

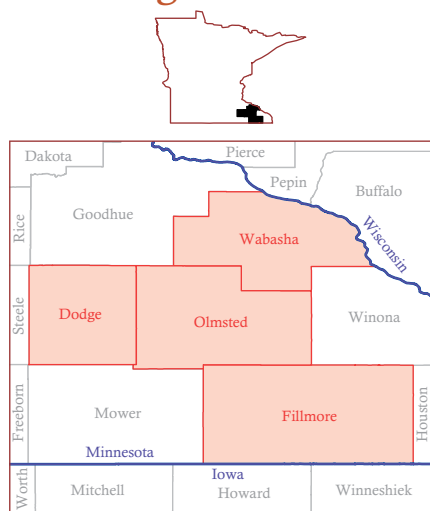


# Rochester, Minnesota

U.S. Department of Housing and Urban Development | Office of Policy Development and Research | As of September 1, 2017



## Housing Market Area



The Rochester Housing Market Area (HMA) is coterminous with the Rochester, MN Metropolitan Statistical Area (MSA) comprising Dodge, Fillmore, Olmsted, and Wabasha Counties in southeastern Minnesota. The largest city, Rochester, is approximately 100 miles south of the Minneapolis-St. Paul MSA. The Mayo Clinic, an internationally recognized healthcare provider, is the largest employer in the HMA.

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## Summary

### Economy

Nonfarm payrolls in the Rochester HMA increased by 1,300 jobs, or 1.1 percent during the 12 months ending August 2017, compared with the 12 months ending August 2016. The largest sector, education and health services, led growth and was up by 1,500 jobs, or 3.2 percent, during the past 12 months. From 2011 through 2016, payrolls rose by an average of 1,700 jobs, or 1.5 percent, a year, including an average increase of 900 jobs, or 2.0 percent, a year in the education and health services sector. During the 3-year forecast period, nonfarm payrolls are expected to increase by an average of 1,700 jobs, or 1.4 percent, annually.

### Sales Market

The sales housing market in the HMA is slightly tight, with an estimated vacancy rate of 1.3 percent, down from 2.0 percent during 2010. During the 12 months ending August 2017, the average homes sales price increased 11 percent, partially because of declining inventory of homes for sale. During the forecast period, demand is estimated for 1,900 new homes. The

280 homes currently under construction are expected to meet a portion of the demand (Table 1).

### Rental Market

The rental housing market in the HMA is currently soft. An increase in apartment construction during 2015 and 2016 contributed to a rapid increase in the number of available apartments. Despite the recent increase in construction, the current rental vacancy rate is estimated at 7.0 percent, down from 7.8 percent during 2010. During the forecast period, demand is expected for an additional 910 market-rate rental units. The 740 units currently under construction are expected to satisfy the majority of demand (Table 1).

**Table 1. Housing Demand in the Rochester HMA During the Forecast Period**

	Rochester HMA	
	Sales Units	Rental Units
Total demand	1,900	910
Under construction	280	740

*Notes: Total demand represents estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of September 1, 2017 will likely satisfy some of the forecast demand. The forecast period is September 1, 2017, to September 1, 2020.*

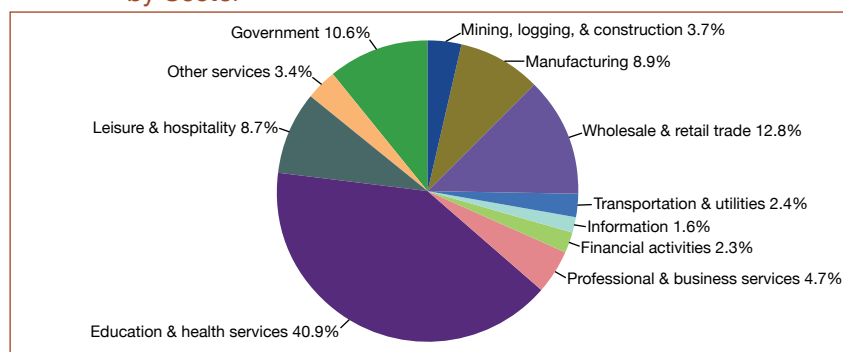
*Source: Estimates by analyst*

# Economic Conditions

The education and health services sector, which had an average of 49,000 jobs during the 12 months ending August 2017, dominates the economy in the Rochester HMA. The sector comprises more than 40 percent of total nonfarm payrolls in the HMA (Figure 1), and the HMA has the second largest share of education and health services jobs of all MSAs in the country (behind the Ithaca, NY MSA). The sector has added 17,300 jobs, a 55-percent increase since 2000 (Figure 2). The Mayo Clinic, the top ranked healthcare provider by *U.S. News and World Report* in 2017 and the

