



Hometracker

The foundation model for residential real estate

hometracker.com

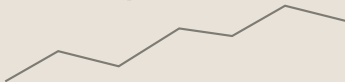
Everyone Knows What a Home Is Worth Today

Nobody can affordably show you where it's **going**.

WHAT EXISTS

Today's Estimate

\$425K



One number. No forecast.



WHAT'S MISSING

Homecastr Forecast

\$425K → \$490K

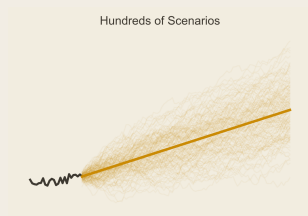


4-year outlook. See why.

150M+ residential properties. Forecasts exist, but none built for consumers.

See It Live

See where any property is heading, not just where it's been.



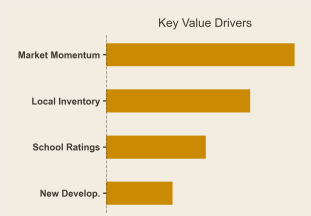
Scenario Analysis

Probabilistic ranges



Forecast Bands

Confidence intervals per property



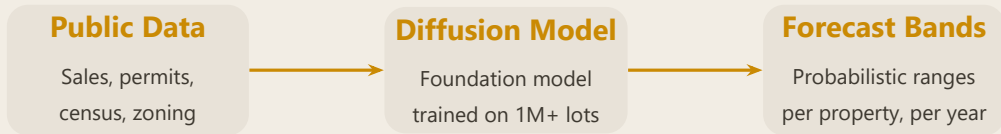
Explainable Outputs

For investment memos

homecastr.com

Free. Live. Interactive.

How It Works



14%

Median Error

4yr

Forecast Horizon

1M+

Properties
Indexed

<1s

API Response

Why Now

150M+ Parcels Online **Data Inflection**

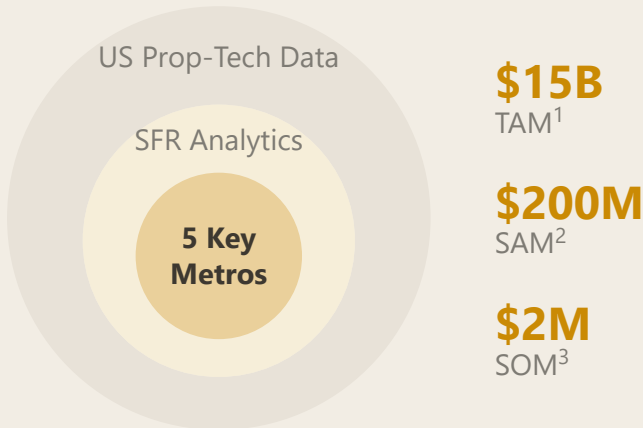
County appraisal records are now digitized and bulk-accessible at scale.

Diffusion Models **Now Feasible at Scale**

Property-level probabilistic forecasts became computationally practical in 2023.

The demand exists. The technology just caught up.

Market: The \$15B Forecast Layer

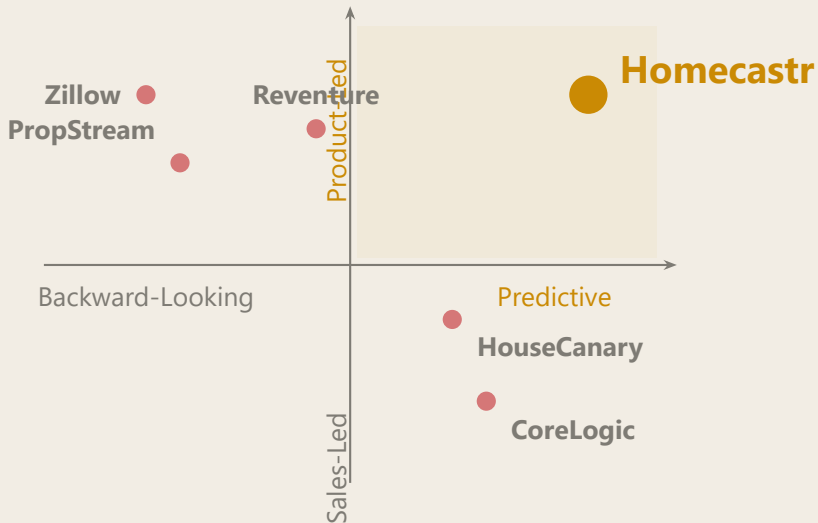


¹ US PropTech data market (Precedence Research, 2025).

