

Permits PLUS

Published six times per year, Permits Plus aims to provide a concise report on building permit numbers and a timely update on Association advocacy efforts.

FOR YOUR CALENDAR

- + **Jan. 18** Minnesota Building Contractor Continuing Education
- + **Jan. 26** New Year Celebration
- + **Jan. 31 - Feb. 2** International Builders' Show - Las Vegas
- + **Feb. 16** Minnesota Building Contractor Continuing Education
- + **Feb. 24-26** RRV Home & Garden Show
- + **March 30** HBA Happy Hour at Fargo Glass & Paint Company
- + **April 4** Building Officials Roundtable (tentative)

Visit the calendar at hbafm.com to register.

Content compiled by

Krista Mund
Executive Vice President
kristam@hbafm.com

Elizabeth Kosel
Education & Public Affairs Coordinator
elizabeth@hbafm.com



HBA meets with Fargo Inspections Department, covering several issues

Dec. 20 - HBA leadership and staff have been in correspondence with the Fargo Inspections Department regarding recent code changes and questions. Here are some updates to share:

HBA of F-M sent a letter in November urging Fargo to reconsider the **R15 insulation requirement** in basements. Previously, this was set at R13 batts. The inspections department explained that the choice to raise it to R15 came from a desire to update the code incrementally instead of a significant jump in the future. To note: per the code, 1 inch of spray foam and R13 insulation is an acceptable alternative to R15.

Blower Door Testing: Nearly all tests conducted from July permits have passed; whether it will be done again will be determined once the data is reviewed.

Concrete: 5000 PSI footing concrete is NOT a requirement in Fargo.

Manuals J & S: The Inspections Department sent out a memorandum and "how to" to all mechanical contractors. We shared this in the Dec. 1 advocacy update. The documents need to be submitted at the mechanical permit time. Visit members.hbafm.com/advocacy to read the "how to."

Permit fees: In 2022, Fargo decided to have an annual permit fee increase over a five-year span. This will be a 12-15% increase over the five years.

F-M Area Diversion Project Future Impacts: Given that it will still be some time before the diversion is completed, there is no anticipation of changing floodproof basements, elevating lots, etc., soon. If there are any changes, they would take place after the certification of the diversion which is likely ten or more years out.

Meeting attendees included Fargo Inspections Director Shawn Ouradnik; Assistant Director Chris Rose; HBA President David Reid, Radiant Homes; Senior Life Director John Gunkelman, Dakota Construction of Fargo, Inc.; CEO Bryce Johnson and Education & Public Affairs Coordinator Elizabeth Kosel.

HBA of F-M leaders appreciate conversations to address questions and concerns and look forward to continued cooperation with the city of Fargo.

Metro COG analyzes housing needs

HR Directors or business leaders familiar with employee well-being, hiring, retention, etc., should take a Housing Needs Analysis Employer Survey. www.surveymonkey.com/r/FMHousingNeeds-Employer

The Fargo-Moorhead Metropolitan Council of Governments (Metro COG), in partnership with Cass County, city of Fargo, city of West Fargo, and city of Horace, in North Dakota, and Clay County, City of Moorhead, and city of Dilworth, in Minnesota, are conducting a study of the region's housing market; analyzing housing needs given demographic trends and forecasts relative to existing supply and production.

Local leaders, planning departments, and community development officials will use this study to help with decision making around housing needs in the Fargo-Moorhead Region (FM-region) – ensuring housing supply keeps pace with growing demand.

YOU LIKE RECEIVING PERMITS PLUS!

SO DO **THOUSANDS** OF OTHER HBA MEMBERS AND LOCAL OFFICIALS.

SEE YOUR AD HERE

CONTACT SPENCER CARLSON FOR DETAILS.

701.232-5846 | SPENCER@HBAFM.COM

BUSINESS ON THE LEVEL SINCE 1889



**STENERSON
LUMBER**

1702 1st Ave N – Moorhead

218-233-2754

Level with Us in Detroit Lakes, Fergus Falls, and Moorhead.

Windows Doors Lumber Roofing Siding Trusses Hardware Drafting
3300 Main Avenue Fargo, ND 58103
701.235.3131 (phone) 701.235.3135 (fax) www.cjlumber.com

www.allstarfargo.com | 701.478.ROOF | Your Exterior Experts
Roofing | Specialty Roofing | Windows | Siding | Sheet Metal

609 MAIN AVE | MOORHEAD, MN | (218) 233-6104 | RIGELS.COM

BOSCH		
		KitchenAid
	WOLF	Thermador

**JAN 18
OR
FEB 16**

HBA of F-M MN Building Contractor Continuing Education

Registration is open! Visit the calendar at hbafm.com or email elizabeth@hbafm.com.

- + Building Science, Insulation, and Hot and Cold Roofs
- + Moorhead Code Discussion
- + Worker Classification
- + Planning Projects with Engineered Roof & Floor Trusses

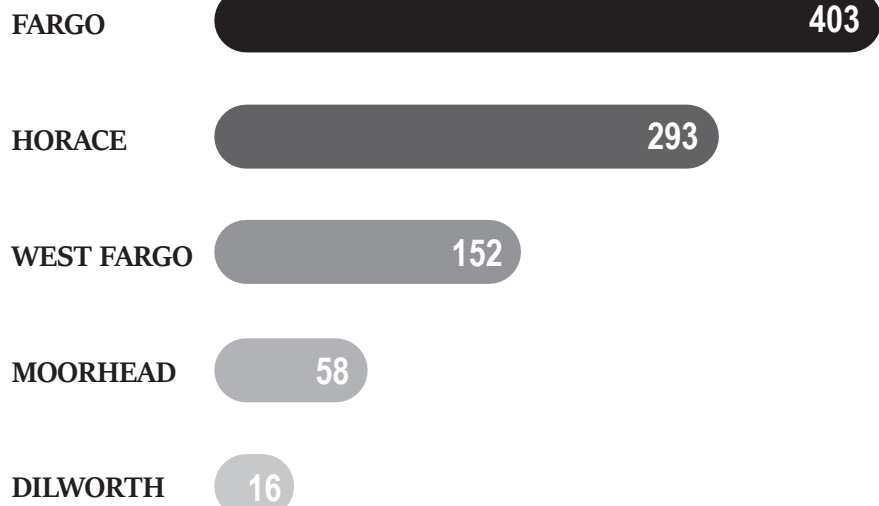
Classes include seven credits satisfying the requirements for Minnesota building contractor licensing.