largest employer in the HMA (Table 2), currently employs nearly 35,000 people at the Rochester Campus, including nearly 2,400 physicians and scientists and has a \$28 billion economic impact nationwide (Mayo Clinic). System-wide, including satellite facilities in Arizona and Florida, the Mayo Clinic served more than 1.3 million patients from 140 different countries and all 50 states during 2015. Destination Medical Center (DMC), a public-private partnership among the City of Rochester, State of Minnesota, and Mayo Clinic, began a planning process during 2013, which was formalized during 2015. The partnership is intended to support development in and around downtown Rochester, including expansion and upgrades to Mayo Clinic buildings, additional housing, infrastructure improvements, and expansion of hospitality services. Since 2015, more than \$200 million of private funds have been invested; more than \$5.6 billion in investment and more than 26,000 additional jobs are expected through 2025.

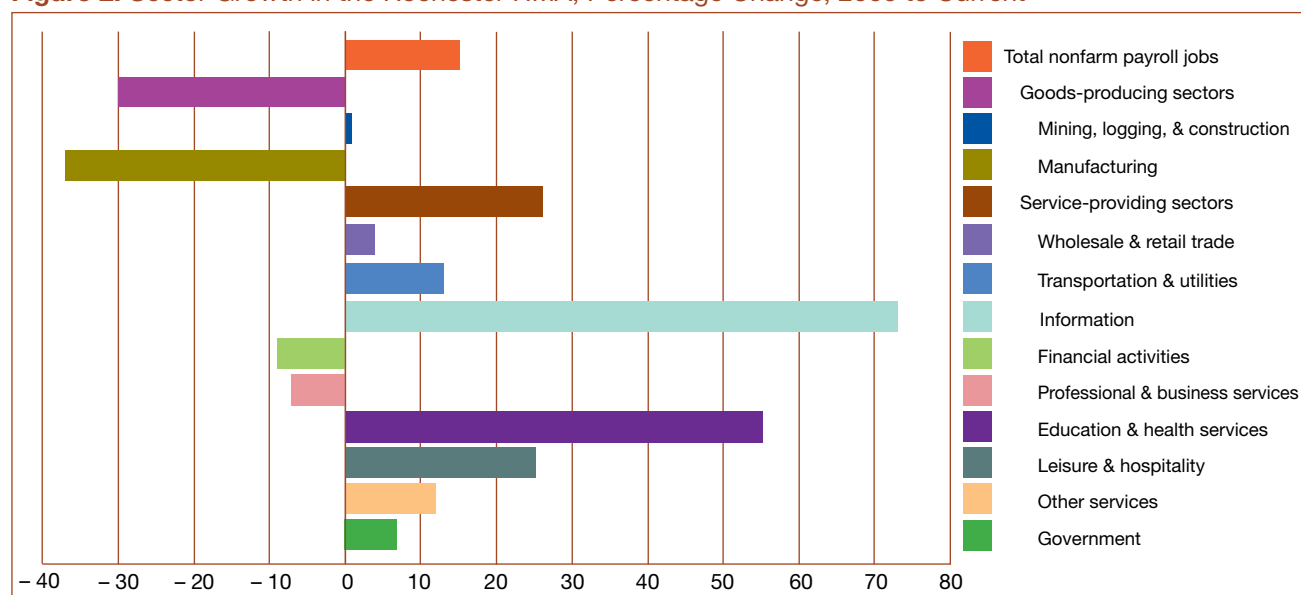
**Figure 1. Current Nonfarm Payroll Jobs in the Rochester HMA, by Sector**



Note: Based on 12-month averages through August 2017.

Source: U.S. Bureau of Labor Statistics

**Figure 2. Sector Growth in the Rochester HMA, Percentage Change, 2000 to Current**



Note: Current is based on 12-month averages through August 2017.

Source: U.S. Bureau of Labor Statistics

**Table 2. Major Employers in the Rochester HMA**

Name of Employer	Nonfarm Payroll Sector	Number of Employees
Mayo Clinic	Education & health services	34,660
IBM	Manufacturing	2,500
City of Rochester	Government	1,291
Olmsted County	Government	1,279
Olmsted Medical Center	Education & health services	1,249
McNeilus Companies, Inc.	Manufacturing	1,214
Charter Communications	Information	902
Kahler Hotels	Leisure & hospitality	680
Seneca Foods	Manufacturing	652
Crenlo, Inc.	Manufacturing	600

*Notes: Excludes local school districts. Employee count at IBM is estimated. Seneca Foods employee count includes 400 seasonal employees.*

