



FOUNDATION FOR
COMMUNITY ASSOCIATION

research

DATA DRIVEN. INDUSTRY FOCUSED.

55+ PROFILE OF CONDOMINIUM UNIT OWNERS

Community Association Fact Book

55+ Profile of Condominium Unit Owners

Community Association Fact Book

Lynn Boergerhoff, researcher
Minneapolis, MN

ACKNOWLEDGMENTS

The Foundation for Community Association Research is indebted to the following individuals who developed this material:

Lynn Boergerhoff, Community Association Atlas, Lakeville, Minn.

Clifford J. Treese, CIRMS, Association Data, Inc. (ADI), Mountain House, Calif.

Research Committee Chair

Mark Jones, PCAM, Avalon Management Group, Inc., Canyon Lake, Calif.

Foundation President, 2022–2023

Adrian Adams, Esq., a CCAL fellow, Adams | Stirling PLC, Los Angeles, Calif.

Foundation President, 2023–2024

Michelle Baldry, RS, Reserve Advisors, LLC, Arlington, Va.

Foundation Staff

Dawn M. Bauman, CAE, Executive Director

Jake Gold, CAE, Director

Community Associations Institute Staff

Thomas M. Skiba, CAE, Chief Executive Officer

Daniel Brannigan, Senior Director of Publishing

Joni Lucas, Editor

Cori Canady, Creative Director

Anya Semizhonova, Graphic Designer

© Copyright 2023. Foundation for Community Association Research

6402 Arlington Blvd., Suite 500

Falls Church, VA 22042

888-224-4321

foundation.caionline.org

Use Permission

Readers are encouraged to print and reproduce this report for use by community association managers, board members, individual homeowners, and community association-related industry professionals without permission of Foundation for Community Association Research provided the following terms are met: This document must be reproduced in its entirety including the use permission statement; this document may not be added to, modified, amended, or otherwise altered from the original as presented here. Readers and users agree not to sell copies of this document or otherwise seek compensation for its distribution.

Disclaimer

This document is designed to provide accurate and authoritative information regarding the subject matter covered. It is provided with the understanding that the publisher is not engaged in rendering legal, accounting, or other professional services. If legal or expert advice is required, the services of a competent professional should be sought.

The Foundation for Community Association Research is dedicated to conducting research and acting as a clearinghouse for information on innovations and best practices in community association creation and management.

ABSTRACT

The Foundation for Community Association's Research (FCAR) *Fact Book* compiles information about community associations in the United States of America and in other countries with substantive populations living in community associations that have a reliable degree of quantification from a variety of sources.

This research estimates the number and characteristics of persons, aged 55 and older, and their households living in condominiums in the U.S. and analyzes certain differences between those owning condominiums and in non-condominium housing.

An interactive data map may be found on our web site at foundation.caionline.org/publications/factbook/55plus2022/

SIGNIFICANT FINDINGS

- Persons age 55 and over in condominiums were older, less racially diverse, and more often living alone than were residents age 55 and over in non-condominium housing.
- Condominium households of persons age 55 and over had a higher median annual household income, higher median annual housing costs, and a larger percentage experienced a housing cost burden than did non-condominium households of persons age 55 and over.
- Condominium home values of persons age 55 and over were generally higher than were home values in non-condominium housing.
- Condominium residents age 55 and over were less likely than were similar non-condominium residents to report a serious physical or mental difficulty.

DATA SOURCE

The data source for this information is the American Community Survey from the U.S. Census. The data source relies on voluntary data from respondents and there is a relatively small number of condominium respondents age 55 and over (4.3%) and their households (4.8%) limiting data analysis and restricted reporting to the national and state levels.

INTRODUCTION

This research estimates the number and characteristics of persons and their households living in condominiums in the United States. In addition, the research analyzes certain differences between condominium and non-condominium residents and their households.

The data source is the 2016 – 2020 Five-Year American Community Survey (ACS) produced by the U.S. Census Bureau and extracted from IPUMS-USA (<https://usa.ipums.org/usa>)¹. IPUMS-USA “collects, preserves and harmonizes U.S. census microdata and provides easy access to this data with enhanced documentation” and is a project of IPUMS, part of the Institute for Social Research and Data Innovation at the University of Minnesota. The ACS is an ongoing, nationwide survey that collects information on social, economic, housing, and demographic characteristics from a large, representative sample of the U.S. population. Estimates presented in this report are a weighted average of the 2016 – 2020 timeframe. IPUMS-USA contains detailed information from the ACS about individuals and their households. Each person is identified with their respective household to enable analysis at the person and household levels. Using the ACS, it is possible to produce representative estimates of the U.S. and state populations at the person and household levels by multiplying the sample estimate by its respective ACS person and household weight. This analysis produced and reports weighted estimates.

METHODS

The American Community Survey describes a condominium as follows: “A condominium is a type of ownership in which the apartments, houses, or mobile homes in a building or development are individually owned, but the common areas, such as lobbies, halls, etc., are jointly owned.” Condominium residents and their households were identified in the American Community Survey if they entered a dollar amount greater than zero in Housing section question #16 “What is the monthly condominium fee?” The condominium fee covers operating, maintenance, administrative, and improvement costs, and any other costs of the condominium owners’ common property. The 2016 – 2020 IPUMS-USA sample dataset was restricted to respondents living in households and who were age 55 or older at the time of survey. Households were identified and analyzed using the primary respondent (the individual responsible for completing the survey for the household).

Variables of interest were identified and included in the IPUMS-USA data extract. Several variables were recoded from their original form to better enable analysis and reporting. A detailed list of variables can be found in Appendix 1. The recoded variables are:

1. **Age:** Individual ages were grouped into four age groups.
2. **Race & Hispanic Origin:** Race and Hispanic origin were recoded and combined for analysis.
3. **Housing Type:** Housing type was recoded into four categories.
4. **Year Built:** Year built was recoded into nine categories.
5. **Home Value:** The range of all home values was recoded into quartiles.
6. **Physical or Mental Difficulty:** Seven types of serious physical or mental difficulty were recoded and analyzed as having a serious physical or mental difficulty.
7. **Housing Cost Burden:** A new variable calculated by dividing the housing cost in dollars by the household income in dollars. Households spending 30% or more of their household income on housing costs were considered to have a housing cost burden.

