



# Homecastr

The foundation model for residential real estate

[homecastr.com](https://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**



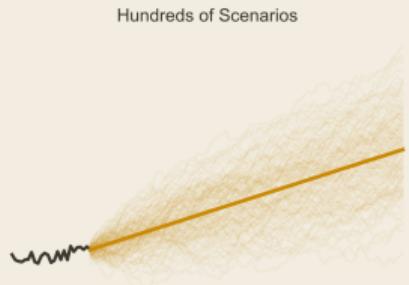
4-year outlook. See why.

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.



## Scenario Analysis

Probabilistic ranges



## Forecast Bands

Confidence intervals per property



## Explainable Outputs

For investment memos

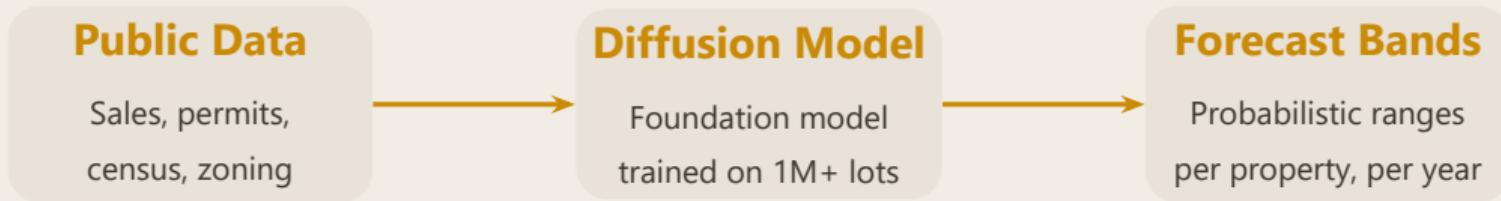
**homecastr.com**

Free. Live. Interactive.



Homecastr

# How It Works



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



# Why Now

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**150M+**  
**Parcels**  
Data Inflection  
**Online**

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



**\$15B**  
TAM<sup>1</sup>

**\$200M**  
SAM<sup>2</sup>

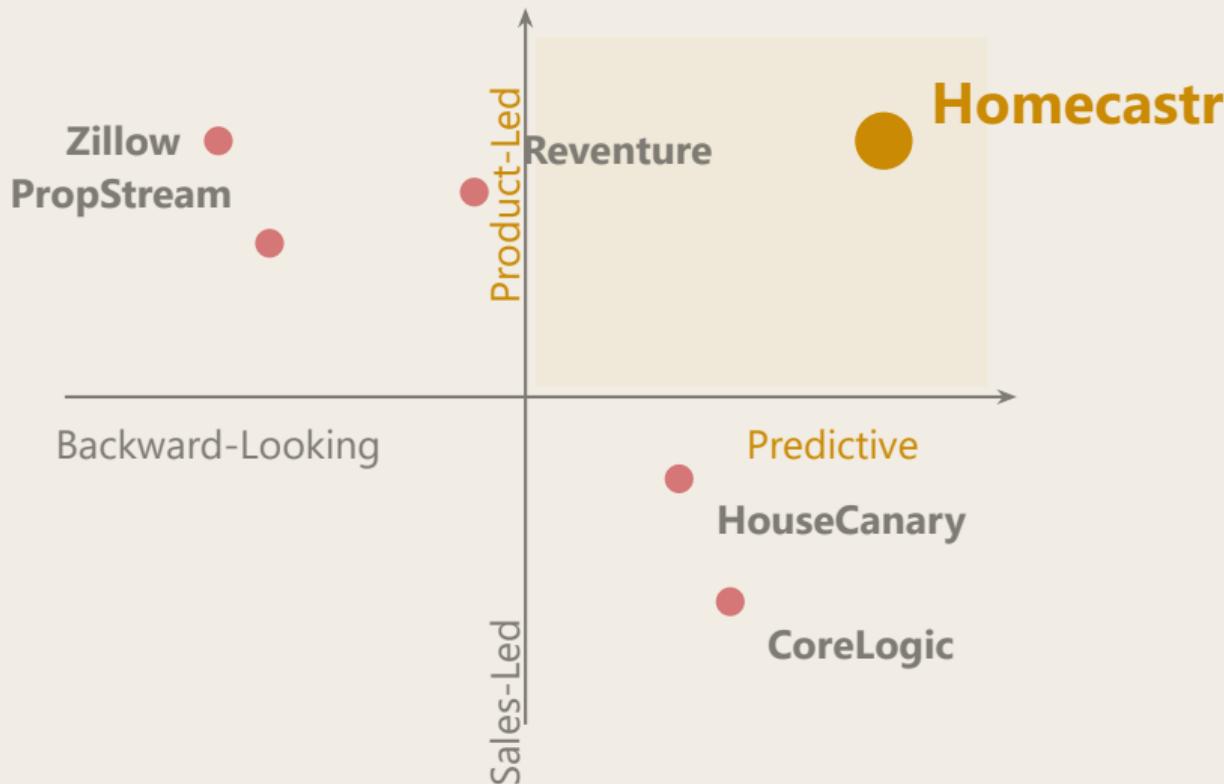
**\$1M**  
SOM<sup>3</sup>

<sup>1</sup> US PropTech data market (Precedence Research, 2025).

