Housing Units Authorized for Construction by Building Permits in North Dakota: 2008

North Dakota housing units authorized for construction in 2008 totaled 2,833, a decrease of 15.7 percent from 3,360 in 2007. The total value associated with newly authorized housing units peaked in 2006 at $462.3 million and decreased to $398.8 million in 2008 (Figure 1).

The overall decline in newly authorized housing units in North Dakota between 2007 and 2008 was largely the result of 306 fewer single-family homes authorized for construction (down from 2,194 in 2007 to 1,888 in 2008). In addition, North Dakota housing units authorized for construction in multiple-unit structures decreased by 221 in 2008 (Table 1).

In 2008, single-family homes comprised two-thirds of new authorized housing in North Dakota (66.6 percent) and averaged $173,819 in value. Since 1980, the average values for new, single-family home construction in North Dakota have risen, on average, 4.8 percent per year. Nationally, values averaged $192,315 in 2008 (Figure 2).

Texas, Florida, and California captured 28.0 percent of all new housing units authorized for construction in the United States in 2008 (unchanged from 2007).

Note: Valuation is presented in thousands of dollars. Thus, $400,000 is equal to $400,000,000. Source: U.S. Census Bureau, Residential Construction Branch, www.census.gov/const/www/permitsindex.html

Figure 1. Housing Units Authorized for Construction by Building Permits in North Dakota - Number and Value: 1980 to 2008

Texas, Florida, and California captured 28.0 percent of all new housing units authorized for construction in the United States in 2008 (unchanged from 2007).

Note: Valuation is presented in thousands of dollars. Thus, $400,000 is equal to $400,000,000. Source: U.S. Census Bureau, Residential Construction Branch, www.census.gov/const/www/permitsindex.html

Figure 2. Average Value of New Single-Family Homes Authorized for Construction by Building Permits by State: 2008


United States = $192,315

$125,210 to $164,999
$165,000 to $199,999
$200,000 to $249,999
$250,000 to $324,992

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<table>
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<th>Year</th>
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<th>Total Value of Housing Units Authorized for Construction (in thousands of dollars, $1,000)</th>
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Number and Value of North Dakota Housing Units Authorized for Construction Down in 2008

North Dakota housing units authorized for construction in 2008 totaled 2,833, a decrease of 15.7 percent from 3,360 in 2007. The total value associated with newly authorized housing units peaked in 2006 at $462.3 million and decreased to $398.8 million in 2008.

This month’s “Economic Brief,” a monthly publication from the North Dakota State Data Center at North Dakota State University, focuses on the number and value of new housing units authorized for construction by building permits in North Dakota. The data were released by the U.S. Census Bureau’s Residential Construction Branch.

The overall decline in newly authorized housing units in North Dakota between 2007 and 2008 was largely the result of 306 fewer single-family homes authorized for construction (down from 2,194 in 2007 to 1,888 in 2008). In addition, North Dakota housing units authorized for construction in multiple-unit structures decreased by 221 in 2008.

“North Dakota’s housing market is showing a slowdown similar to the national market with successive declines in newly authorized homes since 2006. The nearly 16 percent drop between 2007 and 2008 is the largest proportional drop in North Dakota housing construction since 1999,” said Richard Rathge, Director of the State Data Center.

In 2008, single-family homes comprised two-thirds of new authorized housing in North Dakota (66.6 percent). The value of single-family homes authorized for construction averaged $173,819. Since 1980, the average values for new, single-family home construction in North Dakota have risen, on average, 4.8 percent per year.


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