



What is the RVM®?

The RVM® stands for Realtor Valuation Model®. The analytic is a great starting point for pricing discussions with clients. RPR's RVM® incorporates listing and sales data into the equation.

- 1 From the Residential Property Details Property Information page, locate the RVM®.
- 2 View the RVM® Confidence Score.
- 3 A 5 indicates that different automated valuation models yield similar estimates for this property.

NEW Active / For Sale · New, Active: 3/25/2025

List Price **\$760,000**

3 Beds 2 Baths 1,838 Sq Ft 6,362 Sq Ft

Active Date 3/25/2025 Listing ID 6840584

RVM® **\$748,910**

RVM® Estimated Range \$681.5K - \$816.3K

RVM® Confidence ★★★★★

RVM® Updated 2/26/2025

RVM® Month Change ↓ \$19,300

RVM® Year Change ↓ 7.88%

[View Details](#)

Basic Facts

Type	Price by SqFt	Zoning
Single Family	\$413 per sq ft	TH
HOA Dues \$150 mo	Price to Est. Value 101%	Land Use
		Single Family Residential
HOA Dues 2	Owner Name	APN/TaxID

[Show Raw Fact Records →](#)

9230 N 101st St, Scottsdale, AZ 85258

Save Print Create Report

Refined Value

Property Information Map/Location Market Trends **Refined Value** CMA Neighborhood My Updates

Refine Value by adjusting Basic Facts

Name	Public Facts	Listing Facts	Your Changes	Value Change
Property Type	Single Family	Single Family		
Bedrooms	-	3		
Full Baths	2	2		
Partial Baths	1	-		
Living Area (sq ft)	1,838	1,838		
Lot Size	6,362 sq ft			
Year Built	1985			

Refined Value

Original Estimate \$748,910

Refined Changes \$0

Refined Estimate ↑ \$748,910

[Return to Property](#) [Reset](#)

Refine Value by Needed Improvements

Needed Improvement Category Cost

Enter Improvement Description \$

[Add Improvement](#) [Reset](#) Value change from needed improvements \$0

Refine Value by Market and Home Conditions

Local Market Conditions

Slow Average Hot

Home Exterior Condition (relative to comparable properties)

Inferior Equal Superior

Home Interior Condition (relative to comparable properties)

Inferior Equal Superior

Lot Size (relative to comparable properties)

Inferior Equal Superior

View (relative to comparable properties)

Inferior Equal Superior

Privacy (relative to comparable properties)

Inferior Equal Superior

[Reset](#) Value change from market and home conditions \$0

How do I refine the value of a property?

- 3 From the Residential Property Details page, select the tab marked Refined Value.
- 4 Confirm and adjust the property's basic facts. Select Update Facts.
- 5 Add any home improvements completed, including date completed and total cost. Select Add Improvement.
- 6 Add any needed home improvements including estimated total cost. Select Add Improvement.
- 7 Adjust sliders based on local market conditions and how the subject property stacks up against comparable properties.
- 8 View adjustments on the upper right column.
- 9 Make a mistake? Select Reset.



How do I create a CMA?

- 1 From the *Residential Property Details* page, select the tab marked *CMA*.
- 2 Choose *Comparative Analysis* or the more advanced *Sales Comparison Analysis*.
- 3 Confirm the home's basic characteristics.
- 4 Search for comps using the search tools or add a known property.
- 5 Make adjustments to the comp selection.
- 6 Review your result. Adjust the recommended price or range if needed.
- 7 Select *Create Report*.

How do I create a Seller's Report?

- 8 Select *Create Report* from step 5 of creating your *CMA*, or the *Create Report* button found on most pages.
- 9 Choose the type of report: *Beta Seller Template*. (If on Legacy Reports, select *View Beta Templates* from *Select a report*)
- 10 Customize your report by expanding each section and selecting or unselecting elements, dragging and dropping sections in the arrangement you want, and viewing your report changes in real time.
- 11 Choose the report's cover elements and update your cover photo.
- 12 Select *Save* to save your report. Select *Share* to copy a dynamic link, email or share your report to social. Select *Download* to immediately download a PDF of your report.