Homecastr

The foundation model for residential real estate

homecastr.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
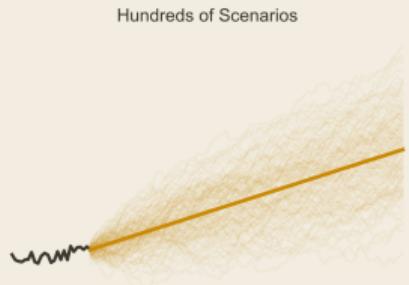
4-year outlook. See why.

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.

Hundreds of Scenarios
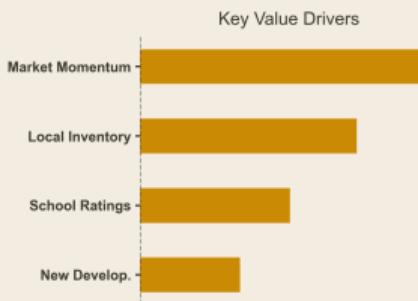
Scenario Analysis

Probabilistic ranges

Price Bands

$320K — Year 1
$345K — Year 2
$380K — Year 3

Forecast Bands

Confidence intervals per property

Key Value Drivers

Market Momentum
Local Inventory
School Ratings
New Develop.

Explainable Outputs

For investment memos
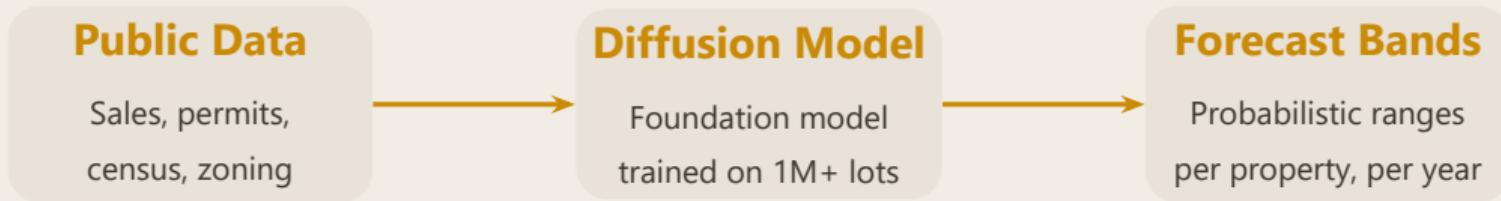
homecastr.com   Free. Live. Interactive.

How It Works

Public Data

Sales, permits, census, zoning

→

Diffusion Model

Foundation model trained on 1M+ lots

→

Forecast Bands

Probabilistic ranges per property, per year

Public data in. Probabilistic forecasts out. No black box.

Why Now

150M+ Parcels Online

Data Inflection

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

Diffusion Models
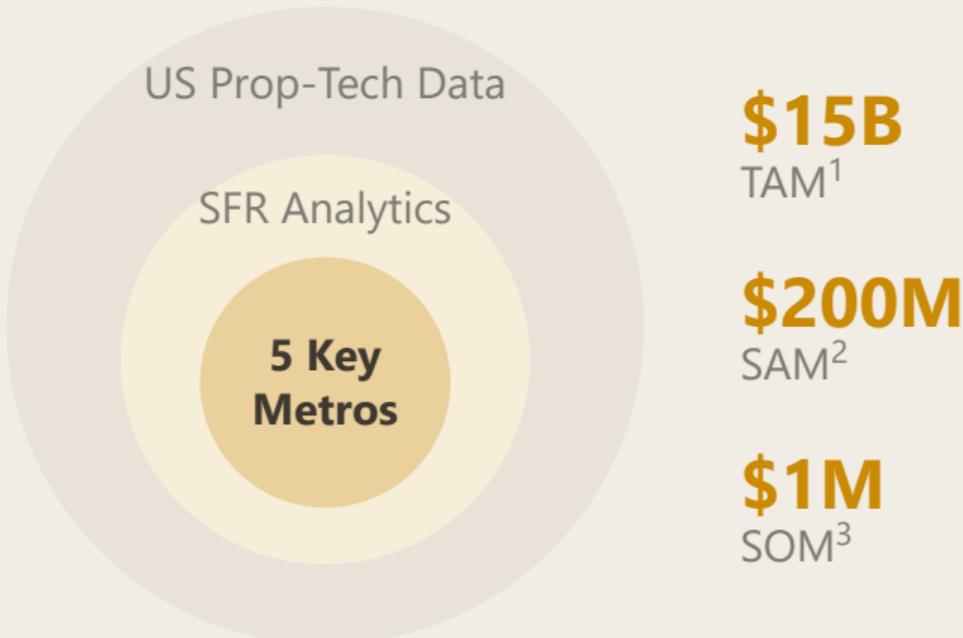
Now Feasible at Scale

Property-level probabilistic forecasts became computation-ally practical in 2023.

