



CoreLogic®

CoreLogic® Home Price Index Report

APRIL 2013

HOME PRICE INDEX - NATIONAL OVERVIEW

- ▶ Year-Over-Year Home Price Growth Highest Since February 2006, 33 Large Metros See Double-Digit Increases
- ▶ All States Showed Year-Over-Year Price Appreciation for Non-Distressed Sales
- ▶ Pending HPI Projects Continued Double-Digit Growth in May

HOME PRICES INCREASED

12.1%

NATIONWIDE COMPARED TO
APRIL 2012

Home prices, including distressed sales, increased by 12.1 percent in April 2013 compared to April 2012. The rise in the CoreLogic HPI was the biggest year-over-year gain since February 2006 and the 14th consecutive increase in home prices.

Excluding distressed sales, home prices increased by 11.9 percent year over year.

CORELOGIC HPI RISES

3.2%

IN APRIL FROM MARCH

On a month-over-month basis, home prices increased by 3.2 percent in April compared to March* data. Since March 2005, month-over-month gains have been at or above 2% just five times, with all occurring in the last year.

Excluding distressed sales, home prices were up 3 percent month over month in April 2013.

HOME PRICES REMAIN

22.4%

BELOW APRIL 2006 PEAK

Despite double-digit gains in April, home prices nationwide remain 22.4 percent below their peak, which was set in April 2006.

Home prices, excluding distressed sales, were still 16.3 percent below their peak. Distressed sales is composed of short sales and real estate owned (REO) transactions.

“House price growth continues to surprise to the upside with an impressive 12.1 percent gain year over year in April.”

Mark Fleming, chief economist of CoreLogic

* March data was revised. Revisions with public records data are standard, and to ensure accuracy, CoreLogic incorporates the newly released public data to provide updated results.

SHORT-TERM PROJECTIONS

THE CORELOGIC PENDING HPI INDICATES THAT HOME PRICES ARE EXPECTED TO RISE BY

12.5%

on a year-over-year basis in May. Prices are also projected to increase by 2.7% compared to April.

EXCLUDING DISTRESSED SALES, MAY HOME PRICES ARE EXPECTED TO RISE

13.2%

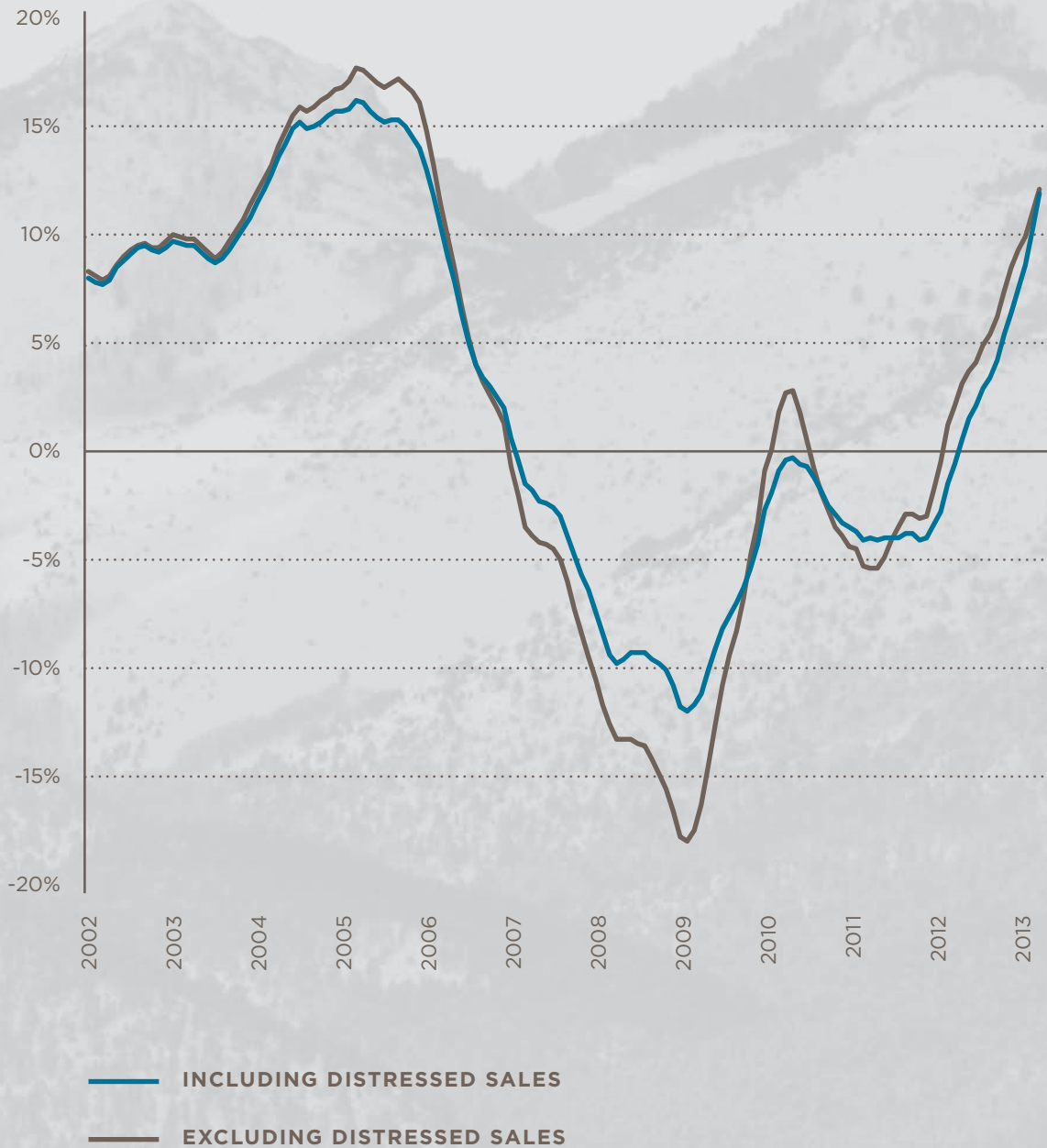
from May 2012 and by 3.1% month over month.

