Housing Units in North Dakota: 1950 to 2000 Census and July 1, 2001 to July 1, 2007 Estimates
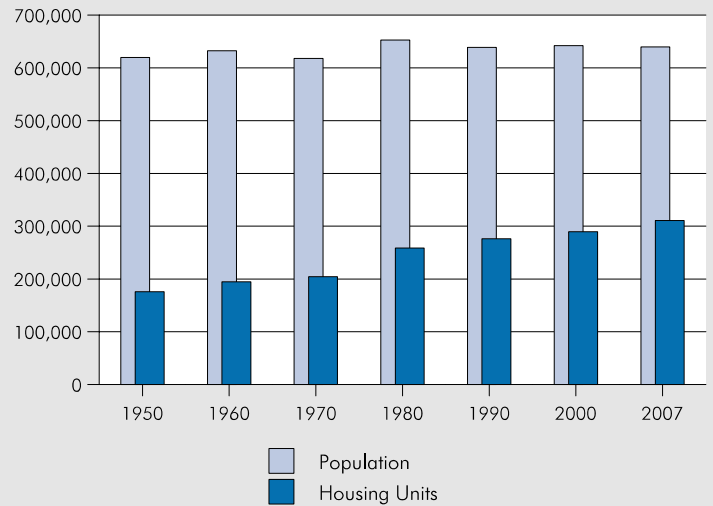
North Dakota's population remained relatively stable from 1950 to 2007. During the same time, housing units grew substantially (Figure 1). In 1950, housing units totaled 175,769 statewide, compared with 289,677 in 2000. This represents a 65 percent increase in housing during this 50-year period. Current estimates suggest another 7 percent growth from 2000 to 2007, reaching 310,548 housing units (Table 1).

Larger metropolitan areas are the largest contributors to growth in housing throughout the state. From 2000 to 2007, 70 percent of all growth statewide was attributed to Cass and Burleigh counties.

Nationally, housing grew 10 percent from 2000 to 2007, with states in the southwest and southeast having the largest percentage gains (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, 2007 Estimate

Source: U.S. Census Bureau, Decennial Censuses; Population Division, www.census.gov/popest/estimates.php

Figure 2. Percent Change in Total Housing Units in the United States by County: 2000 to 2007
Source: U.S. Census Bureau, Population Division, Table HU-EST2007-38-County Housing Unit Estimates, www.census.gov/popest/housing

