

CRSP/Ziman Real Estate Database Release Notes

June 2026 Monthly Update

File Version Specifics

- The CRSP/Ziman Real Estate Database contains data through June 2026, available in July 2026.
- The data series contains 693 securities of which 184 are currently trading, with a date range from 19800102-20260630.
- 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>ADDs</u>					
29131	OFFICE PROPERTIES INCOME TRUST	OPI	67623C30	20260618	20260630
<u>Delists</u>					

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 1043 to 1800 for 20260521- 20260527, from 1800 to 1943 for 20260528-20260604, from 1943 to 2194 for 20260605-20260617, and from 2194 to 549 for 20260618-Present
13756	GLADSTONE LAND CORP	shares outstanding change from 41963 to 43137 for 20260508-Present
22207	GENERATION INCOME PROPERTIES INC	shares outstanding change from 5448 to 6558 for 20260515-20260601, from 6558 to 8313 for 20260602-20260609, and from 8313 to 9387 for 20260610-Present
25804	MACKENZIE REALTY CAPITAL INC	shares outstanding change from 2164 to 2255 for 20260515-Present
27444	FERMI INC	shares outstanding change from 1629 to 1112 for 20251231-20260301
28611	NATIONAL HEALTHCARE PPTYS INC	shares outstanding change from 72687 to 44275 for 20260508-Present
79782	REGENCY CENTERS CORP	shares outstanding change from 183088 to 183097 for 20260430-Present
89617	EQUINIX INC	shares outstanding change from 98623 to 98624 for 20260428-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

Zip File on Disk	Description	Install Path
RAZYYYYMM_R	R files	\CRSPDATA\RAZYYYYMM_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	16.7 MB	324 MB
SAS	14.2 MB	292 MB
R Files	N/A	39.7 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](#).