METRO COG

2050 BASELINE DEMOGRAPHIC FORECAST

September 2022 DRAFT

Contents

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Introduction

The Fargo-Moorhead Metropolitan Council of Governments (Metro COG) develops demographic forecasts for the Fargo-Moorhead metropolitan area every five years as part of its long-range transportation planning process. These forecast projections are vital to local area jurisdictions and other entities and help to support different planning efforts throughout the region.

Population, households, and employment are the primary socioeconomic factors used to explain travel trends and predict future travel patterns. Demographic forecasts developed by Metro COG are used to revise and update the region's Travel Demand Model (TDM). This model is the primary tool for assessing future conditions of the regional surface transportation system, particularly the roadway system, as well as freight and transit planning needs. The model estimates travel demand by evaluating the location and amount of housing and employment, the number of people in each household, and the types of jobs in different employment categories.

To better anticipate future transportation needs, the 2050 Baseline Demographic Forecast seeks to understand what strategies, techniques, variables, and methodologies have been used in prior demographic forecasts, and how past projections have compared with actual data from the U.S. Census Bureau. This includes a close examination of socioeconomic factors from the 2017 Demographic Forecast Study, the most recently completed study for the Fargo-Moorhead metropolitan area. This study then sets out a framework for two unique growth scenarios based primarily on trend variables (cohort age structures, industry labor distribution), dynamic variables (birth rates, death rates, migration), and constants (housing to demographic relationships, labor force participation rates, gender ratio). Population, household, and employment forecasts from these scenarios are provided in five-year increments, from 2025 through 2050.

Figure 1: Downtown Fargo

Figure 2: City of West Fargo

Study Review Committee Members

Name	Representing
Mark Williams	City of Fargo
Maegin Elshaug	City of Fargo
Robin Huston	City of Moorhead
Aaron Nelson	City of West Fargo
Peyton Mastera	City of Dilworth
Brenton Holper	City of Horace
Grace Puppe	Cass County
Matt Jacobson	Clay County
Erika Franck	Clay County
Adam Altenburg	Metro COG
Cindy Gray	Metro COG

Study Area

Chartered in 1963, Metro COG is a voluntary association of local governments tasked with addressing issues that are both regional in scope and cross jurisdictional boundaries. In the years since, Metro COG has been designated by the governors of North Dakota and Minnesota to function as the Metropolitan Planning Organization (MPO) for the greater Fargo-Moorhead metropolitan area. Urban areas in the United States with a population of 50,000 or more have a designated MPO to assist in making fair and impartial transportation decisions and to help administer federal transportation funds.

References are made to both the Fargo-Moorhead Metropolitan Statistical Area (MSA) and the Fargo-Moorhead Metropolitan Planning Area (MPA), and each denotes different geographic areas. An MSA is defined as a region consisting of one or more counties that contain at least one combined urban area with a population of at least 50,000. These are used by the U.S. Census Bureau and other federal government agencies for statistical purposes. The Fargo-Moorhead MSA includes Cass County, North Dakota, and Clay County, Minnesota.

The MPA is the boundary by which an MPO's transportation planning process must be carried out. It accounts for both urbanized areas as well as contiguous exurban areas with vital county, state, and federal roadways that can be expected to urbanize over a 25-year period. Metro COG's MPA covers 21 cities, 15 townships in Cass County (one of which is a non-active governmental entity still recognized by the U.S. Census Bureau), and 16 townships in Clay County.
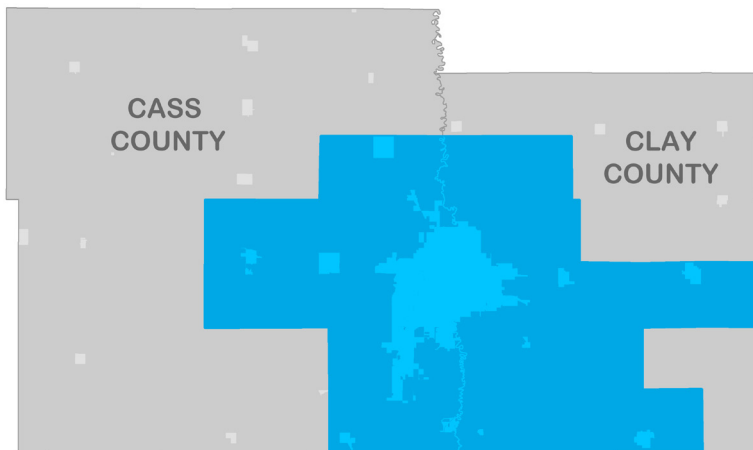

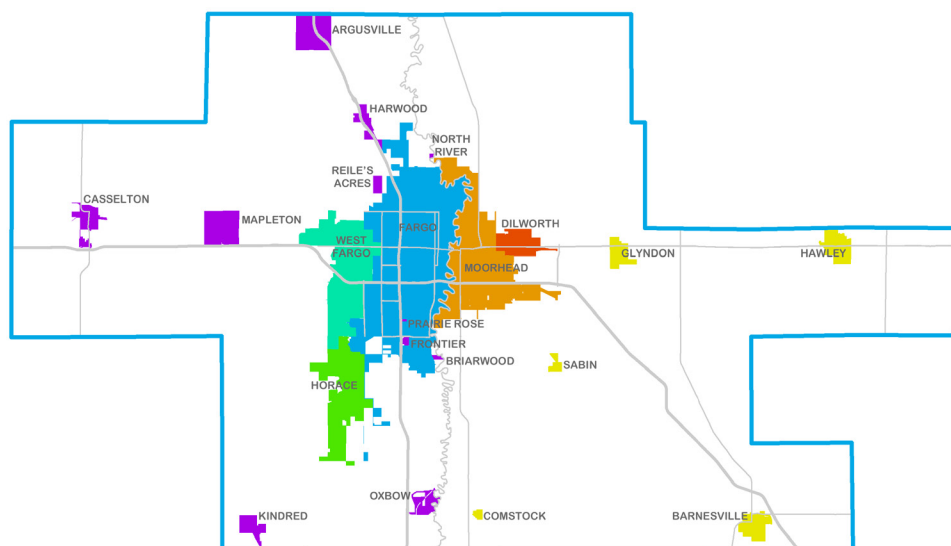Figure 3: Fargo-Moorhead MSA and Metro COG MPA
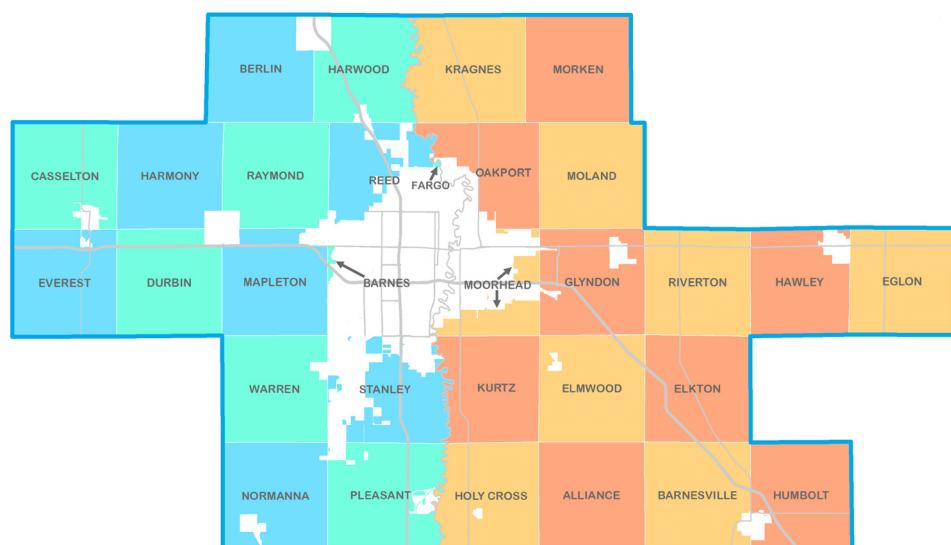

Figure 4: Cities within Metro COG's MPA

Figure 5: Townships within Metro COG's MPA

Community Snapshot

As part of the study's outreach efforts and to better understand current trends and key issues in the community, input was gathered from local professionals across varied specialty fields including social services, economic development, K-12 and higher education, construction and real estate development, and agencies administering housing assistance for low- to moderate-income households. This information was collected via several methods including focus groups, personal interviews, and email correspondence. In addition, a study review committee composed of planners and city administrators from different jurisdictions within Metro COG's MPA provided input and oversight into the study process and key demographic projections.

The most critical insight offered by study participants was the universal prediction of continued growth for the Fargo-Moorhead metropolitan area. Participants were optimistic about the future of the region, even in the face of somewhat slower regional growth in the past few years after a boom cycle ending in roughly 2015. Several participants noted the perception that U.S. Census Bureau data may not reflect the true increase of ethnic diversity in the area, suggesting potential additional population dynamism not reflected in official data. Immigration, including primary and secondary settlement of international refugees, is predicted to continue.

Notably, the region's population is young, dominated by college-aged students in their early 20s, but also with significantly above-average concentrations of residents aged 25-39 and young children with relatively low concentrations of seniors. This age structure is likely to generate significant population growth in the near- to mid-term.

Civic leaders point to a strong sense of entrepreneurship, growing quality of life assets, robust construction, and emerging strengths in software, agriculture technology, and autonomous systems industries as evidence of the region's long-term potential for growth. Stakeholders interviewed for this study feel that the biggest constraint for growth will be the ability to fill open jobs created by a dynamic economy. In the immediate term, potential shortages of childcare and housing are primary growth constraints. Robust programs are emerging in the region to recruit new residents, amplify capacity for career and technical education programs, welcome new residents, and create more quality-of-life assets.

These conclusions align with secondary economic and demographic research completed for the study. The region's economy is well-balanced, with significant concentrations of jobs in finance, wholesale trade, and the healthcare sector. These strong sectors accompany traditional anchors of agriculture and higher education as well as a manufacturing sector that has become increasingly robust over the past two decades. The region enjoys one of the highest concentrations of high-tech industries among U.S. metropolitan areas below 500,000 population, giving the region a competitive advantage for future growth.
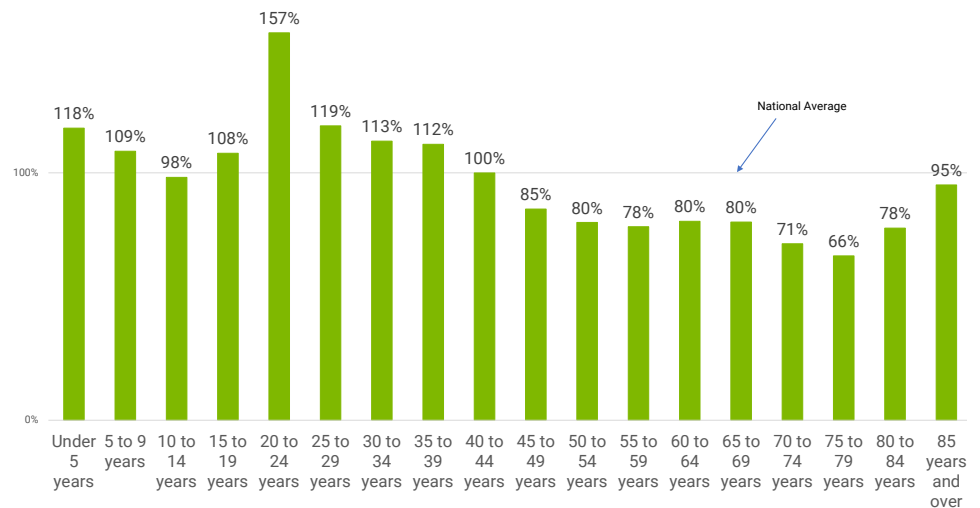
Figure 6: Fargo-Moorhead MSA Age Group Concentrations Relative to National Averages

The $3.2 billion FM Area Diversion project will provide a significant economic impact that will support population growth in the short- to mid-term. Estimates of economic impact range from $1.4 to $3.8 billion. Assuming 50 percent of construction labor is sourced locally, this would inject an estimated $2.5 billion into the regional economy over several years of construction beginning in 2022. In addition to the direct construction impact, the flood protection project will protect the economy from future loss upon its completion and is likely to increase confidence for those moving to and investing in the region.

Technology will continue to drive efficiency in manufacturing, materials handling, and even some knowledge-based occupations. This will lead to changes in workforce structure, causing some occupations to decline while others are created. Analysis shows that the region may be positioned to avoid major impacts of automation due to the structure of the local workforce. Relatively few of the region's occupations are both highly concentrated locally and highly susceptible to automation (depicted in the upper-right-quadrant of Figure 7).

Table 1:   Fargo-Moorhead MSA Employment and Sector Concentrations

Industry Sector	2021 Jobs	Local Share vs Nation
Health Care & Social Assistance	25,850	131%
Government	19,411	86%
Retail Trade	15,617	104%
Manufacturing	10,310	88%
Accommodation & Food Svcs	10,207	94%
Finance & Insurance	9,691	150%
Construction	9,626	109%
Wholesale Trade	8,859	162%
Professional, Scientific, & Technical Svcs	7,776	74%
Transportation & Warehousing	6,713	106%
Other Svcs (except Public Administration)	6,619	85%
Administrative & Support & Waste Management & Remediation Svcs	5,277	57%
Educational Svcs	3,242	82%
Information	3,005	110%
Agriculture, Forestry, Fishing & Hunting	2,635	137%
Real Estate & Rental & Leasing	2,234	85%
Arts, Entertainment, & Recreation	2,157	101%
Management of Companies & Enterprises	1,947	89%
Utilities	187	36%
Mining, Quarrying, & Oil & Gas Extraction	48	10%
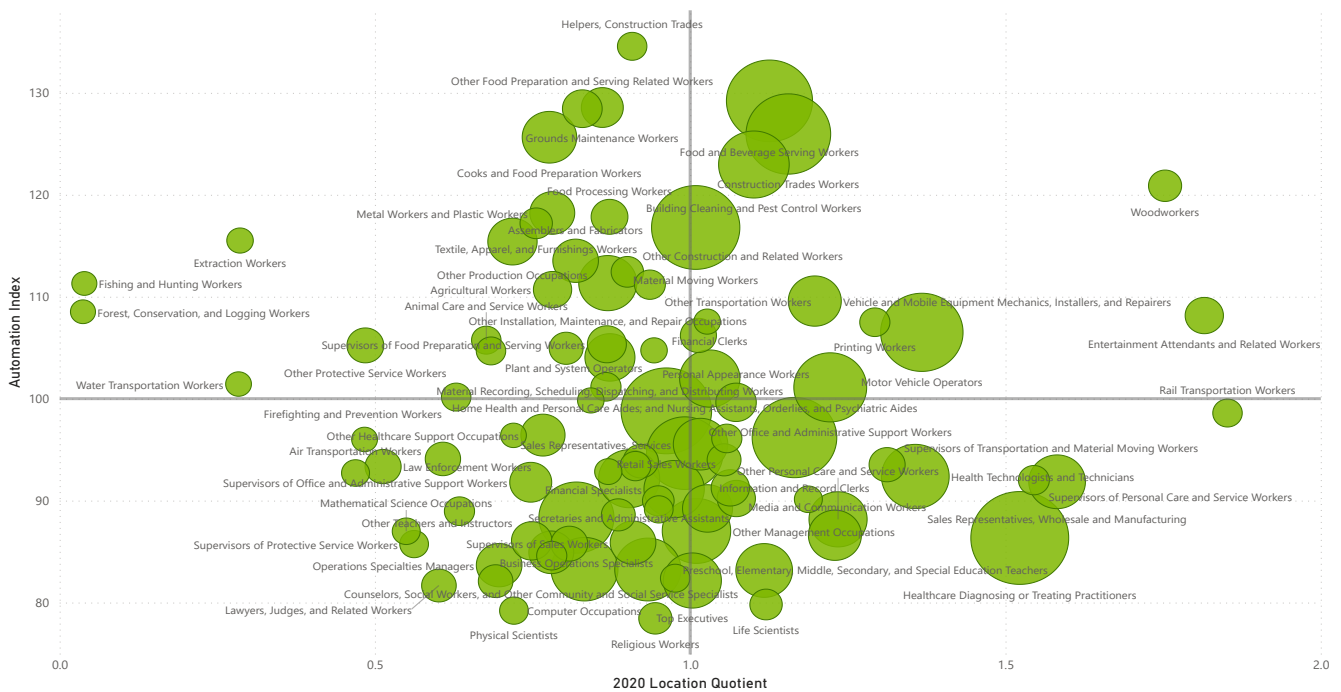
Figure 7: Location Quotient, Automation Index, and 2020 Jobs by Description

The 2050 Baseline Demographic Forecast was developed on the heels of the Covid-19 pandemic. The pandemic upended the daily lives of billions across the globe and led to significant disruptions in trade and travel. The impacts of the pandemic were numerous, from mental health and well-being to education and achievement gaps. This study took a look at how Covid-19 affected socioeconomic factors such as jobs and employment and how it may affect future travel behaviors.

Businesses made many adjustments to their operations and policies during the Covid-19 pandemic, including the Fargo-Moorhead region. One key adjustment during this period was shifting some employees from working in-person at offices and stores to remote work and telecommuting. By limiting in-person contact among employees, work-from-home options allowed businesses to maintain operations and workers to remain employed.

In early 2020, when the pandemic hit, remote work and telecommuting expanded sharply. According to estimates from the Bureau of Labor Statistics, it is estimated that work-from-home accounted for nearly 50 percent of paid work hours between April and December 2020, compared with just five percent before the pandemic.

A question that was posed during this study was what work-from-home trends might look like in the area as Covid-19 pandemic concerns begin to subside. This is an important question as it has the potential to upend anticipated future travel patterns based on socioeconomic projections. More people working remotely means fewer people commuting between home and work every day or traveling to different locations for work.

A study recently completed for Metro COG assessed what this might look like in the region. The Northwest Metro Transportation Plan is a subarea study that analyzed how land use and mobility needs should be planned out for northwestern portions of the Fargo-Moorhead metropolitan area. The study included several scenarios to better understand traffic impacts and potential surface transportation needs in the area.

One scenario involved a modal split analysis in which work-from-home arrangements were emphasized in future traffic patterns and trip generations along with increased pedestrian and bicycle trips. Based on existing levels of non-vehicular work travel, the study projected that 13.5 percent of work travel trips could be removed during peak hours from the future roadway network based on remote work and telecommuting. This would have significant positive impacts on roadway construction investment needs, commuter cost savings, and health and equity in the region.
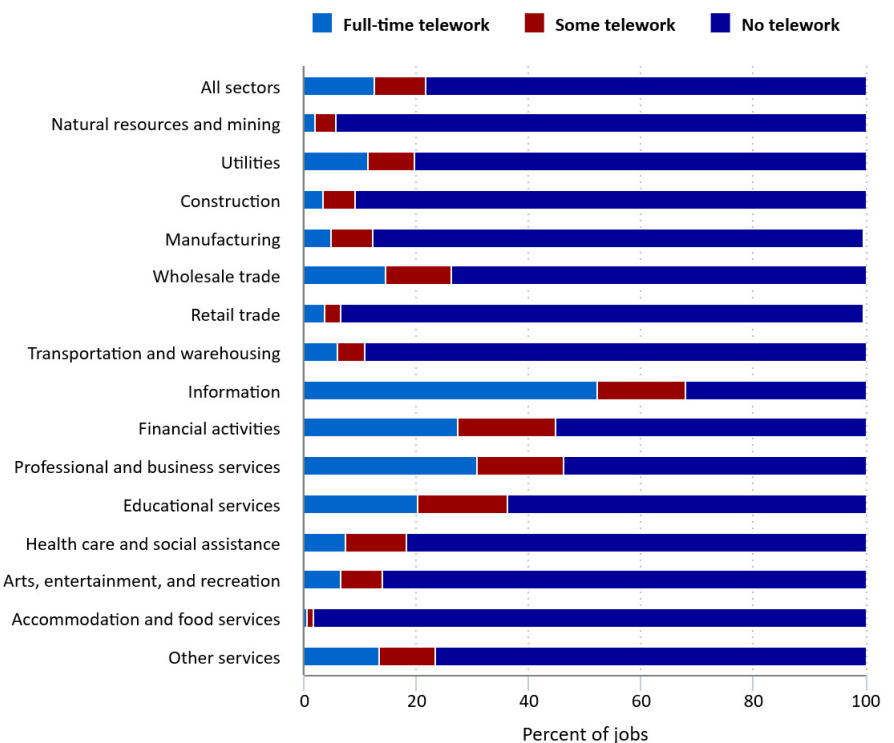
Figure 8: Telework Patterns by Industry in 2021

Review of Past Projections

Metro COG has produced socioeconomic forecasts for the Fargo-Moorhead metropolitan area approximately every five years since 1977. From 1986 to 2012, projections for both cities and counties in the region tended to be slightly under actual from the U.S. Census Bureau decennial counts.

In preparation for the 2050 Baseline Demographic Forecast, the 2020 population, household, and employment estimates completed for the 2017 Demographic Forecast Study were compared with their 2020 Census or 2016-2020 ACS counterparts.

The 2017 Demographic Forecast Study produced two forecast scenarios for population, households, and employment: a "Most Likely" and a "Best Case" scenario. The Most Likely scenario was based on the premise that significant factors affecting future growth at that time would be controlled primarily by existing conditions such as the mortality rate, birth rate, and the continued net in-migration of people of all ages. The Best Case scenario was based on the premise that all significant factors affecting future growth would align in a positive way to provide the best possible realistic conditions for growth. The results were future population, household, and employment forecasts that were as high as what may be reasonably expected as possible. Metro COG used the High Growth Scenario for the travel demand model used for Metro Grow, the 2045 Metropolitan Transportation Plan, as well as the associated travel demand forecasts.

One hurdle with the 2017 study was in predicting future growth for Horace. It was only in 2012 that Metro COG began developing separate projections for Horace as it became more interconnected with the metropolitan area. An unanticipated change to the 2017 forecasts occurred mid-study when Horace and Fargo reached an agreement that would allow Horace to obtain additional sewage treatment capacity to handle potential household growth, lifting a huge barrier to future city growth. Additionally, the West Fargo School District announced plans to move forward to build a new middle school and high school in Horace. These events resulted in the need to reconsider the rate of short-term growth in Horace. The population and household growth forecasts were modified to accommodate aggressively high levels of additional growth in Horace by 2025.

The Best Case scenario assumed substantial new development would be underway in Horace by 2017 and that short-term growth rates would be similar to those experienced by West Fargo in recent years. However, this forecast vastly overestimated the actual growth in Horace during that initial time period and is now only picking up today.

Quality of the 2020 Census

Accurate decennial census data is critical to making effective decisions at the national, state, and local level. In addition, the Census Bureau's population counts affect congressional redistricting, social program funding, school planning, and more.

The 2020 Census faced a series of challenges that could affect its quality, including the Covid-19 pandemic and related stay-at-home orders, new household dynamics, displacement of college students, and natural disasters. The Census Bureau also delayed its operations and shortened fieldwork during the pandemic, and it implemented a new privacy definition for protecting publicly released data. These factors delayed the release of the 2020 Census data products and have led to increased scrutiny of that data by policymakers and data users while raising questions about the extent of undercounts or overcounts, with implications for political representation and the allocation of federal and state resources.

The U.S. Census Bureau's research on data quality has concluded that the national total in the 2020 Census was largely accurate, but has estimated miscounts for some states and demographic groups, including overcounts in Minnesota. However, any data corrections to the final counts are likely to be limited due to Census Bureau rules that do not permit broader challenges. The agency has indicated that it will not change what it has already delivered for congressional reapportionment, though it does incorporate count corrections into post-census population estimates. Some demographers and researchers also have included warnings about data quality in studies and publications using 2020 Census data.

