

## ICE Automated Valuation Models (AVMs)

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ICE combines one of the largest, most expansive nationwide property data sets with proven modeling, rigorous testing, high-performance technology and expert support to deliver a suite of robust AVMs that deliver exceptional hit-rates, coverage and reliability.

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### AVMs tested and monitored to provide exceptional performance

ICE AVMs deliver optimal hit rates and accuracy with some of the lowest percentage of outliers in the industry. We perform rigorous performance testing and validation, as well as provide property-level accuracy metrics – Forecast Standard Deviation (FSD) – so you can be confident in our AVM results. Users of ICE's AVMs gain significant benefits as a result of the high standards we place in AVM accuracy, consistency and credibility; all delivered within a single source to help you:

- Streamline workflows and processes
  - Decrease origination costs and expedite turn times
  - Reduce regulatory and compliance risk
  - Increase borrower satisfaction by providing the same property estimate throughout the mortgage lending experience
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### A single solution that leverages multiple best-in-class AVMs

Our premier offering, Property Valuation Model, leverages eight ICE AVMs with various data sources, mathematical models and geographical criteria to help determine the best AVM to utilize based on your specific business needs, with sequencing to achieve the optimal hit rate, accuracy, or other desired valuation metric. Each of ICE's AVMs are continuously reviewed, tested and validated each month, adjusting the order based on performance to determine the right AVM hierarchy.



## ICE AVMs included in our Property Valuation Model:

	Description	Min home value	Max home value	Coverage (U.S. counties)	FSD range	Confidence score range
CA Value	Delivers highly reliable, instant residential property valuations, leveraging nationwide public records and listing data for near real-time availability of property value. Also offers neighborhood specific comparables.	\$10K	\$10M	98%	1-50	99-50
CA Value MC	Compliments CA Value AVM with market condition for the surrounding neighborhood.	\$10K	\$10M	97%	1-20	99-80
Choice Value	AVM with the highest hit rate tuned for maximal coverage.	*	*	99%	1-99	99-1
EZ Value	Leverages ICE's rich property records database to deliver values on a high volume of properties.	*	*	99%	1-98	99-2
Realtors Valuation Model® (RVM®)	Uses extensive listings data and comparables to provide reliable, estimated rental income on residential properties across the U.S. RVM is developed with Realtors Property Resource® (RPR), which filters out atypical properties and uses listings data to compensate for lags in public records data.	*	\$5M	97%	2-15	98-85
SafeValue	Offers a cost-efficient alternative for property valuations with reduced potential for outliers. It is our most accurate AVM and is best used when accuracy and minimization of outliers are of the utmost importance.	\$50K	\$3M	83%	5-20	95-80
SiteX Value	Offers high hit rate with maximum property record detail, values all residential property types and is the go-to model when a valuation estimate for all properties is critical.	*	\$10M	99%	5-96	95-4
ValueSure®	Delivers optimal combination of hit rate and accuracy and is highly ranked in national footprint tests.	*	\$4M	99%	75-96	25-4

## AVMs for specific use cases

In addition to the AVMs found in our Property Valuation Model, ICE also provides solutions for specific use cases based on the type of valuation needed, including:

- Commercial Real Estate AVM – leverages public records data and powerful analytical models to generate a fast, efficient and cost-effective valuation of commercial properties.
- Consumer AVM – delivers an online residential-property valuation tool to help real estate brokers and agents capture lead opportunities. Users can add a white-labeled AVM widget to their website to help generate fast property-value estimates for potential homeowners.
- Rental AVM – provides an instant, cost-effective way to get estimates of monthly rental income by leveraging public records and listings data to generate an estimated monthly rental rate, a high-low rental value, confidence score and forecast standard deviation (FSD).
- Interactive AVM – offers an easy-to-use online valuation solution that helps real estate professionals apply their own knowledge of the subject property and surrounding neighborhood comparables to deliver reliable residential property valuations throughout the home purchase and sale process.

## How ICE measures AVM accuracy

At ICE, we are committed to providing reliable and transparent property valuations that support compliance, as well as our own model precision measurement standards. We compare our AVMs with benchmarked recent sales data, public records and listings data to generate an FSD and confidence score. We take a close look at current market conditions to determine the percentage of valuations that are within 10% of the benchmark value, known as the percent predicted error metric (PPE10).

Our AVM accuracy metrics:

- FSD – 68% likelihood that the actual value is within the FSD at the property level (for example, if FSD is 5 and the property level is 100K, then there is a 68% chance the actual property value is between 95K and 105K)
- Confidence score – 100 minus FSD (for example, if FSD is 5, the confidence score is 95)
- PPE10 – percentage of valuations within 10% of the benchmark value

These model metrics and practices, along with our five valuation pillars, help to secure objective, transparent and accurate AVMs. These pillars are:

- Objectivity – apply standards and remove steps that introduce valuation subjectivity
- Credibility – establish a high level of confidence in the AVM results
- Independence – seek to avoid conflicts of interest
- Authenticity – use trusted sources of data and protect against the manipulation of data
- Transparency – share test results and metrics to AVM users

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## The ICE advantage

- Granular data – includes nationwide public records and listings data as well as multiple third-party data sets
- Proven methodologies – advanced modeling and proven, best-fit methodologies that deliver accurate, objective results based on the subject property, local geographies and other user-specified criteria
- Rigorous testing – extensive performance tests conducted regularly, with independent testing continuously subject to custom and random tests
- High-performance technology – consistent valuations at any point of the real estate, origination, servicing or capital markets workflow – all automated, integrated and securely hosted
- Expert support – guidance from our dedicated team to simplify your valuation strategy, streamline workflows and support compliance



For more information: [ice.com](https://ice.com)