

IREM[®]

Fact Sheet

Last updated January 2026





Hi, we're IREM!

We're an **international institute for property and asset managers**, providing complete knowledge to take on real estate management's most dynamic challenges. That means knowledge prepared for the day-to-day and the one-of-a-kind: from solving the latest tenant crisis to analyzing market conditions.

Since 1933 our members have made us the world's strongest voice for all things real estate management. Today, more than 18,000 leaders in commercial and residential management all over the world call us home for learning, certifications, and networking.

IREM stats

Founded: Chicago, IL, 1933

Membership: Over 18,000 individual memberships; nearly 450 companies worldwide

Certification categories

(includes membership)

Certified Property Manager® (CPM®)

CPM® Candidate

Accredited Commercial Manager® (ACoM®)

Accredited Residential Manager® (ARM®)

(Membership not included)

Certified Sustainable Property Accredited Professional (CSP-AP)

Certifications for properties and companies

Accredited Management Organization (AMO®)

Certified Sustainable Property (CSP)

Membership categories

Associate

Student

Academic

Membership breakdown*

U.S. members – 16,021

International members – 2,095

Total membership – 18,116

* As of December 31, 2025



Organizational structure

IREM is led by a Governing Council consisting of the IREM Officers and others on the Board of Directors, all current chapter presidents, regional vice presidents, ex-officio members, and elected members. IREM headquarters is located in Chicago and supported by a team of association management professionals. Our 72 U.S. and 10 International chapters are supported by IREM Association Executives (IAEs).

2026 leadership

President: Mindy Gronbeck, CPM[®], HAWKINS, AMO[®], Boise, ID

President-elect: Kim Collins, CPM[®], Bradley Company, AMO[®], Indianapolis, IN

Secretary/Treasurer: Ryan M. Huffman, CPM[®], Hunt Midwest, Kansas City, MO

Secretary/Treasurer Nominee: Toni Harris, CPM[®], ARM[®], KAT Professional Development. LLC, Baltimore, MD

Immediate Past President: Dawn Carpenter, CPM[®], Dawning Real Estate Inc., AMO[®], Staten Island, NY

Chief Executive Officer/Executive Vice President: Zack Wahlquist, FASAE, CAE, RCE

Visit irem.org for more information and to view additional 2026 IREM leaders.



2026 IREM events

PropertyCon: An IREM Education Event

April 7-9, 2026

Austin, TX

IREM Leadership Forum

November 15-18, 2026

Chicago, IL

IREM learning

Learn property management from real-world experts.

Skills On-demand and webinar topics include:

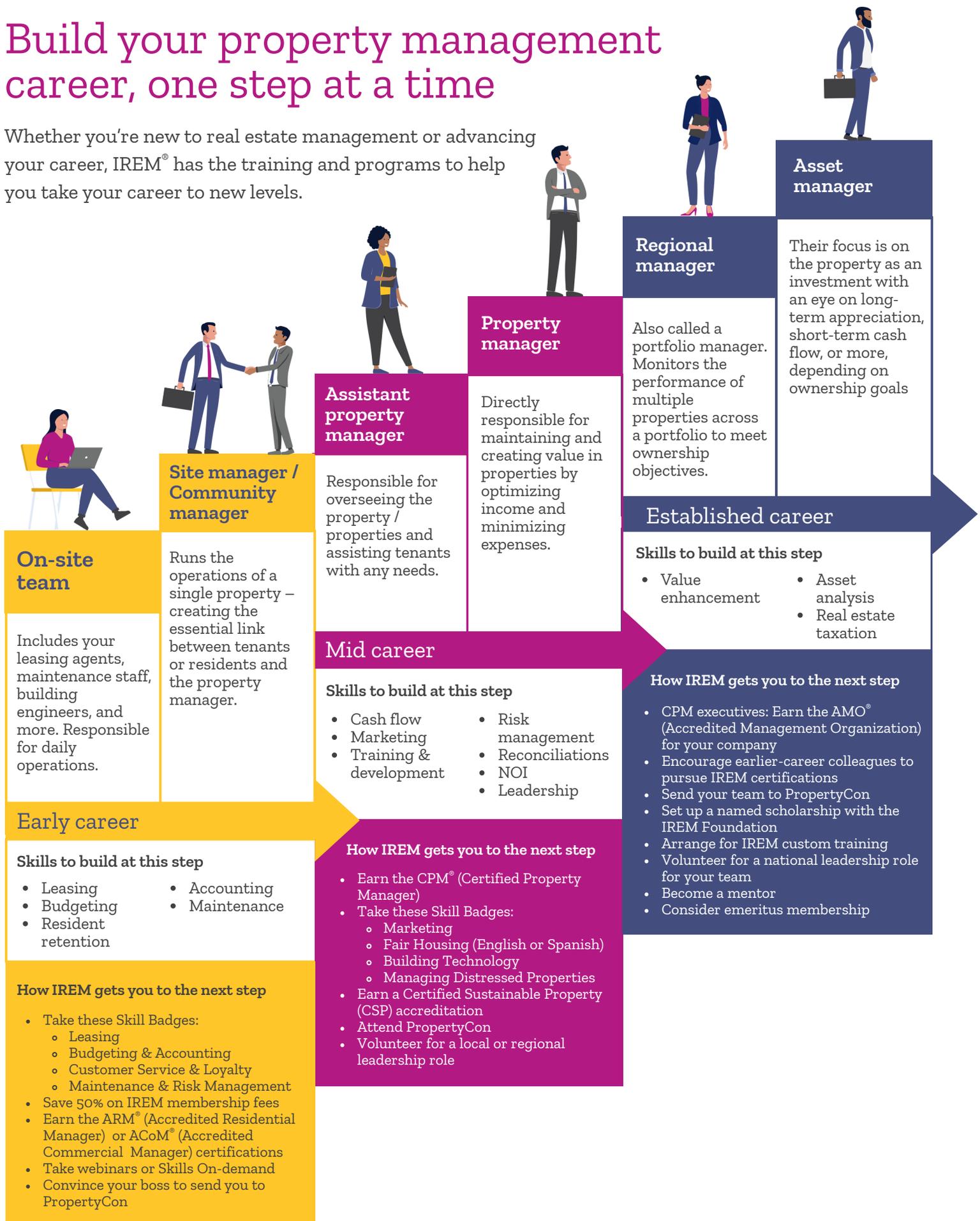
- Roles and responsibilities of a property manager
- Leasing and tenant relations
- Maintenance and risk management
- Budgeting and financial reporting
- Operating and capital budgets
- Cash flow analysis and forecasting
- Asset valuation and performance metrics
- Investment strategies and portfolio management
- Market analysis and positioning
- Corporate solutions

