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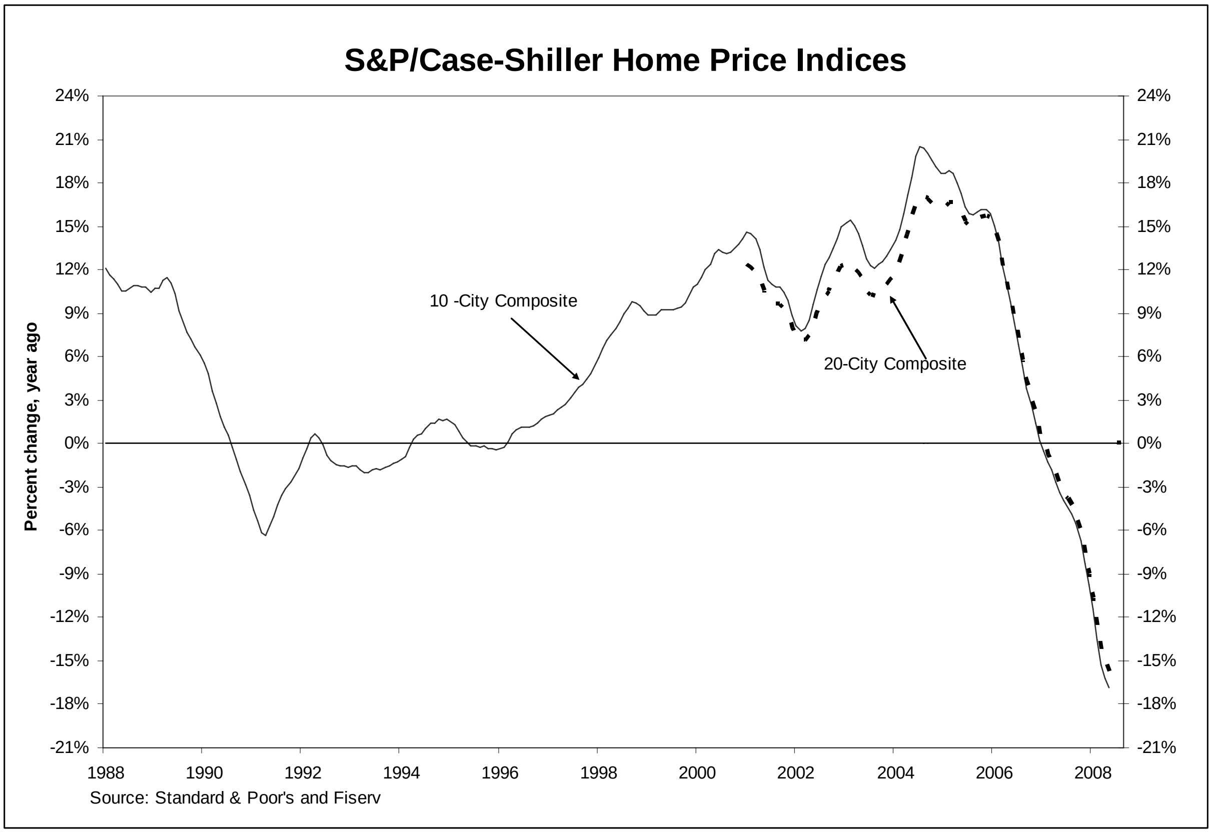
Press Release

# Record Low Annual Declines Recorded in May 2008 for the S&P/Case-Shiller Composite Home Price Indices

**New York, July 29, 2008** – Data through May 2008, released today by Standard & Poor's for its S&P/Case-Shiller[1] Home Price Indices, the leading measure of U.S. home prices, show annual declines in the prices of existing single family homes across the United States generally continued to worsen in May 2008. For the second straight month, all 20 MSAs posted annual declines, nine of which are posting record lows and 10 of which are in double-digits. Both the 10-City Composite and the 20-City Composite are reporting record low annual declines.




The chart above depicts the annual returns of the 10-City Composite and the 20-City Composite Indices. Both composite indices continue to report annual declines in excess of 15.0%. The 10-City Composite posted a new record low of -16.9%, and the 20-City Composite recorded a record low of -15.8%.

"The overall real estate market continued to slide in May, with the 10-City and 20 City Composites declining by 1.0% and 0.9% for the month, respectively. Since August 2006, there has not been one month where we have seen overall price increases, as measured by the two Composites. Regional

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patterns stand out: the Sunbelt led by Miami, Tampa, Phoenix, Las Vegas, San Diego and Los Angeles saw the biggest booms and now see the largest declines. The Northeast, including Boston and New York, is cyclical but less volatile while the Midwest, paced by Detroit and Cleveland face difficult local economies" says David M. Blitzer, Chairman of the Index Committee at Standard & Poor's. "One possible bright spot is that seven MSAs, while still negative, showed some improvement in their annual figures over those reported last month. Looking at the monthly statistics, seven of the 20 metro areas were positive for the May/April reading. "

For the month of May, markets that experienced large gains in the recent real estate boom continue to be the biggest decliners. Miami and Las Vegas were the worst performers returning -3.6% and -2.9%, respectively. On a brighter note, Charlotte and Dallas have recorded three consecutive months of positive returns. These two markets are also showing the smallest annual declines, with Charlotte down 0.2% and Dallas down 3.1% versus May of 2007. From a longer-term perspective, since January 2000, the best performing markets are Washington, Los Angeles, New York and Miami. The value of housing in Detroit is lower than it was in January 2000. Over the month, no region reported gains in excess of 1%. But for those that reported monthly declines, three were in excess of 2%.

