FOUNDATION FOR COMMUNITY ASSOCIATION research

DATA DRIVEN. INDUSTRY FOCUSED.

# HOUSING COSTS & AFFORDABILITY BY STATE

## DASHBOARD GUIDANCE 2026

Based on 2024 American Community Survey Data

# Understanding the Dashboard



## OVERVIEW

The Housing Costs & Affordability by State Dashboard provides a comprehensive look at the cost of homeownership across all 50 states and the District of Columbia, examining how housing expenses vary geographically and how those costs compare with household income. Drawing on data from the 2024 American Community Survey (ACS), the dashboard highlights key components of housing expenses, including mortgage payments, homeowners insurance, utilities, and condominium or homeowners association (HOA) fees.

Through two interactive views—Total Housing Cost and Housing Cost Burden—users can explore differences in housing expenses, identify states facing greater affordability pressures, and examine the prevalence of community association housing. Together, these measures offer valuable insights into the financial realities of homeownership and the factors shaping housing affordability nationwide.

**51**
50 states plus the District of Columbia

**2024**
American Community Survey data analyzed

**25%**
Approximately one-quarter of owner households report paying a condo/HOA fee

**18–26%**
Range of estimated statewide housing cost-to-income ratios

## Dashboard Features

- **Total Housing Cost:** Explore estimated monthly homeownership expenses by state, including mortgage payments, homeowners insurance, utilities, and average condominium/HOA fees among households reporting these fees.
- **Housing Cost Burden:** Compare statewide housing expenses relative to household income, using five color-coded ranges to illustrate geographic differences in affordability.
- **State-Level Profiles:** Select or hover over a state to view detailed information on housing costs, affordability, community association prevalence, average assessments, estimated numbers of associations, and median household income.
- **Housing Cost Comparisons:** Examine a stacked bar chart comparing the major components of housing costs across all 50 states and the District of Columbia.

### Why This Matters

Housing affordability involves much more than the monthly mortgage payment. Homeowners also face insurance premiums, utility expenses, property taxes, and, for those living in community associations, condominium or HOA assessments. As these expenses rise, understanding their combined impact on household finances becomes increasingly important.

By comparing housing costs and income across states, the dashboard provides researchers, policymakers, industry professionals, and homeowners with a broader perspective on affordability challenges and the role of community association housing in the nation's housing landscape.

## About the Data

- **Source:** 2024 American Community Survey (ACS) 1-Year Public Use Microdata, accessed through IPUMS USA at the University of Minnesota.
- **National Coverage:** Approximately 1.5 million sampled households, with survey weights used to produce representative population estimates.
- **Consistent Comparisons:** Harmonized census and survey variables allow for standardized comparisons across states.
- **Measures of Housing Costs:** Most cost components and income measures use medians to reduce the influence of unusually high or low values. Condominium/HOA fees are reported as averages among households paying them.
- **Data Considerations:** State-level estimates are subject to sampling variability, particularly in states with smaller sample sizes.

# Key Insights



Housing costs, affordability pressures, and the prevalence of community association housing vary considerably across the United States. The following findings highlight important differences in homeownership expenses, household income, and community association participation.

## Highest Housing Cost Burden (% of Income)

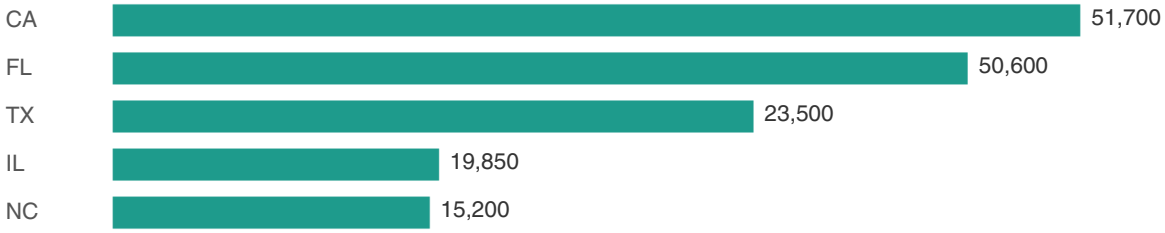



**Note:** Housing cost burden represents the ratio of statewide median annual owner housing costs to median annual owner household income, not the percentage of individual households classified as housing cost-burdened.

