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# How analysts expect housing market inventory to shift in 2026

Among the forecasts tracked by **ResiClub**, the average firm expects U.S. active inventory for sale to rise +9.9% in 2026.

**Heading into 2025**, the average forecast rounded up by ResiClub predicted that U.S. active housing inventory for sale would rise +12.5% in 2025. At the time, we told our readers that if this aggregated forecast proved correct, active inventory for sale would reach 1,072,634 homes by the end of November 2025—putting inventory just -6.2% below November 2019 levels (1,143,332 homes for sale).

What ended up happening?

**At the end of November 2025**, active U.S. housing inventory for sale stood at 1,072,417 homes, marking a +12.48% year-over-year increase—just 217 homes off the aggregated 2025 forecast. That's essentially a spot-on forecast.

That raises the question: What will happen to U.S. active housing inventory for sale in 2026?

**Big picture:** A housing market with a mild increase in active inventory for sale next year could lead to **home sellers losing some additional power and homebuyers gaining some additional power in more markets.** More markets might shift from sellers' markets to balanced markets, while more balanced markets could transition to buyers' markets. It could also help to keep national home price appreciation below the rate of U.S. income growth, thus helping to improve underlying housing market fundamentals.