Statistical analysis was performed using STATA v.17 (<https://www.stata.com>). STATA’s SVY package was used to account for the complex sample design of the ACS. Differences between condominium and non-condominium estimates were evaluated using t-tests at the 95% confidence level. Tests were performed during analysis to identify estimates that may be unreliable and should not be reported.

¹Steven Ruggles, Sarah Flood, Ronald Goeken, Megan Schouweiler and Matthew Sobek. IPUMS USA: Version 12.0 [dataset]. Minneapolis, MN: IPUMS, 2022. doi.org/10.18128/D010.V12.0

RESULTS

A total of 15,441,673 records were included in the 2016 – 2020 IPUMS-USA sample data extract, including 5,130,042 persons age 55 and over living in 3,140,495 households.

Of the 5,130,042 persons age 55 and over, there were 223,090 (4.3%) persons living in 151,724 condominium households (4.8%). The 223,090 persons age 55 and over in the sample dataset living in condominiums represented 4,340,392 persons in the U.S. population. The 151,724 condominium households of persons age 55 and over in the sample dataset represented 2,917,250 households in the US Population.

States whose estimates were found to be unreliable are not reported. All differences described in this report are statistically significant, unless otherwise stated. Estimates were produced at the national and state levels.

1. Age and sex.

- 1.1. At the national level, the mean age of male condominium residents age 55 and over was 69.5 years compared to the mean age of 66.9 years of male residents age 55 and over living in non-condominium housing.
- 1.2. The mean age of male condominium residents age 55 and over was oldest in South Dakota (74.4 years), North Dakota (72.9 years), and in Maine (72.3 years).
- 1.3. At the national level, the mean age of female condominium residents age 55 and over was 70.1 years compared to the mean age of 67.9 years of female residents age 55 and over living in non-condominium housing.
- 1.4. The mean age of female condominium residents age 55 and over was oldest in North Dakota (72.6 years), Arkansas (72.4 years), and in Kansas (72.1 years).
- 1.5. The mean age of male condominium residents age 55 and over was older than non-condominium residents age 55 and over in 42 states.
- 1.6. The mean age of female condominium residents age 55 and over was older than non-condominium residents age 55 and over in 45 states.
- 1.7. Detailed information on age and sex of condominium and non-condominium residents age 55 and over can be found in Table 1. Persons Age 55 and Over by Sex by Condominium and State.

2. Race and Hispanic origin.

- 2.1. At the national level, 78.8% of condominium residents age 55 and over were White race only, non-Hispanic compared to 73.2% of non-condominium residents age 55 and over.
- 2.2. The states with the largest percentage of condominium residents age 55 and over who were White race only, non-Hispanic were North Dakota (98.4%), South Dakota (97.9%), and Iowa (96.9%).
- 2.3. The states with the smallest percentage of condominium residents age 55 and over who were White race only, non-Hispanic were Hawaii (34.2%), California (63.3%), and the District of Columbia (65.4%).
- 2.4. In the District of Columbia and in 38 states a larger percentage of condominium residents age 55 and over were White race only, non-Hispanic than were non-condominium residents age 55 and over.
- 2.5. In the District of Columbia and in all states the number of condominium residents who reported Hispanic origin and the non-White race categories were too few to produce reliable statistics and are not reported.

3. Living alone.

- 3.1. At the national level, 34.5% of condominium residents age 55 and over were living alone compared to 21.9% of non-condominium residents age 55 and over.
- 3.2. The District of Columbia had the largest percentage of condominium residents age 55 and over living alone (49.2%), followed by Montana (49.1%), and New Mexico (45.8%).
- 3.3. The percentage of persons age 55 and over living alone in condominiums exceeded the percentage of persons age 55 and over in non-condominium housing in the District of Columbia and in 47 states.
- 3.4. Detailed information on persons age 55 and over living alone in condominium and non-condominium housing can be found in Table 3. Persons Age 55 and Over Living Alone by Age and Sex by Condominium and State.

4. Median annual household income.

- 4.1. At the national level, the median annual household income of condominium households of persons age 55 and over was \$61,457 compared to a median annual household income of \$55,459 of non-condominium households of persons age 55 and over.
- 4.2. The states whose condominiums of persons age 55 and over had the highest median household income were the District of Columbia (\$112,360), California (\$77,000), and Massachusetts (\$76,281).
- 4.3. The states whose condominiums of persons age 55 and over had the lowest median household income were Arkansas (\$45,047), Mississippi (\$47,384), and Montana (\$47,400).
- 4.4. Median annual household income was higher among condominium households of persons age 55 and over than among non-condominium households of persons age 55 and over in 17 states and in the District of Columbia.
- 4.5. Median annual household income was lower among condominium households of persons age 55 and over than among non-condominium households of persons age 55 and over in 6 states.
- 4.6. Detailed information on condominium and non-condominium median household income of persons age 55 and over can be found in Table 4. Median Annual Household Income of Persons Age 55 and Over by Age by Condominium and State.

5. Median annual housing cost.

- 5.1. At the national level, the median annual housing cost of condominium households of persons age 55 and over was \$13,392 compared to a median annual housing cost of \$10,224 among non-condominium households of persons age 55 and over.
- 5.2. The states whose condominiums had the highest annual housing cost were the District of Columbia (\$20,712), California (\$20,100), and Hawaii (\$18,600).
- 5.3. The states whose condominiums had the lowest annual housing cost were the North Dakota (\$6,612), Arkansas (\$8,112), and Montana (\$8,328).
- 5.4. The median annual housing cost was higher among condominium households of persons age 55 and over than among non-condominium households of persons age 55 and over in the District of Columbia and in 42 states.
- 5.5. The median annual housing cost was lower among condominium households of persons age 55 and over than among non-condominium households of persons age 55 and over in 2 states.
- 5.6. Detailed information on condominium and non-condominium median annual housing cost of persons

age 55 and over can be found in Table 5. Median Annual Housing Cost of Persons Age 55 and Over by Age by Condominium and State.

