

CoStar Group, Inc. (CSGP)

Real Estate / Real Estate - Services · NASDAQ Global Select

Generated: 2026-Oct-18 · Market data through: 2026-10-16

LAST CLOSE	MARKET CAP	52-WK HIGH	TRAILING PE	GROSS MARGIN	ROE	PIOTROSKI	1-YR RETURN
\$32.31	\$13.1B	\$79.08	175.9	76.5%	1%	6/9	-56.5%
2026-10-16	VOLUME	52-WK LOW	P/S	NET MARGIN	ROIC	ALTMAN Z	5-YR RETURN
	5.8M	\$25.89	3.68	2.1%	1%	4.4	-47.4%

CoStar Group, Inc. (CSGP) stands as a premier global provider of comprehensive information, sophisticated analytics, and dynamic online marketplace services. The company caters to professionals within the commercial real estate, hospitality, residential, and related industries, extending its reach across the United States, Canada, Europe, the Asia Pacific region, and Latin America. Its diverse suite of offerings encompasses powerful data platforms like CoStar Property, which meticulously catalogues an extensive inventory of various property types, including office, industrial, retail, multifamily, hospitality, student housing, and undeveloped land. Other key analytical tools comprise CoStar COMPS, a robust repository of comparable commercial real estate sales transactions; CoStar Market Analytics, designed for examining aggregated market and submarket trends; and CoStar Tenant, an online business-to-business prospecting and analytical resource providing detailed tenant information. Additionally, CoStar offers solutions for lease management, including Lease Comps and Analysis and CoStar Lease Analysis, alongside Public Record, a searchable database of commercially-zoned land parcels. Its software solutions feature CoStar Real Estate Manager, designed for comprehensive lease administration, portfolio oversight, and lease accounting compliance, as well as specialized CoStar Risk Analytics and CoStar Investment tools. Beyond its data and software platforms, CoStar operates a vast network of online marketplaces. These include prominent apartment marketing sites such as ApartmentFinder.com and ForRent.com; commercial property listing and advertising services through LoopNet (e.g., Premium Lister, Diamond, Platinum, and Gold Ads); and platforms dedicated to rural land sales like LandsofAmerica.com and LandAndFarm.com. It also facilitates the sale of operating businesses and franchises via sites like BizBuySell.com, and serves as an online auction platform for commercial real estate with Ten-X. Furthermore, CoStar supports the residential home-buying market through HomeSnap, an online and mobile software platform, and Homes.com, a comprehensive listings site for properties for sale. CoStar Group, Inc. was established in 1987 and maintains its corporate headquarters in Washington, D.C.

SECTOR Real Estate INDUSTRY Real Estate - Services EXCHANGE NASDAQ MARKET CAP \$13.1B EMPLOYEES 6,593 (SEC-filed) CEO Andrew C. Florance
IPO 1998-07-01 COUNTRY US
1201 Wilson Blvd, Arlington, VA 22209 · Tel 202 346 6500 · costargroup.com

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

54 / 100

Street mean **\$36.67** (6 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

NET BUYING

\$8.5M open-market purchases vs \$0.3M sales / 6 mo

2 PRICE AND VOLUME

adjusted close, prod data layer

1 Year vs S&P 500 · **CSGP -56.5%** · **S&P 500 +15.9%** · spread **-72.4pp**

7 Years vs S&P 500 · **CSGP -47.4%** · **S&P 500 +189.9%** · spread **-237.3pp**



Both charts indexed to 100 at the start of their window and drawn on a single shared scale, so the gap to the benchmark is the gap you see. Adjusted closes throughout.

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3 INSIDERSTREET SCORE

live IS factor model

INSIDERSTREET
SCORE

54

OF 100

Score Breakdown

Profitability	31/100
Growth	38/100
Momentum	68/100
Quality	69/100
Earnings Quality	84/100
Balance Sheet	78/100
Value	53/100
Risk (safety)	90/100
Overall	53.6/100

Each component is a diagnostic reading on its own 0-100 scale. The overall score is computed separately from the underlying financials and is **not** the average of the rows above — components are not equally weighted and three of them (Momentum, Value, Risk) are derived partly from price rather than from the business.

Peer Comparison — IS Score

SYMBOL	IS SCORE
JLL	70
COMP	42
BPYPN	25
FSV	57
CIGI	38
CBRE	53
CSGP	54

IS Score Trend — quarterly



4 TWO READINGS

business vs price

BUSINESS QUALITY

54 / 100

IS Score 53.6 / 100 · -16.5 from peak of 70

Quarter	Business Quality
23 Q1	68
23 Q2	70
23 Q3	68
23 Q4	61
24 Q1	45
24 Q2	42
24 Q3	43
24 Q4	42
25 Q1	43
25 Q2	49
25 Q3	48
25 Q4	49
26 Q1	54

Fundamental factor model, quarterly. Measures how the business is doing - not where the price is going.

PRICE STRUCTURE

BULLISH

Technical Score 82 / 100 · Power +64 · 20 of 22 indicator votes bullish

Date	Price Structure
07-23	-5%
08-13	87%
09-03	26%
09-25	26%
10-16	87%

Vote share across trend, momentum, volume, volatility and pattern families. Describes where the price is, not where it is going.

Both readings sit above the midpoint — business quality at 54 and price structure at 82 out of 100 — so they are not in conflict. The fundamentals and the tape are saying the same thing, which is the case in which either one alone would have been enough.

5 WHAT WOULD CHANGE OUR MIND

falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 55 and holds two consecutive quarters	now 53.6	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 49 → 48 → 49 → 54	the direction matters more than the level
Technical vote share back above 50%	now 82%	price structure no longer broken
Institutional holder count rises two quarters running	peak 898 → now 756	fewer institutions willing to hold is our clearest warning

We publish these so the view can be shown to be wrong. If none of them move and our reading does, we owe you an explanation.

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This page is InsiderStreet's own reading, produced from the data in the rest of this document. It is not a price target and not investment advice. Analyst consensus and street price targets appear later under their own heading and are the street's numbers, not ours.

6 SMART MONEY CONFLUENCE

EDGE · disclosure sources

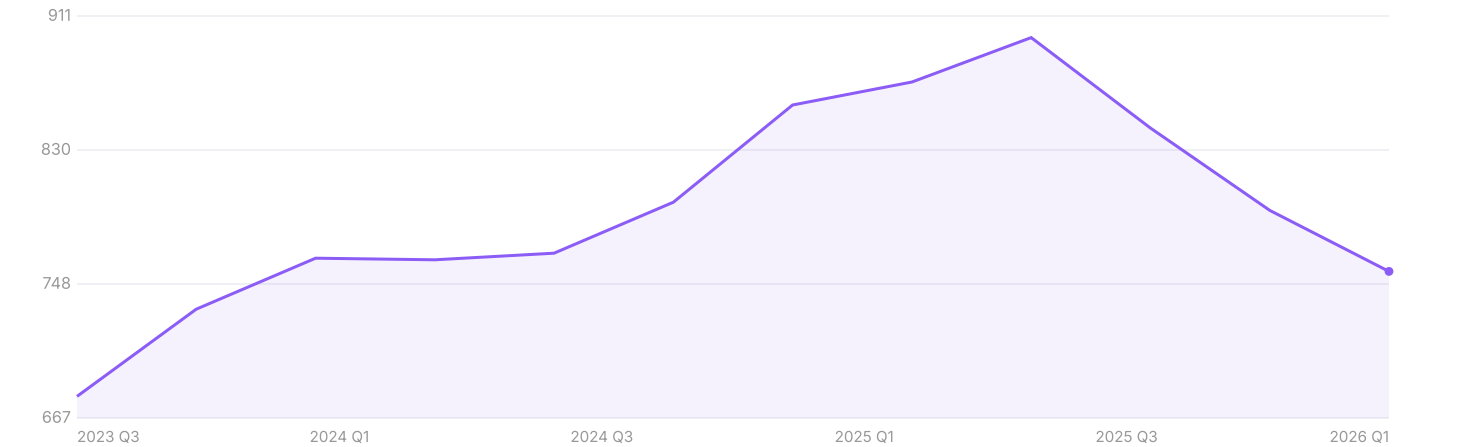
SITE CONVERGENCE SCORE 4 of 4 top 0% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 3 buys 2026-09-25	INSIDER BUYS (180D) 3 \$5.0M
ETF FUNDS (30D) 605 up / 477 down net +128 funds	INSTITUTIONS ADDED (13F) -37 managers opening or increasing		

Congressional and insider figures are disclosed purchases in the trailing 180 days; ETF figures are COUNTS OF FUNDS whose holding changed in 30 days, not dollars. Coincidence of separate disclosures, not coordination. An absent source means nothing qualifying was disclosed in its window.