The table below summarizes the results for May 2008. The S&P/Case-Shiller Home Price Indices are revised for the 24 prior months, based on the receipt of additional source data. More than 21 years of history for these data series is available, and can be accessed in full by going to www.homeprice.standardandpoors.com.

| Metropolitan Area | May 2008 Level | May/April Change (%) | April/March Change (%) | 1-Year Change (%) |
|---|---|---|---|---|
| Atlanta | 124.41 | 0.6% | -0.7% | -7.9% |
| Boston | 160.35 | 1.0% | 0.1% | -6.2% |
| Charlotte | 133.16 | 1.0% | 0.2% | -0.2% |
| Chicago | 150.03 | -0.3% | 0.1% | -9.4% |
| Cleveland | 108.88 | -0.6% | 2.9% | -8.0% |
| Dallas | 121.61 | 1.0% | 1.1% | -3.1% |
| Denver | 129.72 | 1.0% | 0.8% | -4.8% |
| Detroit | 92.61 | -1.2% | -1.9% | -17.4% |
| Las Vegas | 161.04 | -2.9% | -2.0% | -28.4% |
| Los Angeles | 198.59 | -1.9% | -2.2% | -24.5% |
| Miami | 193.19 | -3.6% | -4.1% | -28.3% |
| Minneapolis | 140.12 | 0.6% | -2.0% | -14.8% |
| New York | 193.88 | -0.5% | -0.9% | -7.9% |
| Phoenix | 157.32 | -2.5% | -3.4% | -26.5% |
| Portland | 175.53 | 0.4% | 0.3% | -5.2% |
| San Diego | 178.03 | -1.4% | -2.6% | -23.2% |
| San Francisco | 162.70 | -1.2% | -2.2% | -22.9% |
| Seattle | 178.67 | -0.5% | 0.7% | -6.3% |
| Tampa | 177.14 | -0.8% | -2.1% | -20.2% |
| Washington | 199.23 | -1.0% | -1.0% | -15.4% |
| Composite-10 | 181.48 | -1.0% | -1.5% | -16.9% |
| Composite-20 | 168.54 | -0.9% | -1.3% | -15.8% |

*Source: Standard & Poor's and Fiserv*
*Data through May 2008*

Additional information and data including history for the indices back to 1987, sales-pair counts showing the number of observations for each month, tiered price indices showing prices for low-, mid- and high-priced homes in 17 of the 20 MSAs and the methodology document describing index calculation can be found at www.homeprice.standardandpoors.com.

The S&P/Case-Shiller Home Price Indices are published on the last Tuesday of each month at 9:00 am ET. They are constructed to accurately track the price path of typical single-family homes located in each metropolitan area provided. Each index combines matched price pairs for thousands of individual houses from the available universe of arms-length sales data. The S&P/Case-Shiller® National U.S. Home Price Index tracks the value of single-family housing within the United States. The index is a composite of single-family home price indices for the nine U.S. Census divisions and is calculated quarterly. The

S&P/Case-Shiller Composite of 10 Home Price Index is a value-weighted average of the 10 original metro area indices. The S&P/Case-Shiller Composite of 20 Home Price Index is a value-weighted average of the 20 metro area indices. The indices have a base value of 100 in January 2000; thus, for example, a current index value of 150 translates to a 50% appreciation rate since January 2000 for a typical home located within the subject market.

These indices are generated and published under agreements between Standard & Poor's and Fiserv, Inc. The S&P/Case-Shiller Home Price Indices are produced by Fiserv, Inc. In addition to the S&P/Case-Shiller Home Price Indices, Fiserv also offers home price index sets covering thousands of zip codes, counties, metro areas, and state markets. The indices, published by Standard & Poor's, represent just a small subset of the broader data available through Fiserv.

**About Standard & Poor's**

Standard & Poor's, a division of The McGraw-Hill Companies (NYSE: MHP), is the world's foremost provider of financial market intelligence, including independent credit ratings, indices, risk evaluation, investment research and data. With approximately 8,500 employees, including wholly owned affiliates, located in 23 countries, Standard & Poor's is an essential part of the world's financial infrastructure and has played a leading role for more than 140 years in providing investors with the independent benchmarks they need to feel more confident about their investment and financial decisions. For more information, visit http://www.standardandpoors.com.

For more information contact:


David Blitzer
Chairman of the Index Committee
Standard & Poor's
212 438 3907
david_blitzer@standardandpoors.com

David Guarino
Communications
Standard & Poor's
1 212 438 1471
dave_guarino@standardandpoors.com