Real Estate Analytics Suite

Competitive Insight via Market-Performance Modeling

The CoreLogic® Real Estate Analytics Suite draws upon our unparalleled data, analytics, and predictive modeling assets to produce timely, focused insights into risk-defining aspects of the market's current
and future performance—insights that confer immediate competitive advantage.

Key market-performance categories determine the Real Estate Analytics Suite data modules, each of which provides unique, enlightening, actionable information. These modules, summarized below, include:

- HPI®
- HPI Forecasts
- CoreLogic Case-Shiller™ HPI

- Market Risk Indicators
- MarketTrends
- ListingTrends
- RentalTrends

Real Estate Analytics Suite Module Delivery

All Real Estate Analytics Suite modules share certain data and delivery commonalities:

- All data captured as time series
- Data aggregated at ZIP, county, CBSA, state, national levels
- User-filterable data elements
- User-defined mapping, displays
- User-customizable metrics, reporting
- Full or custom data sets downloadable via FTP access

Foundational Rigor and Acumen

The foundation of the Real Estate Analytics Suite is the CoreLogic Housing Price Index. The other Real Estate Analytics Suite modules build on it with additional focused data and modeling. HPIs vary greatly by provider, however—different providers utilizing different data-collection and analytics combinations to yield superficially similar yet decisively different results.

Unlike other providers, we employ a multi-tiered, modeled solution that generates fresh HPI values each month—using the most complete, comprehensive, up-to-date property and transaction data available.

The rigor and acumen necessary to make this possible defines all Real Estate Analytics Suite modules.
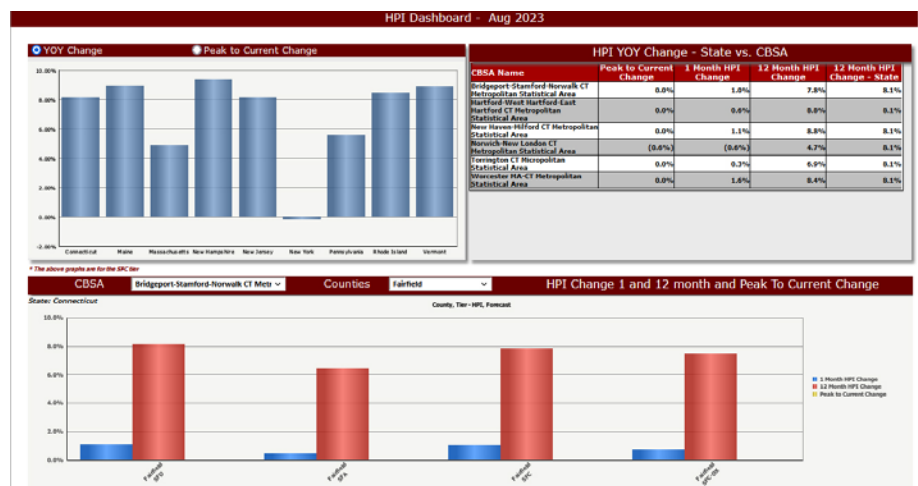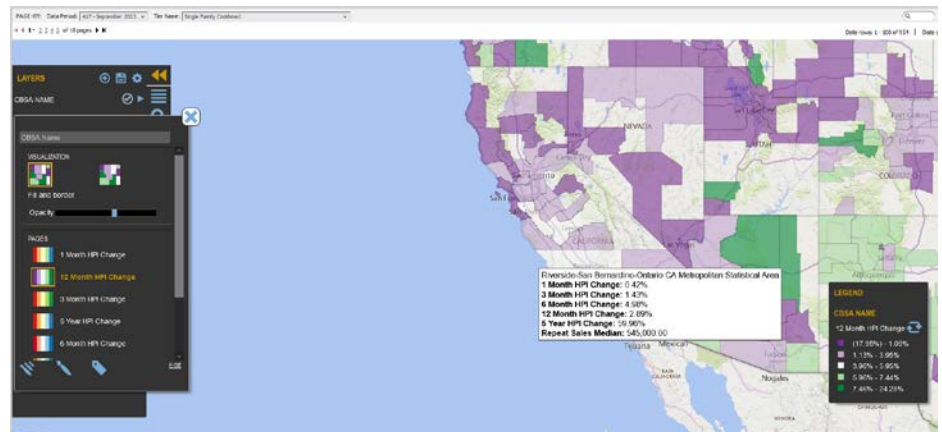

Although Real Estate Analytics Suite data is available in bulk via FTP download, access is quicker and less labor-intensive on its dedicated website.

CoreLogic HPI™

The CoreLogic Housing Price Index (HPI) records changes in housing market prices every month from 1976 to the present. Its methodology is based on a repeat-sales, value-weighted, econometric home price indexing model that takes full advantage of the breadth and depth of our industry-leading data assets.

CoreLogic HPI reports 12 unique tiers of information, including four property tiers: single-family detached, single-family attached, single-family combined, and single-family combined excluding distressed. Additional tiers segment by price, loan type, and time-between-sales dates.