7 INSTITUTIONAL OWNERSHIP - 12-QUARTER TREND

13F · filed 45 days after quarter end

Institutions holding — 12 quarters



Peak 898 · latest 756 (~142 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%	GUARD
2026 Q2	756	413.4M	\$11.7B	102.3%	ex-outlier 92.9%
2026 Q1	793	404.1M	\$16.3B	100.0%	ex-outlier 90.5%
2025 Q4	843	412.9M	\$27.1B	102.2%	
2025 Q3	898	409.5M	\$34.0B	101.3%	
2025 Q2	871	420.7M	\$33.1B	104.1%	
2025 Q1	857	424.5M	\$32.9B	105.1%	
2024 Q4	798	398.8M	\$27.9B	98.7%	
2024 Q3	767	394.6M	\$29.2B	97.6%	
2024 Q2	763	392.2M	\$28.6B	97.0%	
2024 Q1	764	395.1M	\$37.6B	97.8%	
2023 Q4	733	390.8M	\$33.4B	96.7%	
2023 Q3	680	387.2M	\$29.1B	95.8%	

How to read ownership above 100%. A 13F reports the positions a manager has investment discretion over, and where two or more managers share discretion over the same block, each one reports it. Summed across filers, the total can therefore exceed the shares actually outstanding without anything being wrong. We publish the figure as filed rather than netting it down, and flag separately any quarter where the arithmetic is not merely high but impossible.

Why 2026-06 reads 102.31%. Institutions cannot hold more of a company than exists. The reported 413.4M shares exceed the 404.1M outstanding, and a single filer accounts for the excess: VANGUARD PORTFOLIO MANAGEMENT LLC reports 37,914,844 shares against 38,234,133 the prior quarter, a 1x jump, which alone would be 9.4% of the company. Excluding that filing, ownership is 92.9%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

Why 2026-03 reads 100.01%. Institutions cannot hold more of a company than exists. The reported 404.1M shares exceed the 404.1M outstanding, and a single filer accounts for the excess: VANGUARD PORTFOLIO MANAGEMENT LLC reports 38,234,133 shares, which alone would be 9.5% of the company. Excluding that filing, ownership is 90.5%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

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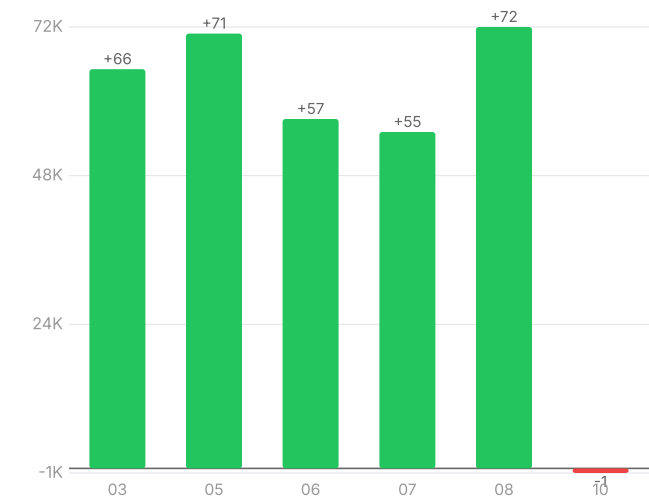
8 INSIDER ACTIVITY live Form 4 data

INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED
Rossmann Robin Jack	Chief Financial Officer	2026-10-15	TAX W/H	756	\$0.02M	85,935
Cann Cynthia Cammett	Chief Accounting Officer	2026-08-07	SELL	4,788	\$0.15M	18,822
Hill John W	director	2026-08-05	SELL	3,500	\$0.11M	22,993
Florance Andrew C	director, Founder and CEO	2026-08-04	BUY	83,300	\$2.49M	1,806,165
Cann Cynthia Cammett	Chief Accounting Officer	2026-08-01	TAX W/H	1,077	\$0.03M	23,610
Saint Frederick G.	President, Marketplaces	2026-08-01	TAX W/H	1,436	\$0.04M	278,415
Rossmann Robin Jack	Chief Financial Officer	2026-07-31	A-Award	34,771	—	34,771
Cann Cynthia Cammett	Chief Accounting Officer	2026-07-31	A-Award	26,078	—	26,078

9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY EDGE

6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT
S — Open-market sales	2	8,288	\$0.3M	Counted
P — Open-market purchases	7	232,450	\$8.5M	Counted
F — Tax withholding	19	146,170	\$6.4M	None — compensation

Monthly Net Insider Flow (000 shares)



Net of acquisitions minus dispositions, all Form 4 types.

Signal Summary

SIGNAL Net Buying	OPEN-MARKET SELLS \$0.3M 2 txns / 6 mo	OPEN-MARKET BUYS \$8.5M 7 txns / 6 mo	CLUSTER None active 3+ insiders / 21 days
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10 FORM 144 PLANNED-SALE PIPELINE live EDGAR data

FILED	FILER	SHARES REGISTERED	EST. PROCEEDS
2026-08-05	Hill John W	3,500	\$0.1M
2025-11-13	Hill John W	2,250	\$0.2M
2025-08-28	Frederick Saint	25,000	\$2.3M
2025-07-28	Frederick Saint	25,000	\$2.3M
Trailing 12 mo	3 filings	30,750	\$3M

11 13D / 13G STAKES COND

FILED	FORM	REPORTING PERSON	% OF CLASS	SHARES
2026-08-14	SCHEDULE 13G	Ronald Baron	5.30%	21.6M sh
2026-04-29	SCHEDULE 13G	Vanguard Portfolio Management	9.12%	38.3M sh
2026-04-29	SCHEDULE 13G	Vanguard Capital Management	7.53%	31.6M sh
2026-03-26	SCHEDULE 13G/A	The Vanguard Group	—	exit/reporting change

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12 CONGRESSIONAL TRADING					EDGE · STOCK Act
MEMBER	CHAMBER	TRADE	SIZE BAND	TRADED	DISCLOSED
Ro Khanna	House	BUY	\$1,001 - \$15,000	2026-09-25	2026-10-09
Ro Khanna	House	BUY	\$1,001 - \$15,000	2026-09-11	2026-10-09
Gilbert Cisneros	House	BUY	\$1,001 - \$15,000	2026-08-19	2026-09-11
HOUSE 12-MO 25 trades 18 purchases		SENATE 12-MO 0 trades None purchases		COVERAGE STOCK Act filings 30-45 day disclosure lag	

13 INSTITUTIONAL OWNERSHIP & 13F FLOW				live 13F data
13F FILERS (LAST COMPLETE Q) 793	13F SHARES 404M 100.0% of shares out	NEW / CLOSED 132 / 164 positions, QoQ	INCREASED / REDUCED 304 / 274 positions, QoQ	
PUT/CALL (13F) 0.69 option positions	FREE FLOAT 99.1% 402M sh			

2.8 · Largest Reporting 13F Managers

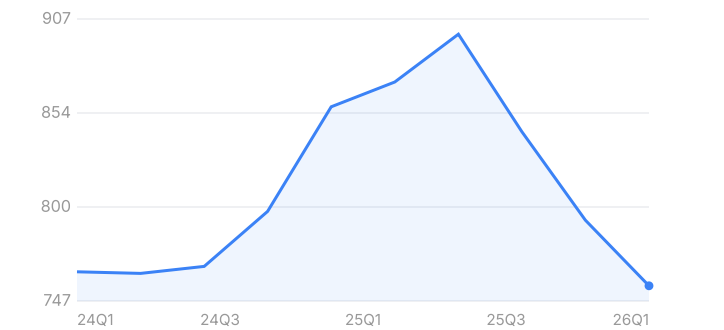
MANAGER	SHARES	VALUE
Douglas Lane & Associates, Llc	2.0M	\$54M
Ninety One Uk Ltd	392,883	\$11M
S.E.E.D. Planning Group Llc	318,719	\$9M
Y-Intercept	272,966	\$7M
Buttonwood Financial Advisors Inc.	165,778	\$5M
Czech National Bank	116,423	\$3M

EDGAR 13F holdings as of 2026-09-30; filer values normalized to dollars.

