

CRSP/Ziman Real Estate Database Release Notes

July 2026 Monthly Update

File Version Specifics

- The CRSP/Ziman Real Estate Database contains data through July 2026, available in August 2026.
- The data series contains 693 securities of which 181 are currently trading, with a date range from 19800102-20260731.
- This release may be installed on Windows and Linux. SAS, ASCII and R versions of the data series are available for all three platforms. The Zip files available for download include a version for each different set of files, found in the table in the zip file structure section below.

Research and Programming Notes

Prices and indexes in this product begin in January of 1980. This is true even when the Ziman REIT Info table states that the REIT was in existence prior to 1980.

The base year for the CRSP/Ziman Indexes is 12/30/1994, at which point they are set to a value of 100. This differs from CRSP Market Indexes which are set to 100 on 12/29/1972.

Due to some inconsistent trading early in the time series, a few additional rules were implemented to improve the continuity of the portfolios used to calculate the indexes. Please refer to Chapter 2 of the [CRSP/Ziman Real Estate Database Guide](#) for an explanation of universe and price selection criteria.

June 2026 Summary

CRSP Adds, Delists, and Changes

PERMNO	Company Name	Ticker	CUSIP	Start Date	End Date
<u>Delists</u>					
12070	WHITESTONE REIT	WSR	96608420	20100826	20260713
15323	NATIONAL STORAGE AFFILIATES TR	NSA	63787010	20150423	20260721
25166	SILA REALTY TRUST INC	SILA	14628050	20240613	20260630

CRSP Database Changes

PERMNO	Company Name	Description
17222	INDUSTRIAL LOGISTICS PPTYS TR	shares outstanding change from 66665 to 66762 for 20260630-present
22207	GENERATION INCOME PROPERTIES INC	shares outstanding change from 9387 to 10304 for 20260625-20260709
89617	EQUINIX INC	shares outstanding change from 98624 to 98671 for 20260630-present
90680	DIAMONDROCK HOSPITALITY CO	shares outstanding change from 204491 to 204506 for 20260630-present
92966	SEVEN HILLS REALTY TRUST	shares outstanding change from 22596 to 22665 for 20260630-present

Delivery Method, Installs, and Data Formats

Delivery

CRSP data delivery for all products is available through [MOVEit Cloud](#).

ZIP Installs

CRSP uses a zip process for data installation. ZIP utilities that are standard on all platforms should work to unzip the databases.

Several important items to note:

All directories are extracted to lower case letters. For example: C:\crspdata\raz202605

All Windows Users: Extracting a zipped file does not create an installed program in Windows. It will not show in the Windows Control Panel. When uninstalling the data, just delete the directories that contain the detailed files.

Red Hat Linux Users: If your version of Red Hat is earlier than 6.0, you will need to install an updated version of the "File Roller" program to install the data.

Zip File Structure and Process:

Four individual zip files need to be unzipped separately. Unzip the files into the root or home or your target directory. For example, c:\ in Windows; /home for Linux. The unzip process will create the \crspdata subdirectory.

Note that the destination directories have also changed as part of this process:

Zip File on Disk	Description	Install Path
razyyyymm_ascii	ASCII files	\crspdata\razyyyymm_ascii
razyyyymm_msaccess	Msaccess files	\CRSPDATA\RAZYYYMM_MSACCESS
razyyyymm_sas	SAS files	\crspdata\razyyyymm_sas
RAZYYYMM_R	R files	\CRSPDATA\RAZYYYMM_R

System Requirements

SAS, ASCII, R, Microsoft Access, or an analytical tool of your choice

Sufficient disk space to load and manipulate the data series.*

Data Series Format	Monthly Data Series	Daily/Monthly Data Series
ASCII	12.6 MB	271 MB
Microsoft Access	16.8 MB	325 MB
SAS	14.7 MB	293 MB
R Files	N/A	39.8 MB

File name specifications and installation information can now be found in the [CRSP/Ziman Real Estate Database Guide](#).

Support

If you have any questions, please contact us at rdp@morningstar.com or +1 312-384-3735.

For more information, visit [our website](#).