Table 2: Summary of Past Demographic Projections - 1986 to 2017

Fargo	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045
1986	75,000									
1991	86,814	92,307	97,356	105,017	110,124	115,516				
1996	87,301	92,800	97,611	103,440	108,501	113,805				
2001		97,911	103,454	109,946	115,239	122,593	128,772			
2006			105,600	112,870	120,010	127,340	135,050	142,740		
2012				113,540	122,050	130,370	139,030	147,260	154,170	
2017					129,690	140,030	151,810	162,450	172,140	179,800
Actual Census or Census Estimate	**90,599**	**97,259**	**105,549**	**118,093**	**125,990**					

Moorhead	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045
1986	34,285									
1991	34,799	35,959	36,373	36,753	36,956	37,145				
1996	35,190	36,351	36,950	37,984	38,842	36,698				
2001		33,138	32,950	35,314	35,512	36,740	37,082			
2006			36,890	40,920	43,640	46,360	49,110	51,670		
2012				42,250	45,050	47,820	50,440	52,950	54,990	
2017					47,120	50,290	53,340	56,390	59,100	61,420
Actual Census or Census Estimate	**32,177**	**34,711**	**38,065**	**41,901**	**44,505**					

West Fargo	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045
1986	15,500									
1991	14,609	15,723	16,671	18,195	19,302	20,293				
1996	15,165	16,317	17,296	18,869	20,001	21,021				
2001		16,580	17,518	18,807	19,712	22,290	23,404			
2006			24,430	27,840	29,680	30,440	30,040	28,870		
2012				30,010	35,020	38,290	41,020	43,450	45,190	
2017					37,370	40,140	42,000	43,240	43,660	43,270
Actual Census or Census Estimate	**14,940**	**20,584**	**25,830**	**33,398**	**38,626**					

Dilworth	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045
1986	2,862									
1991	2,859	2,997	3,078	3,208	3,324	3,377				
1996	3,093	3,241	3,328	3,467	3,592	3,649				
2001		3,107	3,089	3,376	3,395	3,674	3,708			
2006			3,920	4,440	4,840	5,160	5,210	5,190		
2012				4,360	4,650	4,890	5,130	5,380	5,600	
2017					4,760	5,210	5,620	5,960	6,270	6,510
Actual Census or Census Estimate	**3,001**	**3,480**	**4,024**	**4,438**	**4,612**					

Horace	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045
1986*	-									
1991*	-	-	-	-	-	-				
1996*	-	-	-	-	-	-				
2001*		-	-	-	-	-	-			
2006*			-	-	-	-	-	-		
2012				2,590	2,690	2,850	2,880	2,920	2,940	
2017					5,070	8,190	8,940	9,500	9,820	10,040
Actual Census or Census Estimate	915	2,123	2,430	2,553	3,085					

* The 2012 Demorgraphic Forecast Study was the first to include projections for Horace

Cass County	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045
1986	108,212									
1991	119,743	126,795	133,365	143,270	149,625	156,103				
1996	119,743	126,795	133,365	143,270	149,625	156,103				
2001		130,548	137,938	144,666	151,630	159,212	167,172			
2006			150,550	163,140	174,340	184,680	193,700	201,190		
2012				162,450	175,760	187,390	198,300	208,390	216,700	
2017					189,900	206,620	221,350	233,940	244,460	251,940
Actual Census or Census Estimate	123,138	135,181	149,778	170,722	184,525					

Clay County	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045
1986	55,566									
1991	53,952	55,492	55,958	56,284	56,335	56,280				
1996	54,694	56,225	56,874	57,627	57,683	54,625				
2001		51,778	51,485	51,933	52,224	52,485	52,974			
2006			59,630	64,010	68,280	72,480	76,510	80,270		
2012				63,380	67,540	71,510	75,280	78,600	81,370	
2017					69,360	74,410	79,110	83,460	87,270	90,420
Actual Census or Census Estimate	51,229	54,122	58,999	62,181	65,318					

MSA	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045
1986	163,778									
1991	173,695	182,287	189,323	199,554	205,960	212,383				
1996	174,437	183,020	190,239	200,897	207,308	210,728				
2001		182,326	189,423	196,599	203,854	211,697	220,146			
2006			210,180	227,150	242,620	257,160	270,210	281,460		
2012				225,830	243,300	258,900	273,580	286,990	298,070	
2017					259,260	281,030	300,460	317,400	331,730	342,360
Actual Census or Census Estimate	174,367	189,303	208,777	232,903	249,843					

Population Forecasts Comparison

The population forecasts from the 2017 Demographic Forecast Study for each applicable geography, including age cohort, were compared to 2020 Census counts. Overall, the population forecast for the MSA was 3.7 percent higher than the actual 2020 Census population count of 249,843. Among the geographies analyzed in 2017, only West Fargo exceeded its population projections by 3.3 percent. Population projections for Fargo, Dilworth, and Cass County were overestimated by 2.9 percent to 3.2 percent, while projections for Moorhead and Clay County were overestimated by 5.9 percent and 6.2 percent respectively. Projections for Horace were the most erroneous, being off by 64.3 percent. The tables below illustrate the variance between the 2020 Census population count and the forecasted population for each of the seven major geographies from the 2017 study.

Households Forecasts Comparison

The 2020 household forecasts from the 2017 study were compared to the 2016-2020 ACS. Overall, the household forecast was 3.2 percent higher than the ACS number of 101,722 households. With the exception of Horace, the Best Case projections were comparatively close to the 2016-2020 ACS numbers, with a deviation varying from 1.4 percent for Fargo to 8.6 percent for Clay County. The household forecast for Horace was over by 76 percent. The 2017 study underestimated household numbers for West Fargo by 4.3 percent.

Table 3:   2017 Population Forecast Projections - Best Case

2017 Best Case	2020	Actual Census	2025	2030	2035	2040	2045
Fargo	129,690	**125,990**	140,030	151,810	162,450	172,140	179,800
Moorhead	47,120	**44,505**	50,290	53,340	56,390	59,100	61,420
West Fargo	37,370	**38,626**	40,140	42,000	43,240	43,660	43,270
Dilworth	4,760	**4,612**	5,210	5,620	5,960	6,270	6,510
Horace	5,070	**3,085**	8,190	8,940	9,500	9,820	10,040
Cass County	189,900	**184,525**	206,620	221,350	233,940	244,460	251,940
Clay County	69,360	**65,318**	74,410	79,110	83,460	87,270	90,420
MSA	259,260	**249,843**	281,030	300,460	317,400	331,730	342,360

Table 4:   2017 Population Forecast Projections - Most Likely

2017 Most Likely	2020	Actual Census	2025	2030	2035	2040	2045
Fargo	130,590	**125,990**	142,760	153,840	163,360	171,540	178,900
Moorhead	45,740	**44,505**	48,850	51,860	54,630	56,990	58,870
West Fargo	37,130	**38,626**	39,440	41,020	42,020	42,190	41,720
Dilworth	4,740	**4,612**	5,160	5,590	5,910	6,180	6,440
Horace	2,770	**3,085**	2,960	3,090	3,180	3,240	3,280
Cass County	187,740	**184,525**	203,130	216,410	227,540	236,410	243,370
Clay County	68,780	**65,318**	73,430	77,750	81,520	84,660	87,180
MSA	256,520	**249,843**	276,560	294,160	309,060	321,070	330,550

Table 5:   2017 Household Forecast Projections - Best Case

2017 Best Case	2020	Actual ACS	2025	2030	2035	2040	2045
Fargo	56,280	**55,478**	60,260	64,650	66,630	70,550	73,530
Moorhead	17,830	**16,798**	19,190	20,610	21,880	23,010	23,810
West Fargo	13,460	**14,059**	13,950	14,630	15,540	15,690	15,840
Dilworth	2,030	**1,874**	2,150	2,290	2,470	2,530	2,630
Horace	1,730	**983**	2,710	2,980	3,190	3,360	3,520
Cass County	78,160	**77,027**	83,820	89,290	92,520	96,750	99,960
Clay County	26,810	**24,695**	28,630	30,560	32,310	33,690	34,970
MSA	104,970	**101,722**	112,450	119,850	124,830	130,440	134,930

Table 6:   2017 Household Forecast Projections - Most Likely

2017 Most Likely	2020	Actual ACS	2025	2030	2035	2040	2045
Fargo	55,890	**55,478**	59,790	63,810	66,270	68,770	71,440
Moorhead	17,120	**16,798**	18,560	19,780	20,980	22,030	22,560
West Fargo	13,390	**14,059**	13,550	13,780	14,090	14,460	14,680
Dilworth	1,990	**1,874**	2,110	2,230	2,390	2,440	2,510
Horace	920	**983**	990	1,040	1,060	1,090	1,110
Cass County	76,950	**77,027**	81,240	85,810	88,880	92,170	95,210
Clay County	26,270	**24,695**	28,260	29,940	31,630	32,870	33,850
MSA	103,220	**101,722**	109,500	115,750	120,510	125,040	129,060

Household Size

The overall forecast estimate for persons per household in the MSA in the 2017 study nearly mirrored the actual 2020 Census/2016-2020 ACS number. The 2020 data shows an average of 2.46 persons per household in Cass and Clay counties compared to 2.47 persons per household anticipated in the 2017 study. For comparison, 2010 data for the MSA showed the regional persons per household average was 2.32. Though it was projected, this number is notable as the average household size of the MSA climbed for the first time in decades.

Group Quarters

One variation between the 2012 Demographic Forecast Study and the 2017 study was the lack of group quarter forecasts. Group quarters are places where people live or stay in a group living arrangement typically owned or managed by an organization that provides specialized housing and/or services for residents. Group quarters (or GQs) differ from typical household living arrangements as people living in GQs are usually not related to one another. These typically include nursing and assisted living facilities, dormitories, and correctional or rehabilitation facilities.

Compared with the 2012 forecasts, the last of which contained detailed group quarter forecasts, the actual 2020 Census count of people living in group quarters was 16.5 percent lower than the forecast number for the MSA. Part of this discrepancy can likely be explained by the lack of university students living in GQs towards the beginning of Covid-19 shutdowns in 2020, at a time when decennial information was being collected for the U.S. Census Bureau. The group quarters population in 2020 was 3.1 percent of the total population for Cass County, 4.8 percent for Clay County, and 3.6 percent for the entire MSA.

Table 7:   2017 Household Size Projections - Best Case and Most Likely

2017 Best Case	2020	Actual Census/ACS
Fargo	2.30	**2.27**
Moorhead	2.64	**2.65**
West Fargo	2.78	**2.75**
Dilworth	2.34	**2.46**
Horace	2.93	**3.14**
Cass County	2.43	**2.40**
Clay County	2.59	**2.64**
MSA	2.47	**2.46**

2017 Most Likely	2020	Actual Census/ACS
Fargo	2.34	**2.27**
Moorhead	2.67	**2.65**
West Fargo	2.77	**2.75**
Dilworth	2.38	**2.46**
Horace	3.01	**3.14**
Cass County	2.44	**2.40**
Clay County	2.62	**2.64**
MSA	2.49	**2.46**

Table 8:   2012 Group Quarter Projections - Scenario A (Best Case)

2012 Scenario A	2020	Actual Census	2025	2030	2035	2040
Cass County	6,180	**5,757**	6,670	7,260	7,940	8,260
Clay County	4,180	**3,133**	4,490	4,810	5,230	5,560
MSA	10,360	**8,890**	11,160	12,070	13,170	13,820

Table 9:   2012 Group Quarter Projections - Scenario B (Most Likely)

2012 Scenario B	2020	Actual Census	2025	2030	2035	2040
Cass County	5,840	**5,757**	6,290	6,870	7,110	7,480
Clay County	4,030	**3,133**	4,270	4,580	4,910	5,190
MSA	9,870	**8,890**	10,560	11,450	12,020	12,670

Employment Forecasts Comparison

Employment forecasts in the 2017 Demographic Forecast Study were based on existing employment patterns, anticipated economic sector growth, and other factors determined after analyzing 2015 employment data. Employment data from 2001 to 2015 were reviewed and the methodology used by the Greater Fargo-Moorhead Economic Development Corporation (GFMEDC) 2017 Workforce Study was scrutinized.

A 2015 jobs baseline was developed that closely matched the number of jobs estimated by the workforce study for the Fargo-Moorhead metropolitan area. The jobs forecast was developed by applying the proportion of 2015 jobs to the working age population in 2015 to the future year working age population.

Unemployment

At the time of the 2017 study, the average annual unemployment rate in the Fargo-Moorhead metropolitan area was approximately 2.4 percent, but in 2020 that rate had risen to approximately 4.4 percent. This is due largely to the initial impacts of Covid-19 on the economy, with widespread implementation of social distancing measures and temporary shutdowns or reductions in business operations. By February 2022, the employment rate had fallen back to 2.4 percent.

Table 10: 2017 Employment Forecast Projections - Best Case

2017 Best Case	2020	Actual ACS	2025	2030	2035	2040	2045
Fargo	114,193	**98,939**	120,722	128,066	136,649	143,644	148,421
Moorhead	18,917	**16,154**	19,998	21,215	22,637	23,796	24,587
West Fargo	14,504	**15,085**	15,333	16,266	17,357	18,245	18,852
Dilworth	1,245	**1,289**	1,317	1,397	1,490	1,567	1,619
Horace	353	**378**	373	396	422	444	458
Casselton	1,156	**970**	1,222	1,296	1,383	1,454	1,503
Kindred	359	**346**	380	403	430	452	467
Mapleton*	-	**318**	-	-	-	-	-
Barnesville	953	**748**	1,007	1,068	1,140	1,198	1,238
Glyndon	631	**431**	667	708	755	794	820
Hawley	1,223	**877**	1,293	1,372	1,464	1,539	1,590
Cass County	132,868	**121,217**	140,463	149,008	158,995	167,133	172,693
Clay County	24,186	**21,796**	25,569	27,124	28,942	30,424	31,436
MSA	161,081	**143,013**	166,032	176,133	187,938	197,557	204,128

Table 11: 2017 Employment Forecast Projections - Most Likely

2017 Most Likely	2020	Actual ACS	2025	2030	2035	2040	2045
Fargo	113,656	**98,939**	119,213	125,915	133,918	140,328	144,471
Moorhead	18,828	**16,154**	19,748	20,859	22,184	23,246	23,933
West Fargo	14,436	**15,085**	15,142	15,993	17,010	17,824	18,350
Dilworth	1,240	**1,289**	1,300	1,373	1,461	1,530	1,576
Horace	351	**378**	368	389	414	433	446
Casselton	1,151	**970**	1,207	1,275	1,356	1,421	1,463
Kindred	357	**346**	375	396	421	441	454
Mapleton*	-	**318**	-	-	-	-	-
Barnesville	948	**748**	994	1,050	1,117	1,171	1,205
Glyndon	628	**431**	659	696	740	776	798
Hawley	1,218	**877**	1,277	1,349	1,435	1,503	1,548
Cass County	132,242	**121,217**	138,707	146,506	155,817	163,275	168,096
Clay County	24,072	**21,796**	25,249	26,669	28,364	29,721	30,599
MSA	160,323	**143,013**	163,956	173,175	184,181	192,997	198,695

* The 2017 Demographic Forecast Study omitted employment projections for Mapleton

Results Summary

Overview

The 2050 combined counties population is estimated to be 357,322 with an average growth rate of 1.44 percent per year. Individual 2050 county populations are 93,556 for Clay County, Minnesota and 263,766 for Cass County, North Dakota. These individual county populations comprise the total population in the model developed for this forecast study.

Scenarios

Similar to past demographic forecasts, two projection scenarios were created: a "Most Likely" forecast which outlines a baseline projection, and a "High Growth" scenario which outlines a fast-growing situation. These scenarios were created by manipulation of the birth, death, and migration rates that underpin the forecast model. These two scenarios allow for more variation in a forecast which increases the overall power of the forecast.

Demographic Results

Cohort modeling produces information about changes in specific demographic characteristics in addition to changes in aggregate population size over time. Two pyramid charts compared the distributions of age by gender for the base year, 2020, and the future year, 2050. These charts were placed one over the other to highlight changes over the model period. As time passes, the population distribution by age is expected to display "flattening" across age groups so that the chart resembles a pillar more than a pyramid.
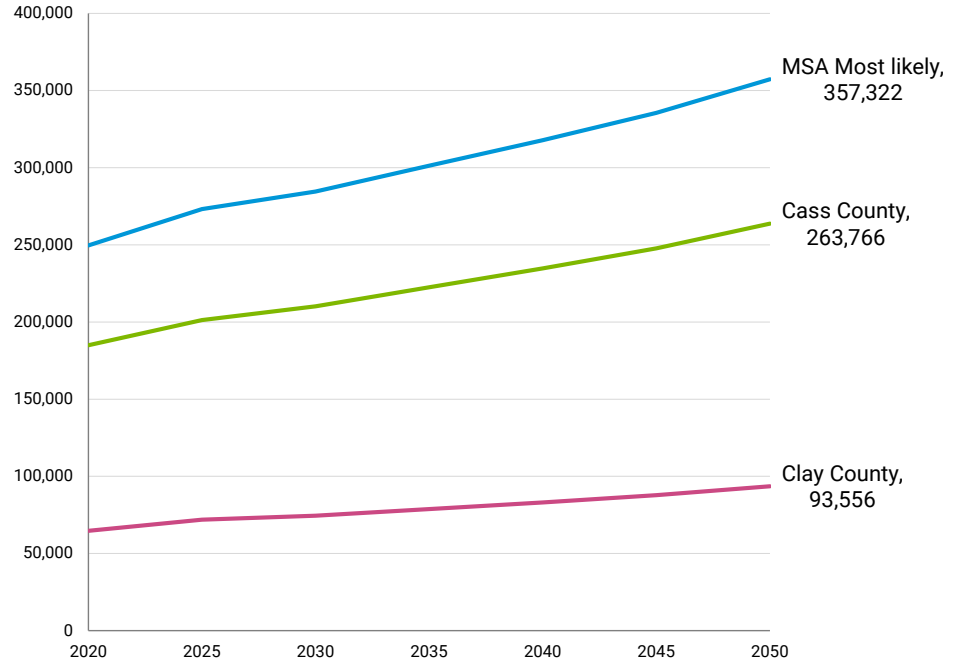
Figure 9: Total MSA Projected Population Scenarios
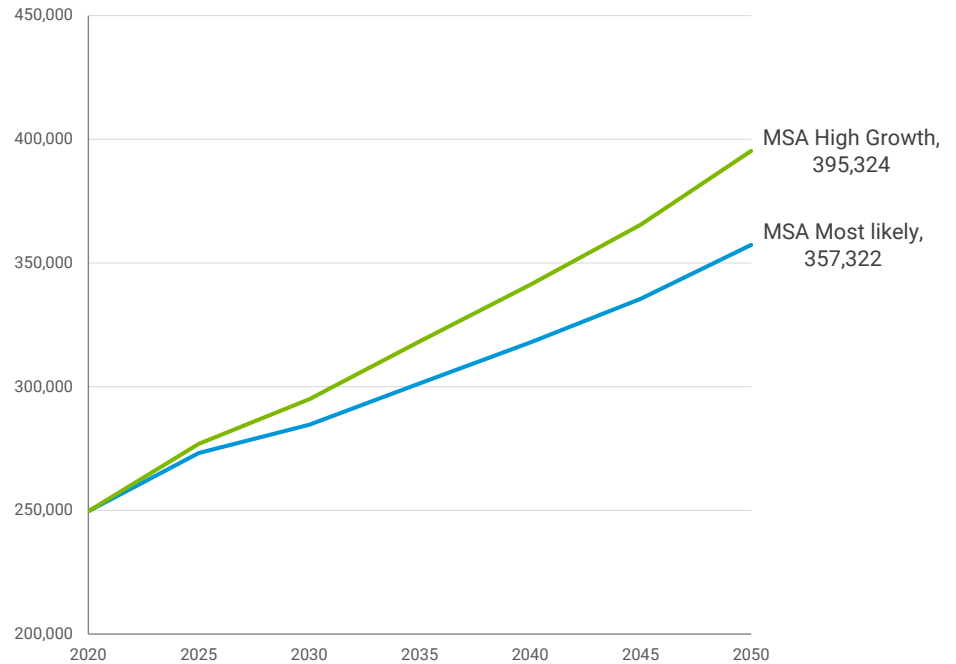
Figure 10: Total MSA Projected Population Scenarios

Table 12: Total MSA Projected Population Scenarios by Year

Area	2020	2025	2030	2035	2040	2045	2050
MSA Most likely	249,648	273,216	284,619	301,327	317,850	335,540	357,322
MSA High Growth	249,648	276,882	294,955	318,346	341,205	365,511	395,324

The 2020 chart shows the relative number of young people in the area's population is quite significant. This is due to the region's robust higher education system as well its attractiveness to young families and recent college graduates. This concentration will continue even within the context of the population flattening that is expected to occur nationwide and to a lesser extent locally.

This balances the influence of trends that are expected nationwide as well as modeling trends as they pertain specifically to the Fargo-Moorhead metropolitan area.

● Female　● Male

Age	Female	Male
Age 85 years and older	1.3%	0.6%
Age 80 to 84 years	0.9%	0.9%
Age 75 to 79 years	1.1%	1.4%
Age 70 to 74 years	1.6%	2.0%
Age 65 to 69 years	2.2%	2.3%
Age 60 to 64 years	2.6%	2.6%
Age 55 to 59 years	2.5%	2.5%
Age 50 to 54 years	2.4%	2.6%
Age 45 to 49 years	2.4%	3.0%
Age 40 to 44 years	2.9%	3.7%
Age 35 to 39 years	3.4%	4.0%
Age 30 to 34 years	3.6%	4.3%
Age 25 to 29 years	3.9%	4.7%
Age 20 to 24 years	5.2%	3.5%
Age 15 to 19 years	3.4%	3.2%
Age 10 to 14 years	3.0%	3.3%
Age 5 to 9 years	3.2%	3.4%
Age 0 to 4 years	3.2%	3.0%

Figure 11: Fargo-Moorhead MSA Age Structure, 2020

● Female　● Male

Age	Female	Male
Age 85 years and older	0.9%	0.5%
Age 80 to 84 years	1.1%	1.1%
Age 75 to 79 years	1.4%	1.6%
Age 70 to 74 years	1.8%	2.1%
Age 65 to 69 years	2.4%	2.4%
Age 60 to 64 years	2.7%	2.6%
Age 55 to 59 years	2.6%	2.6%
Age 50 to 54 years	2.5%	2.6%
Age 45 to 49 years	2.6%	3.1%
Age 40 to 44 years	2.9%	3.6%
Age 35 to 39 years	3.4%	3.9%
Age 30 to 34 years	3.6%	4.2%
Age 25 to 29 years	3.8%	4.5%
Age 20 to 24 years	4.9%	3.4%
Age 15 to 19 years	3.4%	3.2%
Age 10 to 14 years	3.0%	3.3%
Age 5 to 9 years	3.2%	3.4%
Age 0 to 4 years	2.7%	2.9%

Figure 12: Fargo-Moorhead MSA Age Structure, 2050

Analysis

Overview and Initial Model Inputs

For the 2050 Baseline Demographic Forecast, a cohort-based estimation approach has been used to develop initial growth scenarios is based primarily on trend variables (cohort age structures, industry labor distribution), dynamic variables (birth rates, death rates, migration), and constants (household to demographic relationships, labor force participation rates, gender ratio).

This forecast uses a cohort-based estimation approach. Actual physical cohort populations that make up the population of the Fargo-Moorhead area are influenced by changes in births, deaths, and migration from year to year. If future births, deaths, and migration can be modeled, then their impact on the on-going cohort populations can be measured and used to estimate the cohort populations themselves. This approach also allows for a deeper understanding of why the populations are changing over the course of the next 30 years.

Trend Variables

To predict and explain socioeconomic projections, regression equations often use time trends or trend variables such as cohort age structures and labor distribution. There are three main reasons for introducing trend variables. One reason is that a time trend captures the trajectory of the variable over time, providing forecasts of a particular socioeconomic variable. The second reason is that a time trend captures the effect of relevant variables in the regression equation that change over time and are not directly measurable. And a third advantage is that the time trend may capture specification errors in regression equations.

Cohort Age Structure

Cohort age structures are the primary trend variable used to determine population projections in the Fargo-Moorhead MSA, which includes both Cass County, North Dakota, and Clay County, Minnesota. A cohort is a group of people who share a defining characteristic which, in this instance, is age.

The age cohort analysis used in this study splits the total population into five-year age groups divided by gender and then uses past data to predict each of those cohorts' future growth individually. This produces granular data for future years because the prediction accounts for the current five-year age-by-gender structure. This improves accuracy by accounting for the influences of population age and gender structures.