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

<sup>3</sup> Bottom-up: ~6,000 ICP entities across 5 metros × \$99/mo × 15% capture. Year 3 target.

# Positioning



# Business Model

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**Free**

Dashboard + basic forecasts  
Builds audience, captures demand



**\$99/mo**

Bulk forecasts + API access  
Full portfolio analytics

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



# Where We Are

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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.

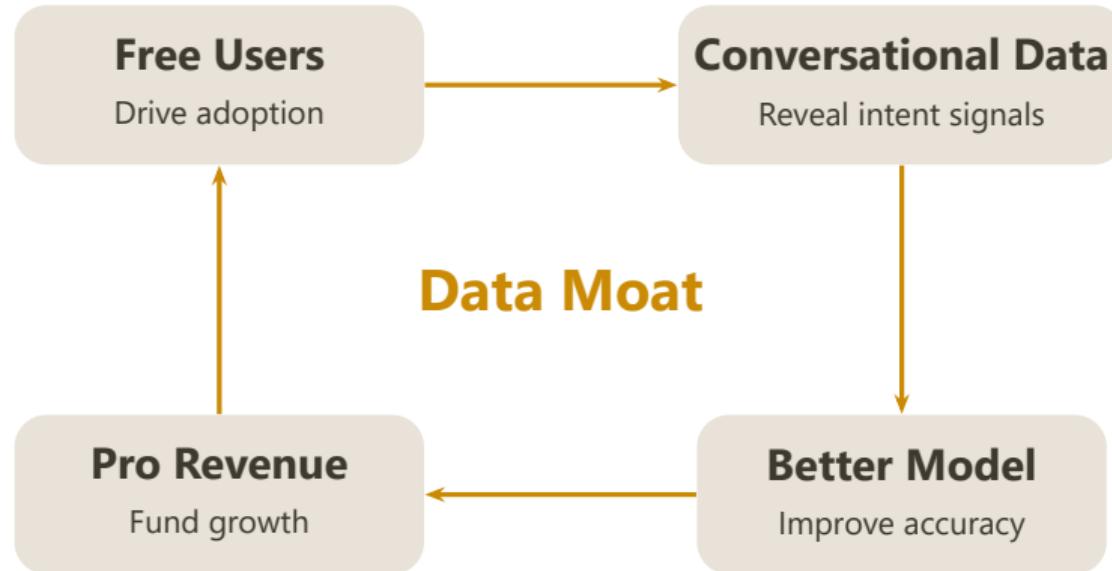


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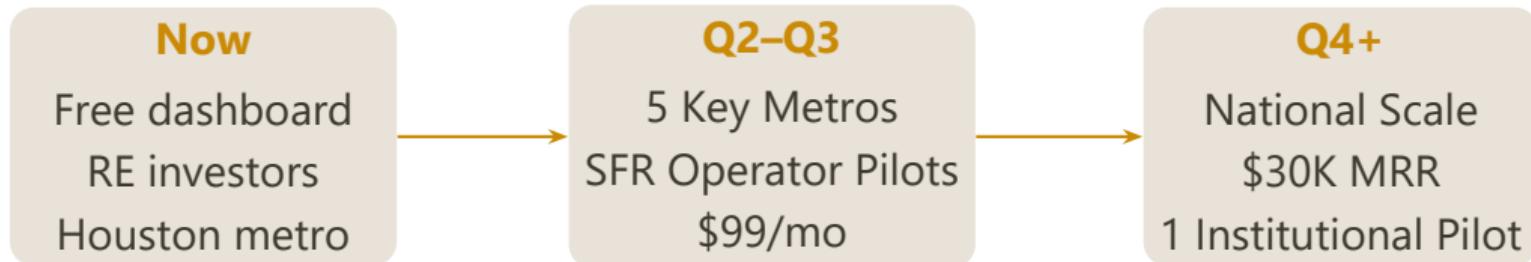
# Flywheel



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 clients

- **Organic Growth**

Free tool drives word-of-mouth



# Team

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## Daniel Hardesty Lewis

Founder & CEO

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

- **Summit Geospatial**

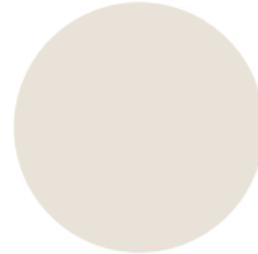
Highest quality terrain in Texas

- **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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