CoreLogic HPI™
CoreLogic HPI Forecasts™

The Most Current and Comprehensive Home Price Index

CoreLogic HPI™ (Home Price Index)

Built on industry-leading public record, servicing, and securities real estate and mortgage databases, CoreLogic HPI incorporates more than 40 years of repeat sales transactions for analyzing historic, current, and future housing price trends. Leveraged by the Federal Government, CoreLogic HPI is the most current, comprehensive set of home price indexes available on the market.

The CoreLogic HPI can help clients identify markets that are at risk of destabilization or downturns in the near future. The CoreLogic HPI should be used in conjunction with the HPI Forecast for this assessment. Each module provides a unique perspective and insights into each market that, when combined with a statistical model can provide a robust assessment of an overall market's health.
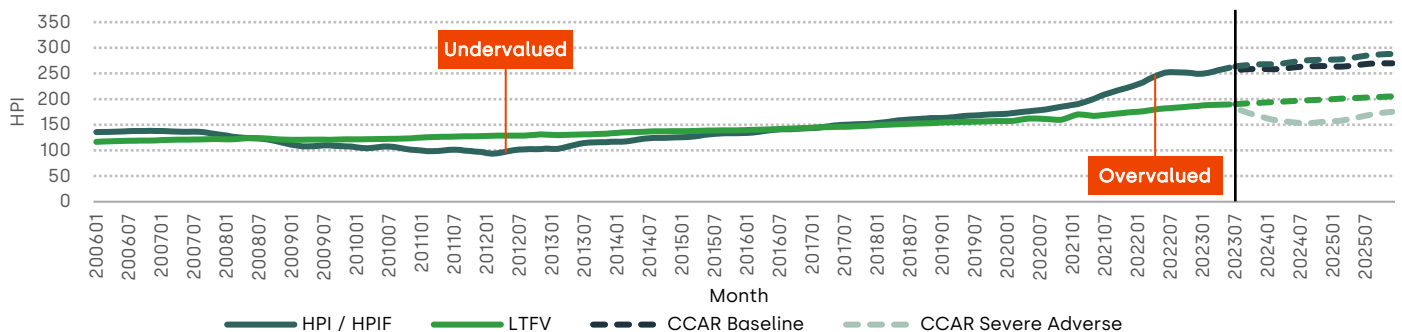
CoreLogic HPI Forecasts™

Home price forecasts are critical tools for identifying potential opportunities and risk as well as anticipating future volatility in real estate markets. Forecast accuracy, however, is a direct function of quantity and quality of data inputs, the expertise of the analytics staff, and the analytics toolset used to produce outputs. Based on the most comprehensive housing resale data available, the CoreLogic HPI Forecasts model generates trustworthy predictions of home price movements at national, state, county, Core Based Statistical Area (CBSA), and ZIP Code levels. For each geographic market, the model generates monthly forecasts of home price changes up to 30 years in the future.

Highlights

- Coverage:
  - 50 states (including non- disclosure) + D.C.
  - 1,430+ counties
  - 950+ CBSAs
  - 8,370+ ZIP Codes
- Updated within 4–5 weeks of month-end
- History: 1976 to present
- 30-year forecast horizon
- 12 tiers, including non-distressed tier
- Market Condition Indicators spotlight which markets are over or under valued.
- Stress-Testing Scenarios help evaluate compliance with relevant industry regulations.
- Rigorous model validation
- Delivery: FTP, Web and Cloud Platform