See the next page for detailed year-to-date statistics for the Fargo-Moorhead area and surrounding communities through October 2022.

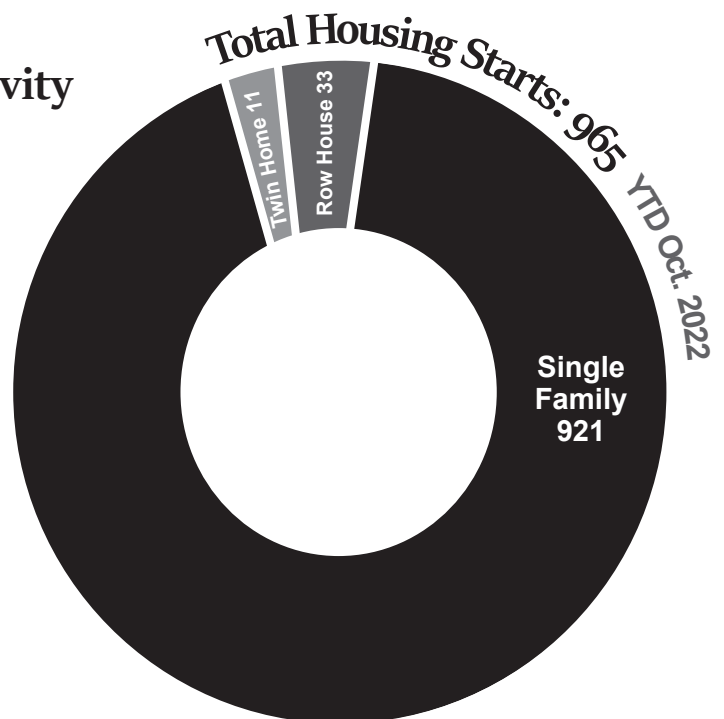
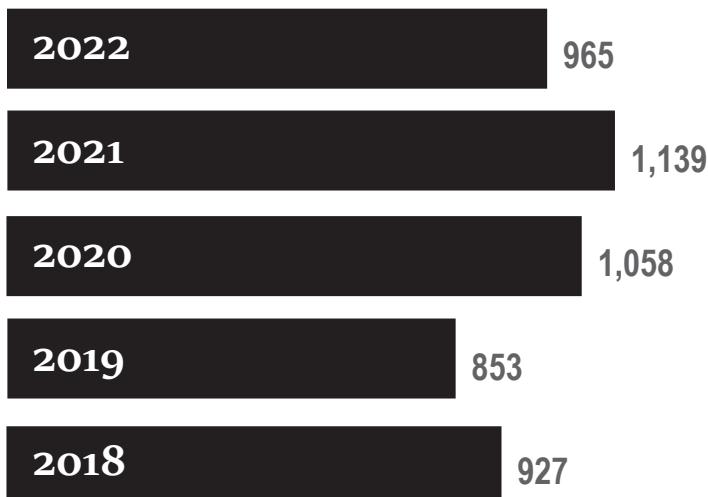
local stats at a GLANCE+

Single
Family
permits
authorized
↓ 15%
compared to
2021

October Top Cities For Housing Permits



F-M & Surrounding Area Housing Activity



Housing Permits Authorized Year-To-Date October 2018 - 2022

Home Builders Association of Fargo-Moorhead
Summary of Building Permits Granted 2022 - Year-to-Date (October)



Each month, Home Builders Association of Fargo-Moorhead contracts with Brady Martz & Associates, P.C., to compile the building permits into a uniform report. It includes a grand total on this page for all jurisdictions, types of construction, valuations and comparisons. On pages 2-5, jurisdictions are broken down into further detail as follows:

- **Primary:** Fargo, Moorhead, West Fargo – Noted in Yellow on Page 2
- **Bordering:** Dilworth, Horace – Noted in Blue on Page 3
- **Neighboring:** Barnesville, Casselton, Harwood, Hawley, Kindred, Mapleton, Oxbow – Noted in Green on Pages 4 and 5

