

2019–2020 U.S. National and State

statistical review

FOR COMMUNITY ASSOCIATION DATA



U.S. community associations, housing units, and residents

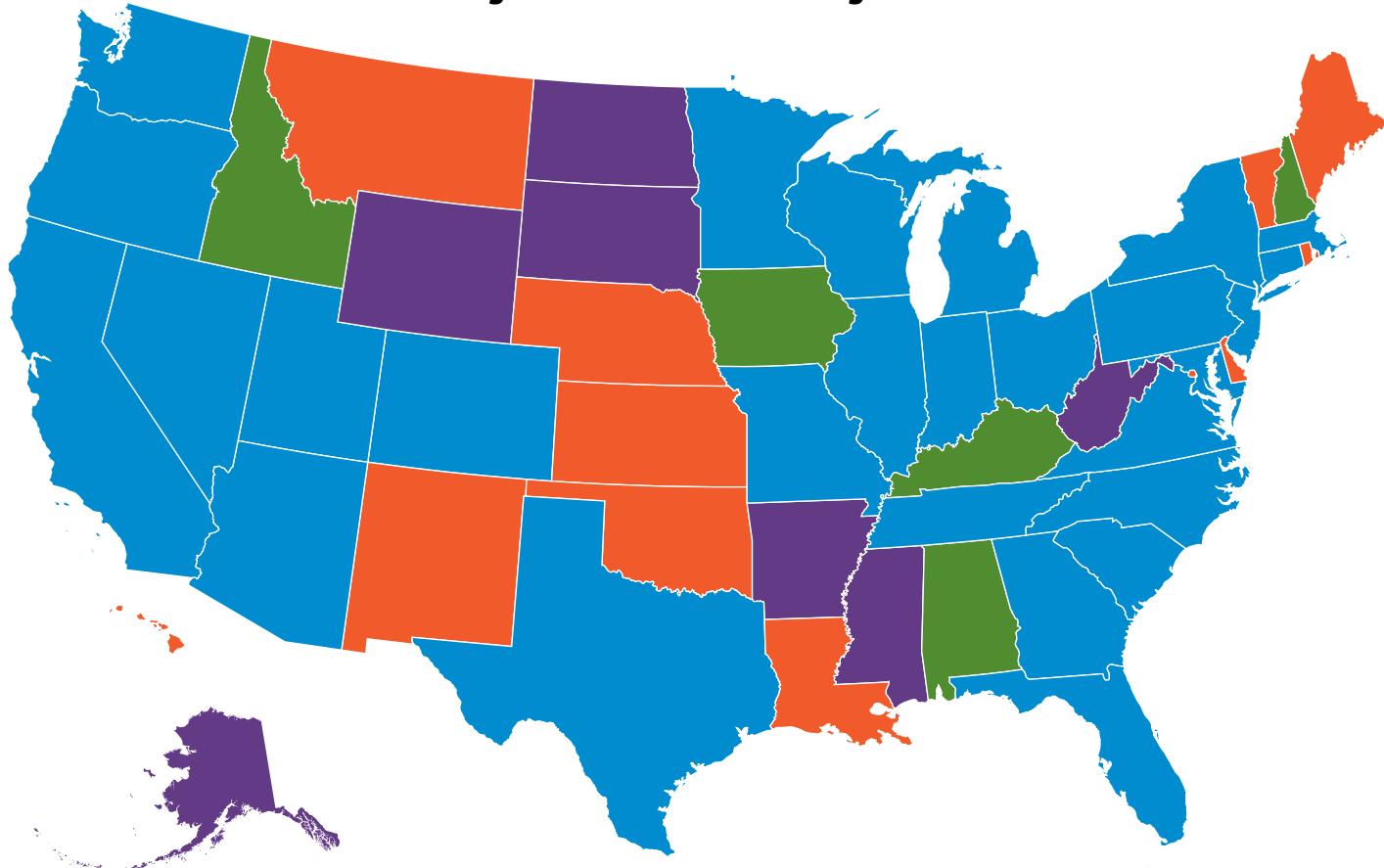
Year	Communities	Housing Units	Residents
1970	10,000	.7 million	2.1 million
1980	36,000	3.6	9.6
1990	130,000	11.6	29.6
2000	222,500	17.8	45.2
2002	240,000	19.2	48.0
2004	260,000	20.8	51.8
2006	286,000	23.1	57.0
2008	300,800	24.1	59.5
2010	311,600	24.8	62.0
2011	317,200	25.4	62.7
2012	323,600	25.9	63.4
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

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 2020 is between 352,000 and 354,000.