“For the second consecutive month, all 50 states registered year-over-year home price gains, excluding sales of distressed homes. We expect this trend to continue, bolstered by tight supplies and pent-up buyer demand.”

Anand Nallathambi, president and CEO of CoreLogic

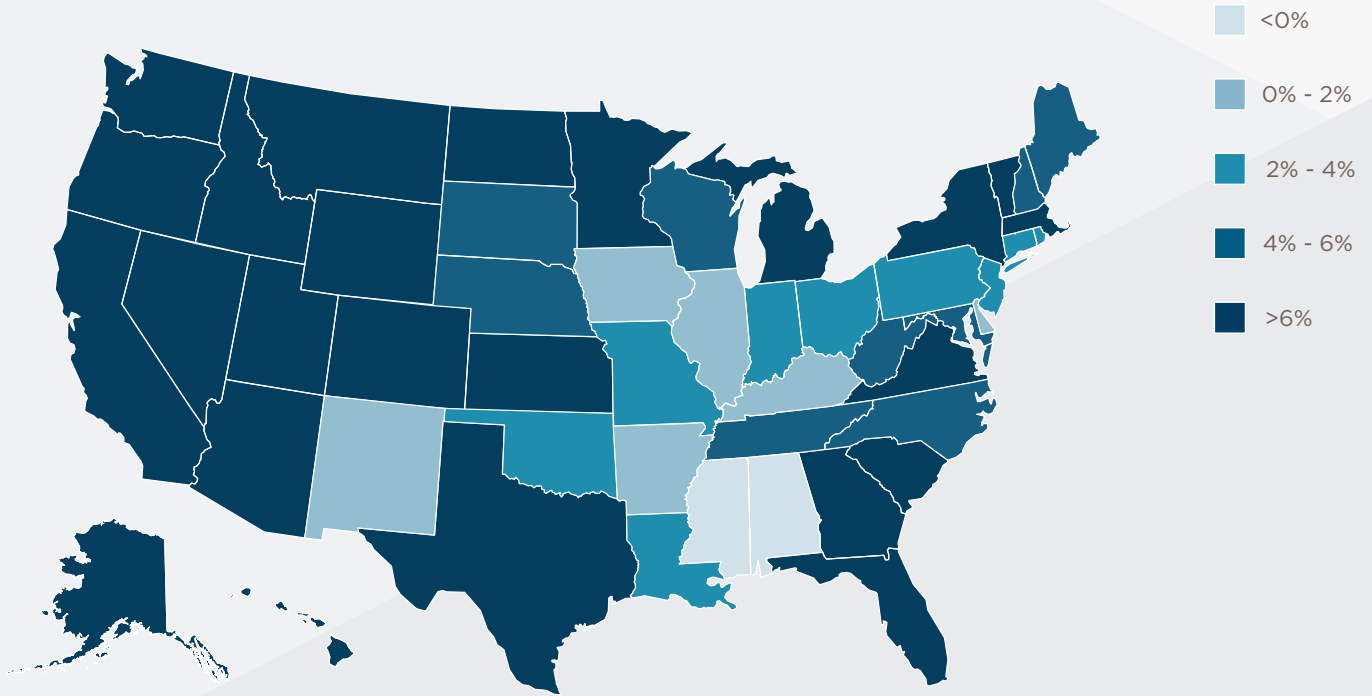
The CoreLogic Pending HPI is a proprietary and exclusive metric that provides the most current indication of trends in home prices. It is based on Multiple Listing Service (MLS) data that measure price changes for the most recent month.

