

November 2017

Valuers and investors: How is data and technology affecting you?



Valuers and investors: How is data and technology affecting you?

Digital technology and the increasing availability of data is changing the nature of work for valuers and investors. For example, increased strategic investment in technology is re-defining the way that property valuations are carried out and new business models like Air BnB are impacting traditional investor markets.

As we increasingly rely on data to inform business decisions around property investment, how do we ensure the quality of data? How can we guarantee the efficient sharing of data? And is the role of data and technology only going to increase in future?

These were just some of the questions we asked a sample of professionals working in the real estate and technology industries from companies both large and small around the world. Below are the results:

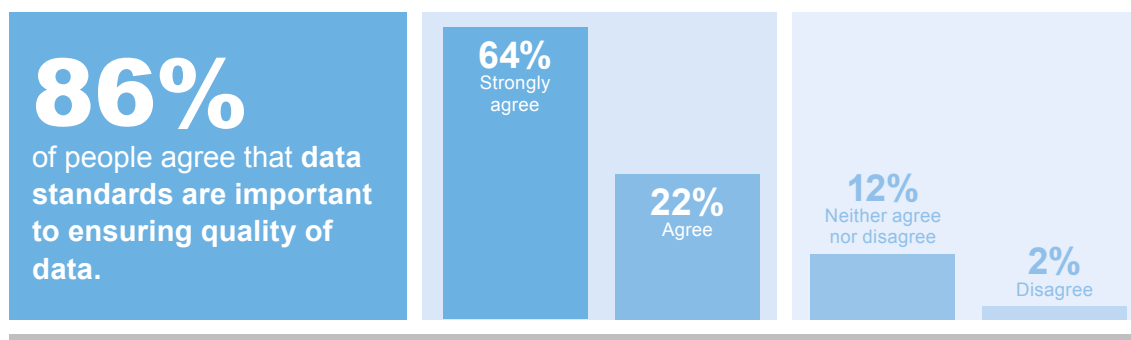
The quality of data is more important than the **availability and cost of data** when it comes to investment decisions and property valuations.



What can we do to ensure the quality of data?

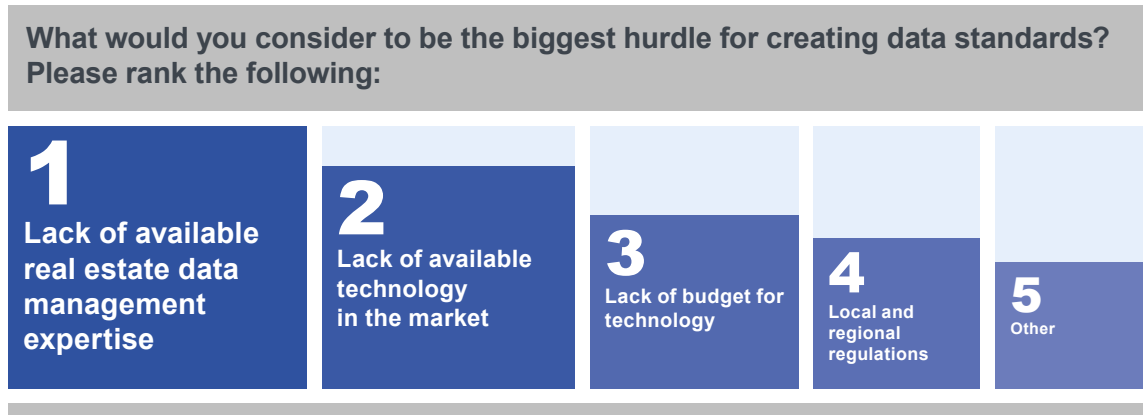
With 72% of people estimating that their company is using more than 10% of data from other companies, it is clear that the efficient sharing of data is becoming increasingly important. This also raises the question: how do we ensure the quality of data being shared?

Data standards are important to ensuring the quality of data. Do you agree?