## Highest Estimated Monthly Housing Costs




## Most Estimated Community Associations




## Highest Share of Owners Reporting Condo/HOA Fees




*Sources: 2024 American Community Survey (IPUMS USA); Foundation for Community Association Research, 2025 National and State Statistical Review.*

### KEY INSIGHTS

**Housing costs and affordability are not necessarily the same.** Washington, D.C., has the highest estimated monthly housing costs ($3,481), followed by New York ($3,044) and Hawaii ($3,038). However, Florida (25.7%), California (25.4%), and New York (24.9%) have the highest housing cost-to-income ratios, illustrating how affordability pressures depend on both housing expenses and household income.

**Affordability varies considerably across states.** Indiana (18.4%), Iowa (18.7%), and Ohio (18.9%) have the lowest estimated housing cost burdens, highlighting substantial geographic differences in the relationship between housing expenses and income.

**Community association housing represents a significant share of homeownership in several states.** Nevada (48.2%), Arizona (44.1%), and Florida (42.2%) have the highest percentages of homeowners reporting condominium or HOA fees, followed by Colorado (40.2%) and Hawaii (36.5%). These findings highlight the substantial presence of community association housing in these states, although fee reporting serves as a proxy rather than a definitive measure of association participation.

# Dashboard at a Glance



## OVERVIEW

**Dashboard:** Housing Costs & Affordability by State
**Publisher:** Foundation for Community Association Research
**Access:** foundation.caionline.org/publications/factbook/housing-costs-affordability-by-state
**Data Source:** 2024 ACS 1-Year Public Use Microdata, IPUMS USA (University of Minnesota)
**Publication:** October 2026