PERCENTAGE CHANGE IN HOME PRICES YEAR OVER YEAR

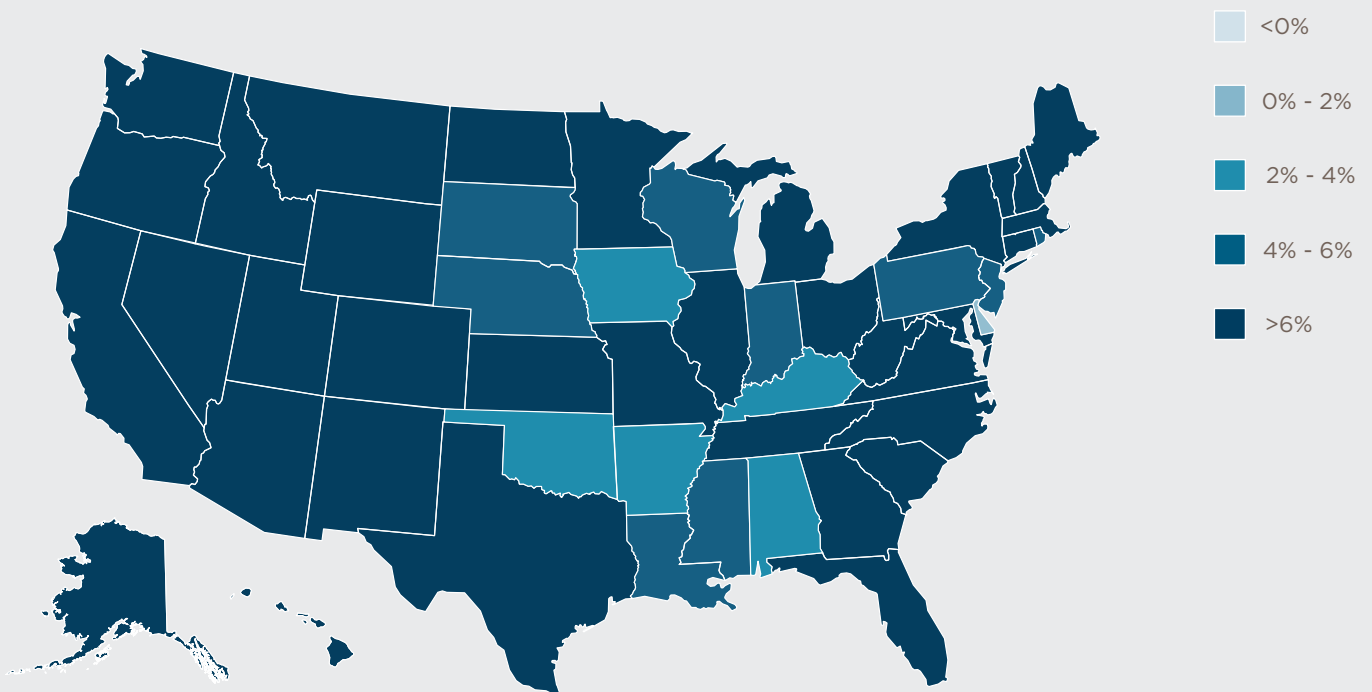


NATIONAL SNAPSHOT

► 12-month HPI change including distressed sales



► 12-month HPI change excluding distressed sales



STATE HIGHLIGHTS

APRIL HOME PRICES CLIMB YEAR OVER YEAR IN 48 STATES

► **Top five states registering year-over-year home price appreciation in April**

NEVADA	CALIFORNIA	ARIZONA	HAWAII	OREGON
+24.6%	+19.4%	+17.3%	+17.0%	+15.5%

► **States registering year-over-year price declines**

MISSISSIPPI	ALABAMA
-1.7%	-1.6%

► **Five states remaining furthest from peak values**

NEVADA	FLORIDA	MICHIGAN	ARIZONA	RHODE ISLAND
-47.3%	-40.5%	-36.1%	-36.0%	-34.7%

“Increasing demand for new and existing homes, coupled with low inventory, has created a virtuous cycle for price gains, most clearly seen in the Western states with year-over-year gains of 20 percent or more.”

