



Florida Condominium Data & Statistics

There are over 1.5 million condominium units in FL with 37% in Broward and Miami-Dade counties, with more than 16 percent Broward and more than 20 percent in Miami-Dade.

Total Condo Units in State	1,528,611
Broward condo units	252,590
Miami-Broward condo units	313,352
Total Condo Units in Broward & Miami-Dade	565,942
Percent all FL condo units in Broward & Miami-Dade	37.0%
Percent of all condo units in Broward	16.5%
Percent of all condo units in Miami-Dade	20.5%
Total condo associations in Florida	27,537
Number of condo associations in Broward	3,987
Number of condo association in Miami-Dade	5,356
Total condo associations in both counties	9,343
Percent of condo associations in Broward	14.5%
Percent of condo associations in Miami-Dade	19.4%
Percent of all condo associations in both counties	33.9%

American Communities Survey Data Related to Age, Assessments, Height of Condominiums

- The more units in the structure the higher the assessment (50+ mean is \$517 and median \$428—indicates there are some very high assessments in a smaller number of associations that skew the mean higher.
- Residents of condominium associations aged 75+ have the highest assessments (both mean and median) of all condominium households
- 75% of units in condominium associations with 20 to 49 units were built prior to 1990
- 59% of units in condominium associations with 50+ units were built prior to 1990

**U.S. Census Bureau:
American Housing Survey, 2019 Miami - Housing Costs - All Occupied Units
Miami-Fort Lauderdale-West Palm Beach, FL MSA (2013 OMB definition)**

Tenure Filter: Owner
Variable 1: Units by Structure Type, Variable 2: NONE

[Estimates and Margins of Error in thousands of housing units, except as indicated. Medians are rounded to four significant digits as part of disclosure avoidance protocol. Margin of Error is calculated at the 90% confidence interval. Weighting consistent with Census 2010. Blank cells represent zero; Z rounds to zero; '.' Represents not applicable or no cases in sample; S represents estimates that did not meet publication standards or withheld to avoid disclosure]

Subject Definitions

Characteristics	Units by Structure Type								
	Total	1 detached	1 attached	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 to 49 Units	50 or more Units	Manufactured/mobile home
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Total Units	1,178.0	796.3	111.6	33.5	32.3	21.4	67.5	94.1	21.4
Monthly Homeowner or Condominium Association Fee Amount									
Fee paid by owners	622.2	286.8	94.9	23.5	31.4	19.5	66.2	89.3	10.5
Less than \$50	52.9	33.2	S	S	S	S	S	.	S
\$50 to \$99	52.4	35.5	S	.	S	.	S	.	S
\$100 to \$149	80.2	56.7	10.9	S	S	S	S	S	S
\$150 to \$199	59.6	30.9	15.4	S	S	.	S	S	.
\$200 to \$299	109.1	48.8	17.1	S	S	S	S	18.5	.
\$300 to \$499	149.1	36.8	22.5	S	10.9	S	33.7	29.7	.
\$500 or more	61.3	13.7	S	S	S	S	S	28.8	S
Not reported	57.6	31.3	S	S	S	S	S	S	S
Median (dollars)	230.0	150.0	212.0	335.0	257.0	280.0	350.0	428.0	S
Mean (dollars)	283.9	208.0	247.2	293.5	254.2	S	321.7	517.1	S

¹May reflect a temporary situation, living off savings, or response error.

²Excludes taxes and insurance.

³Regular mortgages include home-equity lump sum mortgages, but exclude home-equity credit lines and reverse annuity mortgages.

⁴Monthly costs are calculated from yearly estimates.

⁵Median and mean calculated only for units where costs were paid separately.

Source: U.S. Census Bureau, American Housing Survey.

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**Source: U.S. Census Bureau: American Housing Survey. 2019
Miami-Fort Lauderdale-West Palm Beach MSA**

Monthly Homeowner or Condominium Association Fee Amount

Characteristics	Age of Householder								
	Total	Under 25 years old	25 to 29 years old	30 to 34 years old	35 to 44 years old	45 to 54 years old	55 to 64 years old	65 to 74 years old	75 years old and over
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
\$50 to \$99	52.4	.	S	S	S	S	17.8	S	S
\$100 to \$149	80.2	.	S	S	16.7	16.9	25.5	S	S
\$150 to \$199	59.6	.	S	S	11.4	S	13.1	14.9	S
\$200 to \$299	109.1	.	S	S	16.5	20.2	21	22.3	19.3
\$300 to \$499	149.1	S	.	S	14.2	20.9	29.6	40.6	40
\$500 or more	61.3	S	S	S	S	11.9	S	S	20.7
Not reported	57.6	S	.	S	S	S	S	14.8	18.1
Median (dollars)	230	S	180	200	175	214	190	267	300
Mean (dollars)	283.9	S	S	222.6	206.1	301.9	273.2	275.8	346.1

Characteristics	Year Built						% of Units Pre-1990
	Total	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	
Units in Structure	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	
20 to 49	67.5	-	-	17.9	32.9	-	75%
50 or more	94.1	9.7	-	18.6	36.6	14	59%

NOTE: Post 2000 data not reported due to insufficient sample