

AI IN REAL ESTATE

The Good, The Bad, & The Ugly

JEFF TURNER, CO-FOUNDER, TANGILLA



7 December 2016 - Arizona Association Of REALTORS®

How Will Clients Distinguish You From An AI Chatbot?

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Endless Data Online, Superfast Chips

How Did We Get Here?

August 2017 - Google Brain Team

TRANSFORMERS

$$\text{Attention}(Q, K, V) = \text{softmax}\left(\frac{QK^T}{\sqrt{d_k}}\right)V \approx Q(K^T V / \sqrt{d_k})$$

Then The Floodgates Opened

JUNE 2018

GPT1 RELEASED BY OPENAI

FEBRUARY 2019

GPT2 RELEASED BY OPENAI

MAY 2020

GPT3 RELEASED BY OPENAI

We Are Witness To Tech's Greatest Transformation

Excitement About AI's Potential Is Justified

My New Reality

Mind Blown Daily

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The Pace Of Change Is Staggering

Unlike The Industrial
Revolution, The AI
Revolution Is Unfolding
Over Years, Not Centuries

Innovation Drives Innovation

AS OF 6 MARCH 2024

537,180 Models

62,336 TEXT GENERATION MODELS ALONE

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The Pace Of Change is Unbelievable

Where The Heck Are We Going?

It Was A Dream, And Then It Was Real

Text To Words

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It Was A Dream, And Then It Was Real

AI
Generated

Text To Images

April 2022 vs March 2024

Midjourney v2 - flowering vines growing up the side of an old brick wall, forced perspective, cinematic lighting

Midjourney v6 - flowering vines growing up the side of an old brick wall, forced perspective, cinematic lighting

Midjourney v2 - a real estate agent sitting at a kitchen table negotiating with clients. contracts are laying on the kitchen table, cinematic atmosphere



Midjourney v6 - a real estate agent sitting at a kitchen table negotiating with clients. contracts are laying on the kitchen table, cinematic atmosphere



Complete Style & Character Control Is Next

AI
Generated

Stock Photography Threw In The Towel

My Personal Midjourney Library Of Presentation Images

The screenshot displays the Midjourney Alpha web interface. At the top, there is a search bar with the text "Imagine..." and a "Search prompts" field. Below the search bar, the date "23 Feb 2024" is shown. The main area is a grid of 24 AI-generated images, mostly featuring digital, futuristic, and abstract themes with a strong red and blue color palette. On the left side, there is a sidebar with navigation options: "Explore", "Create", "Archive", "Rate Images", "Community", "View Help", "Dark Mode", and a user profile for "jeffturner". On the right side, there is a filter panel with sections for "Folders", "Filters", "Rating" (Liked, Unrated, Hidden), "Type" (Grids, Upscales), "Image Size" (Square, Landscape, Portrait), "Version" (6, 5, See more), and "Other" (Tiled, Raw). A "View Options" dropdown is located at the bottom of the filter panel.

It Was A Dream, And Then It Was Real

Text To Speech

Digital Voice Rights Laws Will Need To Be Updated

Text To Speech Is Already Exceptional

Amazon Base TTS: no input annotation and no audio post-processing

With an ample supply of joie de vivre, Mary danced through the streets of Nice, stopping only to enjoy a nice café with a warm croissant. How French!

Amazon Base TTS: no input annotation and no audio post-processing

His face lit up with pure delight as he exclaimed, 'We did it! We won the championship! I knew we could do it together!'

It Was A Dream, And Then It Was Real

Text To Videos

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It Was A Dream, And Then It Was Real

Text To Games

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Google Genie

What Happens When AI Watches 30K Video games?

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It Was A Dream, And Then It Was Real

Text To Actions

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We Are Witness To Tech's Scariest Transformation

Fears About AI's Potential Are Justified

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Nobody Knows How AI Learns What It Hasn't Been Taught

“Knowing how glitchy and prone to failure these models are, it’s probably not a good idea to trust them with your credit card details, your sensitive information, or any critical use cases.”