Cohort age structures are derived from balancing dynamic variables such as births, deaths, and migration with each component differentiated by age. By estimating the natural replacement rate for each age group, population estimates are created for each age group in the next five-year increment.

Industry Labor Distribution

The second trend variable analyzed in the 2050 Baseline Demographic Forecast is industry labor distribution. The data for this comes from the Bureau of Labor Statistics and the Quarterly Census of Employment and Wages (QCEW), which covers more than 95 percent of U.S. jobs at the county and MSA level by industry.

Trend Variables
- Cohort age structures
- Industry labor distribution

Dynamic Variables
- Birth rates
- Death rates
- Migration

Constants
- Household and demographic relationship
- Labor force participation
- Gender ratio
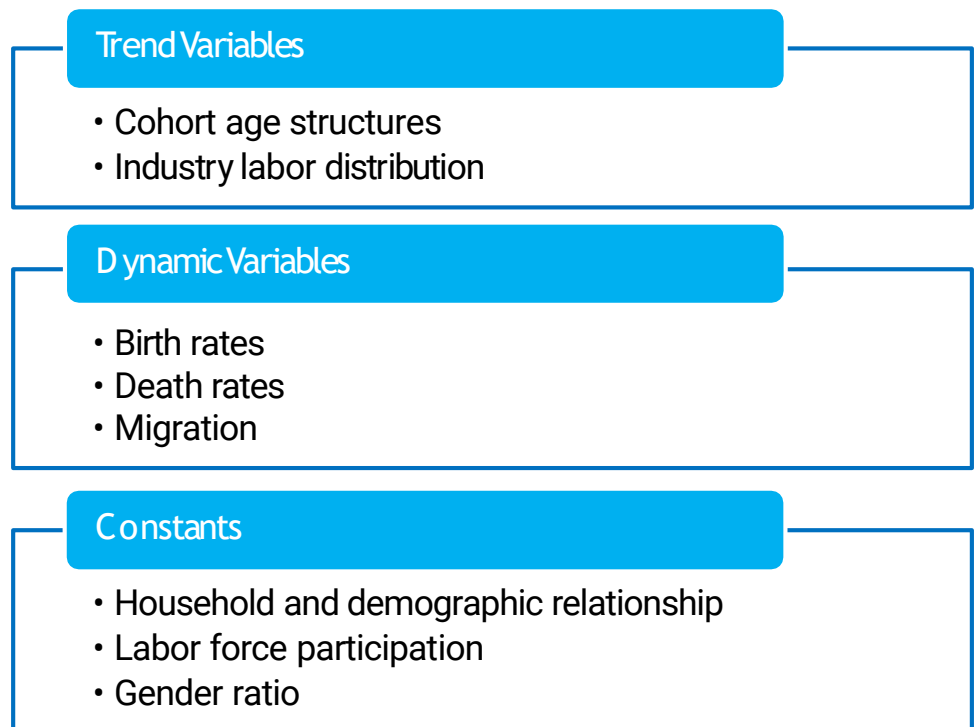
Figure 13: Variables and Constants Used to Develop Demographic Forecast Models

Dynamic Variables

The population of an area grows or declines through the interaction of three dynamic variables: fertility, mortality, and migration. To project future population, assumptions are developed about how the current rates of births, deaths, and immigration and emigration will change in the future. Based on these assumptions, age- and gender-specific population increases or decreases over a future period are calculated and added to U.S. Census results or other estimates of the population at the beginning of a certain time period.

Birth Rates

Birth rate data comes from the Centers for Disease Control (CDC) Wonder data system. The CDC maintains current birth rates per thousand by mother's age, among other characteristics. The mother's age is an important element because birth rates differ by age and female age cohort populations will change over time.

The CDC data is limited to larger populations due to data integrity suppression for privacy protection in less populous geographies. For this reason, there is CDC data for Cass County but there is no birthrate data for Clay County. Clay County is grouped into an "other counties in Minnesota" category so the data associated with Clay County includes too much spurious information for use in this exercise. This analysis uses the Cass County figure as a proxy for the entire Fargo-Moorhead MSA.

There is data for Cass County that covers the age cohorts of 15-to-19 years to 40-to-44 years that comes from the year 2020. While birth rates have been declining since the 1990s, these declines have started to level off in more recent years and in certain groups. Rates for women over 35 have increased slightly in recent years but teen birth rates continue to fall.

Table 14: Sample Birth Rates

Age Group	Births/1,000 Women
15-19 years	9.31
20-24 years	30.5
25-29 years	97.1
30-34 years	115.0
35-39 years	55.9
40-44 years	11.9

Although there are some age-specific trends, overall birth rates are not expected to rise in the future.

To generalize these trends, future birth rates are decreased in this model using an exponential decay function with a decreasing decay rate. The rate of decay begins at three percent per year and declines to 0.2 percent per year by 2050. This approach allows for birth rates to decline, as they most likely will, but for this decline to level off in the near- to mid-term which is consistent with observed birth rate trends. These estimated birth rates are applied to the populations in the related cohorts to calculate births for the next five-year time period.

Death Rates

Deaths are estimated based on observed death rates for both Cass and Clay counties. These death rates are from the CDC Wonder data system and reflect average rates from 1999 to 2020. The death rates were then averaged between the counties and weighted by the number of people in each county for each corresponding cohort. The impact of Covid-19 on these averaged rates is negligible, because many years of data are averaged together.

There are minor differences in death rates between the two counties, but systematic differences are unlikely. Using this kind of average in a model of this nature, especially a model with a long time span, ensures that spurious trends do not form in the estimated death data.

Like birth rates, death rates are reduced using an exponential decay function at a decreasing rate. This decreasing rate accounts for the fact that although lifespan is expected to increase over the next 30 years, there are natural limits to human longevity. Additionally, reducing the rate in this manner accounts for the increasing level of uncertainty as the model moves forward through time.

Death rates in the highest age category are artificially high due to a lack of data in this group. The model should not develop an excess of people over the age of 85 over time, because even with rising life expectancy, death is exponentially more likely each year once people reach their eighties and nineties.

Table 13: Death Rates (per 1,000 Residents)

Age Group	Female	Male
Age 45 to 49 years	0.178	0.242
Age 50 to 54 years	0.205	0.350
Age 55 to 59 years	0.326	0.545
Age 60 to 64 years	0.348	0.790
Age 65 to 69 years	0.596	1.012
Age 70 to 74 years	0.947	1.782
Age 75 to 79 years	1.861	2.904
Age 80 to 84 years	2.995	4.783
Age 85 years and older	28.474	48.320

Migration

Migration is a critical component of the model created for the 2050 Baseline Demographic Forecast. Net migration accounts for much of the population growth or declines that an area experiences. The overall trend in the Fargo-Moorhead MSA is that of growth and positive net migration rates. Migration rates were estimated from data from the U.S. Census Population Estimates Program from 2009 to 2019. Data from this program was separated by county and by international and domestic migration.

A series of non-linear functions are used to predict future rates, which account for the naturally periodic condition of migration trends. The predictions are created at yearly intervals and produce statistically sound results for data prediction.

In order to apply these predictions to the cohort model, five-year averages are taken that correspond to each time period. This two-step approach allows for general estimates that move up and down, which is consistent with recent net positive, but cyclical, migration gains in the region.

Constants
The last piece in the model of the 2050 Baseline Demographic Forecast is constants. Whereas variables in demographic modeling are values that respond accordingly if or when there is a change in a condition, constants are fixed and do not change in value over time. Constants usually represent known values whereas variables indicate values that are not yet known. The three constants in the cohort-based estimation approach are the household and demographic relationship, labor force participation, and gender ratio.

Household and Demographic Relationship
The household and demographic relationship constant refers to the average size of households in the Fargo-Moorhead MSA. Average household size was estimated by looking at U.S. Bureau block-level data going back to 2000. In 2020, the average household size for the Fargo-Moorhead MSA was 2.46 persons per household, with 2.40 persons per household in Cass County and 2.64 persons per household in Clay County.

Labor Force Participation Rate
The labor force participation rate constant is an estimate of the economy's active workforce in the U.S.

Table 15: Modeled Migration Rates (Net Population Change per 1,000 Residents)

Years:	'20-'24	'25-'29	'30-'34	'35-'39	'40-'44	'45-'50
MN International	1.9	1.4	2.0	1.3	2.1	1.2
MN Domestic	0.6	1.0	2.3	0.8	0.7	2.3
ND International	3.7	3.6	3.5	3.7	3.8	3.6
ND Domestic	11.6	6.6	10.0	8.3	8.2	10.1

The formula is the number of people ages 16 and older who are employed or actively seeking employment, divided by the total non-institutionalized, civilian working-age population.

Rates for labor force participation comes from the Bureau of Labor Statistics. The labor force participation rate for the past 20 years has varied between a high of 66.7 percent in 2002 and a low of 60.2 percent at the beginning of the Covid-19 pandemic in 2020. However, the average rate since 2013 has been relatively stable at approximately 63 percent.

Gender Ratio
The gender ratio constant is the number of male births for every 100 female births. This ratio is around 105 males to 100 females worldwide, though the average is about 98 males per 100 females in the United States. In the Fargo-Moorhead MSA, the ratio is 102 males per 100 females.

Initial Model Outputs
The initial model outputs are the three primary socioeconomic factors vital to supporting different planning efforts throughout the region: population, households, and employment. For Metro COG, these outputs are used to explain and predict future travel patterns through revision and updating of the region's Travel Demand Model (TDM). The model estimates travel demand by evaluating the location and amount of housing and employment, the number of people in each household, and the types of jobs in different employment categories.
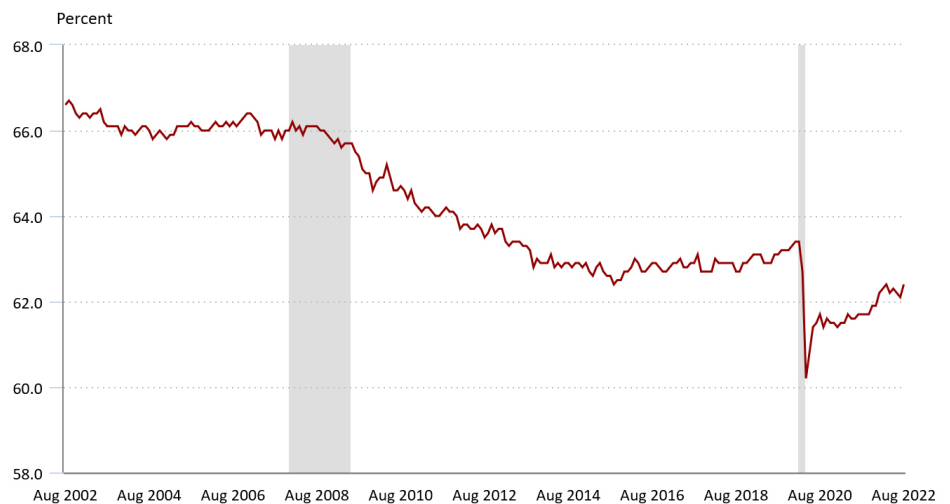
Figure 14: U.S. Labor Force Participation Rates from 2002 to 2022

Methodology and Area Refinement

Data for the 2050 Baseline Demographic Forecast was initially modeled at the county level due to the availability of data and estimation accuracy for the MSA as a whole. To develop projections for cities and townships within Metro COG's MPA boundary, a three-step process was developed. This process and the demographic projections that have been developed will assist with future decision-making for transportation planning and other local planning needs.

In addition to the cities and townships within the MPA, rural areas of Cass County and Clay County that lay outside the MPA were analyzed as a whole.

Step 1: Linear and Cohort-based Forecasting

Additional U.S. Census data was required to forecast the population for each city, township, and areas outside of the MPA in Cass and Clay counties. Metro COG provided historical population data from 2012 to 2020 for each city and township inside the MPA boundary. The populations for each of these geographies were then forecast using a linear trend analysis, which analyzes historical data and ascribes a straight line based on the percentage change of populations in the past, providing the best average fit to historical data. Each city and township forecast was then calibrated to ensure a reasonable fit within each of the county forecasts based on the cohort methodology.

Initial data for households, household size, household income, housing unit types, owner versus renter-occupied housing, vehicle ownership per household, and the number of enrolled college students was taken from the American Community Survey five-year estimates from the years 2011 to 2020. While 2020 was unprecedented and disruptive due to the Covid-19 pandemic, most of the disruption is regressed within the linear trend analysis which minimizes any deviations overall.

Table 16: Cass County Cities and Townships

Cities	Townships
Argusville	Barnes
Casselton	Berlin
Fargo	Casselton
Harwood	Durbin
Horace	Everest
Frontier	Fargo
Kindred	Harmony
Mapleton	Harwood
North River	Mapleton
Oxbow	Normanna
Prairie Rose	Pleasant
Reile's Acres	Raymond
West Fargo	Reed
	Stanley
	Warren

Table 17: Clay County Cities and Townships

Cities	Townships
Barnesville	Alliance
Comstock	Barnesville
Dilworth	Eglon
Glyndon	Elkton
Hawley	Elmwood
Moorhead	Glyndon
Sabin	Hawley
	Holy Cross
	Humboldt
	Kragnes
	Kurtz
	Moland
	Moorhead
	Morken
	Oakport
	Riverton

Step 2: Calibration to Local Growth Plans and Trends

After the initial linear trend analysis, Metro COG compared forecast numbers with different land use and growth plans in the Fargo-Moorhead metropolitan area. This includes future land use plans as well as enrollment projections developed by school districts for Fargo, Moorhead, and West Fargo. Through this effort, demographic forecasts were adjusted to provide results that are more realistic to current and future conditions in the urbanized area of Fargo-Moorhead.

School Enrollment

Four primary school districts serve the urbanized area of Fargo-Moorhead including Fargo, Moorhead, West Fargo, and Dilworth-Glyndon-Felton. Since 2015, the total enrollment of these four districts has increased by 3,665 students, or 12.8 percent. Except for West Fargo, each school district saw a dip in enrollment between the 2019-2020 and 2020-2021 school years. Nationwide, there was a roughly 2.7 percent drop in enrollment, a loss of over 1.2 million students, much of it due to students leaving public school districts for private schools or other at-home learning options.

Since the 2015-2016 school year, the enrollment numbers for Fargo Public Schools (FPS) have remained relatively stable, even with increases in the general population. Enrollment increased by 171 students or 1.5 percent from 2015 to 2021. However, enrollment projections through the 2025-2026 school year show an annual growth rate of 1.04 percent, to 11,798 students by 2025.

Enrollment at Moorhead Area Public Schools has grown by 14.8 percent, or 922 students, since the 2015-2016 school year. This represents an average annual growth rate of 2.47 percent.

Projections developed by Moorhead Area Public Schools show an expected annual growth of 0.83 percent with an expected enrollment of 7,334 for the 2024-2025 school year.

Of the four primary school districts, West Fargo Public Schools has experienced the largest growth since the 2015-2016 school year. West Fargo Public Schools has grown by 27.85 percent, or 2,669 students, since 2015. In 2020, West Fargo surpassed Fargo in becoming the largest school district in the Fargo-Moorhead metropolitan area. Enrollment projections through the 2025-2026 school year show no signs of slowing, with a projected annual growth rate of 2.96 percent and a total of 13,705 students by 2025.

Dilworth-Glyndon-Felton (DGF) Public Schools is the only one of the four primary school districts to see a decline in enrollment since the 2015-2016 school year. However, there was no change in enrollment numbers from October 2020 to October 2021.

Table 18: Enrollment at Area Public School Districts

	Fargo Public Schools	Moorhead Area Public Schools	West Fargo Public Schools	DGF Public Schools	Total
2015-2016	11,157	6,232	9,585	1,663	28,637
2016-2017	11,203	6,530	9,996	1,659	29,388
2017-2018	11,364	6,618	10,569	1,648	30,199
2018-2019	11,317	6,837	10,957	1,642	30,753
2019-2020	11,444	6,973	11,443	1,628	31,488
2020-2021	11,206	6,961	11,615	1,566	31,348
2021-2022	11,328	7,154	12,254	1,566	32,302

Step 3: Analysis of Smaller Communities

Similar to the 2017 Demographic Forecast Study, the 2050 Baseline Demographic Forecast includes a brief analysis of communities outside the immediate metropolitan area. This includes information shared by smaller communities on their capacity for growth along with other observations and data that may affect demographic projections. Much of the analysis looks at the number of new residential units constructed in cities since the previous demographic forecast.

The smallest communities in the MPA such as Briarwood, Frontier, North River, and Prairie Rose in North Dakota, and Comstock in Minnesota, are either geographically constrained or are not expected to see significant changes in population, household, or employment growth at this time. These cities have been exempted from future growth analyses in this section.

Cities in North Dakota:

- **Argusville** – Argusville had a relatively large housing boom from 2000 to 2010 in the Leanord's Way subdivision when 88 new homes were built. Since then, both housing and population numbers have remained relatively stable. Much of the southern and eastern areas within city limits are in the floodplain. However, areas to the west will be taken out of the floodplain upon completion of the FM Diversion. With its proximity to the metropolitan area and the attraction of a fair number of younger families in years past, there could be housing development in the future, though this would be dependent on the city's infrastructure capacity. Otherwise, population numbers will likely see small increases or hold steady in the near term.

- **Casselton** – Although Casselton has the municipal infrastructure to support future development and has attracted a new $400M soybean crushing plant, the city does not have much land to expand for housing within current city limits at this time. Some of this is due to landowners continuing to farm or areas that have a high water table such as the northeast. Drain 62, Drain 64, and Swan Creek Diversion also present logistical hurdles to growth. Residential development will likely be slow for at least the next five to 10 years though commercial and industrial development will likely continue in the south near the I-94 interchange. There were 25 new single-family units built in Casselton in the last five years.

- **Harwood** – Harwood has seen small but steady growth in recent years. Seven new homes were constructed in Harwood between 2017 and 2018, with no further residential construction since. Similar to Argusville, Harwood will likely benefit from the FM Diversion when much of the city's surrounding area will be removed from the current floodplain both to the east and west.

- **Kindred** – Kindred has seen 54 new homes built in the city since 2017 and is poised for future development in the coming years. The city is completing a $4.62M wastewater lagoon project that includes upgrades to the main sanitary sewer lift station. Much of the new home construction has occurred in a new 100-plat subdivision adjacent to the Kindred Davenport Regional Airport, a subdivision which will likely see future expansion.

- **Mapleton** – Mapleton has experienced a surge in growth in recent years and is currently the fastest-growing city in the Fargo-Moorhead MSA by percentage. There were 123 housing starts since 2017, with most in the Meridian Grove subdivision. Mapleton has also seen a number of new commercial and industrial developments near the I-94 interchange. The city does have the potential for some long-term growth but it would require expansion of the city's current levee network. The city will not see major changes to its floodplain areas with the completion of the FM Area Diversion project. Mapleton is also in discussions in developing an agreement with Fargo to connect the city's current wastewater infrastructure to Fargo's Regional Water Reclamation Facility. This would facilitate further capacity for new residential, commercial, and industrial developments in the city.

- **Oxbow** – Oxbow and the surrounding area are ring diked and limited to further expansion. The Bakke subdivision (estimated population of 144) and the unincorporated community of Hickson (estimated population of 30) are in Pleasant Township and are protected by the ring dike as well but will likely remain outside city limits for the time being. There were approximately 78 new homes constructed in Oxbow since 2015, with an additional 18 lots available that are part of the newer portion of the Oxbow Golf and Country Club.

- **Reile's Acres** – Reile's Acres has been one of the faster-growing smaller communities in the area. Since 2017, the city has expanded northward and has added approximately 86 new homes. Future growth will be somewhat limited due to the extraterritorial area of Fargo as well as Drain 40 and protected agricultural lands administered by NDSU to the east. Future land use developed as part of the Northwest Metro Transportation Plan includes additional low-intensity residential development as well as small pockets of commercial and industrial development within the city's extraterritorial area.

Cities in Minnesota:

- **Barnesville** – Barnesville continues to grow, albeit slowly and at a slower pace than previous demographic forecast projections. However, the city is in a strong position in terms of its infrastructure capacity. The city had 52 housing starts from 2017 to 2022, averaging about 10 per year.

- **Glyndon** – Glyndon was one of only a few cities in the Fargo-Moorhead MPA to see a decrease in population from 2010 to 2020 (the others being the small communities of Briarwood, Frontier, North River, and Prairie Rose in North Dakota). There was a dip in enrollment in the Dilworth-Glyndon-Felton Public Schools from the 2017-2018 school year to the 2021-2022 school year from 1,648 students to 1,566 students. However, the city saw approximately 24 housing starts and several new businesses in the Stockwood Business Park from 2017 to 2022.

- **Hawley** – Hawley has not grown as fast as projected in previous demographic forecasts but continues to see positive growth. There were 25 new single-family homes constructed in Hawley since 2017. Hawley is also the only city outside the metropolitan area to have seen multifamily construction in the past five years, with a building start for a new 36-unit apartment in 2021. There have also been several new commercial and industrial developments adjacent to Highway 10 in the southern portion of the city. Hawley continues to plan for additional growth and has sufficient utility capacity for approximately the next 10 years.

- **Sabin** – Sabin will likely continue to have small but stable growth. Several limiting factors in the city include limited land available for housing, floodplain issues, and the city's location on top of the Buffalo aquifer which is sensitive to groundwater contamination. Sabin saw one new home constructed in the city in the past five years.

