

Housing Units Authorized for Construction by Building Permits in North Dakota: 2009

North Dakota housing units authorized for construction in 2009 totaled 3,195, an increase of 12.8 percent from 2008. Only one other state, Alaska, reported an increase. Nationally, the number of units authorized decreased by 35.6 percent in 2009 (Figure 2).

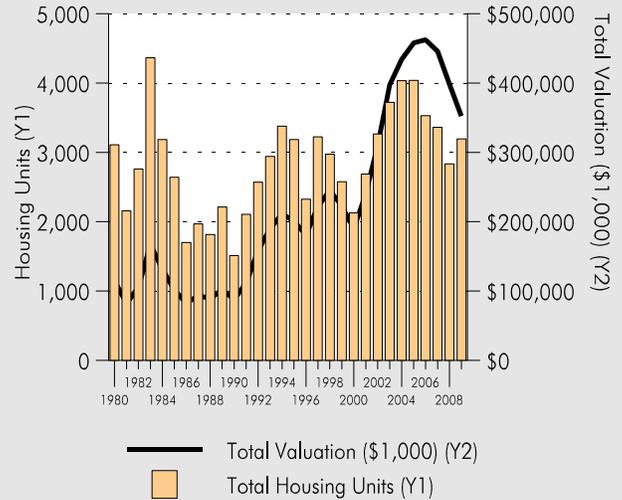
The increase in newly authorized housing units in North Dakota from 2008 to 2009 was the result of 546 more units in multiple-unit structures. Single-family homes in North Dakota authorized for construction decreased by 184 units in 2009 (Table 1).

The total value associated with newly authorized housing units in North Dakota grew rapidly during the first part of the decade, peaked in 2006 at \$462.3 million, and has steadily decreased to \$352.5 million in 2009 (Figure 1).

In 2009, single-family homes comprised approximately half of new authorized housing in North Dakota (53.3 percent, which is down from 66.6 percent in 2008) and averaged \$171,063 in value. Nationally, values averaged \$186,689 in 2009 (Figure 2).

Approximately one-third of all new housing units authorized for construction in the United States in 2008 were recorded in Texas, Florida, California, and North Carolina (32.3 percent).

Figure 1. Housing Units Authorized for Construction by Building Permits in North Dakota - Number and Value: 1980 to 2009



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. Percent Change in New Housing Units Authorized for Construction by State: 2008-2009

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

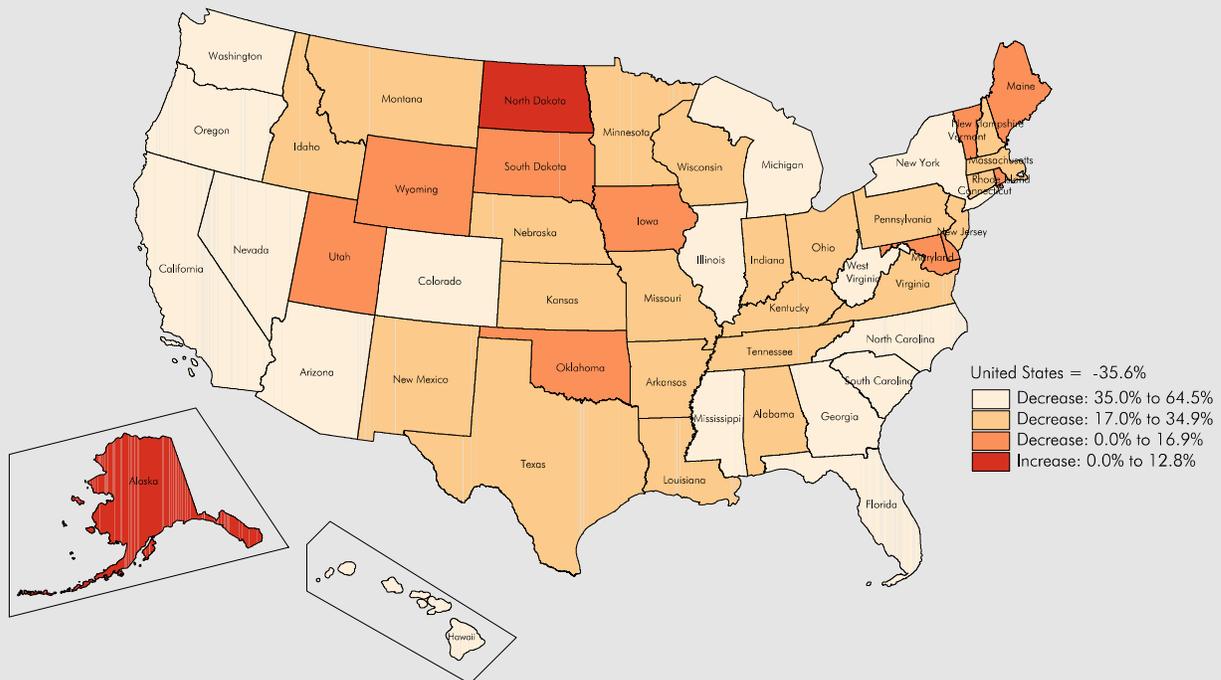


Table 1. Housing Units Authorized for Construction by Building Permits in North Dakota - Number and Value: 1980 to 2009

