

@JASONPANTANA



Q:

How are you
using AI?

November 13, 2024

Does AI Improve Doctors' Diagnoses? Study Finds Out

The median diagnostic accuracy for the docs using Chat GPT Plus was 76.3%, while the results for the physicians using conventional approaches was 73.7%. The Chat GPT group members reached their diagnoses slightly more quickly overall – 519 seconds compared with 565 seconds.

The researchers were surprised at how well Chat GPT Plus alone performed, with a median diagnostic accuracy of more than 92%. They say this may reflect the prompts used in the study, suggesting that physicians likely will benefit from training on how to use prompts effectively. Alternately, they say, healthcare organizations could purchase predefined prompts to implement in clinical workflow and documentation.



ENHANCE
NOT ELIMINATE

Ai MARKETING MACHINE



ADVANCED
VOICE MODE



“AGENTIC”
AUTOMATION



SOCIAL
LISTENING



GENERATIVE
SEARCH



INTERACTIVE
WEB DESIGN



GENERATIVE
PODCASTING

Ai MARKETING MACHINE —

- 1 Role-play practice using **AI voice modes**: ChatGPT, Grok, Revii
- 2 “**Agentic AI**” automates tasks & streamlines **content creation**
- 3 **Generative AI search** powers deep, multistep online research
- 4 Effortlessly code emails and websites using **Claude AI**
- 5 Create any-topic, generative podcasts with **NotebookLM**



Home

Roleplay

AI Automation

MLS Analysis

Market News

Business Reviews

Templates

Chatbot

Advanced Settings

Jason Pantana

Coach

New Session

Here is the scenario and roles for this roleplaying session:

- I will act as: **Home Seller**
- My personality: **Opinionated**
- You will act as: **Listing Agent**
- Scenario: **Approaching an Expired Listing Owner**
- Difficulty: **Medium**

At the end of this role-play session, you can receive a feedback report by clicking the **Grade Session** button.

Let's begin! 👍

Hello there!

Hello, I'm the home seller. So, what brings you here today?

Tap to Talk

@JASONPANTANA

Ai MARKETING ACADEMY

Ai MARKETING MACHINE —

- 1 Role-play practice using **AI voice modes**: ChatGPT, Grok, Revii
- 2 **“Agentic AI”** automates tasks & streamlines **content creation**
- 3 **Generative AI search** powers deep, multistep online research
- 4 Effortlessly code emails and websites using **Claude AI**
- 5 Create any-topic, generative podcasts with **NotebookLM**



Task



Name

37220 Market Snapshot

Instructions

Visit <https://www.zillow.com/homes/37220/> and assess new listings, changes in market conditions in that zip code, and other pertinent details that a homeowner in the area, prospective seller, or in-market buyer would find useful. Write a two-paragraph email that creates curiosity, explains findings, and concludes with a corresponding CTA.

Daily ▾

7:30 PM ▾

Pause

Delete

Cancel

Save



↳ 37220 Market Snapshot

Subject: Exciting Developments in the 37220 Real Estate Market

Dear {First Name},

Have you noticed the remarkable surge in home values within the 37220 zip code? As of January 2025, the average home value has reached \$861,847, marking a 4.6% increase over the past year. This upward trend indicates a robust and appreciating market, making it an opportune time for homeowners and prospective buyers alike. [ZILLOW.COM](#)

Currently, there are 31 active listings in the area, with a median listing price of \$1,895,000. Homes spend an average of 113 days on the market, suggesting a balanced environment for both buyers and sellers. [REALTOR.COM](#) Whether you're considering selling your property or exploring new opportunities in this thriving market, now is the perfect time to take action.

Best regards,

Jason Pantana, Realtor

Sources



Message ChatGPT



ChatGPT can make mistakes. Check important info.