United States = 10.4%
- Decrease
- Increase: 0.0% to 4.9%
- Increase: 5.0% to 19.9%
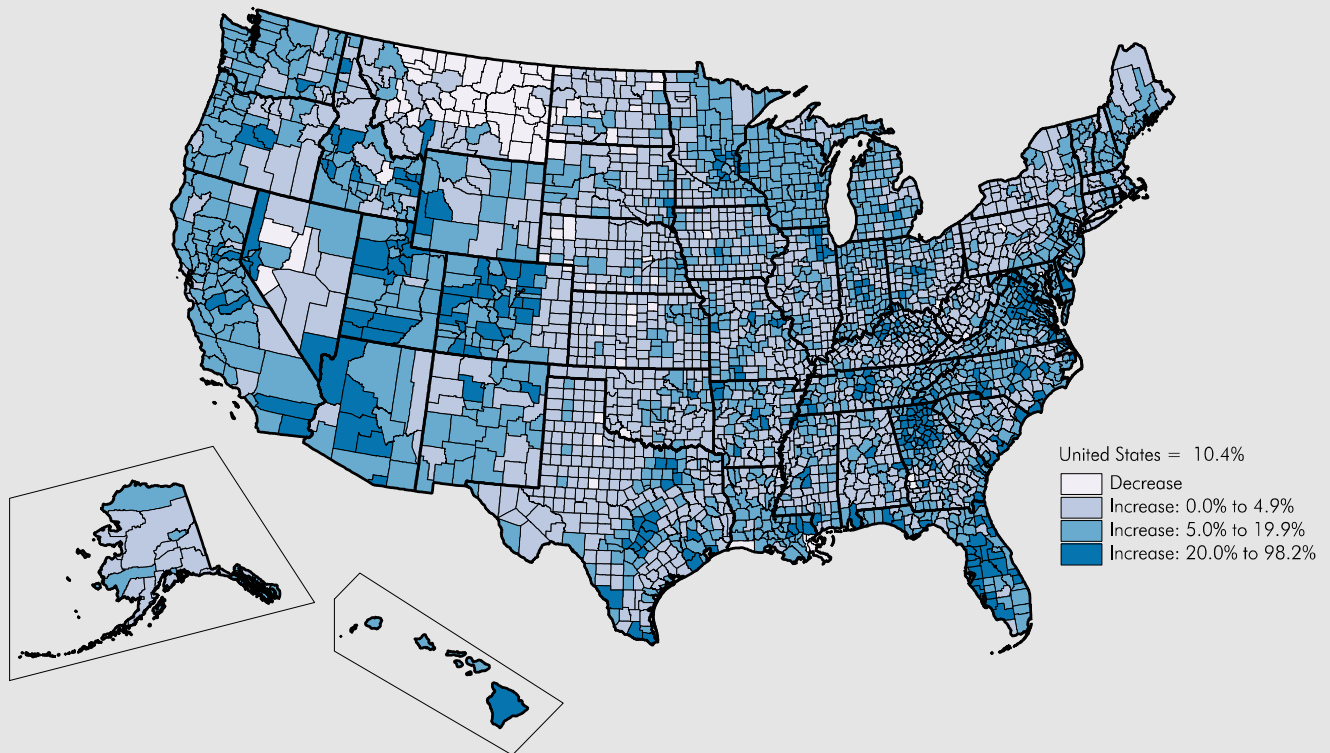- Increase: 20.0% to 98.2%

Table 1. Housing Units in North Dakota by County: 1950 to 2000 Census and July 1, 2001 to July 1, 2007 Estimates

Sources: U.S. Census Bureau, Decennial Censuses; U.S. Census Bureau, Population Division, Table HU-EST2007-38-County Housing Unit Estimates, www.census.gov/popest/housing

