Analysis of the

FARGO-MOORHEAD, NORTH DAKOTA-MINNESOTA HOUSING MARKET

as of July 1, 1971

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
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Housing Market Analysis
Fargo-Moorhead, North Dakota-Minnesota
As of July 1, 1971

Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Economic and Market Analysis Division
Washington, D. C.

FHA HOUSING MARKET ANALYSIS
FARGO-MOORHEAD, NORTH DAKOTA-MINNESOTA
AS OF JULY 1, 1971

For purposes of this analysis, the Fargo-Moorhead, North Dakota-Minnesota, Housing Market Area (HMA) is defined as coextensive with the Fargo-Moorhead Standard Metropolitan Statistical Area (SMSA) which is defined by the Office of Management and Budget as Cass County, North Dakota and Clay County, Minnesota. The two cities, although separated by the Red River, are interdependent economically. Population density and commercial and residential development are concentrated in the cities of Fargo, Moorhead, and West Fargo. As of July 1, 1971, the nonfarm population of the HMA was estimated at 113,600 persons, including about 54,200 and 30,525 persons residing in the cities of Fargo and Moorhead, respectively.

High levels of multifamily residential construction activity since 1965, associated with a smaller increase in the level of demand for rental units, have resulted in a sharp increase in rental vacancies in recent years. On the other hand, relatively low levels of single-family home construction during the 1960-1970 decade have resulted in particularly low levels of sales vacancies in the HMA. Although few workers in the HMA are employed directly in agricultural and related industries, the Fargo-Moorhead economy is heavily dependent on agriculture and almost ten percent of the total population reside on farms. Although increases in nonagricultural wage and salary employment have declined in recent years; the HMA continues to provide increasing job opportunities in the nonmanufacturing sector, primarily in the trade, services, and government categories, because the area is an important center of retail and wholesale trade and of higher education.

Anticipated Housing Demand

The demand for new housing in the Fargo-Moorhead HMA during the two-year forecast period ending July 1, 1973, is based primarily upon the projected level of household growth and housing inventory losses anticipated as a result of demolitions for highway construction, code enforcement and other programs. After considering these and other factors such as the current vacancy situation, recent shifts in tenure, and current and prospective trends in new residential construction, it is estimated that there will be a demand for an average of 785 new nonsubsidized housing units annually in the HMA during the two-year forecast period, including 385 single-family homes, 100 mobile homes, and 300 units in multifamily structures. Distribution of the nonsubsidized sales demand by price range and the rental demand by unit size and monthly gross rent is shown in table I.

It should be recognized that the estimates shown above are not predictions of short-run residential construction activity; rather, their intent is to show levels of construction that would, given the economic, demographic, and housing relationships discussed in this report, maintain a balanced demand-supply relationship in the Fargo-Moorhead area during the next two years. The estimated level of demand for new nonsubsidized multifamily housing is well below the average annual volume of new apartment construction in the HMA in recent years. This reflects the increasing vacancy situation in multifamily structures as a result of decreasing employment opportunities concurrent with large numbers of new nonsubsidized multifamily units entering the rental market. The estimated level of demand for new single-family housing is well above the average annual volume of new home construction in the HMA in recent years and reflects the low number of new and used single-family houses currently available for sale.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Fargo-Moorhead HMA, the total occupancy potential is estimated to be 390 units annually.

Section 235 and Section 236. Subsidized housing for households with low to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Fargo-Moorhead HMA, it is estimated (based on regular income limits) that, for the period July 1, 1971 to July 1, 1973, there is an occupancy potential for an annual total of 85 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 95 units of Section 236 rental housing for elderly couples and individuals. The use of exception income limits would increase the potential for families by about 30 percent and the elderly potential would remain the same. About 35 percent of the elderly potential and about five percent of the family potential also are eligible for public housing.

As of July 1, 1971, about 20 single-family houses were under construction in the HMA for expected sale under Section 235--evenly divided between construction in the city of Moorhead and in the city of West Fargo. About 20 single-family houses had been completed but not sold, including 15 located in Moorhead City and five located in the cities of Fargo and West Fargo. Most Section 235 construction has been limited to the city of West Fargo because of rising land costs in other areas of the HMA. In 1970, about 40 single-family homes were sold under Section 235, including 25 located in West Fargo City. Most were sold within several months of completion.

