

Housing Units Authorized for Construction by Building Permits in North Dakota: 2005

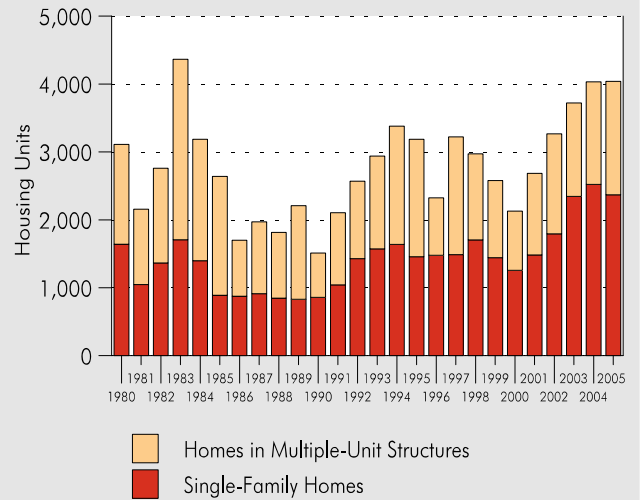
The number of new homes authorized for construction by building permits in North Dakota changed little between 2004 and 2005 (Figure 1). North Dakota building permits issued in 2005 totaled 4,038, an increase of 5 from 4,033 in 2004. Total construction value for these units increased 5.4 percent to \$457.8 million in 2005, up from \$434.4 million in 2004 (Table 1).

In 2005, single-family homes comprised the majority of new authorized housing in North Dakota (58.6 percent). This proportion is down from 62.5 percent in 2004. The construction value per single-family home in North Dakota averaged \$147,836 in 2005. Nationally, values averaged \$169,117 (Figure 2).

Despite comprising the majority of all authorized housing (58.6 percent), the number of single-family homes authorized for construction dropped 6.1 percent between 2004 and 2005 in North Dakota. At the same time, homes in multiple-unit structures authorized for construction increased 10.5 percent (Table 1).

Together, Florida, Texas, and California continued to capture approximately one-third of all new housing units authorized for construction in the United States (32.6 percent in 2005).

Figure 1. Housing Authorized for Construction by Building Permit North Dakota: 1980-2005



Source: U.S. Census Bureau, Residential Construction Branch, www.census.gov/constr/www/permitsindex.html

Figure 2. Average Construction Value of New Single-Family Homes Authorized for Construction by Building Permit by State: 2005

Source: U.S. Census Bureau, Residential Construction Branch, www.census.gov/constr/www/permitsindex.html

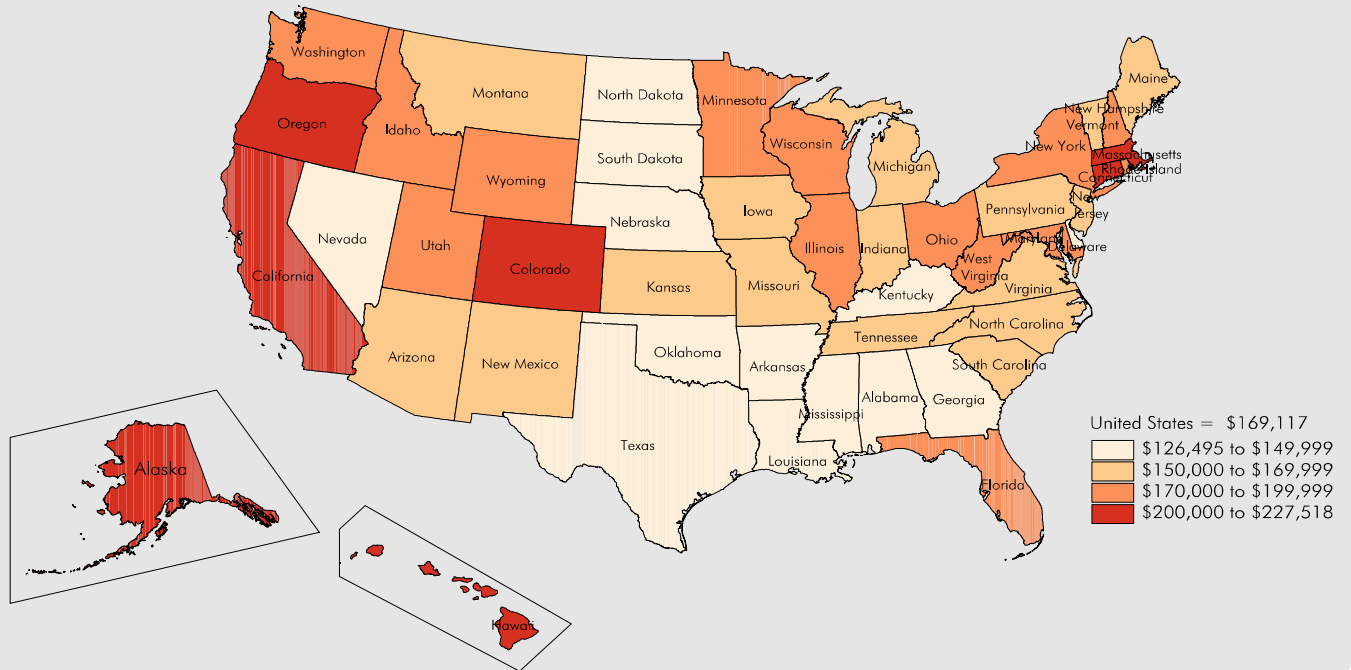


Table 1. Housing Units Authorized for Construction by Building Permits in North Dakota: 1980 to 2005