Mark Fleming, chief economist of CoreLogic

METROPOLITAN AREA HIGHLIGHTS

METROPOLITAN AREA	SINGLE FAMILY (INCLUDING DISTRESSED)	SINGLE FAMILY (EXCLUDING DISTRESSED)
Los Angeles-Long Beach-Glendale, CA	19.2%	18.4%
Phoenix-Mesa-Glendale, AZ	19.2%	16.6%
Atlanta-Sandy Springs-Marietta, GA	16.5%	13.3%
Riverside-San Bernardino-Ontario, CA	16.5%	16.5%
Dallas-Plano-Irving, TX	10.2%	11.8%
Houston-Sugar Land-Baytown, TX	10.0%	11.3%
Washington-Arlington-Alexandria, DC-VA-MD-WV	7.8%	9.6%
New York-White Plains-Wayne, NY-NJ	7.3%	8.1%
Philadelphia, PA	3.4%	4.9%
Chicago-Joliet-Naperville, IL	2.8%	8.9%

94

OF THE LARGEST METROPOLITAN AREAS (CORE BASED STATISTICAL AREAS) POSTED YEAR-OVER-YEAR INCREASES IN APRIL, EQUAL TO THE REVISED MARCH NUMBER.

STATE LEVEL DETAIL

SINGLE-FAMILY INCLUDING DISTRESSED

STATE	12-MONTH HPI CHANGE	3-MONTH	1-MONTH	PEAK-TO-CURRENT HPI CHANGE	PEAK DATE
Alabama	-1.6%	3.2%	2.8%	-19.6%	Aug-07
Alaska	6.0%	4.0%	1.3%	-0.7%	Aug-07
Arizona	17.3%	5.3%	3.0%	-36.0%	Jun-06
Arkansas	1.8%	1.8%	0.7%	-2.1%	Oct-06
California	19.4%	8.3%	3.4%	-29.0%	May-06
Colorado	10.8%	5.0%	2.6%	-1.3%	Jul-07
Connecticut	3.3%	1.8%	2.7%	-24.8%	Jul-06
Delaware	1.2%	-2.1%	1.4%	-20.5%	Jul-07
District of Columbia	9.4%	1.2%	0.6%	0.0%	Apr-13
Florida	10.5%	5.6%	4.0%	-40.5%	Sep-06
Georgia	14.5%	7.6%	2.6%	-19.2%	Dec-06
Hawaii	17.0%	4.4%	2.1%	-11.8%	Oct-06
Idaho	13.2%	5.5%	1.7%	-25.2%	Jul-07
Illinois	1.4%	2.7%	3.6%	-31.7%	Oct-06
Indiana	2.1%	1.7%	2.9%	-12.4%	Jul-07
Iowa	1.7%	0.4%	1.1%	-2.8%	Sep-07
Kansas	6.1%	2.9%	2.1%	-7.1%	Jul-07
Kentucky	1.1%	0.1%	1.3%	-7.8%	Aug-06
Louisiana	3.3%	3.2%	1.4%	-3.7%	Jul-07
Maine	5.2%	0.9%	1.6%	-16.6%	Jul-06
Maryland	4.1%	1.0%	1.2%	-27.2%	Jul-06
Massachusetts	8.6%	2.3%	0.0%	-17.2%	Oct-05
Michigan	7.6%	0.2%	1.0%	-36.1%	Nov-05
Minnesota	6.0%	0.7%	1.8%	-23.0%	Apr-06
Mississippi	-1.7%	3.4%	1.7%	-13.1%	Nov-07
Missouri	3.1%	3.2%	2.7%	-19.3%	Sep-06