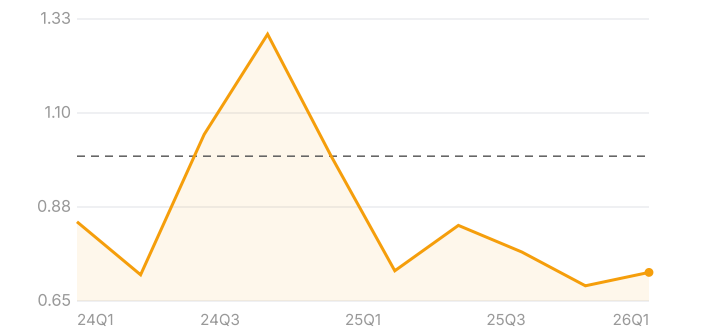
2.9 · Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VGSLX	0.6%	\$422M
VGSNX	0.6%	\$422M
VNQ	0.6%	\$422M
VITSX	0.0%	\$352M
VTI	0.0%	\$352M
VSMPX	0.0%	\$352M

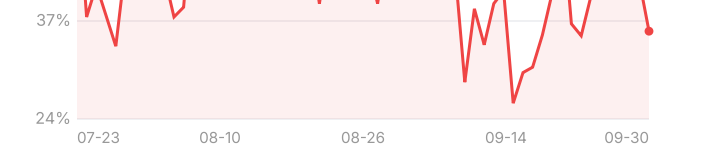
13F Filers Holding CSGP — quarterly



Institutional Put/Call — quarterly



14 SHORT VOLUME — DAILY, 60 SESSIONS				EDGE · live FINRA feed
	LATEST SESSION 35.6% 2026-10-15	20-DAY AVG 38.8% 50-day 45.5%	TREND Falling 20d vs 50d	BY MARKET CENTER Q: 36% · N: 34% · B: 62% latest session

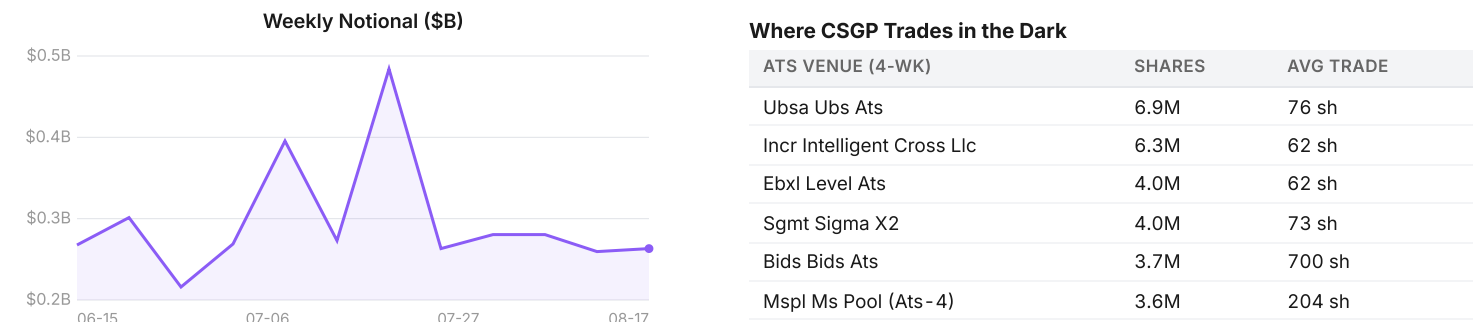


Daily short-sale volume as % of volume reported in FINRA's short-sale file — a flow measure, not short interest; dashed = 50-day average.

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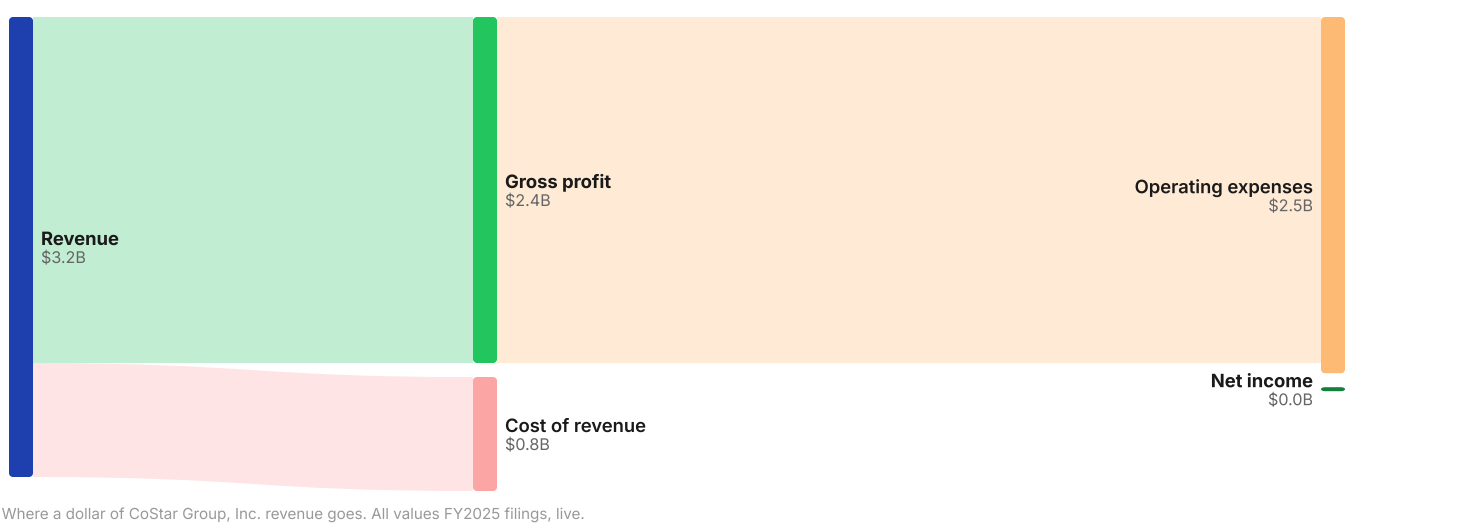
15 DARK POOL ACTIVITY

EDGE · live ATS data



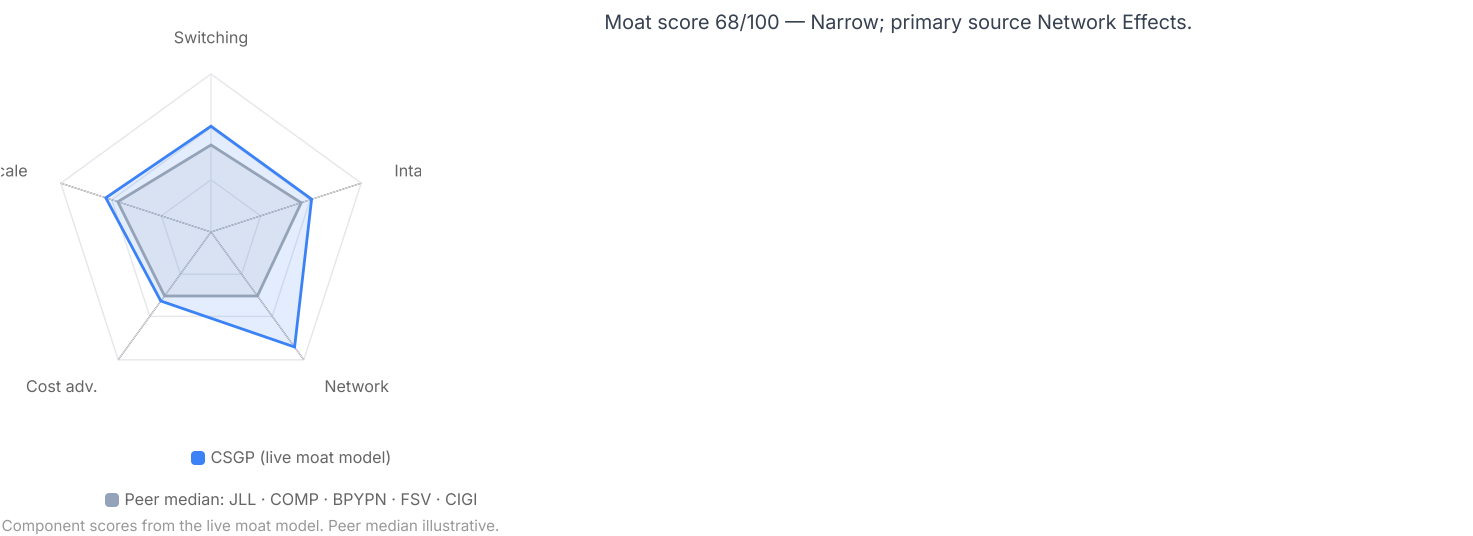
16 REVENUE FLOW — FY2025

live segmentation + income data



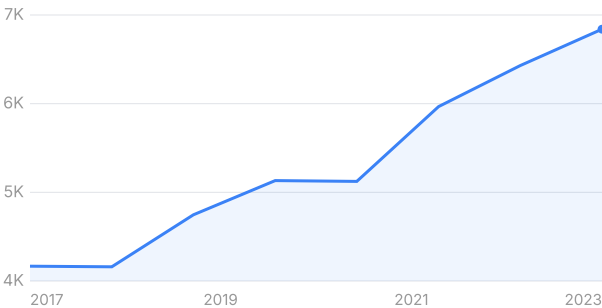
17 MOAT & COMPETITIVE POSITION

LIVE MODEL · 68/100 NARROW



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3.8 · Employees (SEC filings)



