



# Zestimate

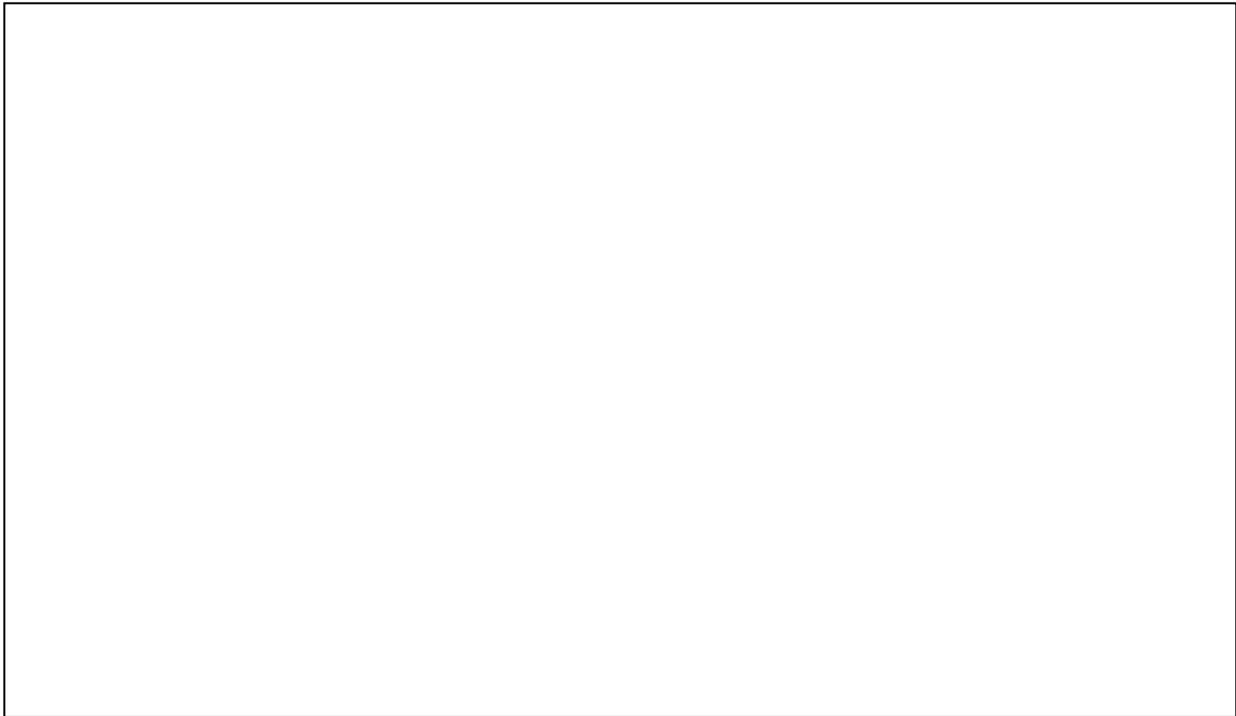
(

Pronounced

**ZEST-ti-met**

)

The Zestimate® home value is Zillow's estimated market value for an individual home and is calculated for about 100 million homes nationwide. It is a starting point in determining a home's value and is not an official appraisal. The Zestimate is automatically computed daily based on millions of public and user-submitted data points. [Read more](#)



Learn more about how Zillow calculates your Zestimate, how accurate it is and how you can contribute to the process by clicking the following links.

[What is a Zestimate Home Value?](#)

[How Accurate is the Zestimate?](#)



[Can the Zestimate be updated?](#)

[How can Real Estate Pros work with the Zestimate?](#)

## What is a Zestimate?

The Zestimate® home valuation is Zillow's estimated market value, computed using a proprietary formula. It is not an appraisal. It is a starting point in determining a home's value. The Zestimate is calculated from public and user-submitted data, taking into account special features, location, and market conditions. We encourage buyers, sellers, and homeowners to supplement Zillow's information by doing other research such as:

- Getting a comparative market analysis (CMA) from a real estate agent
- Getting an appraisal from a professional appraiser
- Visiting the house (whenever possible)

Zillow also produces a Zestimate forecast, which is Zillow's prediction of a home's Zestimate one year from now, based on current home and market information. Learn more about the [Zestimate forecast](#).

Zillow also provides a Rent Zestimate estimated monthly rental price. Learn more about the [Rent Zestimate](#).

