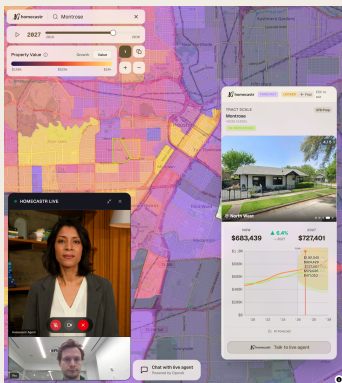# homecastr

The foundation model for property forecasting

homecastr.com

Live today

15%
median error (p50)

4yr
forecast horizon

1M+
lots forecasted

homecastr.com | Houston metro. Live. Free.

homecastr

Everyone knows what a home is worth today

Nobody can affordably show you where it's going.

WHAT EXISTS
Today's estimate

$425K

One number. No forecast.

→

WHAT'S MISSING
Homecastr's forecast
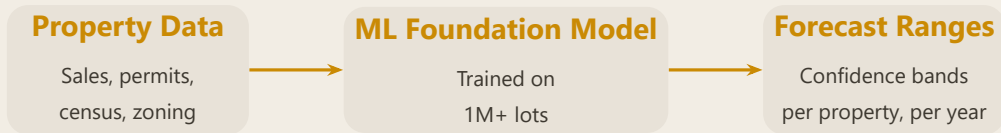
$425K → **$460K** to **$520K**

4-year probabilistic range.

How it works

Property Data

Sales, permits, census, zoning

→

ML Foundation Model

Trained on 1M+ lots

→

Forecast Ranges

Confidence bands per property, per year

Why now

300bps

rate swing

Rates surged from 3% to 7%+
in under two years,

repricing every market.

ML Forecasting

now feasible at scale

GPU costs dropped 10×.
Training at 100M+ parcel scale

is now within reach.
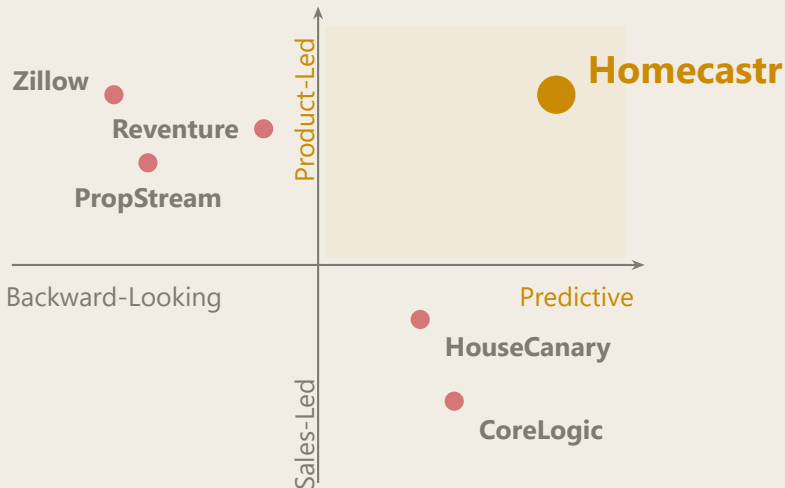
The demand exists. The technology just caught up.

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Market

US Prop-Tech Data

SFR Analytics

SFR Analytics

$15B
TAM[1]

$200M
SAM[2]

$1.5M
SOM[3]

[1] US PropTech data market (Precedence Research, 2025).
[2] Est. SFR analytics segment: CoreLogic SFR div., HouseCanary ($18M+), ATTOM ($28M+), PropStream ($25M+).
[3] ~12K operators × $99/mo × 10% penetration, 10 metros. Annual revenue.

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Positioning

Business model

Free
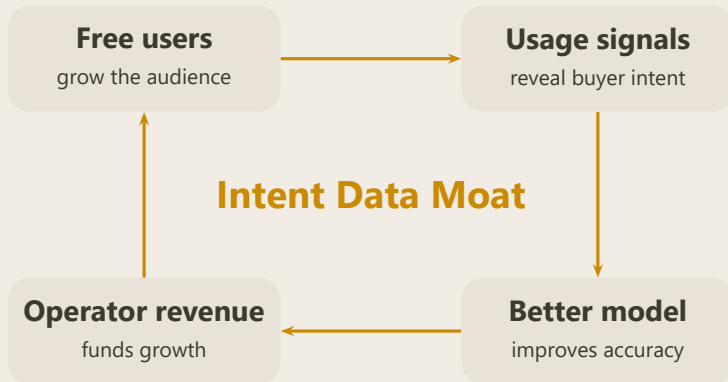
Dashboard & basic forecasts

Builds audience, captures intent

$\rightarrow$

$99/mo

Bulk forecasts & API access

Full portfolio analytics

homecastr

Flywheel

```
┌─────────────────────┐              ┌─────────────────────┐
│ Free users          │  ──────────> │ Usage signals       │
│ grow the audience   │              │ reveal buyer intent │
└─────────────────────┘              └─────────────────────┘
         ▲                                      │
         │          Intent Data Moat            │
         │                                      ▼
┌─────────────────────┐              ┌─────────────────────┐
│ Operator revenue    │  <────────── │ Better model        │
│ funds growth        │              │ improves accuracy   │
└─────────────────────┘              └─────────────────────┘
```

Free users — grow the audience

Usage signals — reveal buyer intent

Intent Data Moat

Operator revenue — funds growth

Better model — improves accuracy

Go-to-market

Programmatic SEO

Auto-generated pages like
"Houston Heights home values 2028"
rank on Google for free.

Broker sharing

Agents share Homecastr's forecasts
with clients, creating organic word-of-mouth.

Operator upsell

Try free. Upgrade to $99/mo
when you need bulk forecasts
or API access.

Team

Daniel Hardesty Lewis
Founder & CEO

linkedin.com/in/dhardestylewis

Summit Geospatial
Highest-quality terrain, Texas

Data Scientist, TACC
Lead on $40M resiliency project

Scientific ML
Bagnold Medal contributor

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Raising $1.75M

Pre-Seed

Use of Funds

- **ML Engineer**
  Expand model to 10 metros

- **GTM / Sales**
  Land first 300 paying operators

- **Data & Compute**
  Data licenses + GPU compute

18-Month Milestones

- **10 metros**
  20M+ properties

- **$30K MRR**
  from operator tier

- **1 institutional pilot**
  or LOI

homecastr.com | daniel@homecastr.com

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