Key publications

- *Journal of Property Management (JPM®)* (published quarterly)
- *Real Estate Management News* (weekly)
- IREM blog

Build your property management career, one step at a time

Whether you're new to real estate management or advancing your career, IREM® has the training and programs to help you take your career to new levels.



Find all your education and training support at irem.org



CPM (Certified Property Manager) profile

Owners, investors, and employers know that if you hold an **IREM CPM designation**, you have the knowledge to maximize the value of any property, in any asset class. CPMs have the potential to make over 2x more than the average property manager salary in the U.S.^{1,2}. CPMs know more, do more, and earn more, anywhere they manage.

¹IREM Profile and Compensation Study – CPM Edition 2024

²U.S. Department of Labor, Bureau of Labor Statistics

Position held in company

- Property Manager/Supervisor 34.4%
- Officer/Director/VP 16.8%
- Owner/Partner 10.3%
- Regional/District Manager 9.7%
- Asset/Portfolio Manager 8.2%
- President/CEO 6.9%
- Community Manager 3.3%
- Facilities Manager 1.0%

CPMs:

- 7,273 CPMs total
- Supervises 20+ employees
- Average 21 years of experience
- Average CPM is 53 years old, has earned a college degree, works for a property management or full-service real estate company

Type of organization

- Property Management – 41.2%
- Full-Service Real Estate – 30.6%
- Private Owner/Investor – 8.4%
- Development/Construction – 4.0%
- REIT – 3.0%
- Investment Company – 1.9%
- Financial Institution – 1.7%
- Government Agency – state – 1.4%
- Homeowners Association – 1.3%
- Government Agency – federal – 0.8%



CPMs by the numbers

- Median base salary \$139,506
- Average total compensation \$186,054

Property types managed

- Conventional apartments – 42.3%
- Office buildings – 41.6%
- Mixed-Use Properties – 28.2%
- Shopping Centers/Retail – 28%
- Industrial/Warehouse – 22.2%
- Affordable/Federally-assisted housing – 16.5%
- Condo/co-ops/HOAs – 16.2%
- Single family housing – 15.4%
- Medical buildings – 12.1%
- Senior housing – 7.9%
- Student housing – 4.5%

Assets managed by U.S. IREM CPMs:

- Value of real estate assets: 6.2 trillion
- Residential units managed: 29.4 million
- Commercial square feet managed: 21.9 billion



Other IREM certifications

ACoM (Accredited Commercial Manager)

For **commercial property managers** newer to the profession and aspiring to take the next step in their careers.

ARM (Accredited Residential Manager)

For **residential property managers** focused on professional growth and advancement.



AMO (Accredited Management Organization)

For **real estate management firms** with a CPM in an executive position and ready to achieve and display company-wide excellence.

CSP (Certified Sustainable Property)

For **owners, investors, asset managers, sustainability consultants, and IREM certification holders**, the CSP certification builds a competitive advantage for your properties. It's cost-effective, and going through the certification process helps build and document better processes, create tighter operations, and enhances overall value.

Members' areas of expertise

By property type:

Residential

- Affordable housing
- Public housing
- Apartments (conventionally financed)
- Condos/Co-ops/HOAs
- Manufactured housing/mobile homes
- Military housing
- Senior housing
- Single family housing
- Student housing

Commercial

- Industrial/warehouse
- Land parcel
- Medical buildings
- Office buildings
- Parking garages
- Self-storage
- Shopping centers/retail

By topic:

- Accounting/finance
- Affordable housing
- Appraisal
- Asset/portfolio management
- Brokerage/sales
- Common area maintenance reconciliation
- Communication skills
- Customer service
- Distressed property management
- Diversity training
- Emergency and disaster recovery planning
- Facilities management
- Fair housing
- Government relations
- Human resources/workforce development
- Landscaping
- Leasing
- Maintenance
- Marketing/Business development
- Contract negotiation
- Risk management
- Sustainability
- Tax increment financing
- Technology issues
- Vendor management