As of July 1, 1971, one project containing 44 units of Section 236 multifamily housing for families, located in West Fargo City, had been completed in the HMA. The project had four vacancies after 60 days on the market. Two projects containing 186 units for families were nearing completion in July 1971; these units, plus the 40 Section 235 houses under construction or completed but unsold, will satisfy all of the first year potential and about 25 percent of the second year potential for Section 235 and Section 236 housing for families and elderly. Two fully occupied Section 221(d)(3) BMIR projects, located in West Fargo and containing 44 units for families, had been completed recently in the HMA and had a waiting list of 15 eligible applicants.

Rental Housing Under Public Housing and Rent-Supplement Programs. These two programs serve households in essentially the same income group. The principal differences arise from the manner in which net income is computed for each program and from other eligibility requirements. For the Fargo-Moorhead area, the annual occupancy potential for public housing is estimated to be 105 units for families and 145 units for the elderly, a total of 250 units. Five percent of the family potential and about 24 percent of the elderly potential are also eligible for Section 236 housing. Under the rent-supplement program, the potential for families would be about 35 percent of the above figure; the potential among the elderly would remain unchanged.

As of July 1, 1971, there were 596 public housing units under management in the HMA (the majority completed after 1966), including 512 units designed for the elderly, and 84 units for families. About 150 units are located in the city of West Fargo, 250 units are located in Fargo City, and 150 units are located in the city of Moorhead. No vacancies were reported in public housing projects and there was a waiting list of about 500 applications, including 400 elderly. An additional 150 scattered-site, single-family units and 100 units designed for handicapped persons are under construction in Fargo City. The scattered-site housing for families, if completed within the two-year forecast period, could satisfy all of the first year annual occupancy potential for families and about half of the second year annual occupancy potential for families.

The Sales Market

The market for new and existing sales housing is considered to be strong in the Fargo-Moorhead HMA; there was a homeowner vacancy rate of 1.0 percent in July 1971, compared to 1.1 percent in April 1970. Local real estate firms report up to 20 percent more demand for existing homes in July 1971 than in April 1970 with sales listings remaining constant. And, despite increased levels of single-family home construction activity since 1967, unsold new homes rarely remain on the market more than two months.

Major single-family building activity, primarily speculative in the $30,000 to $35,000 price range, has been occurring on scattered lots in all portions of the city of Fargo except the heavily commercialized east side. Single-family home construction activity in low price ranges below $25,000, including Section 235, has been located in West Fargo because of the availability of low-cost land.

The presence of Section 235 single-family housing in the HMA appears to have caused a decrease in the average sales prices of new and existing homes since July 1970; from $27,400 to $27,100 for new homes, and from $22,900 to $21,900 for existing homes.

In January each year, the Fargo, North Dakota, FHA Insuring Office conducts an unsold inventory survey in subdivisions in which five or more houses were completed during the previous year. The percentage of speculative homes built during a particular year but remaining unsold at the end of that year has increased from 35 percent of those completed in 1970 to 48 percent of those completed in 1971. During the past year, the number of homes built under contract has increased significantly, while the number built speculatively has decreased. Most of the homes remaining unsold as of January 1, 1971 in Cass County were priced between $30,000 and $35,000. Most construction activity occurred in the $25,000 to $27,500 price range.

There have been about 100 condominium units built in the area since 1965. The prices of these units have increased significantly since 1965, although the newer units are larger and include more amenities. Sales of these units have been good, but as of July 1971 no new condominium units are planned.

It appears that the sales market in the HMA will continue to be firm during the two-year forecast period. Lower property and personal income taxes in North Dakota make construction more attractive in Fargo; as a result, new single-family construction activity in all price ranges is low in Moorhead. In Fargo, the shortage of land suitable for development has restricted extensive subdivision activity in recent years, and single-family construction is expected to continue on scattered lots at prices above $25,000. Low-cost housing in price ranges below $22,000 has been available in West Fargo in recent years and will continue to be available until land or other costs rise.

The Rental Market

The rental vacancy rate in the Fargo-Moorhead HMA has risen sharply in recent years and, as shown in table VIII, it has increased from 7.3 percent in April 1970 to 8.1 percent in July 1971.

