Group	Value
Toddlers	1,118
Elementary School	1,180
Middle School	1,409
High School	821

Clay County

5/24/2022

Population of Adults by Age Group

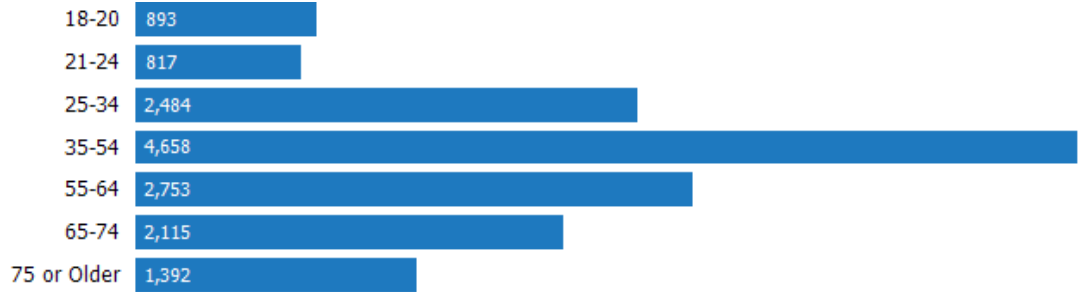This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Clay County

Age Group	Value
18-20	893
21-24	817
25-34	2,484
35-54	4,658
55-64	2,753
65-74	2,115
75 or Older	1,392

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Clay County

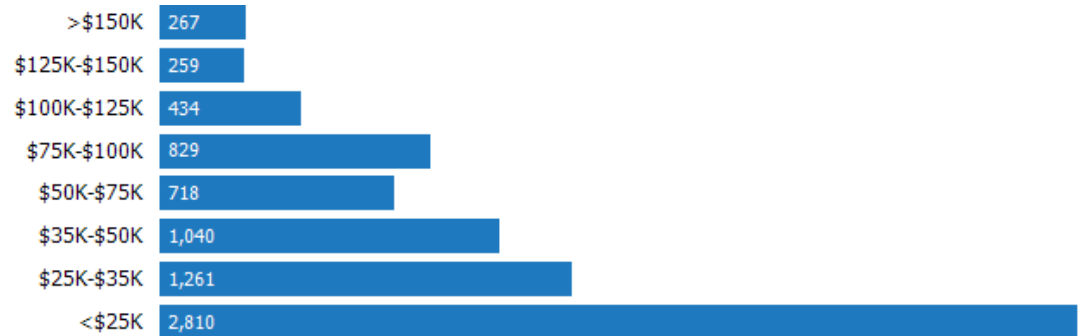| Category	Value
Married with Children	839
Married without Children	2,164
Single with Children	912

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Clay County

Bracket	Value
>$150K	267
$125K-$150K	259
$100K-$125K	434
$75K-$100K	829
$50K-$75K	718
$35K-$50K	1,040
$25K-$35K	1,261
<$25K	2,810

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Party	Value
Votes Democrat	60.6%
Votes Republican	38.8%

Neighborhood: Economic Stats and Charts

|	Clay County	Mississippi	USA
Income Per Capita	$20,599	$24,369	$34,103
Median Household Income	$31,833	$45,081	$62,843
Unemployment Rate	4.3%	4.4%	3.8%
Unemployment Number	–	56.3K	–
Employment Number	–	1.21M	–
Labor Force Number	7.6K	1.27M	–

