

# CRSP/Ziman Real Estate Database Release Notes

May 2026 Monthly Update

## File Version Specifics

- The CRSP/Ziman Real Estate Database contains data through May 2026, available in June 2026.
- The data series contains 692 securities of which 183 are currently trading, with a date range from 19800102-20260529.
- 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.

## May 2026 Summary

### CRSP Adds, Delists, and Changes

PERMNO	Company Name	Ticker	CUSIP	Start Date	End Date
<u>ADDS</u>					
28788	BLACKSTONE DIGITAL INFRA TR INC	BXDC	09264B10	20260514	20260529
<u>Delists</u>					
23829	PEAKSTONE REALTY TRUST	PKST	39818P79	20230413	20260505
80779	VERIS RESIDENTIAL INC	VRE	55448910	19940825	20260526

**CRSP Database Changes**

PERMNO	Company Name	Description
13756	GLADSTONE LAND CORP	shares outstanding change from 41704 to 41759 for 20260331-20260405, and from 41759 to 41963 for 20260406-Present
14252	GAMING & LEISURE PROPERTIES INC	shares outstanding change from 283421 to 283222 for 20260417-Present
15912	GLOBAL SELF STORAGE INC	shares outstanding change from 11341 to 11422 for 20260331-Present
17222	INDUSTRIAL LOGISTICS PPTYS TR	shares outstanding change from 66666 to 66665 for 20260427-Present
18259	MEDALIST DIVERSIFIED INC	shares outstanding change from 1629 to 1112 for 20251231-20260301
19858	PRESIDIO PROPERTY TRUST INC	shares outstanding change from 1442 to 1314 for 20260331-20260513, from 1314 to 1437 for 20260514-Present
22595	CHICAGO ATLANTIC REAL ES FIN INC	shares outstanding change from 21080 to 21207 for 20260402-Present
25804	MACKENZIE REALTY CAPITAL INC	shares outstanding change from 1966 to 2164 for 20260331-Present
27444	FERMI INC	shares outstanding change from 629840 to 637574 for 20251231-20260322
28611	NATIONAL HEALTHCARE PPTYS INC	shares outstanding change from 67778 to 72687 for 20260428-Present
46703	HOST HOTELS & RESORTS INC	shares outstanding change from 687333 to 684900 for 20260331-20260505, and from 684900 to 684879 for 20260506-Present
79782	REGENCY CENTERS CORP	shares outstanding change from 183083 to 183088 for 20260331-Present
80014	CREATIVE MEDIA & COM TR CORP NEW	shares outstanding change from 264 to 26392 for 20260331-20260419, and from 26392 to 2639 for 20260420-Present
81917	SERVICE PROPERTIES TRUST	shares outstanding change from 168061 to 168055 for 20260331-20260401, from 168055 to 647221 for 20260402-20260503, and from 647221 to 647207 for 20260504-Present
83879	LAMAR ADVERTISING CO NEW	shares outstanding change from 87021 to 87055 for 20260331-Present
86996	S B A COMMUNICATIONS CORP NEW	shares outstanding change from 105789 to 106062 for 20260326-20260330, and from 106062 to 106063 for 20260331-Present
87289	DIVERSIFIED HEALTHCARE TRUST	shares outstanding change from 242121 to 242109 for 20260331-20260429, and from 242109 to 242107 for 20260430-Present
90214	ADAMAS TRUST INC	shares outstanding change from 90474 to 89861 for 20260331-Present
90680	DIAMONDROCK HOSPITALITY CO	shares outstanding change from 204650 to 204615 for 20260331-20260429, and from 204615 to 204491 for 20260430-Present
92680	A G N C INVESTMENT CORP	shares outstanding change from 1123239 to 1147800 for 20260331-20260429, and from 1147800 to 1147929 for 20260430-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	270 MB
Microsoft Access	16.7 MB	324 MB
SAS	14.2 MB	291 MB
R Files	N/A	39.6 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](mailto:rdp@morningstar.com) or +1 312-384-3735.

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