Rental vacancies in the HMA appear to be in all types of multifamily units. Until significant quantities of modern multifamily units were available in the HMA after 1968, vacancies were fairly low. After garden-style apartments offering modern conveniences became common in the area, vacancies became concentrated in marginal rental units. And, in recent years, as campus housing became available, students vacated the low-rent units. Since early 1970, large numbers of multifamily units entering the rental market have sharply increased the vacancy rate in modern rental units.

In rental units constructed since 1965, rents average from $150 to $175 for a one-bedroom unit, and from $180 to $225 for two-bedroom units. The rentals usually include all utilities except electricity. Most of the units placed on the market in recent years have contained one and two bedrooms, although a few efficiencies and three-bedroom units have been built.

Economic, Demographic, and Housing Factors

The estimated demand for new housing in the Fargo-Moorhead HMA during the two-year forecast period from July 1, 1971 to July 1, 1973 is predicated on the following findings and assumptions related to economic factors, income, demographic patterns, and trends in the housing market.

Employment. Nonagricultural wage and salary employment in the HMA increased every year between 1963 and 1970 (by an average of about 1,525 jobs annually) to reach an annual average of about 41,925 jobs in 1970. Between 1967 and 1968 nonagricultural wage and salary employment increased by a high of 2,150 jobs, chiefly in the nonmanufacturing industries. The lowest increase of 875 jobs occurred between 1964 and 1965, also primarily in employment in nonmanufacturing categories.

In 1963, employment in manufacturing industries averaged 2,275 jobs, about 7.3 percent of all nonagricultural wage and salary employment. Employment in manufacturing industries increased by an average of about 105 annually to reach 3,025 in 1970, about 7.2 percent of all nonagricultural wage and salary employment. A major portion of employment in manufacturing industries is in food processing, primarily of agricultural products of the area.

Employment in nonmanufacturing categories averaged about 29,025 (92.7 percent of nonagricultural wage and salary employment) in 1963 and increased by about 1,410 annually on the average, to reach an average of about 38,900 jobs (92.8 percent of nonagricultural wage and salary employment) in 1970. A high increase of about 2,025 jobs was recorded between 1967 and 1968, while a low increase of about 850 jobs was recorded between 1964 and 1965. Most of the increase in employment in nonmanufacturing industries occurred in the government (505 jobs annually), services (380 jobs annually), and trade (335 jobs annually) industries. Employment in trade, government, and services comprised about 75 percent of employment in nonmanufacturing in 1963, and increased to about 78 percent in 1970. Employment in contract construction increased by an average of about 100 jobs annually between 1963 and 1970, from 2,200 jobs to 2,900 jobs. Employment at the North Dakota State University in Fargo and Moorhead State College in Moorhead have kept government employment high. Employment in trade has been influenced favorably by Fargo-Moorhead's position as a leading wholesale and retail trade and distribution center in that portion of the mid-west.

Unemployment has not varied significantly in the HMA since 1963. The average unemployment rate declined between 1965 and 1969 from 3.8 percent to 3.0 percent. In 1970, the unemployment rate was 3.5 percent of the work force. During the twelve-month period ending May 1971, the unemployment rate was 3.9 percent, compared to the unemployment rate of 3.1 percent during the twelve-month period ending May 1970. Unemployment levels are typically higher in periods of low agricultural yield and low during the fall harvesting season. Mechanization of the agricultural industry has increased unemployment in the area, but higher crop yields in recent years have modified that influence somewhat, and the presence of the higher educational institutions has kept the average unemployment rate and the level of unemployment relatively low, compared to national unemployment trends.

Increases in nonagricultural wage and salary employment are expected to average about 1,375 jobs annually during the two-year forecast period. Employment in manufacturing industries is expected to increase by about 75 jobs annually on the average as an expanded industrial park located on the west side of Fargo becomes available to several light industries, including a new food processing plant that could employ about 50 persons by the end of 1971. Increases in employment in nonmanufacturing categories are expected to average about 1,300 jobs annually during the forecast period. Employment increases in trade (300 jobs annually), government (490 jobs annually), and services (400 jobs annually) are expected to provide the primary increases in employment in nonmanufacturing categories, with continued expansion expected at North Dakota State University and Moorhead State College.