Source: U.S. Census Bureau, Residential Construction Branch, www.census.gov/const/www/permitsindex.html

Year	Number of Housing Units Authorized					Total Construction Value of Housing Units Authorized (\$)				
	Total	In structures with:				Total	In structures with:			
		1 unit (Single Family Home)	2 units	3 & 4 units	5 units or more		1 unit (Single Family Home)	2 units	3 & 4 units	5 units or more
1980	3,111	1,642	168	214	1,087	114,825,000	77,514,000	6,275,000	6,074,000	24,962,000
1981	2,155	1,049	110	131	865	82,587,000	53,736,000	3,521,000	4,611,000	20,719,000
1982	2,759	1,366	66	149	1,178	105,422,000	73,107,000	2,724,000	5,648,000	23,943,000
1983	4,364	1,708	200	316	2,140	166,827,000	100,496,000	8,031,000	11,189,000	47,111,000
1984	3,185	1,397	142	204	1,442	131,139,000	83,310,000	5,845,000	6,845,000	35,139,000
1985	2,641	890	126	134	1,491	101,810,000	55,600,000	5,212,000	3,914,000	37,084,000
1986	1,702	874	102	112	614	82,623,000	58,302,000	4,925,000	3,702,000	15,694,000
1987	1,970	913	70	98	889	93,280,000	64,188,000	4,041,000	3,015,000	22,036,000
1988	1,815	848	46	121	800	89,311,000	64,236,000	1,971,000	3,483,000	19,621,000
1989	2,210	828	34	36	1,312	101,930,000	67,886,000	1,627,000	1,292,000	31,125,000
1990	1,512	858	10	23	621	88,505,000	72,008,000	449,000	856,000	15,192,000
1991	2,106	1,041	20	15	1,030	111,811,000	85,476,000	1,039,000	525,000	24,771,000
1992	2,570	1,427	10	51	1,082	158,996,000	127,889,000	480,000	1,961,000	28,666,000
1993	2,940	1,571	42	101	1,226	189,878,000	146,578,000	2,612,000	5,416,000	35,272,000
1994	3,379	1,638	38	90	1,613	211,088,000	153,258,000	3,151,000	5,110,000	49,569,000
1995	3,185	1,458	28	84	1,615	200,828,000	140,883,000	2,093,000	4,669,000	53,183,000
1996	2,324	1,479	36	50	759	181,018,000	147,765,000	2,496,000	3,578,000	27,179,000
1997	3,222	1,488	118	42	1,574	221,875,000	146,451,000	7,258,000	2,298,000	65,868,000
1998	2,974	1,704	176	82	1,012	245,386,000	183,477,000	1,211,900	6,284,000	43,506,000
1999	2,577	1,443	76	47	1,011	222,734,000	167,964,000	9,036,000	3,493,000	42,241,000
2000	2,130	1,259	88	119	664	190,381,527	146,716,305	9,433,070	8,758,000	25,474,152
2001	2,691	1,486	34	114	1,057	241,401,170	182,130,583	3,856,527	9,228,356	46,185,704
2002	3,272	1,800	104	93	1,275	310,572,921	234,771,827	8,682,208	8,236,737	58,882,149
2003	3,721	2,344	30	156	1,191	397,521,010	319,023,217	2,939,075	13,855,726	61,702,992
2004	4,033	2,521	60	98	1,354	434,393,608	342,555,951	6,198,677	11,480,949	74,158,031
2005	4,038	2,367	70	140	1,461	457,789,126	349,927,921	8,310,820	14,574,394	84,975,991

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2005 North Dakota Building Permit Data Shows Continued Demand for Housing

In 2004, the number of North Dakota building permits totaled 4,033, reaching the largest number on record in the past 26 years with the exception of 1983 when the total reached 4,364. In 2005, the number of North Dakota building permits remained relatively unchanged, totaling 4,038, an increase of 5 from 2004. "This sustained high level of authorized housing construction underscores both the continued strength of the state's economy and the increased demand for housing," said Richard Rathge, Director of the State Data Center.

This month's "Economic Briefs," a monthly publication from the North Dakota State Data Center at North Dakota State University, focuses on the number and construction value of housing units authorized for construction through building permits in North Dakota.

The growth in North Dakota's housing construction activity is best illustrated by contrasting the number of building permits issued in 2000 relative to 2005. Statewide, there was a near doubling of building permits, jumping from 2,130 to 4,038. A similarly dramatic increase during that five-year period was found in Cass County (1,079 to 2,047), Grand Forks County (63 to 501), Stark County (34 to 144), and Morton County (93 to 185).

In 2005, single-family homes comprised the majority of new authorized housing in North Dakota (58.6 percent). This proportion is down from 62.5 percent in 2004. The construction value per single-family home in North Dakota averaged \$147,836 in 2005. Nationally, values averaged \$169,117.

Despite comprising the majority of all authorized housing (58.6 percent), the number of single-family homes authorized for construction dropped 6.1 percent between 2004 and 2005 in North Dakota (from 2,521 to 2,367 units). At the same time, homes in multiple-unit structures authorized for construction increased 10.5 percent (from 1,512 to 1,671 units).

Together, Florida, Texas, and California continue to capture approximately one-third of all new housing units authorized for construction in the United States (32.6 percent in 2005).

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