Detailed Projection Results

Total Population Most Likely Scenario

Area	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
MSA	249,843	273,216	284,619	301,327	317,850	335,540	357,322	1.4%
Cass County	184,525	201,292	210,140	222,569	234,743	247,753	263,766	1.4%
Clay County	65,318	71,923	74,479	78,758	83,107	87,787	93,556	1.4%
Cass County MPA	179,213	196,023	205,353	217,681	229,562	242,554	258,515	1.5%
Clay County MPA	61,181	67,513	69,797	73,794	77,848	82,396	87,949	1.5%
Fargo	125,990	135,147	140,312	145,195	150,063	155,681	164,507	1.0%
West Fargo	38,626	41,617	42,512	47,688	52,122	57,627	62,789	2.1%
Horace	3,085	6,263	8,316	9,409	11,297	12,356	13,615	11.4%
Argusville	480	488	527	519	512	535	539	0.4%
Briarwood	57	54	51	49	46	44	42	-0.9%
Casselton	2,479	2,631	3,138	3,629	3,782	3,934	4,023	2.1%
Frontier	195	210	223	233	225	222	215	0.3%
Harwood	794	927	1,003	1,044	1,092	1,137	1,195	1.7%
Kindred	889	1,122	1,209	1,244	1,272	1,352	1,432	2.0%
Mapleton	1,320	1,892	2,283	2,821	3,208	3,662	4,111	7.1%
North River	55	53	52	51	49	48	47	-0.5%
Oxbow	381	433	439	443	446	447	439	0.5%
Prairie Rose	56	53	54	54	55	56	57	0.1%
Reile's Acres	703	790	876	962	1,048	1,134	1,220	2.5%
Moorhead	44,505	49,997	51,367	54,638	57,989	61,863	66,766	1.7%
Dilworth	4,612	4,973	5,326	5,644	5,958	6,272	6,586	1.4%
Barnesville	2,759	2,875	3,086	3,201	3,292	3,376	3,459	0.9%
Comstock	100	94	94	93	93	92	92	-0.3%
Glyndon	1,306	1,385	1,469	1,483	1,493	1,499	1,501	0.5%
Hawley	2,219	2,314	2,404	2,495	2,585	2,676	2,766	0.8%
Sabin	619	641	672	702	733	764	778	0.9%
Rural Cass	5,312	5,269	4,787	4,888	5,181	5,199	5,251	0.0%
Rural Clay	4,137	4,410	4,682	4,964	5,259	5,391	5,607	1.2%
Cass ND School Age	33,803	37,509	39,311	41,821	44,183	46,671	49,697	1.6%
Clay MN School Age	14,268	15,344	16,037	16,998	17,899	18,848	19,999	1.3%
Cass ND College Age	19,484	20,681	21,486	22,603	23,647	24,740	26,062	1.1%
Clay MN College Age	6,311	6,755	7,028	7,405	7,758	8,127	8,574	1.2%

Total Population High-Growth Scenario

Area	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
MSA	249,843	276,882	294,955	318,346	341,205	365,511	395,324	1.9%
Cass County	184,525	204,016	217,420	234,558	251,210	268,930	290,692	1.9%
Clay County	65,318	72,866	77,535	83,788	89,995	96,581	104,631	2.0%
Cass County MPA	179,213	200,812	214,908	231,788	249,060	265,765	287,883	2.0%
Clay County MPA	61,181	68,780	74,073	80,872	87,094	93,971	101,953	2.2%
Fargo	125,990	138,780	147,084	155,030	162,705	171,214	183,689	1.5%
West Fargo	38,626	42,180	43,985	50,257	56,513	62,241	69,199	2.6%
Horace	3,085	6,431	8,718	10,047	12,248	13,589	15,203	13.1%
Argusville	480	495	545	547	547	580	594	0.8%
Briarwood	57	55	53	52	50	48	46	-0.6%
Casselton	2,479	2,694	3,454	3,984	4,352	4,616	4,820	3.1%
Frontier	195	251	257	246	229	209	189	-0.1%
Harwood	794	979	1,082	1,170	1,256	1,342	1,432	2.7%
Kindred	889	1,137	1,251	1,311	1,361	1,468	1,578	2.6%
Mapleton	1,320	1,937	2,513	3,098	3,691	4,297	4,925	9.1%
North River	55	54	54	53	53	52	52	-0.2%
Oxbow	381	439	454	467	477	486	484	0.9%
Prairie Rose	56	54	55	57	59	61	62	0.4%
Reile's Acres	703	801	906	1,014	1,122	1,231	1,345	3.0%
Moorhead	44,505	51,165	55,129	60,867	66,100	72,021	79,016	2.6%
Dilworth	4,612	5,039	5,545	6,005	6,452	6,900	7,365	2.0%
Barnesville	2,759	2,913	3,213	3,406	3,565	3,714	3,869	1.3%
Comstock	100	95	98	99	100	102	103	0.1%
Glyndon	1,306	1,403	1,529	1,578	1,617	1,649	1,678	1.0%
Hawley	2,219	2,344	2,503	2,654	2,799	2,944	3,093	1.3%
Sabin	619	650	699	747	794	840	888	1.4%
Rural Cass	5,312	3,204	2,512	2,770	2,150	3,165	2,810	-1.6%
Rural Clay	4,137	4,086	3,462	2,917	2,901	2,609	2,678	-1.2%
Cass ND School Age	33,803	38,013	40,205	43,303	46,262	49,421	53,311	1.8%
Clay MN School Age	14,268	15,537	16,379	17,567	18,699	19,907	21,393	1.7%
Cass ND College Age	19,484	16,735	17,588	18,788	19,930	21,144	22,632	1.7%
Clay MN College Age	6,311	6,832	7,163	7,628	8,069	8,537	9,111	1.5%

College Students (Undergraduate and Graduate)

Area	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
MSA	27,606	29,312	30,465	32,064	33,558	35,123	37,016	1.1%
Cass County	19,661	20,808	21,618	22,742	23,792	24,892	26,222	1.1%
Clay County	7,945	8,504	8,848	9,322	9,766	10,231	10,794	1.2%
Fargo	16,472	17,474	18,137	19,061	19,934	20,836	21,943	1.1%
West Fargo	2,553	2,708	2,811	2,954	3,090	3,229	3,401	1.1%
Horace	59	89	134	186	221	277	319	14.7%
Argusville	20	21	22	23	24	25	27	1.1%
Briarwood	17	18	19	20	21	22	23	1.1%
Casselton	81	86	89	94	98	102	108	1.1%
Frontier	11	12	12	13	13	14	15	1.1%
Harwood	30	32	33	35	36	38	40	1.1%
Kindred	15	16	17	17	18	19	20	1.1%
Mapleton	18	19	20	21	22	23	24	1.1%
North River	-	1	1	1	1	1	1	-
Oxbow	10	11	11	12	12	13	13	1.1%
Prairie Rose	3	3	3	3	4	4	4	1.1%
Reile's Acres	59	63	65	68	71	75	79	1.1%
Moorhead	7,310	7,755	8,049	8,459	8,846	9,247	9,738	1.1%
Dilworth	106	112	117	123	128	134	141	1.1%
Barnesville	169	179	186	196	205	214	225	1.1%
Comstock	1	1	1	1	1	1	1	1.1%
Glyndon	44	47	48	51	53	56	59	1.1%
Hawley	39	41	43	45	47	49	52	1.1%
Sabin	10	11	11	12	12	13	13	1.1%
Rural Cass	313	332	345	362	379	396	417	1.1%
Rural Clay	266	282	293	308	322	336	354	1.1%

College Students High Growth (Undergraduate and Graduate)

Area	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
MSA	27,606	30,706	32,248	34,419	36,483	38,675	41,364	1.7%
Cass County	19,661	22,105	23,231	24,817	26,325	27,928	29,894	1.7%
Clay County	7,945	8,600	9,017	9,602	10,158	10,747	11,470	1.5%
Fargo	16,472	18,305	19,198	20,461	21,671	22,943	24,520	1.6%
West Fargo	2,553	2,837	2,976	3,171	3,359	3,556	3,800	1.6%
Horace	59	75	85	100	115	133	156	5.5%
Argusville	20	22	23	25	26	28	30	1.6%
Briarwood	17	19	20	21	22	24	25	1.6%
Casselton	81	90	94	101	107	113	121	1.6%
Frontier	11	12	13	14	14	15	16	1.6%
Harwood	30	33	35	37	39	42	45	1.6%
Kindred	15	17	17	19	20	21	22	1.6%
Mapleton	18	20	21	22	24	25	27	1.6%
North River	-	1	1	1	1	1	1	-
Oxbow	10	11	12	12	13	14	15	1.6%
Prairie Rose	3	3	3	4	4	4	4	1.6%
Reile's Acres	59	66	69	73	78	82	88	1.6%
Moorhead	7,310	8,123	8,520	9,080	9,617	10,182	10,882	1.6%
Dilworth	106	118	124	132	139	148	158	1.6%
Barnesville	169	188	197	210	222	235	252	1.6%
Comstock	1	1	1	1	1	1	1	1.6%
Glyndon	44	49	51	55	58	61	65	1.6%
Hawley	39	43	45	48	51	54	58	1.6%
Sabin	10	11	12	12	13	14	15	1.6%
Rural Cass	313	348	365	389	412	436	466	1.6%
Rural Clay	266	296	310	330	350	371	396	1.6%

School-Age Children

Area	2020	2025	2030	2035	2040	2045	2050	Avg. Growth
MSA	48,071	52,852	55,348	58,819	62,082	65,519	69,696	1.5%
Cass County	33,803	37,509	39,311	41,821	44,183	46,671	49,697	1.6%
Clay County	14,268	15,344	16,037	16,998	17,899	18,848	19,999	1.3%
Cass County MPA	34,475	38,327	40,392	42,932	45,457	47,808	50,951	1.6%
Clay County MPA	11,772	13,133	13,837	14,838	15,709	16,678	17,781	1.7%
Fargo	24,241	26,488	27,645	28,715	29,696	30,799	32,510	1.1%
West Fargo	7,432	8,051	8,267	9,309	10,315	11,196	12,247	2.2%
Horace	594	1,227	1,639	1,861	2,236	2,444	2,691	11.8%
Argusville	92	94	102	101	100	104	105	0.5%
Briarwood	11	10	10	10	9	9	8	-0.8%
Casselton	477	514	649	738	794	830	853	2.6%
Frontier	38	48	48	46	42	38	33	-0.4%
Harwood	153	187	203	217	229	241	253	2.2%
Kindred	171	217	235	243	248	264	279	2.1%
Mapleton	254	370	472	574	674	773	872	8.1%
North River	11	10	10	10	10	9	9	-0.5%
Oxbow	73	84	85	86	87	87	86	0.6%
Prairie Rose	11	10	10	11	11	11	11	0.1%
Reile's Acres	135	153	170	188	205	221	238	2.5%
Moorhead	8,563	9,769	10,298	11,168	11,923	12,783	13,781	2.0%
Dilworth	887	962	1,036	1,102	1,164	1,225	1,285	1.5%
Barnesville	531	556	600	625	643	659	675	0.9%
Comstock	19	18	18	18	18	18	18	-0.2%
Glyndon	251	268	286	289	292	293	293	0.5%
Hawley	427	448	468	487	505	522	540	0.9%
Sabin	119	124	131	137	143	149	155	1.0%
Rural Cass	1,029	612	472	513	393	570	498	-1.7%
Rural Clay	796	780	647	535	523	463	467	-1.4%

School-Age Children High Growth

	2020	2025	2030	2035	2040	2045	2050	Avg. Growth
MSA	48,071	53,550	56,585	60,869	64,961	69,328	74,704	1.8%
Cass County	33,803	38,013	40,205	43,303	46,262	49,421	53,311	1.9%
Clay County	14,268	15,537	16,379	17,567	18,699	19,907	21,393	1.7%
Cass County MPA	34,475	39,359	42,726	46,822	50,902	54,911	60,187	2.5%
Clay County MPA	11,772	13,481	14,726	16,336	17,800	19,416	21,315	2.7%
Fargo	24,241	27,201	29,242	31,317	33,253	35,375	38,403	1.9%
West Fargo	7,432	8,267	8,745	10,152	11,550	12,860	14,467	3.2%
Horace	594	1,260	1,733	2,029	2,503	2,808	3,178	14.5%
Argusville	92	97	108	111	112	120	124	1.2%
Briarwood	11	11	11	10	10	10	10	-0.4%
Casselton	477	528	687	805	889	954	1,008	3.7%
Frontier	38	49	51	50	47	43	40	0.2%
Harwood	153	192	215	236	257	277	299	3.2%
Kindred	171	223	249	265	278	303	330	3.1%
Mapleton	254	380	500	626	754	888	1,030	10.2%
North River	11	11	11	11	11	11	11	0.1%
Oxbow	73	86	90	94	97	100	101	1.3%
Prairie Rose	11	11	11	12	12	13	13	0.7%
Reile's Acres	135	157	180	205	229	254	281	3.6%
Moorhead	8,563	10,028	10,960	12,295	13,509	14,881	16,520	3.1%
Dilworth	887	988	1,102	1,213	1,319	1,426	1,540	2.5%
Barnesville	531	571	639	688	729	767	809	1.7%
Comstock	19	19	19	20	21	21	21	0.4%
Glyndon	251	275	304	319	330	341	351	1.3%
Hawley	427	459	498	536	572	608	647	1.7%
Sabin	119	127	139	151	162	174	186	1.9%
Rural Cass	1,029	628	499	560	439	654	587	-1.4%
Rural Clay	796	801	688	589	593	539	560	-1.0%

Clay County Township Projections

Clay County	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Alliance	203	214	206	198	190	182	174	-0.5%
Barnesville	181	196	211	226	241	256	271	1.7%
Eglon	708	763	816	898	980	1,062	1,144	2.1%
Elkton	317	330	342	355	369	382	394	0.8%
Elmwood	415	426	437	449	459	470	481	0.5%
Glyndon	317	314	334	356	378	400	423	1.1%
Hawley	491	512	532	559	585	607	629	0.9%
Holy Cross	113	109	105	101	97	93	89	-0.7%
Humboldt	280	302	317	332	347	362	378	1.2%
Kragnes	255	251	249	241	231	221	209	-0.6%
Kurtz	253	255	253	244	244	234	221	-0.4%
Moland	252	263	261	251	241	228	215	-0.5%
Moorhead	184	191	202	213	226	237	250	1.2%
Morken	151	150	147	145	142	140	137	-0.3%
Oakport	506	531	546	560	573	587	600	0.6%
Riverton	435	427	419	410	402	394	385	-0.4%

Clay County Township High Growth Projections

Clay County	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Alliance	203	217	215	211	206	200	195	-0.1%
Barnesville	181	198	219	240	261	281	303	2.2%
Eglon	708	743	849	955	1,061	1,169	1,280	2.7%
Elkton	317	321	330	338	344	350	356	0.4%
Elmwood	415	432	456	477	498	517	538	1.0%
Glyndon	317	318	349	378	409	440	474	1.6%
Hawley	491	519	554	594	634	668	703	1.4%
Holy Cross	113	110	109	107	105	102	100	-0.4%
Humboldt	280	305	330	352	375	398	422	1.7%
Kragnes	255	254	259	256	251	243	234	-0.3%
Kurtz	253	259	264	260	264	257	246	-0.1%
Moland	252	266	271	267	260	251	240	-0.2%
Moorhead	184	194	211	228	244	261	279	1.7%
Morken	151	152	153	154	154	154	154	0.1%
Oakport	506	538	568	595	621	645	670	1.1%
Riverton	435	432	436	436	435	433	431	0.0%

Cass County Township Projections

Cass County	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Barnes	36	34	32	31	29	28	26	-0.9%
Berlin	114	107	100	93	86	79	72	-1.2%
Casselton	81	77	76	76	75	75	75	-0.3%
Durbin	83	77	78	79	81	82	83	0.0%
Everest	99	91	93	96	99	101	104	0.2%
Fargo	3	3	3	3	2	2	2	-1.1%
Harmony	86	82	81	80	79	78	78	-0.3%
Harwood	310	303	297	288	277	264	250	-0.7%
Mapleton	191	183	185	186	186	185	184	-0.1%
Normanna	367	358	379	404	429	448	467	0.9%
Pleasant	367	376	366	348	346	337	322	-0.4%
Raymond	246	237	229	220	212	204	196	-0.7%
Reed	1,056	1,142	1,137	1,132	1,140	1,135	1,130	0.2%
Stanley	931	1,144	1,177	1,185	1,189	1,192	1,191	0.9%
Warren	133	129	124	119	114	109	104	-0.7%

Cass County Township High Growth Projections

Cass County	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Barnes	36	35	34	33	33	32	31	-0.5%
Berlin	114	109	104	98	92	86	80	-1.0%
Casselton	81	78	79	80	81	81	82	0.0%
Durbin	83	78	81	84	86	89	92	0.4%
Everest	99	92	96	101	105	110	115	0.5%
Fargo	3	3	3	3	2	2	2	-1.1%
Harmony	86	83	84	84	85	85	86	0.0%
Harwood	310	307	307	304	297	287	275	-0.4%
Mapleton	191	185	191	196	199	202	203	0.2%
Normanna	367	363	392	426	459	486	515	1.3%
Pleasant	367	381	378	366	370	365	354	-0.1%
Raymond	246	240	237	232	227	221	216	-0.4%
Reed	1,056	1,158	1,177	1,193	1,220	1,232	1,246	0.6%
Stanley	931	1,159	1,218	1,249	1,272	1,293	1,313	1.4%
Warren	133	130	128	125	122	119	115	-0.5%

Cass County Female Age Cohort Projection

Age	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Age 0 to 4 years	6,108	5,821	5,764	5,592	5,678	5,850	6,095	0.0%
Age 5 to 9 years	5,378	6,237	6,537	6,955	7,348	7,762	8,266	1.8%
Age 10 to 14 years	5,629	5,729	6,016	6,417	6,794	7,191	7,676	1.2%
Age 15 to 19 years	5,573	6,219	6,519	6,936	7,329	7,743	8,246	1.6%
Age 20 to 24 years	9,929	10,303	10,706	11,265	11,787	12,334	12,995	1.0%
Age 25 to 29 years	7,975	8,460	8,817	9,311	9,775	10,262	10,852	1.2%
Age 30 to 34 years	6,794	7,441	7,771	8,231	8,662	9,115	9,666	1.4%
Age 35 to 39 years	6,272	6,954	7,269	7,709	8,122	8,556	9,085	1.5%
Age 40 to 44 years	4,933	5,710	5,994	6,391	6,765	7,159	7,640	1.8%
Age 45 to 49 years	4,577	4,918	5,182	5,551	5,899	6,266	6,715	1.6%
Age 50 to 54 years	4,426	4,857	5,118	5,484	5,830	6,195	6,641	1.7%
Age 55 to 59 years	4,939	5,044	5,307	5,677	6,027	6,395	6,846	1.3%
Age 60 to 64 years	4,674	5,183	5,449	5,824	6,177	6,550	7,005	1.7%
Age 65 to 69 years	3,518	4,568	4,816	5,165	5,495	5,844	6,271	2.6%
Age 70 to 74 years	2,842	3,351	3,565	3,871	4,160	4,467	4,845	2.3%
Age 75 to 79 years	1,990	2,245	2,427	2,691	2,941	3,206	3,535	2.6%
Age 80 to 84 years	1,804	1,761	1,927	2,169	2,398	2,643	2,946	2.1%
Age 85 years and older	1,758	2,208	2,163	2,223	2,272	2,334	2,448	1.3%

Cass County Male Age Cohort Projection

Age	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Age 0 to 4 years	6,108	5,821	5,764	5,592	5,678	5,850	6,095	0.0%
Age 5 to 9 years	5,378	6,237	6,537	6,955	7,348	7,762	8,266	1.8%
Age 10 to 14 years	5,629	5,729	6,016	6,417	6,794	7,191	7,676	1.2%
Age 15 to 19 years	5,573	6,219	6,519	6,936	7,329	7,743	8,246	1.6%
Age 20 to 24 years	9,929	10,303	10,706	11,265	11,787	12,334	12,995	1.0%
Age 25 to 29 years	7,975	8,460	8,817	9,311	9,775	10,262	10,852	1.2%
Age 30 to 34 years	6,794	7,441	7,771	8,231	8,662	9,115	9,666	1.4%
Age 35 to 39 years	6,272	6,954	7,269	7,709	8,122	8,556	9,085	1.5%
Age 40 to 44 years	4,933	5,710	5,994	6,391	6,765	7,159	7,640	1.8%
Age 45 to 49 years	4,577	4,918	5,182	5,551	5,899	6,266	6,715	1.6%
Age 50 to 54 years	4,426	4,857	5,118	5,484	5,830	6,195	6,641	1.7%
Age 55 to 59 years	4,939	5,044	5,307	5,677	6,027	6,395	6,846	1.3%
Age 60 to 64 years	4,674	5,183	5,449	5,824	6,177	6,550	7,005	1.7%
Age 65 to 69 years	3,518	4,568	4,816	5,165	5,495	5,844	6,271	2.6%
Age 70 to 74 years	2,842	3,351	3,565	3,871	4,160	4,467	4,845	2.3%
Age 75 to 79 years	1,990	2,245	2,427	2,691	2,941	3,206	3,535	2.6%
Age 80 to 84 years	1,804	1,761	1,927	2,169	2,398	2,643	2,946	2.1%
Age 85 years and older	1,758	2,208	2,163	2,223	2,272	2,334	2,448	1.3%

Cass County Female Age Cohort High Growth Projection

Age	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Age 0 to 4 years	6,108	5,838	6,795	7,169	7,641	8,102	8,608	1.4%
Age 5 to 9 years	5,378	6,321	6,686	7,202	7,694	8,220	8,868	2.2%
Age 10 to 14 years	5,629	5,810	6,159	6,653	7,126	7,632	8,255	1.6%
Age 15 to 19 years	5,573	6,303	6,668	7,183	7,675	8,200	8,847	2.0%
Age 20 to 24 years	9,929	10,417	10,907	11,593	12,244	12,933	13,775	1.3%
Age 25 to 29 years	7,975	8,561	8,994	9,603	10,182	10,797	11,551	1.5%
Age 30 to 34 years	6,794	7,533	7,935	8,501	9,041	9,615	10,320	1.7%
Age 35 to 39 years	6,272	7,043	7,429	7,974	8,494	9,047	9,729	1.8%
Age 40 to 44 years	4,933	5,790	6,137	6,630	7,102	7,606	8,228	2.2%
Age 45 to 49 years	4,577	4,993	5,316	5,775	6,216	6,688	7,272	2.0%
Age 50 to 54 years	4,426	4,931	5,251	5,708	6,146	6,616	7,196	2.1%
Age 55 to 59 years	4,939	5,119	5,445	5,908	6,353	6,829	7,418	1.7%
Age 60 to 64 years	4,674	5,259	5,589	6,058	6,508	6,990	7,586	2.1%
Age 65 to 69 years	3,518	4,640	4,949	5,392	5,817	6,273	6,838	3.1%
Age 70 to 74 years	2,842	3,413	3,684	4,075	4,453	4,859	5,366	3.0%
Age 75 to 79 years	1,990	2,299	2,535	2,878	3,211	3,572	4,024	3.4%
Age 80 to 84 years	1,804	1,812	2,031	2,352	2,665	3,005	3,432	3.0%
Age 85 years and older	1,758	2,265	2,401	2,677	2,950	3,250	3,635	3.6%

Cass County Male Age Cohort High Growth Projection

Age	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Age 0 to 4 years	6,419	6,063	7,099	7,490	7,983	8,464	8,993	1.3%
Age 5 to 9 years	5,823	6,842	7,223	7,760	8,273	8,819	9,492	2.1%
Age 10 to 14 years	5,441	6,640	7,015	7,544	8,049	8,587	9,250	2.3%
Age 15 to 19 years	5,959	6,097	6,455	6,962	7,446	7,963	8,600	1.5%
Age 20 to 24 years	9,555	6,367	6,733	7,251	7,745	8,273	8,923	-0.2%
Age 25 to 29 years	8,833	10,492	10,983	11,672	12,324	13,015	13,860	1.9%
Age 30 to 34 years	7,722	9,202	9,652	10,287	10,889	11,529	12,312	2.0%
Age 35 to 39 years	6,477	8,503	8,932	9,537	10,113	10,724	11,474	2.6%
Age 40 to 44 years	6,105	7,893	8,303	8,883	9,435	10,022	10,743	2.5%
Age 45 to 49 years	4,731	6,432	6,798	7,316	7,812	8,341	8,992	3.0%
Age 50 to 54 years	4,768	5,342	5,674	6,147	6,600	7,085	7,684	2.0%
Age 55 to 59 years	4,516	5,146	5,471	5,934	6,379	6,855	7,444	2.2%
Age 60 to 64 years	4,713	5,256	5,582	6,048	6,496	6,976	7,568	2.0%
Age 65 to 69 years	3,680	4,808	5,119	5,566	5,996	6,457	7,028	3.0%
Age 70 to 74 years	2,479	4,335	4,627	5,051	5,460	5,899	6,444	5.3%
Age 75 to 79 years	1,505	3,244	3,500	3,877	4,242	4,636	5,127	8.0%
Age 80 to 84 years	868	1,961	2,178	2,500	2,815	3,157	3,587	10.4%
Age 85 years and older	1,004	1,044	1,166	1,403	1,637	1,893	2,223	4.05%

Clay County Female Age Cohort Projection

Age	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Age 0 to 4 years	2,197	3,601	3,339	3,268	3,364	3,506	3,693	2.3%
Age 5 to 9 years	2,300	2,453	2,566	2,722	2,869	3,024	3,212	1.3%
Age 10 to 14 years	1,992	2,327	2,437	2,589	2,732	2,883	3,066	1.8%
Age 15 to 19 years	2,906	2,934	3,059	3,232	3,394	3,564	3,771	1.0%
Age 20 to 24 years	3,291	3,642	3,785	3,983	4,167	4,361	4,595	1.3%
Age 25 to 29 years	2,118	2,158	2,263	2,410	2,547	2,692	2,869	1.2%
Age 30 to 34 years	2,180	2,380	2,491	2,645	2,790	2,942	3,127	1.4%
Age 35 to 39 years	2,309	2,332	2,441	2,592	2,735	2,884	3,066	1.1%
Age 40 to 44 years	1,755	2,124	2,227	2,372	2,507	2,650	2,824	2.0%
Age 45 to 49 years	1,623	1,761	1,855	1,986	2,110	2,241	2,401	1.6%
Age 50 to 54 years	1,709	1,660	1,752	1,879	2,000	2,127	2,283	1.1%
Age 55 to 59 years	2,113	1,821	1,916	2,048	2,173	2,304	2,465	0.6%
Age 60 to 64 years	1,465	1,847	1,942	2,075	2,200	2,332	2,494	2.3%
Age 65 to 69 years	1,361	1,583	1,670	1,793	1,908	2,031	2,181	2.0%
Age 70 to 74 years	937	1,206	1,283	1,392	1,495	1,604	1,738	2.9%
Age 75 to 79 years	845	892	959	1,055	1,146	1,243	1,362	2.0%
Age 80 to 84 years	560	706	767	855	938	1,026	1,136	3.4%
Age 85 years and older	886	891	867	882	893	910	946	0.2%