Income. The median income of all families in the Fargo-Moorhead HMA, after deduction of federal income tax, was estimated at $9,550 as of July 1971, and the median after-tax income of renter households of two persons or more was $7,825. In 1959, the median annual income of all families in the HMA, after deduction of federal income tax, was $5,200, and the median after-tax income of renter households of two or more persons was $4,275. Detailed distributions of all families and of renter households in the HMA by income classes are presented in table IV.

Population. Between April 1960 and April 1970, the nonfarm population in the HMA increased by an average of about 2,035 persons annually to a total of 111,058 persons at the time of the 1970 Census. Between April 1970 and July 1, 1971, the nonfarm population of the HMA increased by about 2,540 (an annual rate of about 2,035 a year) to total about 113,600 nonfarm persons as of July 1, 1971.

The population of Fargo increased by an average of about 670 persons annually between 1960 and 1970, to a total of 53,365 persons at the time of the 1970 Census. Between April 1970 and July 1971, the population increased by 835 persons (an annual rate of about 670) to a total of 54,200 persons by July 1971. The population of Moorhead increased to a total of 29,687 persons as of April 1, 1970. Between April 1970 and July 1971, the population of Moorhead increased to a total of about 30,525 persons by July 1, 1971. In the remainder of the HMA, nonfarm population increased to a total of about 28,006 persons by April 1970. Between April 1, 1970 and July 1, 1971 the nonfarm population in the remainder of the HMA increased to a total of about 28,875 persons as of July 1, 1971. The highest rate of population growth in the HMA during the 1960's (2.8 percent) was the area outside the Fargo-Moorhead corporate limits. Other annual rates of nonfarm population growth in the HMA during the 1960's were 2.6 percent in Moorhead and 1.3 percent in Fargo.

In 1960, college and university opening fall-semester student enrollment in the Fargo-Moorhead HMA was about 5,175 students. Enrollment increased every year (about 660 annually) and it is estimated that the opening fall enrollment for 1971 is about 12,425. Although most students in the HMA reside in dormitory units and are not in the city as of July 1, 1971, for purposes of this report they are counted as local population (see table VI).

The population increase in the HMA is reflective of the availability of job opportunities as well as a significant increase in the number of nonhousehold residents (primarily students in the college and the university). Also, the population growth is indicative of the substantial decrease in the farm population, and the addition of those farm persons in April 1960 to the nonfarm population in April 1970.

Based on continuing job opportunities in the HMA, expansion of the nonhousehold population, and declining farm population, the nonfarm population in the Fargo-Moorhead HMA is expected to increase by about 2,075 annually on the average, to total about 117,750 nonfarm persons by July 1, 1973. The population of Moorhead is expected to increase to about 31,875 persons and the population of Fargo is expected to total about 55,550 persons as of July 1, 1973. The population of the remainder of the HMA is expected to increase to about 30,325.

Households. Between April 1960 and April 1970, the number of nonfarm households in the HMA increased by about 710 annually (2.4 percent) to total 33,197 nonfarm households as of April 1, 1970. Between April 1970 and July 1971, the number of nonfarm households increased by about 725 annually to total about 34,100 nonfarm households as of July 1, 1971. The number of households in Fargo increased by about 275 annually (1.8 percent) between 1960 and 1970, to total about 16,800 households as of April 1970. Between April 1, 1970 and July 1, 1971, the number of households in Fargo increased by about 280 annually to total about 17,150 as of July 1, 1971. The number of households in Moorhead increased by about 1,900 to a total of 8,025 as of April 1, 1970. Between April 1970 and July 1971, the number of households in Moorhead increased by about 180 annually to total about 8,250 as of July 1, 1971. In the remainder of the HMA, the number of nonfarm households increased by about 245 annually (3.4 percent) between 1960 and 1970 to total about 8,370 as of April 1, 1970. Between 1970 and 1971, the number of nonfarm households in the remainder of the HMA increased by about 265 annually to a total of about 8,700 as of July 1, 1971.