All Jurisdictions

	2018			2019			2020			2021			2022			% Difference 21-22			5-Yr Avg		
	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value
GRAND TOTAL	927	1,173	\$222,858,241	853	1,058	\$203,897,537	1,058	1,231	\$285,446,325	1,139	1,231	\$349,170,565	965	1,231	\$314,340,362	-15%	-10%	\$275,141,405	988	1,231	\$255,399,281
Total Housing Starts	843	1,043	\$205,878,446	711	962	\$177,013,945	962	1,043	\$266,443,525	1,075	1,231	\$327,078,416	921	1,231	\$300,582,175	-14%	-8%	\$255,399,281	902	1,231	\$255,399,281
Single Family	73	88	\$14,179,800	88	104	\$15,592,000	104	123	\$9,548,452	38	54	\$9,548,452	11	33	\$3,187,080	-71%	-62%	\$10,170,838	50	36	\$9,571,285
Town House	11	11	\$2,799,995	54	54	\$11,285,886	54	54	\$9,454,348	26	26	\$13,745,289	33	33	\$10,571,107	27%	-23%	\$9,571,285	36	36	\$9,571,285
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	35	1173	\$125,364,578	7	479	\$67,971,480	21	886	\$97,670,603	15	886	\$138,457,270	24	1231	\$174,507,336	60%	26%	\$120,794,253	20	931	\$120,794,253
New Commercial	104	104	\$98,016,233	102	113	\$142,745,607	113	113	\$196,489,669	157	177	\$289,346,386	177	177	\$292,300,487	13%	1%	\$203,779,676	131	131	\$203,779,676
Residential Remodel	1779	1644	\$28,745,024	1644	1742	\$25,687,883	1742	1742	\$28,140,054	1771	1534	\$30,805,717	1534	1534	\$31,315,148	-13%	2%	\$28,938,765	1694	1694	\$28,938,765
Commercial Remodel	476	539	\$121,238,232	539	468	\$130,594,648	468	468	\$161,185,897	539	425	\$257,441,754	425	425	\$206,948,606	-21%	-20%	\$175,481,827	489	489	\$175,481,827
Public	36	60	\$61,911,198	60	58	\$59,636,192	58	58	\$193,626,060	42	44	\$100,192,850	44	44	\$161,036,734	5%	61%	\$115,280,607	48	48	\$115,280,607
Miscellaneous	484	319	\$48,226,751	319	503	\$15,567,930	503	440	\$51,509,016	440	415	\$54,437,588	415	415	\$65,822,276	-6%	21%	\$47,112,712	432	432	\$47,112,712
Total	3841	3524	\$706,360,257	3524	3963	\$646,095,271	3963	4103	\$1,014,067,824	4103	3584	\$1,219,852,130	3584	3584	\$1,246,270,950	-13%	2%	\$966,529,246	3803	3803	\$966,529,246

The HBA of F-M has additional year-end reports available for purchase by members only.

They include detail on new home builders' permit activity, new housing and commercial permits by value and community. Cost is \$100.

Contact (701) 232-5846 or info@hbfam.com for details.

The HBA of F-M nurtures a thriving, innovative, and diverse housing industry in our community. It is a non-profit trade association of just under 750 members that has been in existence since 1956.

Home Builders Association of Fargo-Moorhead
Summary of Building Permits Granted 2022 - Year-to-Date (October)
Page 2