Clay County Male Age Cohort Projection

Age	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Age 0 to 4 years	2,376	3,763	3,489	3,414	3,515	3,663	3,859	2.1%
Age 5 to 9 years	2,196	2,553	2,668	2,828	2,978	3,136	3,328	1.7%
Age 10 to 14 years	2,194	2,453	2,566	2,722	2,869	3,024	3,212	1.5%
Age 15 to 19 years	2,680	2,624	2,742	2,904	3,056	3,217	3,411	0.9%
Age 20 to 24 years	3,020	3,113	3,243	3,422	3,590	3,766	3,980	1.1%
Age 25 to 29 years	2,166	2,240	2,347	2,496	2,635	2,782	2,961	1.2%
Age 30 to 34 years	2,473	2,550	2,664	2,822	2,971	3,127	3,318	1.1%
Age 35 to 39 years	1,978	2,431	2,542	2,696	2,841	2,994	3,179	2.0%
Age 40 to 44 years	2,065	2,219	2,324	2,471	2,609	2,754	2,931	1.4%
Age 45 to 49 years	1,669	1,908	2,005	2,141	2,269	2,404	2,569	1.8%
Age 50 to 54 years	1,538	1,692	1,784	1,911	2,032	2,159	2,315	1.7%
Age 55 to 59 years	1,938	1,800	1,893	2,023	2,146	2,275	2,434	0.9%
Age 60 to 64 years	1,473	1,844	1,936	2,066	2,188	2,317	2,475	2.3%
Age 65 to 69 years	1,317	1,526	1,609	1,728	1,839	1,958	2,103	2.0%
Age 70 to 74 years	824	1,074	1,144	1,246	1,341	1,443	1,569	3.0%
Age 75 to 79 years	635	789	850	941	1,026	1,116	1,228	3.1%
Age 80 to 84 years	420	559	613	694	770	850	951	4.2%
Age 85 years and older	520	467	442	454	463	477	506	-0.1%

Clay County Female Age Cohort High Growth Projection

Age	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Age 0 to 4 years	2,197	3,607	3,948	4,215	4,572	4,920	5,301	4.7%
Age 5 to 9 years	2,300	2,484	2,622	2,815	3,000	3,197	3,440	1.7%
Age 10 to 14 years	1,992	2,358	2,491	2,679	2,859	3,051	3,288	2.2%
Age 15 to 19 years	2,906	2,969	3,121	3,334	3,538	3,754	4,020	1.3%
Age 20 to 24 years	3,291	3,682	3,856	4,099	4,330	4,575	4,874	1.6%
Age 25 to 29 years	2,118	2,187	2,315	2,497	2,670	2,855	3,084	1.5%
Age 30 to 34 years	2,180	2,411	2,546	2,737	2,918	3,113	3,352	1.8%
Age 35 to 39 years	2,309	2,363	2,496	2,684	2,864	3,056	3,293	1.4%
Age 40 to 44 years	1,755	2,153	2,279	2,459	2,630	2,814	3,041	2.4%
Age 45 to 49 years	1,623	1,787	1,903	2,067	2,224	2,393	2,603	2.0%
Age 50 to 54 years	1,709	1,686	1,798	1,958	2,111	2,276	2,481	1.5%
Age 55 to 59 years	2,113	1,848	1,965	2,131	2,290	2,462	2,673	0.9%
Age 60 to 64 years	1,465	1,874	1,991	2,158	2,319	2,491	2,704	2.8%
Age 65 to 69 years	1,361	1,608	1,717	1,872	2,022	2,184	2,384	2.5%
Age 70 to 74 years	937	1,228	1,325	1,465	1,600	1,746	1,928	3.5%
Age 75 to 79 years	845	912	999	1,125	1,247	1,380	1,546	2.8%
Age 80 to 84 years	560	725	805	923	1,037	1,162	1,319	4.5%
Age 85 years and older	886	912	959	1,059	1,158	1,267	1,408	2.0%

Clay County Male Age Cohort High Growth Projection

Age	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Age 0 to 4 years	2,376	3,769	4,125	4,404	4,777	5,140	5,539	4.4%
Age 5 to 9 years	2,196	2,585	2,725	2,923	3,111	3,312	3,560	2.1%
Age 10 to 14 years	2,194	2,484	2,622	2,815	3,000	3,197	3,440	1.9%
Age 15 to 19 years	2,680	2,657	2,799	3,000	3,191	3,395	3,646	1.2%
Age 20 to 24 years	3,020	3,150	3,307	3,528	3,739	3,962	4,237	1.3%
Age 25 to 29 years	2,166	2,270	2,401	2,585	2,761	2,950	3,182	1.6%
Age 30 to 34 years	2,473	2,582	2,722	2,919	3,107	3,308	3,555	1.5%
Age 35 to 39 years	1,978	2,463	2,599	2,791	2,974	3,170	3,411	2.4%
Age 40 to 44 years	2,065	2,248	2,378	2,561	2,736	2,923	3,154	1.8%
Age 45 to 49 years	1,669	1,935	2,055	2,225	2,388	2,563	2,779	2.2%
Age 50 to 54 years	1,538	1,718	1,831	1,992	2,146	2,312	2,518	2.1%
Age 55 to 59 years	1,938	1,827	1,943	2,108	2,266	2,436	2,647	1.2%
Age 60 to 64 years	1,473	1,871	1,987	2,153	2,313	2,484	2,696	2.8%
Age 65 to 69 years	1,317	1,550	1,657	1,809	1,957	2,115	2,312	2.5%
Age 70 to 74 years	824	1,095	1,187	1,320	1,449	1,589	1,764	3.8%
Age 75 to 79 years	635	808	890	1,011	1,129	1,257	1,417	4.1%
Age 80 to 84 years	420	576	651	762	870	988	1,136	5.7%
Age 85 years and older	520	485	523	607	690	783	902	2.5%

Total Households Projection

Area	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
MSA	101,722	111,219	115,878	122,684	129,410	136,611	145,476	1.4%
Cass County	77,027	84,026	87,720	92,908	97,990	103,421	110,105	1.4%
Clay County	24,695	27,192	28,158	29,776	31,421	33,190	35,371	1.4%
Fargo	55,478	60,294	62,598	64,776	66,949	69,455	73,393	1.1%
West Fargo	14,059	15,148	15,473	17,358	19,221	20,871	22,854	2.1%
Horace	983	2,022	2,685	3,038	3,647	3,989	4,395	11.6%
Argusville	180	183	198	195	192	200	202	0.4%
Briarwood	29	28	26	25	24	22	21	-0.9%
Casselton	1,241	1,331	1,671	1,892	2,036	2,129	2,189	2.5%
Frontier	63	80	80	75	69	62	55	-0.4%
Harwood	238	290	313	333	352	371	389	2.1%
Kindred	307	387	417	430	439	467	495	2.0%
Mapleton	384	556	707	855	1,003	1,152	1,300	8.0%
North River	19	18	18	17	17	17	16	-0.5%
Oxbow	96	109	111	112	112	113	111	0.5%
Prairie Rose	17	16	16	16	17	17	17	0.0%
Reile's Acres	195	219	243	267	291	315	339	2.5%
Moorhead	16,798	19,062	19,988	21,594	23,040	24,709	26,667	2.0%
Dilworth	1,874	2,021	2,164	2,293	2,421	2,548	2,676	1.4%
Barnesville	957	997	1,071	1,110	1,142	1,171	1,200	0.8%
Comstock	31	29	29	29	29	29	28	-0.3%
Glyndon	459	487	516	521	525	527	527	0.5%
Hawley	841	877	911	945	980	1,014	1,048	0.8%
Sabin	196	203	213	222	232	242	251	0.9%
Rural Cass	1,869	1,426	1,295	1,702	1,856	2,527	2,665	1.4%
Rural Clay	1,375	1,486	1,220	998	972	853	860	-1.2%

Total Households Projection High-Growth Scenario

Area	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
MSA	101,722	112,712	120,073	129,591	138,888	148,775	160,903	1.9%
Cass County	77,027	85,163	90,759	97,912	104,863	112,261	121,345	1.9%
Clay County	24,695	27,549	29,314	31,678	34,025	36,515	39,558	2.0%
Fargo	55,478	61,110	64,767	68,266	71,645	75,392	80,885	1.5%
West Fargo	14,059	15,353	16,009	18,292	20,569	22,654	25,187	2.6%
Horace	983	2,049	2,778	3,201	3,903	4,330	4,844	13.1%
Argusville	180	185	204	205	205	218	223	0.8%
Briarwood	29	28	27	26	25	24	23	-0.6%
Casselton	1,241	1,349	1,729	1,994	2,179	2,311	2,413	3.1%
Frontier	63	81	83	79	74	68	61	-0.1%
Harwood	238	294	324	351	376	402	429	2.7%
Kindred	307	393	432	453	470	507	545	2.6%
Mapleton	384	563	731	901	1,074	1,250	1,433	9.1%
North River	19	19	18	18	18	18	18	-0.2%
Oxbow	96	111	114	118	120	122	122	0.9%
Prairie Rose	17	16	17	17	18	18	19	0.4%
Reile's Acres	195	222	251	281	311	342	373	3.0%
Moorhead	16,798	19,312	20,808	22,974	24,949	27,184	29,824	2.6%
Dilworth	1,874	2,047	2,253	2,440	2,622	2,804	2,993	2.0%
Barnesville	957	1,010	1,115	1,181	1,236	1,288	1,342	1.3%
Comstock	31	30	30	31	31	31	32	0.1%
Glyndon	459	493	537	554	568	580	590	1.0%
Hawley	841	888	949	1,006	1,061	1,116	1,172	1.3%
Sabin	196	206	221	237	251	266	281	1.4%
Rural Cass	1,869	1,445	1,340	1,793	1,985	2,743	2,936	1.9%
Rural Clay	1,375	1,506	1,270	1,062	1,052	939	962	-1.0%

Share of Renter-Occupied Housing Units

Area	2020	2025	2030	2035	2040	2045	2050
MSA	44%	45%	47%	48%	49%	50%	51%
Clay County	33%	34%	36%	38%	40%	42%	44%
Cass County	48%	49%	49%	50%	51%	52%	52%
Argusville	0%	3%	3%	3%	3%	3%	3%
Barnesville	24%	34%	42%	51%	59%	67%	75%
Briarwood	0%	1%	1%	1%	1%	1%	1%
Casselton	39%	39%	47%	55%	63%	72%	80%
Comstock	0%	0%	0%	0%	0%	0%	0%
Dilworth	23%	18%	12%	7%	1%	29%	29%
Fargo	56%	57%	58%	59%	60%	60%	61%
Frontier	0%	16%	21%	26%	31%	37%	42%
Glyndon	22%	25%	31%	37%	43%	49%	55%
Harwood	5%	7%	9%	11%	13%	15%	16%
Hawley	29%	32%	33%	33%	34%	34%	35%
Horace	2%	2%	1%	1%	3%	3%	3%
Kindred	19%	16%	13%	9%	5%	1%	23%
Mapleton	3%	1%	0%	3%	3%	3%	3%
Moorhead	41%	41%	42%	44%	45%	47%	48%
North River	0%	3%	3%	3%	3%	3%	3%
Oxbow	2%	2%	1%	0%	3%	3%	3%
Prairie Rose	6%	21%	29%	38%	47%	55%	64%
Reile's Acres	0%	0%	0%	0%	0%	0%	0%
Sabin	3%	4%	3%	3%	3%	3%	3%
West Fargo	34%	36%	38%	40%	42%	44%	46%

Projected Vehicles per Household

Area	2020	2025	2030	2035	2040	2045	2050
MSA	1.9	1.9	1.9	1.9	1.9	2.0	2.0
Clay County	1.9	1.9	1.9	1.9	1.9	1.9	2.0
Cass County	1.8	1.9	1.9	1.9	2.0	2.0	2.0
Argusville	2.5	2.5	2.6	2.6	2.7	2.7	2.8
Barnesville	2.0	1.9	1.9	1.9	1.9	1.8	1.8
Briarwood	2.8	2.7	2.7	2.6	2.5	2.5	2.4
Casselton	2.0	2.1	2.1	2.1	2.1	2.2	2.2
Comstock	2.5	2.4	2.3	2.3	2.2	2.1	2.1
Dilworth	2.0	2.1	2.2	2.3	2.3	2.4	2.5
Fargo	1.7	1.7	1.7	1.8	1.8	1.8	1.8
Frontier	3.0	3.0	3.1	3.3	3.4	3.5	3.6
Glyndon	2.2	2.0	2.0	2.0	1.9	1.9	1.8
Harwood	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Hawley	1.7	1.7	1.7	1.7	1.7	1.7	1.6
Horace	2.6	2.6	2.6	2.6	2.6	2.6	2.6
Kindred	2.4	2.5	2.7	2.8	3.0	3.1	3.3
Mapleton	2.3	2.3	2.3	2.3	2.3	2.3	2.3
Moorhead	1.8	1.8	1.8	1.8	1.8	1.8	1.8
North River	2.9	2.9	3.0	3.0	3.1	3.2	3.3
Oxbow	2.4	2.4	2.4	2.4	2.4	2.5	2.5
Prairie Rose	2.5	2.4	2.3	2.2	2.2	2.1	2.0
Reile's Acres	2.5	2.5	2.4	2.4	2.3	2.3	2.3
Sabin	2.4	2.4	2.4	2.4	2.4	2.4	2.4
West Fargo	2.0	2.0	2.1	2.1	2.1	2.1	2.1

Projected Households in Clay County Townships

Clay County	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Alliance	87	85	82	79	76	72	69	-0.7%
Barnesville	77	78	84	90	96	102	108	1.3%
Eglon	303	292	324	357	390	422	455	1.7%
Elkton	136	126	126	126	126	126	127	-0.2%
Elmwood	177	163	161	159	158	156	154	-0.4%
Glyndon	136	118	121	124	127	131	134	0.0%
Hawley	210	204	208	212	215	219	223	0.2%
Holy Cross	48	43	42	40	39	37	35	-0.9%
Humboldt	120	113	114	116	117	118	119	0.0%
Kragnes	109	100	93	87	81	74	68	-1.3%
Kurtz	108	102	95	88	85	79	72	-1.1%
Moland	108	105	98	91	84	77	70	-1.2%
Moorhead	79	75	76	77	79	80	81	0.1%
Morken	65	60	59	58	57	56	55	-0.5%
Oakport	216	199	197	195	193	191	189	-0.4%
Riverton	186	170	166	163	160	157	153	-0.6%

Projected Households in Clay County Townships High Growth Scenario

Clay County	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Alliance	87	86	85	84	82	80	77	-0.4%
Barnesville	77	79	87	96	104	112	120	1.8%
Eglon	303	296	338	380	422	465	509	2.3%
Elkton	136	128	131	134	137	139	142	0.1%
Elmwood	177	165	168	170	171	172	172	-0.1%
Glyndon	136	119	126	132	138	144	150	0.3%
Hawley	210	206	216	225	233	241	250	0.6%
Holy Cross	48	44	43	43	42	41	40	-0.6%
Humboldt	120	115	119	123	126	130	133	0.4%
Kragnes	109	101	97	93	87	82	76	-1.0%
Kurtz	108	103	99	94	92	87	80	-0.9%
Moland	108	106	102	97	91	85	78	-0.9%
Moorhead	79	76	79	82	85	88	91	0.5%
Morken	65	60	61	61	61	61	61	-0.2%
Oakport	216	202	205	208	209	210	212	-0.1%
Riverton	186	172	173	174	173	172	171	-0.3%

Projected Households in Cass County Townships

Cass County	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Barnes	16	15	14	13	12	12	11	-1.1%
Berlin	52	46	43	40	37	34	31	-1.3%
Casselton	37	33	33	33	32	32	32	-0.4%
Durbin	38	33	33	34	35	35	36	-0.2%
Everest	45	39	40	41	42	44	45	0.0%
Fargo	1	1	1	1	1	1	1	-1.7%
Harmony	39	35	35	34	34	34	33	-0.5%
Harwood	141	130	121	113	104	95	86	-1.3%
Mapleton	87	79	76	73	69	66	63	-0.9%
Normanna	167	147	151	155	159	163	167	0.0%
Pleasant	167	162	143	125	106	88	69	-2.0%
Raymond	112	102	98	95	91	88	84	-0.8%
Reed	481	552	549	547	545	542	540	0.4%
Stanley	424	492	477	463	448	434	420	0.0%
Warren	61	55	53	51	49	47	45	-0.9%

Projected Households in Cass County Townships High Growth Scenario

Cass County	2020	2025	2030	2035	2040	2045	2050	Average Growth Rate
Barnes	16	15	15	14	14	14	13	-0.6%
Berlin	52	47	45	42	40	37	34	-1.1%
Casselton	37	33	34	34	35	35	35	-0.1%
Durbin	38	33	35	36	37	38	39	0.1%
Everest	45	39	41	43	45	47	49	0.3%
Fargo	1	1	1	1	1	1	1	-1.5%
Harmony	39	36	36	36	36	37	37	-0.2%
Harwood	141	132	126	119	111	103	95	-1.1%
Mapleton	87	80	78	76	74	72	70	-0.7%
Normanna	167	149	156	163	170	177	184	0.3%
Pleasant	167	164	148	131	114	95	76	-1.8%
Raymond	112	103	102	100	98	95	93	-0.6%
Reed	481	559	568	576	583	589	595	0.8%
Stanley	424	498	494	488	480	471	463	0.3%
Warren	61	56	55	54	53	51	49	-0.6%

Fargo-Moorhead MSA Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	13,673	14,807	15,580	16,477	17,351	18,275	19,404	1.4%
Education and health services	35,743	39,433	42,225	45,410	48,585	51,951	55,963	1.9%
Financial activities	17,701	19,060	19,941	20,974	21,970	23,019	24,319	1.2%
Information	4,991	4,991	4,830	4,678	4,488	4,280	4,085	-0.6%
Leisure and hospitality	21,393	22,700	23,408	24,271	25,063	25,892	26,973	0.9%
Manufacturing	15,537	16,261	16,535	16,901	17,201	17,507	17,963	0.5%
Natural resources and mining	674	722	751	786	819	854	897	1.1%
Other services	6,099	6,279	6,275	6,298	6,287	6,270	6,297	0.1%
Professional and business services	23,417	24,445	24,791	25,269	25,642	26,020	26,614	0.5%
Trade, transportation, and utilities	44,128	46,434	47,477	48,803	49,958	51,154	52,811	0.7%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	13,673	15,001	15,930	17,058	18,168	19,355	20,823	1.7%
Education and health services	35,743	39,949	43,175	47,012	50,872	55,023	60,054	2.3%
Financial activities	17,701	19,309	20,390	21,714	23,004	24,380	26,097	1.6%
Information	4,991	5,056	4,939	4,843	4,699	4,533	4,384	-0.4%
Leisure and hospitality	21,393	22,997	23,935	25,127	26,243	27,423	28,945	1.2%
Manufacturing	15,537	16,474	16,907	17,497	18,011	18,542	19,276	0.8%
Natural resources and mining	674	731	768	814	858	904	963	1.4%
Other services	6,099	6,361	6,416	6,520	6,583	6,641	6,757	0.4%
Professional and business services	23,417	24,765	25,349	26,161	26,849	27,558	28,560	0.7%
Trade, transportation, and utilities	44,128	47,041	48,545	50,525	52,310	54,178	56,672	0.9%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	47%	46%	45%	45%	44%	43%	43%
Single Attach	9%	9%	9%	9%	9%	9%	9%
2 Units	2%	2%	2%	2%	2%	3%	3%
3-4 Units	3%	3%	3%	3%	3%	3%	3%
5-9 Units	4%	4%	4%	3%	3%	3%	3%
10-19 Units	8%	7%	7%	7%	7%	7%	6%
20-49 Units	17%	18%	19%	19%	20%	20%	20%
50+ Units	8%	9%	10%	10%	11%	11%	12%
Mobile Home	2%	2%	2%	2%	2%	2%	1%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	5.0%	4.1%	3.4%	2.7%	2.0%	1.3%	0.6%
$10,000 to $14,999	3.9%	3.7%	3.4%	3.1%	2.8%	2.5%	2.1%
$15,000 to $19,999	4.4%	4.4%	4.3%	4.3%	4.2%	4.1%	4.0%
$20,000 to $24,999	4.3%	3.5%	3.0%	2.4%	1.8%	1.2%	0.6%
$25,000 to $29,999	3.6%	3.1%	2.5%	1.8%	1.1%	0.5%	0.5%
$30,000 to $34,999	4.2%	3.4%	2.7%	2.0%	1.4%	0.7%	0.6%
$35,000 to $39,999	4.2%	3.9%	3.6%	3.4%	3.1%	2.8%	2.5%
$40,000 to $44,999	4.2%	3.6%	3.1%	2.6%	2.2%	1.7%	1.2%
$45,000 to $49,999	3.4%	3.5%	3.4%	3.2%	3.0%	2.9%	2.7%
$50,000 to $59,999	8.8%	8.9%	9.1%	9.4%	9.6%	9.9%	10.0%
$60,000 to $74,999	10.2%	9.6%	9.0%	8.5%	8.0%	7.5%	6.9%
$75,000 to $99,999	14.4%	15.5%	16.2%	16.9%	17.6%	18.3%	18.7%
$100,000 to $124,999	10.0%	10.4%	11.0%	11.6%	12.2%	12.9%	13.3%
$125,000 to $149,999	6.9%	7.7%	8.5%	9.4%	10.2%	11.1%	11.8%
$150,000 to $199,999	6.2%	7.1%	8.0%	9.0%	9.9%	10.8%	11.6%
$200,000 or more	6.5%	7.6%	8.7%	9.8%	10.9%	12.0%	12.9%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	58%	57%	56%	55%	55%	55%	54%
2-Person	21%	22%	22%	22%	23%	23%	23%
3-Person	13%	12%	12%	12%	12%	12%	12%
4+Person	8%	9%	9%	10%	10%	10%	11%

