

2024 U.S. NATIONAL AND STATE

Statistical Review

U.S. COMMUNITY ASSOCIATIONS, HOUSING UNITS, AND RESIDENTS

Year	Communities	Housing Units	Residents
1970	10,000	.7 million	2.1 million
1980	36,000	3.6	9.6
1990	130,000	11.6	29.6
2000	222,500	17.8	45.2
2002	240,000	19.2	48.0
2004	260,000	20.8	51.8
2006	286,000	23.1	57.0
2008	300,800	24.1	59.5
2010	311,600	24.8	62.0
2011	317,200	25.4	62.7
2012	323,600	25.9	63.4
2013	328,500	26.3	65.7
2014	333,600	26.7	66.7
2015	338,000	26.2	68.0
2016	342,000	26.3	69.0
2017	344,500	26.6	70.0
2018	347,000	26.9	73.5
2019	351,000	27.2	73.9
2020	355,000	27.5	74.1
2021	358,000	27.7	74.2
2022	362,000	28.0	75.0
2023	365,000	28.2	75.5
2024	369,000	28.8	77.1

Homeowners associations account for about 58–63% of the totals, condominium communities for 35–40%, and cooperatives for 2–4%.

FCAR ESTIMATES THE NUMBER OF U.S. COMMUNITY ASSOCIATIONS IN 2025 IS BETWEEN 370,000–374,000

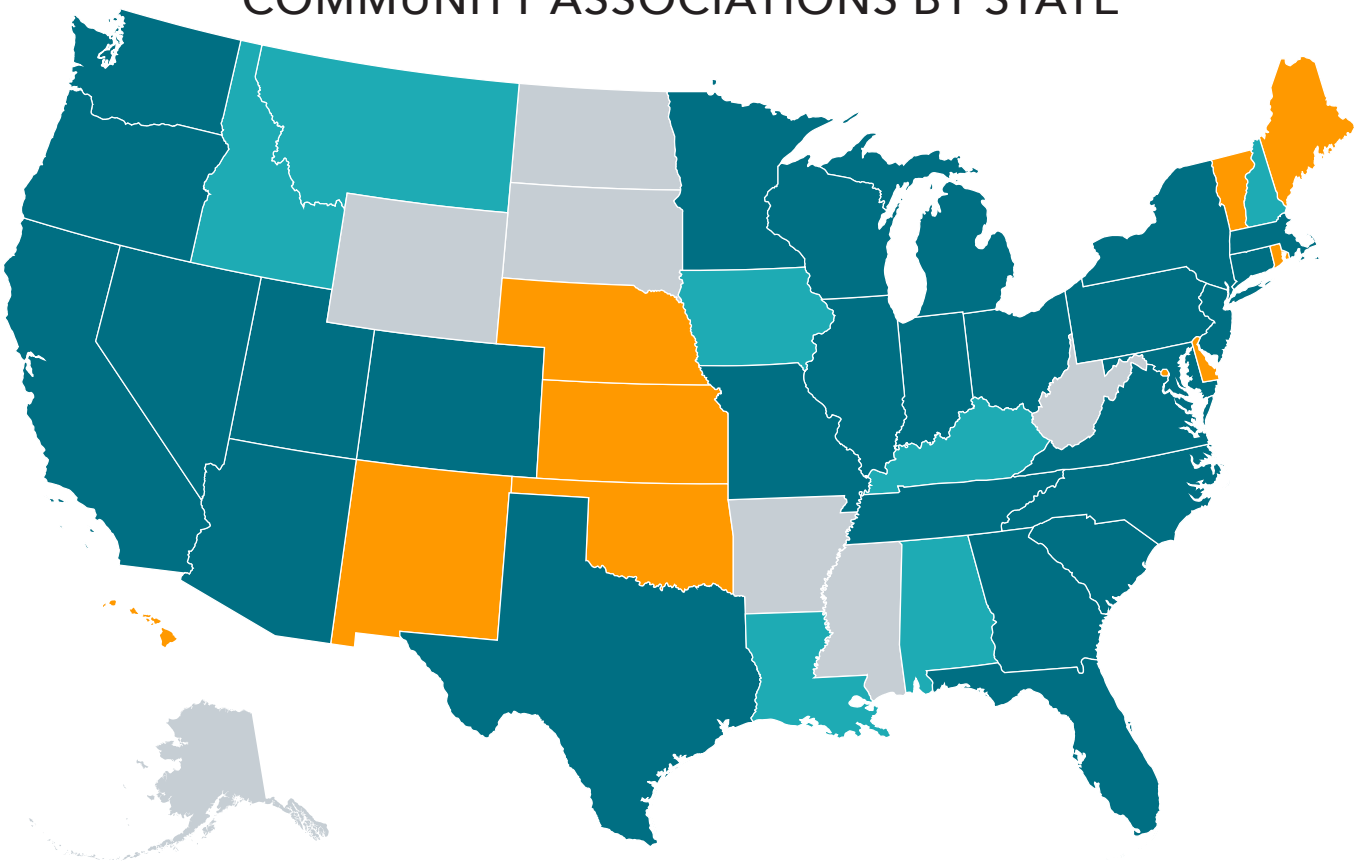
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COMMUNITY ASSOCIATIONS BY STATE



