

Grand Forks City Rental Housing Assessment

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Housing Tenure in the City of Grand Forks

According to U.S. Census American Community Survey data, about 54% of households in the city of Grand Forks are occupied by renters of all types and 47%. Nationally, renters account for 35% of households and the statewide figure is 37%. The significant skew towards renting in Grand Forks is due to its hosting of a sizeable university and military population.

Housing Tenure in Grand Forks County, 2010-2024

	Total	Share
Owned Units	12,155	46.4%
Rented Units	14,016	53.6%
Total Units	26,171	

Source: U.S. Census American Community Survey, 5-Year Sample, 2019-2024

Rent Price Growth in Grand Forks

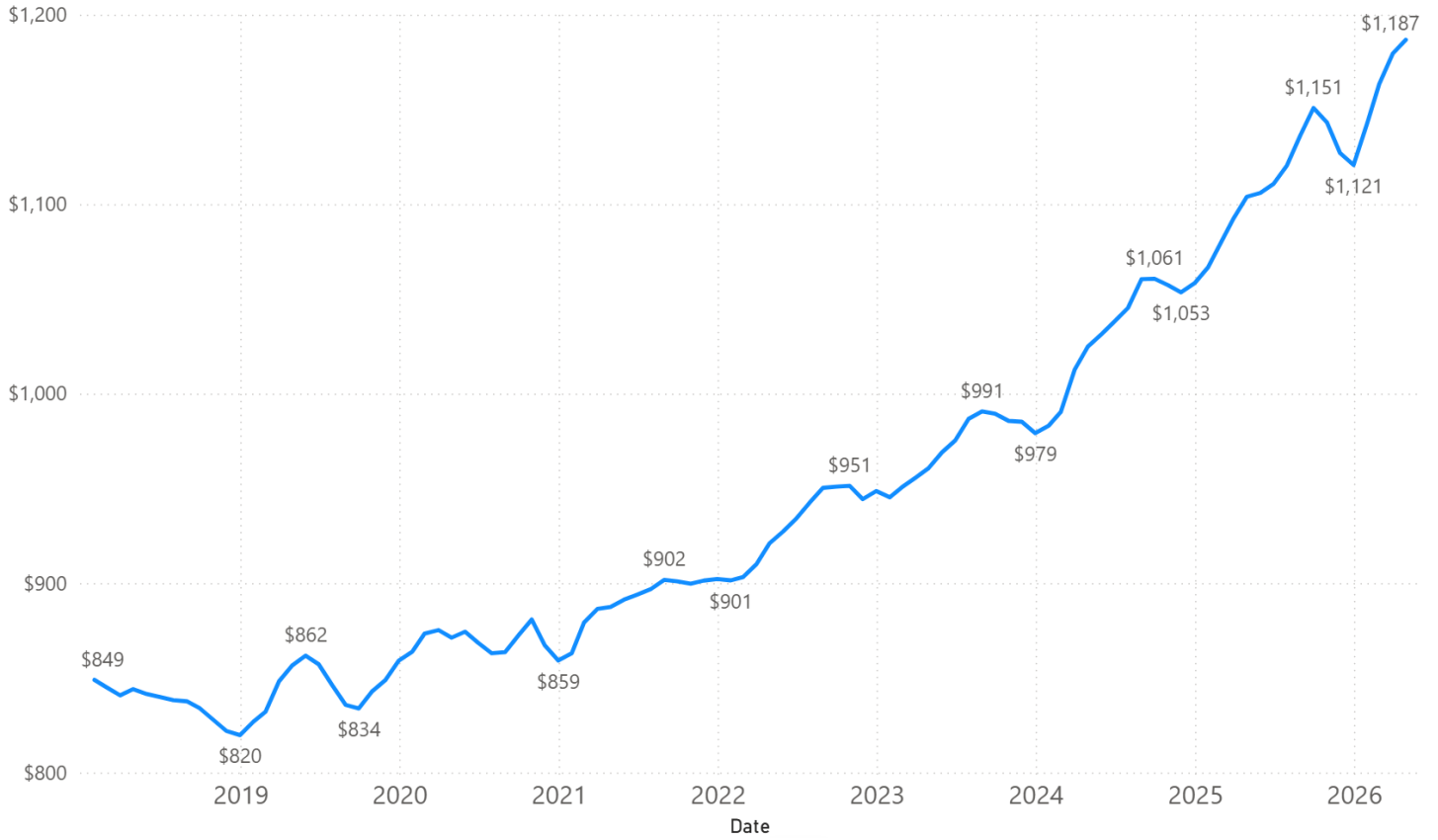
Rent in the city of Grand Forks is rising rapidly in the past four years, with growth beginning its acceleration in early 2022 according to Zillow's Observed Rent Index (ZORI). The index is dollar-denominated by computing the mean of listed rents that fall into the 35th to 65th percentile range for all homes and apartments in a given region, which is weighted to reflect the rental housing stock.ⁱ

Median advertised rent in the city was \$1,187 in April 2026, up more than \$275 per month since January 2022. Rent prices in the city tend to show a seasonal pattern, beginning to rise early in the year and reaching a peak in late summer months before flattening during early winter.

Median Rent by City

Zillow Rent Index

RegionName ● Grand Forks

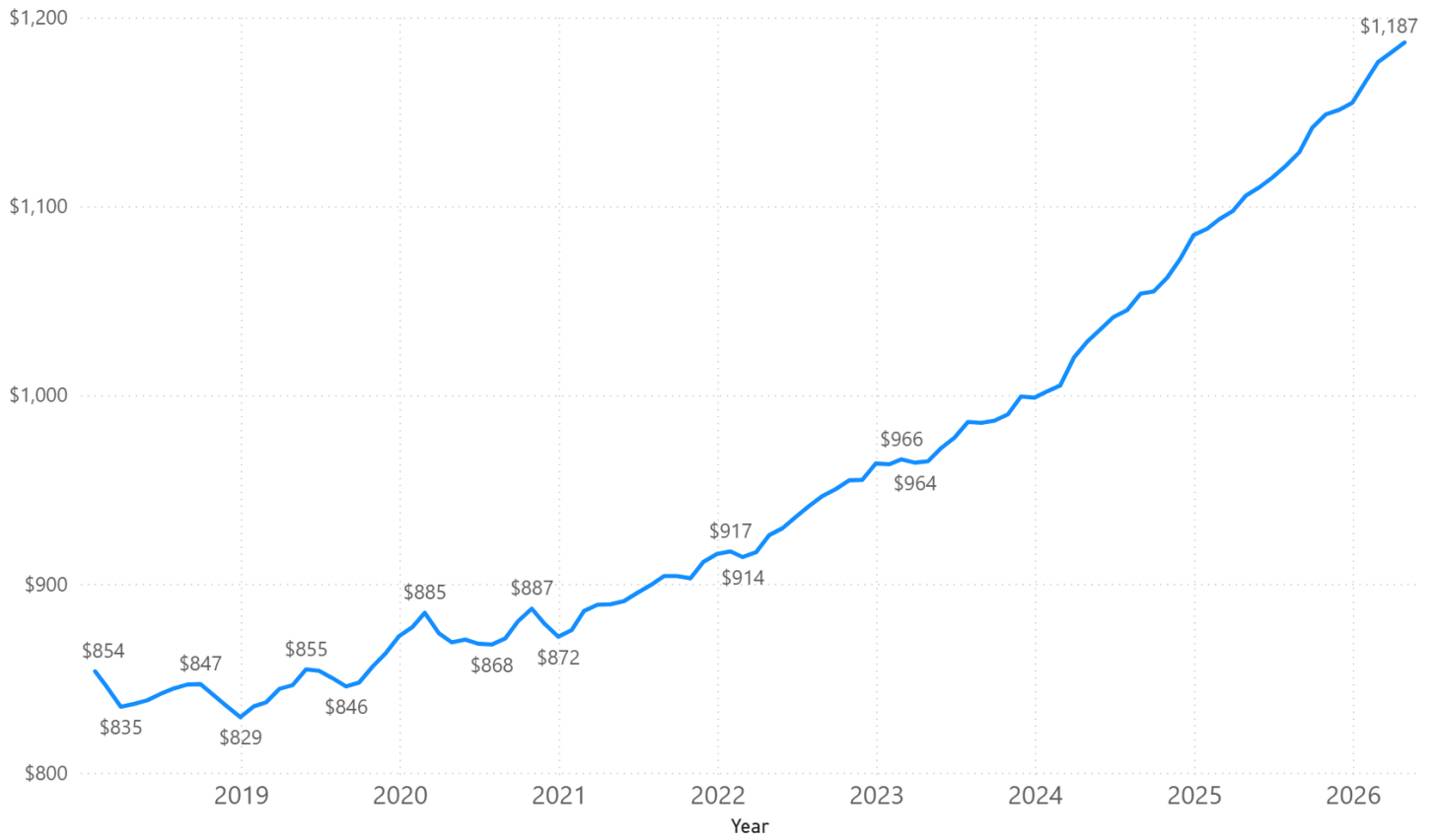


The seasonally-adjusted version of the index shows an unabated rise in rents in the city of Grand Forks since the first few months of 2024.

