

### CPPI Sees Largest Decline Ever in January

By Allen Kenney

(Mar. 23)—Commercial real estate prices continued their precipitous drop in January, as the Moody's/REAL Commercial Property Price Index (CPPI) [saw its largest monthly decline ever](#).

The index fell 5.5 percent between December and January. The CPPI has lost 19 percent since the first month of 2008 and 21 percent from its October 2007 peak.

The downturn proved to be universal across all property types and regions, according to Neal Elkin, president of Real Estate Analytics LLC (REAL), which compiles the index.

"While it is unsettling to see the sharp deterioration of commercial real estate values, the CPPI continues to perform as an accurate and timely benchmark for the asset class," Elkin said. "The data for January show the largest drop since we began calculating the index, and reveal that declines are accelerating and permeating all regions and property types."

The CPPI measures the differences in actual transaction prices based on repeat sales of commercial real estate assets at different times.

**Click Here to Return to REIT.com**  
The Source on REITs and Real Estate Investment