6. Housing cost burden.

- 6.1. At the national level, 35.4% of condominium households of persons age 55 and over had a housing cost burden compared to 30.1% non-condominium households of persons age 55 and over.
- 6.2. The states with the largest percentage of condominium households of persons age 55 and over with a housing cost burden were California (42.8%), New York (41.0%), and New Jersey (40.6%).
- 6.3. The states with the smallest percentage of condominiums of persons age 55 and over with a housing cost burden were South Dakota (19.9%), North Dakota (22.8%), and Oklahoma (23.4%).
- 6.4. A larger percentage of condominium households of persons age 55 and over experienced a housing burden than did non-condominium households of persons age 55 and over in 24 states.
- 6.5. A smaller percentage of condominium households of persons age 55 and over experienced a housing burden than did non-condominium households of persons age 55 and over in the District of Columbia and in Vermont.
- 6.6. Detailed information on condominium and non-condominium housing cost burden of persons age 55 and over can be found in Table 6. Housing Cost Burden of Households of Persons Age 55 and Over by Age by Condominium and State.

7. Type of housing structure.

- 7.1. At the national level, just 10.9% of condominium households of persons age 55 and over were in 1-family detached housing compared to 76.7% of non-condominium households of persons age 55 and over.
- 7.2. Among condominium households of persons age 55 and over, 36.7% were in 1-family detached housing, while 9.8% were in 2-4 family buildings, and 42.7% were in buildings housing 5 or more families.
- 7.3. Among non-condominium households of persons age 55 and over, 4.3% were in 1-family detached housing, 5.7% were in 2-4 family buildings, and 13.3% were in 5 or more family buildings.
- 7.4. Detailed information on the type of condominium and non-condominium housing structure of persons age 55 and over can be found in Table 7. Type of Housing Structure of Persons Age 55 and Over by Age by Condominium and State.

8. Year housing structure built.

- 8.1. At the national level from before 1940 to 1969, the percentage of condominium housing of persons age 55 and over grew from 3.3% to 7.3%, representing a total of 14.3% of all condominium housing built during the period.
- 8.2. The remaining 85.7% of condominiums were built from 1970 through 2020.
- 8.3. At the national level beginning in 1970, there was a larger percentage of condominiums of persons age 55 and over than were non-condominium housing.
- 8.4. Detailed information on the age of condominium and non-condominium housing structures of persons age 55 and over can be found in Table 8. Year Housing Structure Built of Persons Age 55 and Over by Condominium and State.

9. Home value.

- 9.1. At the national level, 20.1% of condominium housing of persons age 55 and over was valued at less

than \$128,000; 26% was valued between \$128,000 and \$219,999; 26.0% was between \$220,000 and \$364,999; and 27.9% was valued at \$365,000 or more.

- 9.2. At the national level among non-condominium housing of persons 55 and over, 27.8% of homes were valued at less than \$128,000; 23.3% were between \$128,000 and \$219,999; 23.6% between \$220,000 and \$364,999; and 25.2% of homes were valued at \$365,000 or more.
- 9.3. The states with largest percentage of condominium home values of persons age 55 and over valued at less than \$128,000 were Oklahoma, West Virginia, and Mississippi; valued between \$128,000 and \$219,999 were North Dakota, South Dakota, and Montana; between \$220,000 and \$364,999 were Alaska, Maine, and Utah; and \$365,000 or more were California, Hawaii, and the District of Columbia.
- 9.4. Detailed information on the home value of condominium and non-condominium housing of persons age 55 and over can be found in Table 9. Home Value of Owner Occupied Housing of Persons Age 55 and Over by Condominium and State.

10. Multi-generation households.

- 10.1. At the national level, 88.1% of condominium households of persons age 55 and over were single-generation households compared to 76.4% of non-condominium households of persons age 55 and over.
- 10.2. Of condominium households of persons age 55 and over, 10.6% contained two generations and 1.3% contained 3 or more generations compared to 19.4% and 4.2% respectively among non-condominium households of persons age 55 and over.
- 10.3. Detailed information on multi-generation condominium and non-condominium households of persons age 55 and over can be found in Table 10. Generations Present in Households of Persons Age 55 and Over by Condominium and State.

11. Serious physical or mental difficulty.

- 11.1. At the national level, 22.2% of persons age 55 and over in condominiums reported having a serious physical or mental difficulty compared to 27.0% persons age 55 and over in non-condominium housing.
- 11.2. Only in Iowa did a higher percentage of male condominium residents age 55 and over report having a serious physical or mental difficulty compared to males age 55 and over in non-condominium housing.
- 11.3. No states showed a higher percentage of female condominium residents age 55 and over report having a serious physical or mental difficulty compared to females age 55 and over in non-condominium housing.
- 11.4. Detailed information on serious physical or mental difficulty of persons age 55 and over in condominium and non-condominium housing can be found in Table 11. Serious Physical or Mental Difficulty of Persons Age 55 and Over by Condominium and State.

12. Widowed in last year.

- 12.1. At the national level, 1.4% of condominium residents age 55 and over were widowed in the year prior to completing the survey compared to 1.5% of non-condominium residents age 55 and over.
- 12.2. At the national level among male condominium residents age 55 and over, 0.9% were widowed in the last year compared to 1.0% among non-condominium residents age 55 and over.
- 12.3. At the national level among condominium and non-condominium females age 55 and over, the percentage widowed in the last year was 1.8% and 1.9% respectively.
- 12.4. The differences in the estimates persons age 55 and over being widowed in the last year in condominiums and in non-condominium housing of were not significantly different.

12.5. Detailed information on persons age 55 and over widowed in the last year in condominium and non-condominium housing can be found in Table 12. Widowed in the Last Year Among Persons Age 55 and Over by Age and Sex by Condominium and State.

