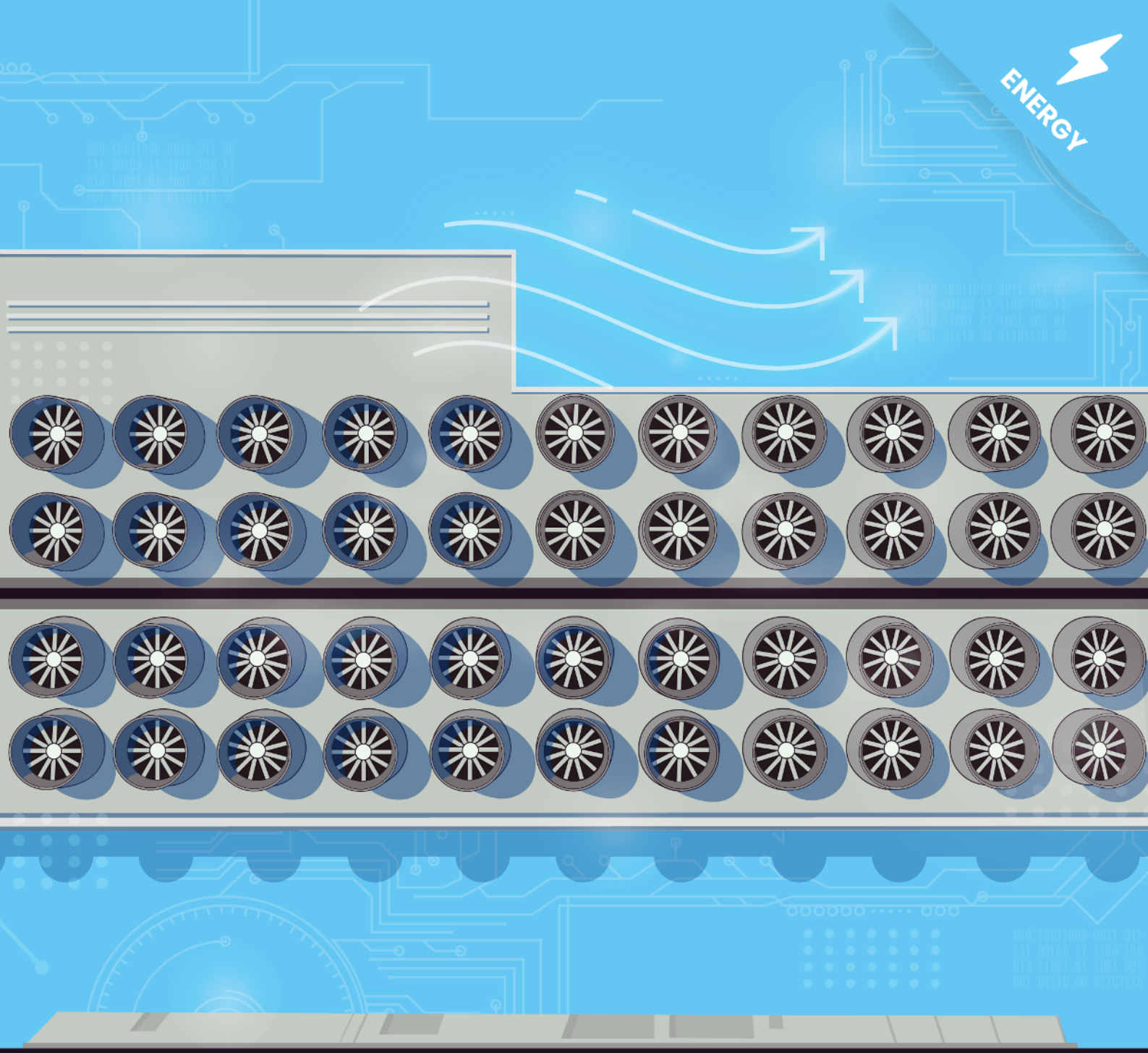


Energy Management Software for HVAC Optimization in Commercial Buildings

Market Sizing & Competitive Landscape 2026 to 2031

Published: Q4 2026

HVAC Optimization Software Market 2026

memoori

Synopsis

This report helps all stakeholders and investors in the smart commercial building industry to evaluate the market for HVAC Optimization Software in 2026.