Median Rent by City (Seasonally Adjusted)

Zillow Rent Index

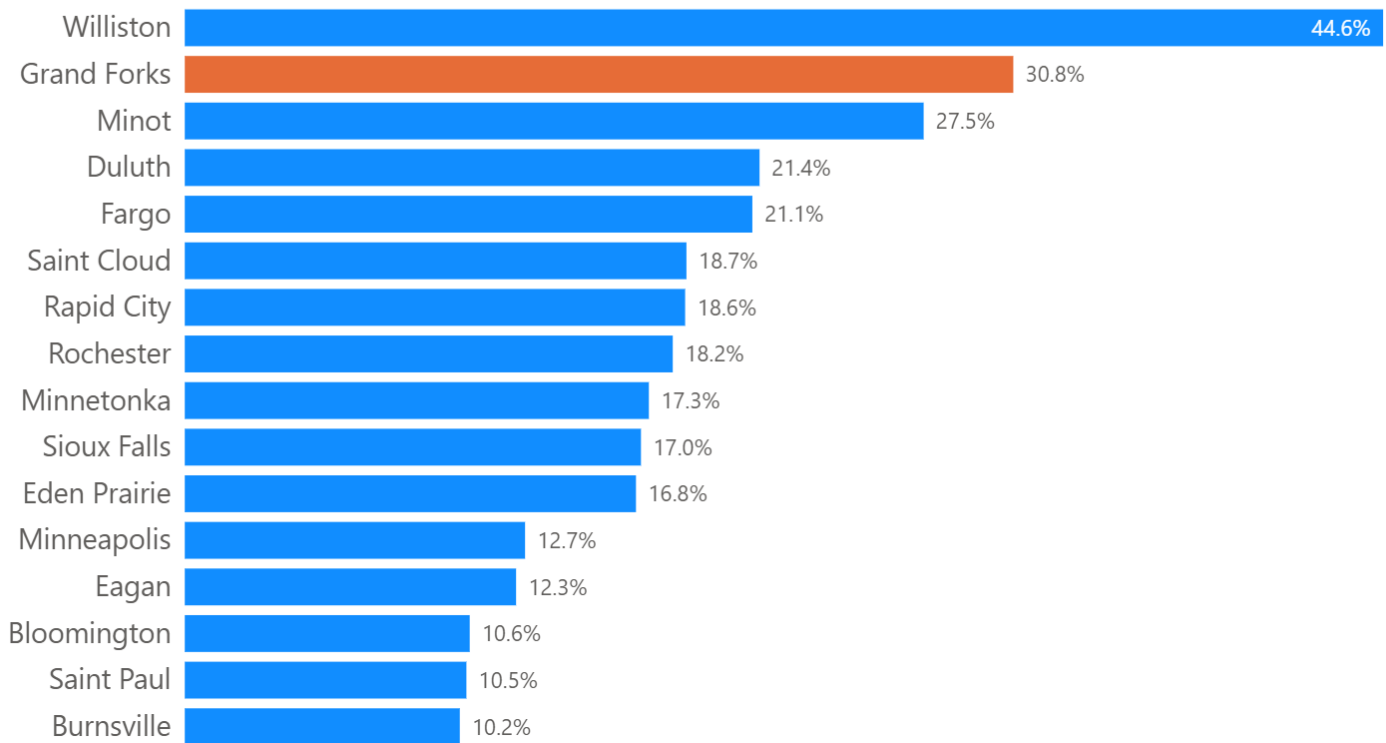
RegionName ● Grand Forks



Rent prices in Grand Forks are up more than 30% over this four-year period, among the fastest rent growth in the three-state region behind only Williston. Rent growth over the same period in Fargo was 21% and the national growth rate was 16%.

Median Advertised Rent Growth Since January 2022 by City

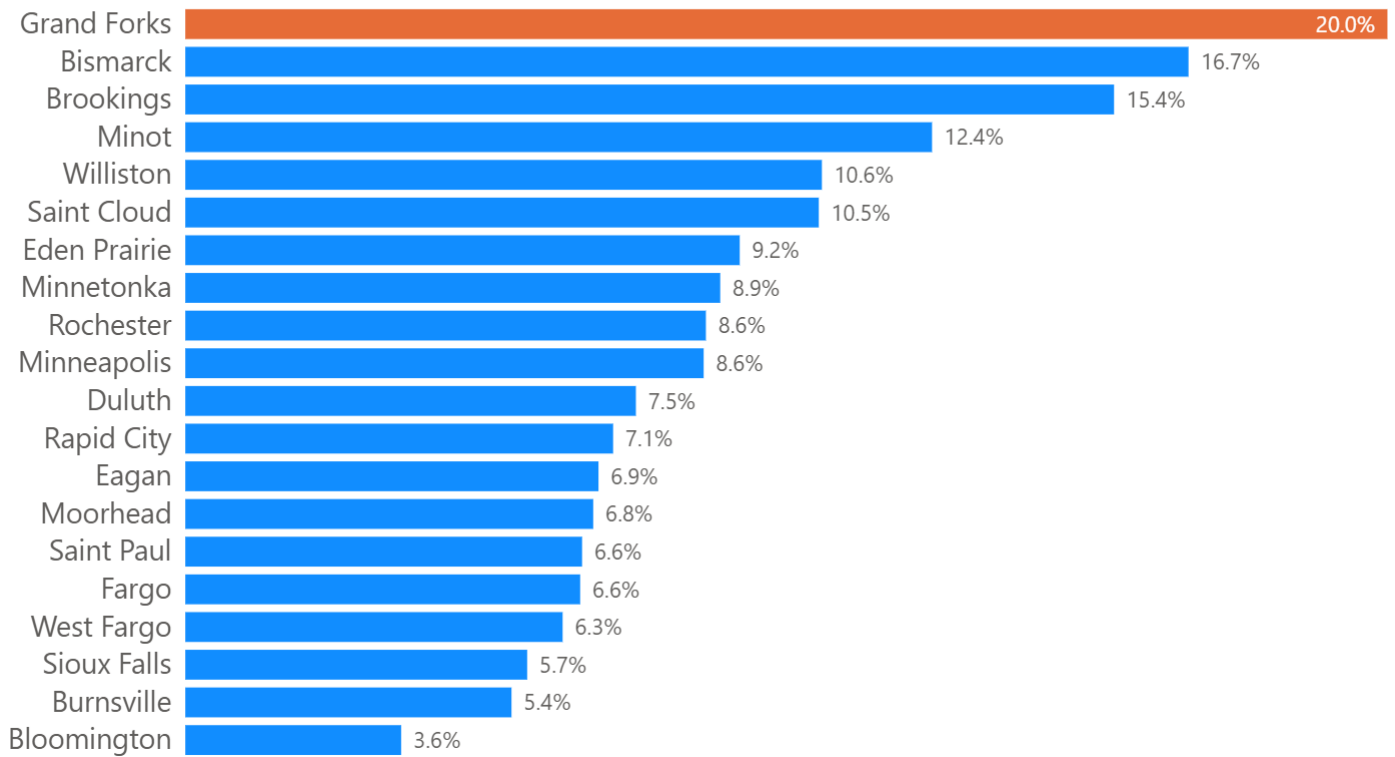
Zillow Rent Index



Rent price growth in Grand Forks accelerated again in early 2024. Since January 2024, rent in Grand Forks is up 20%, fastest among peer cities in the region. Rent growth in the past two years in the Fargo-area market has slowed, with Fargo at 6.6%, West Fargo at 6.3%, and Moorhead at 6.8%. National rent price growth since January 2025 was 5.4%.

Median Advertised Rent Growth Since January 2024 by City

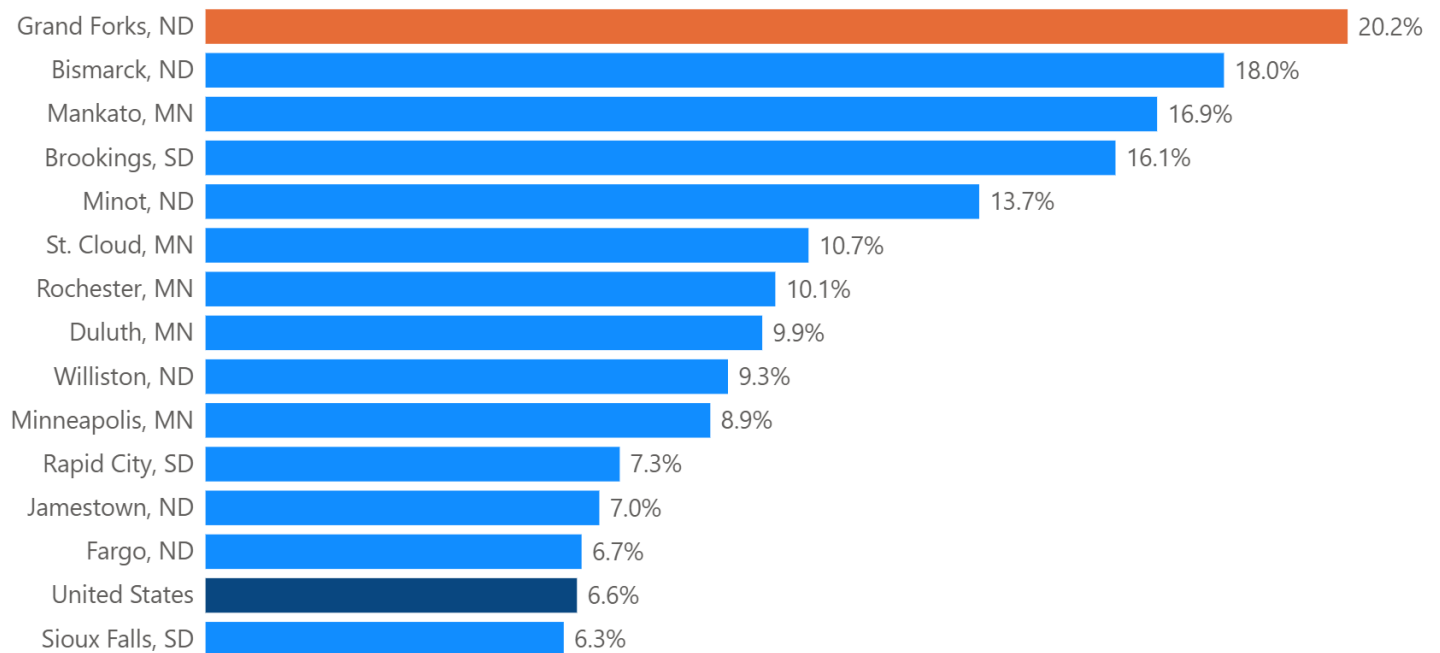
Zillow Rent Index



In the past two years, rent in the Grand Forks Metropolitan Area has grown at about three times the national rate.