Area	Census						July1 Estimate						
	1950	1960	1970	1980	1990	2000	2001	2002	2003	2004	2005	2006	2007
North Dakota	175,769	194,597	204,235	258,772	276,340	289,677	292,237	294,563	297,509	300,797	304,438	307,762	310,548
Adams	1,454	1,418	1,317	1,563	1,504	1,416	1,425	1,423	1,422	1,419	1,419	1,419	1,423
Barnes	4,939	5,151	5,302	5,976	5,801	5,599	5,602	5,615	5,618	5,657	5,694	5,729	5,760
Benson	3,086	3,003	2,718	3,084	3,163	2,932	2,949	2,960	2,974	2,988	2,998	2,993	2,986
Billings	487	429	392	517	533	529	529	530	528	529	528	527	526
Bottineau	3,878	4,219	4,009	4,679	4,661	4,409	4,433	4,461	4,483	4,504	4,524	4,522	4,512
Bowman	1,272	1,371	1,365	1,722	1,691	1,596	1,598	1,598	1,597	1,593	1,594	1,591	1,590
Burke	2,241	2,202	1,813	1,816	1,691	1,412	1,418	1,421	1,424	1,426	1,428	1,427	1,423
Burleigh	7,185	10,311	12,983	20,848	23,803	29,003	29,484	30,088	30,680	31,367	31,951	32,438	33,052
Cass	16,506	20,679	24,278	35,215	42,407	53,790	55,055	56,243	57,794	59,404	61,352	63,255	64,394
Cavalier	3,332	3,213	2,932	3,123	3,038	2,725	2,733	2,742	2,752	2,747	2,751	2,747	2,743
Dickey	2,665	2,605	2,471	2,838	2,763	2,656	2,663	2,664	2,670	2,676	2,678	2,674	2,678
Divide	2,022	2,008	1,667	1,783	1,667	1,469	1,474	1,477	1,476	1,475	1,472	1,469	1,469
Dunn	1,869	1,851	1,605	1,849	2,057	1,965	1,967	1,966	1,964	1,961	1,960	1,956	1,964
Eddy	1,509	1,518	1,477	1,541	1,470	1,418	1,425	1,430	1,433	1,435	1,436	1,434	1,430
Emmons	2,478	2,317	2,167	2,322	2,200	2,168	2,180	2,184	2,185	2,180	2,177	2,172	2,168
Foster	1,551	1,635	1,649	1,827	1,876	1,793	1,795	1,796	1,795	1,794	1,795	1,795	1,791
Golden Valley	1,034	995	915	1,033	1,035	973	971	971	972	970	968	967	965
Grand Forks	10,788	14,185	18,192	24,563	27,085	27,373	27,411	27,474	27,679	28,129	28,537	28,974	29,351
Grant	1,875	1,886	1,649	1,969	2,011	1,722	1,731	1,737	1,743	1,748	1,754	1,750	1,746
Griggs	1,640	1,684	1,658	1,739	1,660	1,521	1,525	1,527	1,531	1,534	1,541	1,538	1,534
Hettinger	1,845	1,810	1,579	1,668	1,637	1,419	1,421	1,424	1,427	1,430	1,434	1,432	1,429
Kidder	1,685	1,615	1,505	1,740	1,672	1,610	1,625	1,636	1,648	1,659	1,668	1,665	1,661
LaMoure	2,647	2,639	2,550	2,527	2,434	2,271	2,284	2,293	2,313	2,320	2,326	2,324	2,320
Logan	1,616	1,586	1,384	1,422	1,335	1,193	1,196	1,198	1,202	1,204	1,209	1,206	1,204
McHenry	3,615	3,505	3,223	3,437	3,320	2,983	3,002	3,014	3,024	3,022	3,029	3,026	3,025
McIntosh	2,150	2,153	1,982	2,197	2,031	1,853	1,862	1,865	1,864	1,863	1,866	1,870	1,866
McKenzie	2,183	2,451	2,227	2,944	3,178	2,719	2,737	2,747	2,761	2,775	2,784	2,779	2,780
McLean	5,356	4,723	4,282	5,754	5,515	5,264	5,272	5,282	5,300	5,317	5,340	5,348	5,383
Mercer	2,375	2,336	2,253	3,978	4,496	4,402	4,421	4,438	4,448	4,455	4,461	4,461	4,459
Morton	5,204	6,091	6,317	9,382	9,467	10,587	10,696	10,771	10,954	11,114	11,280	11,434	11,699
Mountrail	3,060	3,254	3,176	3,201	3,675	3,438	3,443	3,444	3,445	3,455	3,495	3,505	3,508
Nelson	2,449	2,416	2,214	2,442	2,261	2,014	2,016	2,029	2,029	2,028	2,027	2,023	2,019
Oliver	813	749	753	960	968	903	904	903	902	901	899	898	896
Pembina	3,979	4,001	3,894	4,438	4,294	4,115	4,116	4,111	4,105	4,100	4,110	4,103	4,095
Pierce	2,271	2,185	2,076	2,376	2,355	2,269	2,279	2,282	2,290	2,285	2,279	2,276	2,274
Ramsey	4,049	4,121	4,387	5,259	5,616	5,729	5,755	5,762	5,769	5,785	5,799	5,798	5,788
Ransom	2,608	2,633	2,602	2,712	2,569	2,604	2,654	2,692	2,722	2,740	2,745	2,743	2,738
Renville	1,711	1,628	1,395	1,530	1,558	1,413	1,423	1,426	1,430	1,436	1,440	1,437	1,434
Richland	5,535	5,719	5,749	7,182	7,394	7,575	7,591	7,619	7,625	7,638	7,652	7,671	7,709
Rolette	2,702	2,675	3,015	3,923	4,742	5,027	5,032	5,023	5,015	5,005	5,025	5,018	5,009
Sargent	2,141	2,032	2,025	2,210	2,057	2,016	2,024	2,029	2,042	2,049	2,057	2,077	2,086
Sheridan	1,486	1,386	1,202	1,180	1,061	924	927	929	932	929	930	928	933
Sioux	862	851	943	1,062	1,175	1,216	1,227	1,234	1,244	1,253	1,259	1,258	1,256
Slope	702	622	477	513	481	451	454	455	458	460	462	461	460
Stark	4,194	5,103	5,748	8,487	9,585	9,722	9,767	9,820	9,872	9,947	10,022	10,145	10,224
Steele	1,528	1,549	1,394	1,447	1,311	1,231	1,234	1,236	1,238	1,240	1,245	1,253	1,258
Stutsman	6,285	7,037	7,741	9,663	9,770	9,817	9,864	9,862	9,870	9,876	9,901	9,915	9,965
Towner	1,938	1,855	1,684	1,692	1,770	1,558	1,562	1,564	1,567	1,570	1,578	1,575	1,571
Traill	3,342	3,412	3,529	3,926	3,770	3,708	3,716	3,720	3,728	3,731	3,740	3,747	3,755
Walsh	5,199	5,508	5,307	6,153	6,093	5,757	5,760	5,756	5,753	5,747	5,739	5,731	5,725
Ward	10,130	14,098	17,402	21,521	23,585	25,097	25,254	25,333	25,435	25,532	25,668	25,839	26,028
Wells	3,017	3,025	2,881	2,886	2,869	2,643	2,650	2,653	2,659	2,665	2,668	2,663	2,657
Williams	5,281	7,149	6,780	8,953	10,180	9,680	9,701	9,706	9,718	9,730	9,744	9,776	9,829

