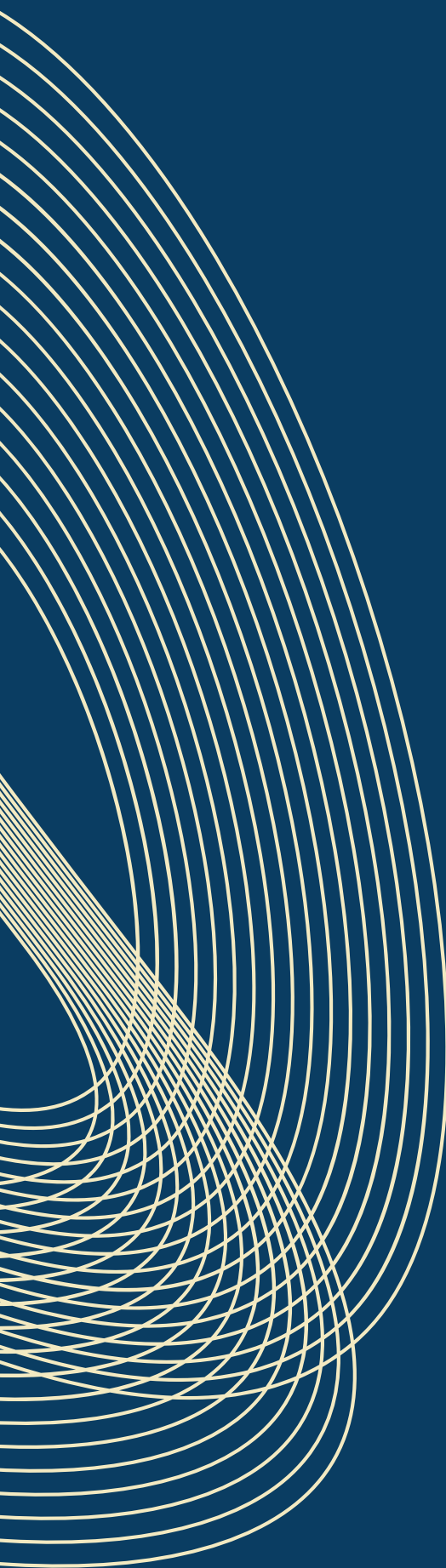


FOUNDATION FOR COMMUNITY ASSOCIATION RESEARCH

**U.S. HOUSING TRENDS:
CONDOMINIUM/COOPERATIVE
VS. SINGLE-FAMILY HOME
VALUES DASHBOARD**

Guidance Document 2025



OVERVIEW

URL: <https://foundation.caionline.org/publications/factbook/home-price-trends-2022/>

Data current as of: June 30, 2025

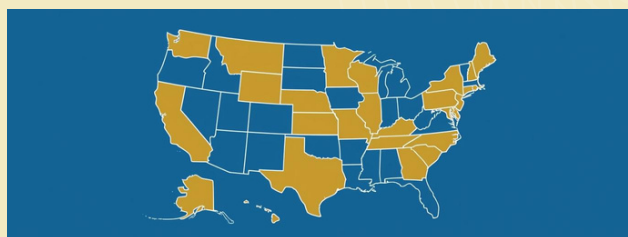
Data Source: Foundation for Community Association Research, Community Association Fact Book (2024 Edition)

The **Condominium/Cooperative vs. Single-Family Home Price Trends Dashboard**

presents a comprehensive look at how housing values have evolved across the United States from 2000 through 2025. Using data from the Zillow Home Value Index (ZHVI), the dashboard compares the average estimated market value of condominiums/cooperatives and single-family detached homes in all 50 states and the District of Columbia.

This interactive visualization helps users explore how affordability relationships between these two housing types have shifted over time—highlighting states and regions where condominiums and cooperatives remain the more economical option and where single-family homes have become comparatively less expensive.

