Understanding Appraisal Management Companies Through Some Key Statistics
Notes about data supporting statistics:
• Approximately 140 AMCs.
• AMCs in pool are generally more stable than average – they have an business that is worth insuring or have clients requiring them to do so.
AMC Headquarter States

California continues to be the most common headquarter state, but AMC are headquartered in a wide range of states.
25% operate in just one state. 39% operate in 5 or fewer states. Only 15% report operating in all states. Average is 17 states.
AMCs by Number of Panelists

- AMCs continue to vary widely in size of their reported appraiser panels.
- Size of panels range from below 25 to 23,000+.
- Average appraiser panel size is 2,840 (an increase from 2,400 in 2014).

(2\textsuperscript{nd} most common legal action against against AMCs relates to AMC’s management of an appraiser panel – i.e., alleged improper “blacklisting” or defaming of appraiser.)
AMCs with ICs, Staff Appraisers, or Both?

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- Size of staff operations growing.
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% of AMCs by Number of Annual Appraisals

Only few manage > 100,000
52% manage < 10,000

Average is 22,400 appraisals

Trend is continued concentration at the top

Number of Appraisals

<1000 1-10k 10-50k 50k+
12% 40% 37% 11%
Average gross revenue was $7.68 million in 2014. In last 12 months, it was $8.7 million.

- 65% estimate revenue will increase in next 12 months.
- 23% estimate a decrease.
- 85% of AMCs with greater than $10 revenue estimate an increase.
Other AMC Observations

• A few AMCs have a business model of operating only in states that do not require AMC registration.
• A few others have a business model of not operating in states which require a license bond.
• Lender-owned AMC have a significantly higher incidence of legal claims against them.
AMC Business Trends

• Quickening development of alternatives to traditional appraisal products, by both AMCs and non-AMC valuation firms.

• Burden, cost and risk of AMC regulation leading some firms to favor non-appraiser products to either:
  (1) Avoid having their organization fall under jurisdiction of state AMC regulators (and thus not having to register), or
  (2) Avoid disciplinary risks re products themselves to appraisers or their business.