# homecastr

The foundation model for property forecasting

homecastr.com

Live today

15%*
median error at 4yr

4yr
forecast horizon

1M+
properties forecasted

* 50% of properties fall below this error.

homecastr.com | Houston metro. Live. Free.

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
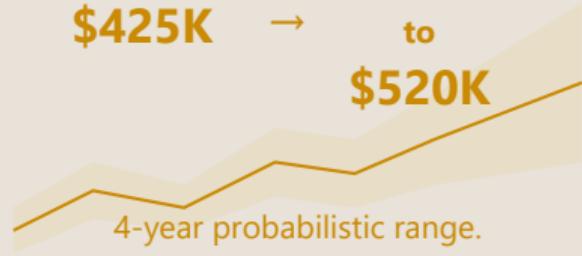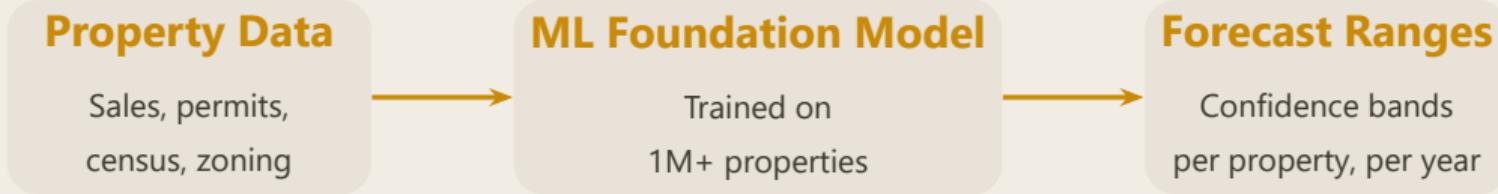
$425K → **$460K** to **$520K**

4-year probabilistic range.

How it works

Property Data

Sales, permits,
census, zoning

→

ML Foundation Model

Trained on
1M+ properties

→

Forecast Ranges

Confidence bands
per property, per year

Why now

300bps
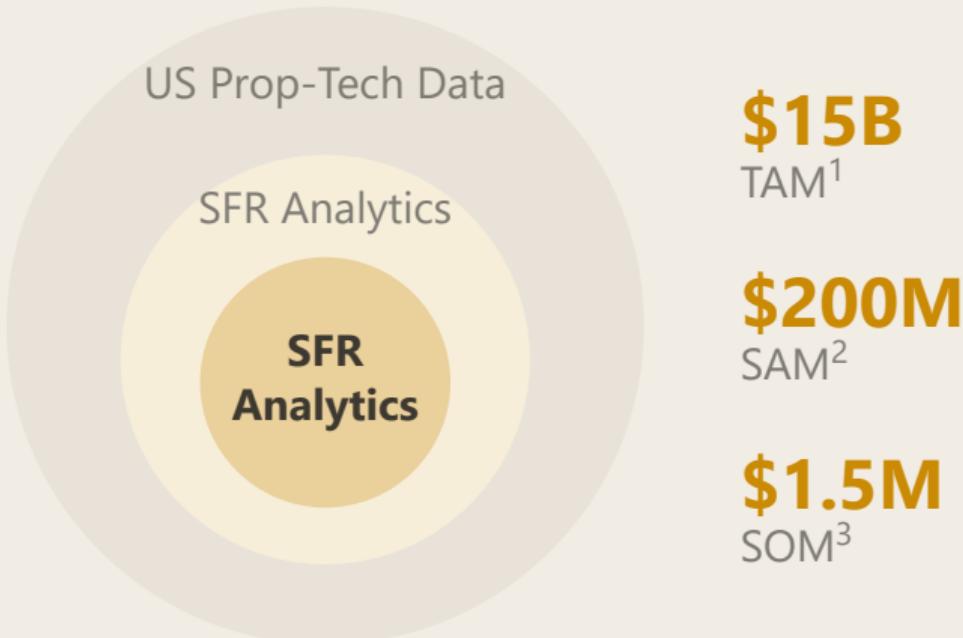
Large rate swings baked into
our training data.
Our model learned to price rate cycles.
Others weren't trained on this.

ML Forecasting

Now feasible at property scale.
GPU costs dropped 10×.
Training at US residential scale
is now within reach.

Market

US Prop-Tech Data

SFR Analytics

SFR Analytics

$15B
TAM[1]

$200M
SAM[2]