*Source: Rochester Area Economic Development, Inc., 2017*

During the early to mid-2000s, most employment growth in the HMA was attributed to the education and health services sector. From 2001 through 2007, nonfarm payrolls increased by an average of 1,300 jobs a year, or 1.2 percent. Nearly three out of every four jobs added during the period were in the education and health services sector. Healthcare providers, including the Mayo Clinic spent nearly \$55 million to build new facilities in order to expand services. The Mayo Clinic built an addition to the Stabile Building, a biotech research facility, a new Mayo Family Clinic Northeast, and upgrades to Saint Mary's Hospital, where some patients stay during treatment. Olmsted Medical Center, a healthcare provider serving local residents, was also built during this period. The other one-quarter of jobs added were in sectors that provided services utilized by employees and visitors to the Mayo Clinic. The leisure and hospitality sector, the sector with the second highest number of jobs added, increased by an average of 200 jobs, or 2.2 percent a year from 2001 through 2007. More than 800 hotel rooms were built during the period, supporting job growth in the leisure and hospitality sector. A decline in the manufacturing

sector which fell by an average of 500 jobs, or 3.4 percent a year, offset gains in the service-providing sectors. IBM, the second largest employer in the HMA, had approximately 8,000 employees in the late 1990s, but began reducing its workforce during the 2000s. The company announced layoffs six times from 2001 through 2007. Current employment at IBM is estimated at 2,500.

The effects of the national recession were less severe in the HMA than the rest of the country because of the large share of jobs in the education and health services sector, but total payrolls declined in the metropolitan area. From 2008 through 2010, payrolls in the HMA fell by an average of 1,800 jobs, or 1.6 percent, a year, slower than the 1.9-percent-a-year decline for the nation during the same period. Job loss was greatest in the manufacturing sector, down an average of 700 jobs, or 5.8 percent a year from 2008 through 2010, continuing a decline that began during 1999. IBM held another round of layoffs during 2008, and other employers in the manufacturing sector, including McNeilus Companies, Inc., a light truck manufacturer, and Crenlo, Inc., a metal fabricator, had layoffs during

2009. The education and health services sector, which continued to add jobs during the early part of the local recessionary period, up by an average of 800 jobs, or 1.9 percent a year from 2008 through 2009, lost 600 jobs during 2010. A reduction in hiring during 2009 and 2010 at Mayo Clinic contributed to the yearlong decline.

The HMA began to recover from the national recession during 2011, and total nonfarm payrolls increased by an average of 1,700 jobs a year, or 1.5 percent, annually, from 2011 through 2016. Job gains in the education and health services sector, which had an average increase of 900 jobs, or 2.0 percent, a year, accounted for approximately one-half of the jobs added, a smaller share of the jobs added compared with the period of growth during the early to mid-2000s.

During 2013, when the DMC planning process began, the initiative generated activity from developers, contributing to payroll growth in the mining, logging, and construction and leisure and hospitality sectors from 2014 through 2016, which increased by an average

of 200 jobs each, or, or 4.1, and 2.0 percent, a year, respectively. More than 500 hotel rooms and an expansion to the Mayo Civic Center have been built since 2014. A \$113 million, 264-room Hilton Hotel; a \$17 million, 92-unit apartment building; and a 630-space public parking garage are under construction in downtown Rochester and expected to be completed during the next 3 years. The number of jobs expected to be added with the completion of these projects have yet to be announced.

During the 12 months ending August 2017, job growth slowed to 1,300 jobs, or 1.1 percent (Table 3), below the average increase of 1,700 jobs, or 1.5 percent a year from 2011 through 2016. Recent job growth has been more concentrated with more than 90 percent of the jobs added in the education and health services sector, which was up by 1,500 jobs or 3.2 percent. Layoffs at IBM and McNeilus offset growth in other companies in the manufacturing sector, resulting in an unchanged number of jobs in the sector. Payrolls in the leisure and hospitality sector declined by 200 jobs, or 1.9 percent. The unemployment rate rose to 3.2 percent during the 12 months ending August 2017, up from 3.1 percent during the previous 12 months. The current unemployment rate is well below the peak of 6.6 percent during 2009 (Figure 3).