Citations



zillow.com

37220, TN Housing Market: 2024 Home Prices & Trends - Zillow

The average home value in 37220, TN is \$852382, up 3.7% over the past year. Learn more about the 3722...

realtor.com

37220, TN Real Estate & Homes for Sale - Nashville - Realtor.com

Homes for sale in 37220 have a median listing home price of \$1,895,000. There are 31 active homes for...

More

TN tennessean.com

Housing market spotlight: See the trends in 37220, Oak Hill area

January 14, 2023 — The median home price in this area of Nashville has soared by 58% in the last two...

zillow.com

37220 Real Estate & Homes For Sale - Zillow

Zillow has 21 homes for sale in 37220. View listing photos, review sales history, and use our detailed re...

zillow.com

37220 Single Family Homes For Sale - 19 Homes - Zillow

19 single family homes for sale in 37220. View pictures of homes, review sales history, and use our...

Q:

What do **sellers**
always ask?

Entering dates for Joshua Tree trip ^

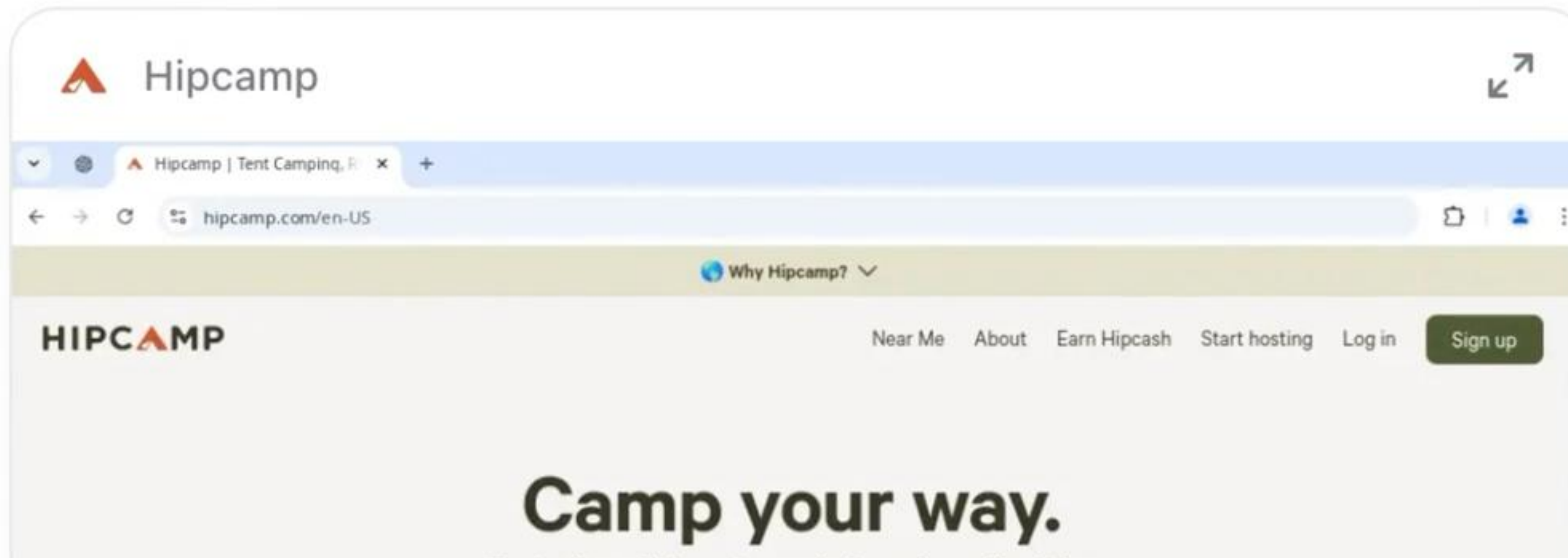
Navigating to Hipcamp for campsite

Entering "Joshua Tree" for search

Selecting broader area, Joshua Tree

Entering dates for Joshua Tree trip

🖱️ Clicking



Ai MARKETING MACHINE

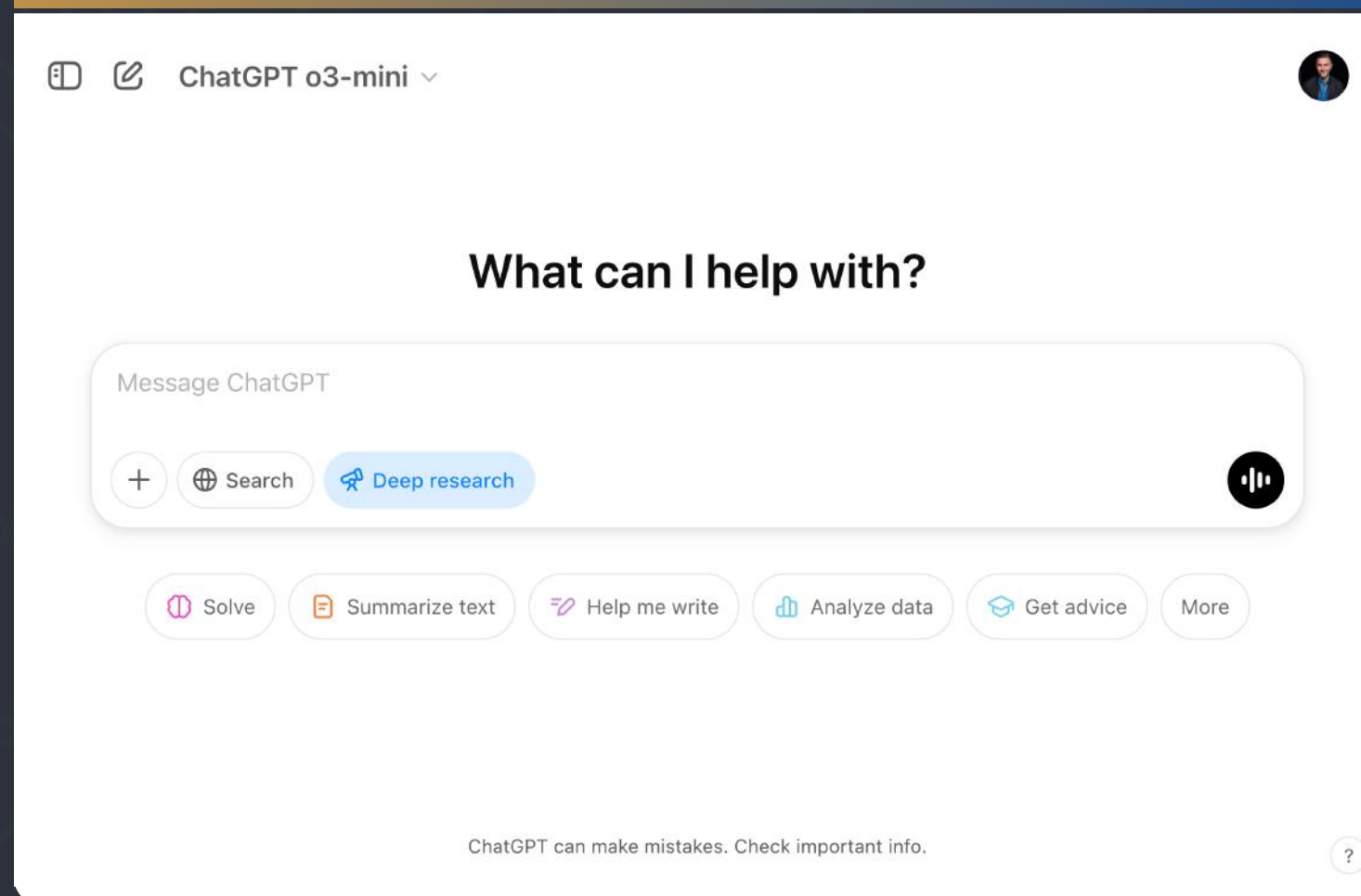
- 1 Role-play practice using **AI voice modes**: ChatGPT, Grok, Revii
- 2 “**Agentic AI**” automates tasks & streamlines **content creation**
- 3 **Generative AI search** powers deep, multistep online research
- 4 Effortlessly code emails and websites using **Claude AI**
- 5 Create any-topic, generative podcasts with **NotebookLM**