Scan to open the dashboard page

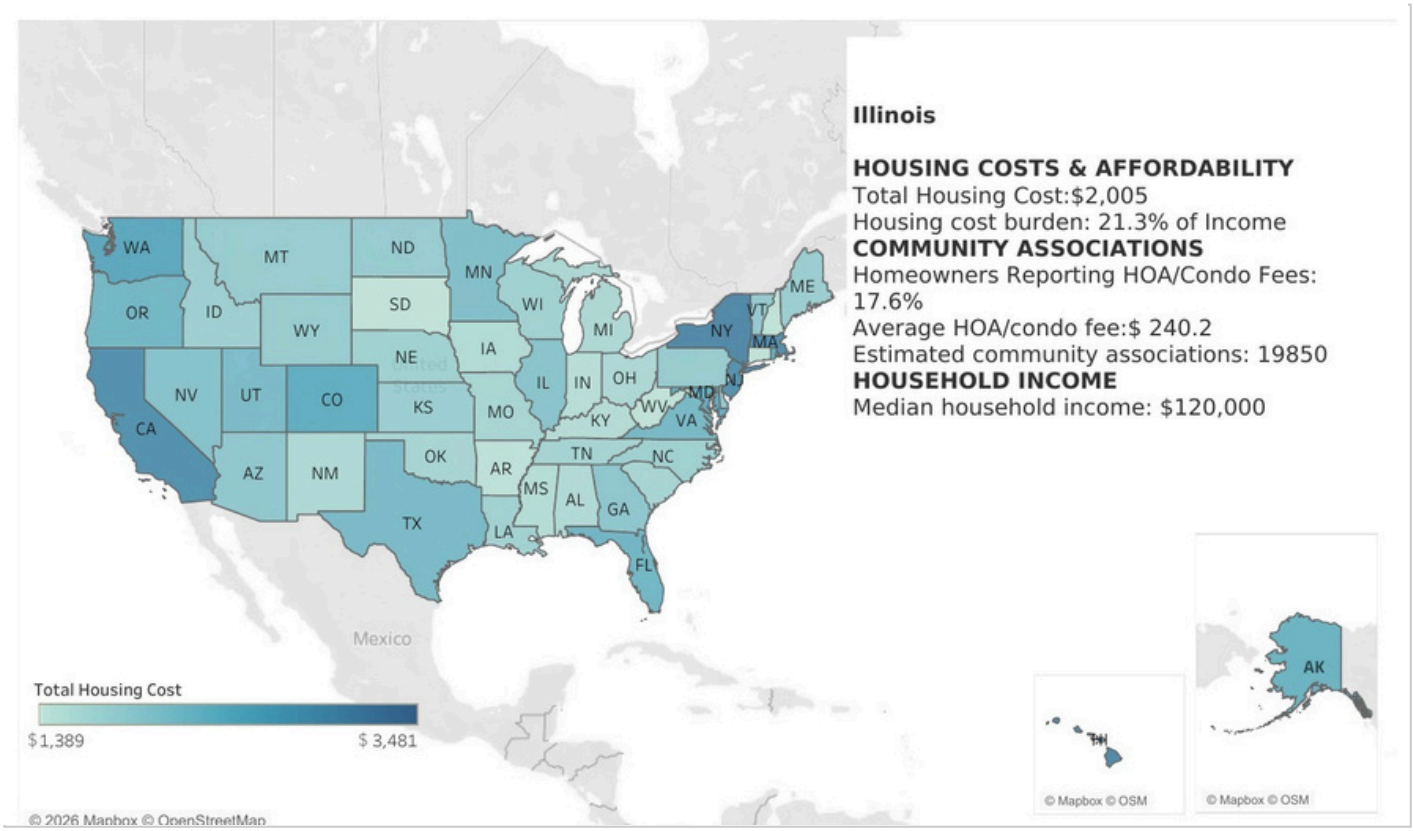
**1.53M**
Households in the 2024 ACS sample

**988,684**
Owner-occupied households in the sample

**548,558**
Owner households with a mortgage

**221,733**
Owner households reporting a condo/HOA fee

*Figures represent unweighted household counts in the underlying survey sample. Population estimates presented in the dashboard use ACS household weights.*




## Key Measures

- **Total Housing Cost:** A composite estimate of monthly homeownership expenses, calculated by combining median mortgage, insurance, and utility costs with the average condominium/HOA fee among homeowners who report paying one. Because these components are calculated separately, the result should not be interpreted as the median total expense of an individual household.
- **Housing Cost Burden:** An affordability indicator calculated by dividing median annual owner housing costs by median annual owner household income. The resulting percentage illustrates the relationship between housing expenses and income at the state level.
- **Estimated Community Associations:** State-level estimates published by the Foundation for Community Association Research in its *National and State Statistical Review*. These figures are separate from the ACS-based housing cost and affordability measures.

# Step-by-Step Guide



## Step 1: Choose a Tab

**Control: Tabs at the top of the dashboard**

Begin with the Total Housing Cost tab to explore estimated monthly homeownership expenses across states. Switch to Housing Cost Burden to compare housing expenses relative to household income and identify differences in affordability.

## Step 2: Explore the Map

**Control: Interactive state map and color legend**

The map uses color shading to illustrate geographic differences. Darker shades represent higher housing costs or greater cost burdens, depending on the selected tab. On the Housing Cost Burden tab, states are grouped into five ranges, from less than 20% to 35% or more.

## Step 3: Select a State

**Control: Click or hover over a state**

Select any state to display detailed information in the accompanying panel, including estimated housing costs, housing cost burden, the share of homeowners reporting condominium/HOA fees, average assessments, estimated community associations, and median household income. The selected state is highlighted for easy reference.

