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Brad Case, PhD, CAIA is senior vice president, research & industry information for NAREIT. Dr. Case has researched residential and commercial real estate markets, domestically and globally, for more than 25 years. His research encompasses investment return characteristics including returns, volatilities, and correlations with other assets; measuring appreciation in property values; inflation protection; use of DCC-GARCH and Markov regime switching models to measure and predict investment characteristics; the length of the real estate market cycle; and the role of the investment horizon. He has a particular interest in the relationship between listed and unlisted real estate markets. He holds patents as the co-inventor of the FTSE NAREIT PureProperty® index methodology and the backward-forward trading contract. Dr. Case holds degrees from Williams College and the University of California at Berkeley, and earned his Ph.D. in Economics at Yale University where he worked with Robert Shiller and William Goetzmann.