

Real Estate Appraiser

Put a defensible dollar value on a house, a farm or an office tower. Banks will not lend without you.

TYPICAL PAY

\$73,000

a year, full time

PAY RANGE

\$55k to \$112k

starting to experienced

TIME TO QUALIFY

4 to 7 years

after high school

DEMAND

Moderate

job outlook

LICENCE NEEDED

No

anyone can do it

WHERE YOU WORK

Appraisal firms, banks, municipal assessment offices, self-employed

How you get there

- 1 High school diploma** Grade 12
Math, business and English. Strong writing matters: an appraisal is a long written argument.
- 2 University degree** 4 years
The Appraisal Institute of Canada's main candidate path requires a Canadian university degree. Business, commerce, economics or urban studies fit best. There is a student path for people without a degree that takes longer.
- 3 Appraisal courses** 1 to 3 years, part time
The Institute's courses are delivered online through UBC (University of British Columbia). Graduates with a business or commerce degree can take an accelerated route through UBC's Post-Graduate Certificate in Real Property Valuation.
- 4 Candidate work under a mentor** 2 to 3 years
Join a firm as a candidate. Every report you write is reviewed and co-signed by a designated appraiser until you qualify.
- 5 Designation** After the courses and experience
CRA (Canadian Residential Appraiser) for houses, condos and small residential; AACI (Accredited Appraiser Canadian Institute) for every property type including commercial and farmland.

Pros and cons

- + Independent work with a lot of time outside the office
- + A recognized designation that lenders trust
- + Commercial and expert-witness work pays very well
- A degree plus years of supervised reports before the letters
- Income drops when housing sales slow
- Pressure from buyers and brokers who want a higher number

Good to know

Two letters decide what you can value

The Appraisal Institute of Canada grants the CRA (Canadian Residential Appraiser) for single-family homes, townhouses up to four units, condos and residential land, and the AACI (Accredited Apprais...

The courses come from one university

The Appraisal Institute of Canada's education is delivered online through UBC (University of British Columbia), so a candidate in Halifax and one in Calgary take the same courses.

Optional boosts

AACI (Accredited Appraiser Canadian Institute). CRA (Canadian Residential Appraiser). Machinery and equipment or farm specialization. Expert witness work.

Where these numbers come from

Job Bank: Real estate appraisers and assessors, wages (updated Nov 2025)

Job Bank: Real estate appraisers and assessors, employment requirements and regulation

Appraisal Institute of Canada: Path to designation

Appraisal Institute of Canada

Numbers checked September 2026. Pay figures are typical full-time annual amounts in Canadian dollars, based on Government of Canada Job Bank wage data and published salary grids. They vary by province, employer and experience. Tuition is for domestic students. Sources, links and the click-through version: <https://career.help/ca/careers/real-estate-appraiser>



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