DEEP RESEARCH

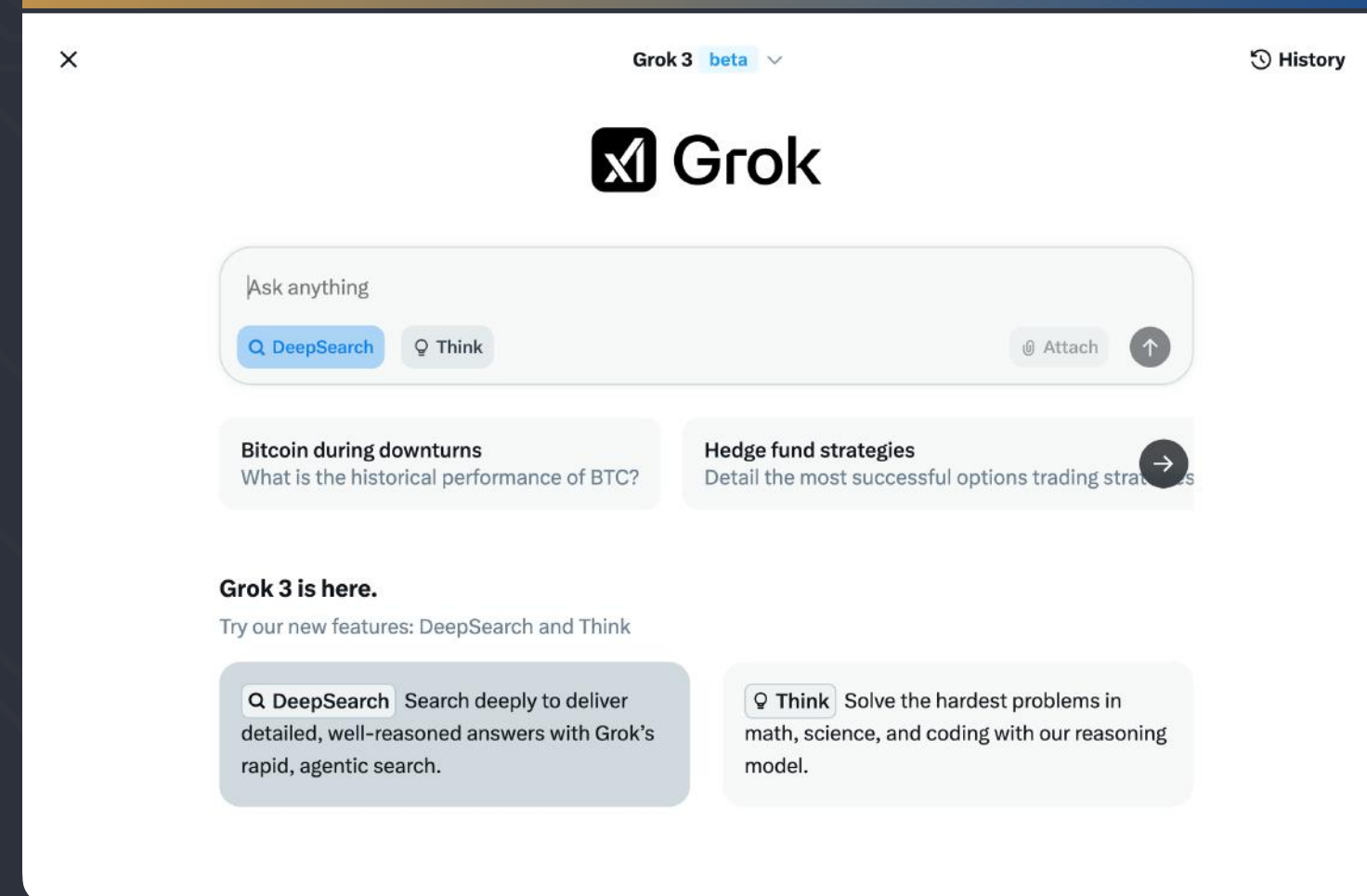
Multi-step research that autonomously searches the web, analyzes sources, and synthesizes a well-cited report.