Primary Communities

	2018			2019			2020			2021			2022			% Difference 21-22			5-Yr Avg		
	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Value	Units	Permits	Units	Value
FARGO, ND																					
Total Housing Starts	289		\$74,320,949	295		\$71,517,647	426		\$113,053,666	400		\$118,014,342	403		\$119,019,255	1%			363		\$99,185,172
Single Family	254		\$66,649,154	251		\$62,931,961	364		\$102,123,806	361		\$109,774,342	371		\$112,072,228	3%			320		\$90,510,298
Twin Home	24		\$5,871,800	4		\$520,000	8		\$1,475,512	20		\$4,100,000	4		\$730,000	-80%			12		\$2,539,462
Row / Town House	11	11	\$2,799,995	40	40	\$8,085,686	54	54	\$9,454,348	19	19	\$14,400,000	28	28	\$6,217,027	47%			30	30	\$6,135,411
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			-	-	-
Multi-Family	25	898	\$90,597,293	1	80	\$8,400,000	13	815	\$88,573,603	10	610	\$102,303,645	18	996	\$131,808,941	80%			13	680	\$84,336,096
New Commercial	56		\$56,576,063	49		\$100,393,696	59		\$136,298,540	71		\$182,157,092	124		\$197,825,161	75%			72		\$134,650,110
Residential Remodel	910		\$16,480,722	770		\$13,064,798	810		\$15,153,127	812		\$16,171,479	654		\$15,201,054	-6%			791		\$15,210,236
Commercial Remodel	342		\$75,407,368	378		\$86,751,246	305		\$104,416,639	377		\$139,074,265	293		\$140,425,191	-22%			339		\$109,142,942
Public	26		\$50,519,819	38		\$24,281,069	39		\$137,924,711	33		\$85,161,700	36		\$139,554,139	9%			34		\$87,488,288
Miscellaneous	270		\$42,373,480	124		\$6,939,725	249		\$44,923,040	246		\$48,020,702	212		\$54,031,994	-14%			220		\$39,257,688
Total	1918		\$405,895,694	1655		\$311,348,181	1901		\$640,343,326	1949		\$690,902,725	1740		\$797,865,735	-11%			1832		\$569,271,132
MOORHEAD, MN																					
Total Housing Starts	131		\$26,355,487	124		\$23,709,532	125		\$27,314,547	105		\$26,071,400	58		\$16,037,449	-45%			109		\$23,885,683
Single Family	118		\$24,010,487	116		\$22,223,532	117		\$25,834,547	101		\$25,211,400	58		\$16,037,449	-43%			102		\$22,663,483
Twin Home	13		\$2,345,000	8		\$1,486,000	8		\$1,480,000	4		\$800,000	-		-	-100%			7		\$1,222,200
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			-	-	-
Multi-Family	7	185	\$19,250,000	3	81	\$11,081,823	3	36	\$4,372,000	2	176	\$22,583,625	-	-	-	-100%			3	96	\$11,457,490
New Commercial	13		\$7,548,660	20		\$11,693,761	12		\$22,071,938	13		\$28,480,537	16		\$17,280,822	23%			15		\$17,415,144
Residential Remodel	405		\$4,240,603	420		\$4,519,688	458		\$4,482,563	441		\$5,377,493	404		\$5,334,081	-8%			426		\$4,790,886
Commercial Remodel	79		\$31,331,406	82		\$24,709,741	84		\$31,062,176	74		\$101,936,501	62		\$43,212,574	-16%			76		\$46,450,480
Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			-	-	-
Miscellaneous	44		\$379,997	47		\$318,244	36		\$425,651	24		\$378,500	20		\$400,508	-17%			34		\$380,580
Total	679		\$89,106,153	696		\$76,032,789	718		\$89,728,875	659		\$184,768,056	560		\$82,265,434	-15%			662		\$104,380,261
WEST FARGO, ND																					
Total Housing Starts	372		\$83,064,076	303		\$71,824,205	352		\$95,560,506	270		\$94,946,216	152		\$65,041,795	-44%			290		\$82,087,360
Single Family	342		\$78,223,076	219		\$55,998,205	330		\$89,567,566	261		\$86,225,179	152		\$65,041,795	-42%			261		\$75,011,164
Twin Home	30		\$4,841,000	70		\$12,606,000	22		\$5,992,940	4		\$837,500	-		-	-100%			25		\$4,855,488
Row / Town House	-	-	-	14	14	\$3,220,000	-	-	-	5	5	\$7,883,537	-	-	-	-100%			4	4	\$2,220,707
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			-	-	-
Multi-Family	3	90	\$15,517,285	3	318	\$48,489,657	5	35	\$4,725,000	2	64	\$9,970,000	1	55	\$14,000,000	-50%			3	112	\$18,540,388
New Commercial	24		\$28,770,477	26		\$28,432,950	21		\$29,392,315	47		\$63,651,119	14		\$24,943,290	-70%			26		\$35,038,030
Residential Remodel	331		\$5,089,952	295		\$3,997,559	297		\$5,171,425	321		\$6,667,488	258		\$6,725,685	-20%			300		\$5,530,422
Commercial Remodel	40		\$12,637,093	60		\$14,699,785	65		\$21,073,002	57		\$9,488,303	52		\$17,291,017	-9%			55		\$15,037,840
Public	8		\$10,136,186	11		\$2,840,990	5		\$2,738,142	6		\$8,140,950	7		\$21,382,595	17%			7		\$9,047,773
Miscellaneous	63		\$2,896,840	63		\$7,505,508	79		\$3,422,971	33		\$3,448,673	61		\$2,263,047	85%			60		\$3,907,403
Total	841		\$158,111,909	761		\$177,790,654	824		\$162,083,361	736		\$196,312,749	545		\$161,647,429	-26%			741		\$169,189,220
TOTAL - Primary																					
Total Housing Starts	792		\$183,740,512	722		\$167,051,384	903		\$235,928,719	775		\$238,971,958	613		\$200,098,499	-21%			761		\$205,158,214
Single Family	714		\$167,862,717	586		\$141,153,688	811		\$217,525,919	723		\$221,210,921	581		\$193,151,472	-20%			683		\$188,184,945
Twin Home	67		\$13,057,800	82		\$14,612,000	38		\$8,948,452	28		\$5,737,500	4		\$730,000	-87%			44		\$8,617,150
Row / Town House	11	11	\$2,799,995	54	54	\$11,285,686	54	54	\$9,454,348	24	24	\$12,023,537	28	28	\$6,217,027	17%			34	34	\$8,356,119
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			-	-	-
Multi-Family	35	1173	\$125,364,578	7	479	\$67,971,480	21	886	\$97,670,603	14	850	\$134,857,270	19	1051	\$145,808,941	36%			19	888	\$114,334,574
New Commercial	93		\$92,895,200	95		\$140,520,407	92		\$187,762,793	131		\$274,288,748	154		\$240,049,273	18%			113		\$187,103,284
Residential Remodel	1646		\$25,791,277	1485		\$21,582,045	1565		\$24,807,115	1574		\$28,216,460	1316		\$27,260,820	-16%			1517		\$25,531,543
Commercial Remodel	461		\$119,015,867	520		\$126,160,772	454		\$156,551,817	508		\$250,499,069	407		\$200,928,782	-20%			470		\$170,831,261
Public	34		\$60,656,005	49		\$27,122,059	44		\$140,662,853	39		\$33,302,650	43		\$160,936,734	10%			42		\$96,536,060
Miscellaneous	377		\$45,650,317	234		\$14,763,477	364		\$48,771,662	303		\$51,847,375	293		\$56,695,549	-3%			314		\$43,545,676
Total	3,438		\$653,113,756	3,112		\$565,171,624	3,443		\$892,155,562	3,344		\$1,071,983,530	2,845		\$1,031,778,598	-15%			3,237		\$842,840,614

No assurance is provided. Permit information reported here may have changed.
For the most current permit information, please contact the individual cities.

Home Builders Association of Fargo-Moorhead
Summary of Building Permits Granted 2022 - Year-to-Date (October)
Page 3

