

GEORGIA COMMUNITY ASSOCIATIONS FACTS & FIGURES

**Approximately 2,500,000 Georgians
live in 881,000 homes in more than
11,300 community associations.**

| 88% | say their association's rules protect and enhance property values (63%) or have a neutral effect (25%).

| 66 % | of residents oppose additional regulation of community associations.

| 86% | of residents rate their community association experience as positive (60%) or neutral (26%).

| 77% | say they always or usually vote in state and local elections. 83% vote in national elections.

**By 2040 the community association
housing model is expected to become
the most common form of housing.**

These residents pay nearly \$4.6 billion a year to maintain their communities. These costs would otherwise fall to the local government.

78,300 Georgians serve as volunteer leaders in their community associations each year, providing \$99.3 million in service.

The median home value in Georgia is \$326,280. Homes in community associations are generally valued at least 4% more than other homes.

Community associations, also known as homeowners associations, condominiums, housing cooperatives, common interest developments and other types of community associations, are a form of housing.

The financial engine of the community is based on mandatory assessments paid by every homeowner to cover the costs of conducting association business—such as common area maintenance, repair and replacement, essential services, routine operations, insurance, legal compliance, landscaping, facilities maintenance as well as savings for future needs.

CAI supports public policy that recognizes the rights and responsibilities of homeowners and promotes the self-governance of community associations—affording associations the ability to operate efficiently and protect the investment owners make in their homes and communities.



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SOURCES: Community Associations Fact Book 2024, FOUNDATION FOR COMMUNITY ASSOCIATION RESEARCH, foundation.caionline.org. Note: Statistics published are estimates generated from seven public/private data sources, including the American Communities Survey.