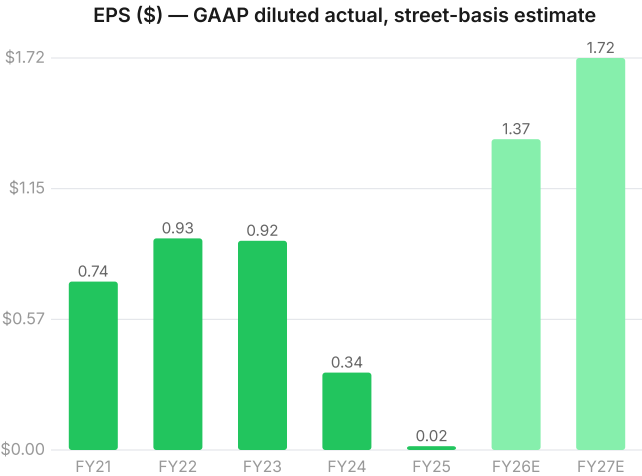
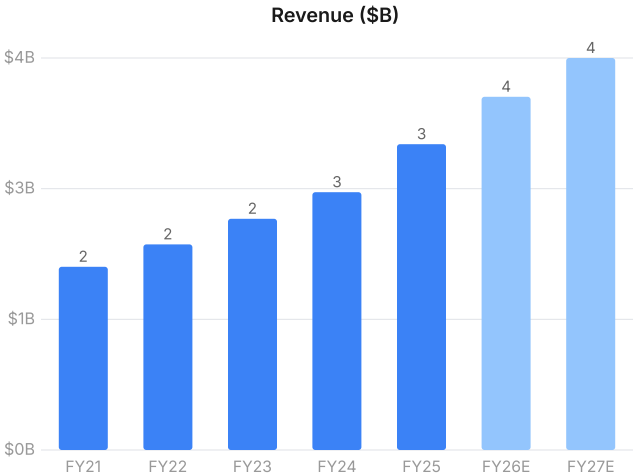
18 CORPORATE INFORMATION — KEY OFFICERS

6,593 employees

OFFICER	TITLE
Andrew C. Florance	President, Founder, Chief Executive Officer & Director
Frank A. Simuro	Chief Technology Officer
Frederick G. Saint	President of Marketplaces
Robin Rossmann	Chief Financial Officer

19 REVENUE & EPS — HISTORY AND ESTIMATES

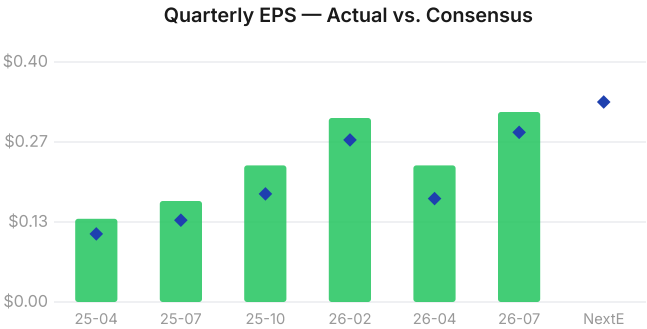
live consensus



Actual bars are GAAP diluted EPS from the filed income statement; the lighter forward bars are street-basis consensus. The two are different measures and are not comparable quarter to quarter.

20 ESTIMATE VS. ACTUAL & SURPRISES

live data



BEATS (>2%) 6 of 6 recent quarters	AVG SURPRISE +21.5%	NEXT REPORT 2026-10-27	INCOME QUALITY 6.71 OCF ÷ net income
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21 REPORTED VS. CONSENSUS — FULL HISTORY

0 quarters · live data

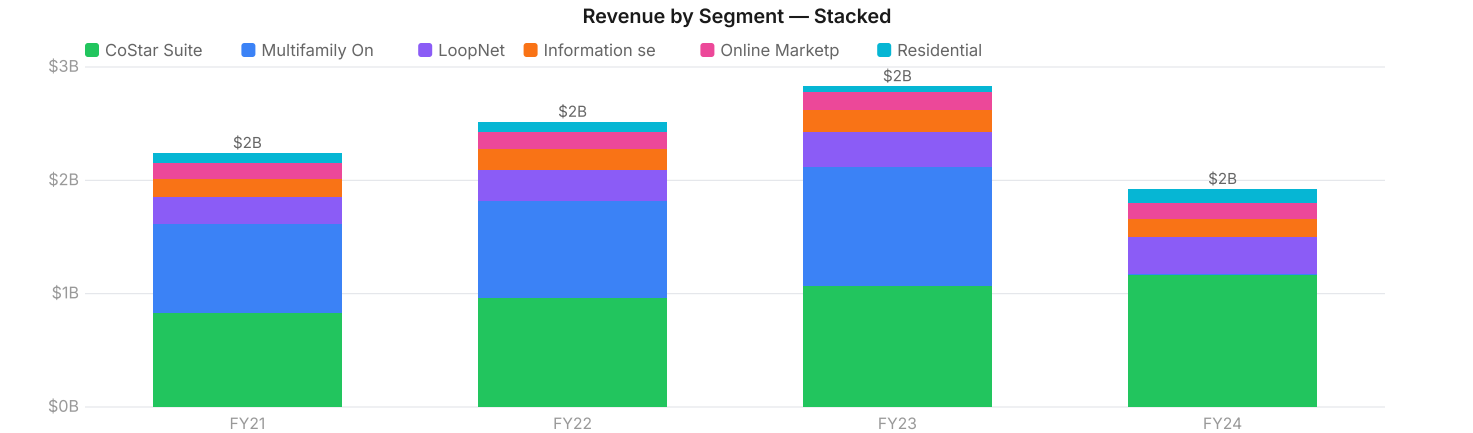
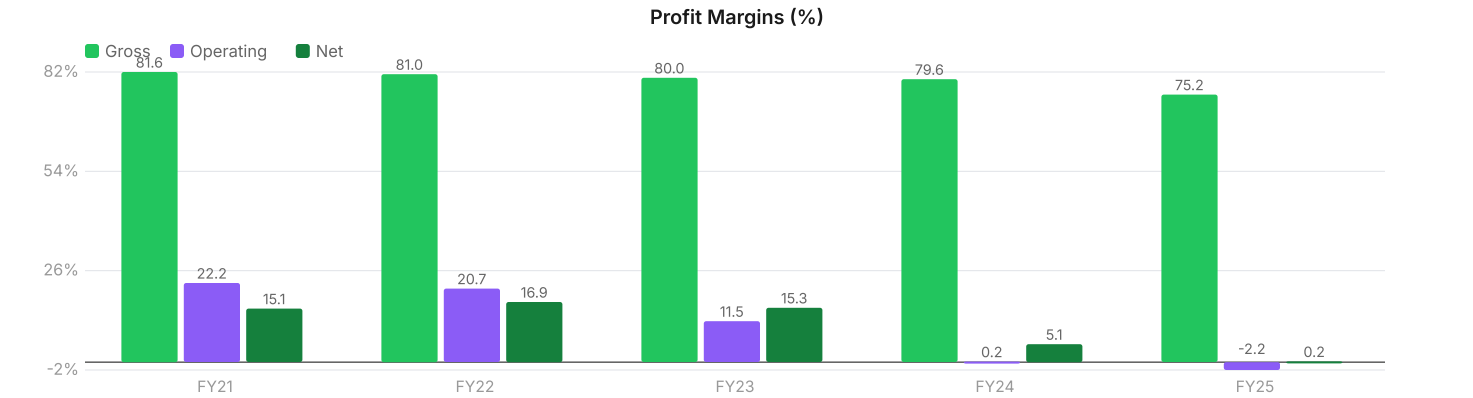
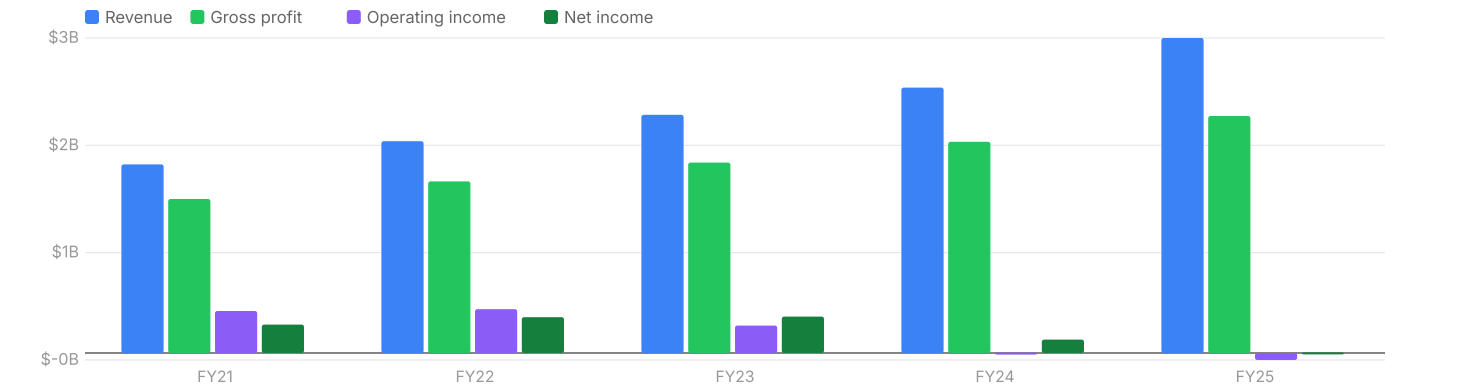
BEAT RATE —% 0 of 0 quarters	CURRENT STREAK 0 longest 0	AVG EPS SURPRISE —% median —%	SURPRISE TREND — last 4 vs prior 4
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PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE
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Announcement dates to . Consensus as it stood at each report. Revenue surprise shown where both estimate and actual are filed. A beat record is history, not a forecast.

