

STANDARD & POOR'S

Standard & Poor's Announces February Results of the S&P/Case-Shiller® Metro Area Home Price Indices

New York, April 25, 2006 – Standard & Poor's today announced the February results for the S&P/Case-Shiller® Metro Area Home Price Indices. The indices, generated in partnership with MacroMarkets LLC and Fiserv, measure residential housing prices in ten individual metropolitan areas within the United States. A weighted composite index is also calculated.

The table below includes index values for February 2006, January 2006 and February 2005. The January 2006 and February 2005 values can include revisions from previous months' releases. The S&P/Case-Shiller® Metro Area Home Price Indices are revised for the 24 prior months, based on the receipt of additional source data. Eighteen years of history for these data series is available, and can be accessed in full by going to www.standardandpoors.com/indices. Futures on these indices are expected to begin trading in May.

Metropolitan Area	February 2006	January 2006	1-Month Change (%)	February 2005	1-Year Change (%)
Boston	176.28	178.19	-1.1%	174.76	0.9%
Chicago	164.72	163.98	0.5%	151.02	9.1%
Denver	137.12	137.42	-0.2%	132.63	3.4%
Las Vegas	231.94	230.48	0.6%	209.31	10.8%
Los Angeles	267.74	265.92	0.7%	222.29	20.4%
Miami	272.89	268.70	1.6%	209.58	30.2%
New York	212.82	212.22	0.3%	189.24	12.5%
San Diego	247.89	247.46	0.2%	235.64	5.2%
San Francisco	215.56	214.85	0.3%	193.50	11.4%
Washington, DC	248.46	247.72	0.3%	212.24	17.1%
Composite	223.00	222.15	0.4%	195.86	13.9%

Source: Standard and Poor's

Data Through: February 2006

About Standard & Poor's

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