MIT Technology Review

Opaque Rules Are Preventing Safety-testing

100 Top AI researchers say OpenAI, Meta and more hinder independent evaluations

March 5, 2024 - Washington Post

These Are Mind Boggling

A Few Recent Headlines

These Are Mind Boggling

Tyler Perry Halts \$800m Film Studio Expansion After Being Shocked By OpenAI's Sora

These Are Mind Boggling

Klarna Deepens Automation Fears With Claim AI Assistant Does Work Of 700 People

These Are Mind Boggling

ChatGPT Can Turn Anyone Into a Video Game Developer

The Elephant In The Room



ChatGPT

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This Is About How We Interact With Technology

**“THE MOST IMPORTANT ADVANCE IN
COMPUTER TECHNOLOGY SINCE THE
GRAPHICAL USER INTERFACE”**

BILL GATES - 2023

A 1 Million Token Context Window

Gemini 1.5

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How Big Is A 1 Million Token Context Window?

The King James Bible
War And Peace (1.5 times)
Every Active Listing In San Diego

[11 HOURS OF AUDIO | CODE BASES WITH OVER 30,000 LINES | 700,000 WORDS]

You Will Be Able To Talk With Anything

There Will Be Talking Houses

Nothing Is Ever Going To Be The Same

Alibaba's New AI System 'EMO' Creates Realistic Talking And Singing Videos From A Single Photo