Bordering Communities

	2018			2019			2020			2021			2022			% Difference 21-22		5-Yr Avg	
	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Value	Units	Value
DILWORTH, MN																			
Total Housing Starts	15		\$4,246,000	17		\$4,100,502	17		\$5,266,824	14		\$4,560,000	16		\$4,974,800	14%	9%	16	\$4,629,825
Single Family	15		\$4,246,000	17		\$4,100,502	17		\$5,266,824	14		\$4,560,000	16		\$4,974,800	14%	9%	16	\$4,629,825
Twin Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	2		\$2,900,000	2		\$1,055,000	1		\$1,075,000	4		\$3,186,900	-		-	-100%	-	2	\$1,643,380
Residential Remodel	28		\$301,359	26		\$164,985	25		\$265,637	33		\$533,052	21		\$363,344	-36%	-32%	27	\$325,675
Commercial Remodel	5		\$505,315	4		\$1,366	2		\$165,000	8		\$250,000	3		\$302,819	-63%	21%	4	\$254,904
Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	17		\$511,000	18		\$157,148	28		\$133,836	22		\$463,226	19		\$208,462	-14%	-55%	21	\$294,734
Total	67		\$8,463,674	67		\$5,529,021	73		\$6,906,297	81		\$8,993,178	59		\$5,849,426	-27%	-35%	70	\$7,148,319
HORACE, ND																			
Total Housing Starts	48		\$12,928,825	61		\$16,344,640	76		\$21,615,213	287		\$84,352,231	293		\$86,720,163	2%	3%	152	\$44,392,214
Single Family	48		\$12,928,825	61		\$16,344,640	76		\$21,615,213	277		\$80,426,947	284		\$80,589,003	3%	3%	149	\$42,382,926
Twin Home	-	-	-	-	-	-	-	-	-	8		\$2,203,532	4		\$1,767,080	-50%	-20%	2	\$794,122
Row / Town House	-	-	-	-	-	-	-	-	-	2		\$1,721,752	5		\$4,354,080	150%	153%	1	\$1,215,166
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	1		\$50,000	-		-	12		\$3,971,695	12		\$7,142,095	9		\$14,548,880	-25%	104%	7	\$5,142,534
Residential Remodel	19		\$821,300	23		\$1,476,385	55		\$1,280,798	104		\$664,847	129		\$2,123,138	24%	219%	66	\$1,273,294
Commercial Remodel	-	-	-	1		\$55,000	-		-	4		\$283,000	4		\$271,000	-	16%	2	\$111,800
Public	-	-	-	2		\$29,607,211	9		\$47,796,983	2		\$6,520,200	-		-	-100%	-100%	3	\$16,784,879
Miscellaneous	15		\$868,300	18		\$392,228	25		\$1,184,128	33		\$1,184,128	26		\$7,781,978	-21%	557%	23	\$2,287,325
Total	83		\$14,668,425	105		\$47,875,462	177		\$75,874,682	442		\$100,096,499	466		\$140,143,554	5%	40%	254	\$75,731,725
TOTAL - Bordering																			
Total Housing Starts	63		\$17,174,825	78		\$20,445,142	93		\$26,882,037	301		\$88,912,231	309		\$91,694,963	3%	3%	168	\$49,021,840
Single Family	63		\$17,174,825	78		\$20,445,142	93		\$26,882,037	291		\$84,986,947	300		\$86,573,803	3%	1%	165	\$47,012,551
Twin Home	-	-	-	-	-	-	-	-	-	8		\$2,203,532	4		\$1,767,080	-50%	-20%	2	\$794,122
Row / Town House	-	-	-	-	-	-	-	-	-	2		\$1,721,752	5		\$4,354,080	150%	153%	1	\$1,215,166
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	3		\$2,950,000	2		\$1,055,000	13		\$5,046,695	16		\$10,328,995	9		\$14,548,880	-44%	41%	1	\$5,739,679
Residential Remodel	47		\$1,122,659	49		\$1,641,370	80		\$1,546,435	137		\$1,187,899	150		\$2,486,482	9%	108%	93	\$1,588,969
Commercial Remodel	5		\$505,315	5		\$106,366	2		\$165,000	12		\$463,000	7		\$573,819	-42%	19%	6	\$366,704
Public	-	-	-	2		\$29,607,211	9		\$47,796,983	2		\$6,520,200	-		-	-100%	-100%	3	\$16,784,879
Miscellaneous	32		\$1,379,300	36		\$549,374	53		\$1,343,829	55		\$1,647,352	45		\$7,990,440	-18%	385%	44	\$2,582,059
Total	150		\$23,132,099	172		\$53,404,483	250		\$82,780,979	523		\$109,089,677	525		\$145,992,980	-	34%	323	\$82,880,044

Home Builders Association of Fargo-Moorhead
Summary of Building Permits Granted 2022 - Year-to-Date (October)