The number of households in the HMA is expected to increase by about 800 annually to reach about 35,700 households as of July 1, 1973. The number of households in Fargo is expected to increase by about 315 annually to total about 17,775 as of July 1, 1973. The number of households in Moorhead is expected to increase by about 175 annually to reach about 8,600 as of July 1, 1973. The number of nonfarm households in the remainder of the HMA is expected to increase by about 315 annually to total about 9,325 as of July 1, 1973. The increase in the number of households reflects, in part, the declining average number of persons per household.

Housing Factors. The nonfarm housing inventory in the Fargo-Moorhead HMA totaled 36,800 housing units in July 1971, including 20,725 owner-occupied units, 13,375 renter-occupied units, and 2,700 vacant housing units (see table VIII). The increase in the housing inventory of about 8,800 units since April 1960 resulted from the construction of about 8,350 units, the removal of 1,650 units through demolition and other causes, the addition of 700 mobile homes, and the reclassification of 1,400 units to nonfarm status that previously were counted as farm units at the time of the 1960 Census. There were 450 housing units under construction in July 1971, of which 200 were single-family houses and 250 were units in multifamily structures. Of the multifamily units under construction, 100 were low-rent public housing located in Fargo.

Nonsubsidized residential building activity averaged about 620 units annually from 1960 through 1966, and increased to a 900-1000 unit range from 1967 through 1970 (see table VII). A sharp rise in multifamily construction activity in Fargo and Moorhead boosted total construction from 587 units in 1961 to 710 units in 1965 and to a peak of 1,042 units in 1968. A cutback in multifamily construction followed in 1970 and, despite an increase in single-family house construction, building activity declined to 883 units in 1970. Residential building activity averaged over 900 units annually from 1967 to 1970. Although construction activity through the first six months of 1971 indicates that annual building activity for the year may be greater than in 1970, multifamily construction levels have been depressed since late 1970 as a result of an oversupply of rental units on the market.

Vacancy. The number of nonseasonal, nondilapidated vacant units available for sale or rent in the HMA has increased since April 1960, with the increase accelerating in recent years because of higher levels of new multifamily construction. As of July 1, 1971, there were an estimated 1,375 housing units available for sale or rent, an available vacancy rate of 3.9 percent. Comparable vacancy rates were 3.1 percent at the time of the 1960 Census and 3.6 percent at the time of the 1970 Census.

The available inventory as of July 1, 1971, included about 200 units for sale and about 1,175 units for rent, equivalent to vacancy rates of 1.0 and 8.1 percent, respectively. Sales vacancy rates are fairly low in Fargo and Moorhead but somewhat higher in other areas of the HMA. The rental vacancy rate appears to be significantly higher in Moorhead than in other concentrations of multifamily units in the HMA.

Table I

Annual Demand for New Nonsubsidized Housing
Fargo-Moorhead, North Dakota-Minnesota, Housing Market Area
July 1, 1971 to July 1, 1973

A. Single-family a/

Price class	Number of units	Percent
Under $22,000	35	9
$22,000 - 23,999	31	8
24,000 - 25,999	50	13
26,000 - 27,999	50	13
28,000 - 29,999	58	15
30,000 - 31,999	46	12
32,000 - 35,999	42	11
36,000 - 39,999	31	8
40,000 and over	42	11
Total	385	100

B. Multifamily

Gross monthly rent b/	Efficiency	One bedroom	Two bedrooms	Three or more bedrooms
$130 - $139	15	-	-	-
140 - 149	5	-	-	-
150 - 159		-	-	-
160 - 169	-	65	-	-
170 - 179	-	40	-	-
180 - 189	-	20	-	-
190 - 199	-	5	50	-
200 - 219	-	-	45	-
220 - 249	-	-	30	25
250 and over	-	-	-	-
Total	20	130	125	25

a/ Excludes mobile homes.

b/ Gross rent is shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Fargo-Moorhead, North Dakota-Minnesota
Housing Market Area
July 1, 1971 to July 1, 1973

	Section 236[a] exclusively	Eligible for both programs	Public housing exclusively	Total for both programs
A. Families				
1 bedroom	10	-	20	30
2 bedrooms	35	5	40	80
3 bedrooms	25	-	25	50
4+ bedrooms	10	-	15	25
Total	80	5	100[b]	185
B. Elderly				
Efficiency	35	30	90	155
1 bedroom	25	5	20	50
Total	60	35[c]	110[c]	205

a/ Estimates are based upon regular income limits.

b/ About 35 percent of these families are eligible under the rent-supplement program.

c/ All of these elderly couples and invididuals also are eligible under the rent-supplement program.