Ai MARKETING MACHINE

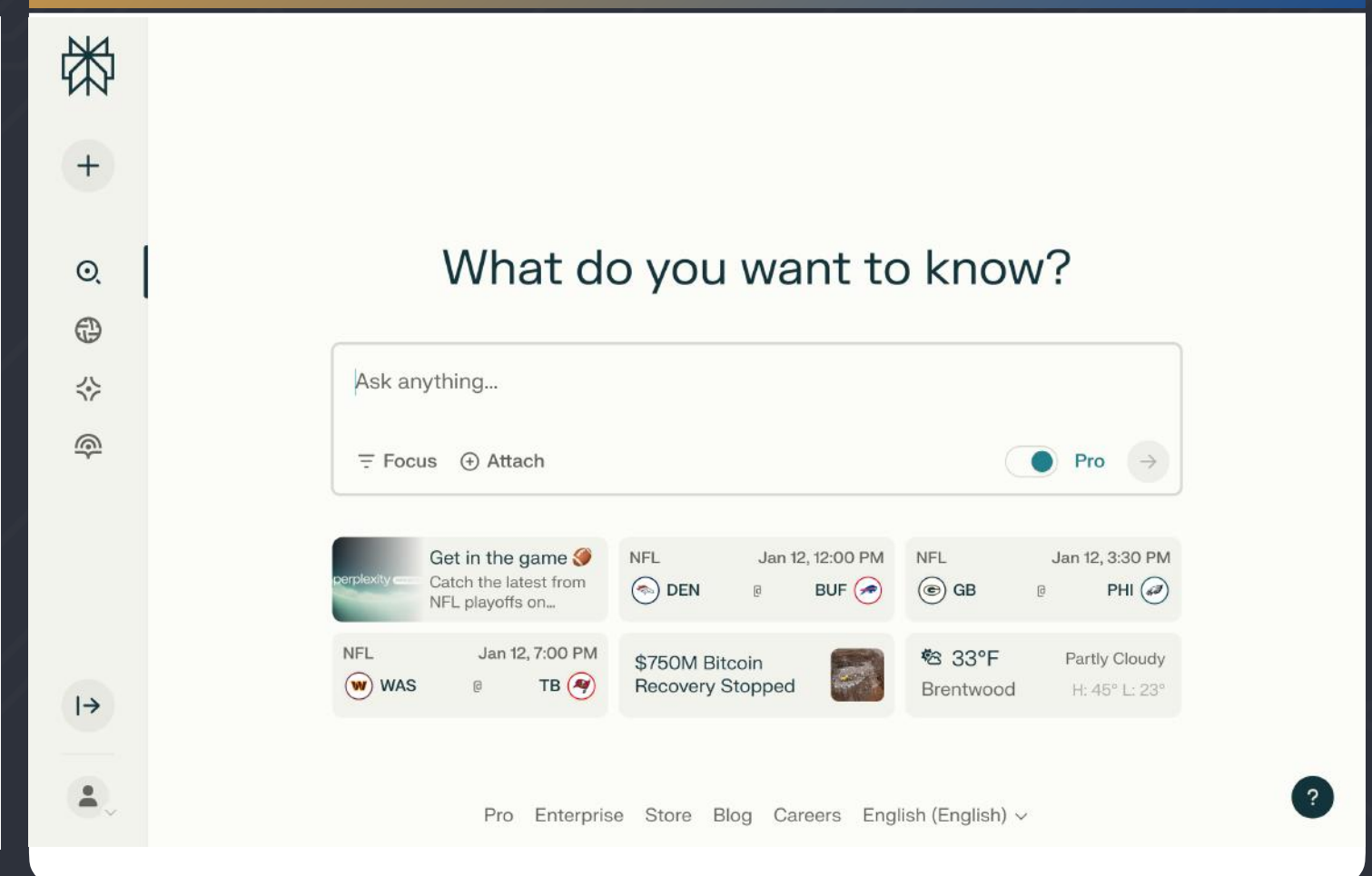
CHATGPT



GROK/X.AI



PERPLEXITY





jpantana 5 min. ago

+ Space / Using Realtor.ca (and other sites) and other real...



Share



Using Realtor.ca (and other sites) and other real estate platforms, identify the top three individual real estate agents in Toronto, ranked separately by total sales volume and number of homes sold. Clarify if each agent operates independently or on/with a team. Highlight their most effective digital marketing strategies that directly contribute to attracting clients and closing sales. Provide actionable insights to help me enhance my own marketing approach as a Toronto-based REALTOR®

Deep Research

53 sources

Top 100 Canada
(Individual, Residential) -...
news.remax

Property for Sale in
Toronto, Ontario -...
realtor

TOP REAL ESTATE
AGENTS IN TORONTO -...
topagentmagazine

FX B R MS h WISE
+50 sources

Perplexity

Top Toronto Real Estate Agents: Sales Performance and Digital Marketing Strategies

The Toronto real estate market remains one of North America's most competitive, with 60,000+ licensed agents vying for dominance in a city that recorded 121,000 property transactions in 2021 alone ⁵. Through comprehensive analysis of RE/MAX performance rankings ¹, Realtor.ca transaction patterns ² ⁶, and industry-specific publications ³ ⁵, this report identifies the current top-performing individual agents while decoding the digital marketing strategies that fuel their success.



Ask follow-up

Deep Research



PRO Generate Image



Q Completed

2m 29s · 232 Sources

- ✓ Thinking
- ✓ **Researching real estate agents**
- ✓ Exploring agent rankings