## Step 4: Compare Housing Costs

**Control: Housing Costs by State bar chart**

Explore the stacked bar chart to compare estimated monthly housing expenses across states. Each bar displays four components: mortgage payments, homeowners insurance, utilities, and average condominium/HOA fees. States are arranged alphabetically to make comparisons easier.

## Step 5: Review the Definitions

**Control: Dashboard definitions and methodology**

Consult the definitions provided on the dashboard page to understand how each measure is calculated. Pay particular attention to the distinction between median housing expenses and average condominium/HOA fees among homeowners reporting those payments.

## Step 6: Share or download

**Control: Tableau toolbar at the bottom of the dashboard**

Use the Share feature to copy a link to the dashboard or select Download to save an image, PDF, or available underlying data for further analysis, presentations, or reports.

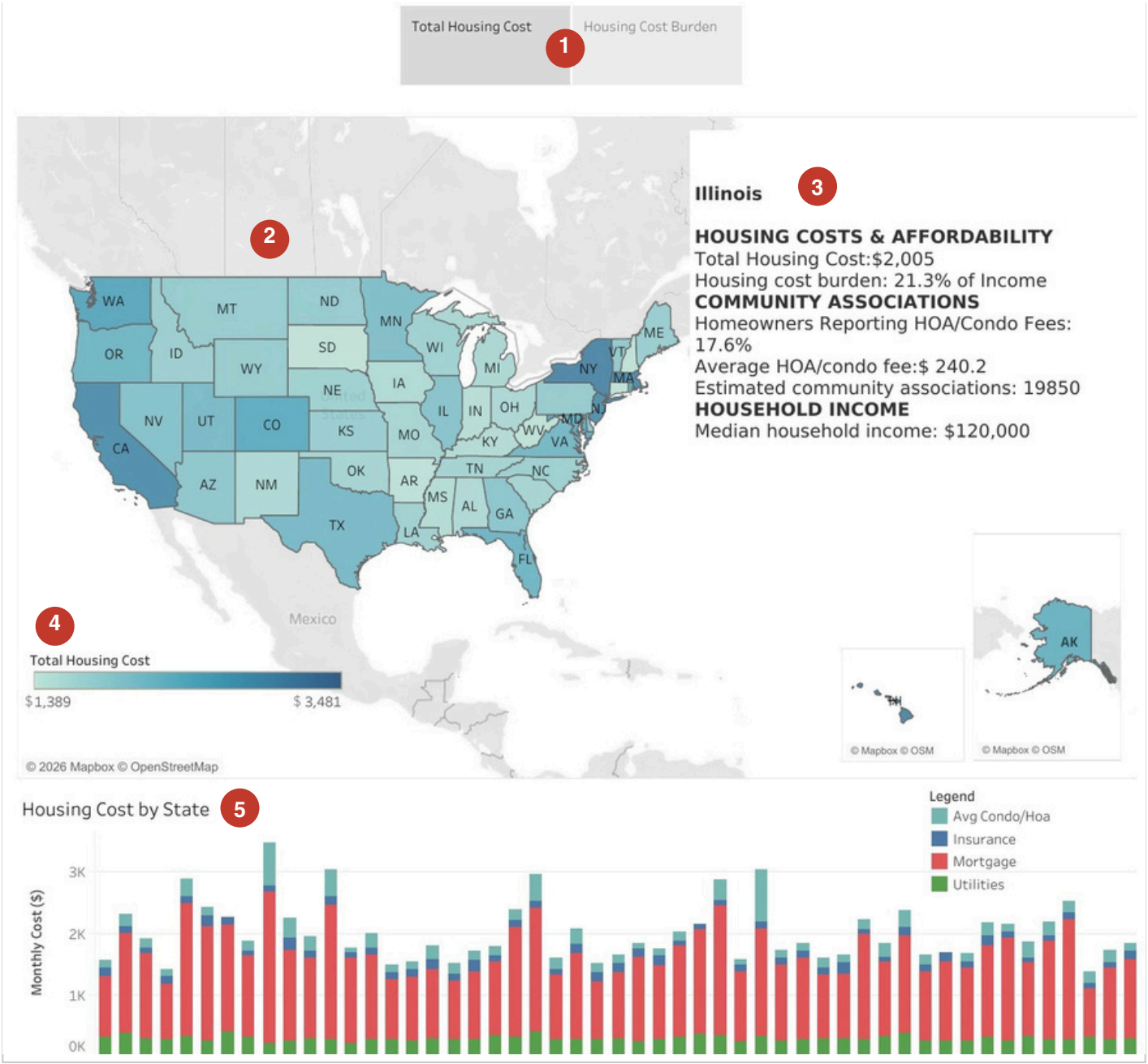
**Helpful Tip**

For a more complete picture of housing affordability, compare a state's Total Housing Cost with its Housing Cost Burden. A state with relatively high housing expenses may have a lower cost burden if household incomes are also higher.