Customizable online Real Estate Analytics map—here showing changes in California HPI for single-family detached homes.

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.

HPI Forecasts

CoreLogic HPI Forecasts™ was created to help clients anticipate future real estate risk by providing a detailed monthly HPI projection based on the most current, comprehensive housing resale data.

HPI Forecasts generate likely home price movements up to 30 years into the future—at the ZIP code, county, CBSA, state and national levels. Each forecast is anchored in the most recent HPI data and delivered at the same time as the latest monthly HPI update.

HPI Forecasts projections cover Property Type tiers only: single-family detached, single-family attached, single-family combined, and single-family combined excluding distressed. The HPI Forecasts model is open and transparent—and includes extensive monthly validation testing.

CoreLogic Case-Shiller™ HPI

The CoreLogic Case-Shiller indices are the industry's original repeat sales home price indices. Originally developed more than 20 years ago, the Case-Shiller indices leverage the latest real estate public records data from CoreLogic, helping you meet current and future needs.

CoreLogic data combined with proven Case-Shiller modeling practices provides stable, dependable, non-volatile results you can trust in evaluating markets and assessing default probabilities, loss severities and capital sufficiencies.

Leading mortgage companies, investment banks and hedge funds have relied on the CoreLogic Case-Shiller indices for over 20 years to provide them with the clearest picture of mortgage asset risk.

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2

Market Risk Indicators

Market Risk indicators are an easy-to-understand solution that provides detailed insights along with proven accuracy that can quickly be incorporated into your existing business processes. They provide an efficient method to get important information on the economic drivers that could cause a housing downturn or spur a housing recovery, without spending hundreds of thousands of dollars collecting and analyzing the data on your own. This data can be used by originators to help determine strategy and define policy criteria. Accurate forecasting and portfolio valuations enable investors to proactively manage their portfolios and mitigate risk. Servicers can leverage the data insights to help retain additional capital, manage risk and identify potential opportunities and exposure. When combined with the advanced analytics from our HPI and HPI Forecasts, you get a holistic solution to effectively help you manage risk and conduct business more efficiently.

High Risk CBSAs Number of CBSAs with Price Decline Probabilities >75% July 2022–July 2023
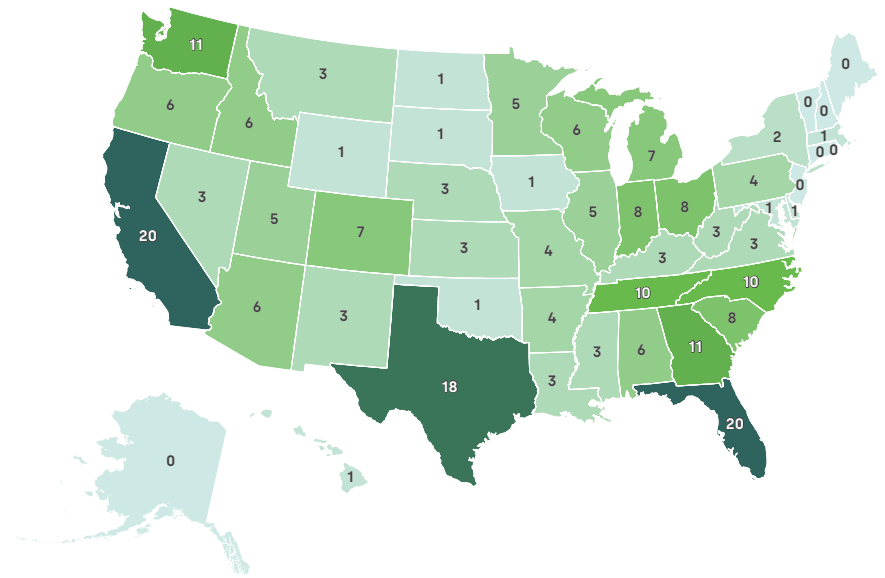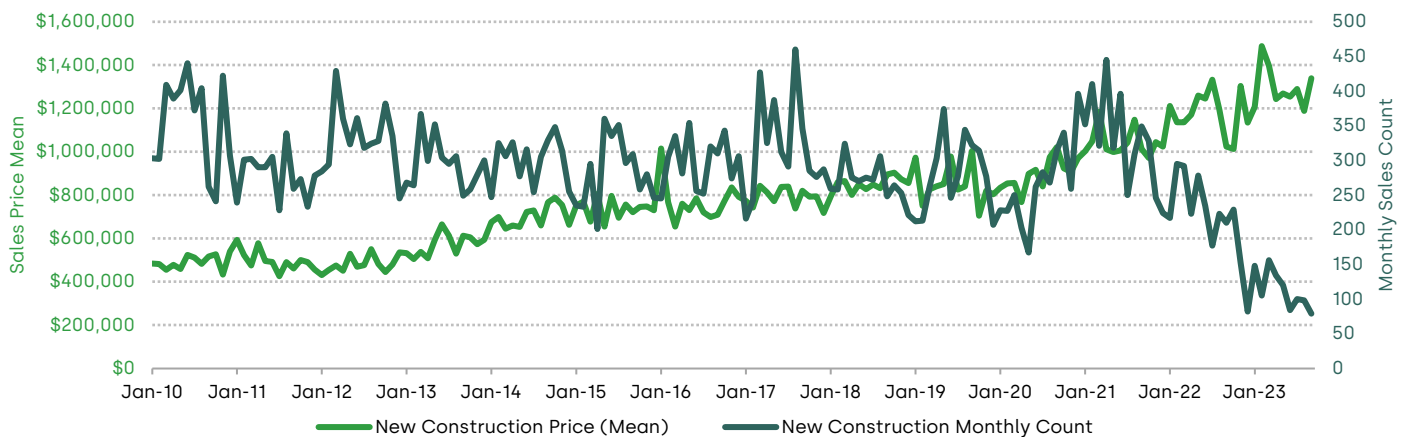