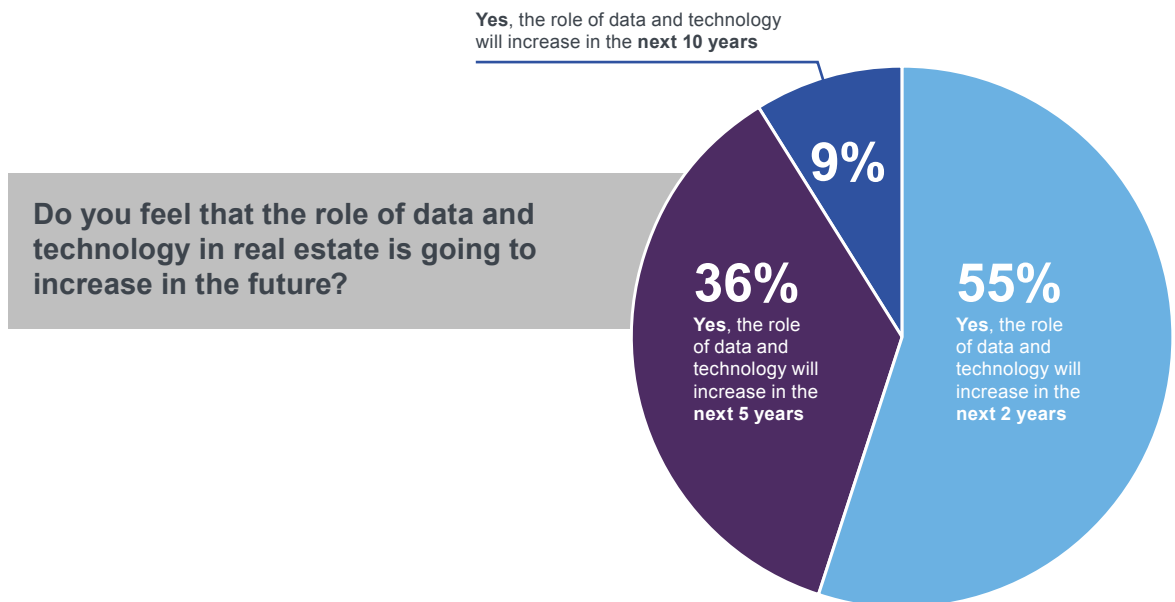
What challenges do we need to overcome before we can create data standards?

Lack of available real estate data management expertise was voted as the biggest hurdle for creating data standards, indicating that skill sets for real estate professionals may need to change in future. Other challenges were also considered:

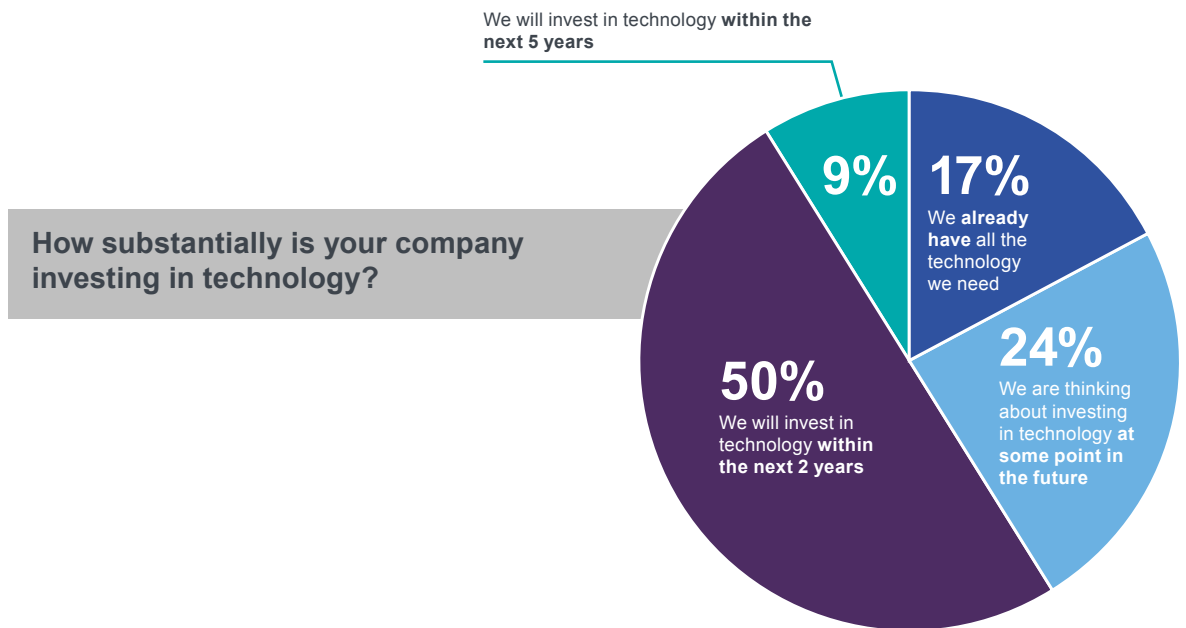


The role of data and technology in future

It was unanimously agreed that the role of data and technology in real estate is only going to increase in future; not one person felt that its influence would stay on the current trajectory. The majority of people asked (91%) felt that this will happen within the next 2-5 years.



Interestingly however, not all companies are investing in technology at the same rate, with 17% of companies believing that they have all the technology they need.



However...



As innovation from both existing companies and new entrepreneurs continues to increase, there will be huge opportunities for valuation professionals and real estate investors. New skills may be necessary and data standards may be required as the industry increasingly relies on the use of data to inform business decisions and the role of technology in real estate increases.

To find out more about what RICS is doing to prepare professionals for the future visit [rics.org/proptech](https://www.rics.org/proptech).

To find out more about INREV guidelines visit [inrev.org/standards](https://www.inrev.org/standards).

The analysis is based on a sample size of 58 respondents