Our analysis revealed several important characteristics of condominium residents and households. Persons age 55 and over in condominiums were older, less racially diverse, and more often living alone than were residents age 55 and over in non-condominium housing.

Condominium households of persons age 55 and over had higher median annual household income, had a higher median annual housing cost, and a larger percentage experienced a housing cost burden than did non-condominium households of persons age 55 and over. A larger percentage of condominium residents age 55 and over were living in single-family attached and multi-unit housing built after 1970 than residents age 55 and over in non-condominium housing. While condominium home values of persons age 55 and over were valued from less than \$128,000 to over \$365,000, most condominiums were valued between \$128,000 and \$219,999. The value of condominiums of persons age 55 and over exceeded non-condominium home values of persons age 55 and over in all categories except less than \$128,000. Persons age 55 and over in condominiums were less likely than persons age 55 and over in non-condominium housing to live in a multi-generation household and were less likely to have a serious physical or mental difficulty. There was not a statistically significant difference between condominiums and non-condominium housing in the percentage of persons age 55 and over who were widowed in the last year.

We anticipated that the analysis would show that persons age 55 and over in condominiums were significantly older and more often living alone than were persons age 55 and over in non-condominium housing. We believe this occurs for two reasons. First, many condominium residents are aging-in-place, having bought their homes many years ago and remaining in their homeowners association as they grow older. Second, many older adults move from former housing in single-family detached homes into a homeowners association to take advantage of external home maintenance and other services provided. This research reinforces the important role of condominiums and other types of homeowner associations in the missing middle housing that fills the housing gap between detached single-family homes and larger multi-family housing structures and is important for age-friendly and livable communities.

Analysis of race and Hispanic origin was severely limited by relatively small number of condominium respondents age 55 and over who reported Hispanic origin and one of the non-White race categories. Testing during analysis revealed that estimates for Hispanic origin and non-White race in most states were unreliable and should not be reported. As a result, only respondents in the White race only, non-Hispanic category are reported.

It was not unexpected to discover that condominiums were more likely than non-condominium housing to be in 1-family attached and multi-family housing structures and that condominium housing increased beginning in 1970. Regardless of when the housing structure was built, condominium home values exceed those of non-condominium housing. While many factors may affect the condominiums' home values, this may in part reflect the fiduciary duty of the condominium board leaders to protect and preserve common area assets and the demand for condominium among persons age 55 and over.

Our research revealed that condominium household income and housing cost were significantly higher than non-condominium household income and housing cost at the national level. Condominium household income among person age 55 and over was significantly higher than comparable non-condominium household income in 17 states and in the District of Columbia and significantly lower in 6 states. A higher percentage of condominium households showed a housing cost burden than did non-condominium households in 24 states and a lower percentage in the District of Columbia and one state. Further analysis is needed to assess the many factors that can affect the relationship among household income, housing cost, and housing cost burden in condominium households.

Home values were analyzed as the percentage of condominium and non-condominium homes of persons age 55 and over that were reported in one of four home value categories. The percentage of condominiums was less than the percentage of non-condominium homes in the lowest value category (less than \$128,000) and more

than the percentage non-condominium homes in the remaining three higher value categories ranging from \$128,000 to \$365,000 or more. More research is needed to evaluate condominium home values.

Since condominium residents age 55 and over were older than non-condominium residents and also more likely to be living alone, the nearly identical reports of serious physical and mental difficulty and being widowed in the last year between condominium and non-condominium residents were surprising. The larger percentage of single generation households among condominiums compared to non-condominium housing may reflect the greater diversity of non-condominium housing.

LIMITATIONS

Our analysis found a significant limitation in the relatively small numbers of condominium residents and their households in certain states. Only 223,090 of persons age 55 and over (4.3%) were identified as living in condominiums. Only 151,724 households (4.8%) of all households of persons age 55 and over in the sample dataset were in condominiums. The small sample sizes reduced the reliability of our analysis of data from condominiums in several states, especially when the data were analyzed by sex, age group, race, and Hispanic origin. As a result, estimates for condominiums in certain states were found to be unreliable and are not reported. The small number of condominium respondents also prohibited analysis and reporting at the smaller PUMA and MET2013 geographies.

This is in sharp contrast to the 2,600,000 new single-family houses completed in homeowner associations representing from 59% to 67% of all completed new single-family houses in the U.S. during the 2016 – 2020 study period. Furthermore, 2,508,000 new single-family houses in homeowner associations were sold in the U.S. representing from 73% to 80% of such houses sold during the 2016 – 2020 study period². Clearly, homeowner associations are a significant and growing part of the U.S. housing stock. The discrepancy between condominiums identified in the ACS and the prevalence of homeowner associations being built and sold in the U.S. suggests that the American Community Survey is not adequately collecting data on condominiums and other homeowner associations in the U.S.

²Annual Characteristics of New Housing, US Census. <https://www.census.gov/construction/chars>.

