The Right Valuation Solutions for Every Seller

AUTOMATED VALUE MODELS

ATLANTA COMMUNITIES
REAL ESTATE BROKERAGE
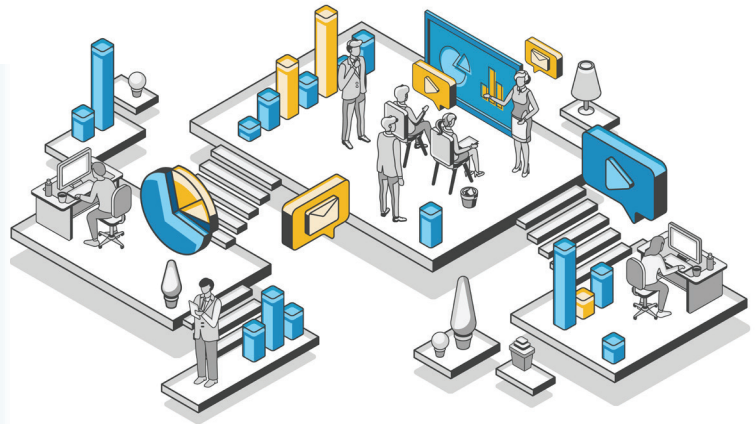
What is an AVM?

AVM stands for "Automated Valuation Model." It is an estimated fair market value for a property, produced by a computer learning model. They are just one example of the many ways big data is playing a part in real estate.

The role of the AVMs

AVMs input sale prices and property data into a computer learning model to create a home value estimate.

The consumer-facing AVMs like the Zillow Zestimate are examples of AVMs that most people and real estate agents are familiar with. But the primary consumers of AVMs are mortgage lenders.

Lenders and mortgage investors use AVMs in risk management fields, estimating home equity, and quickly coming up with approximate property valuations in a portfolio.

CONSUMERS

INVESTORS

AGENTS

LENDERS

AVMs play a part in pricing

AVMs are nowhere near being able to replicate the thorough price analysis of an experienced agent. The CMA is still far superior to computer models at identifying a price for a home. And working with an agent who knows the market is still better at selecting comparable properties, and have more comprehensive access to information about subject properties using MLS data. But when used properly AVMs can be of great benefit. We use AVMs as additional valuation models in our analysis to help assist clients at establishing a competitive price in the market.

ZILLOW $ _____

REDFIN $ _____

REALTOR.COM $ _____

RATE.COM   _____

HOMES.COM $ _____

BANKOFAMERICA $ _____

CRS (GAMLS)
SP/TAX APPR RATIO $ _____

COST PER SQ FT $ _____

HOME PRICE INDEX $ _____

ROCKET $ _____

CHASE $ _____

PENNYMAC $ _____

* Click the respective site to launch its AVM estimator.
NOTE: CRS (GAMLS) requires you to be logged in as an agent member.