- ✓ Considering marketing strategies
- ✓ Evaluating top agents

Researching real estate agents

- The request is to find the top three Toronto real estate agents, ranked by sales volume and homes sold.
- I'm considering whether "individual" means agents working alone or just individual people, including those with teams.
- It looks like I need to check if they operate independently or with a team, so it's about individual agents, team or not.
- I'm thinking realtor.ca might have data or rankings for Toronto agents, given it's managed by CREA.

Q Searching for "top real estate agents in Toronto"

10 results found

-  **TOP REAL ESTATE AGENTS IN TORONTO - Top Agent Magazine** [topagentmagazine.com](#)
-  **Website Unavailable** [propertyspark.com](#)
-  **Best TORONTO REAL ESTATE AGENTS. Top Rated Reviews, Feb 2025** [rate-my-agent.com](#)
-  **The 13 Best Real Estate Agents in Toronto [2025]** [thebesttoronto.com](#)
-  **Toronto, ON REALTOR® Real Estate Agent Reviews | RankMyAgent.com** [rankmyagent.com](#)

[See more \(5\)](#)

🌐 Browsing results

- Just found interesting results from TheBestToronto.com, listing 13 top agents in Toronto from 2025, which fits the current year.

 152 web pages

How can Grok help?



 DeepSearch

 Think

Grok 3 



Ai MARKETING MACHINE

- 1 Research which websites AI search cites most, like Zillow and Yelp, and prioritize them.
- 2 Enhance your bio, transaction history, and reviews on these high-authority sites.
- 3 Use keywords buyers and sellers search for, like “Best REALTOR® in [your city].”
- 4 Post on AI-favored platforms like YouTube and LinkedIn, staying consistent with your topics.

