

Home Data Index™ (HDI)

A sophisticated analytics-based offering, the Clear Capital® HDI doesn't just help you look smarter—it actually makes you smarter.

Overview

For a decade, Clear Capital has delivered critical data points with industry-leading BPOs and Appraisals. Now, we're leveraging our proprietary data sets with our progressive technology and statistical expertise to generate a new generation index tool that provides contextual data for the most current and accurate indicator of housing market conditions possible.

The Clear Capital Home Data Index (HDI) produces customizable analytics, in spreadsheet, web-based or subscription format, allowing you to see unique factors influencing your assets. Whether you're analyzing one property or a pool of loans, the HDI delivers the most current and granular results including REO activity and price tier segmentation for complete market condition analysis.

For unmatched currency, the HDI incorporates multiple data feeds with real-time processing and filtering. Our patent pending rolling quarter system generates index reports as data flows in, eliminating lengthy lag times experienced with other indices. This near real-time currency feeds our dynamic forecast engine, which generates two-year historically quantified price forecasts.

Equally important to the HDI's currency is its granularity. From groups of 500 homes to the national level, the HDI uses 10 geographic levels to reach the most relevant index. The result is a geographic and price-tier-specific measure for each property and market. It couldn't be more clear: the more current and granular your data, the more confident and informed your decisions.

Key Benefits

- Proprietary streaming data delivers the most current market information helping you make more informed, timely and profitable decisions
- At-a-glance REO tools - saturation, discount and DOM - answer the most relevant questions about local market conditions, adding perspective to your complex decision-making process
- Price tiers identify whether market appreciation rates apply to the lowest, middle, highest prices, or all homes in an area for increased accuracy
- Patent-pending rolling quarter technology enables more frequent updates and allows the most current market data to be reflected, eliminating
- Dynamic forecast engine produces a usable price projection according to historically quantified performance
- Unique multi-model approach combines repeat sales index and price-per-square foot index with address-level cascading for extreme granularity, coverage and perspective

Clear Capital Reports U.S. Home Prices Rise 5% and All Regions See Quarterly Gains

From index to report U.S. home price gains had month shows continued improvement for July. High REO saturation levels have markets volatile. Downward move again poses strong results, and parts of Phoenix show signs of growth.

National Front-Runner Market Forecast (June 30, 2011 - July 20, 2011)

Region	Forecast	Model	Price Tier
West	↑	↑	↑
Midwest	↑	↑	↑
Southwest	↑	↑	↑
South	↑	↑	↑
North	↑	↑	↑

Phoenix Market Report (June 20, 2011 - July 20, 2011)

Phoenix Metropolitan Statistical Area (MSA)

Our monthly HDI Market Report offers a near real-time look at pricing conditions not only at the national and metropolitan level, but within local markets as well.

Subject Address: 1234 E North St, Mesa, AZ 85207 (Maricopa County)
 HDI Purchase Date: 2/18/2011 Tracking ID: N/A Loan No: N/A Supplied Value: \$240,000 (as of 8/19/2008)

Market Performance: 7 Rolling Quarters

Market Direction: Tract Level All Price Tier (Red Arrow Down), Repeat Sales Last Quarter (R2Q1), Forecast (1+2 Qtr) (Green Arrow Up)

Multi Model Results

Model	Geo Level	Price Tier	Model	Yr/Yr	6mo/6mo	Qtr/Qtr
Repeat Sales	Tract	All	Repeat Sales	+3.4%	+6.5%	+1.2%
PPSF	ZIP	Mid	PPSF	+10.4%	+10.4%	+14.8%

Market Adjustment

Value	Model	Geo Level	Price Tier	Market Forecast
-\$67,176	Repeat Sales	Tract	All	+\$847
-\$105,688	PPSF	ZIP	Mid	+\$5,565
				+\$2,316

Trend Timespan: 28 Mo (8/19/2008 - 2/18/2011)
 Market Change: -28.0% (\$240,000 - \$172,800)

REO Saturation (National vs. Tract): 1 Qtr: 25.1% vs 35.3%, 2 Qtrs: 27.1% vs 40.9%, 3 Qtrs: 27.6% vs 42.1%

REO Discount (National vs. ZIP): 1Qtr: 30.4% vs 11.9%, 2Qtr: 13.3% vs 13.3%, 3Qtr: 13.3% vs 13.3%

REO Days On Market (National: 75 vs. County: 47, Non-REO vs. County: 71)

The Clear Capital HDI Online™ provides an easy-to-read, address-level snapshot of relevant HDI indicators.