The data illustrate broader national housing trends, including the historical affordability advantage of condominiums and cooperatives in most markets, the gradual narrowing of that gap as multifamily housing prices have risen in urban and coastal areas, and the regional contrasts between high-density states, where condos are often more valuable, and rural or suburban regions, where single-family homes retain higher average values.



Interpreting the Map

Each state represents the percentage difference in average home values between condominiums/cooperatives and single-family homes for the selected year. Color coding on the map makes it easy to interpret these dynamics at a glance.

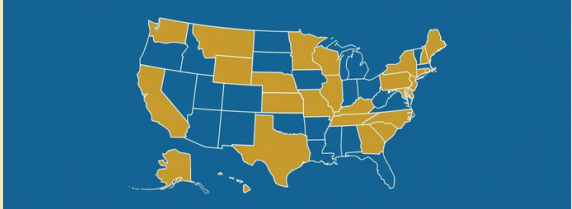
- Orange states/counties: Condominiums and cooperatives are the more affordable housing type in that area (lower average value than single-family homes).
- Blue states/counties: Single-family homes are more affordable (lower average value than condominiums/cooperatives).
- Darker colors: Indicate a wider gap—either higher premiums for single-family homes (dark orange) or higher premiums for condominiums (dark blue).

Users can hover over a state to view exact values or click to drill down into select county-level data, which provide a more detailed look at local housing dynamics within each state.

KEY INSIGHTS

Essential data and guidance for our stakeholders

Key insights include:

- A decade of narrowing gaps: In 2015, condominium and cooperative homes were dramatically more affordable than single-family homes across nearly all U.S. states, averaging 53% lower in value. By 2025, the gap had flipped in many areas—condo values now exceed single-family home values in several states.
 - Steady convergence across the country: The national average percent difference rose from -53% in 2015 to -19% in 2020, then to +15% in 2025, marking a consistent closing of the affordability divide.
 - Where condos remain most affordable (2025): Alaska (-37%), North Dakota (-26%), District of Columbia (-22%), Wyoming (-21%), and Louisiana (-18%)—condos still trail single-family home values by roughly 20-40%.
 - Where condos have surpassed single-family homes: Maine (+47%), New Hampshire (+40%), Michigan (+40%), West Virginia (+37%), and Tennessee (+36%)—condo prices now significantly exceed single-family home values, reflecting growth in urban and high-demand secondary markets.
- 
- Regional trends: The Mountain West and Far West regions still exhibit lower condominium values relative to single-family homes, consistent with larger lot sizes and detached housing preferences. The Northeast and parts of the Midwest have transitioned toward parity or even higher condo values, driven by urban revitalization, limited land supply, and rising demand for multifamily living.
 - Overall trajectory: Between 2015 and 2025, the U.S. housing market has seen a dramatic shift from condo affordability to near-equilibrium. This convergence underscores changing lifestyle preferences, urban migration patterns, and the increasing desirability of managed, multifamily communities.