INCOME TRENDS — 5 YEAR

live financials

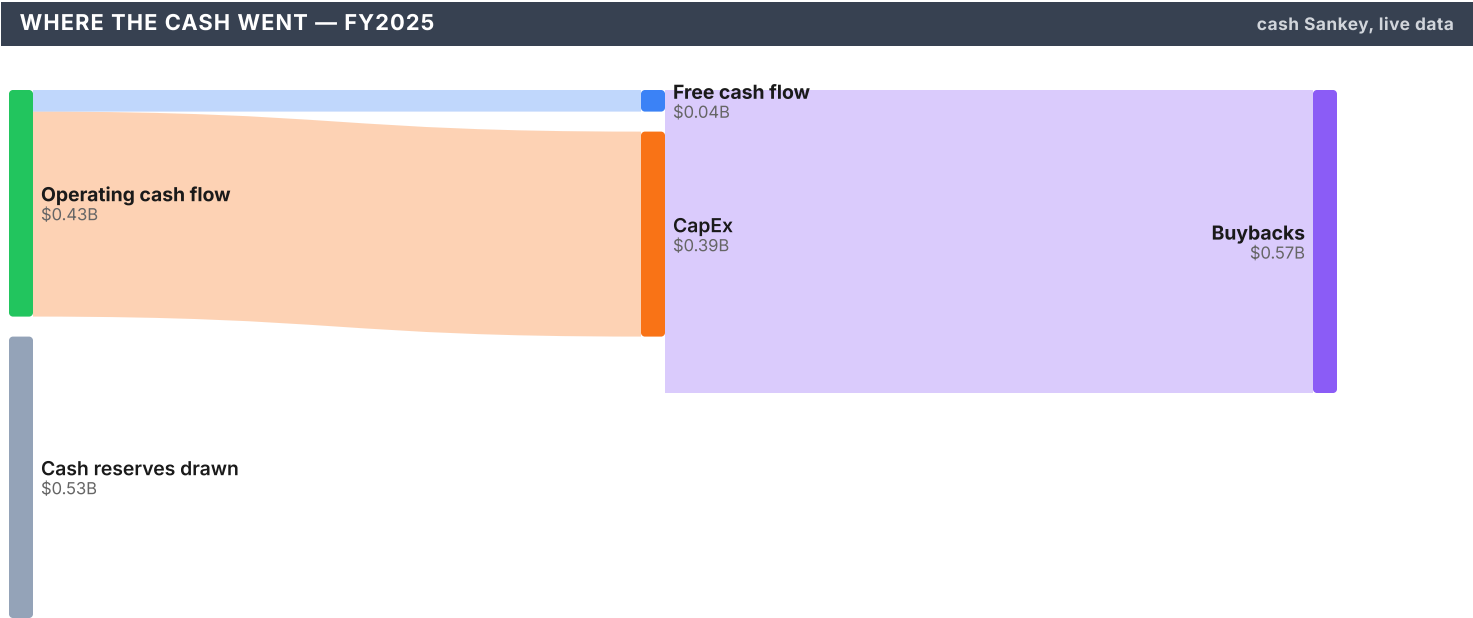
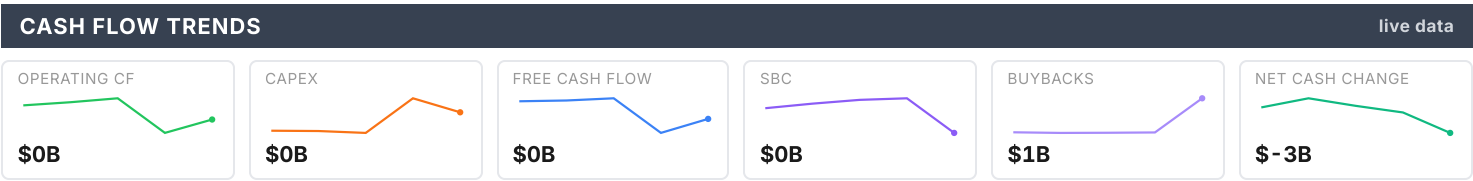


Live segmentation data.

YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+17.2%	+12.3%	+12.5%	+11.5%	+18.7%
Gross profit	+17.5%	+11.4%	+11.0%	+10.9%	+12.2%
Operating income	+49.5%	+4.3%	-37.4%	-98.3%	-1631.9%
Net income	+28.8%	+26.3%	+1.4%	-63.0%	-95.0%

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22 INCOME STATEMENT — FULL						live financials
\$B · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	1.9	2.2	2.5	2.7	3.2	
Cost of revenue	0.4	0.4	0.5	0.6	0.8	
Gross profit	1.6	1.8	2.0	2.2	2.4	
R&D expense	0.2	0.2	0.3	0.3	0.4	
SG&A expense	0.9	1.0	1.4	1.8	2.1	
Operating income	0.4	0.5	0.3	0.0	-0.1	
EBITDA	0.6	0.6	0.4	0.2	0.3	
D&A	0.1	0.1	0.1	0.1	0.2	
Pretax income	0.4	0.5	0.5	0.2	0.0	
Income tax	0.1	0.1	0.1	0.1	0.0	
Net income	0.3	0.4	0.4	0.1	0.0	
Diluted EPS (\$)	0.74	0.93	0.92	0.34	0.02	
Diluted shares (M)	394	398	407	408	421	



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Balance Sheet — Full

\$B	FY22	FY23	FY24	FY25	
Cash & equivalents	5.0	5.2	4.7	1.7	
ST investments	0.0	0.0	0.0	0.0	
Receivables (net)	0.2	0.2	0.2	0.2	
Total current assets	5.2	5.5	5.0	2.1	
PP&E (net)	0.4	0.6	1.1	1.4	
Goodwill + intangibles	2.6	2.7	3.0	6.7	
Total assets	8.4	8.9	9.3	10.5	
Accounts payable	0.0	0.0	0.0	0.0	
Short-term debt	0.0	0.0	0.0	0.0	
Deferred revenue	0.1	0.1	0.1	0.2	
Total current liabilities	0.4	0.5	0.6	0.7	
Long-term debt	1.0	1.0	1.0	1.0	
Total liabilities	1.5	1.6	1.7	2.2	
Shareholders' equity	6.9	7.3	7.6	8.4	

Cash Flow Statement — Full

\$B	FY22	FY23	FY24	FY25	
Net income	0.4	0.4	0.1	0.0	
D&A	0.1	0.1	0.1	0.2	
Stock-based compensation	0.1	0.1	0.1	0.0	
Working capital change	(0.2)	(0.2)	(0.1)	(0.3)	
Operating cash flow	0.5	0.5	0.4	0.4	
Capital expenditures	(0.1)	(0.0)	(0.6)	(0.4)	
Investing cash flow	(0.1)	(0.2)	(0.9)	(2.8)	
Buybacks	(0.0)	(0.0)	(0.0)	(0.6)	
Dividends paid	0.0	0.0	0.0	0.0	
Debt issuance / (repay)	(0.0)	(0.0)	(0.0)	0.0	
Financing cash flow	0.7	(0.0)	(0.0)	(0.6)	
Free cash flow	0.4	0.5	(0.2)	0.0	



Left: what the balance sheet is made of — the gap between the assets bar and the liabilities bar is book equity. Right: whether the capex bar is covered by the operating-cash bar; where it is not, the difference was funded externally and free cash flow goes negative.