Metropolitan Area Median Rent Price Growth Since January 2024

Zillow Observed Rent Index



Rental Vacancy Rates

The four-year rise of rent prices in the city coincides with a drop in vacancy rates. The Greater Grand Forks Apartment Association releases a quarterly survey of vacancy rates in the local market, with data contributed by its members. The most recent report release for “1st Quarter 2026” surveyed 7,150 rental units in the market and found 368 vacancies for 5.15% vacancy.

Based upon analysis of the City of Grand Forks’s parcel database, there are about 10,500 apartment units in classified as multifamily housing in the city. The Q4 vacancy survey included 7,511 units inside the city of Grand Forks, giving the survey a 68% sample rate, which is extremely high.

The City of Grand Forks Housing Dashboard available on its website displays continuous data from the GGFAA vacancy survey going back to Q1 2017 which is depicted in the chart below. The City’s dashboard also includes intermittent data from the survey going back to Q1 2008. The data set includes 55 of the possible 73 quarterly vacancy rates going back to Q1 2008. Over that period, the average vacancy rate in the market was 6.25%, the lowest quarterly rate was 2.28%, and the highest quarterly rate was 9.38%.

The Grand Forks vacancy rate peaked most recently in Q3 2021, dropped below the 18-year average in Q2 2022, and dropped below 4% in Q1 2025 and remained below 4% for four straight quarters. This timeline of vacancy rate decline roughly corresponds with the consistent rise in rent prices shown by the Zillow Index.

The four quarters of 2025 is the longest consecutive period below 4% vacancy among the data available.

Vacancy rates show the market has shifted from balanced to tight

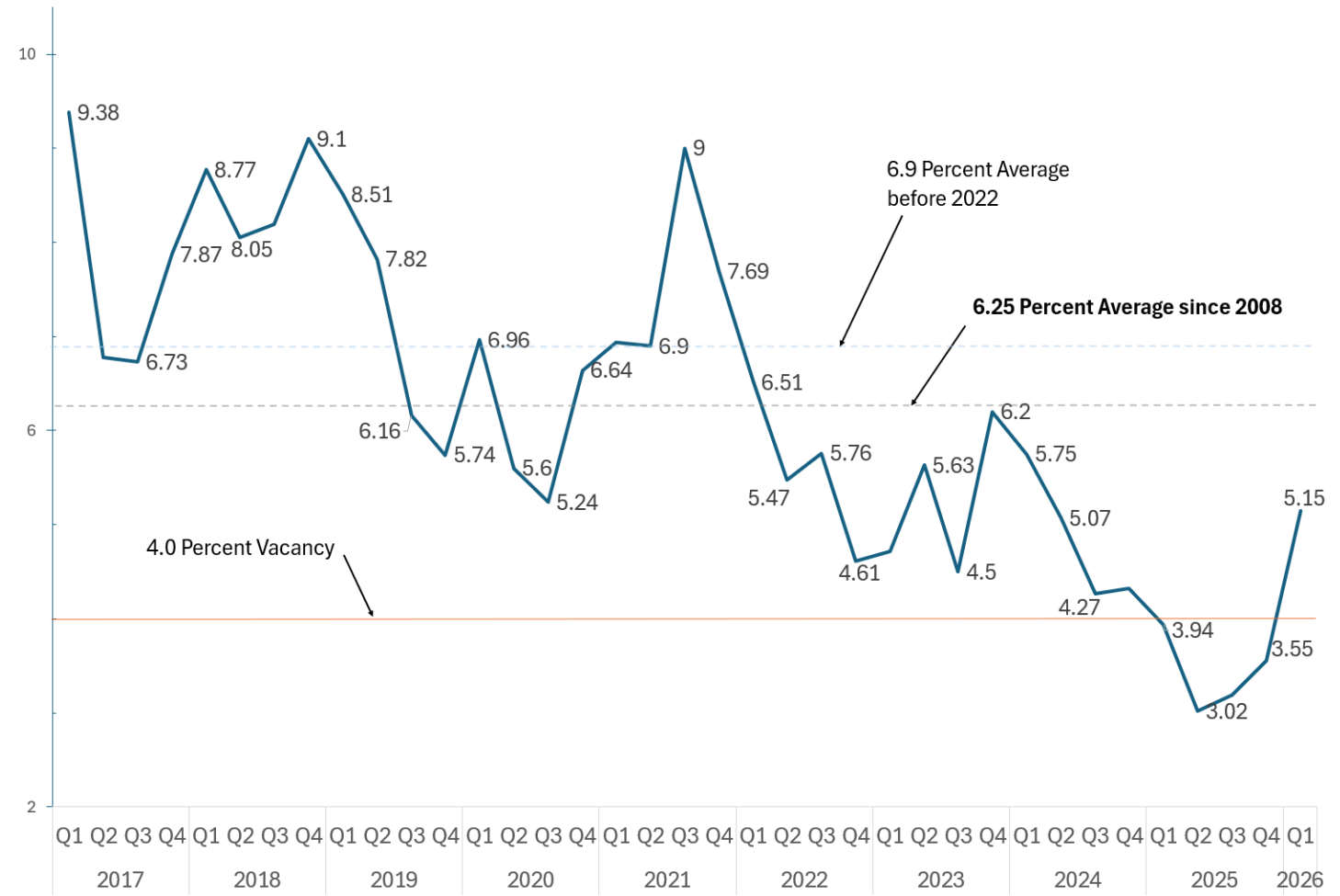
- Average vacancy since 2008: **6.25%**
- Q4 2025 vacancy: **3.55%**
- Q1 2026 vacancy: **5.15%**
- Vacancy rate **under 4% for four straight quarters in 2025**

Source: Grand Forks Apartment Assoc Quarterly Vacancy Survey

Interpreting Vacancy Rates:

Vacancy Rate	Interpretation
2 - 3%	severe shortage
3 - 4%	very tight
5 - 6%	tight
6 - 8%	balanced
8%+	soft

Grand Forks Apartment Association Vacancy Survey, 2017-2026

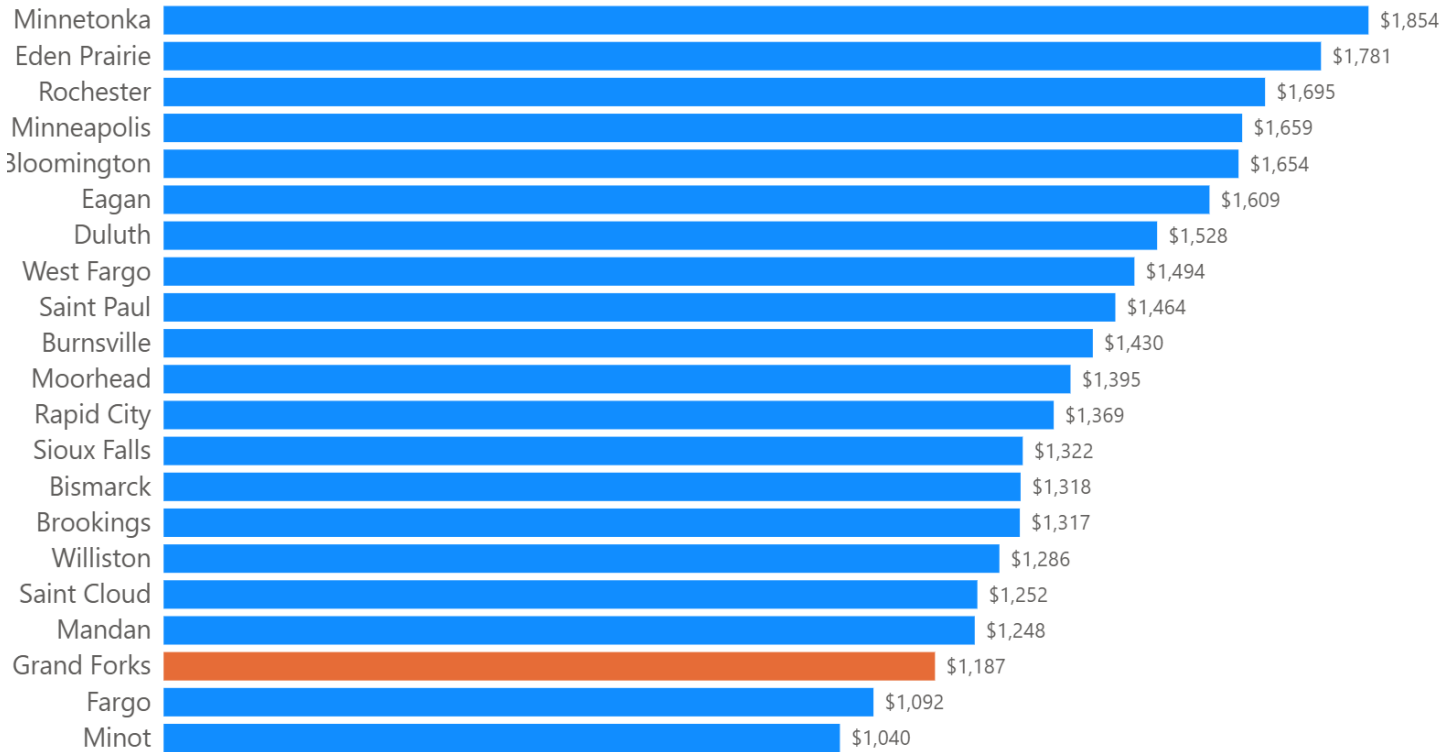


Comparative Rent Prices

At \$1,187 in April 2026, rent in Grand Forks is now higher than the city of Fargo (\$1,092). Median rent for the two-county Grand Forks Metropolitan Area is \$1,161. This is well below the national median and the Minneapolis-St Paul region. In terms of regional competitiveness, these “middle-of-the-pack” rents in the Grand Forks region compared to the region remain relatively affordable even after the rapid recent growth. The notable exception is Fargo, the leading area where most outmigrants from Grand Forks land.