CoreLogic HPI + Forecast
Atlanta CBSA

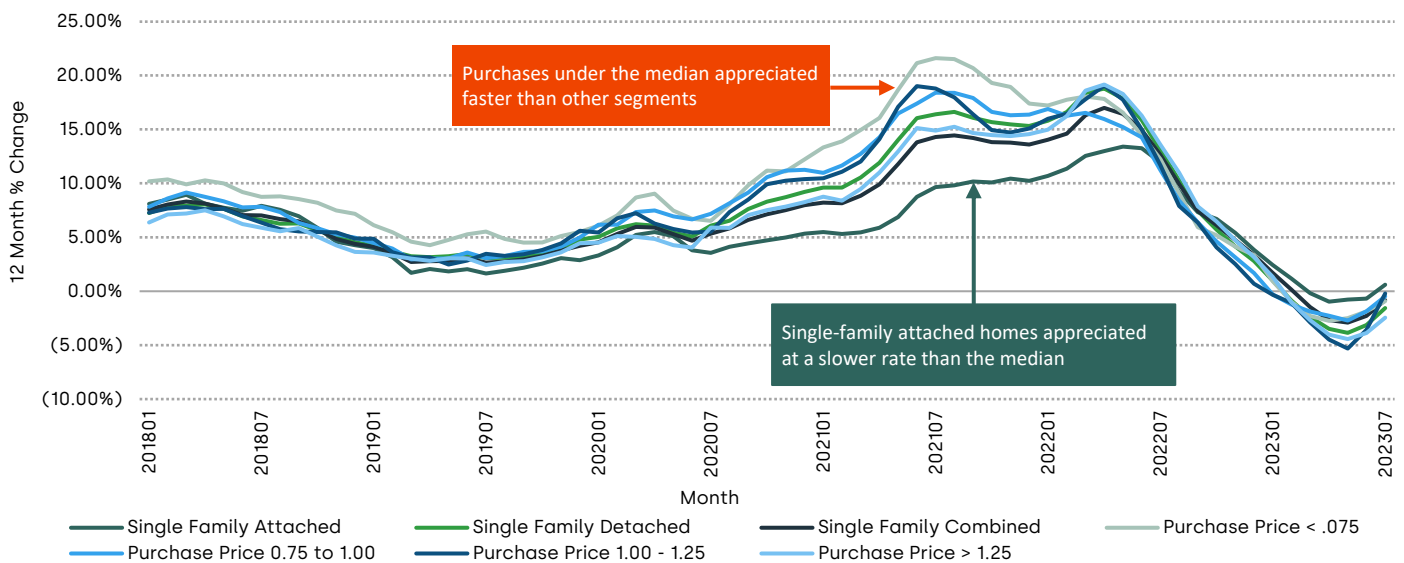Source: CoreLogic HPI Market Condition Indicators

CoreLogic HPI Forecasts Stress-Testing Scenarios

CoreLogic HPI Forecasts Stress-Testing Scenarios help banks, investors, government entities, and others initiate or evaluate compliance with Comprehensive Capital Analysis and Review (CCAR), Current Expected Credit Losses (CECL) and Dodd-Frank Stress-Test (DFAST) regulations—or develop independent stress-testing regimens of their own. Aligned with the Federal Reserve Board of Governors' national CCAR supervisory home price scenarios, CoreLogic HPI Forecasts Stress-Testing Scenarios project those scenarios at the state, CBSA, and ZIP Code levels on a monthly basis—for single-family combined (SFC) and SFC-excluding-stressed homes.

Multi-Tier Market Evaluation

CoreLogic HPI methodology provides a multi-tier market evaluation based on price, time between sales, property type, loan type (conforming vs. non-conforming) and distressed sales. A repeat-sales index that tracks increases and decreases in sales price for the same home over time, including single-family attached and single-family detached homes, CoreLogic HPI provides a more accurate "constant-quality" view of pricing trends than basing analysis on all home sales.

Determining Housing Market Risk with Market Condition Indicators

Market Condition Indicators augment CoreLogic HPI and CoreLogic HPI Forecasts, identifying individual geographic markets as "overvalued," "at value," or "undervalued." These analytics establish Long-Term Fundamental Values (LTFV) for more than 394 CBSAs as a function of real disposable income per capita. An overvalued or undervalued market is defined as having a current home price index 10% or more above or below its long-term fundamental value. Determining the relationship between a CBSA's long-term value and its current pricing is critical for understanding housing risk—buy/hold and other decisions depend on verifiable accuracy.

Data/Model Validation

All underlying data are rigorously validated and detailed model validation reports are available upon request.

CoreLogic HPI, CoreLogic HPI Forecasts, and CoreLogic HPI Forecasts Stress-Testing Scenarios let clients reduce collateral-based uncertainty in real estate markets, using proven repeat-sales index methodologies that utilize the most current and comprehensive data.

12 Month HPI Change by Tier
Los Angeles Metro Division

Purchases under the median appreciated faster than other segments

Single-family attached homes appreciated at a slower rate than the median

Legend: Single Family Attached — Single Family Detached — Single Family Combined — Purchase Price < .075 — Purchase Price 0.75 to 1.00 — Purchase Price 1.00 - 1.25 — Purchase Price > 1.25

Source: CoreLogic HPI

For more information, visit corelogic.com or call 866-774-3282.

CoreLogic®