## FAQs

**What's the Value Range?**



**My Zestimate is too low - or too high. What gives?**



**I just changed the home facts. When will my Zestimate update?**



**How does the amount of data affect it?**



**Is a Zestimate an appraisal?**



**How do we come up with the Zestimate and what's in the formula?**



**Why do I see home values for the past?**



- Do you ever change prior Zestimates?** ▼
- Does the Zestimate algorithm ever change?** ▼
- How often are Zestimates for homes updated?** ▼
- Are foreclosure sales included in the Zestimate algorithm?** ▼
- Who calculates the Zestimate and how do they do it?** ▼
- Does Zillow delete Zestimates? Can I get my Zestimate reviewed if I believe there are errors?** ▼
- I don't know of any homes that have sold lately around me, how are you calculating my Zestimate?** ▼
- How accurate is the Zestimate overall?** ▼
- Can I remove the Zestimate while I'm selling my home (it should be higher)?** ▼
- Can I use the Zestimate to get a loan?** ▼
- I have two Zestimates for my home? How do I fix this?** ▼



## How Accurate is Zillow's Zestimate?

### Zillow Accuracy

The Zestimate's accuracy depends on location and availability of data in an area. Some counties have deeply detailed information on homes such as number of bedrooms, bathrooms and square footage and others do not. The more data available, the more accurate the Zestimate value.

### Data Coverage and Zestimate Accuracy

Zillow's accuracy has a median error rate of 4.3%. This means half of the home values in the area are closer than the error percentage. For example, in Seattle, Zestimate values for half of the homes are within 5.4% of the selling price, and half are off by more than 5.4%.

To improve Zestimate accuracy, we allow homeowners to edit their home facts and then we incorporate this information into our Zestimate calculations.

Be aware that in some areas, we might not be able to produce a Zestimate at all, but we do have some basic information on the homes. The tables below show you where we have Zestimates and other home information.

- [Top Metro Areas](#)
- [States/Countries\\*](#)
- [National](#)

Atlanta, GA	Three Stars	2.1M	1.7M	54.5%	75.4%	88.0%	4.4%
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Baltimore, MD	Four Stars	997.8K	893.5K	58.1%	75.6%	86.0%	3.9%
Boston, MA	Three Stars	1.6M	1.4M	54.2%	77.4%	90.4%	4.4%
Charlotte, NC	Two Stars	974.9K	809.6K	50.2%	72.8%	86.4%	5.0%
Chicago, IL	Four Stars	3.3M	2.9M	60.9%	79.4%	90.4%	3.6%
Cincinnati, OH	Three Stars	826.7K	701.7K	50.5%	70.3%	85.2%	4.9%
Cleveland, OH	Two Stars	830.7K	717.8K	44.2%	65.2%	79.5%	6.0%
Dallas-Fort Worth, TX	Two Stars	2.2M	1.9M	28.9%	54.7%	80.3%	9.0%
Denver, CO	Three Stars	978.3K	880.3K	57.9%	81.0%	93.9%	4.0%
Detroit, MI	Three Stars	1.8M	1.6M	50.4%	70.6%	84.2%	4.9%
Houston, TX	One Stars	2.2M	1.9M	--	--	--	--
Kansas City, MO	One Stars	771.3K	673.8K	--	--	--	--
Miami-Fort Lauderdale, FL	Three Stars	2.3M	2.1M	51.0%	71.9%	86.7%	4.9%
Minneapolis-St Paul, MN	Four Stars	1.2M	1.1M	59.7%	81.5%	91.5%	3.8%
New York, NY	Two Stars	5.4M	4.6M	37.9%	55.1%	67.4%	5.5%
Orlando, FL	Four Stars	894.4K	790.4K	59.1%	79.7%	90.9%	3.8%
Philadelphia, PA	Three Stars	2.1M	2.0M	52.1%	71.1%	83.4%	4.7%
Phoenix, AZ	Four Stars	1.7M	1.5M	67.3%	85.3%	93.8%	3.0%
Pittsburgh, PA	Two Stars	1.0M	867.9K	47.3%	67.3%	80.5%	5.4%

