RESI - Subnet 46

🌍 The "Real Estate Super Intelligence" Network

Summary

RESI is building the **Oracle for the $300 Trillion Real Estate Industry.**

Just as Chainlink provided the **data infrastructure for DeFi**, RESI uses **Bittensor (Subnet 46)** to provide the **valuation, condition, and ownership data** required to bring real estate onchain.

While most projects focus on **tokenizing property**, RESI is building the **intelligence layer that makes those tokens safe and usable for institutional capital.**

The long-term vision is broader than pricing. RESI aims to create the **data and financial infrastructure that allows real estate to become liquid, programmable, and usable in DeFi systems.**

🏠 The Problem: Why Real Estate Hasn't Gone Onchain

Real estate is the **largest asset class in the world**, worth roughly **$400 trillion globally**.

Yet it remains one of the **least technologically advanced markets**.

Major problems include:

- fragmented property data
- opaque pricing mechanisms
- slow transaction processes
- reliance on intermediaries
- extremely low liquidity

Unlike crypto assets, **every property is unique**, meaning price discovery is extremely difficult.

You can't tokenize real estate at scale **without a trusted pricing and verification system.**

Academic research on blockchain real estate consistently highlights this gap - **tokenization systems still lack reliable valuation oracles and data feeds**, making institutional adoption difficult.

Source: [SSRN Link](#)

📉 The Zillow Case Study

The best example of this problem is **Zillow's failed iBuying experiment.**

Zillow attempted to automate property purchases using its pricing model, **Zestimate**.

The result:

- pricing models were **7–14% inaccurate**
- Zillow accumulated large inventory errors
- the business shut down after losing **~$1 billion**

When buying property at scale, small pricing errors become catastrophic.

By comparison:

- **OpenDoor succeeded with roughly 3–5% pricing accuracy**

But even that is not enough to unlock institutional-scale capital.

To allow hedge funds, iBuyers, and onchain markets to operate safely, the industry likely needs **~1–2% pricing accuracy.**

This is the **"holy grail" of real estate pricing.**

Source: [re-brokerage.com](#)

⚙️ The Solution: RESI's Oracle Network

RESI solves this problem using **Bittensor's decentralized intelligence model.**

Instead of relying on a single centralized pricing model, RESI creates a **competitive network of machine learning models** that continuously improve property valuation.

The system works as follows:

1. **Homeowners provide property data**, including video walkthroughs of the property.
2. Video and metadata are verified to ensure authenticity.
3. **Miners on Bittensor build models** using:

- property data
- condition data from the video
- market data
- macro signals such as interest rates and weather patterns.
4. Models compete against each other on prediction accuracy.
5. The **best-performing models are rewarded and deployed.**

The result is a constantly improving **real estate super intelligence.**

Target pricing accuracy: **1–2% deviation from true market value.**

📊 What RESI Actually Produces

RESI provides **real estate intelligence as infrastructure.**

Its core outputs include:

- **Property valuation**
- **Property condition analysis**
- **Ownership validation**
- **Market data feeds**

This data is delivered through a **single API** that developers and protocols can integrate into their platforms.

Think of it as **"one API to rule real estate."**

🖥 The Product Stack

RESI is building multiple layers of products around this intelligence network.

Real Estate Oracle

A decentralized pricing system used by protocols to **validate real-world assets presented to investors.**

Data API

Developers and platforms can pull:

- valuation data
- property condition verification
- ownership validation.

Property Pricing Portal

A chat-style interface where users can **input a property and receive its predicted real market value.**

The model estimates the **median expected sale price**, allowing users to instantly evaluate whether a listing is overpriced or undervalued.

Agentic Appraisal Infrastructure

RESI is developing **AI agents capable of performing property appraisals**, automating workflows that currently require human appraisers.

This moves real estate valuation toward **autonomous, AI-driven due diligence.**

🔄 The Network Flywheel

RESI is designed as an **incentive-driven intelligence network.**

The loop works like this:

1. Miners create and train valuation models.
2. The best models are selected and productized.
3. Platforms pay to access the data through APIs.
4. Revenue feeds back into the network through token buybacks.
5. Emissions incentivize better models and new data coverage.

This creates a **self-improving pricing network for global real estate.**

💰 Revenue Model

RESI generates revenue primarily through **API usage.**

Platforms that use RESI's data infrastructure pay fees to access:

- property valuation feeds
- ownership verification
- condition analysis.

Additionally, RESI can capture value through **transaction-based fees** from platforms using its infrastructure.

🏗️ Roadmap

Phase 1 – Foundation

- Model training and data products operational
- **RESI Appraisal Model V3**
- Nationwide US property data coverage.

Phase 2 – Expansion

The next stage expands RESI into a **complete due diligence system.**

New models include:

- inspection models
- title verification models
- expanded valuation models.

A major partnership with **Commertize** is expected to bring **$500M+ worth of property onchain starting in 2026.**

The goal is to integrate RESI directly into listing platforms so that **ownership and valuation are validated in real time.**

Phase 3 – Financial Infrastructure

Once reliable pricing exists, real estate can integrate into DeFi systems.

Possible developments include:

Tokenized Property Lending

Property tokens can be used as collateral to borrow capital.

Liquidity pools funded with **USDC** allow lenders to earn yield while borrowers access capital.

Real Estate DeFi

Systems similar to **Aave-style lending markets** could emerge for tokenized real estate.

AI Transaction Agents

Autonomous agents could eventually manage:

- property transactions
- lending workflows

- due diligence
- legal processes.

📈 New Market Opportunities

Reliable pricing unlocks new use cases.

Deal Discovery

RESI models can identify **pricing inefficiencies**, highlighting opportunities where the **true property value differs from its tokenized market price.**

Prediction Markets

Data feeds may integrate with prediction platforms such as **Polymarket**, enabling new real estate forecasting markets.

Real Estate Trading Platforms

Protocols such as **Parcl** could potentially integrate RESI data to improve price accuracy.

🧩 Why This Matters

Tokenization alone does not unlock real estate.

You cannot tokenize the world's largest asset class without **a standard for truth.**

RESI is working to become that standard.

By building the **data and intelligence layer first**, RESI becomes the infrastructure that allows real estate to finally operate like a modern financial market.

📊 Macro Tailwinds

A report from **Boston Consulting Group (BCG) and ADDX** estimates that **tokenized assets could reach $16 trillion by 2030**, roughly **10% of global GDP.**

If even a fraction of global real estate moves onchain, the demand for **reliable valuation infrastructure** will become enormous.

🎯 Key Narratives & Talking Points

The Zillow Killer
Centralized pricing models failed. Decentralized intelligence may finally solve property valuation.

The New MLS
The MLS digitized listings. RESI digitizes trust.

Institutional Infrastructure
RESI is building the plumbing that allows hedge funds and iBuyers to deploy billions safely.

The Real Estate Oracle
Every financial system needs a source of truth. RESI aims to become the oracle for property.

Unlocking the $300T Market
Real estate cannot move onchain without trusted pricing data. RESI is building that missing layer.