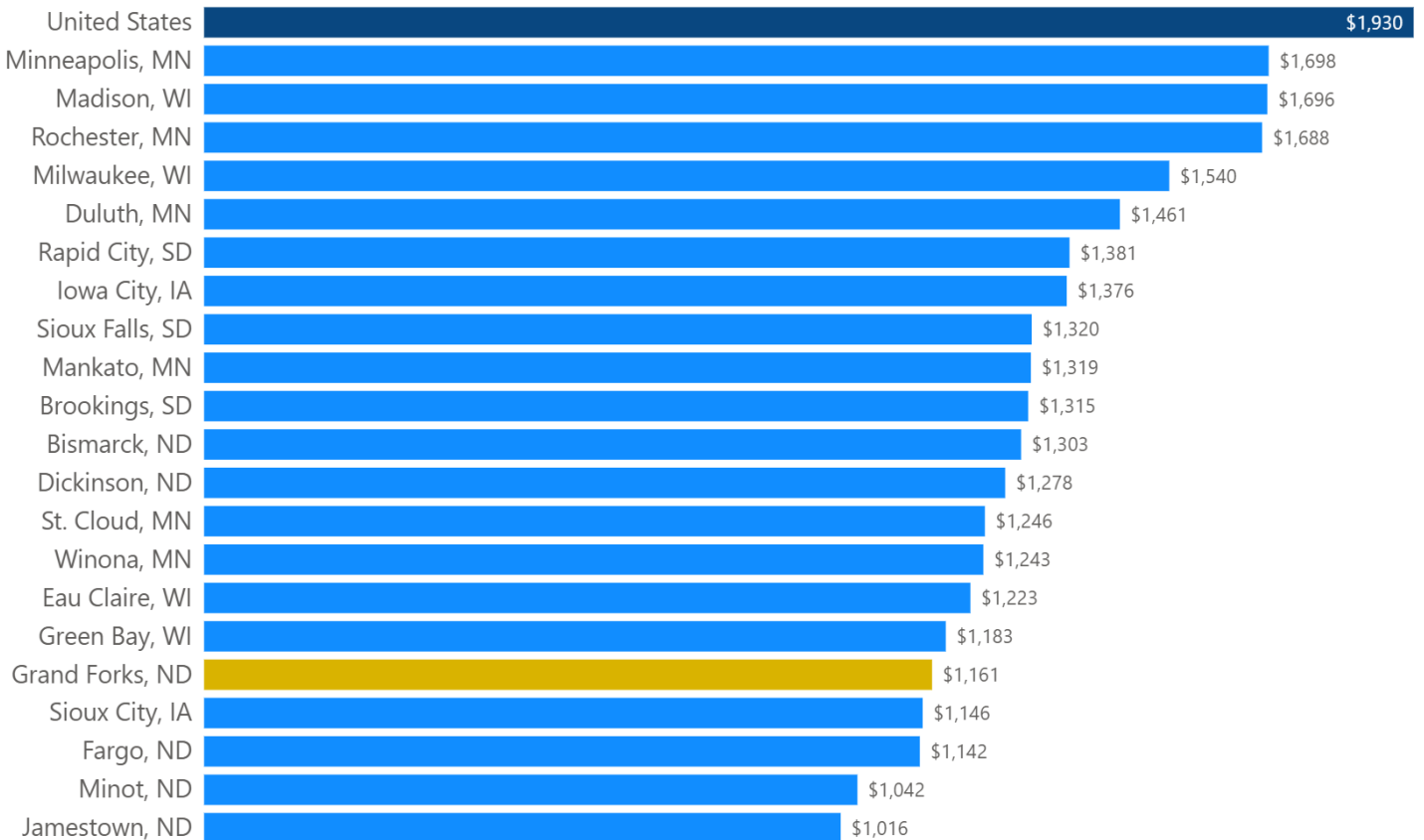
Median Advertised Rent by City

Zillow Rent Index



Median Rent Price in Metropolitan Areas

Zillow Observed Rent Index



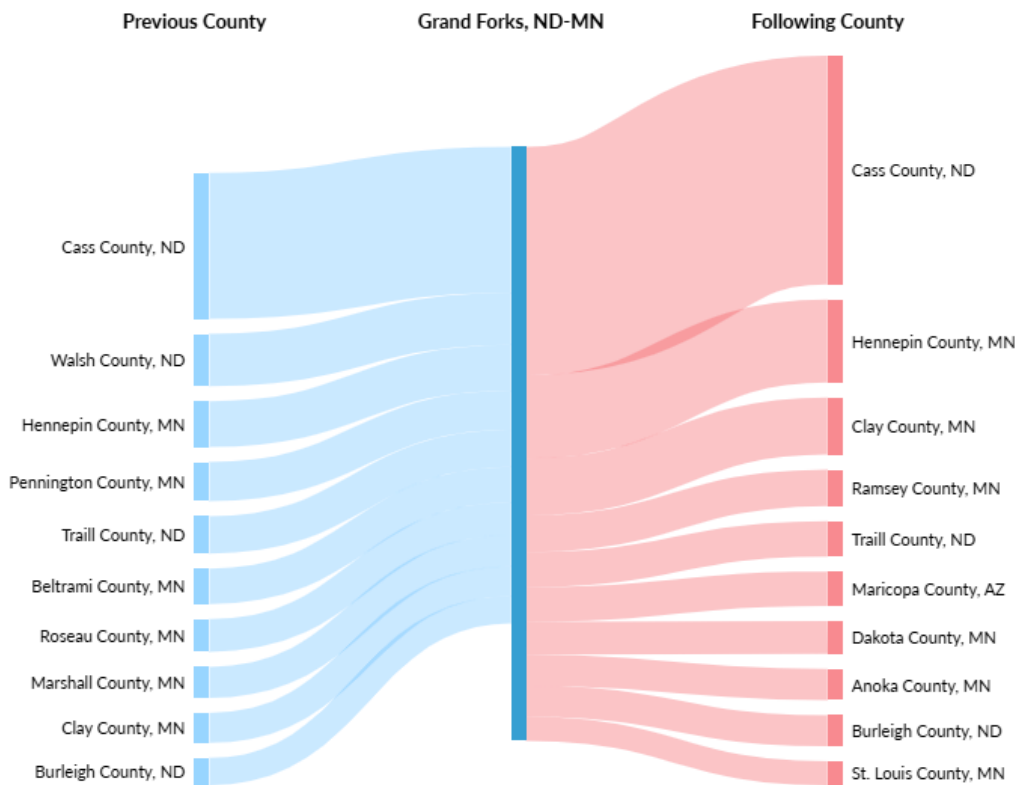
Rent and cost of living comparisons to Fargo and the Twin Cities are important because these regions are the primary destination of people moving away from the Grand Forks Region base on analysis of IRS tax returns.

Inbound and Outbound Migration



The table below analyzes past and current residents of Grand Forks, ND-MN. The left column shows residents of other counties migrating to Grand Forks, ND-MN. The right column shows residents migrating from Grand Forks, ND-MN to other counties.

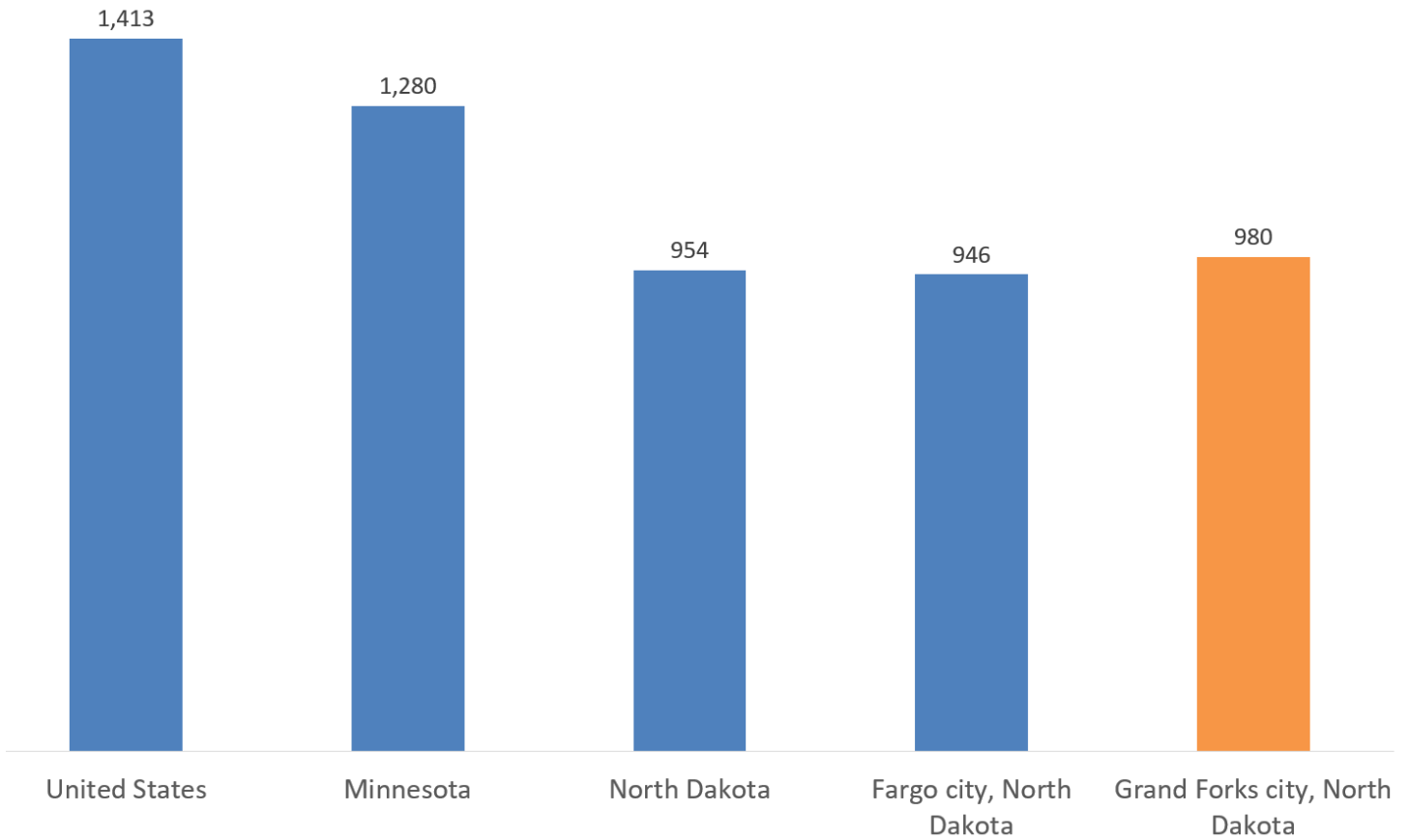
As of 2023, 290 people have migrated from Cass County, ND to Grand Forks, ND-MN. In the same year, 455 people left Grand Forks, ND-MN migrating to Cass County, ND. The total Net Migration for Grand Forks, ND-MN in 2023 was -432.