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly
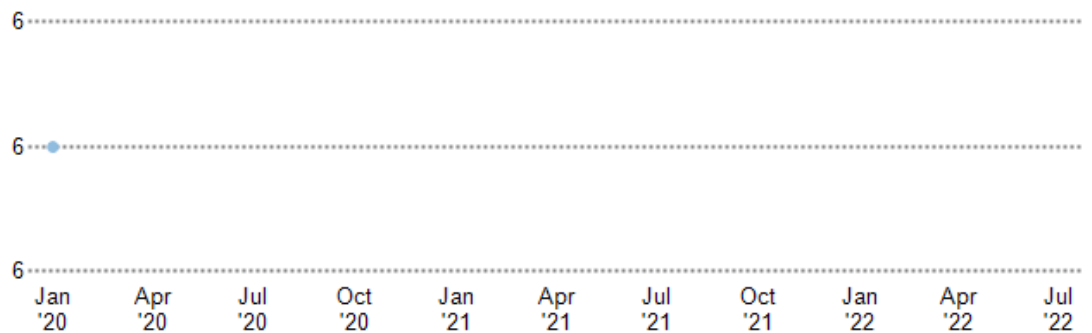
- Clay County
- Mississippi
- USA
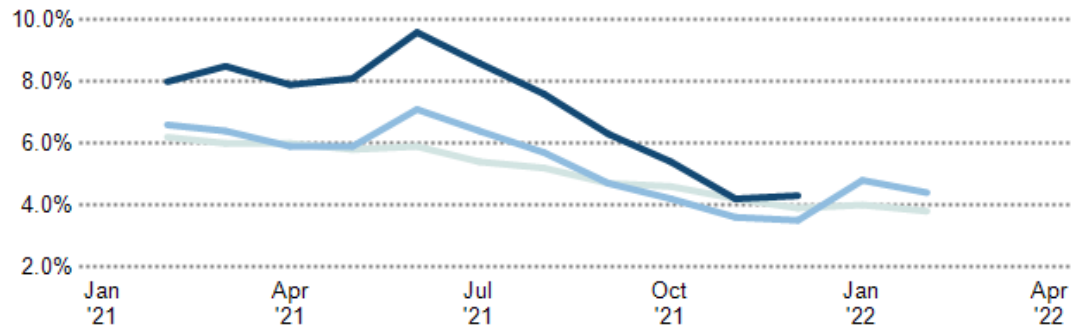
Building Permits

This chart shows the number of building permits in a county each quarter.

