

U.S. VALUATION PROFESSION FACT SHEET – December 2015

Appraisal Institute Research Department



Real Estate Appraiser Population Trends

As of December 31, 2015, the number of active real estate appraisers in the U.S. stood at 76,800. The average annual rate of decrease is approximately 3.0 percent – a cumulative decline of 22 percent since 2007. Broader analysis suggests the recent average annual rate of decrease could continue for the next 5-to-10 years due to retirements, fewer new people entering the appraisal profession, economic factors, government regulation, and greater use of data analysis technologies.

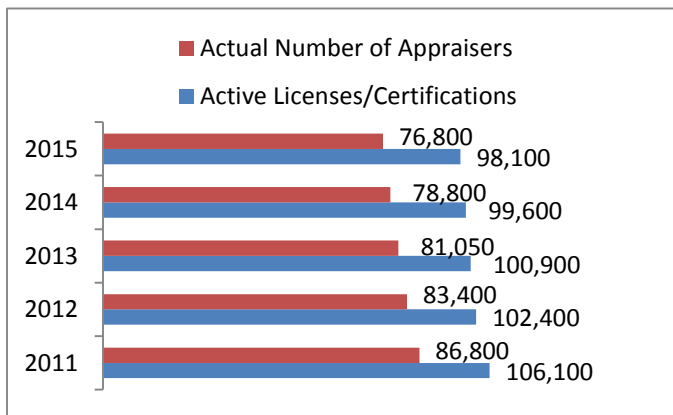


Figure 1 Total licenses/certifications and appraisers

As of December 31, 2015, 19.6 percent of U.S. real estate appraisers held a license or certification in one or more states outside their home state. The proportion has increased steadily over the past five years.

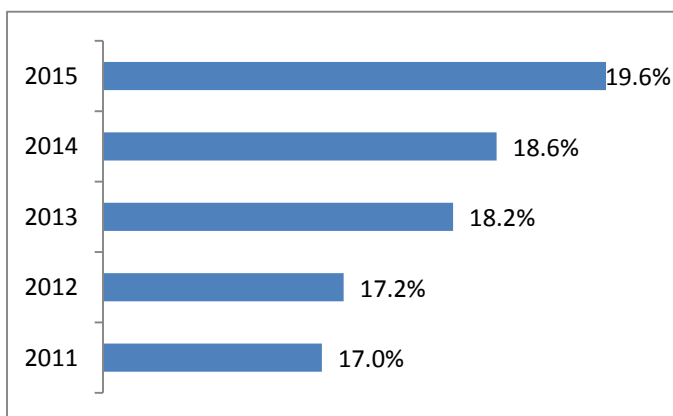


Figure 2 Licenses/certifications held in other states

The proportion of licensed real estate appraisers continues to decrease while the proportion of Certified

Residential and Certified General appraisers increased slightly.

