



Homestr

The foundation model for residential real estate

homestr.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



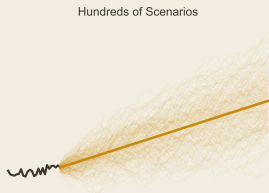
4-year outlook. See why.

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.



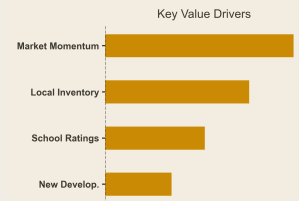
Scenario Analysis

Probabilistic ranges



Forecast Bands

Confidence intervals per property



Explainable Outputs

For investment memos

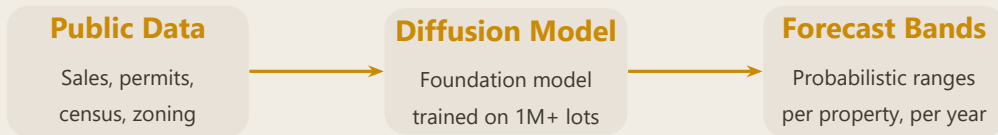
homecastr.com

Free. Live. Interactive.



Homecastr

How It Works



14%

Median Error

4yr

Forecast Horizon

1M+

Properties Indexed

<1s



Why Now

150M+

Parcels

Data Inflection

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

Online

Diffusion

Models

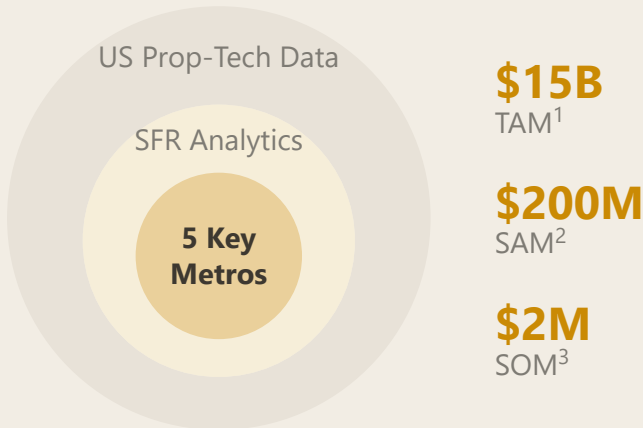
Now Feasible at Scale

Property-level probabilistic forecasts became computationally practical in 2023.

The demand exists. The technology just caught up.



Market: The \$15B Forecast Layer



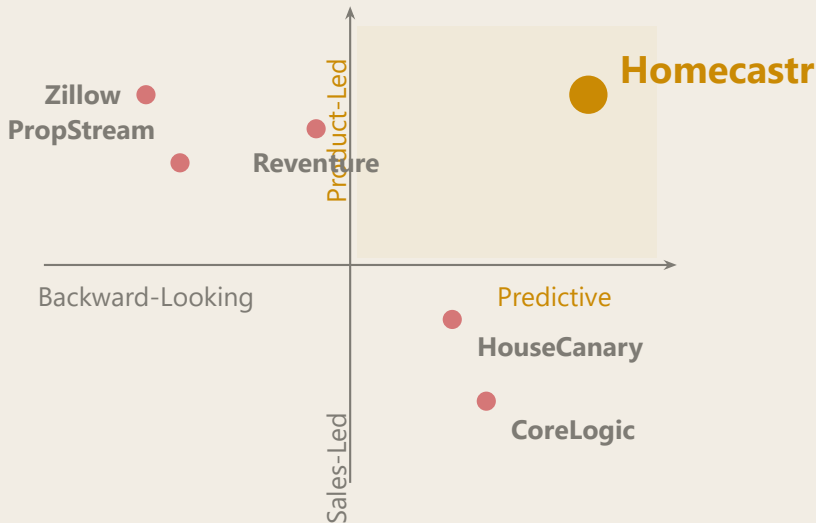
¹ US PropTech data market (Precedence Research, 2025).

² SFR analytics segment (est.): 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%

Median Error

4yr

Forecast Horizon

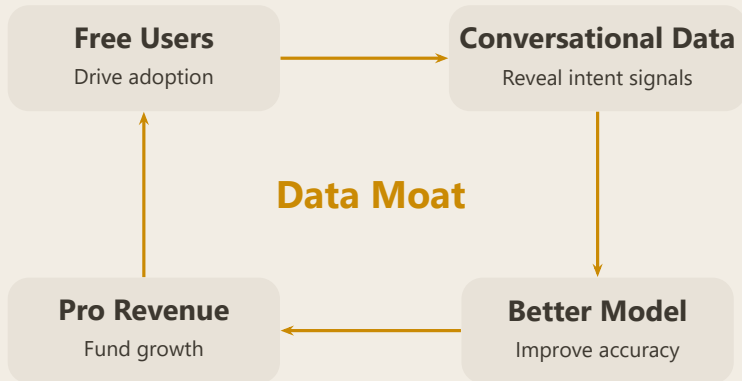
1M+

Properties Indexed

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

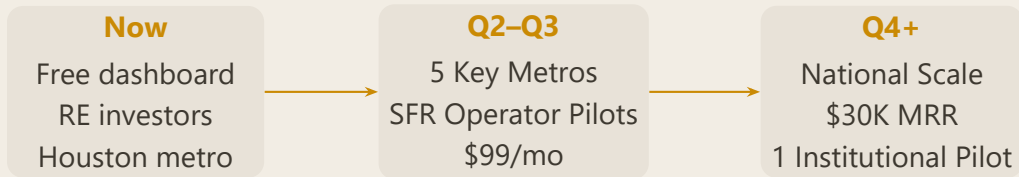


Flywheel



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 clients

- **Organic Growth**

Free tool drives word-of-mouth



Team



Daniel Hardesty Lewis

Founder & CEO

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