We Have Lost Our Way Ethically

The Ugly Side Of Generative AI

Every Angel Is Terrifying

The Genie Is Not Going Back In The Bottle

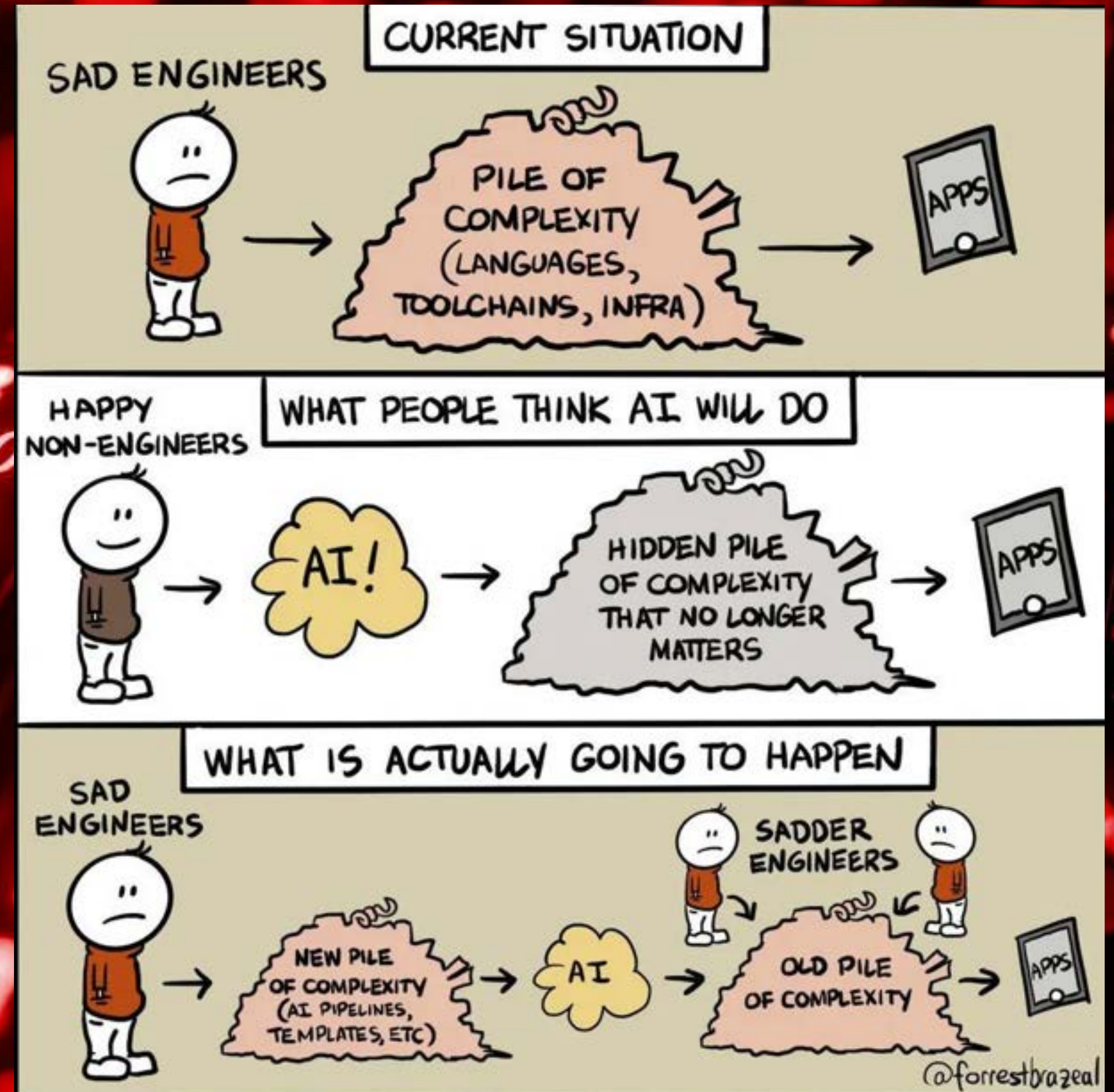
REALTORS® Want An Easy Button

No. They Don't Want
Any Button At All

easy button,

Simple Isn't Simple

It's Really, Really
Hard To Make
An Easy Button



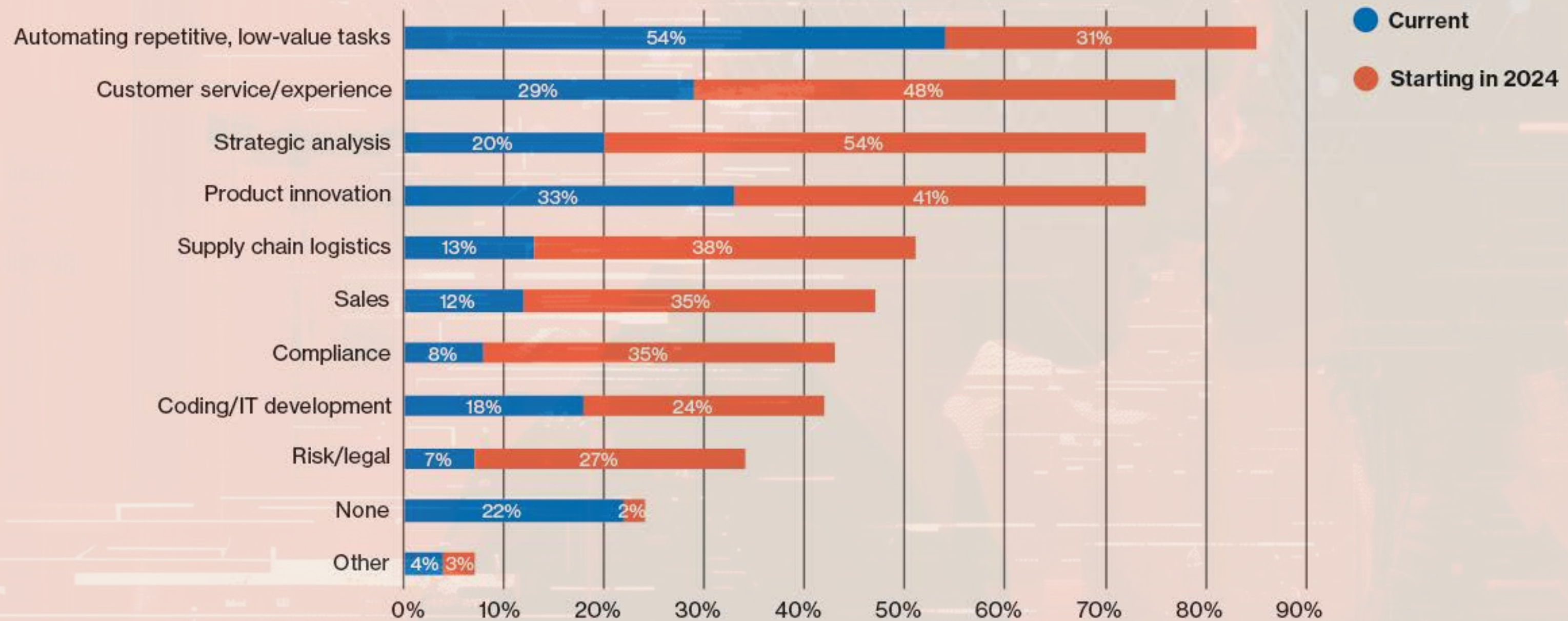
Strike A Balance Between AI Adoption & Responsible Stewardship

Slow Down



How companies plan to use generative AI

In which areas are you currently using generative AI technology or will you begin in 2024?



Watch From The Stands For A Bit

Being Critical Of Technology Isn't The Same As Being Adverse To Progress