Housing Units in North Dakota: July 1, 2009 Estimates

North Dakota’s population remained relatively stable from 1950 to 2009. During the same time, housing units grew substantially (Figure 1). In 1950, housing units totaled 175,769 statewide, compared with 289,677 in 2000. This represents a 65 percent increase in housing during this 50-year period. Current estimates suggest a 9 percent growth from 2000 to 2009, reaching 316,435 housing units (Table 1).

North Dakota’s metropolitan counties of Burleigh, Cass, Grand Forks, and Morton along with the western counties of Stark, Ward, and Williams are the largest contributors to growth in housing throughout the state since 2000.

Nationally, housing grew 12 percent from 2000 to 2009, with counties in the Great Plains region showing some of the slowest rates of growth (Figure 2).

A housing unit, as defined by the U.S. Census Bureau, may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters.

Figure 1. Population and Housing Units in North Dakota
1950 to 2000 Census and July 1, 2009 Estimates

Figure 2. Percent Change in the Number of Housing Units in the United States by County: 2000 to 2009
Source: U.S. Census Bureau, Decennial Censuses; Population Division, http://www.census.gov/popest/estimates.php

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http://www.ndsu.edu/sdc
Table 1. Housing Units in North Dakota by County: 1950 to 2000 Census and July 1, 2001 to July 1, 2009 Estimates

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Source: U.S. Census Bureau, Decennial Censuses; U.S. Census Bureau, Population Division, Table HU-EST2009-38-County Housing Unit Estimates, http://www.census.gov/popest/housing
Number of North Dakota Housing Units Show Consistent Growth

The number of housing units in North Dakota has grown an average of 1 percent per year since 2000, reaching 316,435 units in 2009.

This month’s “Population Bulletin,” a monthly publication from the North Dakota State Data Center at North Dakota State University, presents the July 1, 2009 housing unit estimates released from the U.S. Census Bureau, Population Division.

These estimates reveal a continuing increase in the number of North Dakota housing units. In 1950, housing units totaled 175,769 statewide, compared with 289,677 in 2000. This represents a 65 percent increase during this 50-year period. Current estimates suggest a 9 percent growth from 2000 to 2009.

“Housing growth has been an interesting irony for North Dakota recently. Even though we have had a robust economy this decade, the housing expansion has been modest, especially in the western counties where housing demand has soared due to energy development activity,” said Richard Rathge, director of the State Data Center.

North Dakota’s metropolitan counties of Burleigh, Cass, Grand Forks, and Morton along with the western counties of Stark, Ward, and Williams are the largest contributors to growth in housing throughout the state since 2000.

In contrast to the state’s growth in housing, population has remained relatively unchanged over the past several decades. Changes in household composition help explain this apparent contradiction. In 1950, people living alone comprised 9 percent of all households. By 2009, the percentage living by themselves more than tripled to 31 percent. With more people living by themselves, North Dakota’s average household size has declined. In 1950, North Dakota households averaged 3.7 people each. In 2009, the average household size dropped to 2.2 persons per household.

Nationally, housing grew 12 percent from 2000 through 2009, with counties in the Great Plains region showing some of the slowest rates of growth.

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