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23 EXPANDED RATIO ANALYSIS (I)							live ratio engine · profitability · valuation
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
PROFITABILITY							
ROE	5.3%	5.9%	5.3%	1.9%	0.1%	1%	
ROA	4.1%	4.7%	4.3%	1.5%	0.1%	0.7%	
ROIC	10.4%	11.4%	6.5%	0.1%	-0.2%	0.6%	
Gross margin	81.6%	81.0%	80.0%	79.6%	75.2%	76.5%	
Operating margin	22.2%	20.7%	11.5%	0.2%	-2.2%	2.2%	
Net margin	15.1%	16.9%	15.3%	5.1%	0.2%	2.1%	
EBITDA margin	29.4%	27.0%	15.9%	5.5%	8.4%	11.7%	
FCF margin	20.8%	19.2%	18.3%	-9.0%	3.6%	—	
VALUATION							
P/E	106.57	84.94	95.05	210.80	3761.85	175.9	
P/B	5.46	4.57	4.85	3.87	3.39	1.6	
P/S	16.04	14.38	14.51	10.69	8.69	3.68	
P/FCF	77.08	74.71	79.40	-119.19	240.53	42.0	
EV/EBITDA	49.91	46.74	80.84	168.75	126.66	31.2	
EV/Revenue	14.64	12.61	12.83	9.36	8.51	3.7	
Earnings yield	0.9%	1.2%	1.1%	0.5%	0.0%	0.57%	
FCF yield	1.3%	1.3%	1.3%	-0.8%	0.4%	2.38%	
EXPANDED RATIO ANALYSIS (II)							leverage · solvency
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	11.78	13.92	12.01	8.96	2.84	2.21	
Quick ratio	11.74	13.92	12.01	8.96	2.84	2.21	
Debt / equity	0.19	0.16	0.15	0.14	0.14	0.15	
Debt / assets	15.3%	13.2%	12.4%	11.3%	10.9%	11.4%	
Net debt / EBITDA	-4.76	-6.56	-10.53	-23.99	-2.70	-0.27	
Interest coverage	13.62	40.56	17.53	0.18	-2.68	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	0.27	0.28	0.28	0.30	0.33	0.35	
Receivables turnover	17.00	15.66	14.04	14.26	15.39	13.1	
DSO (days)	21	23	26	26	24	28	
DPO (days)	19	22	19	23	22	19	
Cash conversion cycle	17	7	7	3	1	9	
GROWTH (YoY)							
Revenue growth	17.2%	12.3%	12.5%	11.5%	18.7%	—	
Net income growth	28.8%	26.3%	1.4%	-63.0%	-94.6%	—	
EPS growth	28.6%	22.7%	1.1%	-63.1%	-94.7%	—	
FCF growth	-7.6%	3.8%	6.8%	-154.7%	147.8%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	0.74	0.91	0.92	0.34	0.02	0.18	
Book value / share	14.48	16.92	18.01	18.50	19.86	19.66	
Revenue / share	4.93	5.37	6.02	6.70	7.74	8.80	
FCF / share	1.03	1.03	1.10	-0.60	0.28	0.77	
Cash / share	9.70	12.23	12.80	11.46	4.13	3.13	
SHAREHOLDER RETURN & SCORES							
Buyback yield	0.1%	0.1%	0.1%	0.1%	1.4%	7.82%	
Altman Z-Score	13.46	13.72	14.91	11.52	8.57	4.4	
Piotroski F-Score	8	7	5	6	5	6/9	
Beneish M-Score	-2.37	-2.37	-2.32	-2.63	-1.97	-2.20	

24 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	6 / 9	Middling		
Altman Z-Score	4.4	Safe (>2.99)	Safe	
Income quality	6.71	Cash-backed	OCF ÷ net income	
Beneish M-Score	-2.20	Elevated	vs -2.22 threshold	

25 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		0.73	Revenue stability	0.96
Interest burden		1.02	Earnings stability	0.51
Operating margin		2.8%	Earnings persistence	0.88
Asset turnover		0.34×	Revenue CAGR 3y	15.3%
Financial leverage		1.25×	EPS CAGR 3y	-42.1%
= ROE		1%	FCF CAGR 3y	-15.3%

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SHAREHOLDER RETURN PROFILE

live

BUYBACK YIELD
7.82%

DIVIDEND YIELD
0.00%
none paid

TOTAL SHAREHOLDER RETURN
7.76%
cash yield

SBC / REVENUE
4.2%
dilution pressure



27 PEER COMPARISON

live peer engine

COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
JLL	\$14.1B	14.3	14%	3.1%	+11.2%	9/9	+2.5%
COMP	\$6.9B	85.0	4%	2.1%	+67.8%	6/9	+24.9%
BPYPN	\$6.7B	-22.7	-3%	-1.2%	-9.5%	3/9	+5.8%
FSV	\$6.2B	38.8	13%	3.1%	+2.8%	5/9	-25.8%
CIGI	\$4.5B	41.8	7%	1.8%	+16.7%	6/9	—
CBRE	\$38.5B	30.3	16%	1.8%	+14.5%	7/9	—
IHS	\$2.9B	20.6	-63%	-2.1%	-10.3%	7/9	—
CWK	\$2.7B	38.7	4%	1.9%	+11.0%	5/9	—

1-yr returns computed from adjusted price history; peers without a tracked series show —.

28 ANALYST CONSENSUS & ESTIMATES

live consensus

Buy

27 Analysts

Str Sell (0)

Sell (2)

Hold (9)

Buy (16)

Str Buy (0)

MEAN TARGET (QTR)
\$36.67
6 targets

TARGET VS. PRICE
+13.5%
last-quarter mean

NEXT REPORT
2026-10-27
street \$0.34

CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$3.75B	\$3.78B / \$3.72B	\$1.37	\$1.39 / \$1.35	4
FY2027	\$4.16B	\$4.22B / \$4.12B	\$1.72	\$1.93 / \$1.45	4
FY2028	\$4.62B	\$4.80B / \$4.44B	\$2.19	\$2.36 / \$2.02	2

29 STREET TARGETS & THIRD-PARTY RATING

live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Quarter	\$36.67	+13.5%	6
Last Year	\$53.66	+66.1%	29
All Time	\$71.22	+120.4%	49

Rolling mean of published targets vs. last close \$32.31. Aggregated from StreetInsider, Benzinga.

Third-Party Composite Rating

B

DCF 4/5

ROE 2/5

ROA 1/5

DEBT/EQ 5/5

P/E 1/5

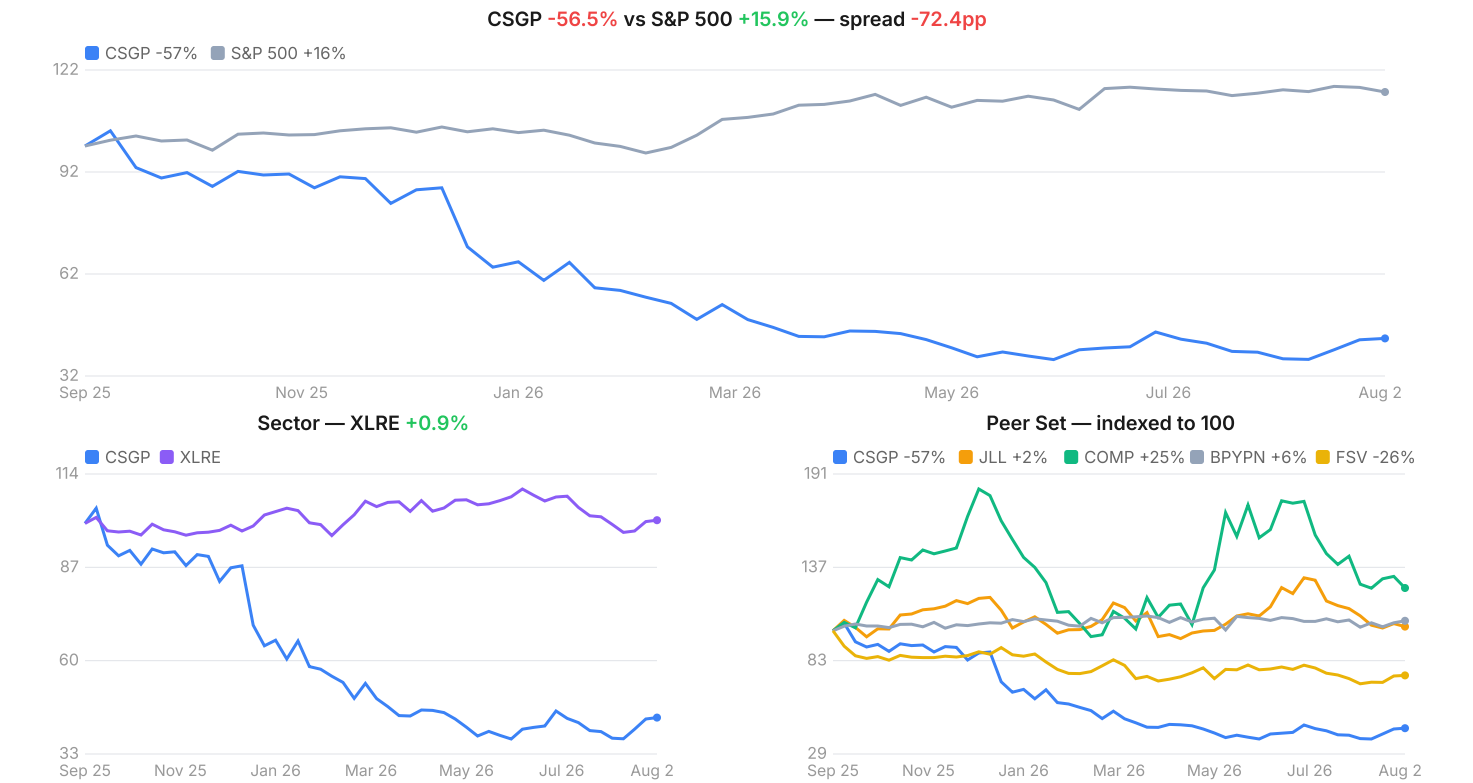
P/B 3/5

Independent quant composite as of 2026-10-16; components scored 1-5 (5 best). Shown for contrast with the InsiderStreet Score — methodologies differ.