STATE	NUMBER OF ASSOCIATIONS	ROUNDED ESTIMATED NUMBER OF RESIDENTS IN ASSOCIATIONS	ROUNDED ESTIMATED NUMBER OF UNITS IN ASSOCIATIONS
California	51,250	14,412,000	5,064,000
Florida	50,100	9,506,000	3,908,000
Texas	22,900	6,244,000	2,263,000
Illinois	19,750	3,896,000	1,541,000
North Carolina	15,050	2,878,000	1,174,000
New York	14,500	3,705,000	1,433,000
Colorado	11,700	2,556,000	995,000
Massachusetts	11,600	1,678,000	664,000
Georgia	11,300	2,314,000	881,000
Washington	10,900	2,455,000	964,000
Arizona	10,200	2,254,000	902,000
Virginia	9,200	2,064,000	813,000
Ohio	8,800	1,657,000	686,000
Michigan	8,700	1,442,000	588,000
Minnesota	8,000	1,560,000	624,000
South Carolina	7,500	1,412,000	585,000
New Jersey	7,200	1,480,000	562,000
Maryland	7,200	1,069,000	412,000
Pennsylvania	7,150	1,357,000	558,000
Missouri	5,750	953,000	323,000
Wisconsin	5,650	777,000	441,000
Tennessee	5,400	757,000	309,000
Indiana	5,200	879,000	352,000
Connecticut	5,150	472,000	187,000
Oregon	4,150	584,000	237,000
Nevada	3,800	1,298,000	502,000
Utah	3,700	645,000	212,000

Between 2,000 and 3,000 associations

Alabama, Idaho, Iowa, Kentucky, Louisiana, Montana, and New Hampshire

Between 1,000 and 2,000

Delaware, District of Columbia, Hawaii, Kansas, Maine, Nebraska, New Mexico, Oklahoma, Rhode Island, and Vermont

Fewer than 1,000

Alaska, Arkansas, Mississippi, North Dakota, South Dakota, West Virginia, and Wyoming

Total U.S. associations: 369,000

NOTE: The term "community association" in this summary refers to condominiums, cooperatives, and planned communities with the latter sometimes referred to as HOAs. See the *Community Association Fact Book 2024* at foundation.caionline.org/factbook for association terminology.

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NATIONAL DATA, 2024

33.6
Percent of U.S. housing in community associations.

$12.9 trillion
Value of homes in community associations.

$417.1 billion
Community association economic contributions in 2024 including volunteer time, real estate taxes, home improvements, and housing services.

$120.9 billion
Assessments collected from homeowners. Assessments fund many essential association obligations, including professional management services, utilities, security, insurance, common area maintenance, landscaping, capital improvement projects, and amenities like pools and club houses.

$30.2 billion
Assessment dollars contributed to association reserve funds for the repair, replacement, and enhancement of common property, e.g., replacing roofs, resurfacing streets, repairing swimming pools and elevators, meeting new environmental standards, and implementing new energy-saving features.

60,000–65,000
Community association managers (includes on-site managers and those who provide part-time support to a number of communities).

7,000–9,000
Large-scale associations, i.e., those meeting at least two of the following three characteristics: a single, contiguous community with a general manager; a minimum of 1,000 lots and/or homes; and a minimum annual budget of $2 million.

30–40
Percentage of community associations that are self-managed, meaning they may use professional assistance for specific projects, activities, and services, but do not employ a professional manager or management company.

65% of homes completed & 81% of homes sold
Percent of housing in a community association.

9,000–10,000
Community association management companies.

105,000–110,000
Individuals employed by management companies and onsite for associations with staff.

2,500,000
Community association elected members of boards of directors and appointed committee members.

101,500,000
Volunteer hours of service performed annually by association board and committee members to provide governance, community, and related services.

$3.4 billion
Estimated value of time provided by homeowner board and committee members. Volunteer hourly time is calculated for each state with the average at $33.49 per hour based on data from Independent Sector.

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FOUNDATION FOR COMMUNITY ASSOCIATION research

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ABOUT THE FOUNDATION FOR COMMUNITY ASSOCIATION RESEARCH

Our mission—with your support—is to provide research-based information for homeowners, association board members, community managers, developers, and other stakeholders. Since the Foundation's inception in 1975, we've built a solid reputation for producing accurate, insightful, and timely information, and we continue to build on that legacy. Visit foundation.caionline.org.

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The Community Association Fact Book data is compiled from a blend of trusted sources to provide accurate and comprehensive insights. We draw from U.S. Census data, including the American Community Survey, alongside housing development and real estate data sources. The statistics presented are curated estimates derived from distinct data streams, ensuring a well-rounded and authoritative representation of community association trends and demographics.

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