



# VALUATION THROUGH A GLOBAL LENS

Steve Williams, MAI, FRICS  
UPAV Miami Conference, November 2010

[swilliams@rcanalytics.com](mailto:swilliams@rcanalytics.com)

# Through a Global Lens

Market activity remains slow and is expected to stay that way in 2010,



# Through a Global Lens

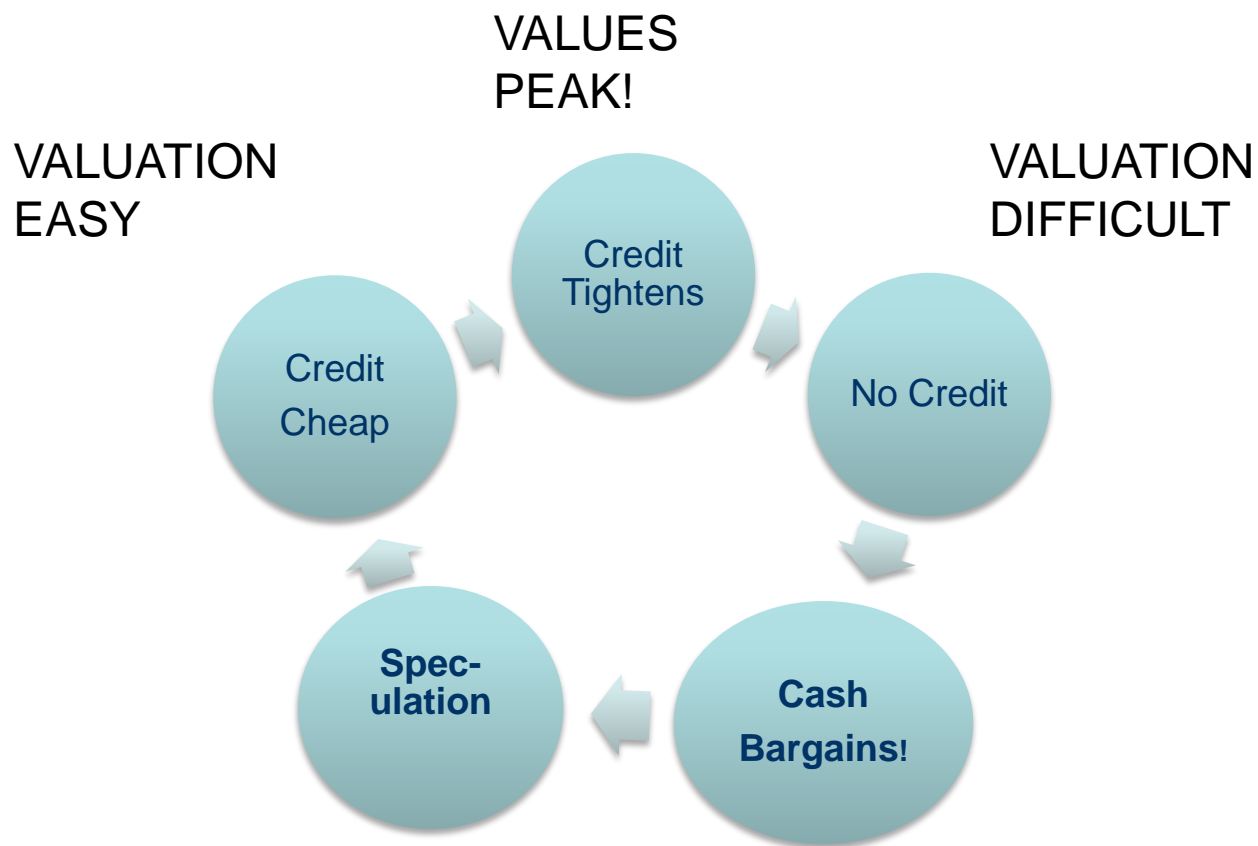
The volatile decade: US Core Property Trends - 2001-2010

