



CoreLogic®

# CoreLogic® Case-Shiller Indexes®

Authoritative, Stable Home-Price Measurement

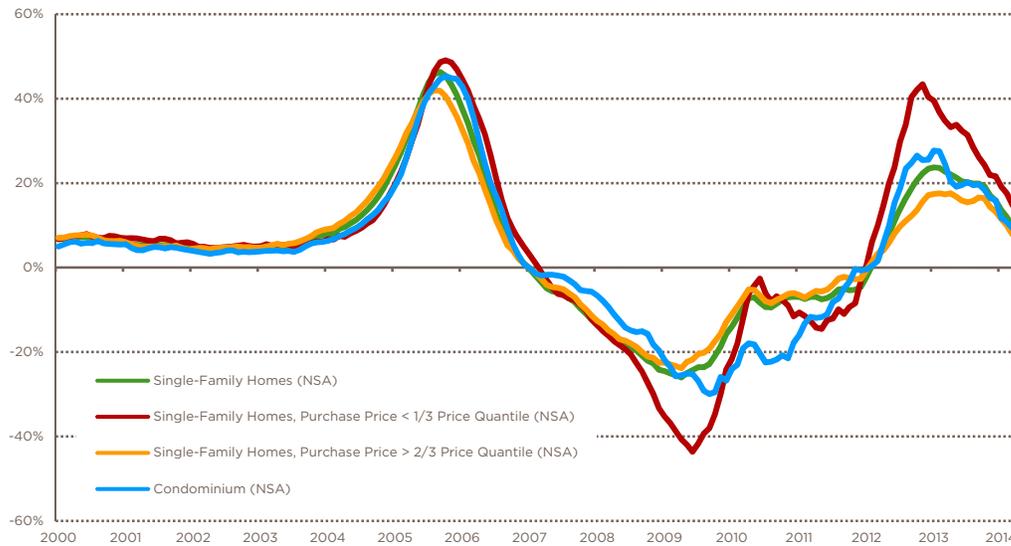
## PORTFOLIO ANALYSIS

### Combining the Most Trusted Index with the Most Trusted Data

CoreLogic® Case-Shiller Indexes® now leverage CoreLogic proprietary public record real estate data. Utilizing the trusted, interval-weighted sales pair methodology first developed by Karl Case and Robert Shiller—today’s industry standard—the new indexes take full advantage of robust, comprehensive CoreLogic real estate data—also the industry standard.

This combination of authoritative CoreLogic data and proven CoreLogic Case-Shiller modeling produces stable, dependable, non-volatile results you can trust in evaluating markets, such as the Phoenix metropolitan area featured below, and assessing default probabilities, loss severities, and capital sufficiencies. Now released monthly—weeks sooner than before—the new indexes can help you better meet current and future needs.

PHOENIX-MESA-GLENDALE, AZ METROPOLITAN STATISTICAL AREA  
Year-over-Year Percent Price Change



### Highlights

- ▶ Leverages CoreLogic real estate data
- ▶ Index updates released monthly
- ▶ Multiple indexes cover U.S. states, counties, CBSAs, ZIP Codes
- ▶ S&P /Case-Shiller Home Price Indices use same methods and transaction data
- ▶ Moody's Analytics and CoreLogic produce monthly CoreLogic Case-Shiller Index Forecasts™ for all indexes
- ▶ Seasonally-adjusted indexes available
- ▶ Default-correction factors, implied-volatility measures also available

### Authoritative Indexes

Leading mortgage companies, investment banks, and hedge funds subscribe to the CoreLogic Case-Shiller Indexes—many for more than twenty years. S&P Dow Jones Indices provides the S&P/Case-Shiller Indices to public markets as the basis for settling financial instruments that trade on home price derivatives.

During the financial crisis, the Federal Reserve used the S&P/Case-Shiller Composite-10 Index to assess residential mortgage-asset risk at the nation’s largest banks. These results—and related stress tests—helped determine actual lending viability at a time of deep financial uncertainty.

## Authoritative Data

CoreLogic is the industry leader in public-record real estate databases covering:

- ▶ 148 million U.S. properties (99% of total)
- ▶ 99.9% of the U.S. population
- ▶ 4.1 million U.S. residential real estate transactions per month
- ▶ Historical data on 850 million real estate transactions

The new monthly CoreLogic Case-Shiller Indexes include Federal Housing Finance Agency (FHFA) indexes for missing markets and time periods—ensuring the most complete coverage possible of all U.S. Census divisions, states, metropolitan areas, and metropolitan divisions.

## Authoritative Analytics

CoreLogic Case-Shiller Indexes are calculated by analyzing repeat sales of single-family properties with two or more recorded transactions. Analysts carefully validate the Indexes to eliminate unrealistic volatility due to inconsistent or erroneous data—producing a highly accurate picture of home price changes over time. Our library of historic CoreLogic Case-Shiller Indexes features more than 12,000 single-family and condominium time-series, with coverage from 1975 or earlier.

## Authoritative Capabilities

The new CoreLogic Case-Shiller Home Price Index dataset broadens the foundation of its unmatched reputation for long-term trustworthiness. This extended foundation also strengthens the capabilities of associated products and services, including:

- ▶ **CoreLogic Case-Shiller Index Forecasts™**  
Moody's Analytics models CoreLogic Case-Shiller Index results to forecast single-family home prices and identify long-term influences like income trends and demographics as well as cyclical factors like unemployment and changes in mortgage rates.
- ▶ **CoreLogic Case-Shiller Home Price Forecaster**  
By targeting the five-year history and two-year forecast of home price trends on a unique property-by-property basis, this report enables originators, servicers, and investors to assess the influence of area property values on appraisals, BPOs, and mortgages.

## Enhancing Your Results

CoreLogic Case-Shiller Indexes can assist in decision-making across numerous use cases, including calculating the value of a home equity loan, assessing risk for an entire loan portfolio, modeling aggregate collateral in a security, and researching historic real estate valuation trends.

For more information please call 415.536.3500.

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## CoreLogic Real Estate Analytics Suite

The CoreLogic Real Estate Analytics Suite includes:

- ▶ CoreLogic HPI™
- ▶ CoreLogic HPI Forecasts™
- ▶ CoreLogic HPI Valuation Engine
- ▶ CoreLogic Case-Shiller Indexes™
- ▶ CoreLogic Case-Shiller Index Forecasts™
- ▶ MarketTrends
- ▶ Cash InvestorTrends
- ▶ RentalTrends
- ▶ ListingTrends
- ▶ CommercialTrends



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