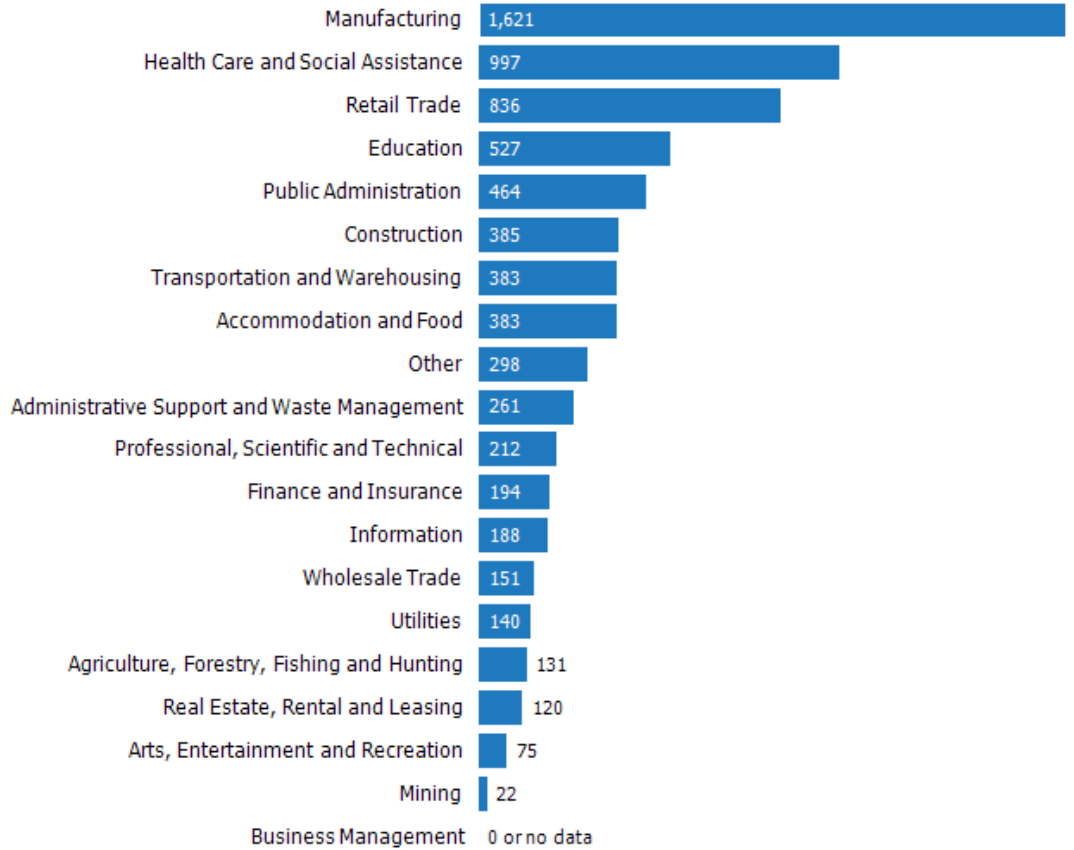Data Source: U.S. Census

Update Frequency: Annually

- Clay County

5/24/2022

Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Clay County

Category	Clay County
Manufacturing	1,621
Health Care and Social Assistance	997
Retail Trade	836
Education	527
Public Administration	464
Construction	385
Transportation and Warehousing	383
Accommodation and Food	383
Other	298
Administrative Support and Waste Management	261
Professional, Scientific and Technical	212
Finance and Insurance	194
Information	188
Wholesale Trade	151
Utilities	140
Agriculture, Forestry, Fishing and Hunting	131
Real Estate, Rental and Leasing	120
Arts, Entertainment and Recreation	75
Mining	22
Business Management	0 or no data

Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

|	Clay County	Mississippi	USA
Elevation (in feet)	1,654	–	–
Annual Rainfall (in inches)	60	60.01	–
Annual Snowfall (in inches)	1.55	1.89	–
Days of Full Sun (per year)	98	102	–
Travel Time to Work (in minutes)	23	25	27
Water Quality - Health Violations	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–
Superfund Sites	0	17	2,417
Brownfield Sites	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ Clay County

<15 Minutes	38.6%
15-30 Minutes	35.4%
30-45 Minutes	15.4%
45-60 Minutes	4.5%
>1 Hour	6.2%
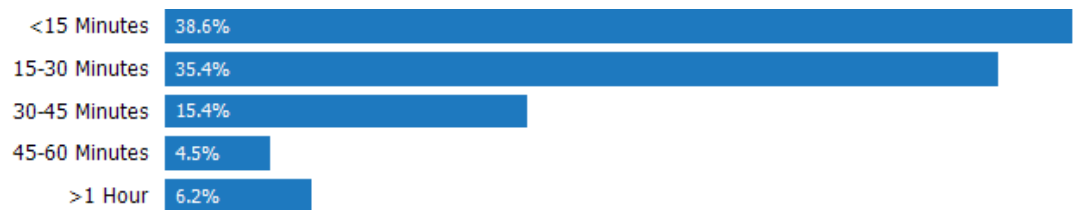
How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

Drive/Carpool/Motorcycle	6,436
Work at Home	393
Bicycle	93
Walk	33
Public Transit	0

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

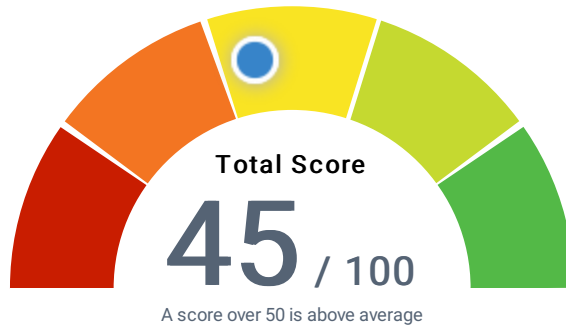|	
Avg. January Min. Temp	29
Avg. January Max. Temp	55
Avg. July Min. Temp	65
Avg. July Max. Temp	95

AARP Livability™ Index for 39773

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

0-19   **20-39**   **40-59**   **60-79**   **80-100**

Total Score

45 / 100

A score over 50 is above average

Housing Affordability & Access	**55**
Neighborhood Access to Life, Work & Play	**37**
Transportation Safe & Convenient Options	**49**
Environment Clean Air & Water	**65**
Health Prevention, Access & Quality	**26**
Engagement Civic & Social Involvement	**54**
Opportunity Inclusion & Possibilities	**30**

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com