NATIONAL HPI

12-month change:
12.1%

3-month change:
5.8%

1-month change:
3.2%

Peak-to-current
change:
-22.4%

Peak date:
April 2006

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STATE LEVEL DETAIL

SINGLE-FAMILY INCLUDING DISTRESSED

STATE	12-MONTH HPI CHANGE	3-MONTH	1-MONTH	PEAK-TO-CURRENT HPI CHANGE	PEAK DATE
Montana	6.2%	4.0%	2.2%	-12.5%	Aug-07
Nebraska	5.0%	3.3%	1.8%	-0.2%	Sep-06
Nevada	24.6%	8.8%	3.2%	-47.3%	Mar-06
New Hampshire	5.4%	3.5%	3.7%	-19.1%	May-06
New Jersey	3.4%	1.4%	1.6%	-26.4%	Jun-06
New Mexico	1.8%	0.6%	0.4%	-20.5%	May-07
New York	8.2%	3.0%	2.1%	-8.0%	Nov-06
North Carolina	5.2%	4.4%	2.7%	-7.9%	Jul-07
North Dakota	8.9%	2.0%	2.4%	0.0%	Apr-13
Ohio	2.8%	1.5%	3.1%	-17.6%	Oct-05
Oklahoma	3.1%	0.6%	0.7%	-0.6%	Jun-10
Oregon	15.5%	7.4%	2.9%	-19.8%	Jul-07
Pennsylvania	2.8%	1.7%	1.8%	-11.7%	Sep-07
Rhode Island	2.4%	0.2%	2.0%	-34.7%	Oct-05
South Carolina	8.6%	5.2%	2.1%	-11.8%	Apr-07
South Dakota	5.7%	3.1%	2.6%	0.0%	Apr-13
Tennessee	5.0%	3.8%	2.9%	-8.7%	Jul-07
Texas	8.0%	4.4%	2.0%	-2.0%	Jul-07
Utah	12.0%	5.0%	2.3%	-19.5%	Jun-07
Vermont	7.4%	1.6%	2.9%	-3.0%	Oct-07
Virginia	7.0%	4.4%	2.1%	-18.0%	May-06
Washington	13.2%	7.7%	3.7%	-19.6%	Jul-07
West Virginia	4.8%	3.6%	1.5%	-27.8%	Sep-05
Wisconsin	4.4%	2.1%	2.7%	-14.8%	Sep-06
Wyoming	11.9%	7.7%	4.4%	0.0%	Apr-13

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Alaska	7.4%	4.8%	2.3%	0.0%	Apr-13
Arizona	15.3%	4.5%	2.7%	-33.1%	Jul-06
Arkansas	3.0%	2.5%	0.9%	-1.2%	Jul-07
California	18.3%	8.7%	3.3%	-24.6%	May-06
Colorado	10.5%	5.1%	2.0%	-0.4%	Sep-07
Connecticut	6.1%	3.4%	2.5%	-18.7%	Jul-06
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New Hampshire	6.4%	4.9%	3.9%	-14.9%	May-06
New Jersey	4.2%	2.5%	2.1%	-22.5%	Jun-06
New Mexico	6.6%	6.3%	3.1%	-13.6%	May-07
New York	8.5%	3.4%	1.9%	-5.8%	Nov-06
North Carolina	7.3%	5.1%	2.7%	-5.5%	Sep-07
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CORELOGIC HPI METHODOLOGY

The CoreLogic HPI incorporates more than 30 years' worth of repeat sales transactions, representing more than 65 million observations sourced from CoreLogic industry-leading property information and its securities and servicing databases. The CoreLogic HPI provides a multi-tier market evaluation based on price, time between sales, property type, loan type (conforming vs. nonconforming) and distressed sales. The CoreLogic HPI is a repeat-sales index that tracks increases and decreases in sales prices for the same homes over time, including single-family attached and single-family detached homes, which provides a more accurate "constant-quality" view of pricing trends than basing analysis on all home sales.

The CoreLogic HPI provides the most comprehensive set of monthly home price indices available covering 6,813 ZIP codes (58% of total U.S. population), 625 Core Based Statistical Areas (86% of total U.S. population) and 1,199 counties (84% of total U.S. population) located in all 50 states and the District of Columbia.

ABOUT CORELOGIC

CoreLogic (NYSE: CLGX) is a leading property information, analytics and services provider in the United States and Australia. The Company's combined data from public, contributory, and proprietary sources includes over 3.3 billion records spanning more than 40 years, providing detailed coverage of property, mortgages and other encumbrances, consumer credit, tenancy, location, hazard risk and related performance information. The markets CoreLogic serves include real estate and mortgage finance, insurance, capital markets, transportation and government. CoreLogic delivers value to clients through unique data, analytics, workflow technology, advisory and managed services. Clients rely on CoreLogic to help identify and manage growth opportunities, improve performance and mitigate risk. Headquartered in Irvine, Calif., CoreLogic operates in seven countries. For more information, please visit www.corelogic.com.

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