There are few good sources of timely rent data for local – particularly smaller – markets. The Zillow index offers the best source of timely rent data. The U.S. Census American Community Survey (ACS) offers another source obtained by surveying approximately 3% of national households every year. The latest ACS rent data for the city of Grand Forks at \$980 per month for the five-year window of 2020-2024, well below the national median but higher than the state and Fargo city medians.

Averaging the Zillow monthly rent data for the same 2020-2024 time period produces an average rent \$968 and a median rent of \$966. These figures are within the margin of error of the 2020-2024 city of Grand Forks figure of \$980. This supports the accuracy of both data sources.

Median Gross Rent (U.S. Census), 2020-2024



Source: U.S. Census American Community Survey, 2020-2024

Job Growth as a Housing Driver

Demand for workers often drives demand for housing as people look to enter a region for employment.

Through March 2026, employment has rebounded in the Grand Forks MSA after the 2020 pandemic.

Total Nonfarm

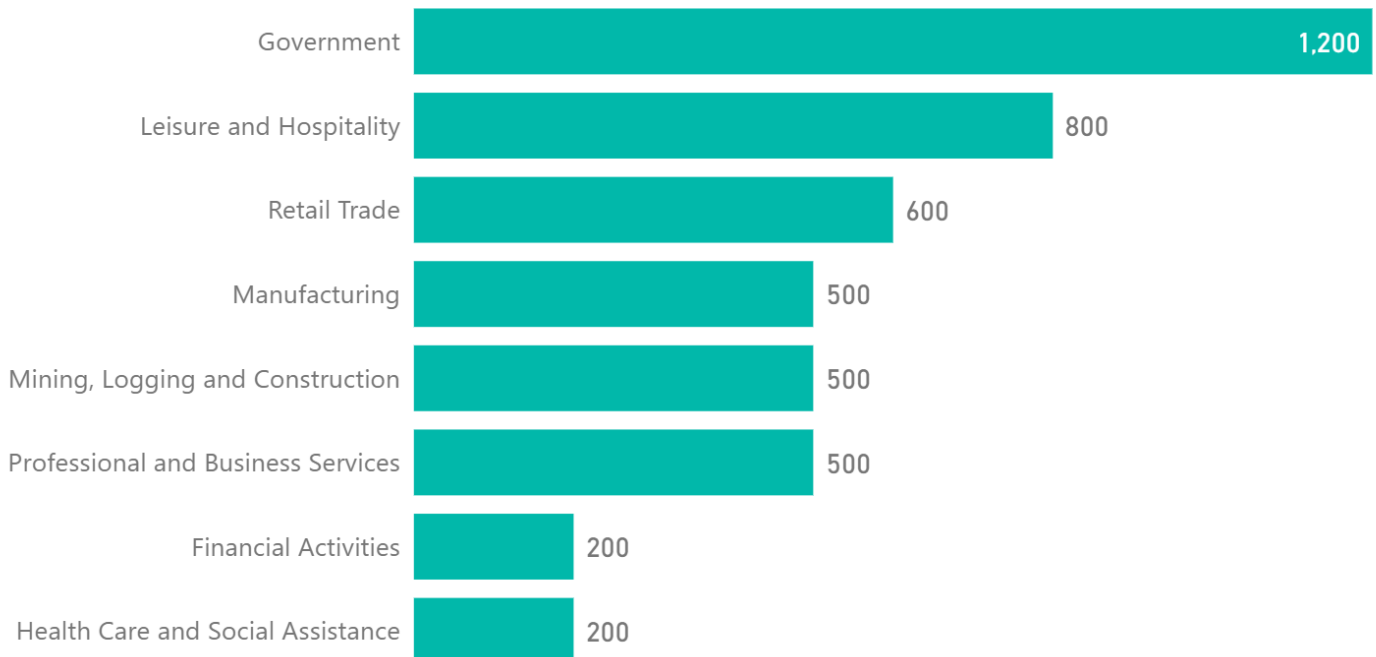
MSA ● Grand Forks, ND-MN



In the past five years ending March 2026, the region has added 4,600 jobs led by government, leisure and hospitality, manufacturing, professional and business services, and construction. Workforce demand in these sectors are all key drivers for housing units in the area.

Grand Forks MSA Employment Growth Five Year Employment Growth

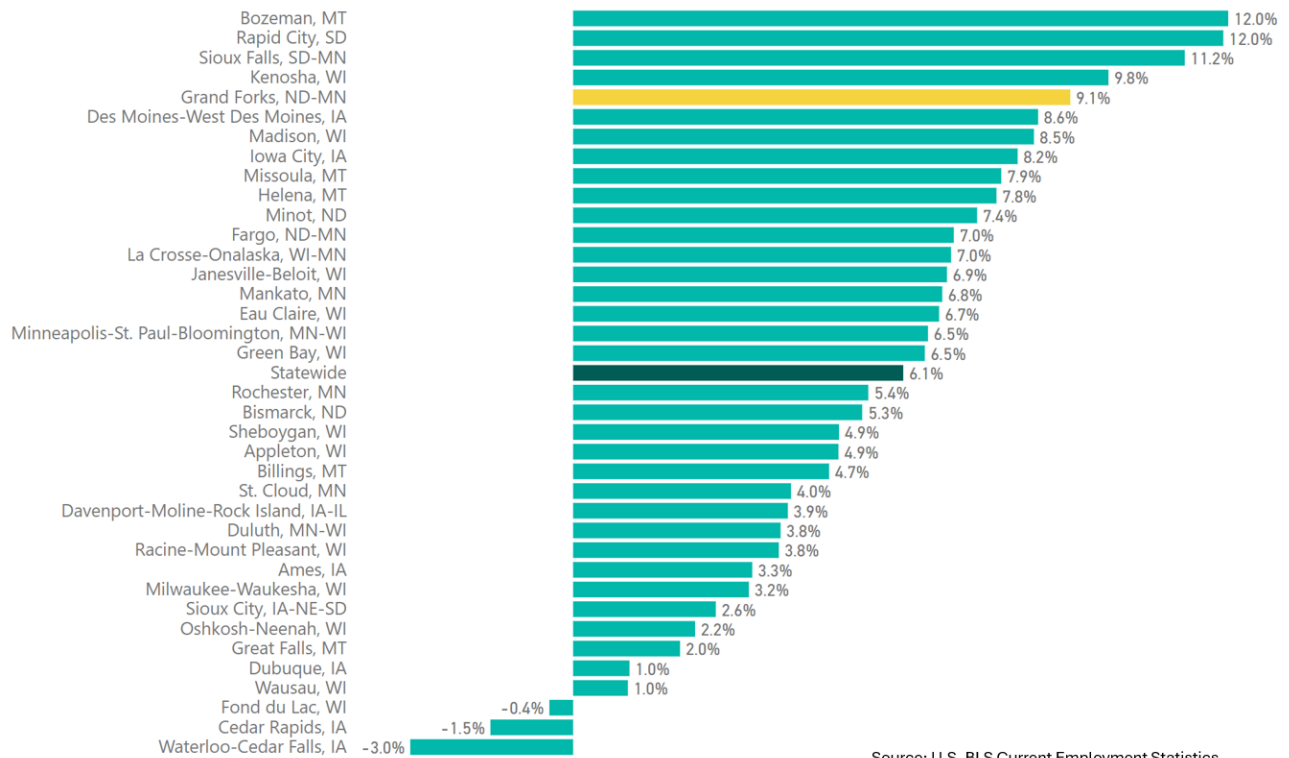
U.S. Bureau of Labor Statistics Current Employment Survey



This five-year employment growth in the Grand Forks MSA is among the fastest growth rate in the region.

