CoreLogic® Hedonic Home Price Index (HPI)

CoreLogic's Hedonic HPI sets a new standard in home price indexing through accuracy, flexibility, granularity, and timeliness. Hedonic modeling uses the individual characteristics of a property to determine the value of a home. Along with historical sales transactions and location, this approach will enable users to identify key trends at the most granular level — a unit of property.
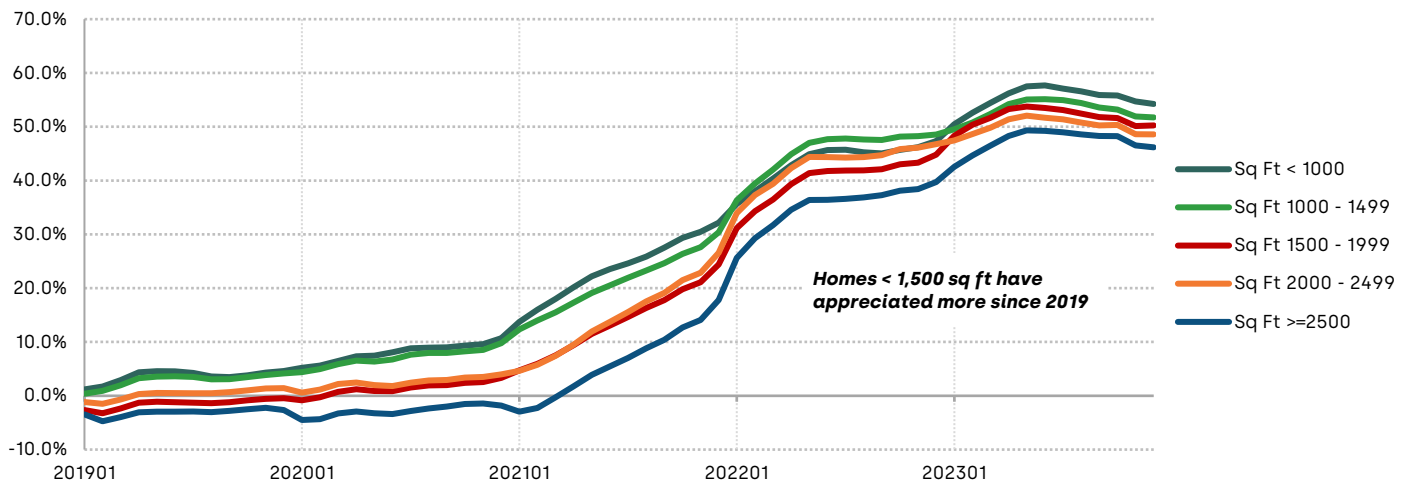
Product Features

The CoreLogic® Hedonic HPI provides indices across three dimensions (Time, Geography and Property Characteristic) at both an aggregated, market level view and a unit of property to meet the ever-evolving needs of the market.

- **Time:** Monthly history from 1976, plus 12 months of forecast
- **Geography:** Market Level for 18,000+ Zip Codes. Property Index at Address Level
- **Property Characteristics:**
    - Property Type: Single-Family Combined (SFC), Detached (SFD), Attached (SFA) and, Condo
    - Age of Home
    - Bathroom and Bedroom Count
    - Square Footage of Home and Lot

Highlights

- Constructed on over 90 million properties using CoreLogic's industry leading datasets
- Timeliness: Indices released semi-monthly on two-week lag
- Property Level Index and Estimated Value (in $)
- Develop customized market level indices
- More Accurate Valuations
- Recurring Model Training & Validation

Atlanta CBSA – HPI Change % by Sq Footage

Single Family Detached

Homes < 1,500 sq ft have appreciated more since 2019

Legend:
- Sq Ft < 1000
- Sq Ft 1000 - 1499
- Sq Ft 1500 - 1999
- Sq Ft 2000 - 2499
- Sq Ft >=2500

CoreLogic Hedonic HPI supports many use cases across varied residential real estate-based industries:

- Investment
- Market Research
- Modeling
- Risk Management
- Valuation
- Development/Planning

CoreLogic®