Table III

Work Force, Unemployment and Employment by Industry
Fargo-Moorhead, North Dakota-Minnesota, Housing Market Area
1963 - 1971
(Annual averages)a/

Work force components	1963	1964	1965	1966	1967	1968	1969	1970	Twelve-month average ending: May 31 1970	May 31 1971
Total work force	43,525	44,700	45,300	46,450	47,500	49,600	51,000	52,400	51,650	53,350
Unemployment	1,600	1,550	1,725	1,425	1,500	1,575	1,550	1,850	1,600	2,100
Percent of work force	3.7%	3.5%	3.8%	3.1%	3.2%	3.2%	3.0%	3.5%	3.1%	3.9%
Total employment	41,925	43,150	43,600	45,025	46,000	48,025	49,450	50,575	50,050	51,250
Agricultural employment	6,150	5,800	5,525	5,150	4,700	4,550	4,325	4,100	4,225	4,150
Nonagric. employment	35,775	37,350	38,075	39,875	41.300	43,475	45,150	46,475	45,825	47,100
Wage & salary employ.	31,300	32,700	33,575	35,450	36,925	39,075	40,650	41,925	41,325	42,450
Manufacturing	2,275	2,300	2,325	2,550	2,625	2,750	3,000	3,025	3,075	3,000
Nonmanufacturing	29,025	30,400	31,250	32,900	34,300	36,325	37,650	38,900	38,250	39,450
Mining	30	40	-	50	50	50	60	50	60	40
Contract constr.	2,200	2,150	2,310	2,250	2,525	2,625	2,750	2,900	2,800	3,000
Trans. & pub. util.	2,800	2,925	2,950	3 , 100	3,125	3,150	3,175	3,150	3,150	3,100
Trade	10,125	10,525	10,650	11,200	11,425	12,050	12,175	12,475	12,375	12,575
Fin., ins., real est.	2,100	2,025	2,050	2,150	2,225	2,250	2,225	2,375	2,300	2,425
Services	5,625	6,000	6,450	6,750	7,075	7,675	8,100	8,275	8,250	8,300
Government	6,150	6,700	6,875	7,375	7,900	8,525	9,175	9.675	9,350	10,025
All other nonagr. empl.b/	4,500	4,625	4,500	4,400	4,375	4,400	4,475	4,550	4,500	4,650

a/ Totals may not add as a result of rounding.
b/ Includes unpaid family workers, the self-employed, and domestics.

Source: North Dakota Division of Unemployment Compensation.

Table IV

Percentage Distribution of All Nonfarm Families and Renter Households[a]
by Estimated Annual After-tax Incomes
Fargo-Moorhead, North Dakota-Minnesota, Housing Market Area

Annual income after tax	1959 All families	1959 Renter households	1971 All families	1971 Renter households
Under $ 2,000	9	13	3	5
$2,000 - 3,999	22	32	6	10
4,000 - 5,999	31	33	12	18
6,000 - 7,999	21	14	16	19
8,000 - 9,999	8	4	17	16
10,000 -11,999	4	)	14	14
12,000 -13,999	)	)	11	6
14,000 -15,999	)	)	6	5
16,000 -17,999	)5	)4	4	)
18,000 -19,999	)	)	3	)7
Over 20,000	)	)	8	)
Total	100	100	100	100
Median	$5,200	$4,275	$9,550	$7,825

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Nonfarm Population and Household Trends
Fargo-Moorhead, North Dakota-Minnesota, Housing Market Area
April 1, 1960 - July 1, 1973

	April 1 1960	April 1 1970	July 1 1971	July 1 1973	Average annual changes 1960-1970	1970-1971	1971-1973
Population							
HMA total	90,719	111,058	113,600	117,750	2,033	2,035	2,075
Fargo	46,662	53,365	54,200	55,550	670	670	675
Moorhead	22,934	29,687	30,525	31,875	675	670	675
Remainder	21,123	28,006	28,875	30,325	688	695	725
Households							
HMA total	26,117	33,197	34,100	35,700	708	725	805
Fargo	14,053	16,803	17,150	17,775	275	280	315
Moorhead	6,125	8,026	8,250	8,600	190	180	175
Remainder	5,939	8,368	8,700	9,325	243	265	315

Sources: 1960 and 1970 Censuses of Population and Housing; 1971 and 1973 estimated by Housing Market Analyst.

