

# 2022 Housing Profile for Morton County



## Population

	2020 <sup>1,3</sup>		2025 <sup>2</sup>	%
	Number	Percent	Projection	Change
Total	33,291	100%	34,855	4.7%
Ages 0 to 24	10,024	30.1%	9,673	-3.5%
Ages 25 to 44	9,364	28.1%	10,248	9.4%
Ages 45 to 64	8,484	25.5%	8,077	-4.8%
Ages 65 and older	5,419	16.3%	6,857	26.5%

## Housing and Householder Characteristics

Renter Households, 2020 <sup>3,4</sup>	Median Monthly Rent	\$872
	Vacancy Rate	3.0%
	Median Year Built	1978
	Cost Burdened Householders	1,558 41.1%
	· Householder Ages 65 Plus	388 63.6%
Owner Households, 2020 <sup>3,4,5</sup>	Mo. Housing Costs (w/mortgage)	\$1,443
	Median Home Value	\$220,900
	Median Year Built	1978
	Vacancy Rate	2.1%
	Cost Burdened Householders	1,239 12.7%
		· Householder Ages 65 Plus
	Average Purchase Price	\$254,807

## Housing Occupancy

	2020 <sup>1,3</sup>	
	Number	Percent
Total housing units	15,107	-
Occupied (% of total)	13,827	91.5%
Renter (% of occupied)	4,017	29.1%
Owner (% of occupied)	9,810	70.9%
Vacant (% of total)	1,280	8.5%

## Housing Trends

	Total Units	Occupied Housing Units		
		Total	Owner	Renter
2000 <sup>1</sup>	10,587	9,889	7,472	2,417
2010 <sup>4</sup>	11,829	10,724	8,494	2,230
2020 <sup>1,3</sup>	15,107	13,827	9,810	4,017
2025 <sup>2</sup>	16,103	14,739	10,527	4,212
Percent Change				
2000-2010	11.7%	8.4%	13.7%	-7.7%
2010-2020	27.7%	28.9%	15.5%	80.2%
2020-2025	6.6%	6.6%	7.3%	4.8%
Numeric Change				
2020-2025	996	912	717	195

## Housing Affordability

Household Income Level <sup>6</sup>	Number of Households				Owner Households Maximum Affordable		Renter Households Maximum Affordable	
	2020 <sup>1,3</sup>		2025 <sup>2</sup>	%	Purchase Price, 2020 <sup>7</sup>	Units, 2020 <sup>3</sup>	Rent, 2020 <sup>3,8</sup>	Units, 2020 <sup>3</sup>
	Number	Percent	Projection	Change				
Total households	13,827	100%	14,739	6.6%	-	-	-	-
Extremely low income	1,866	13.5%	2,034	9.0%	\$87,123	14.3%	\$720	29.3%
Very low income	2,275	16.5%	2,515	10.5%	\$145,205	25.4%	\$1,200	85.4%
Low income	2,961	21.4%	3,155	6.6%	\$232,327	59.6%	\$1,920	100.0%
Lower moderate income	2,090	15.1%	2,188	4.7%	\$333,971	90.6%	\$2,760	100.0%
Moderate income	1,641	11.9%	1,732	5.6%	\$406,573	90.6%	\$3,360	100.0%
Upper income	2,994	21.7%	3,114	4.0%	\$487,888	90.6%	\$4,032	100.0%
Lower (0 to 60% MFI <sup>9</sup> )	4,729	34.2%	5,206	10.1%	\$174,246	34.7%	\$1,440	92.0%

References: ‘-’ Not available or applicable. <sup>1</sup>U.S. Census Bureau (2021b). <sup>2</sup>Center for Social Research at NDSU (2022b). Total Housing Unit projections based on Model 2. <sup>3</sup>Center for Social Research at NDSU (2022a). <sup>4</sup>U.S. Census Bureau (2021c). <sup>5</sup>ND Office of State Tax Commissioner (2022). <sup>6</sup>U.S. Department of Housing and Urban Development (2021). <sup>7</sup>Assumptions 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%. <sup>8</sup>Affordability is calculated as a maximum of 30% of median family income toward housing costs. <sup>9</sup>MFI Median Family Income.