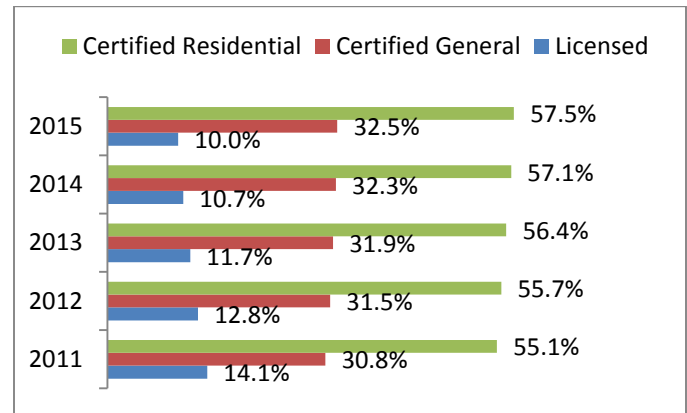


Figure 3 Proportions of licensed and certified appraisers

U.S. Valuation Profession Demographics

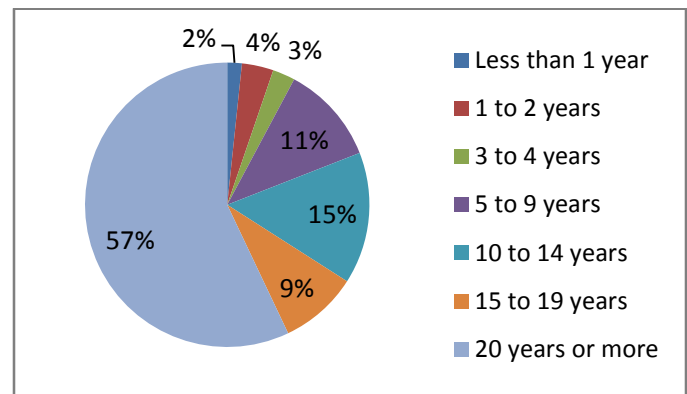


Figure 4 Time in the valuation profession

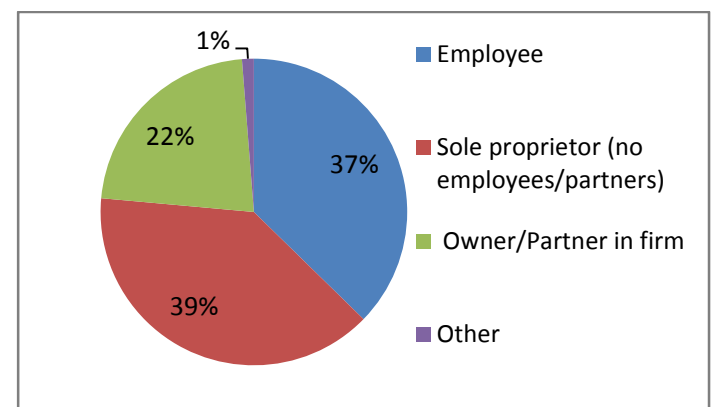


Figure 5 Employment status

Sources: U.S. appraiser population statistics derived from the ASC National Registry as of December 31, 2015. Demographic statistics derived from Appraisal Institute studies conducted in 2014 comprised of randomly selected AI members and nonmember valuation professionals. Survey sample 1,451 individuals, sampling error +/- 2.6 percentage points at the 95 percent confidence level.