Portland, OR	Four Stars	821.7K	702.9K	61.2%	83.1%	93.9%	3.7%
Riverside, CA	Four Stars	1.6M	1.3M	65.7%	81.7%	90.3%	3.0%
Sacramento, CA	Three Stars	794.6K	680.4K	58.1%	77.6%	90.4%	4.0%
San Antonio, TX	One Stars	852.9K	686.1K	--	--	--	--
San Diego, CA	Four Stars	913.8K	816.3K	63.3%	84.0%	94.7%	3.5%
San Francisco, CA	Three Stars	1.3M	1.2M	50.9%	74.5%	90.3%	4.9%
Seattle, WA	Two Stars	1.3M	1.2M	47.6%	72.3%	91.1%	5.4%
St. Louis, MO	One Stars	1.2M	996.6K	--	--	--	--
Tampa, FL	Three Stars	1.3M	1.1M	52.0%	72.1%	85.4%	4.7%
Washington, DC	Four Stars	2.0M	1.7M	70.1%	86.9%	94.3%	2.8%
Los Angeles-Long Beach-Anaheim, CA	Four Stars	3.1M	2.8M	64.0%	83.3%	93.2%	3.3%

Last updated: August 08, 2017

\* Click on a state to see detailed county data (accuracy based only on counties for which we have data)

Note: Zestimate accuracy is computed by comparing the final sale price to the Zestimate on or before the sale date.

Click [here](#) to download an Excel spreadsheet of this data.

## Definitions

### ZESTIMATE ACCURACY/STAR RATING:

This rating is tied to the Median Error in an area. The ratings are as follows:

★★★★★ = Best Zestimate

★★★★ = Good Zestimate

★★★ = Fair Zestimate

★ = Tax assessor's value, or unable to compute Zestimate accuracy

0 stars = No valuation

#### **HOMES ON ZILLOW:**

This indicates the percentage of homes for which we have data (e.g., number of bedrooms or bathrooms) in a particular locale. These are the homes you can find via maps or search on Zillow.com.

#### **HOMES WITH ZESTIMATES:**

We can only calculate Zestimates for homes where we have certain data, including transactions. This column indicates the percentage of homes in an area with Zestimates.

#### **WITHIN 5% OF SALE PRICE:**

This is the percentage of transactions in a location for which the Zestimate was within 5% of the transaction price. Nationwide, Zestimates are currently within 5% of the final sale price 54.4% of the time.

#### **WITHIN 10% OF SALE PRICE:**

This is the percentage of transactions in a location for which the Zestimate was within 10% of the transaction price. In the U.S. as a whole, Zestimates are currently within 10% of the final sale price 74.5% of the time.

#### **WITHIN 20% OF SALE PRICE:**

This is the percentage of transactions in a location for which the Zestimate was within 20% of the transaction price. Nationally, Zestimates are currently within 20% of the final sale price 86.9% of the time.

#### **MEDIAN ERROR:**

Half of the Zestimates in an area were closer than the error percentage and half were farther off. The median error rate for the country is currently 4.3%, meaning half of Zestimates nationwide were within 4.3% of the final selling price, and half are off by more than 4.3%.



## **Can the Zestimate be updated?**

The short answer is yes. Since our data comes from public records, the information can be outdated or missing. Since the amount of data we have for a home affects the Zestimate accuracy, it is important that you review your home facts and update the information, if necessary. By updating your home details, it could affect the Zestimate. Find your home on Zillow and [update your home facts](#).

By updating your home facts (such as number of bedrooms or square footage), your Zestimate value and Rent Zestimate could be affected. To update your facts, you must first [claim your home](#).

Once you have claimed your home, verify the home facts are correct. Update the number of bedrooms, bathrooms, home size or lot size by clicking "Edit home information." You can also add architectural style, roof type, heat source, building amenities and more. Learn more about [editing home facts](#).

[Claim your home](#) to edit home facts now

## How can real estate pros work with the Zestimate?

Real estate professionals sometimes get inquiries from prospective real estate buyers and sellers about the Zestimate. Understanding how the Zestimate is calculated, along with its strengths and weaknesses, can provide the real estate pro with an opportunity to demonstrate their expertise.

Millions of consumers visit Zillow every month. Most understand that the Zestimate is exactly that, an estimate of the value of a home. Occasionally however, someone will come along that insists on setting the price they are willing to buy or sell for based solely on the Zestimate.

Education is the key. As a real estate professional one thing you are always doing is educating your clients on all things real estate. The Zestimate is no different. Armed with an understanding of [how the Zestimate is calculated](#) and the [Zestimate Data Accuracy table](#), you can explain - and show Zillow's own accuracy numbers and talk about why the Zestimate is a good starting point as well as a historical reference, but it should not be used for pricing a home.

Be proactive. Look at what Zillow says about properties your client is interested in and bring up any concerns before your client does.

"Zestimate calls" tend to come from consumers who are highly engaged and interested in real estate. If a consumer is to the point where they are examining Zestimates and pricing, they tend to be further along in their search for a home and agent than most.

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