

Grand Forks Population Estimates

2010 Census Population 52,875
(Added 37 from boundary challenge)

2011 Building Permits (New Dwellings Single)	69 units
2011 Building Permits (Town House)	16 units
2011 Building Permits (Multiple Dwelling)	241 units
2011 Demolition Permits (Dwellings)	4 units
2011 Net Additional Dwellings (Total)	322 units
2011 Vacancy Rate Owner	5.78 %
2011 Vacancy Rate Renter	6.39 %

(Additional Single Dwelling Units and Town Houses x Average Household Size) – Vacancy Rate =
 2011 Additional Population
 (81 units x 2.5) – 5.78% = 190 People

(Additional Multiple Dwelling Units x Average Household Size) – Vacancy Rate = 2011 Additional
 Population
 (241 units x 1.94) – 6.39 % = 437 People

2011 Grand Forks Population Estimate	53,502
2011 Census Estimate	52,631

2012 Building Permits (New Dwellings)	110 units
2012 Building Permits (Town House)	22 units
2012 Building Permits (Multiple Dwelling)	292 units
2012 Demolition Permits (Dwellings)	4 units
2012 Net Additional Dwellings (Total)	420 units
2012 Vacancy Rate Owner	3.42 %
2012 Vacancy Rate Renter	3.38 %

(Additional Single Dwelling Units and Town Houses x Average Household Size) – Vacancy Rate =
 2012 Additional Population
 (128 units x 2.50) – 3.42% = 309 People

(Additional Multiple Dwelling Units x Average Household Size) – Vacancy Rate = 2012 Additional
 Population
 (292 units x 1.94) – 3.38 % = 547 People

2012 Grand Forks Population Estimate	54,358
2012 Census Estimate	53,456

2013 Building Permits (New Dwellings)	109 units
2013 Building Permits (Town House)	45 units
2013 Building Permits (Multiple Dwelling)	830 units
2013 Demolition Permits (Dwellings)	1 units
2013 Net Additional Dwellings (Total)	956 units
2013 Vacancy Rate Owner	1.9 %
2013 Vacancy Rate Renter	5.1 %

(Additional Single Dwelling Units and Town Houses x Average Household Size) – Vacancy Rate =
 2013 Additional Population
 (153 units x 2.50) – 1.9% = 375 People

(Additional Multiple Dwelling Units x Average Household Size) – Vacancy Rate = 2013 Additional
 Population
 (830 units x 1.94) – 5.1 % = 1,529 People

2013 Grand Forks Population Estimate	56,262
2013 Census Estimate	54,932

2014 Building Permits (New Dwellings)	108 units
2014 Building Permits (Town House)	102 units
2014 Building Permits (Multiple Dwelling)	685 units
2014 Demolition Permits (Dwellings)	8 units
2014 Net Additional Dwellings (Total)	956 units
2014 Vacancy Rate Owner	1.9 %
2014 Vacancy Rate Renter	5.1 %

(Additional Single Dwelling Units and Town Houses x Average Household Size) – Vacancy Rate =
 2014 Additional Population
 (202 units x 2.50) – 1.6% = 497 People

(Additional Multiple Dwelling Units x Average Household Size) – Vacancy Rate = 2014 Additional
 Population
 (685 units x 1.94) – 5.7 % = 1,253 People

2014 Grand Forks Population Estimate	58,012
2014 Census Estimate	56,057

2015 Building Permits (New Dwellings)	117 units
2015 Building Permits (Town House)	36 units
2015 Building Permits (Multiple Dwelling)	280 units
2015 Demolition Permits (Dwellings)	21 units
2015 Net Additional Dwellings (Total)	376 units
2015 Vacancy Rate Owner	2.0 %
2015 Vacancy Rate Renter	6.0 %

(Additional Single Dwelling Units and Town Houses x Average Household Size) – Vacancy Rate =
2015 Additional Population
(96 units x 2.50) – 2.0% = 235 People

(Additional Multiple Dwelling Units x Average Household Size) – Vacancy Rate = 2015 Additional
Population
(280 units x 1.94) – 6.0 % = 519 People

2015 Grand Forks Population Estimate	58,766
2015 Census Estimate	57,011

2016 Building Permits (New Dwellings)	99 units
2016 Building Permits (Town House)	14 units
2016 Building Permits (Multiple Dwelling)	191 units
2016 Demolition Permits (Dwellings)	38 units
2016 Net Additional Dwellings (Total)	266 units
2016 Vacancy Rate Owner	1.0 %
2016 Vacancy Rate Renter	8.0 %

(Additional Single Dwelling Units and Town Houses x Average Household Size) – Vacancy Rate =
2016 Additional Population
(75 units x 2.50) – 1.0% = 184 People

(Additional Multiple Dwelling Units x Average Household Size) – Vacancy Rate = 2016 Additional
Population
(191 units x 1.94) – 8.0 % = 349 People

2016 Grand Forks Population Estimate	59,299
2016 Census Estimate	57,339

2017 Building Permits (New Dwellings)	85 units
2017 Building Permits (Town House)	18 units
2017 Building Permits (Multiple Dwelling)	186 units
2017 Demolition Permits (Dwellings)	6 units
2017 Net Additional Dwellings (Total)	283 units
2017 Vacancy Rate Owner	1.0 %
2017 Vacancy Rate Renter	7.87 %

(Additional Single Dwelling Units and Town Houses x Average Household Size) – Vacancy Rate =
2017 Additional Population
 $(97 \text{ units} \times 2.50) - 1.0\% = 240 \text{ People}$

(Additional Multiple Dwelling Units x Average Household Size) – Vacancy Rate = 2017 Additional
Population
 $(186 \text{ units} \times 1.94) - 7.87\% = 332 \text{ People}$

2017 Grand Forks Population Estimate
2017 Census Estimate

59,871