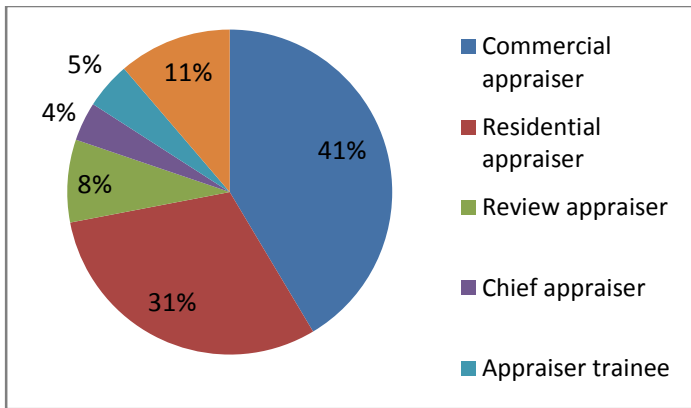


Figure 6 Primary occupation/job functions

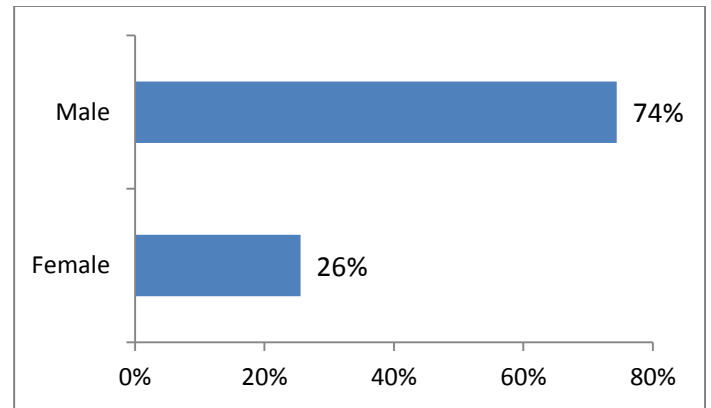


Figure 10 Gender

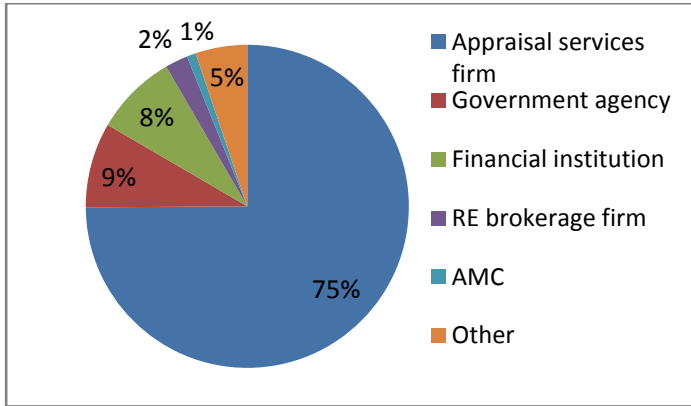


Figure 7 Types of companies or organizations

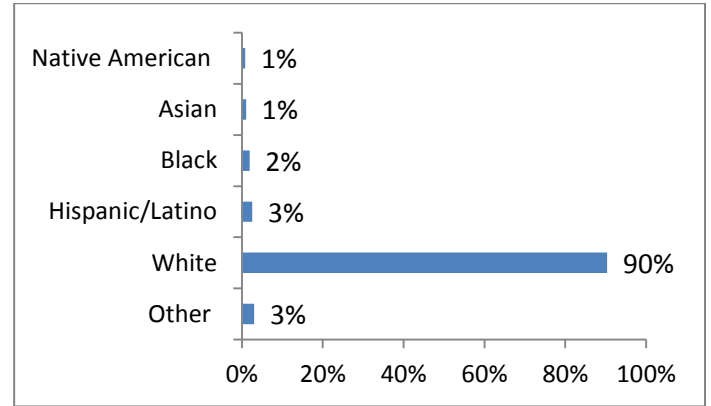


Figure 11 Ethnicity

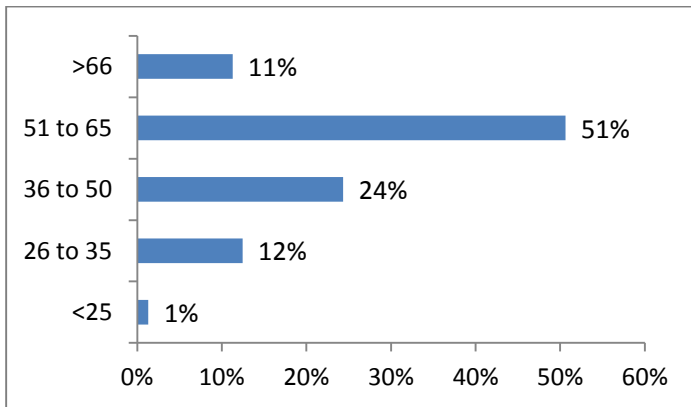


Figure 8 Age

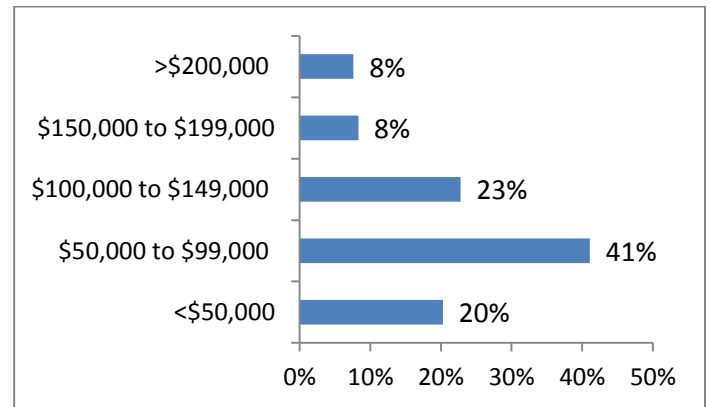


Figure 12 Annual incomes all valuation professionals

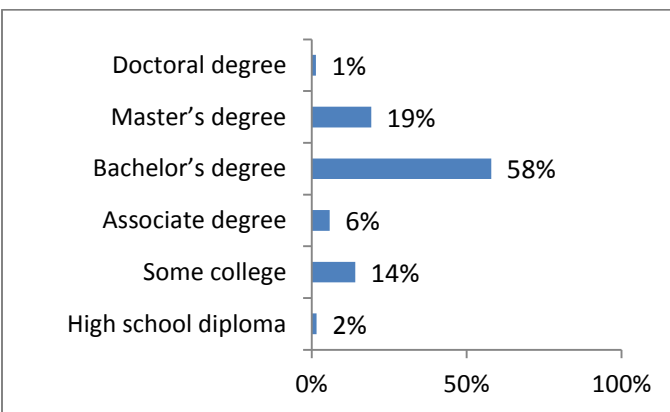


Figure 9 Education level

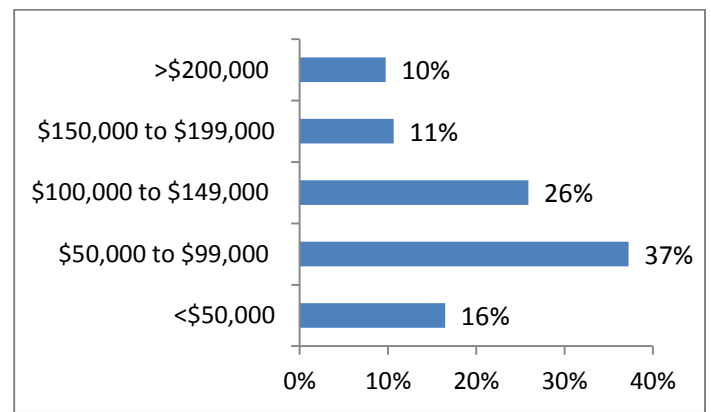


Figure 13 Annual incomes AI Professionals

The Appraisal Institute is a global professional association of real estate appraisers, with nearly 20,000 individuals in almost 60 countries. Its mission is to advance professionalism and ethics, global standards, methodologies, and practices through the professional development of property economics worldwide.