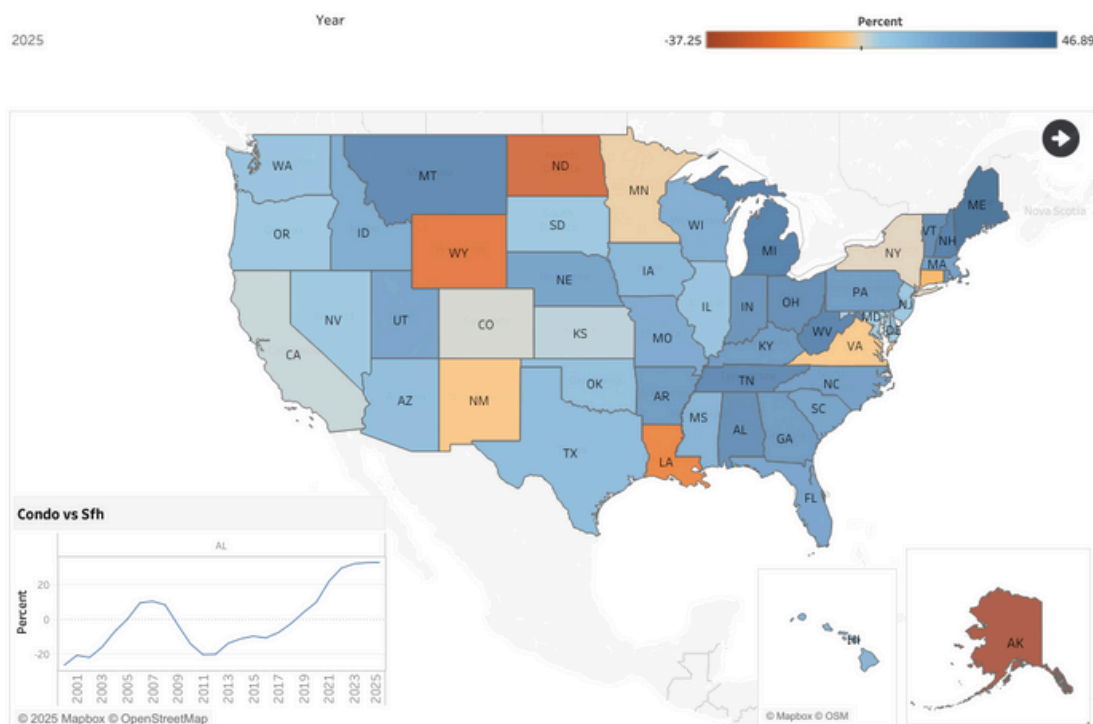
STEP-BY-STEP GUIDE

How to Use the Dashboard

1. Select a year using the filter at the top of the dashboard to display statewide data for that period.
2. Hover over any state to see the average value for condominiums/cooperatives and single-family homes, along with the percent difference between them.
3. Click on a state to reveal a drill-down state map and data table showing select county-level data. County data allow users to explore local variations in affordability and price disparities within each state.
4. Compare trends over time by moving through different years (2000-2025) to observe how market relationships have evolved.

Condominium/Cooperative vs Single Family Home Price Trends

Source: Zillow Data (<https://www.zillow.com/research/data/>)



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This tool is valuable for:

- Researchers and policymakers analyzing housing affordability and density trends.
- Community association professionals seeking data on condominium and cooperative market performance.
- Developers and real estate analysts studying regional housing dynamics.

DATA NOTES & METHODOLOGY

- **Source:** The data presented in this dashboard are drawn from the Zillow Home Value Index (ZHVI), a seasonally adjusted measure of the typical home value for a given region. ZHVI is based on Zillow's proprietary modeling of observed real estate transactions and listing data, offering a consistent, apples-to-apples view of housing market trends over time.
- **Geographic coverage:** The dataset includes all 50 U.S. states, the District of Columbia, and select counties. State-level data are shown by default; selecting a state reveals county-level data that provide a more localized view of price differences between condominiums/cooperatives and single-family homes.
- **Time period:** Data are reported annually from 2000 through 2025, allowing users to examine long-term housing trends and shifts in affordability across different market cycles—from the pre-recession housing boom through post-pandemic recovery.
- **Housing types:** Zillow tracks separate price trends for condominiums/cooperatives (multifamily residential units governed by shared ownership or cooperative arrangements) and single-family detached homes (individually owned properties with private lots).
- **Metric displayed:** The dashboard displays the percentage difference in average home value between condominiums/cooperatives and single-family homes for each state and select county.
 - Positive values indicate that condominiums/cooperatives are more expensive than single-family homes.
 - Negative values indicate that condominiums/cooperatives are more affordable.
 - The deeper the shading on the map, the greater the disparity between the two housing types.
- **Note:** Zillow's ZHVI represents the typical estimated market value of homes, not listing or sale prices. The index adjusts for seasonality and differences in home size, age, and quality to better reflect true market-level trends rather than individual property transactions.
- This dashboard is updated annually in alignment with the [Community Association Fact Book](#) release.

For More Information

Foundation for Community Association Research

Website: <https://foundation.caonline.org>

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