

CRSP/Ziman Real Estate Database Release Notes

August 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
ADDS					
Delists					
22857	MODIV INDUSTRIAL INC	MDV	60784B10	20220211	20260811
80381	AVALONBAY COMMUNITIES INC	AVB	05348410	19940311	20260814
93070	TWO HARBORS INVESTMENT CORP	TWO	90187B80	20091029	20260824

ZIMAN REIT Info Changes

PERMNO	Company Name	Description
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CRSP Database Changes

PERMNO	Company Name	Description
13700	WHEELER REAL ESTATE INV TR INC	shares outstanding change from 549 to 839 for 20260630-20260705
14252	GAMING & LEISURE PROPERTIES INC	shares outstanding change from 283222 to 290919 for 20260630-20260719, and from 290919 to 290920 for 20260720-Present
15912	GLOBAL SELF STORAGE INC	shares outstanding change from 11422 to 11421 for 20260630-present
17222	INDUSTRIAL LOGISTICS PPTYS TR	shares outstanding change from 66762 to 66746 for 20260630-present
19858	PRESIDIO PROPERTY TRUST INC	shares outstanding change from 1437 to 1317 for 20260630-20260812, and from 1317 to 1434 for 20260813-Present
22595	CHICAGO ATLANTIC REAL ES FIN INC	shares outstanding change from 21207 to 21314 for 20260630-20260805, and from 21314 to 25621 for 20260806-Present
25242	SUNRISE REALTY TRUST INC	shares outstanding change from 13518 to 13517 for 20260630- 20260802, and from 13517 to 13516 for 20260803-Present
25804	MACKENZIE REALTY CAPITAL INC	shares outstanding change from 2255 to 2775 for 20260727-present
27444	FERMI INC	shares outstanding change from 638083 to 638115 for 20260630- 20260809, and from 638115 to 640467 for 20260810-Present
46703	HOST HOTELS & RESORTS INC	shares outstanding change from 684879 to 685000 for 20260630- 20260804, and from 685000 to 685124 for 20260805-Present
79782	REGENCY CENTERS CORP	shares outstanding change from 183097 to 183118 for 20260630-present
80014	CREATIVE MEDIA & COM TR CORP NEW	shares outstanding change from 2948 to 2947 for 20260630-present
81917	SERVICE PROPERTIES TRUST	shares outstanding change from 129527 to 129509 for 20260803-present
83879	LAMAR ADVERTISING CO NEW	shares outstanding change from 87055 to 87130 for 20260630-present
86996	S B A COMMUNICATIONS CORP NEW	shares outstanding change from 106063 to 106088 for 20260630-present
87289	DIVERSIFIED HEALTHCARE TRUST	shares outstanding change from 242107 to 242189 for 20260630-20260730, and from 242189 to 242129 for 20260731-Present
90092	SABRA HEALTHCARE REIT INC	shares outstanding change from 252190 to 255463 for 20260630-present
90214	ADAMAS TRUST INC	shares outstanding change from 89861 to 89880 for 20260630-present
90680	DIAMONDROCK HOSPITALITY CO	shares outstanding change from 204506 to 204606 for 20260730-present
92680	A G N C INVESTMENT COR	shares outstanding change from 1147929 to 1164129 for 20260630-20260729, and from 1164129 to 1185481 for 20260730-Present
92966	SEVEN HILLS REALTY TRUST	shares outstanding change from 22665 to 22657 for 20260724-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	12.7 MB	272 MB
Microsoft Access	16.8 MB	326 MB
SAS	14.3 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](#).