Total Employment Growth Since March 2021

March 2026

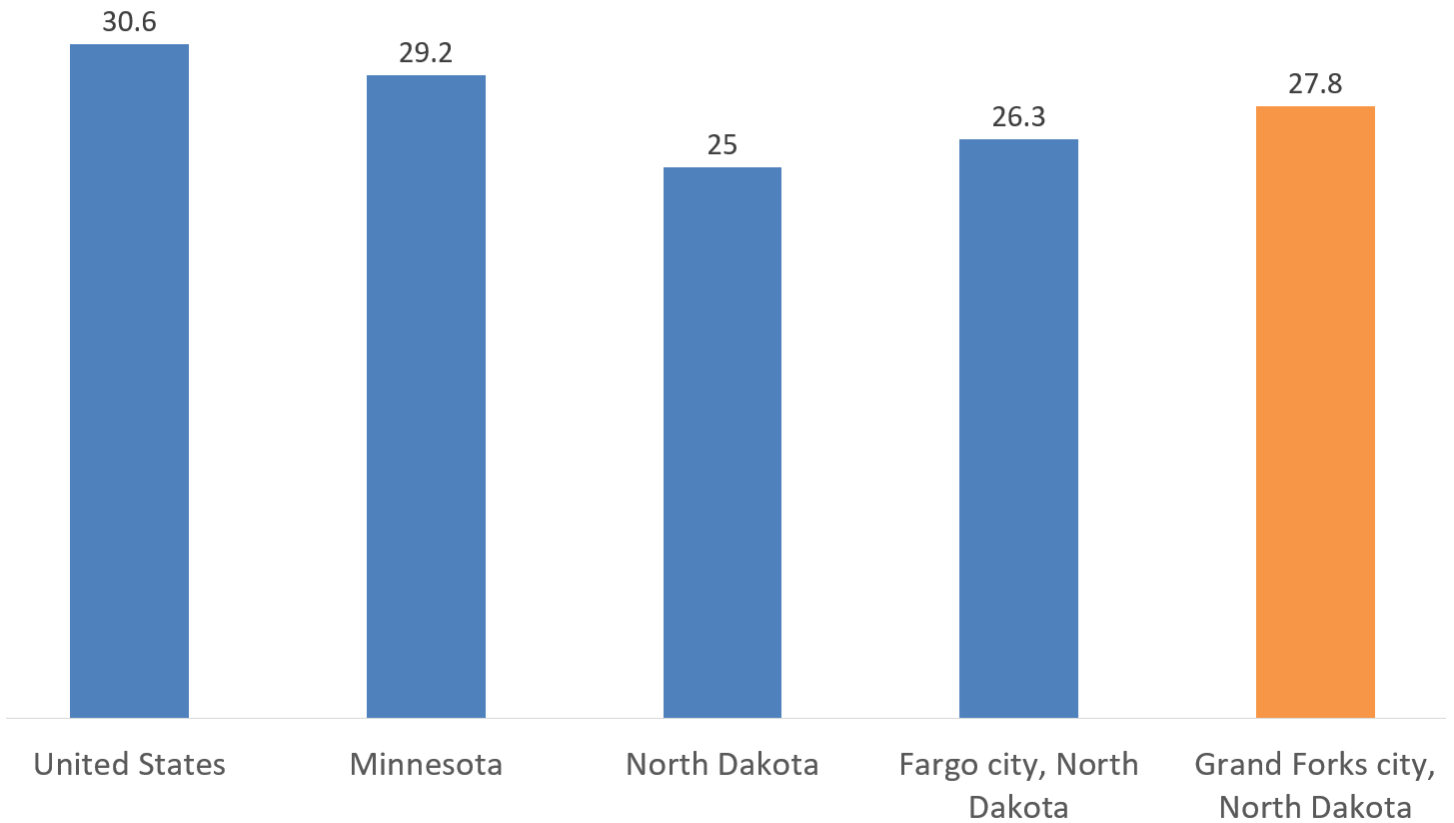


Source: U.S. BLS Current Employment Statistics

Housing Cost Burden for Renters

According to Census data, the median gross rent in Grand Forks is about 28% of the median renter income. This is below the national figure of 31%, but higher than the state and city of Fargo figures. This places Grand Forks rent as less “affordable” than Fargo at the market level.

Median gross rent as a percentage of renter-household income, 2020-2024



Source: U.S. Census American Community Survey, 2020-2024

Overall, about 43% of Grand Forks renters can be considered to be cost-burdened by housing, or paying at least 30% of income towards housing costs. This share is higher than Fargo and the state of North Dakota, but below national average.

Share of Households Paying Over 30% of Income Towards Housing by Tenure, 2020-2024

	Grand Forks City	Fargo City	North Dakota	Minnesota	United States
Owned Units with a Mortgage	20.1%	19.8%	19.4%	21.7%	26.4%
Owned Units without a Mortgage	11.2%	6.4%	10.1%	11.8%	13.5%
Rented	42.6%	37.8%	34.7%	43.2%	45.6%

Source: U.S. Census American Community Survey, 2020-2024

This high share of cost-burdened renting households is influenced somewhat by the high share of college-age renters in Grand Forks. About 31% of renters in the city are age 15-to-24 and another 31% are age 25-to-34 both well above national averages. Grand Forks holds comparatively fewer renting senior households.

Renting Households Age of Householder, 2020-2024

	Grand Forks City		Fargo City	North Dakota	Minnesota	United States
	Number	Share	Share	Share	Share	
Householder 15 to 24 years:	4,347	31.0%	23.8%	19.3%	12.8%	9.0%
Householder 25 to 34 years:	4,269	30.5%	28.5%	26.9%	26.2%	25.8%
Householder 35 to 64 years:	3,687	26.3%	33.7%	36.8%	40.2%	48.0%
Householder 65 years and over:	1,713	12.2%	14.0%	17.0%	20.7%	17.1%

Source: U.S. Census American Community Survey, 2020-2024

Yet of the roughly 1,700 seniors heading renting households, a significant share are cost-burdened, above state and close to national averages. College-age households are intentionally deferring income to attend school, and while these households do somewhat skew the numbers of cost-burdened renters in Grand Forks, there are still significant shares of renters paying more than 30% and 35% of income towards rent in Grand Forks.

Cost Burden in Rented Units by Age of Householder, 2020-2024

	Grand Forks City	Fargo City	North Dakota	Minnesota	United States
Householder 15 to 24 years:					
30.0 percent or more	62.5%	52.5%	50.7%	51.8%	57.1%
35.0 percent or more	55.5%	45.4%	41.9%	43.4%	48.7%
Householder 25 to 34 years:					
30.0 percent or more	32.9%	27.5%	26.6%	37.7%	43.3%
35.0 percent or more	23.6%	20.1%	19.9%	28.6%	34.2%
Householder 35 to 64 years:					
30.0 percent or more	31.5%	30.7%	29.0%	41.2%	45.0%
35.0 percent or more	25.4%	23.9%	23.0%	32.2%	36.7%
Householder 65 years and over:					
30.0 percent or more	53.1%	62.3%	51.1%	59.1%	56.3%
35.0 percent or more	42.4%	52.5%	42.2%	49.0%	47.4%

Source: U.S. Census American Community Survey, 2020-2024

For the oldest age groups, the share of renters in Grand Forks is near national average. Sixty-two percent of rental units in Grand Forks are headed by a resident under age 35. Nationally, householders age 35-to-64 comprise 48% of rental units, in Grand Forks that group is just 28%, lower than Fargo and North Dakota.

Renter-occupied Units by Age of Householder, 2020-2024

	Grand Forks City	Fargo City	North Dakota	Minnesota	United States
Under 35 years	61.5%	52.3%	46.2%	39.0%	34.8%
35 to 44 years	12.7%	15.4%	16.2%	16.8%	19.7%
45 to 54 years	6.6%	9.1%	10.0%	11.8%	15.0%
55 to 64 years	7.1%	9.2%	10.5%	11.6%	13.4%
65 to 74 years	6.3%	8.1%	8.5%	9.4%	9.7%
75 to 84 years	3.4%	3.6%	4.6%	6.2%	4.9%
85 years and over	2.6%	2.4%	3.8%	5.1%	2.6%

Source: U.S. Census American Community Survey, 2020-2024

Critically, Grand Forks is a “high-churn” rental market, with roughly 50% of its renters moving into their current housing after 2020 (as of 2024). This means that frequent changes of housing units is more likely to expose local renters to the rapidly-rising rent costs in the city. Just 6.4% of Grand Forks renters moved into their current units before 2010, about half the national average.

Renter-occupied Units by Year Moved into Unit, 2020-2024

	Grand Forks City	Fargo City	North Dakota	Minnesota	United States
Moved in 2023 or later	12.2%	10.9%	11.5%	10.9%	9.4%
Moved in 2020 to 2022	47.0%	42.8%	38.7%	36.0%	33.3%
Moved in 2010 to 2019	34.4%	40.2%	41.1%	44.2%	45.4%
Moved in 2000 to 2009	4.5%	4.1%	5.6%	5.8%	7.5%
Moved in 1990 to 1999	1.2%	1.7%	2.1%	1.9%	2.6%
Moved in 1989 or earlier	0.7%	0.4%	1.2%	1.2%	1.8%

Source: U.S. Census American Community Survey, 2020-2024

Grand Forks Rental Unit Distribution

According to Census data, the distribution of rental units in the City of Grand Forks is very similar to national average, dominated by 2-3 bedroom units at about 61% of total. Compared to Fargo, Grand Forks has fewer efficiency units and more four-bedroom units.

Renter-occupied Units by Number of Bedrooms, 2020-2024

	Grand Forks City	Fargo City	North Dakota	Minnesota	United States
No bedroom	5.7%	9.8%	6.5%	7.9%	6.5%
1 bedroom	27.6%	26.6%	21.7%	32.6%	25.5%
2 or 3 bedrooms	60.6%	59.8%	65.0%	52.6%	60.9%
4 or more bedrooms	6.0%	3.7%	6.8%	6.9%	7.0%

Source: U.S. Census American Community Survey, 2020-2024

Household sizes in Grand Forks tend to be smaller than regional and national averages, particularly for rental households. The average household size of renter-occupied units in Grand Forks is 1.86, compared to 1.91 in North Dakota, 2.01 in Minnesota, and 2.31 nationally. This is likely a symptom of Grand Forks renter-occupied households being dominated by householders under age 35 and the dearth of renters age 35-to-64.

