

# QUALITATIVE ANALYSIS FOR RESIDENTIAL APPRAISERS

## COURSE DESCRIPTION

“The process of accounting for differences that are not quantified; usually follows quantitative analysis.” What does this mean for the residential appraiser?

Residential appraisers frequently use the sales comparison analysis that can have significantly less quantification of elements than cost and income approaches to value. Once inside the sales comparison approach, the elements of comparison can be difficult to analyze for degree and weight if data is limited or poor quality.

This course is designed to provide an overview of qualitative analysis, its relationship to quantitative analysis and illustrate how qualitative analysis can provide the residential appraiser a structured framework to better support their opinion of value. The strengths and weaknesses of qualitative analysis are discussed.

### Contents:

USPAP considerations.

What we can measure, we can understand: brief review of measurement theory.

Comparative analysis – quantitative and qualitative can be used together.

Human skill versus machine computation – is regression better?

How to recognize situations where qualitative analysis is most applicable

Qualitative analysis in the sales comparison approach

Case study 1 – straight ranking

Case study 2 – build and use a ratings grid

Summary, resources and additional study

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