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30 PRICE PERFORMANCE — INDEXED, 12 MO

live prices · benchmark + sector + peer set



TECHNICAL CHART — 6-MONTH DAILY CANDLES, INDICATORS ON

site chart, print edition



Candlesticks with SMA 20/50 overlay, Bollinger (20,2σ) band, volume, and Wilder RSI(14) — computed from live daily OHLCV.

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MOVING AVERAGE RIBBON & TREND

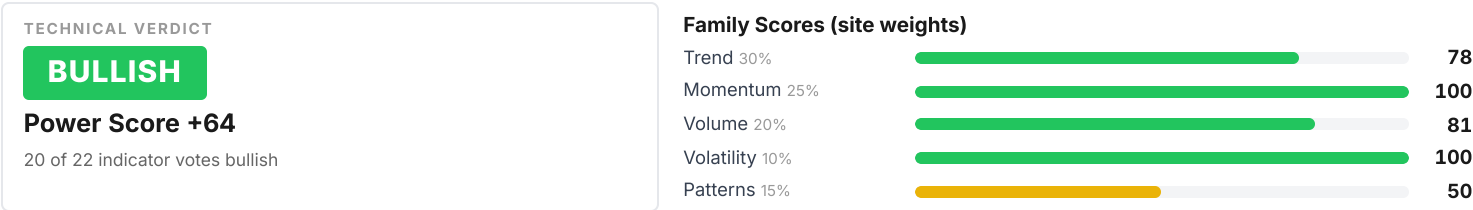
site technicals-tab chart, live indicator history



Series and readings from the nightly technical-indicator history — identical data to the site's ribbon chart. Supertrend segments colored by direction.

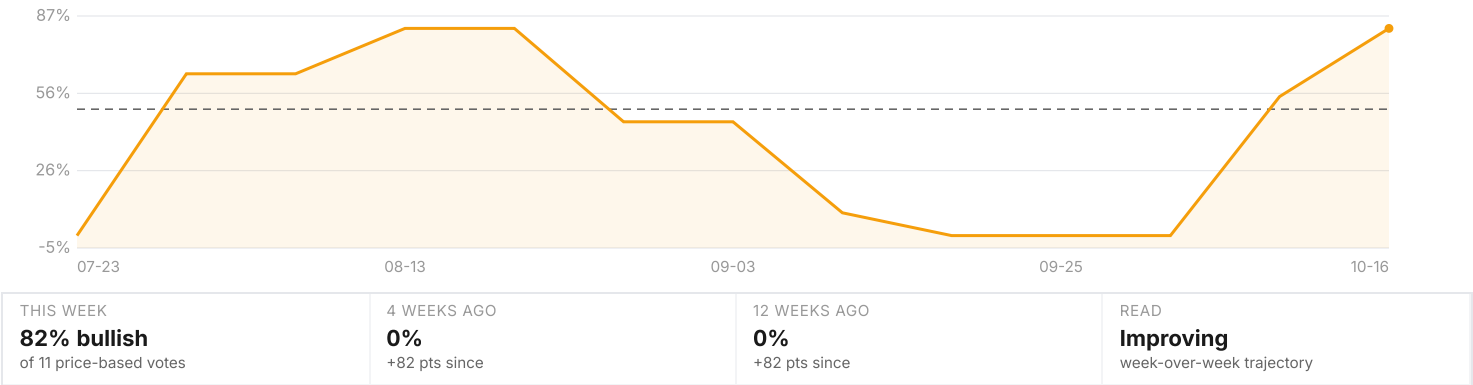
31 TECHNICAL POWER SCORE

EDGE · site engine · 82/100 composite



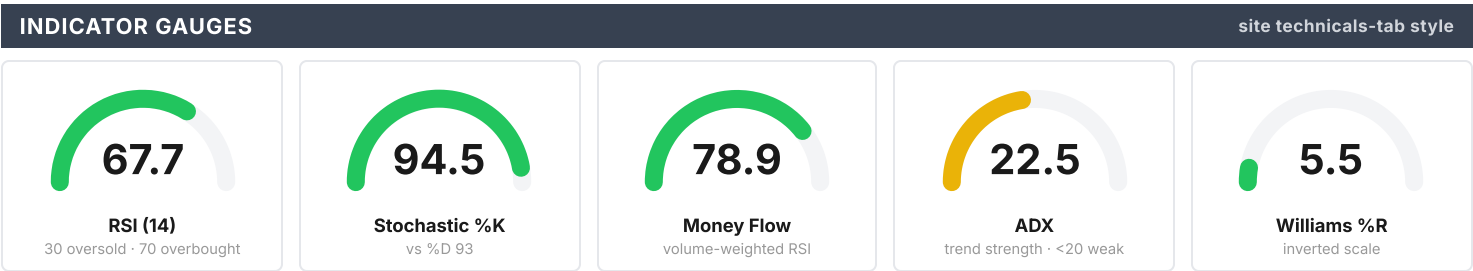
BULLISH — BUT WHICH WAY IS IT TRENDING?

vote share recomputed weekly, 13 weeks

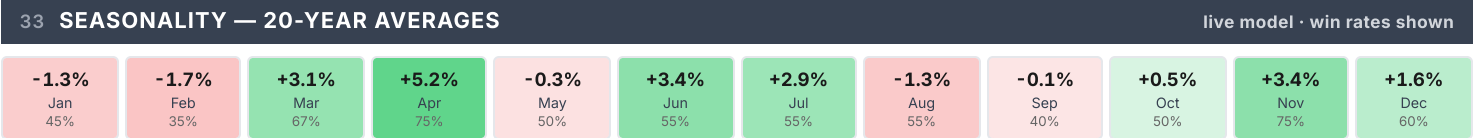


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INDICATOR VOTE GRID				20 bull / 2 bear	
● Price vs SMA 20	\$28.72	● Price vs SMA 50	\$30.30	● Price vs SMA 200	\$38.24
● EMA 9/21 Cross	30.2/29.6	● SMA 50/200	Death	● ADX Direction	ADX 22
● Supertrend	\$29	● Parabolic SAR	\$28	● SMA Slope	0.160
● RSI	67.7	● Stochastic K/D	95/93	● StochRSI K/D	100/98
● Williams %R	-6	● CCI	200	● TSI vs Signal	7.8
● CMO	35.5	● ROC	18.01%	● OBV Signal	Accum
● Chaikin MF	0.180	● MFI	79	● Force Index	3M
● Elder Ray Bull	3.08				



32 KEY LEVELS & VOLATILITY				live indicator table	
LEVEL	VALUE	LEVEL	VALUE		
Pivot / R1 / R2	\$31.65 / \$32.84 / \$33.69	S1 / S2	\$30.80 / \$29.61		
Bollinger (20,2)	\$25.72 – \$31.73	Squeeze	Off		
52 - wk range	\$25.89 – \$79.08	Off 52 - wk high	-59.1%		
ATR (14)	\$1.13 (3.5%)	Historical vol	42.5%		



Sample: 20 years — treat short histories as suggestive, not statistical.