Average Household Size by Tenure, 2020-2024

	Grand Forks City	Fargo City	North Dakota	Minnesota	United States
Average household size of owner-occupied unit	2.35	2.45	2.5	2.59	2.64
Average household size of renter-occupied unit	1.86	1.81	1.91	2.01	2.31

Source: U.S. Census American Community Survey, 2020-2024

By size of building, the Grand Forks rental housing stock is dominated by units in buildings of 10 or more apartments, accounting for about two-thirds of all rental households in the city. Nationally, about a quarter of rental units are single-family homes, where these are fewer than 8% of units in Grand Forks. Fargo shows a similar profile to Grand Forks, yet Fargo is even more dominated by apartments in buildings of 10 or more units at 76%.

Grand Forks lacks smaller apartment buildings as a share of total. In the city about 18% of rental units are in buildings of 2-9 units compared to the national average of 29%. In Fargo, this figure is just 13% and statewide these units are 19% of total. Among housing policy commentators, this type of housing in smaller buildings is often referred to as the “missing-middle” and viewed to be a gap in housing types.

Renter-occupied Units by Number of Units in Structure, 2020-2024

	Grand Forks City	Fargo City	North Dakota	Minnesota	United States
1, detached	7.7%	5.4%	15.6%	17.1%	25.0%
1, attached	6.3%	5.5%	7.1%	7.6%	6.6%
2 apartments	3.2%	2.2%	3.5%	5.5%	7.1%
3 or 4 apartments	6.3%	4.9%	7.2%	6.0%	10.5%
5 to 9 apartments	8.2%	5.6%	8.5%	6.7%	11.2%
10 or more apartments	67.4%	76.0%	54.5%	55.6%	35.6%
Mobile home or other type of housing	0.8%	0.3%	3.6%	1.5%	4.0%

Source: U.S. Census American Community Survey, 2020-2024

According to Census data, a higher-than-average share of Grand Forks rental housing was constructed in recent years. According to the 2020-2024 Census data sample, about 3.3% of units were built since 2020, higher than national average. About 38% of Grand Forks rental units were built since 2000, less than Fargo (44%) and North Dakota (41%). Rental housing in the state and region has boomed in the past 25

years, well ahead of national average and driven by the growth boom across the state recently. Similarly, just 16% of rental units in Grand Forks were built before 1970 compared to 36% nationally.

Renter-occupied Units by Year Built, 2020-2024

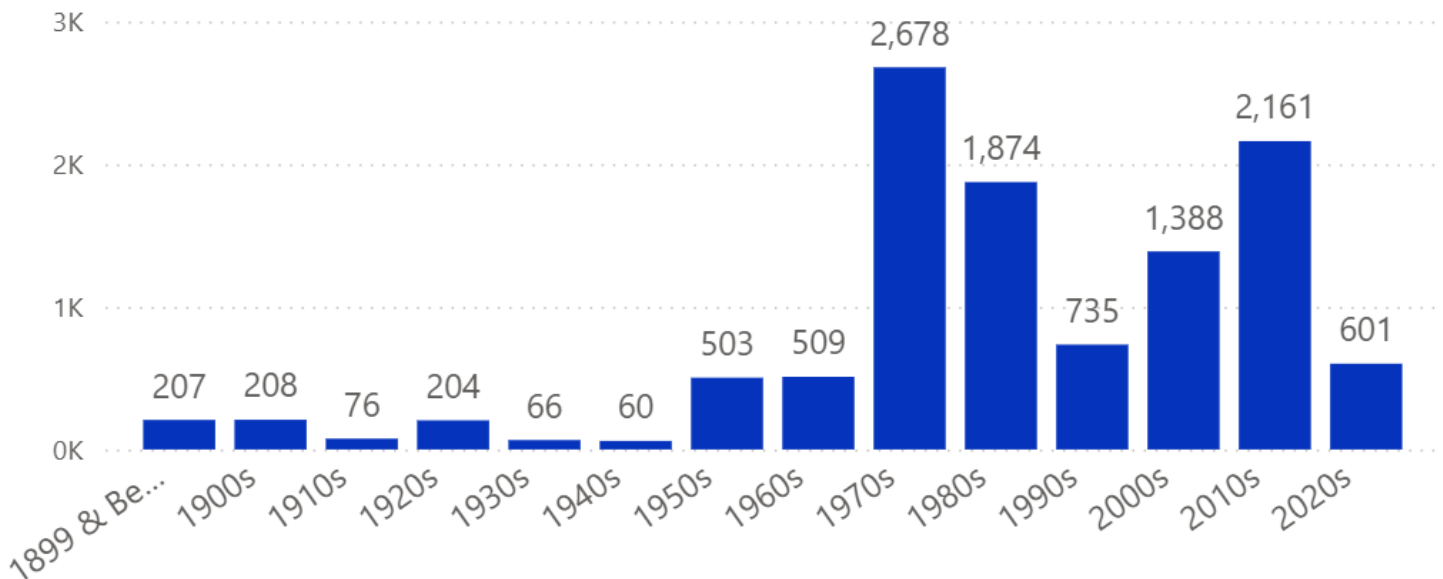
	Grand Forks City	Fargo City	North Dakota	Minnesota	United States
Built 2020 or later	3.3%	2.0%	1.7%	2.7%	1.8%
Built 2010 to 2019	21.6%	26.3%	25.9%	12.7%	11.0%
Built 2000 to 2009	13.5%	16.0%	13.2%	10.4%	11.5%
Built 1990 to 1999	12.5%	15.2%	10.5%	9.5%	10.9%
Built 1980 to 1989	15.7%	12.3%	12.2%	13.3%	13.7%
Built 1970 to 1979	17.3%	11.4%	15.2%	16.8%	15.4%
Built 1960 to 1969	4.8%	6.0%	7.0%	10.5%	10.3%
Built 1950 to 1959	3.6%	3.7%	5.1%	6.3%	8.4%
Built 1940 to 1949	2.1%	1.5%	2.4%	3.1%	4.5%
Built 1939 or earlier	5.6%	5.7%	6.7%	14.6%	12.5%

Source: U.S. Census American Community Survey, 2020-2024

City of Grand Forks Parcel Data: Apartments

This section tabulates housing unit data from the City’s parcel database updated through some time in 2025. Grand Forks saw its largest building boom of multifamily units in the 1970s and 2010s. Record years of apartment construction occurred in 2013 (540 units) and 2014 (616 units) following record-low vacancy rates and the 2012 City housing commission. According to the Grand Forks Apartments Association survey, the vacancy rate reached a low of 2.28% in Quarter 1 of 2013.

Number of Units by Year Built



Critically, according to official City property records just 601 apartment units were constructed in the 2020s as of the release of the database. Local City officials report that no new apartment construction projects were filed for permits in 2024 and early 2025. City data shows there are a total of 10,509 rentals

in the city classified as “multi-family” owned by the private sector and non-profits. These 252 units built since 2020 are 5.7% of total, similar to the Census-reported figure of 3.3%.

Multi-family Rentals

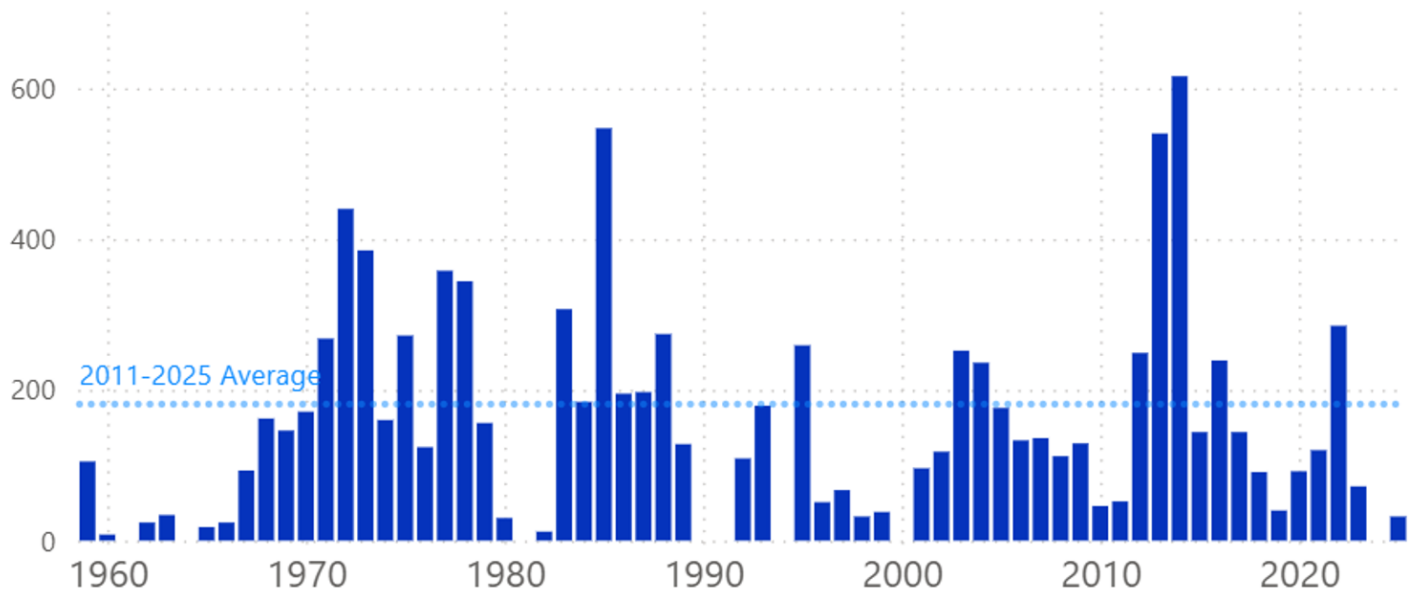
Number of Units by Year Built

Year Built	Number of Units
1899 & Before	103
1900s	149
1910s	51
1920s	197
1930s	66
1940s	12
1950s	503
1960s	509
1970s	2,678
1980s	1,711
1990s	735
2000s	1,382
2010s	2,161
2020s	252
Total	10,509

Without a rapid increase in development pace in the last half of the 2020s, this decade may be the slowest apartment development period since the 1990s in Grand Forks, a time marred by the flood of 1997 and the closer of the Gran Forks Air Force Base missile wing.

