



CoreLogic®

## VALUATIONS

### RealAVM™

#### The Automated Valuation Model Built for Real Estate Agents and Brokers

RealAVM™ an automated valuation model (AVM) from CoreLogic® offers real estate professionals the ability to provide buyers and sellers with highly accurate property values – quickly. RealAVM combines local MLS data, where available to us, our nationwide property database, and the power of our patented AVM technology – the same technology used in our lender-turned AVMs. RealAVM identifies the predicted market value and includes a value range and confidence score with each valuation returned. Because so many lenders use our AVMs, RealAVM gives you a preview of what the lender is likely to see, information that can expand the marketing information and insight you provide to clients.

CoreLogic provides AVMs to 18 of the nation's top 20 mortgage lenders.

#### The RealAVM Difference

Building reliable AVMs takes extensive data, skill, experience and industry understanding. At CoreLogic, we've combined these critical elements to bring you RealAVM:

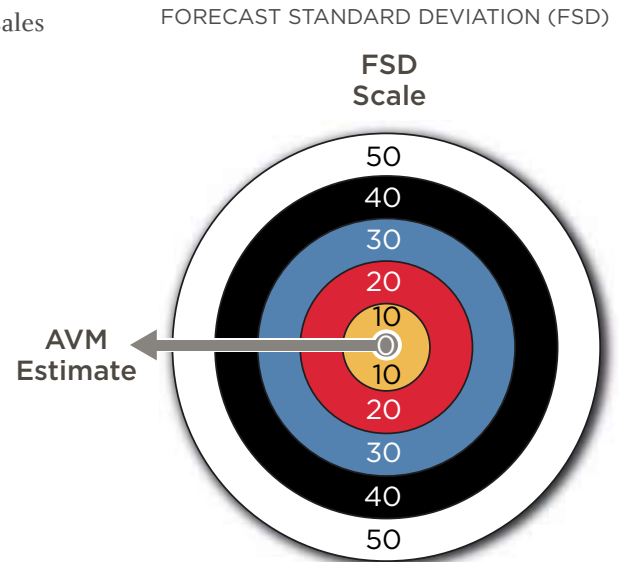
- ▶ **Data** – CoreLogic pioneered using MLS data in AVM creation. In addition, we collect and maintain the nation's largest, most current and comprehensive property database, updated daily and covering 99.7 percent of all U.S. properties. RealAVM draws from both of these data sources to deliver highly accurate property values.
- ▶ **Skill** – CoreLogic analytics are developed by our team of more than 50 PhDs, economists, modelers and appraisers.
- ▶ **Experience** – We've been building AVMs for more than 20 years and hold a patent for our modeling approach. During that time, we have remained at the forefront of the AVM market by continually refining the solutions we deliver. Our AVMs currently return millions of valuations each month.
- ▶ **Industry Understanding** – In addition to having the broadest coverage and highest accuracy of MLS-enhanced AVMs, CoreLogic is also a leading provider of applications for the real estate community, including Fusion™ MLS, MLXchange®, InnoVia®, AgentAchieve™ and many others.

*Engineered for real estate brokers and agents using patented analytic models and nightly blind testing, RealAVM delivers property values you can share with confidence.*

## RealAVM At-A-Glance

RealAVM estimates a residential property's market value at a specific point in time. These model estimates are subject to error, so AVM providers also produce performance metrics called confidence and forecast standard deviation scores, which assess the accuracy and quantifies the AVM provider's confidence in these estimates of value. Key Performance Metrics.

- ▶ **RealAVM Value** - RealAVM employs multiple valuation methodologies recursively for each valuation. RealAVM utilizes property comparables, MLS listing information, home price indexes and various statistical methods in a neural-network environment to reach the final value for a property. There is a dedicated team that continuously tunes and maintains the model for maximum performance.
- ▶ **RealAVM Confidence Score**- RealAVM's confidence score is a measure of the extent to which sales data, property information and comparable sales support the property valuation analysis process. The confidence score range is 60-100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in the data, lower quantity of data, and/or limited similarity of the subject property to comparable sales.
- ▶ **RealAVM FSD Score** - The Forecast Standard Deviation (FSD) denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD score is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. If you think of an archery target with the AVM estimate as the bull's eye, the FSD score tells you into which ring around the bull's eye the actual value of a property is likely to fall, as shown in Figure 1. The lower FSD score the better. Using the target analogy, a low FSD score indicates that the AVM estimate is more accurate and the actual value lands closer to the bull's eye.



The FSD tells you, with 68 percent statistical certainty, into which ring the actual value is likely to fall.

## Access RealAVM Today

You'll find RealAVM integrated in these CoreLogic products:

- ▶ ValueMap – This easy to use, map-based valuation service integrates into your existing website
- ▶ Realist – Our MLS-enhancement tool that links public record data with any web-based MLS system for seamless delivery of in-depth property data, market information, and maps
- ▶ MLS Data Co-Op – The simple, cost-effective system that enables secure data sharing between MLSs

**FOR MORE INFORMATION PLEASE CALL 1-866-774-3282**

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