Real Estate Appraiser Population Trends

As of December 31, 2014, the number of active real estate appraisers in the U.S. stood at 78,800. The average annual rate of decrease is nearly 3.0 percent—a cumulative decline of 20 percent since 2007. A broader analysis suggests the rate of decrease could rise sharply over the next 5-to-10 years due to retirements, reduced numbers of new people entering the appraisal profession, economic factors, and greater use of data analysis technologies.

Figure 1 Total licenses/certifications and appraisers
As of December 31, 2014, 18.6 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 slightly since 2008.

Figure 2 Licenses/certifications held in other states

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

Sources: U.S. appraiser population statistics derived from the ASC National Registry as of December 31, 2014. 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.
The Appraisal Institute is a global professional association of real estate appraisers, with nearly 21,000 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.