Research published in the *Community Association Fact Book 2019*, produced by the Foundation for Community Association Research (FCAR).

Community Associations by State



State	Number of Associations	Rounded Estimated Number of Residents in Associations
California	49,200	14,069,000
Florida	48,500	9,567,000
Texas	21,000	5,965,000
Illinois	18,800	3,807,000
North Carolina	14,100	2,718,000
New York	14,000	3,658,000
Massachusetts	11,100	1,642,000
Georgia	10,750	2,217,000
Washington State	10,475	2,359,000
Colorado	10,300	2,311,000
Arizona	9,675	2,220,000
Virginia	8,725	1,980,000
Ohio	8,485	1,610,000
Michigan	8,425	1,407,000
Minnesota	7,725	1,506,000
South Carolina	6,945	1,333,000
New Jersey	6,925	1,459,000
Pennsylvania	6,845	1,319,000
Maryland	6,785	1,026,000
Missouri	5,485	913,000
Wisconsin	5,335	739,000
Connecticut	4,950	461,000
Indiana	4,950	840,000
Tennessee	4,880	690,000
Oregon	3,885	551,000
Utah	3,430	613,000
Nevada	3,390	507,000

■ States above are shown in blue

■ Between 2,000 and 3,000 associations

Alabama, Idaho, Iowa, Kentucky, New Hampshire

■ Between 1,000 and 2,000

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

■ Fewer than 1,000

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

Total U.S. associations:
351,000

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 2018 at foundation.caionline.org/factbook for association terminology.

U.S. Data

-  **25–27**
Percent of U.S. population in community associations.
-  **\$7.199 trillion**
Value of homes in community associations.
-  **\$289 billion**
Community association economic contributions in 2019 including volunteer time, real estate, taxes, home improvements, and housing services.
-  **\$96 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.
-  **\$27.4 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.
-  **55,000–60,000**
Community association managers (includes on-site managers and those who provide part-time support to a number of communities).
-  **6,000–9,000**
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.
-  **77% completed & 73% sold**
Percent of new housing built for sale is in a community association.
-  **8,000–9,000**
Community association management companies.
-  **100,000–105,000**
Individuals employed by management companies.
-  **2,400,000**
Community association board and committee members.
-  **86,700,000**
Hours of service performed annually by association board and committee members.
-  **\$2.328 billion**
Estimated value of time provided by homeowner board and committee members. Volunteer hourly time is calculated at \$24.59 per hour based on data from Independent Sector.



ABOUT CAI

Since 1973, Community Associations Institute (CAI) has been the leading provider of resources and information for homeowners, volunteer board leaders, professional managers, and business professionals in more than 350,000 community associations, condominiums, and co-ops in the United States and millions of communities worldwide. With more than 43,000 members, CAI works in partnership with 64 affiliated chapters within the U.S., Canada, United Arab Emirates, and South Africa, as well as with housing leaders in several other countries including Australia, Spain, Saudi Arabia, and the United Kingdom.

A global nonprofit 501(c)(6) organization, CAI is the foremost authority in community association management, governance, education, and advocacy. Our mission is to inspire professionalism, effective leadership, and responsible citizenship—ideals reflected in community associations that are preferred places to call home. Visit us at www.caionline.org and follow us on Twitter and Facebook @CAISocial.



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.

The statistical information in this report was developed by Clifford J. Treese, CIRMS, president of Association Data, Inc., in Mountain House, Calif. A member of CAI almost since its inception, Treese is a past president of CAI and the Foundation for Community Association Research. We are grateful for his continuing support of both organizations.

The Foundation for Community Association Research analyzes data on an ongoing basis, January through December. We release new data every year. Data released in this report is for 2019. Additional statistical information published by the Foundation for Community Association Research is available at foundation.caionline.org.



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