The demand exists. The technology just caught up.

Market

US Prop-Tech Data

SFR Analytics

5 Key Metros

$15B
TAM[1]

$200M
SAM[2]

$1M
SOM[3]
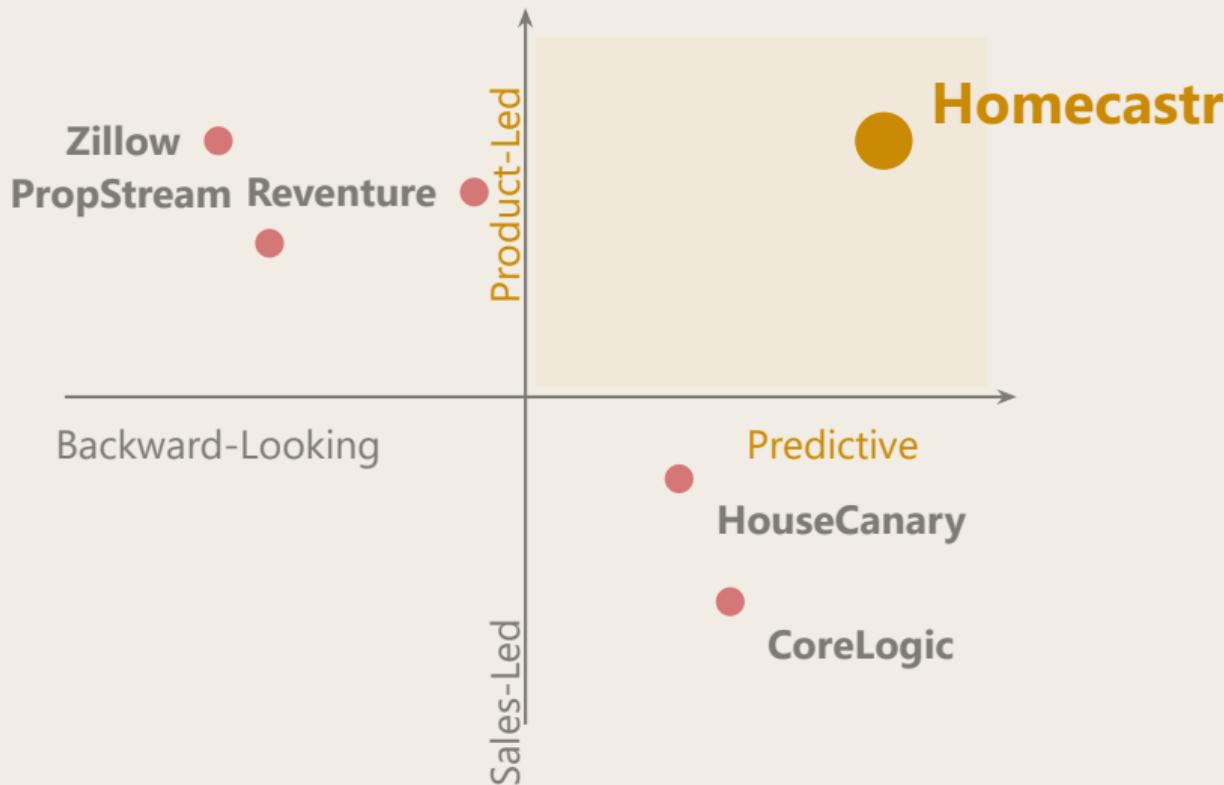
[1] US PropTech data market (Precedence Research, 2025).
[2] SFR analytics segment (est.): CoreLogic SFR div., HouseCanary ($18M), ATTOM ($28M), PropStream ($25M+).
[3] Bottom-up: ~6,000 ICP entities across 5 metros × $99/mo × 15% capture. Year 3 target.