² SFR analytics segment: CoreLogic SFR div., HouseCanary (\$18M), ATTOM (\$28M), PropStream (\$25M+).

³ Bottom-up: ~6,000 ICP entities across 5 metros × \$99/mo × 28% capture. Year 3 target.

Positioning



Business Model

Free

Dashboard + basic forecasts
Builds audience, captures demand



\$99/mo

Bulk forecasts + API access
Full portfolio analytics

\$99/mo self-serve. Enterprise-grade forecasts. No contract.

Where We Are

[Dashboard Screenshot]

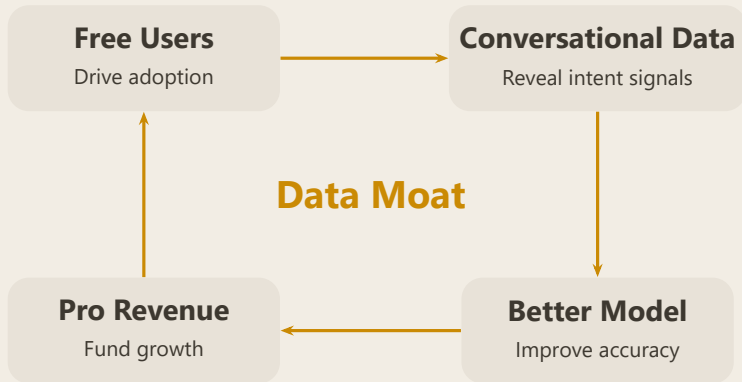
[Click for live demo](#)

14% 4yr 1M+

Median Forecast Error	Properties	
	Hori- zon	In- dexed

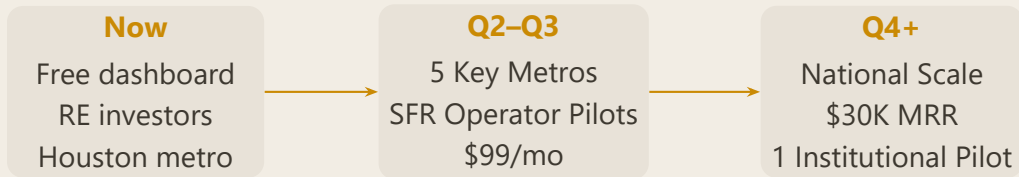
Houston metro live. Diffusion-based model producing probabilistic forecast bands.

Flywheel



Every query improves the model.
Every improvement attracts more users.
Intention data is the long-term asset.

Go-to-Market



- **Programmatic SEO**

Capture "Will [Address] appreciate?" searches

- **Broker-Client Loops**

Agents share forecasts with leads

- **Organic Virality**

Free tool drives word-of-mouth

Team



Daniel Hardesty Lewis

Founder & CEO

[linkedin.com/in/dhardestylewis](https://www.linkedin.com/in/dhardestylewis)

- **Founder, Summit Geospatial**
Highest quality terrain in Texas
- **Sr. Data Scientist, TACC**
Principal on \$40M resiliency project
- **Scientific ML**
Bagnold Medal Research Contributor
- **Teaching**
ML for Petrobras Geoscientists

Raising \$1M

Pre-Seed

Every Dollar Mapped

- **ML Engineer**
Expand model to 5 metros
- **GTM / Sales**
Land first 300 paying operators
- **Data & Compute**
Data licenses + GPU compute

18-Month Milestones

- **5 metros**, 8M+ properties
- **\$30K MRR** from Operator tier
- **1 institutional pilot** or LOI

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