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

Year	Number of Housing Units Authorized					Total Value of Housing Units Authorized for Construction (in thousands of dollars, \$1,000)				
	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	77,514	6,275	6,074	24,962
1981	2,155	1,049	110	131	865	82,587	53,736	3,521	4,611	20,719
1982	2,759	1,366	66	149	1,178	105,422	73,107	2,724	5,648	23,943
1983	4,364	1,708	200	316	2,140	166,827	100,496	8,031	11,189	47,111
1984	3,185	1,397	142	204	1,442	131,139	83,310	5,845	6,845	35,139
1985	2,641	890	126	134	1,491	101,810	55,600	5,212	3,914	37,084
1986	1,702	874	102	112	614	82,623	58,302	4,925	3,702	15,694
1987	1,970	913	70	98	889	93,280	64,188	4,041	3,015	22,036
1988	1,815	848	46	121	800	89,311	64,236	1,971	3,483	19,621
1989	2,210	828	34	36	1,312	101,930	67,886	1,627	1,292	31,125
1990	1,512	858	10	23	621	88,505	72,008	449	856	15,192
1991	2,106	1,041	20	15	1,030	111,811	85,476	1,039	525	24,771
1992	2,570	1,427	10	51	1,082	158,996	127,889	480	1,961	28,666
1993	2,940	1,571	42	101	1,226	189,878	146,578	2,612	5,416	35,272
1994	3,379	1,638	38	90	1,613	211,088	153,258	3,151	5,110	49,569
1995	3,185	1,458	28	84	1,615	200,828	140,883	2,093	4,669	53,183
1996	2,324	1,479	36	50	759	181,018	147,765	2,496	3,578	27,179
1997	3,222	1,488	118	42	1,574	221,875	146,451	7,258	2,298	65,868
1998	2,974	1,704	176	82	1,012	245,386	183,477	12,119	6,284	43,506
1999	2,577	1,443	76	47	1,011	222,734	167,964	9,036	3,493	42,241
2000	2,128	1,257	88	119	664	190,197	146,531	9,433	8,758	25,474
2001	2,687	1,482	34	114	1,057	240,815	181,547	3,854	9,226	46,181
2002	3,265	1,793	104	93	1,275	309,743	233,942	8,682	8,237	58,882
2003	3,721	2,344	30	156	1,191	397,521	319,023	2,939	13,856	61,703
2004	4,033	2,521	60	98	1,354	434,394	342,556	6,199	11,481	74,158
2005	4,038	2,367	70	140	1,461	457,789	349,928	8,311	14,574	84,976
2006	3,529	2,297	60	126	1,046	462,339	353,188	7,649	13,454	88,048
2007	3,360	2,194	24	125	1,017	445,715	353,563	2,341	13,801	76,010
2008	2,833	1,888	44	39	862	398,838	328,171	3,730	4,383	62,554
2009	3,195	1,704	44	43	1,404	352,450	291,491	3,495	2,942	54,522

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North Dakota Housing Units Authorized for Construction Up in 2009

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“The contrasting housing market reflects the contrasting economies between North Dakota and the nation. We have largely avoided the housing bust and recession that the nation continues to experience,” said Richard Rathge, Director of the State Data Center.

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.

From 2000 to 2004, housing units authorized for construction in North Dakota grew an average of 17.5 percent per year. From 2004 to 2005, there was little change. Beginning in 2006, the housing market began to slow down with successive declines in authorized homes (i.e., approximately 11 percent per year through 2008).

The increase in newly authorized housing units in North Dakota from 2008 to 2009 was the result of 546 more units in multiple-unit structures. Single-family homes in North Dakota authorized for construction decreased by 184 units in 2009.

The total value associated with newly authorized housing units in North Dakota grew rapidly during the first part of the decade, peaked in 2006 at \$462.3 million, and has steadily decreased to \$352.5 million in 2009.

In 2009, single-family homes comprised approximately half of new authorized housing in North Dakota (53.3 percent, which is down from 66.6 percent in 2008) and averaged \$171,063 in value. Nationally, values averaged \$186,689 in 2009.

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