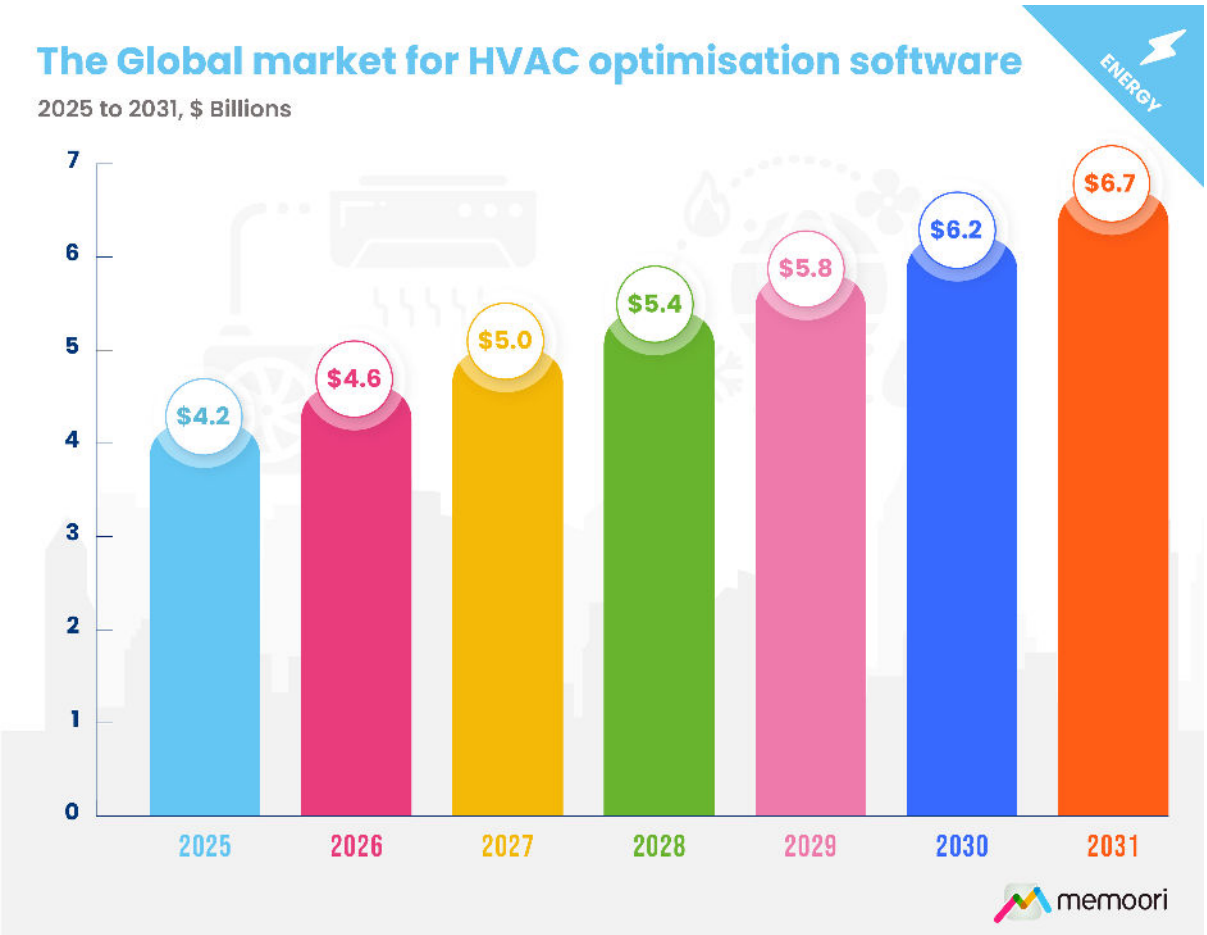
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This new 2026 study sizes the global HVAC optimization software market, forecasts it to 2031 by region and vertical market, and maps the 126 companies competing for it.

HVAC optimization has moved from a sustainability project to an operating-cost priority. Heating, ventilation, and cooling account for just over half the energy used in US commercial buildings, and most of those buildings still run on fixed schedules and static setpoints. Software that finds faults, recommends fixes and, increasingly, adjusts equipment itself is the cheapest lever owners have.