During the 3-year forecast period, payrolls are expected to grow at a rate of 1.4 percent a year. Further investment in the DMC area, including the opening of the 264-room Hilton Hotel in 2018 and completion of Discovery Square in 2019—a \$35 million biotech research facility in downtown Rochester—with an expected 325

**Table 3. 12-Month Average Nonfarm Payroll Jobs in the Rochester HMA, by Sector**

	12 Months Ending		Absolute Change	Percent Change
	August 2016	August 2017		
Total nonfarm payroll jobs	118,500	119,800	1,300	1.1
Goods-producing sectors	15,200	15,200	0	0.0
Mining, logging, & construction	4,500	4,400	- 100	- 2.2
Manufacturing	10,700	10,700	0	0.0
Service-providing sectors	103,300	104,600	1,300	1.3
Wholesale & retail trade	15,500	15,400	- 100	- 0.6
Transportation & utilities	2,800	2,800	0	0.0
Information	1,900	1,900	0	0.0
Financial activities	2,700	2,700	0	0.0
Professional & business services	5,700	5,600	- 100	- 1.8
Education & health services	47,500	49,000	1,500	3.2
Leisure & hospitality	10,700	10,500	- 200	- 1.9
Other services	3,900	4,000	100	2.6
Government	12,700	12,700	0	0.0

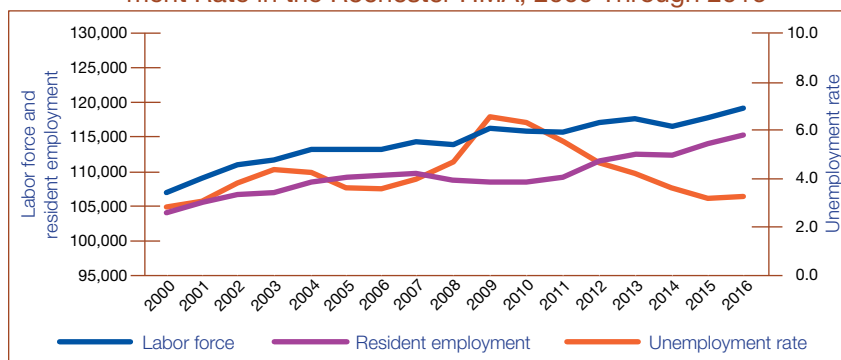
Notes: Numbers may not add to totals because of rounding. Based on 12-month averages through August 2016 and August 2017.

Source: U.S. Bureau of Labor Statistics

jobs, are expected to contribute to job growth. CTECH, a vocational high school program started in fall 2016,

is expected to contribute to a larger number of job-ready high school graduates during the next 3 years.

**Figure 3.** Trends in Labor Force, Resident Employment, and Unemployment Rate in the Rochester HMA, 2000 Through 2016



Source: U.S. Bureau of Labor Statistics

## Population and Households

Population growth in the Rochester HMA slowed partially because of the national recession, which lasted from December 2007 through June 2009, and has continued at a relatively slow rate since 2009. The current population is estimated at 218,200 people. Since 2009, the population has increased by an average of 1,475, or 0.7 percent, a year, lower than the average increase of 2,300, or 1.2 percent, a year from 2000 to 2009 (Census Bureau population estimates as of July 1). The slower population growth since mid-2009 is partially because of a change from net domestic in-migration before 2009 to net domestic out-migration in the HMA since 2009.

Approximately 5 percent of the population turns over (moves in or out of the Rochester HMA) each year, higher than the 3-percent turnover rate for the nearby Minneapolis-St. Paul-Bloomington MSA and the

4-percent turnover rate for metropolitan areas in the Midwest Region (U.S. Census Metro to Metro Migration Flows 2011–2015, with adjustments by the analyst). The healthcare training programs, including nearly 3,000 residents, fellows, and students at the Mayo Clinic, contribute to the higher population turnover rate because of the temporary nature of these programs.

From 2000 to 2009, net in-migration accounted for 30 percent of population growth, or approximately 700 people a year, including an average of 500 international net in-migrants and 200 domestic net in-migrants. Jobs added in the education and health services sector contributed to net in-migration during the period.

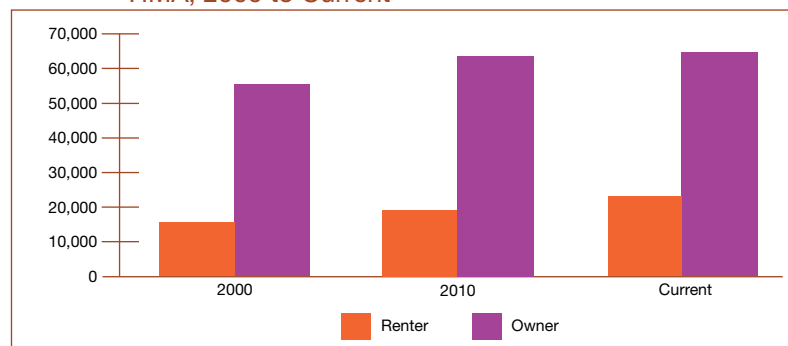
Since 2009, net in-migration has averaged less than 50 people a year, accounting for less than 5 percent of average annual population growth.