Cass County Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	10,344	11,151	11,842	12,582	13,304	14,072	15,007	1.5%
Education and health services	27,041	29,695	32,096	34,674	37,254	40,004	43,282	2.0%
Financial activities	13,392	14,353	15,157	16,016	16,846	17,725	18,808	1.3%
Information	3,776	3,758	3,671	3,572	3,441	3,295	3,159	-0.5%
Leisure and hospitality	16,185	17,094	17,793	18,532	19,218	19,938	20,861	1.0%
Manufacturing	11,754	12,245	12,569	12,906	13,189	13,481	13,893	0.6%
Natural resources and mining	510	543	571	600	628	657	694	1.2%
Other services	4,614	4,729	4,770	4,809	4,821	4,828	4,870	0.2%
Professional and business services	17,716	18,409	18,844	19,295	19,661	20,036	20,583	0.5%
Trade, transportation, and utilities	33,385	34,967	36,088	37,265	38,306	39,390	40,844	0.7%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	10,344	11,297	12,108	13,026	13,930	14,904	16,104	1.9%
Education and health services	27,041	30,083	32,818	35,897	39,008	42,369	46,446	2.4%
Financial activities	13,392	14,541	15,498	16,581	17,639	18,773	20,183	1.7%
Information	3,776	3,807	3,754	3,698	3,603	3,490	3,390	-0.3%
Leisure and hospitality	16,185	17,318	18,193	19,186	20,123	21,117	22,386	1.3%
Manufacturing	11,754	12,405	12,852	13,361	13,810	14,278	14,909	0.9%
Natural resources and mining	510	550	584	621	658	696	745	1.5%
Other services	4,614	4,791	4,877	4,979	5,048	5,113	5,226	0.4%
Professional and business services	17,716	18,650	19,268	19,976	20,587	21,221	22,088	0.8%
Trade, transportation, and utilities	33,385	35,424	36,900	38,580	40,109	41,719	43,830	1.0%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	42%	41%	41%	40%	40%	40%	39%
Single Attach	9%	9%	9%	9%	9%	9%	9%
2 Units	2%	2%	2%	2%	2%	2%	2%
3-4 Units	3%	3%	3%	3%	3%	3%	3%
5-9 Units	4%	4%	4%	4%	3%	3%	3%
10-19 Units	7%	7%	7%	6%	6%	6%	6%
20-49 Units	20%	21%	21%	22%	23%	23%	23%
50+ Units	10%	11%	11%	12%	12%	13%	13%
Mobile Home	2%	2%	2%	2%	1%	1%	1%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	59%	57%	57%	57%	56%	56%	56%
2-Person	21%	22%	22%	22%	22%	22%	22%
3-Person	12%	12%	12%	12%	12%	12%	12%
4+Person	8%	8%	9%	9%	9%	10%	10%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	5.0%	3.9%	3.1%	2.3%	1.5%	0.7%	0.7%
$10,000 to $14,999	3.6%	3.4%	3.0%	2.7%	2.3%	2.0%	1.6%
$15,000 to $19,999	4.6%	4.8%	4.9%	5.0%	5.1%	5.3%	5.2%
$20,000 to $24,999	3.9%	3.1%	2.5%	1.8%	1.1%	0.5%	0.5%
$25,000 to $29,999	3.7%	3.3%	2.8%	2.2%	1.7%	1.1%	0.6%
$30,000 to $34,999	4.1%	3.3%	2.5%	1.7%	0.9%	0.0%	0.0%
$35,000 to $39,999	3.9%	3.6%	3.2%	2.8%	2.4%	2.0%	1.6%
$40,000 to $44,999	4.4%	3.9%	3.5%	3.0%	2.6%	2.2%	1.7%
$45,000 to $49,999	3.6%	3.7%	3.6%	3.5%	3.4%	3.2%	3.0%
$50,000 to $59,999	9.1%	9.2%	9.4%	9.7%	10.0%	10.3%	10.3%
$60,000 to $74,999	10.1%	9.5%	9.0%	8.5%	8.1%	7.6%	7.0%
$75,000 to $99,999	14.4%	15.6%	16.5%	17.4%	18.3%	19.2%	19.6%
$100,000 to $124,999	9.7%	10.1%	10.8%	11.4%	12.0%	12.7%	13.0%
$125,000 to $149,999	6.5%	7.1%	7.8%	8.4%	9.1%	9.8%	10.2%
$150,000 to $199,999	6.2%	7.0%	7.8%	8.6%	9.4%	10.3%	10.8%
$200,000 or more	7.3%	8.5%	9.7%	10.9%	12.0%	13.2%	14.0%

Clay County Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	3,328	3,657	3,737	3,896	4,047	4,203	4,397	1.1%
Education and health services	8,701	9,738	10,129	10,736	11,332	11,947	12,682	1.5%
Financial activities	4,309	4,707	4,783	4,959	5,124	5,294	5,511	0.9%
Information	1,215	1,232	1,159	1,106	1,047	984	926	-0.8%
Leisure and hospitality	5,208	5,606	5,615	5,738	5,845	5,954	6,112	0.6%
Manufacturing	3,782	4,016	3,967	3,996	4,012	4,026	4,071	0.3%
Natural resources and mining	164	178	180	186	191	196	203	0.8%
Other services	1,485	1,551	1,505	1,489	1,466	1,442	1,427	-0.1%
Professional and business services	5,701	6,037	5,947	5,974	5,980	5,984	6,031	0.2%
Trade, transportation, and utilities	10,743	11,467	11,389	11,538	11,652	11,764	11,968	0.4%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	3,328	3,705	3,821	4,033	4,238	4,451	4,718	1.4%
Education and health services	8,701	9,865	10,357	11,115	11,865	12,653	13,609	1.9%
Financial activities	4,309	4,769	4,891	5,134	5,365	5,607	5,914	1.2%
Information	1,215	1,248	1,185	1,145	1,096	1,042	994	-0.6%
Leisure and hospitality	5,208	5,679	5,741	5,940	6,120	6,306	6,559	0.9%
Manufacturing	3,782	4,069	4,056	4,137	4,201	4,264	4,369	0.5%
Natural resources and mining	164	180	184	193	200	208	218	1.1%
Other services	1,485	1,571	1,539	1,542	1,535	1,527	1,531	0.1%
Professional and business services	5,701	6,116	6,081	6,185	6,262	6,338	6,472	0.5%
Trade, transportation, and utilities	10,743	11,617	11,645	11,945	12,201	12,460	12,843	0.7%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	61%	60%	59%	58%	57%	56%	55%
Single Attach	7%	8%	8%	8%	8%	8%	8%
2 Units	2%	2%	2%	3%	3%	3%	3%
3-4 Units	3%	3%	3%	4%	4%	4%	4%
5-9 Units	3%	3%	3%	3%	3%	3%	3%
10-19 Units	8%	8%	9%	9%	9%	9%	9%
20-49 Units	8%	9%	9%	9%	9%	10%	10%
50+ Units	3%	4%	4%	4%	4%	5%	5%
Mobile Home	3%	3%	3%	3%	3%	3%	2%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	55%	54%	52%	51%	50%	49%	48%
2-Person	21%	22%	23%	24%	25%	26%	26%
3-Person	13%	13%	13%	13%	13%	12%	12%
4+Person	11%	11%	12%	12%	12%	13%	13%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	4.9%	4.5%	4.1%	3.7%	3.2%	2.8%	2.3%
$10,000 to $14,999	5.0%	4.9%	4.7%	4.5%	4.2%	4.0%	3.7%
$15,000 to $19,999	3.8%	3.0%	2.5%	1.9%	1.3%	0.7%	0.1%
$20,000 to $24,999	5.5%	4.9%	4.5%	4.2%	3.8%	3.5%	3.1%
$25,000 to $29,999	3.4%	2.4%	1.4%	0.5%	0.5%	0.5%	0.5%
$30,000 to $34,999	4.3%	3.7%	3.4%	3.1%	2.7%	2.4%	2.0%
$35,000 to $39,999	5.2%	4.9%	5.0%	5.1%	5.2%	5.3%	5.3%
$40,000 to $44,999	3.4%	2.8%	2.1%	1.4%	0.8%	0.1%	0.1%
$45,000 to $49,999	3.0%	2.9%	2.6%	2.3%	2.0%	1.7%	1.4%
$50,000 to $59,999	7.6%	7.9%	8.1%	8.3%	8.4%	8.5%	8.5%
$60,000 to $74,999	10.3%	9.9%	9.2%	8.6%	7.8%	7.1%	6.4%
$75,000 to $99,999	14.5%	15.2%	15.3%	15.4%	15.4%	15.4%	15.3%
$100,000 to $124,999	10.7%	11.2%	11.8%	12.4%	12.9%	13.4%	13.7%
$125,000 to $149,999	8.3%	9.5%	10.9%	12.3%	13.6%	14.8%	15.9%
$150,000 to $199,999	6.2%	7.5%	8.8%	10.0%	11.1%	12.3%	13.3%
$200,000 or more	4.0%	4.8%	5.6%	6.3%	7.0%	7.7%	8.3%

Fargo Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	7,611	8,100	8,602	9,116	9,642	10,180	10,731	1.4%
Education and health services	19,897	21,572	23,313	25,122	26,998	28,940	30,950	1.9%
Financial activities	9,854	10,426	11,010	11,604	12,208	12,823	13,449	1.2%
Information	2,778	2,730	2,667	2,588	2,494	2,384	2,259	-0.6%
Leisure and hospitality	11,909	12,418	12,924	13,427	13,927	14,424	14,917	0.8%
Manufacturing	8,649	8,896	9,130	9,350	9,558	9,753	9,934	0.5%
Natural resources and mining	375	395	415	435	455	475	496	1.1%
Other services	3,395	3,435	3,465	3,484	3,494	3,493	3,482	0.1%
Professional and business services	13,035	13,373	13,687	13,979	14,249	14,495	14,718	0.4%
Trade, transportation, and utilities	24,564	25,401	26,213	26,999	27,760	28,496	29,206	0.6%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	7,611	8,206	8,795	9,438	10,096	10,782	11,516	1.7%
Education and health services	19,897	21,854	23,837	26,008	28,269	30,651	33,213	2.2%
Financial activities	9,854	10,562	11,258	12,013	12,783	13,581	14,432	1.5%
Information	2,778	2,766	2,727	2,679	2,611	2,525	2,424	-0.4%
Leisure and hospitality	11,909	12,580	13,215	13,901	14,583	15,277	16,008	1.1%
Manufacturing	8,649	9,012	9,335	9,680	10,008	10,330	10,660	0.8%
Natural resources and mining	375	400	424	450	476	503	532	1.4%
Other services	3,395	3,480	3,543	3,607	3,658	3,700	3,737	0.3%
Professional and business services	13,035	13,548	13,995	14,472	14,920	15,352	15,794	0.7%
Trade, transportation, and utilities	24,564	25,733	26,803	27,952	29,067	30,181	31,341	0.9%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	34%	33%	32%	32%	31%	30%	30%
Single Attach	9%	9%	9%	9%	9%	9%	9%
2 Units	3%	3%	3%	3%	3%	3%	4%
3-4 Units	3%	3%	3%	3%	3%	3%	3%
5-9 Units	5%	5%	4%	4%	4%	4%	3%
10-19 Units	8%	8%	7%	7%	6%	6%	5%
20-49 Units	25%	25%	26%	27%	27%	28%	28%
50+ Units	12%	13%	14%	15%	15%	16%	17%
Mobile Home	2%	1%	1%	1%	1%	1%	1%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	6.2%	5.1%	4.3%	3.4%	2.6%	1.8%	0.9%
$10,000 to $14,999	4.0%	3.9%	3.5%	3.1%	2.7%	2.3%	1.9%
$15,000 to $19,999	5.6%	6.2%	6.6%	7.0%	7.3%	7.7%	8.0%
$20,000 to $24,999	4.6%	3.5%	2.7%	1.9%	1.1%	0.3%	0.3%
$25,000 to $29,999	4.4%	4.3%	3.8%	3.4%	3.0%	2.5%	2.1%
$30,000 to $34,999	5.0%	4.1%	3.3%	2.5%	1.7%	0.9%	0.1%
$35,000 to $39,999	4.3%	4.0%	3.5%	3.0%	2.6%	2.1%	1.6%
$40,000 to $44,999	4.4%	3.9%	3.4%	2.9%	2.3%	1.8%	1.3%
$45,000 to $49,999	3.8%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%
$50,000 to $59,999	9.4%	9.3%	9.5%	9.7%	9.9%	10.2%	10.3%
$60,000 to $74,999	10.6%	10.5%	10.7%	10.8%	10.9%	11.1%	11.1%
$75,000 to $99,999	12.9%	14.4%	15.5%	16.5%	17.6%	18.7%	19.6%
$100,000 to $124,999	8.2%	8.7%	9.4%	10.1%	10.8%	11.5%	12.1%
$125,000 to $149,999	6.3%	6.6%	7.3%	7.9%	8.5%	9.2%	9.7%
$150,000 to $199,999	4.9%	5.4%	6.0%	6.5%	7.1%	7.6%	8.1%
$200,000 or more	5.4%	5.9%	6.5%	7.1%	7.7%	8.3%	8.9%

Household Size

Household Size	2020	2025	2030	2035	2040	2045	2050
1-Person	61%	60%	60%	60%	60%	60%	60%
2-Person	21%	22%	22%	21%	21%	21%	21%
3-Person	11%	11%	11%	11%	11%	11%	11%
4+Person	7%	7%	8%	8%	8%	8%	9%

West Fargo Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	2,047	2,256	2,472	2,693	2,921	3,154	3,394	2.2%
Education and health services	5,350	6,008	6,699	7,422	8,178	8,967	9,788	2.8%
Financial activities	2,650	2,904	3,164	3,428	3,698	3,973	4,253	2.0%
Information	747	760	766	765	755	739	714	-0.1%
Leisure and hospitality	3,202	3,459	3,714	3,967	4,219	4,469	4,718	1.6%
Manufacturing	2,326	2,478	2,623	2,763	2,895	3,022	3,142	1.2%
Natural resources and mining	101	110	119	128	138	147	157	1.8%
Other services	913	957	996	1,029	1,058	1,082	1,101	0.7%
Professional and business services	3,505	3,725	3,933	4,130	4,316	4,491	4,655	1.1%
Trade, transportation, and utilities	6,606	7,075	7,532	7,977	8,409	8,829	9,237	1.3%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	2,047	2,286	2,528	2,788	3,059	3,340	3,642	2.6%
Education and health services	5,350	6,087	6,850	7,684	8,563	9,497	10,504	3.2%
Financial activities	2,650	2,942	3,235	3,549	3,872	4,208	4,564	2.4%
Information	747	770	783	792	791	783	766	0.1%
Leisure and hospitality	3,202	3,504	3,798	4,107	4,418	4,733	5,063	1.9%
Manufacturing	2,326	2,510	2,682	2,860	3,031	3,201	3,372	1.5%
Natural resources and mining	101	111	122	133	144	156	168	2.2%
Other services	913	970	1,018	1,065	1,108	1,146	1,181	1.0%
Professional and business services	3,505	3,774	4,021	4,276	4,519	4,757	4,995	1.4%
Trade, transportation, and utilities	6,606	7,168	7,701	8,258	8,805	9,351	9,912	1.7%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	51%	52%	52%	52%	53%	53%	53%
Single Attach	15%	14%	13%	13%	12%	12%	12%
2 Units	1%	1%	0%	0%	0%	0%	0%
3-4 Units	3%	3%	3%	3%	3%	3%	4%
5-9 Units	3%	3%	3%	2%	2%	2%	2%
10-19 Units	7%	7%	7%	7%	7%	8%	8%
20-49 Units	12%	12%	13%	13%	13%	13%	14%
50+ Units	5%	6%	6%	6%	7%	7%	7%
Mobile Home	3%	3%	3%	2%	2%	2%	2%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	52%	51%	50%	50%	49%	49%	48%
2-Person	24%	24%	25%	26%	26%	27%	27%
3-Person	15%	15%	15%	15%	16%	16%	16%
4+Person	10%	9%	9%	9%	9%	9%	9%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	2.2%	1.1%	0.3%	0.3%	0.3%	0.3%	0.3%
$10,000 to $14,999	2.8%	2.3%	2.1%	1.9%	1.6%	1.3%	1.1%
$15,000 to $19,999	2.1%	1.3%	0.7%	0.0%	0.0%	0.0%	0.0%
$20,000 to $24,999	2.3%	2.4%	1.9%	1.4%	1.0%	0.5%	0.1%
$25,000 to $29,999	1.9%	1.2%	0.3%	0.3%	0.3%	0.3%	0.3%
$30,000 to $34,999	1.6%	1.0%	0.9%	0.9%	0.9%	0.8%	0.8%
$35,000 to $39,999	2.7%	2.5%	2.3%	2.0%	1.7%	1.4%	1.1%
$40,000 to $44,999	4.3%	3.6%	3.4%	3.1%	2.8%	2.5%	2.3%
$45,000 to $49,999	2.2%	2.3%	1.7%	1.2%	0.6%	0.1%	0.1%
$50,000 to $59,999	8.6%	9.3%	9.6%	9.8%	9.7%	9.6%	9.5%
$60,000 to $74,999	8.7%	6.1%	3.6%	1.2%	1.1%	1.1%	1.0%
$75,000 to $99,999	20.3%	21.6%	22.7%	23.4%	23.4%	23.4%	23.3%
$100,000 to $124,999	13.3%	12.9%	12.8%	12.5%	11.9%	11.4%	10.9%
$125,000 to $149,999	6.5%	7.5%	8.3%	8.9%	9.2%	9.5%	9.7%
$150,000 to $199,999	8.5%	9.3%	10.3%	11.2%	11.6%	12.0%	12.4%
$200,000 or more	12.1%	15.8%	19.1%	21.9%	23.9%	25.7%	27.2%

Horace Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	155	2,256	2,472	2,693	2,921	3,154	3,394	69.7%
Education and health services	404	6,008	6,699	7,422	8,178	8,967	9,788	77.4%
Financial activities	200	2,904	3,164	3,428	3,698	3,973	4,253	67.6%
Information	56	760	766	765	755	739	714	39.2%
Leisure and hospitality	242	3,459	3,714	3,967	4,219	4,469	4,718	61.7%
Manufacturing	176	2,478	2,623	2,763	2,895	3,022	3,142	56.2%
Natural resources and mining	8	110	119	128	138	147	157	62.1%
Other services	69	957	996	1,029	1,058	1,082	1,101	49.9%
Professional and business services	265	3,725	3,933	4,130	4,316	4,491	4,655	55.2%
Trade, transportation, and utilities	499	7,075	7,532	7,977	8,409	8,829	9,237	58.4%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	155	2,286	2,528	2,788	3,059	3,340	3,642	75.0%
Education and health services	404	6,087	6,850	7,684	8,563	9,497	10,504	83.3%
Financial activities	200	2,942	3,235	3,549	3,872	4,208	4,564	72.7%
Information	56	770	783	792	791	783	766	42.3%
Leisure and hospitality	242	3,504	3,798	4,107	4,418	4,733	5,063	66.4%
Manufacturing	176	2,510	2,682	2,860	3,031	3,201	3,372	60.5%
Natural resources and mining	8	111	122	133	144	156	168	66.9%
Other services	69	970	1,018	1,065	1,108	1,146	1,181	53.7%
Professional and business services	265	3,774	4,021	4,276	4,519	4,757	4,995	59.5%
Trade, transportation, and utilities	499	7,168	7,701	8,258	8,805	9,351	9,912	62.9%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	89%	90%	89%	89%	87%	87%	86%
Single Attach	1%	1%	1%	1%	1%	1%	1%
2 Units	0%	0%	1%	1%	1%	1%	2%
3-4 Units	0%	0%	0%	0%	1%	2%	2%
5-9 Units	1%	0%	0%	1%	2%	2%	2%
10-19 Units	2%	2%	3%	3%	3%	3%	3%
20-49 Units	0%	0%	0%	0%	0%	0%	0%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	7%	7%	6%	5%	5%	4%	4%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	0.9%	0.9%	0.9%	0.8%	0.8%	0.7%	0.6%
$10,000 to $14,999	2.2%	2.5%	2.7%	2.8%	2.8%	2.9%	2.9%
$15,000 to $19,999	0.5%	0.5%	0.5%	0.5%	0.4%	0.4%	0.4%
$20,000 to $24,999	0.4%	0.6%	0.4%	0.2%	0.2%	0.2%	0.1%
$25,000 to $29,999	1.2%	1.1%	0.6%	0.1%	0.1%	0.1%	0.1%
$30,000 to $34,999	6.5%	6.4%	7.2%	7.8%	8.0%	8.2%	8.4%
$35,000 to $39,999	0.8%	1.1%	0.9%	0.7%	0.5%	0.3%	0.1%
$40,000 to $44,999	1.4%	1.4%	1.4%	1.4%	1.3%	1.2%	1.2%
$45,000 to $49,999	2.1%	1.0%	0.3%	0.3%	0.2%	0.2%	0.2%
$50,000 to $59,999	2.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
$60,000 to $74,999	4.0%	2.2%	0.3%	0.3%	0.3%	0.3%	0.2%
$75,000 to $99,999	10.7%	9.0%	7.1%	5.1%	3.3%	1.7%	0.4%
$100,000 to $124,999	10.0%	6.5%	3.4%	0.5%	0.5%	0.4%	0.4%
$125,000 to $149,999	9.5%	12.8%	13.5%	13.9%	13.7%	13.6%	13.5%
$150,000 to $199,999	12.1%	15.1%	16.7%	17.9%	18.3%	18.7%	19.0%
$200,000 or more	35.4%	38.9%	44.1%	47.8%	49.6%	51.1%	52.4%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	39%	43%	42%	41%	41%	40%	39%
2-Person	15%	16%	15%	14%	13%	12%	12%
3-Person	38%	37%	39%	41%	42%	43%	44%
4+Person	8%	4%	4%	5%	5%	5%	5%

Moorhead Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	2,603	165	176	188	199	211	223	-3.0%
Education and health services	6,805	440	478	517	558	600	643	-3.0%
Financial activities	3,370	213	226	239	252	266	280	-3.1%
Information	950	56	55	53	51	49	47	-3.2%
Leisure and hospitality	4,073	253	265	276	288	299	310	-3.1%
Manufacturing	2,958	181	187	192	197	202	206	-3.1%
Natural resources and mining	128	8	8	9	9	10	10	-3.1%
Other services	1,161	70	71	72	72	72	72	-3.1%
Professional and business services	4,458	273	280	288	294	300	306	-3.1%
Trade, transportation, and utilities	8,401	518	537	555	573	590	607	-3.1%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	2,603	167	180	195	208	223	239	-3.0%
Education and health services	6,805	446	489	535	584	635	690	-3.0%
Financial activities	3,370	216	231	247	264	282	300	-3.0%
Information	950	57	56	55	53	52	50	-3.2%
Leisure and hospitality	4,073	256	271	286	302	317	333	-3.1%
Manufacturing	2,958	183	191	199	206	214	221	-3.1%
Natural resources and mining	128	8	8	9	9	11	11	-3.1%
Other services	1,161	71	73	75	75	76	77	-3.1%
Professional and business services	4,458	277	286	298	308	318	328	-3.1%
Trade, transportation, and utilities	8,401	525	549	575	600	625	651	-3.1%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	53%	52%	51%	51%	50%	49%	49%
Single Attach	10%	10%	10%	10%	10%	10%	10%
2 Units	3%	3%	3%	3%	3%	4%	4%
3-4 Units	4%	4%	4%	4%	4%	4%	4%
5-9 Units	3%	3%	3%	4%	4%	4%	4%
10-19 Units	11%	11%	11%	11%	11%	12%	12%
20-49 Units	11%	11%	11%	11%	11%	11%	11%
50+ Units	5%	5%	5%	6%	6%	6%	6%
Mobile Home	1%	1%	1%	1%	1%	1%	1%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	25%	26%	27%	27%	28%	28%	29%
2-Person	14%	14%	13%	13%	12%	12%	11%
3-Person	8%	8%	8%	8%	8%	8%	8%
4+Person	53%	53%	53%	52%	52%	52%	52%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	6.0%	5.6%	5.1%	4.5%	4.0%	3.4%	2.9%
$10,000 to $14,999	5.4%	5.4%	5.2%	4.8%	4.5%	4.2%	3.9%
$15,000 to $19,999	3.8%	3.2%	2.7%	2.1%	1.5%	1.0%	0.4%
$20,000 to $24,999	6.1%	5.0%	4.4%	3.7%	3.1%	2.5%	1.8%
$25,000 to $29,999	3.6%	2.3%	1.2%	1.2%	1.1%	1.1%	1.1%
$30,000 to $34,999	4.3%	4.1%	4.0%	3.7%	3.5%	3.3%	3.1%
$35,000 to $39,999	5.5%	4.9%	5.0%	5.0%	5.1%	5.1%	5.1%
$40,000 to $44,999	3.7%	3.1%	2.4%	1.7%	1.0%	0.3%	0.3%
$45,000 to $49,999	3.0%	3.1%	3.0%	2.8%	2.7%	2.6%	2.4%
$50,000 to $59,999	7.7%	8.3%	8.8%	9.2%	9.5%	9.9%	10.2%
$60,000 to $74,999	11.0%	11.2%	11.0%	10.6%	10.3%	10.0%	9.6%
$75,000 to $99,999	13.5%	14.2%	14.2%	14.1%	13.9%	13.8%	13.6%
$100,000 to $124,999	10.0%	10.4%	11.0%	11.5%	12.0%	12.5%	12.9%
$125,000 to $149,999	8.4%	9.3%	10.7%	12.0%	13.3%	14.5%	15.6%
$150,000 to $199,999	5.0%	6.2%	7.2%	8.1%	9.0%	9.9%	10.6%
$200,000 or more	3.0%	3.7%	4.3%	4.8%	5.4%	5.9%	6.3%