This report examines energy management software for HVAC optimization in offices, retail, data centers, hospitality, venues, warehouses, and mixed-use buildings. It explains how the technology works, from rule-based fault detection to AI-driven autonomous control. It also weighs the measured field evidence on savings against vendor claims and sets out why deployment is often harder than the sales pitch suggests.

The report includes, at no extra cost, an Excel datasheet with the data behind the charts, the company listing, and the full record of 29 investment deals, together with presentation-ready slides of every chart. **This is the first of two related reports. Its sister study is on building-to-grid interaction software. Both reports are included in Memoori's 2026 Premium Subscription, which also gives access to our AI Services.**



Memoori estimates the global market for HVAC optimization software at $4.6 billion in 2026, rising to $6.7 billion by 2031. From a 2025 base of $4.2 billion, that is growth of about 60%, a compound annual growth rate (CAGR) of roughly 8.1%. The estimate is built bottom-up from the revenue of the companies we track.

Growth is driven by energy-cost pressure, regulation of building controls, sustainability reporting and green finance. It is held back by split incentives between owners and tenants, integration with legacy controls, and skills shortages. The report sets out what would push the forecast higher or lower.

HVAC Optimization Software: Research Scope

This report focuses on next-generation software that uses artificial intelligence (AI), the Internet of Things (IoT), and other analytical methods to track, analyze, automate and optimize HVAC energy use and performance. In scope:

- Software that directly supports HVAC automation and optimization, including actionable recommendations
- HVAC-related energy performance and carbon reduction
- Automated HVAC fault detection and diagnostics (FDD)
- Data integration and interoperability integral to HVAC optimization
- Seasonal and weather-driven optimization
- Occupancy-based HVAC control

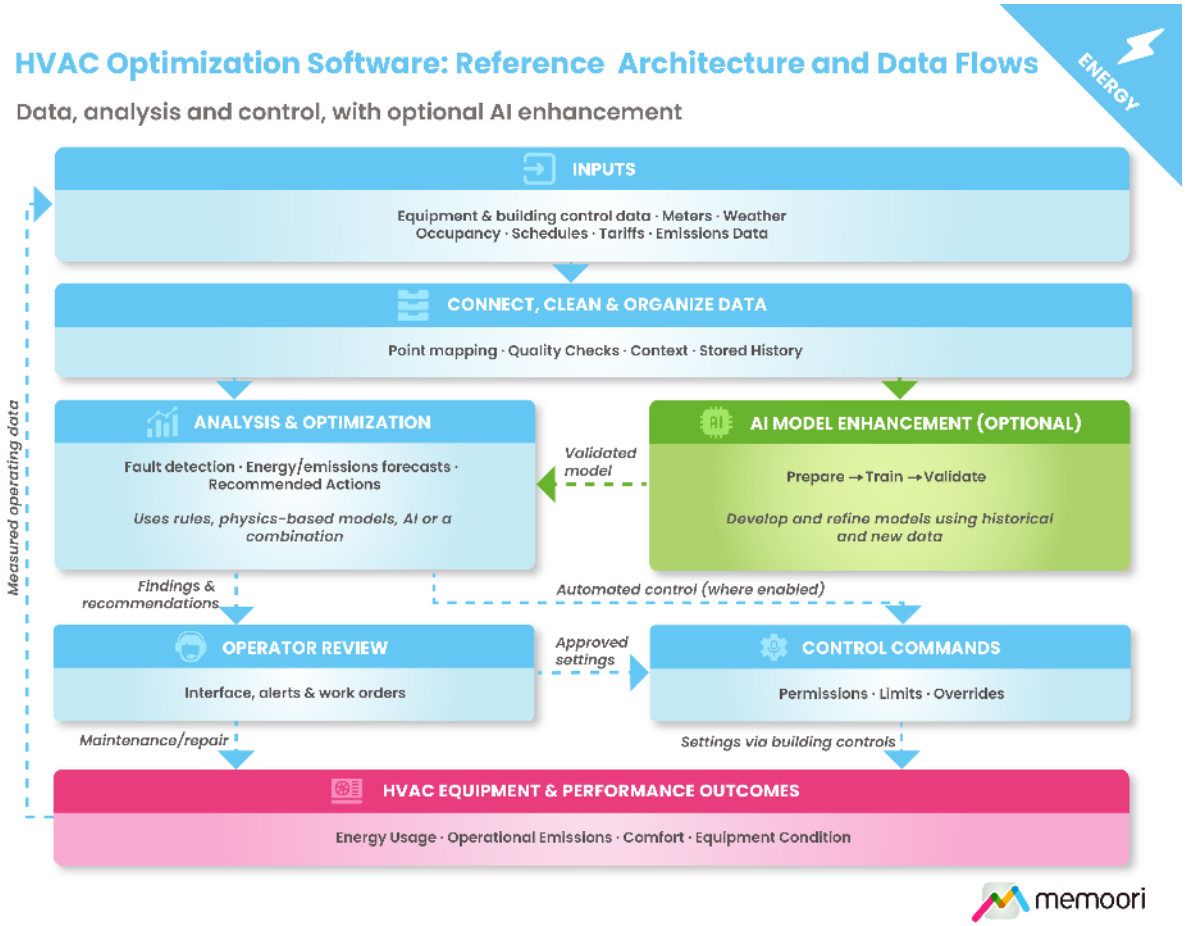
Out of scope are non-HVAC energy management, standalone energy reporting and visualization, HVAC equipment, IoT hardware and basic controls, installation and consulting, standalone ESG reporting, and building-to-grid functions, which the sister report will cover. Residential, industrial, healthcare, and education buildings are also excluded.