Page 4

Neighboring Communities

	2018			2019			2020			2021			2022			% Difference 21-22			5-Yr Avg		
	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value
BARNESVILLE, MN																					
Total Housing Starts	10		\$1,707,757	9		\$1,835,000	12		\$2,799,000	14		\$3,886,500	5		\$1,975,000	-64%		-49%	10		\$2,440,651
Single Family	10		\$1,707,757	9		\$1,835,000	12		\$2,799,000	14		\$3,886,500	4		\$1,725,000	-71%		-56%	10		\$2,390,651
Town Home	-		-	-		-	-		-	-		-	1		\$250,000	-		-	-		\$50,000
Row / Town House	-		-	-		-	-		-	-		-	-		-	-		-	-		-
Duplex	-		-	-		-	-		-	-		-	-		-	-		-	-		-
Multi-Family	-		-	-		-	-		-	-		-	-		-	-		-	-		-
New Commercial	3		\$253,108	3		\$326,200	1		\$70,000	4		\$1,129,306	3		\$2,518,529	-25%		123%	3		\$859,429
Residential Remodel	29		\$540,918	65		\$1,296,701	43		\$577,800	22		\$357,519	38		\$699,993	73%		96%	39		\$694,586
Commercial Remodel	2		\$1,062,000	8		\$325,990	2		\$51,500	4		\$284,500	1		\$10,000	-96%		-96%	3		\$346,798
Public	2		\$1,255,193	4		\$154,700	1		\$17,000	-		-	-		\$100,000	-		-	2		\$305,379
Miscellaneous	50		\$615,859	30		\$112,179	49		\$787,040	44		\$251,080	39		\$171,271	-11%		-32%	42		\$387,486
Total	96		\$5,434,835	119		\$4,050,770	108		\$4,302,340	88		\$5,908,905	87		\$5,474,793	-1%		-7%	99		\$5,034,329
CASSELTON, ND																					
Total Housing Starts	6		\$2,183,000	4		\$1,172,885	1		\$200,000	6		\$2,020,486	10		\$5,060,900	67%		150%	5		\$2,129,454
Single Family	4		\$1,823,000	4		\$1,172,885	1		\$200,000	6		\$2,020,486	10		\$5,060,900	67%		150%	5		\$2,055,454
Town Home	2		\$370,000	-		-	-		-	-		-	-		-	-		-	-		\$74,000
Row / Town House	-		-	-		-	-		-	-		-	-		-	-		-	-		-
Duplex	-		-	-		-	-		-	-		-	-		-	-		-	-		-
Multi-Family	-		-	-		-	-		-	-		-	-		-	-		-	-		-
New Commercial	1		\$887,925	-		-	-		-	-		-	-		-	-		-	-		-
Residential Remodel	16		\$414,600	16		\$434,550	12		\$207,058	2		\$255,000	5		\$7,396,427	150%		2801%	2		\$2,215,907
Commercial Remodel	3		\$375,300	4		\$2,736,500	5		\$3,819,720	9		\$3,735,805	6		\$2,047,005	-33%		-45%	5		\$2,542,866
Public	-		-	2		\$2,417,000	1		\$275,000	-		-	-		-	-		-	-		\$539,400
Miscellaneous	-		-	3		\$8,000	13		\$348,795	13		\$309,500	15		\$445,008	15%		44%	9		\$222,259
Total	26		\$3,870,825	29		\$6,766,935	36		\$7,390,744	43		\$6,619,791	48		\$15,377,826	12%		132%	37		\$6,005,624
HARWOOD, ND																					
Total Housing Starts	4		\$1,061,000	-		-	-		-	-		-	-		-	-		-	1		\$212,200
Single Family	4		\$1,061,000	-		-	-		-	-		-	-		-	-		-	1		\$212,200
Town Home	-		-	-		-	-		-	-		-	-		-	-		-	-		-
Row / Town House	-		-	-		-	-		-	-		-	-		-	-		-	-		-
Duplex	-		-	-		-	-		-	-		-	-		-	-		-	-		-
Multi-Family	-		-	-		-	-		-	-		-	-		-	-		-	-		-
New Commercial	-		-	-		-	-		-	-		-	-		-	-		-	-		-
Residential Remodel	6		\$78,500	-		-	1		\$75,000	1		\$6,768	-		-	-100%		-100%	2		\$32,054
Commercial Remodel	-		-	-		-	-		-	-		\$2,212,380	-		-	-100%		-100%	-		\$442,476
Public	-		-	-		-	-		-	-		-	-		-	-100%		-100%	-		-
Miscellaneous	2		\$30,000	-		-	1		\$37,000	1		\$85,150	-		-	-100%		-100%	1		\$28,430
Total	12		\$1,169,500	-		-	2		\$112,000	4		\$2,284,298	-		-	-100%		-100%	4		\$713,160
HAWLEY, MN																					
Total Housing Starts	6		\$1,547,900	7		\$1,865,000	6		\$1,952,000	2		\$670,000	2		\$560,000	-8%		-8%	5		\$1,306,980
Single Family	6		\$1,547,900	7		\$1,865,000	6		\$1,952,000	2		\$670,000	2		\$560,000	-8%		-8%	5		\$1,306,980
Town Home	-		-	-		-	-		-	-		-	-		-	-		-	-		-
Row / Town House	-		-	-		-	-		-	-		-	-		-	-		-	-		-
Duplex	-		-	-		-	-		-	-		-	-		-	-		-	-		-
Multi-Family	-		-	-		-	-		-	-		-	-		-	-		-	-		-
New Commercial	-		-	-		-	-		-	-		\$3,600,000	-		-	-100%		-100%	-		\$720,000
Residential Remodel	1		\$4,000	1		\$800,000	-		-	1		\$1,500,000	1		\$986,000	-		-34%	1		\$657,200
Commercial Remodel	2		\$132,000	-		\$210,000	1		\$67,340	-		-	-		-	-		-	-		\$56,268
Public	-		-	-		-	-		\$361,860	-		-	-		-	-		-	-		\$98,772
Miscellaneous	19		\$244,275	11		\$76,700	18		\$4,809,224	1		\$370,000	-		-	-100%		-100%	1		\$1,035,845
Total	28		\$1,928,175	20		\$2,951,700	28		\$7,305,124	15		\$6,152,000	8		\$1,587,000	-47%		-74%	21		\$3,984,800

Home Builders Association of Fargo-Moorhead
Summary of Building Permits Granted 2022 - Year-to-Date (October)
Page 5