Population and Households *Continued*

International net in-migration averaged more than 550 people a year, but was offset by domestic net out-migration of a nearly equivalent number of people. The largest share of international in-migrants moved into the

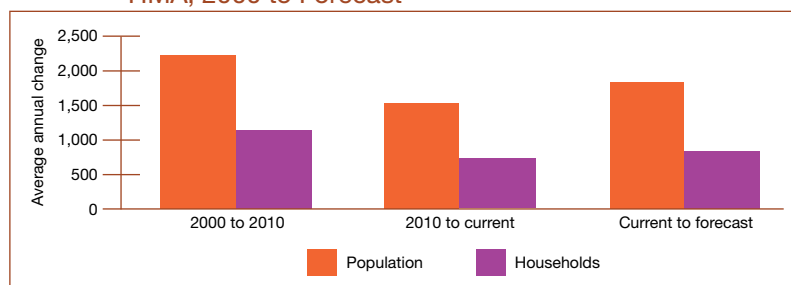
**Figure 4. Number of Households by Tenure in the Rochester HMA, 2000 to Current**



Note: The current date is September 1, 2017.

Sources: 2000 and 2010–2000 Census and 2010 Census; current—estimates by analyst

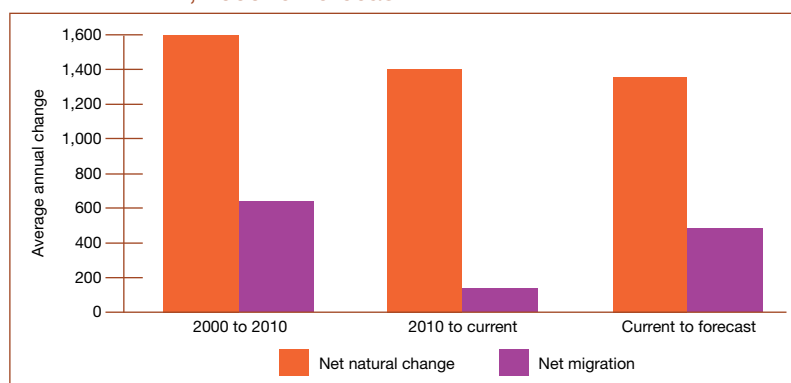
**Figure 5. Population and Household Growth in the Rochester HMA, 2000 to Forecast**



Notes: The current date is September 1, 2017. The forecast date is September 1, 2020.

Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

**Figure 6. Components of Population Change in the Rochester HMA, 2000 to Forecast**



Notes: The current date is September 1, 2017. The forecast date is September 1, 2020.

Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

HMA from Asia. The most common destination for out-migrants was the Minneapolis MSA, a much larger MSA less than 100 miles to the north, which has added more jobs at a faster rate than the Rochester HMA since 2009. Also contributing to slowing population growth is the limited number of post-high school education and employment opportunities locally, outside the healthcare industry.

Household growth has also slowed during the current decade. From 2000 to 2010, the number of households increased by an average of 1,125 households, or 1.5 percent, a year. Since 2010, household growth slowed to an average increase of 730 households, or 0.9 percent, a year, partially because of slower population growth and lower net in-migration. The number of owner households increased by an average of 210 households, or less than 1 percent a year, while renter households increased by an average of 530 households, or nearly 3 percent a year since 2010. Figure 4 shows households by tenure for 2000, 2010, and the current date. More than one-fourth of all households are estimated to have at least one member of the household employed at the Mayo Clinic (analyst estimate).

During the next 3 years, population and households are expected to increase at a slightly higher level than the 2010 to current period. Population is expected to increase by an average of 1,825, or 0.8 percent, a year, and households are expected to increase by an average of 830, or 0.9 percent, a year (Figure 5). Net in-migration is expected to rise during the 3-year forecast period (Figure 6) as more people move to or remain in the metropolitan area for jobs. Recent

investments in downtown Rochester, supported by the DMC and CTECH, are expected to curb domestic out-

migration, contributing to higher levels of population and household growth compared with the 2010 to current period.

## Housing Market Trends

### Sales Market

The sales housing market in the Rochester HMA is currently slightly tight, with an estimated vacancy rate of 1.3 percent, down from 2.0 percent in April 2010. Declining inventory of homes for sale and insufficient additional sewer capacity in portions of the city of Rochester, limiting the amount of developable land, contributed to a tightening home sales market. The current inventory of homes for sale is 2.9 months, down from 3.4 months a year earlier (SouthEast Minnesota Realtors).