Positioning

Business Model

Free

Dashboard + basic forecasts
Builds audience, captures demand

$\rightarrow$

$99/mo

Bulk forecasts + API access
Full portfolio analytics

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

Where We Are

[Dashboard Screenshot / Demo Video]

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14%
Median Error

**4yr**
Forecast Horizon

1M+
Properties Indexed
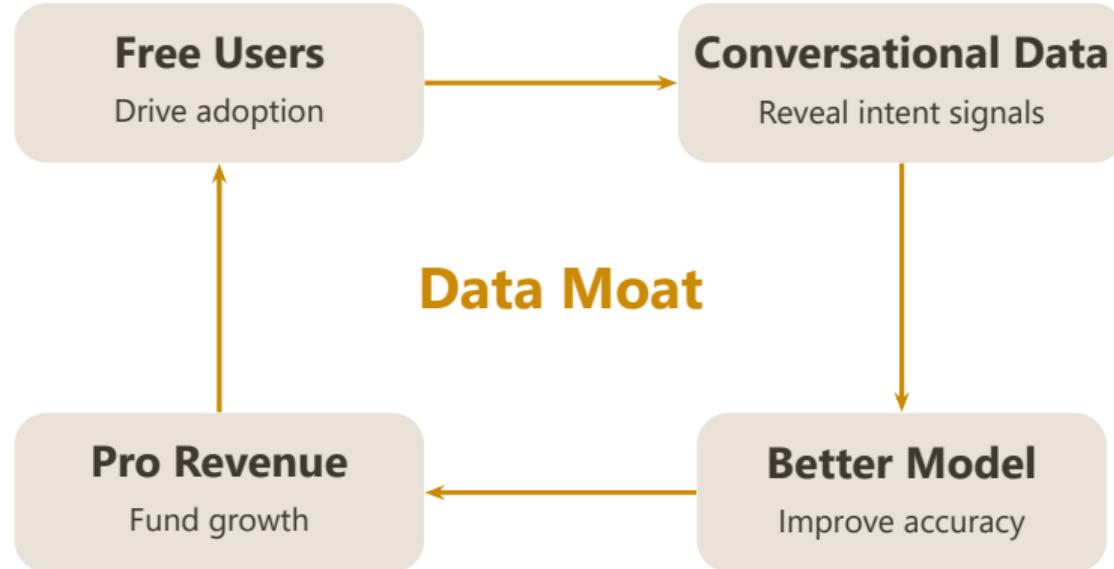
<1s
API Response

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

Flywheel

Free Users — Drive adoption
Conversational Data — Reveal intent signals
Better Model — Improve accuracy
Pro Revenue — Fund growth

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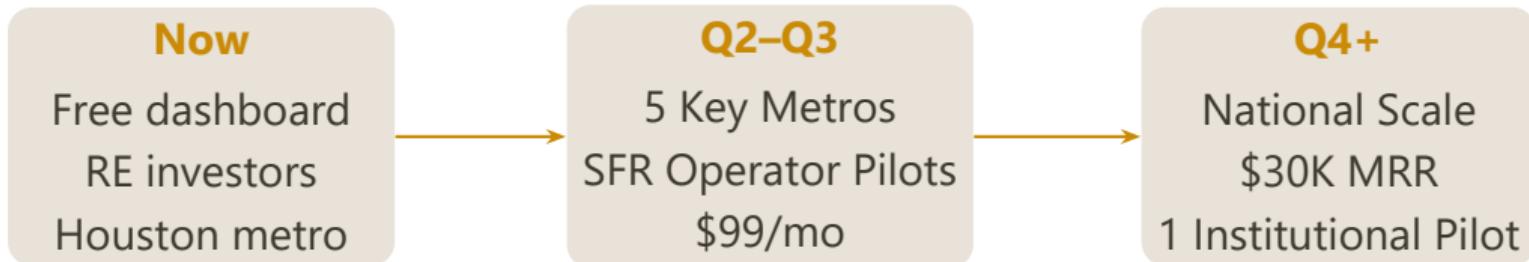
Every query improves the model.
Every improvement attracts more users.
Intention data is the long-term asset.

Go-to-Market

Now	Q2–Q3	Q4+
Free dashboard	5 Key Metros	National Scale
RE investors	SFR Operator Pilots	$30K MRR
Houston metro	$99/mo	1 Institutional Pilot

- **Programmatic SEO**
  Capture "Will [Address] appreciate?" searches

- **Broker-Client Loops**
  Agents share forecasts with clients

- **Organic Growth**
  Free tool drives word-of-mouth

Homecastr

Team

Daniel Hardesty Lewis
Founder & CEO

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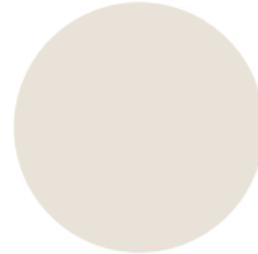
- **Summit Geospatial**
  Highest quality terrain in Texas
- **Sr. Data Scientist, TACC**
  Principal on $40M resiliency project
- **Scientific ML**
  Bagnold Medal Research Contributor

[Cofounder Name]
[Title]

[linkedin]

- **[Role / Company]**
  [Description]
- **[Role / Company]**
  [Description]
- **[Role / Company]**
  [Description]

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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