CoStar Group Launches Transformative AI Experience on Homes.com, Redefining the Future of Home Shopping

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Fastest-growing residential portal in the U.S. introduces real-time, voice-enabled AI guidance – marking a generational shift in how consumers discover, evaluate and experience homes

ARLINGTON, Va.--(BUSINESS WIRE)--Feb. 17, 2026-- CoStar Group (NASDAQ: CSGP), a leading provider of online real estate marketplaces, information, analytics, and 3D digital twin technology, today announced the launch of Homes AI, a transformative experience powered by Microsoft Azure OpenAI, fully integrated into Homes.com, and accessible to all consumers.

For the first time on a major real estate portal, consumers can engage in natural, real-time, two-way conversations - by voice or text - to search, refine, and explore homes in an interactive experience that feels less like navigating a website and more like being guided by a deeply knowledgeable, trusted real estate advisor. Homes AI draws from Homes.com's unmatched depth of property data, Matterport 3D digital twin technology, images, proprietary school data, neighborhood insights, and market intelligence to deliver bespoke guidance that empowers shoppers with the resources and confidence they need to find the perfect home.

Offered exclusively on Homes.com, this technology represents a fundamental departure from traditional keyword-based search and marks a generational leap forward in how people navigate the home search and home buying process.

"This innovation signals a shift as significant as the emergence of online search itself," **said Andy Florance, Founder and Chief Executive Officer of CoStar Group**. "Home shopping is no longer constrained by rigid filters and disjointed online experiences. Instead, it has become dynamic, consultative, and deeply personalized – mirroring the way people naturally research and evaluate a home. We've spent years building the industry's richest property data and Homes AI harnesses that foundation to transform the consumer experience in a way that feels intuitive, human and incredibly powerful."

"Just as important, Homes AI is designed to enhance – not replace – the essential role of real estate professionals. Agents remain at the center of every transaction and that will not change. In keeping with our 'Your Listing, Your Lead' commitment, inquiries from buyers and renters will always go directly to the listing agent, ensuring stronger connections, more meaningful conversations and better outcomes for everyone involved."

CoStar Group strategically combines Microsoft Azure's advanced AI models with Homes.com's deeply integrated marketplace infrastructure to deliver a fully embedded conversational experience. The result is a seamless, uninterrupted journey where users can explore listings, discover neighborhoods and schools, defurnish spaces, refine preferences, and uncover details without being redirected or starting over. Unlike other AI implementations, Homes AI data remains entirely within the Homes.com proprietary ecosystem and is never used to train or refine external AI models.

The launch, spearheaded by Livia Sponseller, Senior Vice President of Product and Andy Ventura, Vice President of Enterprise Solution Architecture, represents the most significant product advancement in Homes.com's history. Unlike chatbot-style implementations seen elsewhere, Homes AI is purpose-built for real estate. As users engage, it continuously learns their preferences, remembers what matters most, and surfaces increasingly relevant insights - handling the details so consumers can focus on the big decisions.

CoStar Group plans to extend this revolutionary capability across the company's portfolio of leading platforms, including Apartments.com, CoStar, LoopNet, Land.com, BizBuySell, and others - ushering in a new era of intelligent, conversational real estate discovery.

For more information, visit https://www.homes.com/product-release/.

About CoStar Group

CoStar Group (NASDAQ: CSGP) is a global leader in commercial real estate information, analytics, online marketplaces, and 3D digital twin technology. Founded in 1986, CoStar Group is dedicated to digitizing the world's real estate, empowering all people to discover properties, insights, and connections that improve their businesses and lives.

CoStar Group's major brands include CoStar, a leading global provider of commercial real estate data, analytics, and news; LoopNet, the most trafficked commercial real estate marketplace; Apartments.com, the leading platform for apartment rentals; and Homes.com, the fastest-growing residential real estate marketplace. CoStar Group's industry-leading brands also include Matterport, a leading spatial data company whose platform turns buildings into data to make every space more valuable and accessible, STR, a global leader in hospitality data and benchmarking, Ten-X, an online platform for commercial real estate auctions and negotiated bids and OnTheMarket, a leading residential property portal in the United Kingdom.

CoStar Group's websites attracted over 143 million average monthly unique visitors in the third quarter of 2025, serving clients around the world. Headquartered in Arlington, Virginia, CoStar Group is committed to transforming the real estate industry through innovative technology and comprehensive market intelligence. From time to time, we plan to utilize our corporate website as a channel of distribution for material company information. For more information, visit CoStarGroup.com.

About Homes.com

Homes.com is the fastest-growing residential real estate marketplace and the second largest portal in the United States. Homes.com is a brand of CoStar Group (NASDAQ: CSGP), a global leader in commercial real estate information, analytics, and online marketplaces, which acquired the platform in 2021.

Homes.com is the first major U.S. real estate portal to focus first on helping homeowners and their agents leverage the marketing power of the internet to bring more potential buyers to their listings. Homes.com's unparalleled content and search capabilities bring millions of buyers and sellers to the site where they can seamlessly connect with agents. On average, Homes.com's Members are winning 60% more listings* because they offer the home sellers a real estate portal that works for them not against them.

The Homes.com Network reached an audience of 115 million average monthly unique visitors in the third quarter ending September 30, 2025.**

Consumer brand awareness skyrocketed from 4% to 33% in just one year since CoStar Group launched the industry's largest marketing campaign to date in February 2024, reintroducing the platform to the market. For more information, visit Homes.com.

* Based on internal analyses comparing Members to non-Members on Homes.com.

** Homes.com Network (which includes Homes.com, the Apartments Network, and the Land Network) average monthly unique visitors for the quarter ended September 30, 2025, according to Google Analytics.

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