Total home sales, including new and existing homes, have returned to prerecessionary levels. From 2002 through 2007, home sales averaged 3,275 homes a year. Due to a decline in jobs, home sales declined an average of 9 percent a year from 2008 through 2010, to a low of 2,325 homes sold during 2010. As payrolls began to rise again during 2011, home sales also rose, up an average of 9 percent a year, to a peak of 3,600 homes sold during 2015. Fewer distressed sales (real estate owned and short sales) in addition to a decline in inventory of homes for sale have contributed to lower home sales since 2015. Distressed sales declined to 200 sales, or 6 percent of all homes sold during 2016, down from a high of 600 distressed home sales, or 25 percent of all homes sold during 2011. Townhomes and condominiums have consistently comprised approximately

15 percent of all homes sold each year since 2000. Home sales declined to 3,375 during 2016. During the 12 months ending August 2017, 3,325 homes were sold, down 2 percent from the 3,400 homes sold during the 12 months ending August 2016.

Average home sales prices for all homes, including new and existing, exceeded the pre-recessionary high during 2015, and continue to rise. Home sales prices increased an average of 5 percent a year during the early-to-mid 2000s to a peak of \$187,200 during 2006. Home prices then declined an average of 3 percent a year from 2007 through 2011, to a low of \$164,300 during 2011, partially because of the effects of the national recession and declining local payrolls. Since 2012, home sales prices have increased 7 percent a year, partially because of a declining number of distressed sales but also because rising payrolls are contributing to a larger number of buyers. During the 12 months ending August 2017, average home sales prices rose to \$238,300, up 11 percent compared with the previous 12 months, and the largest year-over-year increase during the past two decades. The continued decline in inventory of homes for sale contributed to the rapid price increase.

Responding to rising prices and declining inventory, single-family home builders increased the number

## Housing Market Trends

### Sales Market *Continued*

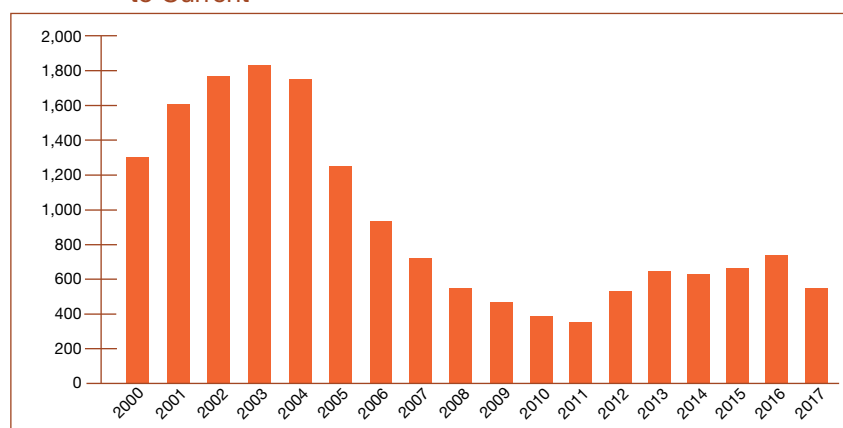
of homes constructed. Single-family home construction, as measured by the number of homes permitted, has been increasing since 2012, but is well below the number of homes permitted during the early to mid-2000s. From 2000 through 2004, an average of 1,650 homes were permitted annually (Figure 7). Permitting declined by an average of 200 homes a year from 2005 through 2011, to a low of 350 homes permitted during 2011. Rising demand for homes as indicated by an increase in home sales and payrolls contributed to growth in single-family

home construction beginning in 2012. Single-family permitting increased by an average of 80 homes a year from 2012 through 2016, to a recent high of 740 homes permitted during 2016. During the 12 months ending August 2017, an estimated 790 homes were permitted, up from 710 homes during the previous 12 months.

New home construction is typically occurring on the northwest and southern edges of the city of Rochester and in the smaller towns of Kasson, Byron, Stewartville, and Oronoco. Ridgeview Manor is a single-family subdivision on the northwest side of the city of Rochester where home construction is in the sixth phase, with homes on 9 of the 27 lots completed. Four-bedroom homes in earlier phases of the subdivision sold for \$255,000 to \$340,000. Also in northwest Rochester, the Foxfield Luxury Townhomes is an approximately 110-home development. Two- and three-bedroom townhomes are selling for \$180,000 to \$220,000. Approximately 50 homes have been built, and lots for an additional 60 units are available.