Table VI

Trend of College and University Enrollment[a]
Moorhead State College, Moorhead - North Dakota State University, Fargo
1960 - 1971

School year	Total enrollment
1960	5,163
1961	5,708
1962	6,274
1963	6,890
1964	7,618
1965	8,641
1966	9,180
1967	10,149
1968	11,255
1969	11,851
1970	12,136
1971	12,425[b]

a/ Opening fall enrollment of each year.

b/ Estimated by Housing Market Analyst.

Sources: Moorhead State College and North Dakota State University Offices of Admissions and Records; National Center for Educational Statistics, Opening fall enrollment 1960-1966.

Table VII

Residential Building Activity[a]
Fargo-Moorhead, North Dakota-Minnesota, Housing Market Area
Annual Totals 1960 - 1971

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	Five months 1970	Five months 1971
HMA total	659	587	648	669[b]	459	710[c]	608[d]	909[e]	1,042	950[f]	883[g]	225	266[h]
Single-family	477	332	282	240	258	252	260	358	338	292	364	150	127
Multifamily	182	255	366	429	201	458	348	551	704	658	519	75	139
Fargo	279	250	284	312	191	314	287	391	455	534	579	126	172
Single-family	196	126	125	123	117	136	102	172	218	132	179	51	41
Multifamily	83	124	159	189	74	178	185	219	237	402	400	75	131
West Fargo	82	72	25	14	46	61	25	74	115	97	108	25	14
Single-family	58	58	25	14	20	10	25	24	24	27	74	25	6
Multifamily	24	14	-	-	26	51	-	50	91	70	34	-	8
Moorhead	259	206	272	333	175	259	228	388	419	216	79	14	9
Single-family	190	89	65	93	81	62	85	110	75	61	35	14	9
Multifamily	69	117	207	240	94	197	143	278	344	155	44	-	-
Remainder	39	59	67	10	47	76	63	56	53	103	117	60	71
Single-family	33	59	67	10	40	44	48	52	21	72	76	60	71
Multifamily	6	-	-	-	7	32	20	4	32	31	41	-	-

a/ Building permits comprise about 80 percent of all single-family house construction and virtually all of the multifamily construction.
b/ Excludes 24 units public housing.
c/ Excludes 92 units public housing.
d/ Excludes 20 units public housing.
e/ Excludes 210 units public housing.
f/ Excludes 186 units Section 236.
g/ Excludes 32 units public housing, 44 units Section 236, 20 units Section 235.
h/ Excludes 20 units Section 235

Sources: U. S. Bureau of Census C-40 Construction Reports; local building inspectors, and estimates by Housing Market Analyst.

Table VIII

Nonfarm Housing Inventory
Fargo-Moorhead, North Dakota-Minnesota, Housing Market Area
April 1960 - July 1971

Tenure and vacancy	April 1960	April 1970	July 1971
Total housing inventory	27,992	35,820	36,800
Occupied housing units	26,117	33,197	34,100
Owner occupied	16,284	20,242	20,725
Percent of total occupied	62.4%	61.0%	60.8%
Renter occupied	9,833	12,955	13,375
Percent of total occupied	37.6%	39.0%	39.2%
Vacant housing units	1,875	2,623	2,700
Available	848	1,253	1,375
For sale	270	231	200
Homeowner vacancy rate	1.6	1.1	1.0
For rent	578	1,022	1,175
Renter vacancy rate	5.6	7.3	8.1
Other vacant[a]	1,027	1,370	1,325

a/ Includes seasonal units, units rented or sold and awaiting occupancy, vacant dilapidated units, and units held off the market.

Sources: 1960 and 1970 Censuses of Housing; 1971 estimated by Housing Market Analyst.

U.S. Federal Housing Administration
Analysis of the...housing market

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