Dilworth Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	250	265	280	296	312	328	345	1.3%
Education and health services	654	706	760	816	873	933	995	1.7%
Financial activities	324	341	359	377	395	413	432	1.1%
Information	91	89	87	84	81	77	73	-0.7%
Leisure and hospitality	391	406	421	436	451	465	480	0.8%
Manufacturing	284	291	298	304	309	314	319	0.4%
Natural resources and mining	12	13	14	14	15	15	16	1.1%
Other services	112	112	113	113	113	113	112	0.0%
Professional and business services	428	438	446	454	461	467	473	0.4%
Trade, transportation, and utilities	807	831	854	877	898	919	939	0.5%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	250	268	286	306	327	347	370	1.6%
Education and health services	654	715	777	845	914	988	1,068	2.1%
Financial activities	324	345	367	390	414	437	464	1.4%
Information	91	90	89	87	85	82	78	-0.5%
Leisure and hospitality	391	411	430	451	472	492	515	1.1%
Manufacturing	284	295	305	315	324	333	342	0.7%
Natural resources and mining	12	13	14	14	16	16	17	1.4%
Other services	112	113	116	117	118	120	120	0.2%
Professional and business services	428	444	456	470	483	495	508	0.6%
Trade, transportation, and utilities	807	842	873	908	940	973	1,008	0.8%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	68%	67%	67%	68%	67%	67%	67%
Single Attach	8%	8%	8%	8%	8%	8%	8%
2 Units	1%	2%	2%	2%	3%	3%	3%
3-4 Units	1%	1%	1%	1%	1%	1%	1%
5-9 Units	0%	0%	0%	0%	1%	1%	1%
10-19 Units	5%	4%	3%	3%	3%	3%	3%
20-49 Units	12%	14%	15%	15%	16%	16%	16%
50+ Units	2%	2%	2%	2%	1%	1%	1%
Mobile Home	3%	2%	2%	1%	0%	0%	0%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	53%	52%	51%	51%	50%	50%	49%
2-Person	25%	20%	18%	16%	15%	13%	12%
3-Person	15%	19%	20%	21%	22%	24%	25%
4+Person	8%	10%	11%	12%	13%	14%	14%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	1.7%	1.2%	1.1%	1.0%	0.9%	0.9%	0.8%
$10,000 to $14,999	8.0%	6.8%	6.5%	6.2%	6.0%	5.7%	5.5%
$15,000 to $19,999	3.5%	1.1%	1.0%	0.9%	0.8%	0.8%	0.7%
$20,000 to $24,999	7.4%	8.6%	9.4%	9.9%	10.4%	10.7%	11.0%
$25,000 to $29,999	1.4%	1.3%	1.2%	1.1%	1.0%	0.9%	0.9%
$30,000 to $34,999	6.7%	4.2%	3.1%	2.1%	1.2%	0.5%	0.5%
$35,000 to $39,999	6.0%	7.2%	7.2%	7.1%	7.1%	7.0%	6.9%
$40,000 to $44,999	3.5%	1.2%	1.1%	1.0%	0.9%	0.8%	0.8%
$45,000 to $49,999	1.0%	0.9%	0.8%	0.8%	0.7%	0.7%	0.6%
$50,000 to $59,999	7.3%	6.1%	5.1%	4.1%	3.3%	2.7%	2.1%
$60,000 to $74,999	6.0%	3.8%	1.7%	1.6%	1.4%	1.3%	1.2%
$75,000 to $99,999	12.4%	14.9%	14.8%	14.5%	14.2%	14.0%	13.7%
$100,000 to $124,999	11.4%	11.2%	11.3%	11.2%	11.2%	11.1%	11.0%
$125,000 to $149,999	6.3%	11.5%	13.0%	14.0%	14.9%	15.6%	16.1%
$150,000 to $199,999	11.7%	13.3%	15.1%	16.4%	17.5%	18.5%	19.1%
$200,000 or more	5.9%	6.7%	7.4%	7.9%	8.3%	8.7%	9.0%

Argusville Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	25	27	29	31	33	34	36	1.5%
Education and health services	67	72	78	85	91	98	105	1.9%
Financial activities	33	35	37	39	41	43	46	1.3%
Information	9	9	9	9	8	8	8	-0.4%
Leisure and hospitality	40	42	43	45	47	49	51	0.9%
Manufacturing	29	30	31	32	32	33	34	0.6%
Natural resources and mining	1	1	1	1	2	2	2	3.3%
Other services	11	12	12	12	12	12	12	0.3%
Professional and business services	44	45	46	47	48	49	50	0.5%
Trade, transportation, and utilities	82	85	88	91	94	96	99	0.7%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	25	27	30	32	35	36	39	1.8%
Education and health services	67	73	80	88	95	104	113	2.3%
Financial activities	33	35	38	40	43	46	49	1.7%
Information	9	9	9	9	8	8	9	-0.2%
Leisure and hospitality	40	43	44	47	49	52	55	1.2%
Manufacturing	29	30	32	33	34	35	36	0.9%
Natural resources and mining	1	1	1	1	2	2	2	3.8%
Other services	11	12	12	12	13	13	13	0.6%
Professional and business services	44	46	47	49	50	52	54	0.7%
Trade, transportation, and utilities	82	86	90	94	98	102	106	1.0%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	96%	96%	96%	95%	96%	96%	96%
Single Attach	0%	0%	0%	0%	0%	0%	0%
2 Units	0%	0%	0%	1%	1%	1%	1%
3-4 Units	0%	0%	0%	0%	0%	0%	0%
5-9 Units	0%	0%	0%	0%	0%	0%	0%
10-19 Units	0%	0%	0%	0%	0%	0%	0%
20-49 Units	0%	0%	0%	0%	0%	0%	0%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	4%	4%	4%	4%	3%	3%	3%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$10,000 to $14,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$15,000 to $19,999	1.1%	2.1%	2.7%	3.1%	3.4%	3.6%	3.7%
$20,000 to $24,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$25,000 to $29,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$30,000 to $34,999	1.1%	1.6%	1.3%	1.1%	0.8%	0.6%	0.4%
$35,000 to $39,999	1.7%	2.9%	3.4%	3.8%	4.0%	4.0%	4.1%
$40,000 to $44,999	1.1%	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%
$45,000 to $49,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$50,000 to $59,999	1.7%	1.7%	0.7%	0.6%	0.6%	0.5%	0.5%
$60,000 to $74,999	5.6%	4.0%	1.6%	1.5%	1.4%	1.2%	1.1%
$75,000 to $99,999	14.4%	10.2%	7.2%	4.3%	1.7%	1.5%	1.4%
$100,000 to $124,999	13.9%	11.0%	7.1%	3.3%	3.0%	2.7%	2.5%
$125,000 to $149,999	22.8%	25.9%	29.3%	31.5%	32.4%	32.5%	32.6%
$150,000 to $199,999	22.2%	22.5%	25.3%	27.1%	27.8%	27.7%	27.7%
$200,000 or more	14.4%	17.8%	21.1%	23.5%	24.9%	25.4%	25.9%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	22%	17%	12%	7%	6%	5%	3%
2-Person	16%	15%	14%	13%	11%	10%	10%
3-Person	38%	41%	45%	49%	51%	53%	54%
4+Person	25%	27%	29%	31%	32%	33%	33%

Casselton Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	141	148	156	164	173	181	190	1.2%
Education and health services	368	395	423	453	483	514	547	1.6%
Financial activities	182	191	200	209	218	228	238	1.0%
Information	51	50	48	47	45	42	40	-0.7%
Leisure and hospitality	220	227	235	242	249	256	263	0.7%
Manufacturing	160	223	226	228	231	233	235	1.6%
Natural resources and mining	7	7	8	8	8	8	9	1.0%
Other services	63	63	63	63	63	62	62	-0.1%
Professional and business services	241	245	249	252	255	258	260	0.3%
Trade, transportation, and utilities	454	405	416	427	437	446	456	0.0%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	141	150	160	170	181	192	204	1.5%
Education and health services	368	400	433	469	506	544	587	2.0%
Financial activities	182	193	204	216	228	241	255	1.3%
Information	51	51	49	49	47	44	43	-0.5%
Leisure and hospitality	220	230	240	251	261	271	282	0.9%
Manufacturing	160	226	231	236	242	247	252	1.9%
Natural resources and mining	7	7	8	8	8	8	10	1.3%
Other services	63	64	64	65	66	66	67	0.2%
Professional and business services	241	248	255	261	267	273	279	0.5%
Trade, transportation, and utilities	454	410	425	442	458	472	489	0.3%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	70%	69%	67%	66%	65%	64%	63%
Single Attach	9%	9%	9%	9%	9%	9%	9%
2 Units	2%	2%	1%	1%	0%	0%	0%
3-4 Units	1%	0%	0%	0%	0%	0%	0%
5-9 Units	4%	4%	4%	4%	4%	4%	4%
10-19 Units	8%	9%	11%	12%	13%	14%	14%
20-49 Units	5%	6%	6%	7%	7%	8%	8%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	2%	2%	2%	2%	2%	2%	2%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	2.1%	1.4%	0.9%	0.3%	0.3%	0.3%	0.3%
$10,000 to $14,999	2.3%	1.5%	1.2%	0.9%	0.7%	0.4%	0.1%
$15,000 to $19,999	0.9%	0.9%	0.9%	0.8%	0.8%	0.8%	0.7%
$20,000 to $24,999	1.5%	2.0%	2.0%	1.9%	1.9%	1.9%	1.8%
$25,000 to $29,999	2.3%	1.5%	0.4%	0.4%	0.3%	0.3%	0.3%
$30,000 to $34,999	1.6%	2.3%	2.4%	2.5%	2.5%	2.5%	2.5%
$35,000 to $39,999	4.1%	3.7%	3.5%	3.3%	3.1%	2.9%	2.7%
$40,000 to $44,999	6.5%	6.7%	7.1%	7.4%	7.6%	7.7%	7.8%
$45,000 to $49,999	17.3%	13.3%	13.2%	13.0%	12.7%	12.2%	11.8%
$50,000 to $59,999	14.6%	14.1%	15.4%	16.5%	17.5%	18.1%	18.6%
$60,000 to $74,999	8.1%	8.0%	6.9%	5.8%	4.6%	3.5%	2.5%
$75,000 to $99,999	8.1%	7.8%	5.4%	2.9%	0.6%	0.6%	0.6%
$100,000 to $124,999	11.5%	15.2%	17.4%	19.3%	21.0%	22.2%	23.2%
$125,000 to $149,999	3.9%	5.1%	4.6%	4.1%	3.7%	3.1%	2.7%
$150,000 to $199,999	8.0%	9.1%	10.9%	12.6%	14.1%	15.2%	16.2%
$200,000 or more	7.3%	7.5%	7.9%	8.1%	8.3%	8.3%	8.4%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	67%	66%	68%	70%	71%	73%	73%
2-Person	10%	10%	8%	7%	6%	5%	5%
3-Person	15%	15%	15%	14%	14%	13%	13%
4+Person	7%	9%	9%	9%	9%	9%	9%

Harwood Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	43	43	44	44	44	44	44	0.1%
Education and health services	113	116	118	121	123	126	128	0.4%
Financial activities	56	56	56	56	56	56	56	0.0%
Information	16	15	14	12	11	10	9	-1.5%
Leisure and hospitality	68	67	66	65	64	63	62	-0.3%
Manufacturing	49	48	46	45	44	42	41	-0.5%
Natural resources and mining	2	2	2	2	2	2	2	0.0%
Other services	19	18	18	17	16	15	14	-0.9%
Professional and business services	74	72	69	67	65	63	61	-0.6%
Trade, transportation, and utilities	139	136	133	130	127	124	121	-0.4%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	43	44	45	46	46	47	47	0.3%
Education and health services	113	118	121	125	129	133	137	0.7%
Financial activities	56	57	57	58	59	59	60	0.2%
Information	16	15	14	12	12	11	10	-1.3%
Leisure and hospitality	68	68	67	67	67	67	67	-0.1%
Manufacturing	49	49	47	47	46	44	44	-0.3%
Natural resources and mining	2	2	2	2	2	2	2	0.2%
Other services	19	18	18	18	17	16	15	-0.7%
Professional and business services	74	73	71	69	68	67	65	-0.4%
Trade, transportation, and utilities	139	138	136	135	133	131	130	-0.2%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	98%	98%	97%	97%	97%	97%	97%
Single Attach	2%	2%	3%	3%	3%	3%	3%
2 Units	0%	0%	0%	0%	0%	0%	0%
3-4 Units	0%	0%	0%	0%	0%	0%	0%
5-9 Units	0%	0%	0%	0%	0%	0%	0%
10-19 Units	0%	0%	0%	0%	0%	0%	0%
20-49 Units	0%	0%	0%	0%	0%	0%	0%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	0%	0%	0%	0%	0%	0%	0%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	0.8%	0.7%	0.8%	0.8%	0.9%	0.9%	1.0%
$10,000 to $14,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$15,000 to $19,999	0.0%	0.2%	0.2%	0.2%	0.1%	0.1%	0.1%
$20,000 to $24,999	0.0%	0.4%	0.4%	0.3%	0.3%	0.3%	0.3%
$25,000 to $29,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$30,000 to $34,999	0.8%	2.2%	2.6%	2.9%	3.2%	3.4%	3.6%
$35,000 to $39,999	0.8%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%
$40,000 to $44,999	1.3%	1.3%	1.4%	1.4%	1.4%	1.5%	1.5%
$45,000 to $49,999	0.8%	0.8%	0.8%	0.7%	0.7%	0.6%	0.6%
$50,000 to $59,999	8.4%	10.9%	11.5%	11.9%	12.4%	12.7%	13.0%
$60,000 to $74,999	11.3%	3.7%	3.5%	3.2%	3.0%	2.8%	2.7%
$75,000 to $99,999	20.6%	18.2%	15.6%	13.3%	11.4%	9.7%	8.2%
$100,000 to $124,999	16.8%	18.4%	18.0%	17.7%	17.3%	17.1%	16.8%
$125,000 to $149,999	6.7%	9.2%	8.9%	8.6%	8.3%	8.1%	7.9%
$150,000 to $199,999	13.4%	14.3%	14.5%	14.6%	14.7%	14.8%	14.9%
$200,000 or more	18.1%	19.4%	22.1%	24.3%	26.2%	27.9%	29.4%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	44%	50%	54%	54%	54%	54%	55%
2-Person	20%	20%	19%	18%	16%	15%	14%
3-Person	18%	11%	6%	6%	6%	7%	7%
4+Person	18%	18%	21%	22%	23%	24%	24%

Kindred Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	48	53	59	65	70	76	82	2.4%
Education and health services	126	142	160	178	197	217	237	2.9%
Financial activities	62	69	75	82	89	96	103	2.2%
Information	18	18	18	18	18	18	17	-0.2%
Leisure and hospitality	75	82	89	95	102	108	114	1.7%
Manufacturing	55	59	63	66	70	73	76	1.3%
Natural resources and mining	2	3	3	3	3	4	4	3.3%
Other services	21	23	24	25	25	26	27	1.0%
Professional and business services	83	88	94	99	104	108	113	1.2%
Trade, transportation, and utilities	156	168	180	191	202	213	224	1.5%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	48	54	60	67	73	80	88	2.8%
Education and health services	126	144	164	184	206	230	254	3.4%
Financial activities	62	70	77	85	93	102	111	2.6%
Information	18	18	18	19	19	19	18	0.0%
Leisure and hospitality	75	83	91	98	107	114	122	2.1%
Manufacturing	55	60	64	68	73	77	82	1.6%
Natural resources and mining	2	3	3	3	3	4	4	3.8%
Other services	21	23	25	26	26	28	29	1.3%
Professional and business services	83	89	96	102	109	114	121	1.5%
Trade, transportation, and utilities	156	170	184	198	212	226	240	1.8%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	76%	80%	82%	84%	85%	84%	84%
Single Attach	6%	7%	8%	9%	9%	10%	10%
2 Units	2%	2%	3%	3%	3%	4%	4%
3-4 Units	10%	7%	4%	1%	0%	0%	0%
5-9 Units	4%	3%	2%	1%	1%	1%	1%
10-19 Units	0%	0%	0%	1%	1%	1%	1%
20-49 Units	0%	0%	0%	0%	0%	0%	0%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	2%	1%	1%	1%	1%	0%	0%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	39%	34%	29%	24%	20%	19%	17%
2-Person	28%	31%	33%	35%	37%	38%	38%
3-Person	16%	19%	20%	20%	21%	21%	21%
4+Person	17%	17%	19%	20%	22%	23%	23%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	2.9%	2.4%	2.2%	2.1%	1.9%	1.8%	1.6%
$10,000 to $14,999	0.7%	0.9%	0.8%	0.6%	0.5%	0.4%	0.3%
$15,000 to $19,999	1.6%	1.9%	1.3%	0.8%	0.3%	0.3%	0.3%
$20,000 to $24,999	3.3%	1.8%	0.4%	0.4%	0.4%	0.4%	0.3%
$25,000 to $29,999	0.3%	0.3%	0.3%	0.3%	0.3%	0.2%	0.2%
$30,000 to $34,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$35,000 to $39,999	5.9%	3.6%	2.1%	0.6%	0.6%	0.6%	0.5%
$40,000 to $44,999	2.6%	0.7%	0.6%	0.6%	0.5%	0.5%	0.5%
$45,000 to $49,999	1.0%	0.4%	0.4%	0.3%	0.3%	0.3%	0.3%
$50,000 to $59,999	12.7%	8.8%	7.8%	6.8%	5.9%	5.1%	4.4%
$60,000 to $74,999	12.1%	11.1%	10.2%	9.2%	8.3%	7.5%	6.8%
$75,000 to $99,999	22.5%	19.7%	18.3%	16.8%	15.4%	14.0%	12.9%
$100,000 to $124,999	11.4%	16.9%	19.5%	21.6%	23.2%	24.5%	25.6%
$125,000 to $149,999	16.9%	19.0%	21.3%	23.1%	24.4%	25.4%	26.2%
$150,000 to $199,999	4.9%	11.3%	13.6%	15.5%	16.9%	18.1%	19.2%
$200,000 or more	1.3%	1.4%	1.3%	1.2%	1.1%	1.0%	0.9%

Mapleton Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	55	61	67	73	79	85	91	2.2%
Education and health services	145	163	181	200	220	241	263	2.7%
Financial activities	72	79	85	92	100	107	114	1.9%
Information	20	21	21	21	20	20	19	-0.2%
Leisure and hospitality	87	94	100	107	114	120	127	1.5%
Manufacturing	63	67	71	75	78	81	84	1.1%
Natural resources and mining	3	3	3	3	4	4	4	1.1%
Other services	25	26	27	28	29	29	30	0.7%
Professional and business services	95	101	106	111	116	121	125	1.1%
Trade, transportation, and utilities	179	191	203	215	226	238	248	1.3%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	55	62	69	76	83	90	98	2.6%
Education and health services	145	165	185	207	230	255	282	3.2%
Financial activities	72	80	87	95	105	113	122	2.3%
Information	20	21	21	22	21	21	20	0.1%
Leisure and hospitality	87	95	102	111	119	127	136	1.9%
Manufacturing	63	68	73	78	82	86	90	1.4%
Natural resources and mining	3	3	3	3	4	4	4	1.4%
Other services	25	26	28	29	30	31	32	1.0%
Professional and business services	95	102	108	115	121	128	134	1.4%
Trade, transportation, and utilities	179	193	208	223	237	252	266	1.6%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	91%	89%	88%	85%	85%	83%	82%
Single Attach	4%	5%	5%	6%	6%	7%	7%
2 Units	2%	2%	3%	4%	4%	4%	4%
3-4 Units	2%	3%	3%	4%	4%	5%	5%
5-9 Units	0%	0%	0%	0%	0%	0%	0%
10-19 Units	0%	0%	1%	1%	1%	1%	1%
20-49 Units	0%	0%	0%	0%	0%	0%	1%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	1%	1%	0%	0%	0%	0%	0%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	1.3%	1.6%	1.9%	2.2%	2.5%	2.7%	2.9%
$10,000 to $14,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$15,000 to $19,999	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%	0.2%
$20,000 to $24,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$25,000 to $29,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$30,000 to $34,999	3.1%	2.3%	1.6%	0.9%	0.3%	0.2%	0.2%
$35,000 to $39,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$40,000 to $44,999	1.6%	1.2%	0.4%	0.4%	0.4%	0.3%	0.3%
$45,000 to $49,999	2.9%	2.2%	1.7%	1.3%	0.9%	0.5%	0.1%
$50,000 to $59,999	6.5%	5.0%	3.0%	1.1%	1.1%	1.0%	1.0%
$60,000 to $74,999	20.3%	21.2%	21.9%	22.4%	22.6%	22.5%	22.5%
$75,000 to $99,999	23.2%	23.4%	22.2%	21.0%	19.5%	18.1%	16.7%
$100,000 to $124,999	19.8%	22.0%	24.9%	27.5%	29.4%	31.0%	32.4%
$125,000 to $149,999	6.0%	6.7%	6.6%	6.5%	6.3%	6.0%	5.8%
$150,000 to $199,999	7.3%	9.5%	11.5%	13.2%	14.6%	15.8%	16.8%
$200,000 or more	7.8%	4.8%	4.0%	3.2%	2.3%	1.6%	0.9%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	38%	37%	36%	35%	34%	33%	33%
2-Person	32%	35%	37%	39%	41%	42%	44%
3-Person	18%	16%	15%	15%	14%	14%	13%
4+Person	13%	12%	12%	11%	11%	10%	10%

Oxbow Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	19	19	20	21	22	23	24	0.9%
Education and health services	49	52	55	58	62	65	69	1.4%
Financial activities	24	25	26	27	28	29	30	0.8%
Information	7	7	6	6	6	5	5	-1.0%
Leisure and hospitality	29	30	31	31	32	33	33	0.5%
Manufacturing	21	21	22	22	22	22	22	0.2%
Natural resources and mining	1	1	1	1	1	1	1	0.0%
Other services	8	8	8	8	8	8	8	0.0%
Professional and business services	32	32	32	33	33	33	33	0.1%
Trade, transportation, and utilities	60	61	62	63	64	64	65	0.3%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	19	19	20	22	23	24	26	1.2%
Education and health services	49	53	56	60	65	69	74	1.7%
Financial activities	24	25	27	28	29	31	32	1.1%
Information	7	7	6	6	6	5	5	-0.8%
Leisure and hospitality	29	30	32	32	34	35	35	0.7%
Manufacturing	21	21	22	23	23	23	24	0.4%
Natural resources and mining	1	1	1	1	1	1	1	0.2%
Other services	8	8	8	8	8	8	9	0.2%
Professional and business services	32	32	33	34	35	35	35	0.4%
Trade, transportation, and utilities	60	62	63	65	67	68	70	0.5%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	97%	97%	97%	98%	98%	98%	98%
Single Attach	3%	3%	3%	2%	2%	2%	2%
2 Units	0%	0%	0%	0%	0%	0%	0%
3-4 Units	0%	0%	0%	0%	0%	0%	0%
5-9 Units	0%	0%	0%	0%	0%	0%	0%
10-19 Units	0%	0%	0%	0%	0%	0%	0%
20-49 Units	0%	0%	0%	0%	0%	0%	0%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	0%	0%	0%	0%	0%	0%	0%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$10,000 to $14,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$15,000 to $19,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$20,000 to $24,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$25,000 to $29,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$30,000 to $34,999	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
$35,000 to $39,999	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
$40,000 to $44,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$45,000 to $49,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$50,000 to $59,999	2.1%	0.2%	0.2%	0.2%	0.2%	0.2%	0.1%
$60,000 to $74,999	8.3%	8.9%	9.6%	9.9%	10.1%	10.3%	10.5%
$75,000 to $99,999	3.1%	0.9%	0.8%	0.7%	0.7%	0.6%	0.6%
$100,000 to $124,999	18.8%	19.8%	20.2%	19.9%	19.7%	19.5%	19.4%
$125,000 to $149,999	14.6%	18.9%	19.7%	19.8%	19.8%	19.9%	19.9%
$150,000 to $199,999	10.4%	5.5%	1.8%	1.6%	1.5%	1.4%	1.3%
$200,000 or more	42.7%	45.7%	47.6%	47.8%	47.9%	48.1%	48.2%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	53%	55%	58%	58%	58%	58%	58%
2-Person	27%	30%	34%	36%	37%	39%	40%
3-Person	11%	7%	1%	1%	1%	1%	1%
4+Person	8%	8%	7%	5%	3%	2%	1%