MarketTrends

MarketTrends is the industry's only monthly report on neighborhood home sales, market distress, negative equity, and mortgage performance. Assessing combined ZIP code-level public record data on home sales, home prices, foreclosure filings, and mortgage performance, it provides a snapshot of benchmarking standards, performance metrics, valuation trends, and expansion opportunities.

The MarketTrends dataset includes fields designed to answer questions about performance, risk, sales volumes, sales transactions, equity levels, market distress, and other key indicators needed by financial institutions to model and monitor housing markets. With results offered as single-family combined—and history dating back to 2000—MarketTrends offers the ability to analyze and benchmark portfolio holdings and other in-house data accurately to the current marketplace.

CoreLogic MarketTrends – Analytics by CBSA

Los Angeles – New Construction

MarketTrends graph showing new construction sales count versus sales price in the Los Angeles metro area.

ListingTrends

ListingTrends, built from MLS listing data, is a modeled dataset that provides real-world grounding to the analysis of housing inventory supplies and price trends.

Statistics derived from ListingTrends data offer early insight into emerging real estate risks and opportunities. Based on property-level data captured monthly, scrubbed, modeled, and aggregated at the ZIP code, county, CBSA, state, and national levels, these statistics include inventories, absorption rates, list prices, and days-on-market.

Updated monthly, ListingTrends data anchors the current housing market in reality and offers bellwether indications of changing trends that may point to its possible future direction.
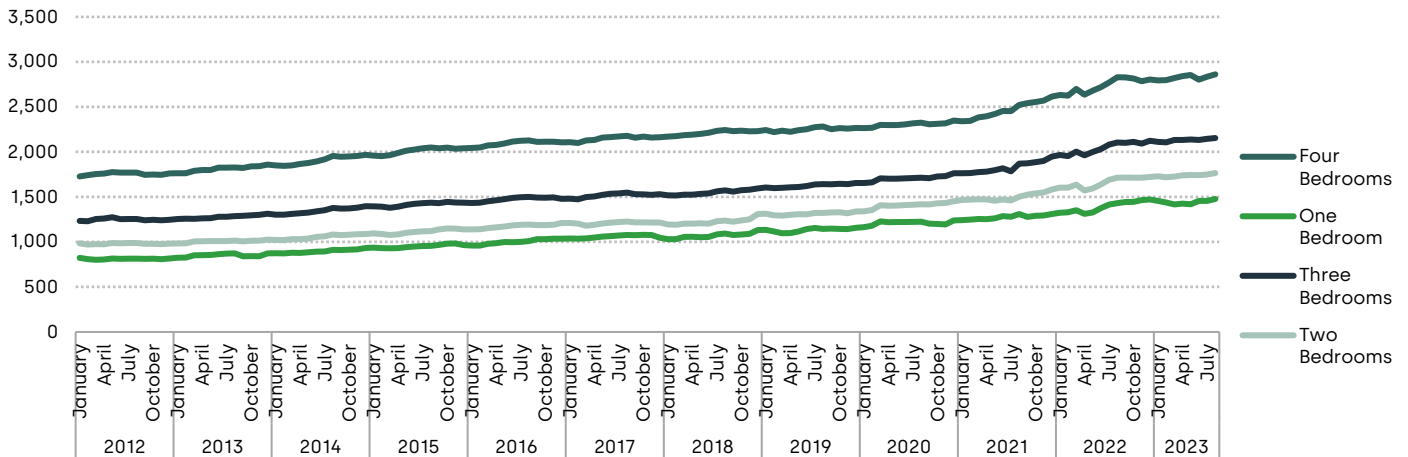
RentalTrends

RentalTrends provides vital time series metrics down to the ZIP code level that help you evaluate the Single Family Residential (SFR) investment and property management process.

RentalTrends offers extensive coverage of rent amounts, capitalization rates and vacancy rates derived from industry-leading data and modeling, allowing you to reduce time and minimize uncertainty in the rental market.

Mean Rent for Single Family Detached

National Averages

RentalTrends graph showing Mean Cap Rates by selected metros.

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

CoreLogic®