STATE	MEDIAN AGE MALE (YEARS)		MEDIAN AGE FEMALE (YEARS)		PERCENT LIVE ALONE ALL		PERCENT LIVE ALONE MALE		PERCENT LIVE ALONE FEMALE	
	C	N-C	C	N-C	C	N-C	C	N-C	C	N-C
Alabama	69.7	66.9	70.2	68.0	36.7%	24.0%	31.0%	19.6%	41.1%	27.5%
Alaska	67.0	65.4	68.1	66.0	37.9%	21.4%	26.5%	20.1%	46.4%	22.8%
Arizona	69.9	67.9	70.4	68.3	35.6%	20.6%	26.2%	17.3%	42.5%	23.6%
Arkansas	71.7	67.1	72.4	68.1	37.5%	24.1%	32.3%	19.3%	41.3%	28.3%
California	67.9	66.9	68.8	68.0	30.6%	17.8%	22.3%	14.4%	36.8%	20.7%
Colorado	67.9	66.4	69.0	67.3	41.4%	21.3%	30.6%	18.1%	48.5%	24.2%
Connecticut	69.6	66.7	70.0	68.0	37.4%	22.0%	24.4%	17.4%	45.9%	25.9%
Delaware	70.6	67.2	68.9	67.9	29.5%	20.8%	18.5%	15.7%	37.8%	25.2%
D.C.	67.3	66.6	68.3	68.4	49.2%	34.7%	40.1%	32.1%	56.6%	36.7%
Florida	71.3	67.9	71.4	68.6	29.5%	20.0%	20.4%	16.7%	36.3%	22.8%
Georgia	67.6	66.4	68.8	67.3	39.8%	21.0%	29.0%	16.6%	46.9%	24.7%
Hawaii	67.5	67.7	68.2	69.1	26.3%	15.6%	23.3%	14.3%	29.1%	16.7%
Idaho	70.4	67.3	70.9	67.8	43.4%	21.2%	31.9%	17.4%	51.4%	24.6%
Illinois	68.7	66.7	69.9	67.9	40.1%	22.9%	28.1%	19.0%	47.9%	26.3%
Indiana	70.9	66.6	71.8	67.8	41.0%	23.7%	24.0%	19.4%	51.4%	27.5%
Iowa	72.2	67.0	71.9	68.3	39.2%	24.4%	20.6%	19.4%	50.3%	28.9%
Kansas	72.2	66.9	72.1	68.1	39.8%	24.2%	24.2%	19.4%	49.4%	28.5%
Kentucky	70.5	66.7	70.8	67.7	40.0%	24.1%	27.5%	19.8%	47.6%	27.7%
Louisiana	68.8	66.6	70.3	67.7	39.6%	25.4%	23.6%	20.7%	52.1%	29.3%
Maine	72.3	67.1	69.6	67.9	32.7%	24.3%	21.8%	20.3%	39.4%	27.9%
Maryland	69.9	66.4	70.3	67.5	37.6%	20.6%	24.0%	16.5%	45.8%	24.0%
Massachusetts	68.3	66.7	68.8	68.1	33.3%	22.7%	22.7%	18.1%	41.0%	26.6%
Michigan	70.1	66.8	70.8	67.8	32.6%	24.0%	18.4%	20.5%	41.7%	27.2%
Minnesota	70.4	66.6	70.5	67.7	40.0%	23.6%	24.7%	19.4%	49.4%	27.4%
Mississippi	68.6	66.8	70.6	67.8	38.7%	24.6%	24.7%	20.8%	49.0%	27.7%
Missouri	69.9	66.9	70.6	68.0	41.4%	24.0%	24.8%	19.5%	51.1%	27.9%
Montana	71.8	67.3	70.6	67.7	49.1%	24.0%	32.8%	21.5%	59.5%	26.3%
Nebraska	71.5	67.0	71.9	68.1	41.1%	24.8%	21.7%	20.0%	50.8%	29.0%
Nevada	68.6	67.1	69.8	67.5	34.6%	20.4%	28.8%	19.3%	39.3%	21.6%
New Hampshire	68.1	66.4	68.9	67.4	29.8%	20.5%	18.0%	16.7%	38.2%	24.0%
New Jersey	68.5	66.7	69.4	68.0	34.6%	20.0%	22.7%	15.2%	42.6%	24.2%

C—Condo

N-C —Non-Condo

STATE	MEDIAN AGE MALE (YEARS)		MEDIAN AGE FEMALE (YEARS)		PERCENT LIVE ALONE ALL		PERCENT LIVE ALONE MALE		PERCENT LIVE ALONE FEMALE	
	C	N-C	C	N-C	C	N-C	C	N-C	C	N-C
New Mexico	71.1	67.4	72.1	68.0	45.8%	24.8%	40.9%	21.6%	48.6%	27.5%
New York	69.0	66.9	69.8	68.3	34.7%	23.5%	22.6%	18.8%	43.2%	27.4%
North Carolina	69.4	66.9	69.9	67.8	37.9%	23.0%	23.0%	18.1%	46.9%	27.0%
North Dakota	72.9	66.9	72.6	68.0	44.0%	26.2%	26.8%	23.1%	53.7%	29.1%
Ohio	70.4	66.7	71.0	67.9	38.8%	25.0%	25.4%	20.9%	47.4%	28.6%
Oklahoma	69.1	67.0	69.6	68.0	38.8%	24.3%	26.2%	19.5%	46.1%	28.4%
Oregon	68.6	67.4	69.6	68.1	41.5%	22.4%	28.3%	18.4%	50.5%	25.9%
Pennsylvania	70.0	67.1	70.5	68.4	34.3%	23.8%	20.4%	19.4%	43.2%	27.6%
Rhode Island	70.3	66.7	69.6	68.2	33.4%	24.7%	24.2%	19.5%	40.1%	29.0%
South Carolina	69.8	67.1	69.8	67.8	33.6%	22.4%	22.3%	18.3%	41.8%	25.7%
South Dakota	74.4	66.8	71.5	67.9	38.9%	24.8%	N/A	N/A	52.7%	28.5%
Tennessee	70.2	66.8	70.3	67.8	38.2%	22.4%	22.6%	18.6%	47.6%	25.6%
Texas	67.8	66.4	68.7	67.4	37.0%	19.8%	29.4%	16.1%	42.9%	22.9%
Utah	69.1	66.8	70.9	67.3	35.5%	16.6%	26.0%	13.1%	42.2%	19.8%
Vermont	68.5	66.9	69.7	67.7	31.4%	25.3%	14.7%	21.1%	40.9%	29.0%
Virginia	68.6	66.7	69.3	67.6	39.0%	21.2%	24.1%	16.5%	48.5%	25.3%
Washington	68.7	66.8	69.3	67.7	38.0%	21.1%	25.2%	17.5%	46.9%	24.4%
West Virginia	70.6	67.3	69.8	68.3	36.2%	24.5%	20.5%	20.5%	46.6%	28.0%
Wisconsin	70.6	66.7	70.4	67.8	35.4%	24.0%	20.8%	20.0%	45.0%	27.7%
Wyoming	N/A	N/A	N/A	N/A	34.1%	24.4%	N/A	N/A	N/A	N/A
United States	69.5	66.9	70.1	67.9	34.5%	21.9%	23.3%	17.9%	42.4%	25.3%

SOURCE TABLES:

Table 1. Persons Age 55 and Over by Sex by Condominium and State.