Within its 290 pages and 13 charts, the report filters out the key facts and draws conclusions, so you can understand exactly how the HVAC Optimization market is shaped today and how it will develop:

- **Data centers punch far above their weight.** They account for 12.3% of HVAC optimization revenue in 2026, far more than their floor area suggests. Cooling follows IT load; data center electricity demand grew 17% in 2025 (IEA), and the biggest opportunity lies with colocation and enterprise operators rather than the hyperscalers.
- **Building technology majors are buying AI specialists.** Trane acquired BrainBox AI, Johnson Controls bought Nantum AI and Webeasy, Carrier bought 75F, Copeland agreed to buy Bueno Analytics, and ABB acquired Eliona's platform.

- **Investors are backing autonomy.** We tracked 29 funding deals between October 2024 and October 2026. The largest were PassiveLogic ($74m), Runwise ($55m), Phaidra (over $50m), 75F ($45m) and GridPoint ($45m).
- **The vendor base splits between startups and giants.** Of 126 vendors, about three-quarters have 250 or fewer employees and 21 have more than 10,000, with few in between. We expect more partnerships and acquisitions to fill that gap.

For Only $3,000 USD this report gives vendors, investors, and building owners the market sizing, forecasts, and competitive intelligence they need to plan strategy and judge where the HVAC optimization opportunity is largest.



The infographic above shows how data flows through HVAC optimization software. Inputs such as controls data, meters, weather, occupancy, and tariffs are connected, cleaned, and mapped. They are then analyzed using rules, physics-based models, AI, or a combination of these.

The resulting findings go to operators as alerts and work orders. Where automated control is enabled, the software sends commands to the building's controls within agreed limits. Measured outcomes feed back into the next decision, which is how AI HVAC optimization improves over time.

Who Should Buy This Report?

The report will be of value to anyone who builds, sells, buys or invests in HVAC optimization and energy management software for commercial buildings. That includes software vendors, HVAC and

controls manufacturers, systems integrators and service providers, along with investors, private equity firms and corporate development teams.

Building owners, REITs, property and facilities managers, and their advisors will also find practical guidance on field evidence, commercial models and the questions to ask before they buy.

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How to Order

The report is priced at **$3,000 USD (Enterprise License)**. It is delivered as an electronic file download, via email.

To order, or if you require further information please contact: ***James McHale*** - *jim@memoori.com / +46 76 190 3777*

Alternatively, you can order directly through our website – https://memoori.com/portfolio/hvac-optimization-software-market/

This report is also included in our 2026 Premium Subscription Service.