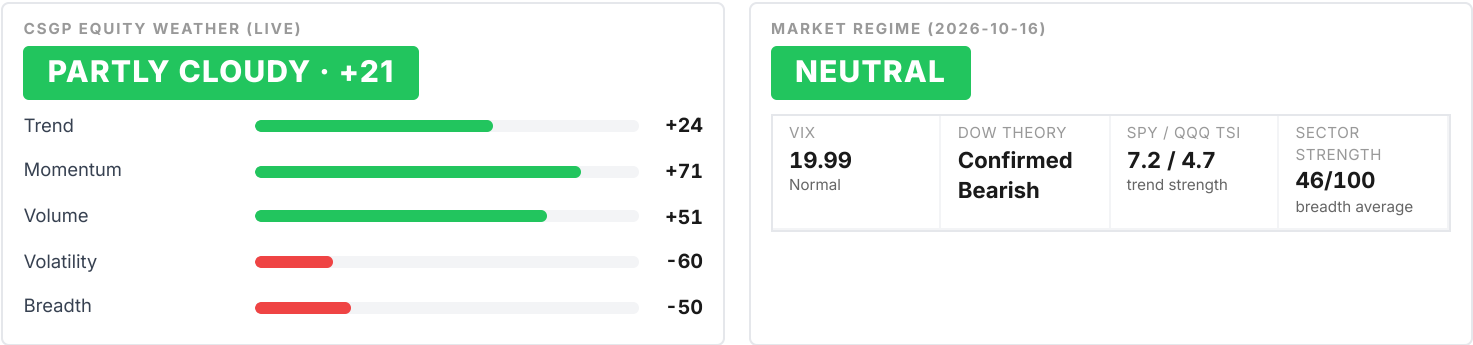
34 RISK INDICATORS			computed from live price history	
COMPUTED FROM LIVE WEEKLY PRICES		CSGP	S&P 500	
Weekly volatility (σ , 1y)		5.92%	1.83%	
Best / worst week (1y)		+10.6% / -19.7%	—	
Max drawdown (5y, monthly)		-72.0%	—	
1 - week VaR (95%)		-10.7%	—	
Beta (5y)		0.75	1.00	

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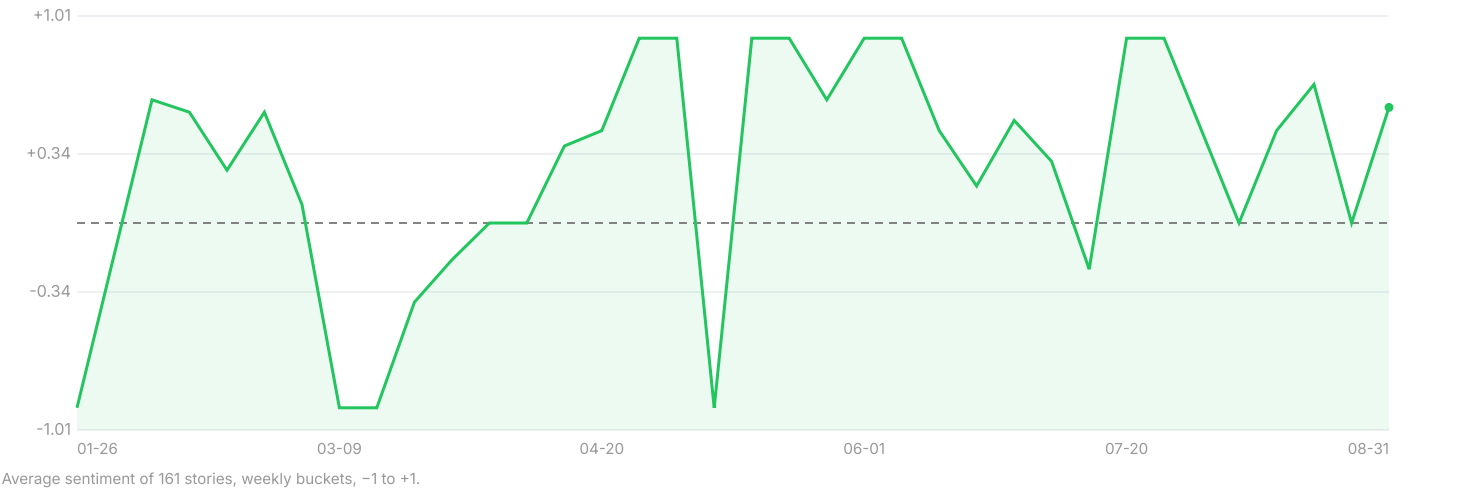
35 EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine



36 NEWS SENTIMENT — WEEKLY

live Glauxie-scored feed



37 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Partly Cloudy

OVERALL +21.1 +44.5 vs industry		TREND +23.9 +52.5 vs industry		MOMENTUM +70.9 +87.7 vs industry		VOLUME +51.1 +64.1 vs industry	
READING	CSGP	REAL ESTATE - SERVICES N=491		REAL ESTATE N=2,764		ALL US SYMBOLS N=70,435	
Overall	+21.1	-23.4		-28.0		-20.5	
Trend	+23.9	-28.7		-37.3		-21.3	
Momentum	+70.9	-16.8		-17.0		-15.8	
Volume	+51.1	-13.0		-26.6		-3.8	

Trend, momentum and volume are computed per company. Volatility and breadth are market-regime values shared by every symbol in the universe, so they are reported once under Market Regime rather than compared here - a company cannot differ from its sector on a constant.

38 EXECUTIVE COMPENSATION

live proxy data · FY2025

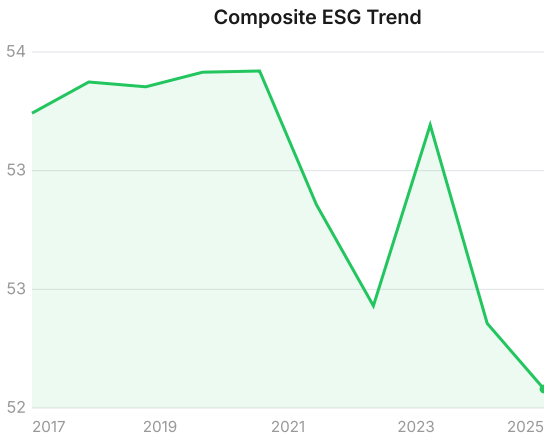
EXECUTIVE	TOTAL COMP	STRUCTURE
Andrew C. Florance Founder and Chief Executi	\$36.4M	86% equity+incentive
Frank A. Simuro Chief Technology Officer	\$10.3M	84% equity+incentive
Frederick G. Saint President, Marketplaces	\$8.2M	82% equity+incentive
Christian M. Lown Chief Financial Officer	\$8.0M	83% equity+incentive
Lisa C. Ruggles Senior Vice President, Globa	\$5.8M	81% equity+incentive

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39 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	45
Social	48
Governance	63
Composite ESG	52



40 8-K MATERIAL EVENTS

live EDGAR feed

FILED	8-K CONTENTS	ITEMS
2026-08-21	Regulation FD; Exhibits	7.01,9.01
2026-07-28	Earnings Release; Exhibits	2.02,9.01
2026-07-13	Officer/Director Change; Regulation FD; Exhibits	5.02,7.01,9.01
2026-06-25	Officer/Director Change; Shareholder Vote; Regulation FD; Exhibits	5.02,5.07,7.01,9.01
2026-05-29	Material Agreement; Regulation FD; Exhibits	1.01,7.01,9.01
2026-04-28	Earnings Release; Regulation FD; Exhibits	2.02,7.01,9.01
2026-03-16	Departure/Election of Directors; Appointment of Officers; Regulation F	5.02,7.01
2026-02-24	Results of Operations and Financial Condition; Regulation FD Disclosur	2.02,7.01,9.01

41 METHODOLOGY

Methodology. Every figure originates in InsiderStreet's production data layer and is computed deterministically by the same engines that power insiderstreet.ai. This factsheet contains no model-written text. Sections without underlying data are omitted rather than estimated.

42 DISCLOSURES

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43 DATA PROVENANCE FOR THIS REPORT			sources · coverage · method
DATA DOMAIN	SOURCE	COVERAGE FOR THIS REPORT	
Price & volume	market_db.historical_prices	52 rows	
Fundamentals	income_statements_annual	6 rows · 2020 to 2025	
Reported vs consensus	fact/earnings_calendar	24 rows · 2020-10-27 to 2026-07-28	
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31	
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	109 rows · 1999 to 2026	
Insider transactions (Form 4)	edgar/form4	12 rows · 2026-06-23 to 2026-10-15	
Proposed sales (Form 144)	edgar/form144	1 record	
Beneficial ownership (13D/G)	edgar/13dg	4 rows · 2026-03-26 to 2026-08-14	
Short-sale volume (FINRA)	edgar/short_volume_daily	60 rows · 2026-07-23 to 2026-10-15	
Dark pool (ATS, tier 1)	edgar/darkpool_weekly	12 rows · 2026-06-15 to 2026-08-31	
ETF & fund holding	etf_holdings_changelog (30d)	1 record	
Peer set	stock_peers_dynamic	8 rows	
Industry medians	industry_medians	1 record	
Congressional trades	congress_db (House + Senate)	1 record	
ESG	fact/esg_disclosures	1 record	

Method. Every figure in this factsheet is looked up from a named field computed in code. It contains no model-written text.

Not covered. Short interest as a percent of float and days-to-cover are not in this data set — the short-sale figures above are FINRA volume, a flow, and cannot support squeeze or covering analysis. Options positioning and intraday data are also absent. 13F ownership is filed 45 days after quarter end and congressional trades are disclosed on a lag, so both describe a past position, not a current one.