Table 2. Persons Age 55 and Over White Race Only, Non-Hispanic by Condominium and State.

Table 3. Persons Age 55 and Over Living Alone by Age and Sex by Condominium and State.

Table 4. Median Household Income of Persons Age 55 and Over by Age by Condominium and State.

Table 5. Median Annual Housing Cost of Persons Age 55 and Over by Age by Condominium and State.

Table 6. Housing Cost Burden of Households of Persons Age 55 and Over by Age by Condominium and State.

N/A Results are not available due to insufficient number of respondents or are otherwise unreliable.

*** in the 95% SIG. column indicates a statistically significant difference at the 95% confidence level.

Source: Analysis of the 2016 - 2020 IPUMS-USA.

Estimates represent individuals age 55 and over living in households.

STATE	MEDIAN HOUSEHOLD INCOME			MEDIAN HOUSING COST			LESS THAN \$128,000		\$128,000–\$219,999		\$220,000–\$364,999		\$365,000 AND OVER	
	C	N-C	95% SIG.	C	N-C	95% SIG.	C	N-C	C	N-C	C	N-C	C	N-C
Alabama	\$59,134	\$45,304	***	\$11,244	\$6,732	***	30.6%	45.6%	32.8%	27.5%	20.8%	17.8%	15.8%	9.1%
Alaska	\$69,963	\$72,570		\$12,744	\$11,196		19.8%	15.7%	29.2%	18.6%	42.1%	38.8%	8.9%	26.9%
Arizona	\$53,088	\$54,800		\$9,300	\$9,888	***	23.3%	22.5%	36.6%	23.4%	25.7%	31.1%	14.4%	22.9%
Arkansas	\$45,047	\$42,715		\$8,112	\$6,276	***	39.0%	51.3%	39.1%	27.9%	13.7%	14.5%	N/A	N/A
California	\$77,000	\$67,550	***	\$20,100	\$15,960	***	3.2%	7.7%	5.8%	6.7%	21.0%	16.5%	70.0%	69.1%
Colorado	\$56,091	\$65,406	***	\$12,492	\$12,288		8.2%	9.7%	22.0%	11.9%	37.6%	28.9%	32.2%	49.5%
Connecticut	\$64,427	\$70,818	***	\$15,876	\$14,844	***	20.9%	8.4%	31.2%	24.2%	30.2%	36.9%	17.7%	30.5%
Delaware	\$66,723	\$62,875		\$11,748	\$10,548	***	15.1%	13.6%	32.7%	25.4%	28.9%	37.5%	23.3%	23.5%
D.C.	\$112,360	\$62,196	***	\$20,712	\$13,680	***	4.7%	2.5%	6.5%	4.1%	23.3%	16.0%	65.4%	77.4%
Florida	\$51,953	\$51,333		\$10,968	\$10,500	***	28.8%	25.1%	27.2%	24.3%	23.9%	29.4%	20.1%	21.2%
Georgia	\$65,000	\$52,400	***	\$13,224	\$9,396	***	23.3%	33.5%	30.1%	28.3%	27.5%	22.5%	19.0%	15.7%
Hawaii	\$75,507	\$78,000		\$18,600	\$13,746	***	2.2%	3.8%	6.1%	4.2%	25.1%	10.6%	66.6%	81.5%
Idaho	\$48,680	\$51,541		\$9,660	\$8,196	***	20.7%	20.5%	32.2%	28.3%	32.4%	31.1%	14.7%	20.1%
Illinois	\$60,749	\$58,000	***	\$13,836	\$10,920	***	24.9%	31.3%	33.2%	26.5%	24.2%	26.2%	17.7%	16.0%
Indiana	\$49,789	\$50,624		\$9,612	\$8,100	***	38.4%	45.3%	40.4%	31.1%	15.9%	16.4%	5.3%	7.2%
Iowa	\$54,041	\$53,088		\$10,092	\$7,824	***	33.5%	44.0%	42.0%	30.2%	20.7%	18.4%	3.8%	7.4%
Kansas	\$57,712	\$53,933		\$10,716	\$8,520	***	38.5%	43.5%	33.7%	27.6%	20.5%	19.6%	7.3%	9.3%
Kentucky	\$51,541	\$43,928	***	\$9,768	\$6,792	***	35.7%	46.7%	34.5%	28.5%	23.7%	16.8%	6.1%	8.0%
Louisiana	\$49,200	\$43,347		\$10,824	\$6,408	***	34.7%	39.1%	30.8%	30.6%	16.7%	21.0%	17.8%	9.3%
Maine	\$64,394	\$49,308	***	\$14,526	\$8,544	***	11.3%	29.7%	24.8%	29.2%	41.2%	26.1%	22.7%	14.9%
Maryland	\$71,408	\$76,585	***	\$15,528	\$14,508	***	12.7%	10.6%	28.6%	16.4%	36.0%	33.6%	22.7%	39.4%
Massachusetts	\$76,281	\$67,004	***	\$16,980	\$14,292	***	6.4%	4.8%	16.0%	11.9%	30.9%	30.1%	46.7%	53.3%
Michigan	\$56,091	\$51,400	***	\$11,124	\$8,688	***	28.3%	39.9%	34.5%	29.5%	26.4%	20.2%	10.8%	10.3%
Minnesota	\$57,600	\$60,297		\$12,396	\$10,092	***	21.3%	20.0%	39.9%	27.8%	27.3%	33.4%	11.6%	18.8%
Mississippi	\$47,384	\$40,499		\$9,732	\$6,048	***	40.8%	54.4%	34.8%	26.2%	14.9%	13.8%	N/A	N/A
Missouri	\$55,332	\$49,000	***	\$11,136	\$8,136	***	33.1%	39.9%	36.8%	29.7%	19.5%	20.4%	10.6%	10.1%
Montana	\$47,400	\$49,814		\$8,328	\$7,632		12.7%	22.6%	44.4%	24.3%	31.7%	29.5%	11.2%	23.6%
Nebraska	\$57,417	\$55,149		\$10,092	\$8,772	***	32.8%	38.7%	34.4%	32.7%	25.8%	20.0%	7.1%	8.6%
Nevada	\$48,599	\$56,395	***	\$9,888	\$12,000	***	26.0%	11.9%	33.3%	18.0%	25.7%	39.6%	15.0%	30.5%
New Hampshire	\$68,064	\$64,867		\$15,540	\$13,176	***	12.0%	14.2%	30.8%	21.8%	38.3%	39.5%	18.8%	24.4%
New Jersey	\$69,587	\$72,776	***	\$17,664	\$16,848	***	15.5%	7.9%	23.7%	16.4%	32.6%	34.1%	28.1%	41.6%
New Mexico	\$52,649	\$46,400		\$10,260	\$7,116	***	30.8%	32.8%	32.7%	28.9%	20.6%	24.3%	15.9%	14.0%
New York	\$74,418	\$58,522	***	\$18,324	\$13,200	***	11.7%	21.7%	17.4%	17.5%	24.7%	18.2%	46.2%	42.5%