During the next 3 years, demand is expected for an additional 1,900 homes. The 280 homes currently under construction are expected to meet a portion of the demand during the first year of the 3-year forecast period. The majority of demand is expected for homes priced below \$350,000 (Table 4), and demand is expected to rise each year during the forecast period.

**Figure 7.** Single-Family Homes Permitted in the Rochester HMA, 2000 to Current



Notes: Includes townhomes. Current includes data through August 2017.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

**Table 4.** Estimated Demand for New Market-Rate Sales Housing in the Rochester HMA During the Forecast Period

Price Range (\$)		Units of Demand	Percent of Total
From	To		
150,000	249,999	480	25.0
250,000	349,999	670	35.0
350,000	449,999	480	25.0
450,000	549,999	190	10.0
550,000	and higher	95	5.0

Notes: The 280 homes currently under construction will likely satisfy some of the forecast demand. The forecast period is September 1, 2017, to September 1, 2020.

Source: Estimates by analyst

## Rental Market

The rental housing market in the Rochester HMA has improved since 2010, but a rise in new apartment construction since 2015 has returned

the rental market to soft conditions, approaching conditions during 2010. The current rental vacancy rate for all rental housing, including apartments



## Housing Market Trends

Rental Market *Continued*

and renter-occupied single-family homes, townhomes, and condominiums is estimated at 7.0 percent, down from 7.8 percent during 2010 (Figure 8). Rental housing is comprised of approximately 50 percent single-family homes and multifamily properties with four or fewer units, 49 percent multifamily properties with 5 or more units, and the remainder mobile homes.

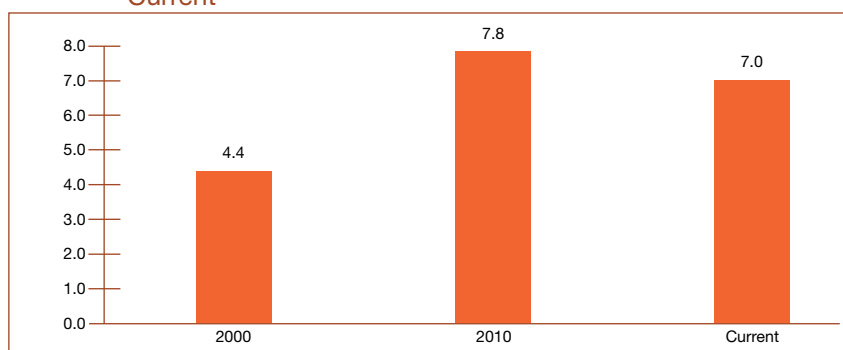
The apartment market is also currently soft. During the second quarter of 2017, the apartment vacancy rate was 8.6 percent, up from 4.2 percent during the same quarter a year earlier (Reis, Inc.). Apartments are estimated to comprise less than 30 percent of rental housing. The apartment market was balanced from 2012 through 2016, with vacancy rates ranging from

slightly below 4 percent to slightly above 5 percent. Since 2015, however, nearly 2,000 apartment units have been completed. The recently completed units increased the total number of apartment units in the HMA an estimated 35 percent, contributing to a softening of the apartment market. The softening apartment market has also slowed apartment rent growth. Average rent during the second quarter of 2017 was approximately \$1,050, up less than 3 percent compared with a year earlier, slowing from a 9-percent increase during the previous year.

Multifamily construction, as measured by the number of multifamily units permitted has been elevated since 2015. The rise in multifamily construction is partially because of the expected investment in downtown Rochester from the DMC, but permitting has slowed during the past 12 months to allow for the absorption of recently completed units. During the 12 months ending August 2017, 570 multifamily units were permitted, down from 1,100 units during the previous 12 months. During 2015 and 2016, an average of 1,225 units were permitted, the two highest number of units permitted annually in the HMA since before 2000 (Figure 9). From 2000 through 2006, an average of 400 multifamily units were permitted a year. From 2007, when the recession began, through 2014, an average of 170 multifamily units were permitted annually.

Although the DMC incentivizes investment in downtown Rochester, new apartments have been built throughout the HMA. The Preserve on Maine, a 205-unit apartment project located on the south side of the city of Rochester was completed in spring 2017. Average rents for one-,

