NAR State Leadership Idea Exchange Council
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ADAPTIVE TESTING IN THE REAL ESTATE PROFESSION

Computerized adaptive testing (CAT) is a computer-based test that adapts to the examinee's ability level. CAT selects questions for the purpose of maximizing the accuracy of the exam based on what is known about the examinee from previous questions. The difficulty of the exam is tailored itself to the examinee's level of ability. For example, if an examinee performs well on an item of intermediate difficulty, he will then be presented with a more difficult question. Or, if he performed poorly, he would be presented with a simpler question. Compared to static multiple choice tests that nearly everyone has experienced, with a fixed set of items administered to all examinees, computer-adaptive tests require fewer test items to arrive at equally accurate scores. (Of course, there is nothing about the CAT methodology that requires the items to be multiple-choice; but just as most exams are multiple-choice, most CAT exams also use this format.) As a result of adaptive administration, different examinees receive quite different tests.

The Virginia Association of REALTORS® would like to incorporate Computerized Adaptive Testing into initial licensure testing. This is an ongoing discussion within our association and in our state and we would enjoy hearing from other states about this topic.

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