# Navigating the Dashboard



The interactive dashboard combines state-level maps, detailed statistics, and comparative charts. The numbered features below highlight the principal tools available to explore housing costs and affordability.



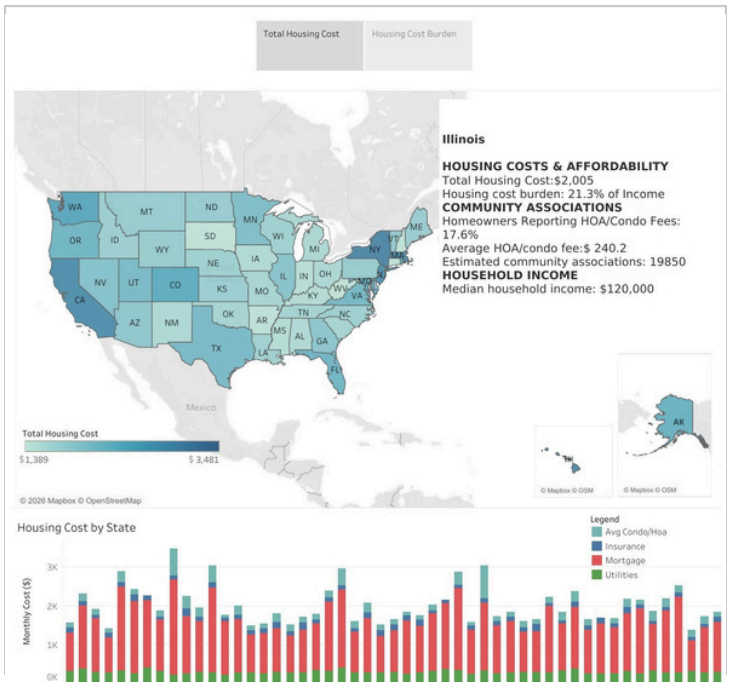

1. **Dashboard Tabs** – Switch between Total Housing Cost and Housing Cost Burden to explore monthly homeownership expenses and affordability across states.
2. **Interactive Map** – Click or hover over any state to explore geographic differences in housing costs and affordability.
3. **State Information Panel** – View detailed statistics for the selected state, including housing costs, cost burden, condominium/HOA fees, community association estimates, and household income.
4. **Color Legend** – Use the color scale to identify states with higher or lower housing costs or cost burdens. Darker shades represent higher values.
5. **Housing Costs by State** – Compare estimated monthly mortgage, insurance, utility, and condominium/HOA fee components using an alphabetical stacked bar chart.