Neighboring Communities

	2018		2019		2020		2021		2022		% Difference 21-22		5-Yr Avg	
	Permits	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value
KINDRED, ND														
Total Housing Starts	10	\$3,211,956	10		\$2,670,525	12		\$3,383,446	14		\$5,354,340	10		\$5,171,000
Single Family	10	\$3,211,956	8		\$2,270,525	8		\$2,783,446	14		\$5,354,340	10		\$5,171,000
Town Home	-	-	2		\$400,000	4		\$600,000	-		-	-		-
Row / Town House	-	-	-		-	-		-	-		-	-		-
Duplex	-	-	-		-	-		-	-		-	-		-
Multi-Family	-	-	-		-	-		-	-		-	-		-
New Commercial	-	-	-		-	-		\$270,000	-		-	-		-
Residential Remodel	10	\$124,049	11		\$263,200	15		\$354,457	9		\$294,500	1		\$4,160,600
Commercial Remodel	1	\$32,750	-		-	3		\$226,000	1		\$15,000	7		\$230,941
Public	-	-	3		\$335,222	1		\$65,000	-		-	-		-
Miscellaneous	1	\$3,000	3		\$46,700	3		\$88,500	9		\$67,500	-		\$80,044
Total	22	\$3,371,755	27		\$3,315,647	36		\$4,387,403	33		\$5,731,340	28		\$28,338,350
MAPLETON, ND														
Total Housing Starts	25	\$6,760,934	16		\$4,138,595	16		\$4,645,505	21		\$5,653,050	13		\$6,182,000
Single Family	21	\$6,008,934	12		\$3,558,595	16		\$4,645,505	19		\$5,247,222	11		\$5,742,000
Town Home	4	\$752,000	4		\$580,000	-		-	2		\$405,828	2		\$440,000
Row / Town House	-	-	-		-	-		-	-		-	-		-
Duplex	-	-	-		-	-		-	-		-	-		-
Multi-Family	-	-	-		-	-		-	-		-	-		-
New Commercial	2	\$680,000	1		\$44,000	1		\$800,000	3		\$1,844,337	4		\$6,268,378
Residential Remodel	23	\$609,020	13		\$197,600	16		\$341,949	11		\$167,571	7		\$202,624
Commercial Remodel	2	\$115,000	2		\$1,265,000	1		\$10,000	3		\$212,000	3		\$161,000
Public	-	-	-		-	-		-	-		-	-		-
Miscellaneous	3	\$304,000	2		\$11,500	2		\$17,500	5		\$177,631	7		\$50,158
Total	55	\$8,468,954	34		\$5,656,695	36		\$5,814,954	43		\$8,054,589	34		\$12,864,160
OSBOW, ND														
Total Housing Starts	11	\$5,460,357	7		\$4,713,000	15		\$9,655,618	6		\$3,762,000	3		\$3,598,000
Single Family	11	\$5,460,357	7		\$4,713,000	15		\$9,655,618	6		\$3,762,000	3		\$3,598,000
Town Home	-	-	-		-	-		-	-		-	-		-
Row / Town House	-	-	-		-	-		-	-		-	-		-
Duplex	-	-	-		-	-		-	-		-	-		-
Multi-Family	-	-	-		-	-		-	-		-	-		-
New Commercial	2	\$350,000	-		-	-		-	-		-	-		-
Residential Remodel	1	\$60,001	4		\$62,417	9		\$162,900	4		\$118,243	4		\$133,912
Commercial Remodel	-	-	-		-	-		-	-		-	-		-
Public	-	-	-		-	-		-	-		-	-		-
Miscellaneous	-	-	-		-	-		-	-		-	-		-
Total	14	\$5,870,358	11		\$4,775,417	24		\$9,818,518	10		\$4,028,000	9		\$3,856,243
TOTAL - Neighboring														
Total Housing Starts	72	\$21,942,904	53		\$16,395,005	62		\$22,635,569	63		\$21,286,376	43		\$22,546,900
Single Family	66	\$20,820,904	47		\$15,415,005	58		\$22,035,569	61		\$20,880,548	40		\$21,855,900
Town Home	6	\$1,122,000	6		\$980,000	4		\$600,000	2		\$405,828	3		\$690,000
Row / Town House	-	-	-		-	-		-	-		-	-		-
Duplex	-	-	-		-	-		-	-		-	-		-
Multi-Family	-	-	-		-	-		-	-		-	-		-
New Commercial	8	\$2,171,033	5		\$1,170,200	8		\$3,680,181	10		\$4,728,643	14		\$37,702,334
Residential Remodel	86	\$1,631,088	110		\$2,464,468	97		\$1,786,504	60		\$1,391,358	68		\$1,567,846
Commercial Remodel	10	\$1,717,050	14		\$4,327,490	12		\$4,469,080	19		\$6,459,685	11		\$5,446,005
Public	2	\$1,255,193	9		\$2,906,922	5		\$5,166,224	1		\$370,000	-		\$100,000
Miscellaneous	75	\$1,197,134	49		\$255,079	86		\$1,393,525	82		\$942,861	77		\$1,136,287
Total	253	\$30,114,402	240		\$27,519,164	270		\$39,131,083	236		\$38,778,923	214		\$68,495,372

ND Workforce Development Council report of recommendations

Dec. 15 - The North Dakota Workforce Development Council recently released its report of recommendations. This time, they ranked the recommendations and endorsements.

At number one is “investing \$171.3 million in Career and Technical Education for new and expanding CTE programs, continuation of Area Career and Technology Centers (ACTC), including those that were not funded in the 2021-2022 interim and to support the impact of inflation on the construction of ACTCs. Further, the council recognizes the critical role Job Service North Dakota can play in connecting student and adult job seekers alike with career opportunities in their communities.”

ND Association of Builders’ board meets

In mid November, the state board of directors meeting and annual banquet for the North Dakota Association of Builders was held in Bismarck. Due to inclement weather, one HBA of F-M member was able to attend in-person. However, thanks to technology, others were able to join virtually. Here are the highlights:

- A preliminary policy document was approved. This document outlined NDAB’s policy positions at a broader level and will be evaluated each year to make changes.
- The main legislative focuses for 2023 will be workforce (getting those under the age of 18 on the job site) and appraisals.
- Heather Voorman, NDAB’s National Association of Home Builders’ representative was at the meeting. She mentioned that 92% of NAHB-supported candidates were elected and that BUILD PAC had a fantastic year of fundraising! Support can happen in three ways: giving money, endorsing, and giving a candidate the Defender of Housing Award.

Transformer shortage issues remain

Dec. 1 - Two of our local energy suppliers have given updates regarding transformer shortages.

- Cass County Electric Cooperative continues to work through the struggles of material availability and shipping concerns. Single-phase transformers are at least 52 weeks out, and rubber goods are also experiencing long delays.
- Xcel Energy has been working diligently to address transformer supply challenges and inflation.

Visit members.hbafm.com/advocacy and click the Dec. 1 update for links and more information.