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North Dakota Housing Units Continue to Rise Despite Little Change in Population

North Dakota's population has seen relatively little change over the past 57 years. However, the number of housing units in North Dakota has grown 77 percent since 1950.

This month's "Population Bulletin," a monthly publication from the North Dakota State Data Center at North Dakota State University, presents the July 1, 2007 housing unit estimates released from the U.S. Census Bureau, Population Division.

These current 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 another 7 percent growth from 2000 to 2007, reaching 310,548 housing units. In contrast, the state's population grew 4 percent from 1950 to 2000 and dropped by less than 1 percent from 2000 to 2007.

Changes in household composition help explain the apparent contradiction between a stable population and a substantial increase in housing. In 1950, people living alone comprised 9 percent of all households. By 2007, that percentage more than tripled to 32 percent. With more people living by themselves, North Dakota's average household size has declined. In 1950, North Dakota's average household size was 3.7 people, compared with 2.3 people in 2007 (the lowest among all 50 states). Although a drop from 3.7 to 2.3 persons per household may not sound impressive, it is substantial when you realize there were 271,724 households (occupied housing units) in the state in 2007. This means that if North Dakota had the same household size in 2007 as it did in 1950 (i.e., 3.7 persons per household), the state's population would be at 1,007,702 people rather than the 639,715 people reported by the Census Bureau.

"This is a situation that many people have difficulty understanding. They see housing growth and assume the population is growing correspondingly - which is not necessarily the case," said Richard Rathge, Director of the State Data Center.

Larger metropolitan areas are the largest contributors to growth in housing throughout the state. From 2000 to 2007, 70 percent of all growth statewide was attributed to Cass and Burleigh counties.

Nationally, housing grew 10 percent from 2000 through 2007, with states in the southwest and southeast having the largest percentage gains.

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