## MONTHLY COMMERCIAL PROPERTY PRICE INDEX ALL CORE



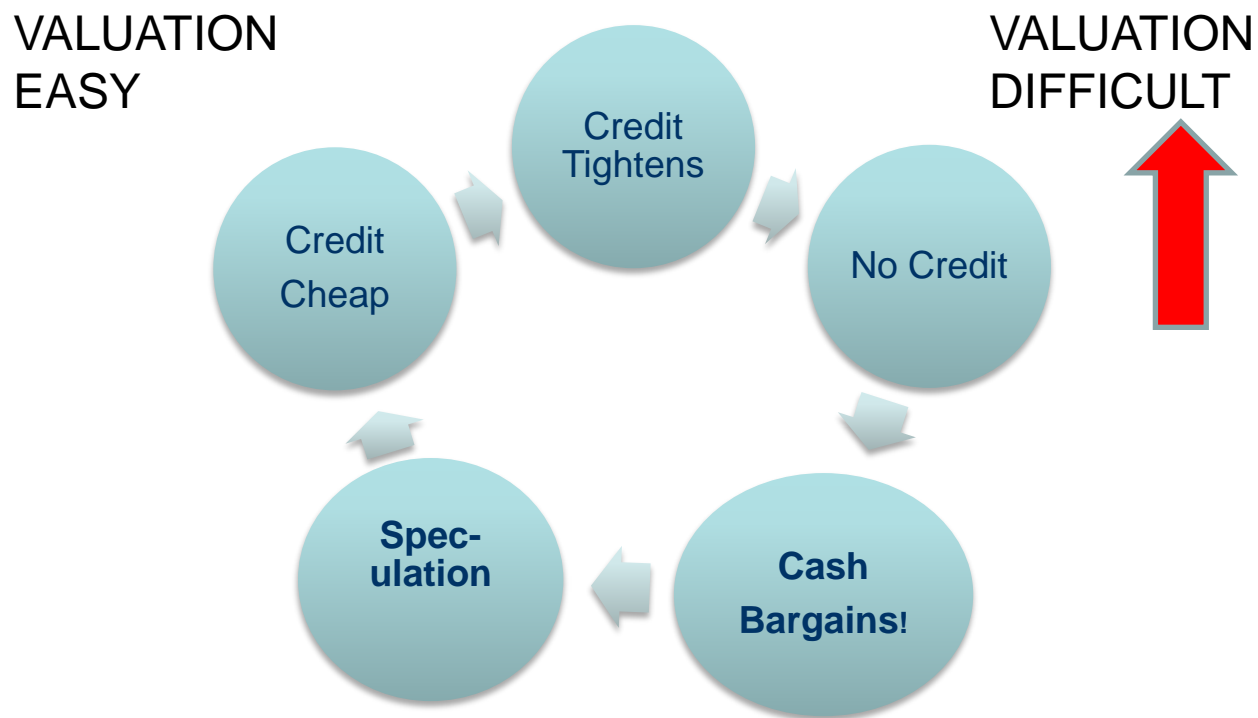
# Through a Global Lens

The volatile decade: US Core Property Trends - 2001-2010



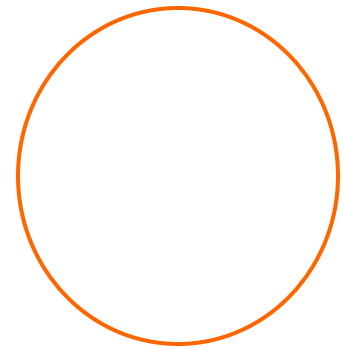
# Through a Global Lens

The volatile decade: US Core Property Trends - 2001-2010



# Through a Global Lens

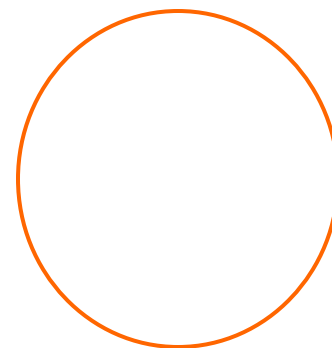
“We must develop synthesized global methodologies to ensure rapid professional convergence.” - Vandell in Kuala Lumpur



# Through a Global Lens

“We must develop synthesized global methodologies to ensure rapid professional convergence.” - Vandell in Kuala Lumpur

“Valuers can no longer present themselves as a fractured profession. The global market requires us to be unified, highly qualified and multidisciplinary.” – Vella in Germany

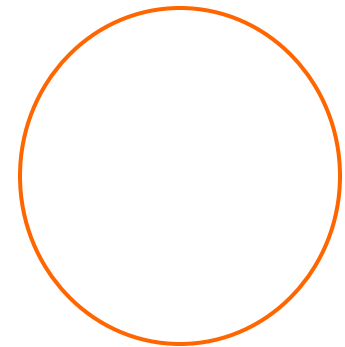


# Through a Global Lens

“If we are to make progress as a global profession beyond the constraints of each country’s evolving cultures, we cannot afford to miss turning points.”

- University of Reading, UK.

.

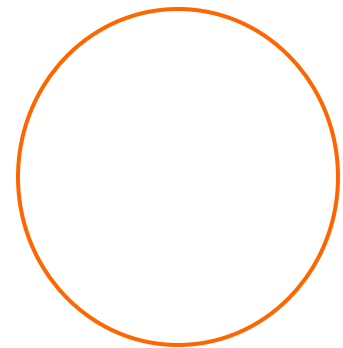




## THREE FORCES OF CHANGE:

1. Globalization
2. Urbanization
3. Securitization

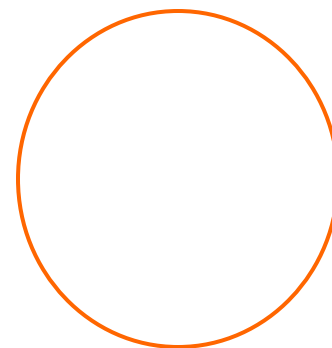
.