C—Condo
N-C—Non-Condo

STATE	MEDIAN HOUSEHOLD INCOME			MEDIAN HOUSING COST			LESS THAN \$128,000		\$128,000–\$219,999		\$220,000–\$364,999		\$365,000 AND OVER	
	C	N-C	95% SIG.	C	N-C	95% SIG.	C	N-C	C	N-C	C	N-C	C	N-C
North Carolina	\$56,799	\$48,933	***	\$10,836	\$8,448	***	27.3%	34.9%	33.7%	27.5%	25.8%	22.6%	13.2%	14.9%
North Dakota	\$49,000	\$56,100		\$6,612	\$7,140		23.9%	35.5%	47.8%	27.4%	25.9%	26.0%	N/A	N/A
Ohio	\$51,541	\$50,072		\$10,608	\$8,532	***	40.4%	44.3%	38.0%	30.9%	16.4%	17.4%	5.1%	7.5%
Oklahoma	\$54,067	\$48,540		\$9,180	\$7,236	***	56.0%	47.8%	23.7%	28.7%	10.0%	15.9%	N/A	N/A
Oregon	\$62,994	\$55,659	***	\$15,744	\$11,280	***	7.3%	13.3%	23.4%	14.9%	36.3%	32.5%	32.9%	39.3%
Pennsylvania	\$61,800	\$53,088	***	\$13,296	\$9,252	***	17.3%	33.8%	34.4%	29.0%	31.0%	23.6%	17.3%	13.6%
Rhode Island	\$69,065	\$59,640	***	\$14,388	\$12,156	***	10.4%	6.7%	28.0%	25.5%	37.9%	40.8%	23.7%	27.0%
South Carolina	\$52,956	\$48,449		\$9,924	\$7,704	***	31.8%	37.9%	32.7%	26.5%	22.3%	20.4%	13.2%	15.2%
South Dakota	\$47,785	\$52,207		\$9,360	\$7,680	***	27.9%	38.0%	46.4%	28.7%	20.4%	22.7%	N/A	N/A
Tennessee	\$55,889	\$47,461	***	\$9,528	\$7,416	***	22.7%	36.4%	39.1%	28.6%	28.1%	21.3%	10.0%	13.7%
Texas	\$62,563	\$55,871	***	\$13,188	\$9,864	***	32.1%	36.3%	27.2%	26.4%	21.8%	22.5%	18.9%	14.8%
Utah	\$54,300	\$67,100	***	\$10,272	\$9,888		12.1%	10.3%	28.8%	19.4%	38.4%	37.8%	20.7%	32.5%
Vermont	\$66,122	\$53,854		\$15,108	\$11,112	***	7.0%	19.9%	35.5%	29.6%	35.7%	32.6%	21.7%	17.9%
Virginia	\$72,227	\$65,047	***	\$15,528	\$11,400	***	9.4%	18.8%	23.0%	21.9%	35.9%	26.8%	31.6%	32.6%
Washington	\$63,885	\$64,633		\$14,700	\$12,612	***	7.1%	10.8%	18.4%	13.9%	31.4%	30.0%	43.0%	45.2%
West Virginia	\$50,263	\$41,645		\$10,812	\$5,256	***	41.0%	54.1%	39.9%	26.8%	16.6%	14.1%	N/A	N/A
Wisconsin	\$55,121	\$53,294		\$11,268	\$9,360	***	27.4%	27.8%	38.8%	33.4%	24.8%	26.6%	9.0%	12.2%
Wyoming	\$54,877	\$56,300		\$9,084	\$7,524		N/A	N/A	27.9%	28.2%	24.6%	30.3%	30.0%	20.0%
United States	\$61,457	\$55,459	***	\$13,392	\$10,224	***	20.1%	27.8%	26.0%	23.3%	26.0%	23.6%	27.9%	25.2%

SOURCE TABLES:

- Table 1.** Persons Age 55 and Over by Sex by Condominium and State.
- Table 2.** Persons Age 55 and Over White Race Only, Non-Hispanic by Condominium and State.
- Table 3.** Persons Age 55 and Over Living Alone by Age and Sex by Condominium and State.
- Table 4.** Median Household Income of Persons Age 55 and Over by Age by Condominium and State.
- Table 5.** Median Annual Housing Cost of Persons Age 55 and Over by Age by Condominium and State.
- Table 6.** Housing Cost Burden of Households of Persons Age 55 and Over by Age by Condominium and State.

N/A Results are not available due to insufficient number of respondents or are otherwise unreliable.
 *** in the 95% SIG. column indicates a statistically significant difference at the 95% confidence level.