$1.5M
SOM[3]
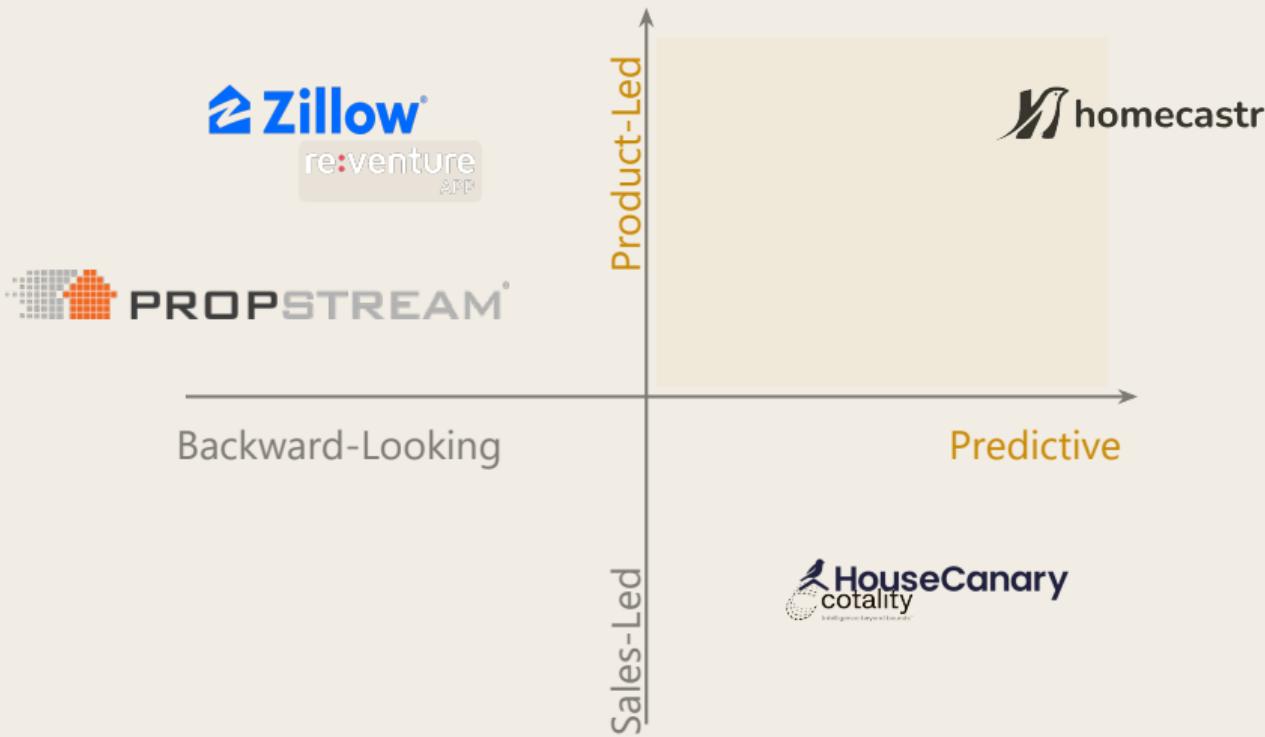
[1] US PropTech data market (Precedence Research, 2025).
[2] Est. SFR analytics segment: CoreLogic SFR div., HouseCanary ($18M+), ATTOM ($28M+), PropStream ($25M+).
[3] ~12K operators × $99/mo × 10% penetration, 10 metros. Annual revenue.

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Positioning

Business model

Free

Dashboard & basic forecasts

Builds audience. Every
chat trains the model.

$\rightarrow$
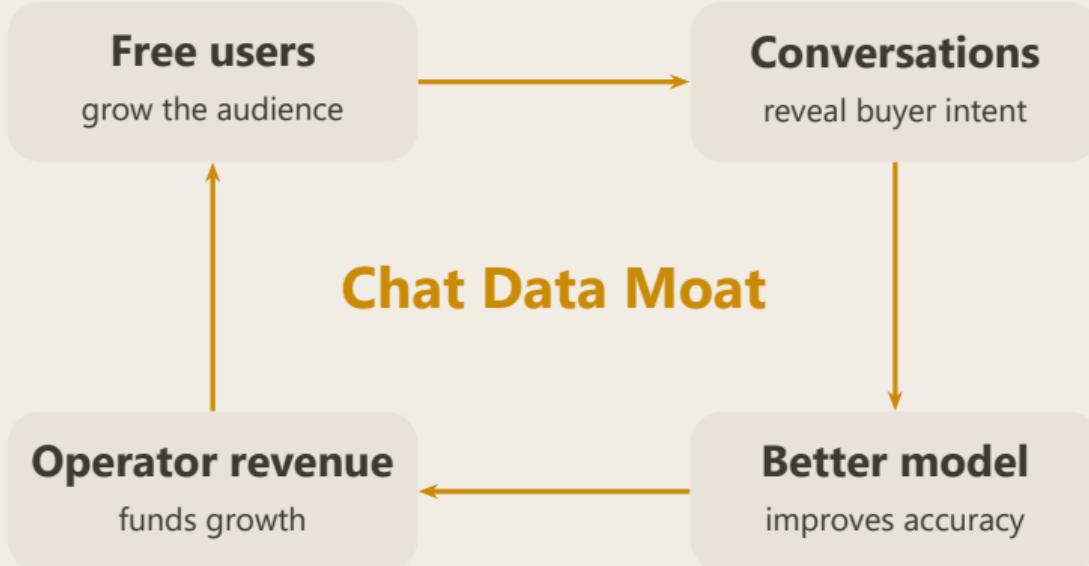
$99/mo

Bulk forecasts & API access

Full portfolio analytics

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Flywheel

Free users — grow the audience → Conversations — reveal buyer intent

Chat Data Moat

Operator revenue — funds growth ← Better model — improves accuracy

Go-to-market

Direct outreach

Direct calls to SFR operators. Referrals close pilots.

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
Founder: highest-quality terrain data, Texas

Data Scientist, TACC
Lead on $40M FEMA resiliency project

Scientific ML
Bagnold Medal contributor, EGU

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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

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