



Population					Housing Occupancy			
	2020 ^{1,3}		2025 ²	%	2020 ^{1,3}			
	Number	Percent	Projection	Change	Number	Percent		
Total	24,206	100%	25,108	3.7%	Total housing units	10,960	-	
Ages 0 to 24	7,716	31.9%	7,432	-3.7%	Occupied (% of total)	10,222	93.3%	
Ages 25 to 44	7,197	29.7%	7,753	7.7%	Renter (% of occupied)	3,494	34.2%	
Ages 45 to 64	5,666	23.4%	5,379	-5.1%	Owner (% of occupied)	6,728	65.8%	
Ages 65 and older	3,628	15.0%	4,544	25.2%	Vacant (% of total)	738	6.7%	

Housing and Householder Characteristics					Housing Trends				
Renter Households, 2020 ^{3,4}	Median Monthly Rent		\$877		Total Units	Occupied Housing Units			
	Vacancy Rate		2.3%			Total	Owner	Renter	
	Median Year Built		1979		2000 ¹	6,958	6,634	4,667	1,967
	Cost Burdened Householders		1,436	42.1%	2010 ⁴	7,973	7,310	5,455	1,855
	· Householder Ages 65 Plus		288	58.7%	2020 ^{1,3}	10,960	10,222	6,728	3,494
Owner Households, 2020 ^{3,4,5}	Mo. Housing Costs (w/mortgage)		\$1,430		2025 ²	11,525	10,749	7,147	3,602
	Median Home Value		\$222,500		Percent Change				
	Median Year Built		1979		2000-2010	14.6%	10.2%	16.9%	-5.7%
	Vacancy Rate		1.9%		2010-2020	37.5%	39.8%	23.3%	88.4%
	Cost Burdened Householders		802	12.0%	2020-2025	5.2%	5.2%	6.2%	3.1%
		· Householder Ages 65 Plus		322	19.7%	Numeric Change			
Average Purchase Price		\$265,504		2020-2025	565	527	419	108	

Housing Affordability								
Household Income Level ⁶	Number of Households				Owner Households Maximum Affordable		Renter Households Maximum Affordable	
	2020 ^{1,3}		2025 ²	%	Purchase Price, 2020 ⁷	Units, 2020 ³	Rent, 2020 ^{3,8}	Units, 2020 ³
	Number	Percent	Projection	Change				
Total households	10,222	100%	10,749	5.2%	-	-	-	-
Extremely low income	1,395	13.6%	1,484	6.4%	\$87,123	9.9%	\$720	27.9%
Very low income	1,677	16.4%	1,821	8.6%	\$145,205	19.8%	\$1,200	84.5%
Low income	2,316	22.7%	2,423	4.6%	\$232,327	61.3%	\$1,920	100.0%
Lower moderate income	1,532	15.0%	1,622	5.8%	\$333,971	92.8%	\$2,760	100.0%
Moderate income	1,200	11.7%	1,251	4.3%	\$406,573	92.8%	\$3,360	100.0%
Upper income	2,101	20.6%	2,146	2.1%	\$487,888	92.8%	\$4,032	100.0%
Lower (0 to 60% MFI ⁹)	3,561	34.8%	3,853	8.2%	\$174,246	30.5%	\$1,440	91.7%

References: ‘-’ Not available or applicable. ¹U.S. Census Bureau (2021b). ²Center for Social Research at NDSU (2022b). Total Housing Unit projections based on Model 2. ³Center for Social Research at NDSU (2022a). ⁴U.S. Census Bureau (2021c). ⁵ND Office of State Tax Commissioner (2022). ⁶U.S. Department of Housing and Urban Development (2021). ⁷Assumptions include a 30-year fixed loan at 5% interest, 5% down payment, property taxes at 1% of loan, property insurance at 1% of loan, a 10% debt ratio (excluding housing costs), a front-end debt-to-income ratio at no more than 28%, and the back-end ratio including all monthly debts at no higher than 36%. ⁸Affordability is calculated as a maximum of 30% of median family income toward housing costs. ⁹MFI Median Family Income.