This slow construction period has likely contributed to the city’s rapid rent price growth and sustained low vacancy rates in 2025.

Number of Units by Year Built



Source: City of Grand Forks Parcel Database

Construction of new multifamily units is below average in the 2020s

HUD studies suggest healthy markets typically add: **1-2% of rental stock annually**

Grand Forks added **601 new apartment units in the 2020s**

This is an average of **100 per year**

1. 1% growth target is **666 units**. 2% is **1331 units**.
2. Grand Forks averaged **181 new units** per year in the past 15 years.
3. Since 2018, **two of the eight years hit the 1% baseline**.

Source: City Parcel Database

The city also includes a number of rental units in buildings of two-to-seven units, included converted single-family homes, twin homes and duplexes, rented condos and townhomes, and mixed-use buildings. Adding in these units raises the total unit count to 13,094.

Rentals In Grand Forks by Type of Unit

Number of Units by Occupancy Type

OCCUPANCY	Number of Units
Apartment	10,312
Single-Family / Rental Unit	764
Two-Family Duplex	453
Two-Family Conversion	249
Office - General	218
Three-Family Conversion	195
Office - General w/Apart. Uppers	183
Four-Family Conversion	134
Two-Family Flat	133
Store - Retail Small	132
Apartment - High Rise	60
Apartment - Assisted Living	51
Five-Family Conversion	30
Nursing Home	30
Six-Family Conversion	30
Single-Family / Owner Occupied	22
Bank - Branch	21
Bars and Lounges	19
Seven-Family Conversion	15
Condominium	13
	10
Zero Lot Line	10
Shopping Center - Neighborhood	6
Restaurant	3
Townhouse	1
Laundromat	0
Store - Convenience	0
Store - Grocery	0
Total	13,094

About two-thirds of total rental units in the city are located on parcels (developments) of 49 or fewer units. About 9% of rental unit are located in developments of 100 units or more.

Multi-family Rentals

Number of Units by Units-in-Parcel

Units in Land Parcel	Number of Units
0	3,021
10	1,620
20	1,511
30	810
40	1,862
50	362
60	897
70	806
80	419
90	565
100	206
110	345
120	256
160	163
250	251
Total	13,094

Rental housing units are somewhat evenly distributed across the city. Ward 5 holds the fewest multifamily rental units in the city at 1,021, yet these are the highest property value per unit at \$120,000. Ward 6 holds the most rental units in the city and the highest aggregate multifamily property value at \$285 million. The lowest property value per unit is in Ward 4, where some of the oldest housing stock in the community is located.

Multi-family Rentals

Number of Units by Ward (Structures with 4+ Units)

Ward	Total Full Property Value	Number of Units	Commercial Value Per Unit
Ward 1	\$101,176,000	1,294	\$78,189
Ward 2	\$186,479,000	2,001	\$93,193
Ward 3	\$192,037,000	2,547	\$75,397
Ward 4	\$85,849,000	1,320	\$65,037
Ward 5	\$122,963,000	1,021	\$120,434
Ward 6	\$285,531,000	3,219	\$88,702
Ward 7	\$134,747,000	1,692	\$79,638
Total	\$1,108,782,000	13,094	\$84,679

Multifamily rental housing developments built in the 2010s and 2020s offer the highest property values per unit in the city at roughly \$124,000 per unit. In total multifamily rental housing accounts for \$876 million in total property value in Grand Forks. Nearly 40% of that total value comes from units built since 2010 (and mostly in the 2010s).

Multi-family Rentals

Property Value by Year Built in Multi-family and Mixed Use

Year Built	Property Value	Number of Units	Commercial Value Per Unit
1899 & Before	\$14,557,000	207	\$70,324
1900s	\$12,552,000	208	\$60,346
1910s	\$3,978,000	76	\$52,342
1920s	\$9,877,000	204	\$48,417
1930s	\$3,622,000	66	\$54,879
1940s	\$3,542,000	60	\$59,033
1950s	\$30,112,000	503	\$59,865
1960s	\$24,985,000	509	\$49,086
1970s	\$134,836,000	2,678	\$50,350
1980s	\$119,378,000	1,874	\$63,702
1990s	\$51,110,000	735	\$69,537
2000s	\$125,216,000	1,388	\$90,213
2010s	\$252,634,000	2,161	\$116,906
2020s	\$90,043,000	601	\$149,822
Total	\$876,442,000	11,270	\$77,768

Single-family homes as Rentals

According to City parcel data, there are 10,015 single-family homes in Grand Forks. Of these, 786 are classified as rentals.

Rental Status of Single-family Residential Units

By Occupancy and Rental Status

OCCUPANCY	NO	YES	Total
Single-Family / Owner Occupied	9,229	22	9,251
Single-Family / Rental Unit		764	764
Total	9,229	786	10,015

More than three-quarters of these single-family rental homes are located in Ward 2, nearest the UND campus. In Ward 2, there are 604 rental homes, accounting for 25% of all homes in the ward. No other ward holds more than 5% of its single-family homes as rentals. Across the city, 7.8% of single-family homes are classified as rentals.

Rental Status of Single Family Units

By Occupancy and Rental Status

Ward	NO	YES	Total
Ward 1	493	18	511
Ward 2	1,765	604	2,369
Ward 3	1,846	81	1,927
Ward 4	1,850	53	1,903
Ward 5	1,827	11	1,838
Ward 6	470	2	472
Ward 7	978	17	995
Total	9,229	786	10,015

Rental Status of Single Family Units

By Occupancy and Rental Status

Ward	NO	YES
Ward 1	96.5%	3.5%
Ward 2	74.5%	25.5%
Ward 3	95.8%	4.2%
Ward 4	97.2%	2.8%
Ward 5	99.4%	0.6%
Ward 6	99.6%	0.4%
Ward 7	98.3%	1.7%
Total	92.2%	7.8%

Source: City of Grand Forks Parcel Database

Property values for rental homes are roughly half the average value of owner-occupied homes in Grand Forks. Owner-occupied homes average about \$317,000 per unit and rented single-family homes average about \$159,500 per unit.

Rental Status of Single-family Residential Units

By Occupancy and Rental Status

OCCUPANCY	Total Full Property Value	Number of Units	Property Value Per Unit
<input checked="" type="checkbox"/> Single-Family / Owner Occupied	\$2,927,403,000	9,251	\$316,442
NO	\$2,922,482,000	9,229	\$316,663
YES	\$4,921,000	22	\$223,682
<input checked="" type="checkbox"/> Single-Family / Rental Unit	\$121,798,000	764	\$159,421
YES	\$121,798,000	764	\$159,421
Total	\$3,049,201,000	10,015	\$304,463

Source: City of Grand Forks Parcel Database

Grand Forks Tax Base

The total Grand Forks tax base is about \$6.5 billion. Of that, about:

- \$3.3 billion is residential single-family homes
- \$.5 billion is townhomes and condominiums
- \$1.6 billion is commercial buildings
- \$1 billion is Apartments and other multifamily housing

The remaining value is among other assorted property categories.

Property Value by Type

DESCRIPTION	Total Property Value	Number of Properties	Number of Units
Residential	\$3,360,892,000	11655	11,752
Commercial Buildings	\$1,602,062,000	1256	1,059
Multi-Family	\$965,170,000	576	12,460
Townhomes & Condominiums	\$461,888,000	2180	2,160
Vacant Land	\$49,463,000	648	5
Agricultural	\$12,067,000	117	0
Hospital/Clinic Exempt	\$7,616,000	2	0
Lease Site - Government	\$6,287,000	1	0
Centrally Assessed	\$4,425,000	22	0
Out Building only	\$372,000	13	1
Church/Parsonage/Church Parking	\$324,000	50	1
Multi-Family/Owned by Non-Profit	\$83,000	8	292
Exempt Non-Apprsd/Government	\$28,000	580	12
Fraternal Organization Exempt	\$0	20	11
Grand Forks Housing Authority Exempt	\$0	22	36
Total	\$6,470,677,000	17150	27,789

Much of the property value in residential rental housing is accounted for by apartments (\$768 million).

Renter-Occupied units by Type

OCCUPANCY	Number of Units	Number of Properties	Total Property Value
Apartment	9,943	457	\$768,723,000
Single-Family / Rental Unit	764	641	\$121,798,000
Two-Family Duplex	453	225	\$50,112,000
Two-Family Conversion	249	129	\$23,344,000
Three-Family Conversion	195	67	\$14,538,000
Four-Family Conversion	134	34	\$7,153,000
Two-Family Flat	133	71	\$15,901,000
Office - General w/Apart. Uppers	118	3	\$14,038,000
Office - General	64	1	\$0
Five-Family Conversion	30	6	\$1,544,000
Nursing Home	30	1	\$0
Six-Family Conversion	30	6	\$1,344,000
Single-Family / Owner Occupied	22	21	\$4,921,000
Seven-Family Conversion	15	2	\$630,000
Apartment - Assisted Living	13	1	\$0
	10	1	\$569,000
Zero Lot Line	10	10	\$1,748,000
Warehouse (Storage)		1	\$0
Total	12,213	1677	\$1,026,363,000

¹ <https://www.zillow.com/research/data/>