



# Charoo Agrawal

M.Sc. in Real Estate Valuation, L-32311

## Breaking Barriers: Why More Women Should Consider a Career in Real Estate Valuation

In India, the real estate sector is one of the largest contributors to the economy, and within it, lies a niche but crucial field: Real Estate Valuation. This profession, often misunderstood and underappreciated, plays a key role in determining the market value of properties, and it's a field that increasingly welcomes the expertise of women.

Traditionally, real estate has been seen as a male-dominated industry, but that stereotype is slowly but surely changing. With more women stepping into roles across various sectors of real estate—be it in construction, brokerage, or management—there's one area that still holds immense untapped potential: real estate valuation. For women looking for a dynamic and intellectually stimulating career, this field offers opportunities to make a significant impact, without the stereotypical constraints.

### 1. A Holistic Approach to Valuation

Contrary to popular belief, becoming a real estate valuer in India doesn't require a technical background like a B.Tech. or diploma in civil engineering. Instead, the required qualification is a Master's in Real Estate Valuation (MSc Valuation),

which provides a broad and comprehensive understanding of the field. The job of a valuer is not just limited to assessing the physical structure of buildings. It involves a wide range of knowledge, including civil engineering, law, economics, finance, and even accounting.

For women with an interest in these areas, the profession can be intellectually fulfilling and diverse. Valuers analyse market trends, economic factors, legal regulations, and financial aspects of properties. It's about more than just understanding buildings; it's about assessing value based on a wide range of influencing factors. This makes the field incredibly rewarding for those who enjoy problem-solving and critical thinking.

### **The Perception of Site Inspections: Not the Entire Picture**

A common misconception is that real estate valuation always involves site visits, often to rural or remote areas. While site inspections do form a part of the job, they are only a part of the valuation. Modern technology, including satellite imagery, GIS systems, and online property databases, has made it much easier for valuers to conduct research and gather data remotely, while team members conduct site inspections.

The backend work of a valuer—assessing property documents, reviewing historical market trends, analysing economic conditions, and conducting legal due diligence—requires a keen analytical mind and can largely be done from an office. This aspect of the profession offers women a chance to thrive in a more flexible and controlled environment, especially if travel or field visits are a concern.

### **Breaking the Gender Norms**

The real estate sector often faces challenges in attracting women to roles that are perceived as traditionally male-oriented. However, the field of real estate valuation presents an opportunity to challenge and redefine these norms. Women have the ability to bring unique perspectives to the profession. Their attention to detail, empathetic approach to customer service, and ability to juggle multiple tasks make them excellent candidates for the role of a valuer. Moreover, women in real estate valuation can act as role models and mentors, helping to create an inclusive and diverse industry that encourages future generations of women to pursue careers in this field.

### **Work-Life Balance and Opportunities for Growth**

The nature of work in valuation allows for a balance that can be appealing to women. With more and more online tools being introduced, desk-based research has become significant and valuers can enjoy a flexible work schedule. This is especially important in a time when work-life balance is a major priority for many professionals. Women who may have been hesitant to join a demanding field because of family responsibilities or personal commitments can still thrive in real estate valuation, enjoying both career growth and flexibility. estate valuation, enjoying both career growth and flexibility.

Additionally, the real estate industry is growing with vast opportunities for career advancement. With the right training and experience, it's also possible to start your own valuation firm or consultancy. The opportunities for growth, leadership, and specialization are vast, making it an ideal career for women eager to seek professional advancement.

### **Conclusion: A Call for Women to Join the Field**

Real Estate Valuation is an intellectually stimulating, flexible, and increasingly inclusive field. It is not just a profession for those with a background in civil engineering—it's a holistic career that demands skills in economics, finance, law, and more. As the industry continues to evolve, it's time for more women to embrace the potential within this growing sector. Whether you're interested in the backend analytical work or would like to participate in site inspections, there are numerous ways to make a meaningful contribution to the world of real estate valuation. This is an invitation for women to break down barriers and join a field that rewards critical thinking, financial acumen, and an understanding of the built environment. So, if you're looking for a career that challenges you, offers flexibility, and creates room for growth, Real Estate Valuation could be your path. It's time for women to take their place at the forefront of this exciting industry!