# Understanding the Dashboard Views

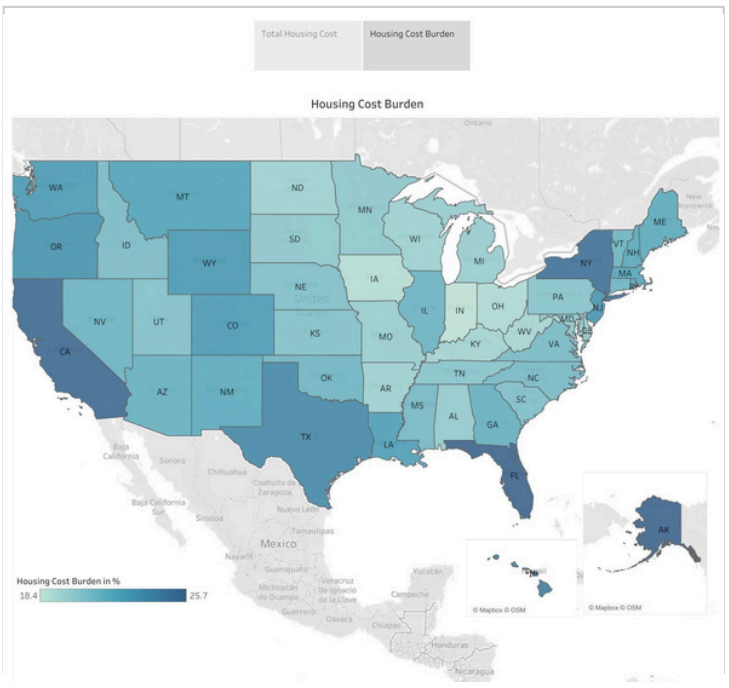


The dashboard offers two complementary views of housing affordability, allowing users to examine estimated homeownership expenses and evaluate how those costs compare with household income. The accompanying chart provides additional detail on the components contributing to housing costs across states.

## Total Housing Cost and Housing Cost Burden

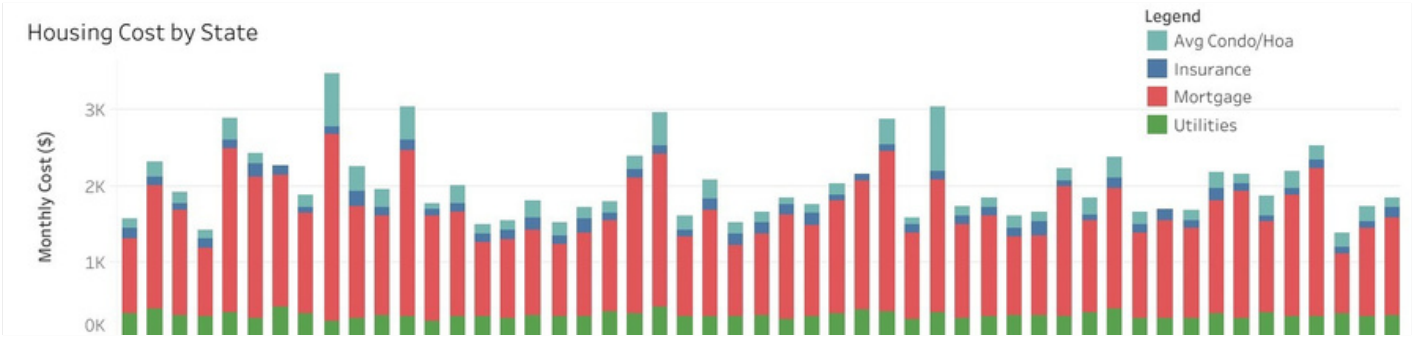



*Total Housing Cost Tab*




*Housing Cost Burden Tab*

## Housing Costs by State




***Stacked bars: mortgage, insurance, utilities and average condo/HOA fee.***

**Total Housing Cost Tab.** Displays estimated monthly homeownership expenses by state, combining mortgage payments, homeowners insurance, utilities, and average condominium/HOA fees among fee-paying households. Darker map shading indicates higher estimated costs, allowing users to quickly identify geographic differences in housing expenses.