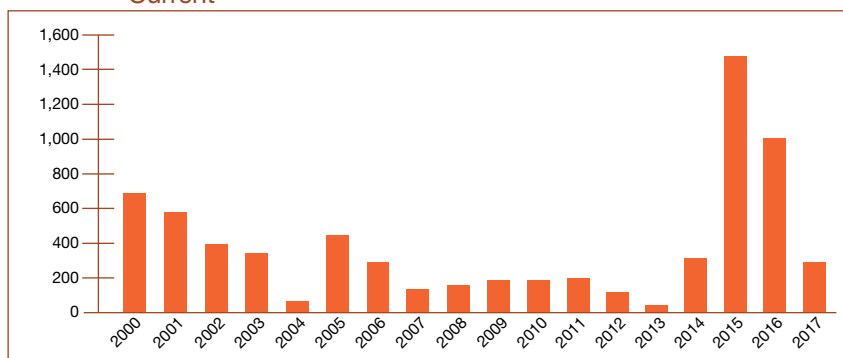
**Figure 8.** Rental Vacancy Rates in the Rochester HMA, 2000 to Current



Note: The current date is September 1, 2017.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

**Figure 9.** Multifamily Units Permitted in the Rochester HMA, 2000 to Current



Notes: Excludes townhomes. Current includes data through August 2017.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

two-, and three-bedroom units are \$1,100, \$1,425, and \$1,800, respectively. Recently completed apartments in downtown Rochester tend to have higher rents because of proximity to the Mayo Clinic. The Nicholas Apartments are an 83-unit building located in downtown Rochester, less than one-half of a mile from the Mayo Clinic. Average rents are \$1,225 for one-bedroom units, and \$1,650 for two-bedroom units.

During the next 3 years, demand is expected for an additional 910 market-rate rental units. The 740 units currently under construction are expected to satisfy all of the demand during the first 2 years of the 3-year forecast period and a portion of demand during the third year of the forecast. Demand is expected to be highest for one-bedroom units renting for less than \$1,400 and two-bedroom units renting for less than \$1,500 (Table 5).

**Table 5.** Estimated Demand for New Market-Rate Rental Housing in the Rochester HMA During the Forecast Period

Zero Bedrooms		One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Rent (\$)	Units of Demand	Monthly Rent (\$)	Units of Demand	Monthly Rent (\$)	Units of Demand	Monthly Rent (\$)	Units of Demand
900 to 1,099	50	1,000 to 1,199	240	1,100 to 1,299	180	1,350 to 1,549	30
1,100 or more	15	1,200 to 1,399	90	1,300 to 1,499	120	1,550 or more	45
		1,400 or more	35	1,500 or more	100		
Total	65	Total	360	Total	410	Total	75

Notes: Numbers may not add to totals because of rounding. Monthly rent does not include utilities or concessions. The 740 units currently under construction will likely satisfy some of the estimated demand. The forecast period is September 1, 2017, to September 1, 2020.

Source: Estimates by analyst

## Data Profile

**Table DP-1.** Rochester HMA Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%)	
				2000 to 2010	2010 to Current
Total resident employment	104,071	108,537	115,700	0.4	1.0
Unemployment rate	2.8%	6.3%	3.2%		
Nonfarm payroll jobs	104,500	108,500	119,800	0.4	1.5
Total population	184,740	206,877	218,200	1.1	0.7
Total households	70,732	81,907	87,350	1.5	0.9
Owner households	55,174	63,017	64,550	1.3	0.3
Percent owner	78.0%	76.9%	73.9%		
Renter households	15,558	18,890	22,800	2.0	2.6
Percent renter	22.0%	23.1%	26.1%		
Total housing units	74,038	88,171	94,100	1.8	0.9
Owner vacancy rate	0.9%	2.0%	1.3%		
Rental vacancy rate	4.4%	7.8%	7.0%		
Median Family Income	\$61,112	\$77,452	\$85,145	2.4	1.4

Notes: Numbers may not add to totals because of rounding. Employment data represent annual averages for 2000, 2010, and the 12 months through August 2017. Median Family Incomes are for 1999, 2009, and 2016. The current date is September 1, 2017.

Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst

## Data Definitions and Sources

2000: 4/1/2000—U.S. Decennial Census  
 2010: 4/1/2010—U.S. Decennial Census  
 Current date: 9/1/2017—Estimates by the analyst  
 Forecast period: 9/1/2017–9/1/2020—Estimates by the analyst

The metropolitan statistical area definitions in this report are based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated February 28, 2013.

**Demand:** The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.

**Other Vacant Units:** In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the Census Bureau.

**Building Permits:** Building permits do not necessarily reflect all residential building activity that occurs in an HMA. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits. As

a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.

For additional data pertaining to the housing market for this HMA, go to [huduser.gov/publications/pdf/CMARtables\\_RochesterMN\\_17.pdf](http://huduser.gov/publications/pdf/CMARtables_RochesterMN_17.pdf).

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This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.

The factual framework for this analysis follows the guidelines and methods developed by the Economic and Market Analysis Division within HUD. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.

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