homecastr

The foundation model for property forecasting

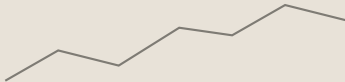**homecastr.com**

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.
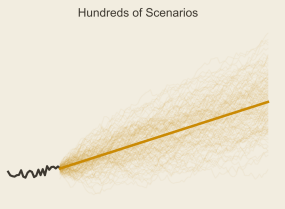
→

WHAT'S MISSING
Homecastr forecast

$460K
$425K → **to**
$520K

4-year outlook. See why.

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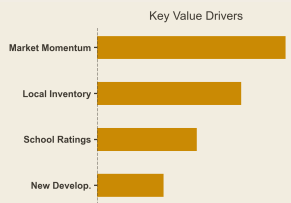
See where any property is heading, not just where it's been.

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

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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
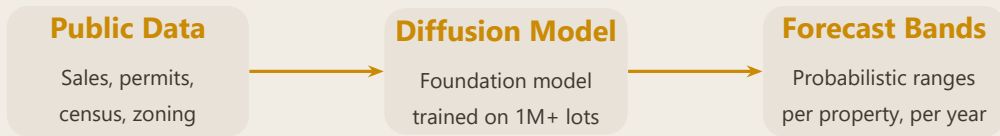
Public data in. Probabilistic ranges out.

Why now

300bps Swing
Rate Volatility

Rate swings repriced every market.
Static models can't keep up.

Buyers need scenario forecasts.

Diffusion Models
Now Feasible at Scale

GPU costs dropped 10x.
Training on 1M+ parcels

is now practical.

The demand exists. The technology just caught up.

Market
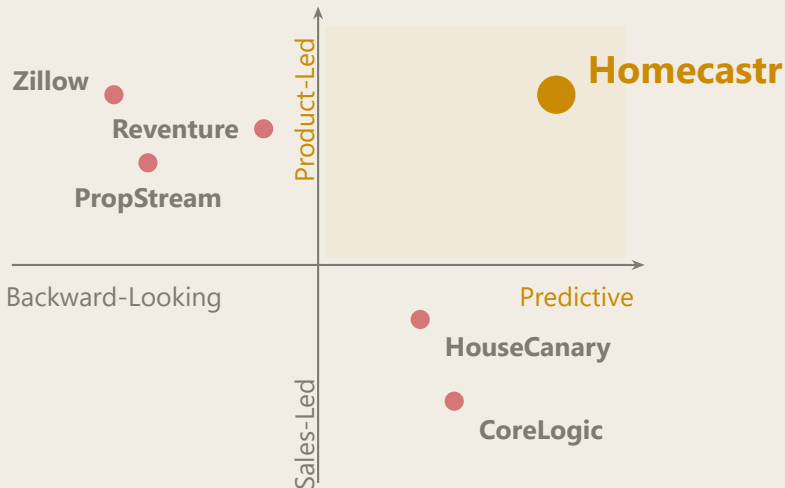

$15B
TAM[1]

$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

Only product-led platform with backtested, probabilistic forecasts.

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Business model

Free

Dashboard + basic forecasts
Builds audience, captures demand

$\rightarrow$

$99/mo

Bulk forecasts + API access
Full portfolio analytics

Where we are

[Dashboard Screenshot / Demo Video]

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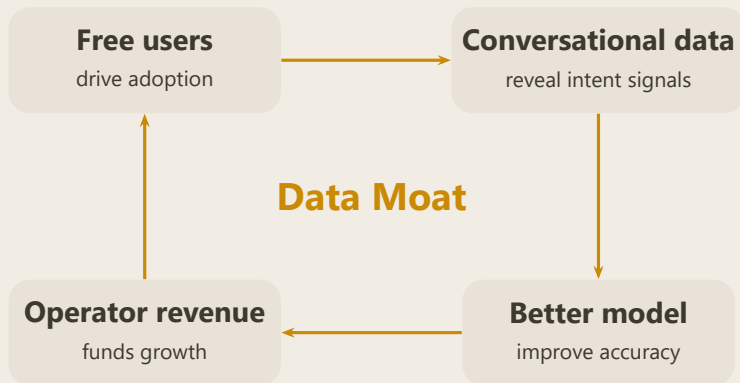
14%
Median Error

4yr
Forecast Horizon

1M+
Properties Indexed

Houston metro live.

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Flywheel

Free users
drive adoption

→

Conversational data
reveal intent signals

Data Moat

Operator revenue
funds growth

←

Better model
improve accuracy

Intention data is the long-term asset.

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Go-to-market

	Now		Q2–Q3		Q4+
Product	Free dashboard	→	$99/mo operator tier	→	Enterprise API
Geography	Houston metro	→	5 key metros	→	10 metros
Customers	RE investors	→	SFR operators	→	1 institutional pilot
Revenue	$0	→	$10K MRR	→	$30K MRR
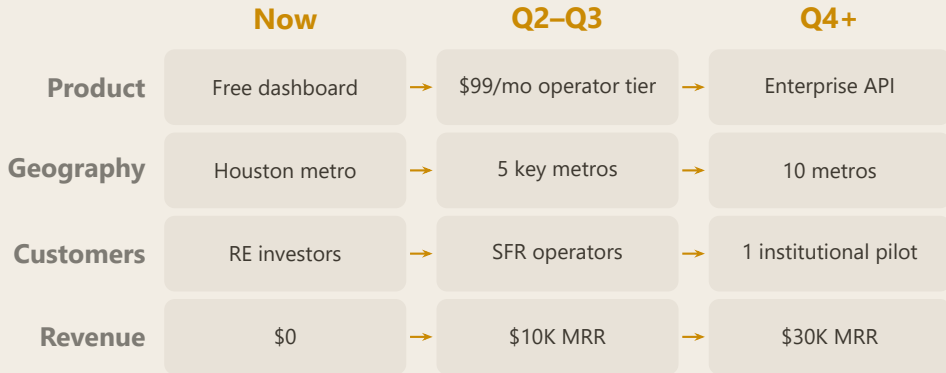
Programmatic SEO | Broker-client sharing | Organic growth

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Team

Daniel Hardesty Lewis
Founder & CEO

linkedin.com/in/dhardestylewis

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

[Cofounder Name]
[Title]

[linkedin]

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

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Raising $1.75M

Pre-Seed

Every Dollar Mapped

- **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

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