**Housing Cost Burden Tab.** Illustrates the relationship between annual housing expenses and household income, providing a statewide indicator of affordability. States are grouped into five ranges: less than 20%, 20–24.9%, 25–29.9%, 30–34.9%, and 35% or more. Higher percentages indicate that estimated housing expenses represent a larger share of median household income.

**Housing Costs by State Chart.** Compares four major components of estimated monthly housing expenses—mortgage payments, homeowners insurance, utilities, and average condominium/HOA fees—using stacked bars arranged alphabetically by state. The chart helps users examine differences in the composition of housing expenses across states.

### Interpreting the Results

A state with relatively high housing costs does not necessarily have the highest housing cost burden. Comparing both dashboard views provides a more complete understanding of housing affordability by accounting for differences in household income.

# Data & Methodology



## Where the Numbers Come From

The dashboard draws on two primary data sources:

- **2024 American Community Survey (ACS):** Accessed through IPUMS USA at the University of Minnesota, the ACS provides data on housing expenses, household income, and condominium/HOA fee payments. The analysis uses household identifiers to avoid duplicate counts and applies survey weights to produce representative estimates. Mortgage-related calculations focus on homeowners with a mortgage.
- **Foundation for Community Association Research:** State-level estimates of the number of community associations are drawn from the Foundation's *National and State Statistical Review*. These estimates are developed independently of the ACS data and provide additional context on the prevalence of community associations across the country.

## How Each Measure Is Calculated

**Total Housing Cost**

A composite estimate of monthly homeownership expenses, calculated by adding median mortgage payments, homeowners insurance, and utility costs among homeowners with a mortgage, plus the average condominium/HOA fee among homeowners who report paying one. Because these components are calculated separately, the resulting total does not represent the median overall housing expense of an individual household.

**Housing Cost Burden**

Calculated by dividing median annual owner housing costs by median annual household income among homeowners and multiplying by 100. The housing cost measure is based on homeowners with a mortgage and includes property taxes. This statewide ratio compares two independently calculated medians and does not represent the average percentage of income spent on housing by individual households.

**Community Association Housing (%)**

The percentage of owner-occupied households reporting payment of a condominium or homeowners association fee. Because the 2024 ACS combines condominium and HOA fees into a single measure, this percentage serves as a proxy for community association participation rather than a definitive count of households living in associations.

**Estimated Community Associations**

State-level estimates published in the Foundation's *National and State Statistical Review*. These figures are developed independently of ACS data.

**Homeowners Insurance and Utilities**

Monthly homeowners insurance costs are calculated by dividing reported annual premiums by 12. Monthly utility expenses are calculated using reported annual expenditures for electricity, gas, water, and fuel, divided by 12. Mortgage payment calculations are adjusted to avoid double-counting insurance when it is already included in reported payments.

### Important Considerations

- **Different Housing Cost Measures:** Total Housing Cost excludes property taxes because the underlying survey reports them in ranges. Housing Cost Burden uses a broader owner housing cost measure that includes property taxes. Consequently, the two indicators are not directly interchangeable.
- **Composite Cost Estimates:** Total Housing Cost combines separately calculated median expenses and average condominium/HOA fees among fee-paying homeowners. It should not be interpreted as the actual median monthly housing expense of an individual household.
- **Community Association Data:** The percentage of homeowners reporting condominium/HOA fees is derived from ACS data and serves as a proxy for community association participation. Estimates of the number of community associations are drawn separately from the Foundation's *National and State Statistical Review*.
- **Sampling Variability:** ACS estimates are based on survey responses and are subject to sampling error, particularly in states with smaller sample sizes. State-level comparisons should be interpreted with this limitation in mind.

## Contact Us

**Foundation for Community Association Research**

**Website:** foundation.caionline.org

**Dashboard:** foundation.caionline.org/publications/factbook/housing-costs-affordability-by-state

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*For questions about the dashboard, data sources, or methodology, please contact the Foundation.*