

National and State

# statistical review FOR 2015

COMMUNITY ASSOCIATION DATA



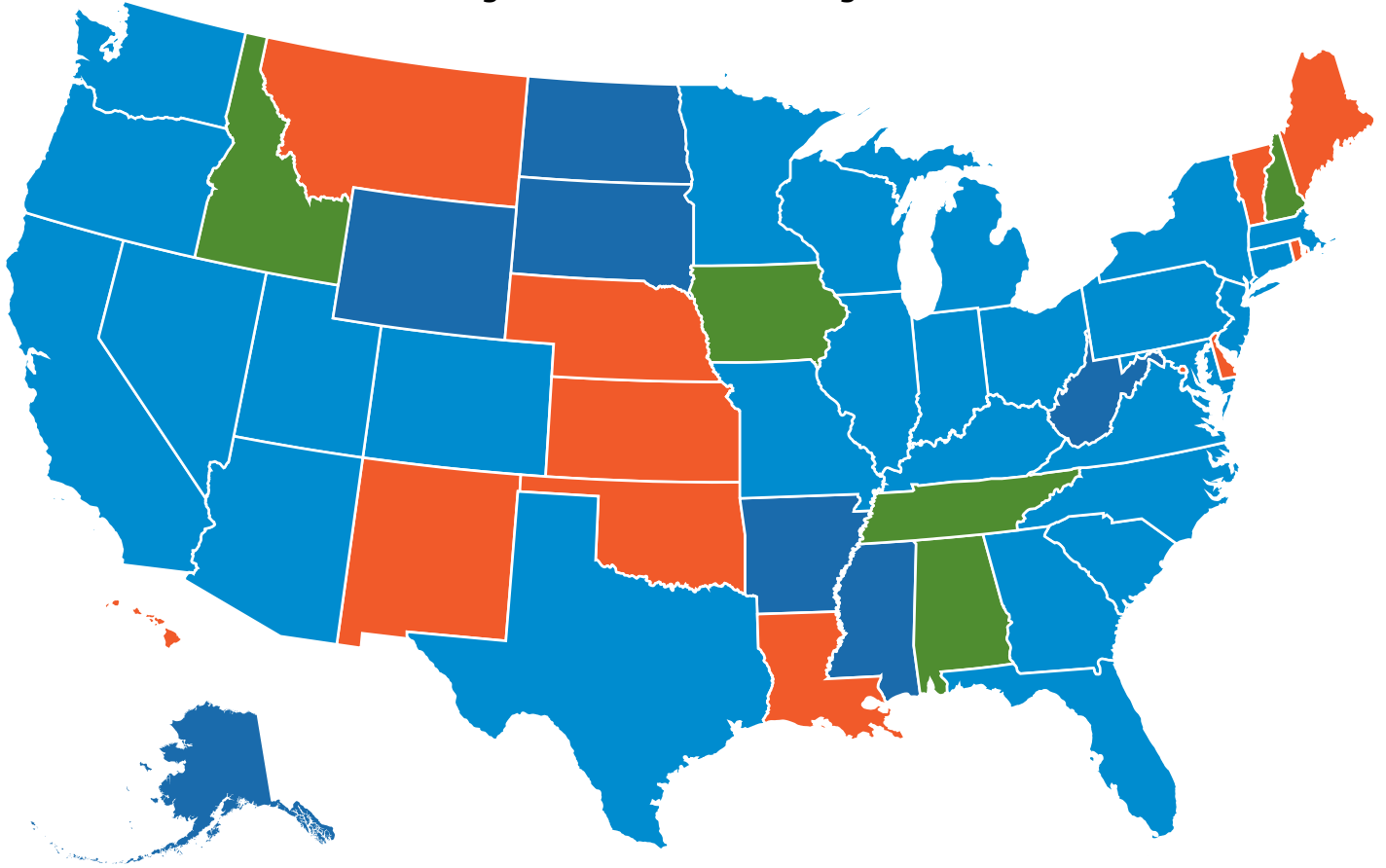
## U.S. community associations, housing units and residents

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

*Homeowners associations account for about 51–55% of the totals, condominium communities for 42–45% and cooperatives for 3–4%.*

**CAI estimates the number of U.S. community associations in 2016 is between 342,000 and 344,000.**

## ■ Community Associations by State, 2015



State	Number of Associations	Rounded Estimated Number of Residents in Associations
Florida	47,200	9,496,000
California	44,900	9,033,000
Texas	19,800	3,983,000
Illinois	18,500	3,722,000
North Carolina	13,800	2,776,000
New York	13,600	2,736,000
Massachusetts	12,200	2,454,000
Georgia	10,300	2,072,000
Washington State	10,250	2,062,000
Arizona	9,400	1,891,000
Colorado	9,200	1,851,000
Virginia	8,500	1,710,000
Ohio	8,350	1,680,000
Michigan	8,250	1,660,000
Minnesota	7,500	1,509,000
South Carolina	6,750	1,358,000
New Jersey	6,700	1,348,000
Pennsylvania	6,700	1,348,000
Maryland	6,600	1,328,000
Missouri	5,350	1,076,000
Wisconsin	5,150	1,036,000
Connecticut	4,800	966,000
Indiana	4,750	956,000
Tennessee	4,750	956,000
Oregon	3,750	754,000
Utah	3,320	668,000
Nevada	3,220	648,000

■ **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:  
338,000**

NOTE: The term "community association" in this report refers to planned communities (e.g., homeowners associations, condominium communities and housing cooperatives).

## National Data, 2015



**21.1**

Percent of U.S. population in community associations.



**\$5.28 trillion**

Value of homes in community associations.



**\$85 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.



**\$23 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.



**50,000–55,000**

Community association managers (includes onsite 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.



**7,000–8,000**

Community association management companies.



**95,000–100,000**

Individuals employed by management companies.



**2,350,000**

Community association board and committee members.



**80,000,000**

Hours of service performed annually by association board and committee members.



**\$1.76 billion**

Estimated value of time provided by homeowner board and committee members based on the Bureau of Labor Statistics estimate of \$22.55 per hour for volunteer time.



## ABOUT CAI

With more than 34,000 members, CAI works in partnership with 60 chapters, including a chapter in South Africa, as well as with housing leaders in a number of other countries, including Australia, Canada, the United Arab Emirates and the United Kingdom. We work to identify and meet the evolving needs of the professionals and volunteers who serve associations, by being a trusted forum for the collaborative exchange of knowledge and information, and by helping our members learn, achieve and excel. Our mission is to inspire professionalism, effective leadership and responsible citizenship—ideals reflected in associations that are preferred places to call home. Visit [www.caionline.org](http://www.caionline.org) or call (888) 224-4321.



## 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 [www.cairf.org](http://www.cairf.org)

*The statistical information in this report was developed by Clifford J. Treese, 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.*

Additional statistical information published by the Foundation for Community Association Research is available at [www.cairf.org/factbook](http://www.cairf.org/factbook).

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