

What is an AVM?

Mark Ecker, Hans Isakson & Lee Kennedy (2020) An Exposition of AVM Performance Metrics, Journal of Real Estate Practice and Education, 22:1, 22-39, <https://doi.org/10.1080/15214842.2020.1757352>

An **Automated Valuation System (AVM)** is a computerized system that analyzes data to provide an estimate of market value for a property at a given point in time. (CoreLogic, 2016)

Things to Remember about AVMs

- AVMs are NOT APPRAISALS.
- Each AVM operates off of its own data set.
- Each AVM uses its own proprietary (secret) model (algorithm) for analyzing its data.
- All valuation systems are looking backward to predict forward. There's no way to know if the AVM on a random website is considering external market forces like interest and employment rates.
- The AVM cannot smell pet and smoke odors nor account for property condition.

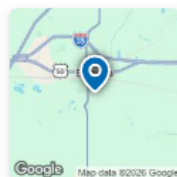
Redfin

● OFF MARKET JUL 2017 FOR \$124K

\$230,919 Est. refi payment **\$715/mo** ⓘ [See my rate >](#)

4 bd • 2 ba • 1,976 sq ft

509 S Cottonwood St, Emporia, KS 66801



Estimated sale price

\$220,000 – \$266,000

Sell confidently with a local market expert in Emporia. **3 minutes** to get started.

Zestimate®

\$213,900

509 S Cottonwood St, Emporia, KS 66801

Realtor.com

509 S Cottonwood St, Emporia, KS 66801

• Est. \$197,716

**509 S Cottonwood St, Emporia,
KS 66801**

PennyMac

Estimated Home Value

\$192,450

Price Per Square Foot

\$195/sq. ft.

RVM® ⓘ

\$188,360

RVM® Updated
8/29/2026

Single Family Residence **RESIDENTIAL**

\$186,070 \$188 / ft²

TopHap Estimate ⓘ · confidence 91 ⓘ as of Aug 30, 2026

Last sold for **\$121,482** on Aug 15, 2017

CB ESTIMATE® ⓘ

\$186,070

Homes.com

NOT LISTED FOR SALE

509 S Cottonwood St

Emporia, KS 66801

Emporia Area

Estimated Value: **\$176,278**

**The difference between
highest and lowest
estimate is nearly \$55k.**