Ai MARKETING MACHINE

- 1 Role-play practice using **AI voice modes**: ChatGPT, Grok, Revii
- 2 “**Agentic AI**” automates tasks & streamlines **content creation**
- 3 **Generative AI search** powers deep, multistep online research
- 4 Effortlessly code emails and websites using **Claude AI**
- 5 Create any-topic, generative podcasts with **NotebookLM**

Claude

Interactive Real Estate Market Update

Share

3

MLS Data

CSV

JP

Assume the role of a masterful graphic artist and expert in interactive infographic design. Your task is to create an HTML email newsletter based exclusively on the data in the attached spreadsheet. Do not alter, fabricate, or infer any information beyond what is provided. The spreadsheet contains a list of homes in Franklin, Tennessee, categorized by Closed (sold), Expired (unsold during the listing period), and Withdrawn (removed from the market by the seller). This email newsletter will serve as a Real Estate Market Update, presenting key trends through expertly designed charts, graphs, and interactive visual elements to inform and engage homeowners. Use the date range in the data to generate a relevant title that accurately reflects the time period covered.

I'll create an expertly designed HTML email newsletter based on the Franklin real estate market data. Let me first analyze the data to understand the key trends and insights.

Analyzing

```
});  
console.log("Listing statuses count:", listingStatuses);  
  
// Analyze closed properties  
const closedProperties =
```

JP

Reply to Claude...

Claude 3.7 Sonnet

Choose style

Franklin Real Estate Market Update - February 2025

Preview

Code

FRANKLIN REAL ESTATE MARKET
UPDATE

February 2025 Analysis

Dear {{First_Name}},

Market Insight: Quick-Selling Homes Command
Higher Prices

Homes in Franklin that sold within 7 days received 99.3% of their asking price, compared to just 97% for homes that stayed on the market longer than 30 days. This compelling 2.3% difference represents over \$22,000 on the median home sale price of \$935,000. With 37% of homes selling in less than a week, strategic pricing and proper preparation can make a significant difference in your bottom line.

FEBRUARY MARKET OVERVIEW

MEDIAN SALES PRICE

\$935,000

AVERAGE DAYS ON MARKET

43

Publish



FRANKLIN REAL ESTATE MARKET UPDATE

February 2025 Analysis

Dear {{First_Name}},

Market Insight: Quick-Selling Homes Command Higher Prices

Homes in Franklin that sold within 7 days received 99.3% of their asking price, compared to just 97% for homes that stayed on the market longer than 30 days. This compelling 2.3% difference represents over \$22,000 on the median home sale price of \$935,000. With 37% of homes selling in less than a week, strategic pricing and proper preparation can make a significant difference in your bottom line.

FEBRUARY MARKET OVERVIEW

MEDIAN SALES PRICE

\$935,000

AVERAGE DAYS ON MARKET

43

HOMES SOLD

126

AVG. PRICE PER SQ.FT.

\$373

Code

Settings

Comments

```
1 <!DOCTYPE html>
2 <html lang="en">
3 <head>
4   <meta charset="UTF-8">
5   <meta name="viewport" content="width=device-width, initial-scale=1.0">
6   <title>Franklin Real Estate Market Update - February 2025</title>
7   <link href="https://fonts.googleapis.com/css2?family=Space+Grotesk:wght@400;700&family=
  Archivo:wght@300;400&display=swap" rel="stylesheet">
8   <style>
9     /* Reset styles */
10    * {
11      margin: 0;
12      padding: 0;
13      box-sizing: border-box;
14    }
15
16    body {
17      color: #2D323C;
18      line-height: 1.6;
19      background-color: #F9F9F9;
20      font-family: 'Archivo', Arial, sans-serif;
21      font-weight: 300;
22    }
23
24    .container {
25      max-width: 600px;
26      margin: 0 auto;
27      padding: 20px;
28      background-color: #FFFFFF;
29    }
30
31    .header {
```