Source: Analysis of the 2016 - 2020 IPUMS-USA.
 Estimates represent individuals age 55 and over living in households.

STATE	PHYSICAL/MENTAL DIFFICULTY ALL		PHYSICAL/MENTAL DIFFICULTY MALE		PHYSICAL/MENTAL DIFFICULTY FEMALE	
	C	N-C	C	N-C	C	N-C
Alabama	25.7%	33.1%	26.7%	33.1%	24.9%	33.1%
Alaska	24.4%	28.1%	22.6%	30.5%	25.8%	25.6%
Arizona	24.8%	27.3%	26.1%	28.2%	23.7%	26.4%
Arkansas	27.2%	35.6%	29.6%	36.3%	25.5%	35.0%
California	19.5%	25.4%	19.1%	24.2%	19.9%	26.5%
Colorado	22.2%	23.5%	24.9%	23.9%	20.3%	23.1%
Connecticut	20.6%	22.3%	20.2%	21.5%	20.8%	23.0%
Delaware	19.5%	24.7%	22.9%	24.1%	16.9%	25.2%
D.C.	15.4%	29.8%	13.3%	26.2%	17.1%	32.5%
Florida	23.7%	26.7%	23.9%	26.5%	23.5%	26.9%
Georgia	20.2%	27.9%	18.7%	27.5%	21.2%	28.3%
Hawaii	18.1%	25.5%	19.0%	25.8%	17.3%	25.2%
Idaho	27.6%	28.3%	33.5%	30.5%	23.6%	26.3%
Illinois	22.1%	25.0%	22.1%	24.3%	22.1%	25.6%
Indiana	27.6%	28.0%	31.3%	27.8%	25.4%	28.2%
Iowa	25.2%	24.2%	31.5%	24.4%	21.4%	24.1%
Kansas	27.9%	27.3%	31.4%	27.6%	25.8%	27.1%
Kentucky	28.6%	34.5%	30.3%	34.7%	27.5%	34.3%
Louisiana	27.9%	31.5%	29.3%	31.1%	26.8%	31.8%
Maine	23.4%	26.9%	26.1%	28.1%	21.7%	25.8%
Maryland	22.5%	23.3%	21.7%	21.6%	22.9%	24.7%
Massachusetts	17.8%	24.2%	19.3%	22.9%	16.7%	25.2%
Michigan	24.7%	27.5%	24.8%	27.2%	24.6%	27.8%
Minnesota	22.3%	22.7%	24.0%	22.9%	21.3%	22.5%
Mississippi	30.4%	34.4%	27.7%	34.6%	32.5%	34.1%
Missouri	24.2%	29.4%	22.6%	29.7%	25.1%	29.2%
Montana	20.6%	26.5%	31.8%	28.5%	13.4%	24.6%
Nebraska	25.5%	25.8%	33.0%	26.9%	21.8%	24.7%
Nevada	26.0%	27.6%	27.2%	28.2%	25.1%	27.0%
New Hampshire	19.2%	24.3%	19.1%	23.9%	19.3%	24.6%
New Jersey	20.7%	22.7%	19.9%	20.9%	21.2%	24.3%
New Mexico	25.2%	31.8%	23.0%	32.9%	26.5%	30.9%

C—Condo
N-C —Non-Condo

STATE	PHYSICAL/MENTAL DIFFICULTY ALL		PHYSICAL/MENTAL DIFFICULTY MALE		PHYSICAL/MENTAL DIFFICULTY FEMALE	
	C	N-C	C	N-C	C	N-C
New York	19.3%	24.6%	19.1%	22.7%	19.5%	26.1%
North Carolina	23.3%	28.2%	24.3%	27.8%	22.7%	28.4%
North Dakota	27.1%	23.1%	34.9%	24.6%	22.8%	21.7%
Ohio	24.8%	27.4%	26.3%	27.0%	23.8%	27.8%
Oklahoma	26.7%	34.4%	22.0%	36.2%	29.5%	32.8%
Oregon	21.4%	28.4%	24.2%	29.5%	19.6%	27.4%
Pennsylvania	21.8%	26.7%	22.0%	26.3%	21.8%	27.0%
Rhode Island	19.7%	25.8%	20.6%	24.1%	19.0%	27.2%
South Carolina	23.6%	29.2%	25.6%	29.7%	22.2%	28.8%
South Dakota	19.6%	23.8%	28.3%	25.1%	14.6%	22.6%
Tennessee	27.0%	31.9%	28.0%	31.8%	26.4%	32.0%
Texas	21.2%	28.0%	21.4%	27.7%	21.0%	28.3%
Utah	26.1%	24.7%	28.2%	24.9%	24.7%	24.6%
Vermont	20.5%	25.5%	26.6%	26.0%	17.0%	24.9%
Virginia	21.1%	25.3%	22.3%	24.5%	20.3%	26.1%
Washington	20.9%	27.2%	22.7%	27.3%	19.8%	27.2%
West Virginia	29.6%	35.4%	29.9%	36.1%	29.4%	34.9%
Wisconsin	20.5%	23.4%	21.8%	23.5%	19.7%	23.2%
Wyoming	23.2%	28.0%	34.7%	29.5%	15.1%	26.6%
United States	22.2%	27.0%	22.6%	26.6%	21.8%	27.3%

SOURCE:

Table 11. Serious Physical or Mental Difficulty of Persons Age 55 and Over by Age and Sex by Condominium and State.

N/A Results are not available due to insufficient number of respondents or are otherwise unreliable.

Difficulty includes: learning and remembering (DIFFREM), walking and climbing stairs (DIFFPHYS), with personal care (DIFFCARE), with activities outside the home (DIFFMOB), and blindness or deafness (DIFFSENS).

*** in the 95% SIG. column indicates a statistically significant difference at the 95% confidence level.

Source: Analysis of the 2016 - 2020 IPUMS-USA.

Estimates represent individuals age 55 and over living in households.

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 | www.foundation.caionline.org

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, writing foundation@caionline.org, or calling (888) 224-4321."