

2025 U.S. NATIONAL AND STATE Statistical Review

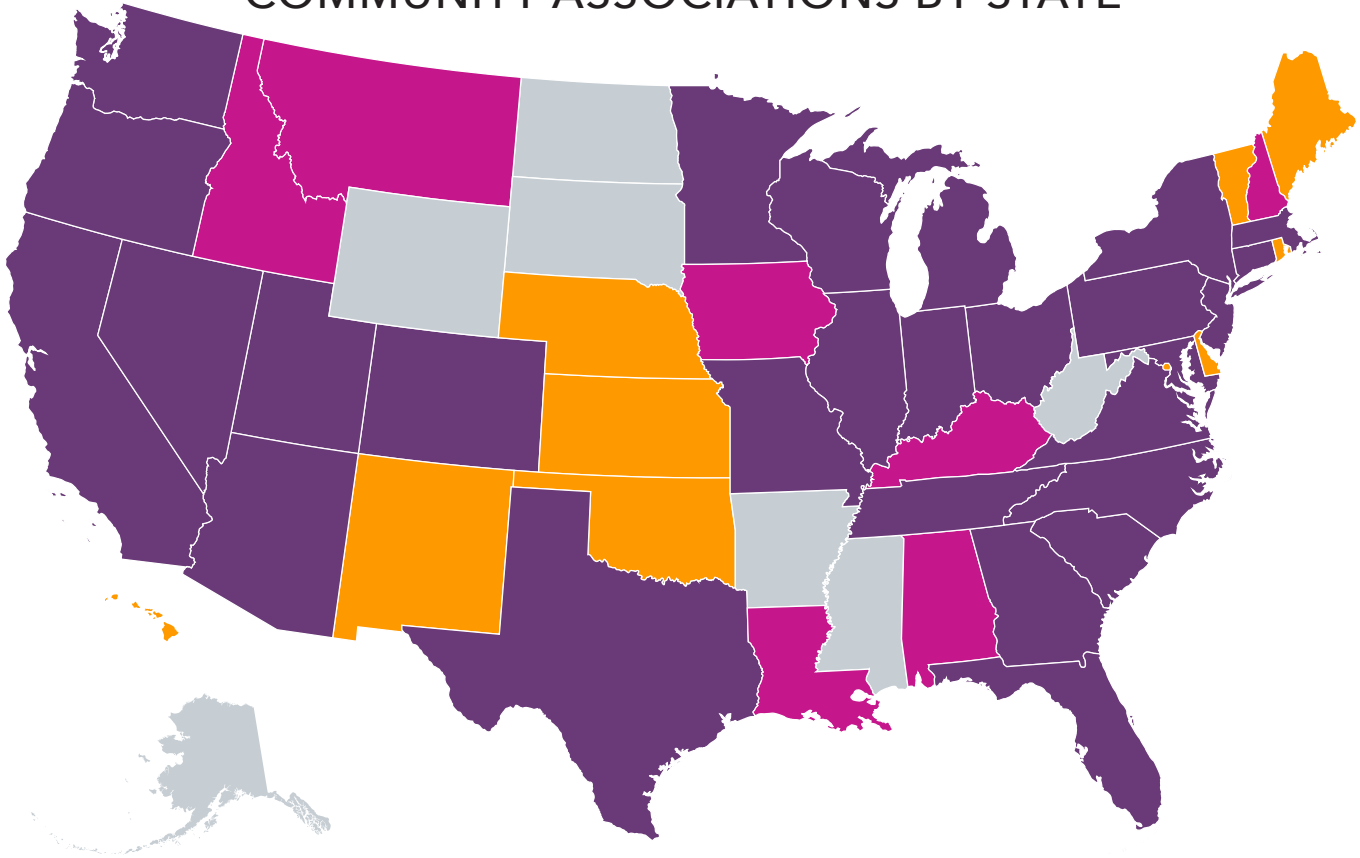
U.S. COMMUNITY ASSOCIATIONS, HOUSING UNITS, AND RESIDENTS

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
2025	373,000	29.6	78.1

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 2026 IS BETWEEN 374,000-377,000

COMMUNITY ASSOCIATIONS BY STATE



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: 373,000

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 2025* at foundation.caionline.org/factbook for association terminology.

STATE	NUMBER OF ASSOCIATIONS	ROUNDED ESTIMATED NUMBER OF RESIDENTS IN ASSOCIATIONS	ROUNDED ESTIMATED NUMBER OF UNITS IN ASSOCIATIONS
California	51,700	14,489,000	5,108,000
Florida	50,600	10,882,000	4,473,000
Texas	23,500	6,407,000	2,322,000
Illinois	19,850	4,421,000	1,755,000
North Carolina	15,200	2,896,000	1,186,000
New York	14,600	3,495,000	1,367,000
Colorado	11,800	2,568,000	1,043,000
Massachusetts	11,700	1,686,000	669,000
Georgia	11,400	2,326,000	889,000
Washington	11,000	2,478,000	972,000
Arizona	10,300	2,276,000	911,000
Virginia	9,300	2,071,000	822,000
Ohio	8,850	1,659,000	690,000
Michigan	8,750	1,445,000	592,000
Minnesota	8,050	1,564,000	628,000
South Carolina	7,600	1,419,000	593,000
New Jersey	7,300	1,506,000	569,000
Maryland	7,300	1,084,000	418,000
Pennsylvania	7,200	1,366,000	562,000
Missouri	5,800	958,000	392,000
Wisconsin	5,700	781,000	326,000
Tennessee	5,500	765,000	315,000
Indiana	5,250	880,000	355,000
Connecticut	5,200	477,000	189,000
Oregon	4,200	587,000	240,000
Nevada	3,850	1,310,000	509,000
Utah	3,800	658,000	217,000

NATIONAL DATA, 2025



35.2

Percent of U.S. housing in community associations.



\$13.1 trillion

Value of homes in community associations.



\$447.7 billion

Community association economic contributions in 2025 including volunteer time, real estate taxes, home improvements, and housing services.



\$124.2 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.



\$31.1 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.



66% 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.



2,555,000

Community association elected members of boards of directors and appointed committee members.



102,600,000

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



\$3.6 billion

Estimated value of time provided by homeowner board and committee members. Volunteer hourly time is calculated for each state with the average at \$34.79 per hour based on data from Independent Sector.



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.



**SUPPORT NEW RESEARCH. MAKE A
TAX-DEDUCTIBLE DONATION TODAY.**

6402 Arlington Blvd., Suite 500 | Falls Church, VA 22042 | foundation.caionline.org



CAIsocial



Community Associations Institute



@CAIsocial and @CALadvocacy

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.

Permission to reprint the data in this publication is granted provided no changes are made and the material is cited: "Reprinted with permission of the Foundation for Community Association Research. Learn more by visiting foundation.caionline.org or calling (888) 224-4321."