

Real Estate with ETHEL CURBOW

Reasons To Be Optimistic About the 2026 Housing Market

📅 Monday December 29th, 2025

📁 For Buyers, For Sellers, Forecasts



If a move is on your radar for 2026, there's a lot more working in your favor than there has been in a while.

After a stretch where many people felt stuck, 2026 is shaping up to be a year with more balance, more options, and more clarity for people who



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Born and raised in SW Missouri, Ethel is familiar with the Springfield area. After traveling extensively throughout the world as an Army wife, Ethel and her family returned to Springfield in 1981.

want to make a move. Not because the market is suddenly “easy,” but because several key conditions are shifting.

Here’s what the experts are saying you have to look forward to.

Danielle Hale, Chief Economist at Realtor.com:

*“After a challenging period for buyers, sellers and renters, **2026 should offer a welcome, if modest, step toward a healthier housing market.**”*

The National Association of Realtors (NAR):

*“**Top economists have one word to sum up the housing market for 2026: opportunity.** Lower mortgage rates and a rising supply of homes are expected to open up the housing market ... something the real estate industry and potential home buyers and sellers have been waiting for, following three years of stagnation.”*

Mark Fleming, Chief Economist at First American:

*“... for the first time in several years, the underlying forces are finally aligned toward gradual improvement. Mortgage rates may drift down only slowly, but income growth exceeding house price appreciation will provide a boost to house-buying power — even in a higher-rate world. **Affordability won’t snap back overnight, but like a ship finally***

Since then Ethel has been helping people buy and sell homes throughout the area. In service to over 4000 people, Ethel and her team have received countless recognition and awards. Some of which include Top 50 Agents in the country by Wall Street Journal, Top 50 agents by the Springfield Board of Realtors, Best Real Estate Agent by Springfield News and Leader and Top Producer in Missouri for Coldwell Banker and also in the Midwest Region several times. In the past year Ethel was Top Producer for Amax Real Estate and was also awarded the Diamond Pillar Award by the Greater Springfield Board of Realtors. She has the designation as a Certified Real Estate Specialist. Ethel is personable, down to earth and listens to her clients needs. She and her team offer concierge level service whether it is staging your home to

catching a steady tailwind, it's now sailing in the right direction."

Mischa Fisher, Chief Economist at Zillow:

*"Buyers are benefiting from more inventory and improved affordability, while sellers are seeing price stability and more consistent demand. **Each group should have a bit more breathing room in 2026."***

Why Local Insight Matters More Than Ever

Just remember, while the national outlook is improving, conditions will still be different based on where you live. Some markets will move faster than others. Some will see stronger price growth. Others will remain flat. As **Lisa Sturtevant, Chief Economist at Bright MLS**, explains:

"Market performance will hinge on local economic conditions, making 2026 one of the most geographically divided markets we've seen in years."

That's why understanding what's happening in your specific area is key. The national trends set the stage, but local dynamics determine how they play out for you. And that's why you need an agent.

Bottom Line

If you want to talk through what's expected for our local market and which trends you'll want to take advantage of, let's connect.

prepare for sale or giving you a list of service people for repairs once it goes under contract.

Clients are welcomed with a menu of services rarely found in the industry. The collection of attentiveness, capstone use of technology and access to reliable resources make all the difference. Ethel and her team want this to be a positive, even fun experience and Ethel's sense of humor, genuine concern for her clients and her years of experience pays off for her clients.

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