# Through a Global Lens

## FIVE SEGMENTS OF THE PROFESSION:

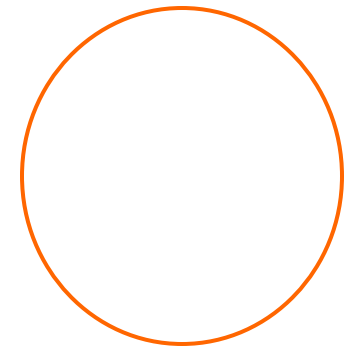
1. Appraiser Objectivity
2. Appraisal Education
3. Finance and Property Interaction
4. Access to Transparent Data
5. The Public Interest Agenda



# Through a Global Lens

FIVE SEGMENTS OF THE PROFESSION:

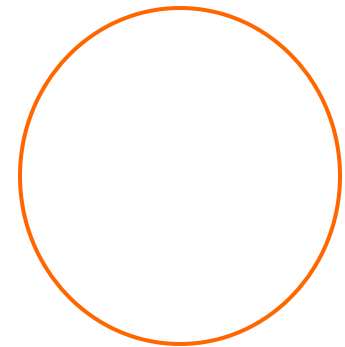
## 1. Appraiser Objectivity



# Through a Global Lens

## FIVE SEGMENTS OF THE PROFESSION:

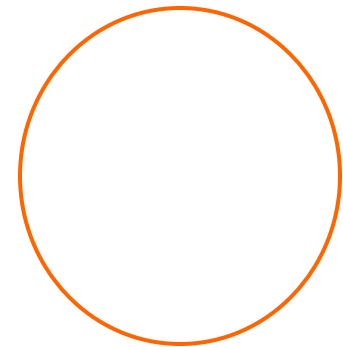
1. Appraiser Objectivity
- 2. Appraisal Education**



# Through a Global Lens

## FIVE SEGMENTS OF THE PROFESSION:

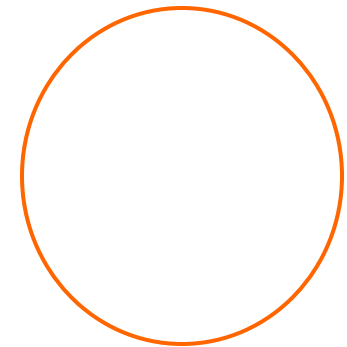
1. Appraiser Objectivity
2. Appraisal Education
- 3. Finance and Property**



# Through a Global Lens

## FIVE SEGMENTS OF THE PROFESSION:

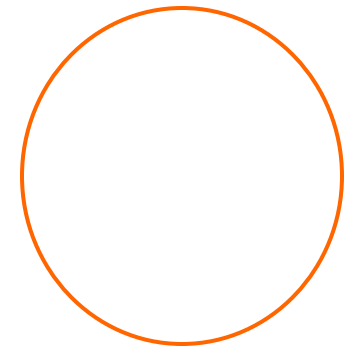
1. Appraiser Objectivity
2. Appraisal Education
3. Finance and Property
4. **Access to Transparent Data**



# Through a Global Lens

## FIVE SEGMENTS OF THE PROFESSION:

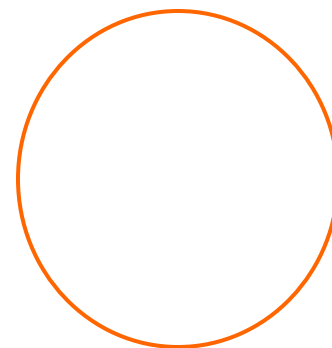
1. Appraiser Objectivity
2. Appraisal Education
3. Finance and Property
4. Access to Transparent Data
5. **The Public Interest Agenda**



# Through a Global Lens

“A new type of organization is emerging – one that opens its doors to the world, co-innovates with its customers, shares resources, that were previously closely guarded, harnesses the power of mass collaboration and behaves not as a multinational but as a truly global enterprise.”

*Quote from “Wikinomics”: Tapscott & Williams; Penguin Press, 2006.*



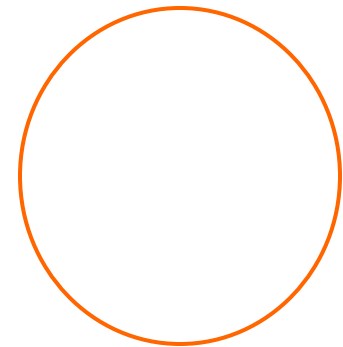


# Through a Global Lens

We can unlock our profession's true worth  
by:

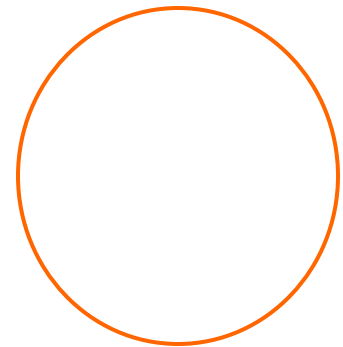
Preserving the traditional tenets on which  
our predecessors founded the profession  
yet adapting to the dynamic changes of our  
global markets.

This is not only a challenge.....



# Through a Global Lens

It's an opportunity!



**THANK YOU**