HBA encourages prioritizing resources in downtown Fargo

Nov. 11 - HBA of F-M sent a letter to Fargo’s Mayor Tim Mahoney encouraging the city to prioritize resources to keep downtown Fargo a safe place for residents, business owners and visitors.

Did you know?

HBA publishes a regular advocacy update online!

Visit hbafm.com

Click ‘News’ at the top

Scroll to ‘HBA Advocacy Update’



HBA hosts the city of Casselton and Grand Farm for Building Industry Connect

November’s Building Industry Connect, sponsored by Cass County Electric Cooperative, featured Casselton City Council Member Char Gust and Grand Farm’s Director of Finance and Operations Lloyd Nelson.

Attendees learned about new businesses, a brand-new development opportunity, and amenities in Casselton. We also learned about Grand Farm’s mission, innovation facility, and visions for growth in the future.

Thank you to our guests and attendees for the great discussion!

New Year Celebration

Hear from our Mayors, Mingle & Make Connections!



TITLE SPONSOR



JANUARY 26 | MOORHEAD COURTYARD BY MARRIOTT

Early registration: \$50 (by Jan. 6)

Regular Registration \$65

**Join HBA of F-M and Home Builders Care Foundation
as we welcome 2023 and connect with our
city and community leaders.**

Ask questions and hear from local mayors regarding
building industry issues, goals and priorities.

Meet the Foundation's latest scholarship recipients.

Come early and help us celebrate the installation of our
2023 HBA Board of Directors and Home Builders Care Board of Trustees!

TO REGISTER:



HBAFM.COM



KELLY@HBAFM.COM



(701) 232-5846

U.S. REGULAR GASOLINE PRICES (DOLLARS PER GALLON)

Source: Energy Information Administration

	Nov 7	Nov 14	Nov 21	Nov 28	Dec 5
U.S.	\$3.80	\$3.76	\$3.65	\$3.53	\$3.39
Midwest	\$3.78	\$3.68	\$3.52	\$3.37	\$3.21

SEASONALLY ADJUSTED UNEMPLOYMENT RATES

Oct 2021	Sep 2022	Oct 2022
Minnesota Source: bls.gov		
3.1%	2.0%	2.1%*
North Dakota Source: bls.gov		
3.2%	2.2%	2.3%*
United States Source: bls.gov		
4.6%	3.5%	3.7%
Fargo-Moorhead Source: bls.gov		
2.4%	1.9%	1.9%

SINGLE AND MULTI-FAMILY BUILDING PERMITS

Oct 2021	Oct 2022	% change
Minnesota Source: NAHB		
32,556	28,522	-12%
North Dakota Source: NAHB		
2,939	3,239	10%
United States Source: NAHB		
1,438,493	1,441,486	0%
Fargo-Moorhead Source: NAHB		
1,863	2,101	13%

MORTGAGE RATES - APR

Source: Wells Fargo as of Dec. 13, 2022

15-Year Fixed	5.579%
30-Year Fixed VA	5.576%
30-Year Fixed	6.178%
15-Year Jumbo	5.290%
30-Year Jumbo	5.370%

NATIONAL HOUSING MARKET INDEX

Source: National Association of Home Builders

HMI is based on a monthly survey of NAHB members designed to take the pulse of the single-family housing market. Respondents rate market conditions for the sale of new homes at the present time and in the next six months as well as the traffic of prospective buyers of new homes.

Range is 0-100. *Preliminary

	Sep 2022	Oct 2022	Nov 2022*
National			
Housing Market Index	46	38	33
SF Sales: Present	54	45	39
SF Sales: Next 6 Mo	46	35	31
Prospective Buyer Traffic	31	25	20
Regional HMI			
Northeast	47	47	30
Midwest	42	37	36
South	52	41	34
West	34	25	28

LOCAL REAL ESTATE

Source: F-M Area Association of Realtors
Dilworth, Fargo, Moorhead, West Fargo | Single-Family, Condo, Townhouse, Twin Home, Duplex

Dec 13 2021 YTD	Dec 13 2022 YTD	% change
Home Prices		
\$284,733	\$311,630	9%
Closed MLS Volume		
\$1,015,359,027	\$893,754,935	-12%
Closed MLS Volume - New Construction		
473	335	-29%
Closed MLS Volume - Existing Residential Units		
3,093	2,533	-18%

**HBA
REBATES**



**WANT TO START GETTING MONEY
FOR PRODUCTS YOU ALREADY USE?**

www.NDABrebates.com





Home Builders Association of F-M
1802 32nd Ave S
Fargo, ND 58103



Local advocacy on the national level

Nov. 3 - HBA of F-M members traveled to Kansas City to participate in the National Association of Home Builders Fall Leadership Meetings in October.

Pictured middle to right: Mike Lemke, Lemke Home Improvements; John Gunkelman, Dakota Construction of Fargo, Inc., and Don Dabbert, Jr., Dabbert Custom Homes. They are with North Dakota Association of Builders CEO Kayla Pulvermacher and Lance Kilwein, Dickinson Area Builders Association. Thank you all for representing us at the national level!

As the housing industry faces ongoing supply chain challenges and endures various economic shifts, it is a critical time for NAHB's leadership to remain vigilant and engaged in decisions to help strengthen the Federation.

From the MN Department of Labor & Industry: New launch date for web-based licensing system

Construction Codes and Licensing will replace its aging licensing system with a new platform that will allow for easier and more accessible interaction with DLI's construction licensing system. However, due to the complexity of the conversion, the new system is now scheduled to launch in April 2023, following the residential building contractor license renewal cycle.

The new system is part of the existing iMS program used for DLI's administration of its permitting, inspections, plan review and enforcement functions. The new web-based system will make it easier for users to access and update their information. It will also send email reminders about expiration dates and the need for other updates, in addition to the postcards currently sent prior to license renewal deadlines.