Save

Content Studio



Feedback

Ai MARKETING MACHINE —

- 1 Role-play practice using **AI voice modes**: ChatGPT, Grok, Revii
- 2 “**Agentic AI**” automates tasks & streamlines **content creation**
- 3 **Generative AI search** powers deep, multistep online research
- 4 Effortlessly code emails and websites using **Claude AI**
- 5 Create any-topic, generative podcasts with **NotebookLM**



Sources

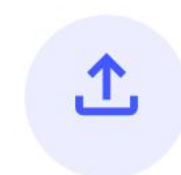
+ Add source

NotebookLM



Add sources

Sources let NotebookLM base its responses on the information that matters most to you.
(Examples: marketing plans, course reading, research notes, meeting transcripts, sales documents, etc.)



Upload sources

Drag & drop or [choose file](#) to upload

Supported file types: PDF, .txt, Markdown, Audio (e.g. mp3)



Google Drive



Google Docs



Google Slides

Link

Website

YouTube



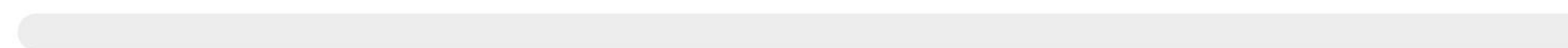
Paste text



Copied text



Source limit



0 / 50

Saved sources will
Click Add source above to
text, videos, or audio files
directly from Google

Generate

te

Briefing doc

Timeline

appear here
new note, or click Add note

NotebookLM can be inaccurate; please double check its responses.

Ai MARKETING MACHINE —

- 1 **Market update:** Feed NotebookLM your market report data: video, email copy, whatever.
- 2 **Grok (X.ai):** Research hot/emerging topics on X to make your NotebookLM podcast current.
- 3 **Prompt it:** Tell NotebookLM how you want the podcast to run and flow – topics to prioritize.
- 4 **Send it out:** Send out the fully-customized, AI-generated podcast to your database!



Sources



+ Add source

Select all sources



Franklin TN Real Estate Market Trends & ...



Franklin, TN 2021 Real Estate Market Ap...



Franklin, TN Real Estate Market Prices, T...



Grok Social Analysis



Market Update



Source Attribution



Chat



Franklin Market Update

6 sources

Real estate trends and market analyses in Franklin, TN, are the focus of these sources. They provide insight from different real estate entities, encompassing market appreciation, housing trends, and price forecasts. Sentiments from consumers and real estate agents regarding the market dynamics, including luxury aspirations and affordability concerns, are revealed in these sources. Moreover, recent data on home values, sales volume, and property characteristics in Franklin are presented. Lastly, these sources provide the perspective of Jason Pantana, a realtor in Franklin, as he prepares a market update for his clients.



Save to note



Add note



Audio Overview



Briefing doc

Start typing...

6 sources



How have Franklin's home values, inventory, and market dynamics shifted rece



NotebookLM can be inaccurate; please double check its responses.

Studio



Audio Overview



Franklin Market Update



00:00 / 20:01

Interactive mode

BETA

Notes



+ Add note



Study guide



Briefing doc



FAQ



Timeline



Saved notes will appear here

Save a chat message to create a new note, or click Add note above.

GENERATIVE Ai

×MORE

×FASTER

×BETTER





Welcome To Ai Marketing Academy

Here, you'll find all your training materials conveniently organized

Enrolled


SESSIONS

AiM Sessions

[Access Content](#)

Enrolled


RESOURCES

AiM Resources

[Access Content](#)

Enrolled


ESSENTIALS

AiM Essentials

[Access Content](#)



Ai MARKETING ACADEMY



SAVE 50%
CHECKOUT CODE:

JP50

QUESTIONS? 

INFO@JASONPANTANA.COM

@JASONPANTANA