Reile's Acres Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	25	23	21	20	18	16	14	-1.5%
Education and health services	64	61	58	54	50	45	40	-1.3%
Financial activities	32	30	27	25	22	20	17	-1.6%
Information	9	8	7	6	5	4	3	-2.2%
Leisure and hospitality	38	35	32	29	26	22	19	-1.7%
Manufacturing	28	25	23	20	18	15	13	-1.8%
Natural resources and mining	1	1	1	1	1	1	1	0.0%
Other services	11	10	9	7	6	5	5	-1.8%
Professional and business services	42	38	34	30	26	23	19	-1.8%
Trade, transportation, and utilities	79	72	65	58	51	44	38	-1.7%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	25	23	21	21	19	17	15	-1.3%
Education and health services	64	62	59	56	52	48	43	-1.1%
Financial activities	32	30	28	26	23	21	18	-1.4%
Information	9	8	7	6	5	4	3	-2.1%
Leisure and hospitality	38	35	33	30	27	23	20	-1.5%
Manufacturing	28	25	24	21	19	16	14	-1.7%
Natural resources and mining	1	1	1	1	1	1	1	0.2%
Other services	11	10	9	7	6	5	5	-1.7%
Professional and business services	42	38	35	31	27	24	20	-1.7%
Trade, transportation, and utilities	79	73	66	60	53	47	41	-1.6%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	100%	100%	98%	98%	97%	96%	96%
Single Attach	0%	0%	1%	1%	1%	1%	1%
2 Units	0%	0%	1%	1%	2%	2%	2%
3-4 Units	0%	0%	0%	0%	0%	0%	0%
5-9 Units	0%	0%	0%	0%	0%	1%	1%
10-19 Units	0%	0%	0%	0%	0%	0%	0%
20-49 Units	0%	0%	0%	0%	0%	0%	0%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	0%	0%	0%	0%	0%	0%	0%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	35%	44%	49%	52%	55%	57%	59%
2-Person	10%	12%	13%	14%	14%	14%	15%
3-Person	39%	33%	32%	29%	26%	24%	22%
4+Person	15%	10%	6%	5%	5%	5%	4%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$10,000 to $14,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$15,000 to $19,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$20,000 to $24,999	0.0%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%
$25,000 to $29,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$30,000 to $34,999	0.5%	0.5%	0.5%	0.4%	0.4%	0.4%	0.3%
$35,000 to $39,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$40,000 to $44,999	1.0%	0.7%	0.5%	0.4%	0.2%	0.1%	0.0%
$45,000 to $49,999	1.0%	1.8%	2.2%	2.6%	2.9%	3.1%	3.2%
$50,000 to $59,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$60,000 to $74,999	2.6%	3.2%	3.2%	3.2%	3.2%	3.1%	3.0%
$75,000 to $99,999	9.7%	5.5%	2.5%	2.3%	2.2%	2.0%	1.8%
$100,000 to $124,999	16.4%	19.3%	19.0%	18.2%	17.6%	16.7%	15.9%
$125,000 to $149,999	12.8%	9.8%	6.6%	3.6%	0.9%	0.9%	0.8%
$150,000 to $199,999	30.3%	31.8%	35.3%	37.6%	39.5%	40.3%	41.0%
$200,000 or more	25.6%	27.2%	29.8%	31.3%	32.6%	33.1%	33.4%

Barnesville Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	139	142	145	147	150	153	155	0.4%
Education and health services	365	378	392	406	420	434	448	0.8%
Financial activities	181	183	185	188	190	192	195	0.3%
Information	51	48	45	42	39	36	33	-1.2%
Leisure and hospitality	218	218	218	217	217	216	216	0.0%
Manufacturing	158	156	154	151	149	146	144	-0.3%
Natural resources and mining	7	7	7	7	7	7	7	0.0%
Other services	62	60	58	56	54	52	50	-0.6%
Professional and business services	239	235	230	226	222	218	213	-0.4%
Trade, transportation, and utilities	450	446	441	437	432	428	423	-0.2%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	139	144	148	152	157	162	166	0.7%
Education and health services	365	383	401	420	440	460	481	1.1%
Financial activities	181	185	189	195	199	203	209	0.5%
Information	51	49	46	43	41	38	35	-1.0%
Leisure and hospitality	218	221	223	225	227	229	232	0.2%
Manufacturing	158	158	157	156	156	155	155	-0.1%
Natural resources and mining	7	7	7	7	7	7	8	0.2%
Other services	62	61	59	58	57	55	54	-0.4%
Professional and business services	239	238	235	234	232	231	229	-0.1%
Trade, transportation, and utilities	450	452	451	452	452	453	454	0.0%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	74%	70%	66%	63%	59%	54%	50%
Single Attach	2%	2%	2%	3%	3%	3%	3%
2 Units	0%	1%	3%	3%	3%	5%	5%
3-4 Units	8%	10%	12%	14%	17%	18%	21%
5-9 Units	5%	5%	4%	4%	3%	2%	2%
10-19 Units	7%	8%	9%	10%	12%	14%	15%
20-49 Units	0%	0%	0%	0%	0%	0%	0%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	4%	4%	4%	3%	3%	2%	2%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	50%	49%	47%	44%	41%	38%	35%
2-Person	15%	16%	16%	16%	17%	18%	18%
3-Person	24%	24%	26%	28%	30%	32%	34%
4+Person	11%	11%	11%	11%	12%	12%	12%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	1.9%	1.4%	1.0%	0.7%	0.3%	0.0%	0.0%
$10,000 to $14,999	6.1%	7.4%	8.2%	8.8%	9.3%	9.8%	10.2%
$15,000 to $19,999	5.4%	3.9%	3.1%	2.2%	1.5%	0.8%	0.1%
$20,000 to $24,999	1.7%	0.8%	0.8%	0.8%	0.8%	0.7%	0.7%
$25,000 to $29,999	4.1%	2.8%	1.7%	0.7%	0.6%	0.6%	0.6%
$30,000 to $34,999	1.5%	1.4%	1.4%	1.3%	1.3%	1.2%	1.2%
$35,000 to $39,999	4.6%	2.3%	0.9%	0.9%	0.9%	0.8%	0.8%
$40,000 to $44,999	4.7%	4.9%	4.8%	4.7%	4.6%	4.5%	4.4%
$45,000 to $49,999	3.6%	3.3%	3.5%	3.6%	3.6%	3.7%	3.7%
$50,000 to $59,999	12.3%	13.1%	14.3%	15.1%	15.8%	16.4%	16.9%
$60,000 to $74,999	8.5%	7.2%	6.1%	4.9%	3.8%	2.8%	1.9%
$75,000 to $99,999	19.5%	19.8%	19.4%	18.8%	18.0%	17.4%	16.7%
$100,000 to $124,999	8.9%	11.5%	12.1%	12.4%	12.6%	12.7%	12.9%
$125,000 to $149,999	9.3%	11.0%	12.8%	14.3%	15.6%	16.7%	17.7%
$150,000 to $199,999	5.7%	7.2%	8.5%	9.6%	10.5%	11.3%	12.1%
$200,000 or more	2.3%	1.7%	1.4%	1.1%	0.9%	0.6%	0.4%

Glyndon Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	67	65	64	63	61	60	58	-0.4%
Education and health services	174	174	174	173	172	170	168	-0.1%
Financial activities	86	84	82	80	78	75	73	-0.5%
Information	24	22	20	18	16	14	12	-1.7%
Leisure and hospitality	104	100	96	92	89	85	81	-0.7%
Manufacturing	76	72	68	64	61	57	54	-1.0%
Natural resources and mining	3	3	3	3	3	3	3	0.0%
Other services	30	28	26	24	22	21	19	-1.2%
Professional and business services	114	108	102	96	91	85	80	-1.0%
Trade, transportation, and utilities	215	205	195	186	176	167	158	-0.9%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	67	66	65	65	64	64	62	-0.2%
Education and health services	174	176	178	179	180	180	180	0.1%
Financial activities	86	85	84	83	82	79	78	-0.3%
Information	24	22	20	19	17	15	13	-1.5%
Leisure and hospitality	104	101	98	95	93	90	87	-0.5%
Manufacturing	76	73	70	66	64	60	58	-0.8%
Natural resources and mining	3	3	3	3	3	3	3	0.2%
Other services	30	28	27	25	23	22	20	-1.1%
Professional and business services	114	109	104	99	95	90	86	-0.8%
Trade, transportation, and utilities	215	208	199	193	184	177	170	-0.7%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	71%	72%	72%	71%	70%	70%	69%
Single Attach	0%	0%	0%	0%	0%	0%	0%
2 Units	1%	2%	3%	4%	5%	5%	6%
3-4 Units	3%	3%	3%	4%	4%	4%	5%
5-9 Units	4%	4%	5%	5%	5%	6%	6%
10-19 Units	2%	2%	1%	1%	1%	1%	1%
20-49 Units	0%	0%	0%	0%	0%	0%	0%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	19%	17%	16%	15%	15%	14%	13%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	2.8%	0.7%	0.7%	0.7%	0.6%	0.6%	0.6%
$10,000 to $14,999	4.6%	4.6%	4.6%	4.5%	4.3%	4.2%	4.0%
$15,000 to $19,999	3.9%	3.4%	3.4%	3.5%	3.4%	3.3%	3.2%
$20,000 to $24,999	5.0%	5.6%	5.5%	5.4%	5.2%	5.0%	4.8%
$25,000 to $29,999	1.1%	0.9%	0.9%	0.9%	0.8%	0.8%	0.7%
$30,000 to $34,999	2.8%	5.0%	5.9%	6.7%	7.3%	7.8%	8.3%
$35,000 to $39,999	4.6%	2.4%	1.2%	0.0%	0.0%	0.0%	0.0%
$40,000 to $44,999	2.6%	4.0%	4.6%	5.1%	5.4%	5.7%	5.9%
$45,000 to $49,999	3.5%	2.8%	2.6%	2.4%	2.1%	1.9%	1.7%
$50,000 to $59,999	7.4%	8.4%	8.7%	8.9%	8.9%	8.8%	8.8%
$60,000 to $74,999	9.4%	6.2%	3.8%	1.6%	1.5%	1.4%	1.4%
$75,000 to $99,999	19.4%	18.7%	17.6%	16.6%	15.2%	13.9%	12.8%
$100,000 to $124,999	18.3%	17.3%	17.2%	17.1%	16.6%	16.0%	15.6%
$125,000 to $149,999	2.0%	2.8%	2.9%	2.9%	2.8%	2.8%	2.8%
$150,000 to $199,999	8.5%	10.5%	12.6%	14.6%	16.0%	17.2%	18.3%
$200,000 or more	4.1%	6.6%	7.8%	9.0%	9.8%	10.6%	11.2%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	38%	37%	35%	32%	29%	28%	28%
2-Person	23%	28%	31%	33%	36%	37%	38%
3-Person	22%	19%	18%	17%	16%	14%	13%
4+Person	17%	16%	17%	18%	19%	20%	21%

Hawley Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	104	106	107	108	110	111	112	0.3%
Education and health services	272	281	290	299	307	316	324	0.6%
Financial activities	135	136	137	138	139	140	141	0.1%
Information	38	36	33	31	28	26	24	-1.2%
Leisure and hospitality	163	162	161	160	158	157	156	-0.1%
Manufacturing	118	116	114	111	109	106	104	-0.4%
Natural resources and mining	5	5	5	5	5	5	5	0.0%
Other services	46	45	43	41	40	38	36	-0.7%
Professional and business services	178	174	170	166	162	158	154	-0.4%
Trade, transportation, and utilities	336	331	326	321	316	311	306	-0.3%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	104	107	109	112	115	118	120	0.5%
Education and health services	272	285	297	310	321	335	348	0.9%
Financial activities	135	138	140	143	146	148	151	0.4%
Information	38	36	34	32	29	28	26	-1.1%
Leisure and hospitality	163	164	165	166	165	166	167	0.1%
Manufacturing	118	118	117	115	114	112	112	-0.2%
Natural resources and mining	5	5	5	5	5	5	5	0.2%
Other services	46	46	44	42	42	40	39	-0.5%
Professional and business services	178	176	174	172	170	167	165	-0.2%
Trade, transportation, and utilities	336	335	333	332	331	329	328	-0.1%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	67%	66%	65%	63%	62%	62%	60%
Single Attach	5%	5%	5%	5%	6%	6%	6%
2 Units	1%	1%	1%	2%	2%	3%	4%
3-4 Units	2%	2%	2%	3%	3%	3%	3%
5-9 Units	1%	1%	1%	1%	0%	0%	0%
10-19 Units	9%	8%	8%	8%	8%	7%	7%
20-49 Units	9%	10%	11%	12%	13%	13%	14%
50+ Units	1%	1%	1%	1%	1%	1%	1%
Mobile Home	6%	6%	6%	5%	5%	5%	4%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	44%	50%	54%	54%	54%	54%	55%
2-Person	20%	20%	19%	18%	16%	15%	14%
3-Person	18%	11%	6%	6%	6%	7%	7%
4+Person	18%	18%	21%	22%	23%	24%	24%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	0.8%	0.8%	0.7%	0.7%	0.6%	0.6%	0.5%
$10,000 to $14,999	1.7%	1.6%	1.5%	1.3%	1.2%	1.1%	1.0%
$15,000 to $19,999	3.6%	1.9%	0.1%	0.1%	0.1%	0.1%	0.1%
$20,000 to $24,999	7.7%	7.6%	8.1%	8.4%	8.5%	8.6%	8.7%
$25,000 to $29,999	8.3%	9.4%	9.9%	9.9%	10.0%	10.0%	10.0%
$30,000 to $34,999	5.2%	2.5%	1.0%	0.9%	0.8%	0.8%	0.7%
$35,000 to $39,999	2.5%	4.2%	4.7%	4.9%	5.1%	5.3%	5.4%
$40,000 to $44,999	1.8%	1.0%	0.9%	0.9%	0.8%	0.7%	0.7%
$45,000 to $49,999	5.7%	4.8%	4.8%	4.6%	4.5%	4.4%	4.3%
$50,000 to $59,999	2.1%	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%
$60,000 to $74,999	6.3%	4.7%	3.1%	1.6%	0.4%	0.3%	0.3%
$75,000 to $99,999	24.3%	30.1%	33.7%	35.9%	37.6%	38.8%	39.7%
$100,000 to $124,999	11.4%	13.4%	13.6%	13.4%	13.3%	13.1%	12.8%
$125,000 to $149,999	4.3%	3.8%	3.1%	2.5%	2.0%	1.5%	1.1%
$150,000 to $199,999	8.3%	8.8%	9.2%	9.4%	9.6%	9.6%	9.6%
$200,000 or more	5.9%	5.2%	5.3%	5.2%	5.2%	5.1%	5.0%

Sabin Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	33	33	34	34	35	35	36	0.3%
Education and health services	85	88	91	94	97	100	103	0.7%
Financial activities	42	43	43	43	44	44	45	0.2%
Information	12	11	10	10	9	8	7	-1.4%
Leisure and hospitality	51	51	50	50	50	50	49	-0.1%
Manufacturing	37	36	36	35	34	34	33	-0.4%
Natural resources and mining	2	2	2	2	2	2	2	0.0%
Other services	15	14	14	13	13	12	12	-0.7%
Professional and business services	56	55	53	52	51	50	49	-0.4%
Trade, transportation, and utilities	105	104	102	101	100	98	97	-0.3%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	33	33	35	35	37	37	39	0.6%
Education and health services	85	89	93	97	102	106	111	1.0%
Financial activities	42	44	44	45	46	47	48	0.5%
Information	12	11	10	10	9	8	8	-1.2%
Leisure and hospitality	51	52	51	52	52	53	53	0.1%
Manufacturing	37	36	37	36	36	36	35	-0.1%
Natural resources and mining	2	2	2	2	2	2	2	0.2%
Other services	15	14	14	13	14	13	13	-0.5%
Professional and business services	56	56	54	54	53	53	53	-0.2%
Trade, transportation, and utilities	105	105	104	105	105	104	104	0.0%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	94%	93%	92%	92%	91%	91%	91%
Single Attach	0%	0%	0%	0%	0%	0%	0%
2 Units	2%	3%	4%	4%	5%	5%	6%
3-4 Units	0%	0%	0%	0%	0%	0%	0%
5-9 Units	0%	0%	0%	0%	0%	0%	0%
10-19 Units	0%	0%	0%	0%	0%	0%	0%
20-49 Units	0%	0%	0%	0%	0%	0%	0%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	4%	4%	4%	4%	4%	4%	3%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	35%	30%	27%	24%	21%	19%	16%
2-Person	33%	34%	35%	36%	37%	37%	38%
3-Person	26%	32%	35%	38%	40%	42%	44%
4+Person	7%	3%	3%	2%	2%	2%	1%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$10,000 to $14,999	2.6%	2.0%	1.7%	1.6%	1.4%	1.2%	1.1%
$15,000 to $19,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$20,000 to $24,999	0.5%	0.2%	0.1%	0.1%	0.0%	0.0%	0.0%
$25,000 to $29,999	2.0%	1.1%	0.4%	0.4%	0.4%	0.4%	0.3%
$30,000 to $34,999	3.6%	2.1%	1.7%	1.4%	1.0%	0.7%	0.4%
$35,000 to $39,999	0.5%	0.5%	0.5%	0.5%	0.4%	0.4%	0.4%
$40,000 to $44,999	3.1%	1.2%	1.2%	1.1%	1.1%	1.0%	1.0%
$45,000 to $49,999	2.0%	2.7%	2.2%	1.7%	1.2%	0.7%	0.3%
$50,000 to $59,999	8.2%	8.1%	6.5%	5.0%	3.5%	2.2%	1.0%
$60,000 to $74,999	13.8%	12.2%	11.4%	10.5%	9.6%	8.9%	8.2%
$75,000 to $99,999	11.7%	12.1%	9.8%	7.6%	5.5%	3.7%	1.9%
$100,000 to $124,999	25.5%	29.2%	32.5%	35.4%	38.0%	40.3%	42.5%
$125,000 to $149,999	8.7%	8.9%	9.2%	9.5%	9.7%	9.9%	10.1%
$150,000 to $199,999	5.6%	8.0%	9.5%	10.9%	12.1%	13.3%	14.3%
$200,000 or more	12.2%	11.5%	13.2%	14.7%	16.0%	17.2%	18.4%

Briarwood Detail

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	97%	97%	97%	97%	98%	98%	98%
Single Attach	3%	3%	3%	3%	2%	2%	2%
2 Units	0%	0%	0%	0%	0%	0%	0%
3-4 Units	0%	0%	0%	0%	0%	0%	0%
5-9 Units	0%	0%	0%	0%	0%	0%	0%
10-19 Units	0%	0%	0%	0%	0%	0%	0%
20-49 Units	0%	0%	0%	0%	0%	0%	0%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	0%	0%	0%	0%	0%	0%	0%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	48%	49%	49%	50%	50%	50%	50%
2-Person	17%	17%	18%	19%	19%	20%	20%
3-Person	34%	34%	33%	32%	31%	31%	30%
4+Person	0%	0%	0%	0%	0%	0%	0%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$10,000 to $14,999	3.4%	6.0%	6.7%	7.3%	7.7%	8.0%	8.3%
$15,000 to $19,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$20,000 to $24,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$25,000 to $29,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$30,000 to $34,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$35,000 to $39,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$40,000 to $44,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$45,000 to $49,999	13.8%	13.7%	14.5%	15.2%	15.7%	16.0%	16.3%
$50,000 to $59,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$60,000 to $74,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$75,000 to $99,999	6.9%	0.4%	0.3%	0.3%	0.2%	0.2%	0.2%
$100,000 to $124,999	3.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$125,000 to $149,999	31.0%	38.2%	41.4%	43.9%	45.7%	47.1%	48.2%
$150,000 to $199,999	3.4%	2.0%	1.2%	0.6%	0.2%	0.1%	0.1%
$200,000 or more	37.9%	39.8%	35.8%	32.8%	30.5%	28.5%	26.9%

Comstock Detail

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	100%	100%	100%	100%	100%	100%	100%
Single Attach	0%	0%	0%	0%	0%	0%	0%
2 Units	0%	0%	0%	0%	0%	0%	0%
3-4 Units	0%	0%	0%	0%	0%	0%	0%
5-9 Units	0%	0%	0%	0%	0%	0%	0%
10-19 Units	0%	0%	0%	0%	0%	0%	0%
20-49 Units	0%	0%	0%	0%	0%	0%	0%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	0%	0%	0%	0%	0%	0%	0%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	6.5%	6.2%	6.1%	6.1%	6.1%	6.0%	6.0%
$10,000 to $14,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$15,000 to $19,999	32.3%	23.5%	24.7%	25.6%	26.3%	26.9%	27.3%
$20,000 to $24,999	0.0%	1.8%	1.6%	1.6%	1.5%	1.4%	1.4%
$25,000 to $29,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$30,000 to $34,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$35,000 to $39,999	0.0%	0.8%	0.4%	0.1%	0.0%	0.0%	0.0%
$40,000 to $44,999	3.2%	12.6%	13.8%	14.8%	15.6%	16.2%	16.8%
$45,000 to $49,999	3.2%	2.4%	2.5%	2.6%	2.7%	2.8%	2.8%
$50,000 to $59,999	3.2%	2.8%	2.5%	2.2%	2.0%	1.8%	1.7%
$60,000 to $74,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$75,000 to $99,999	19.4%	19.5%	19.3%	19.1%	18.9%	18.8%	18.6%
$100,000 to $124,999	22.6%	20.2%	19.0%	18.0%	17.1%	16.4%	15.8%
$125,000 to $149,999	3.2%	2.9%	2.4%	2.1%	1.7%	1.5%	1.3%
$150,000 to $199,999	3.2%	4.2%	4.4%	4.5%	4.7%	4.8%	4.9%
$200,000 or more	3.2%	3.2%	3.3%	3.3%	3.3%	3.3%	3.3%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	71%	73%	75%	73%	69%	65%	65%
2-Person	23%	17%	12%	11%	10%	9%	8%
3-Person	3%	4%	4%	5%	6%	7%	7%
4+Person	3%	7%	9%	11%	14%	19%	19%

Frontier Detail

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	100%	100%	100%	100%	100%	100%	100%
Single Attach	0%	0%	0%	0%	0%	0%	0%
2 Units	0%	0%	0%	0%	0%	0%	0%
3-4 Units	0%	0%	0%	0%	0%	0%	0%
5-9 Units	0%	0%	0%	0%	0%	0%	0%
10-19 Units	0%	0%	0%	0%	0%	0%	0%
20-49 Units	0%	0%	0%	0%	0%	0%	0%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	0%	0%	0%	0%	0%	0%	0%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$10,000 to $14,999	1.6%	2.5%	2.8%	3.0%	3.1%	3.2%	3.3%
$15,000 to $19,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$20,000 to $24,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$25,000 to $29,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$30,000 to $34,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$35,000 to $39,999	0.0%	2.0%	2.8%	3.3%	3.7%	4.0%	4.3%
$40,000 to $44,999	0.0%	1.5%	1.7%	1.7%	1.8%	1.8%	1.9%
$45,000 to $49,999	9.5%	9.0%	9.6%	9.7%	9.7%	9.7%	9.7%
$50,000 to $59,999	4.8%	10.1%	12.2%	13.4%	14.4%	15.2%	15.9%
$60,000 to $74,999	19.0%	7.7%	0.9%	0.9%	0.8%	0.7%	0.7%
$75,000 to $99,999	23.8%	22.2%	22.3%	21.0%	20.0%	19.1%	18.4%
$100,000 to $124,999	15.9%	18.3%	18.9%	18.4%	17.9%	17.4%	17.1%
$125,000 to $149,999	11.1%	15.0%	16.3%	16.5%	16.6%	16.7%	16.8%
$150,000 to $199,999	14.3%	11.8%	12.4%	12.2%	12.1%	12.0%	11.9%
$200,000 or more	12.2%	11.5%	13.2%	14.7%	16.0%	17.2%	18.4%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	78%	74%	74%	75%	76%	76%	77%
2-Person	8%	8%	7%	6%	5%	4%	4%
3-Person	11%	13%	14%	14%	14%	15%	15%
4+Person	3%	5%	5%	5%	5%	5%	5%

North River Detail

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	100%	100%	100%	100%	100%	100%	100%
Single Attach	0%	0%	0%	0%	0%	0%	0%
2 Units	0%	0%	0%	0%	0%	0%	0%
3-4 Units	0%	0%	0%	0%	0%	0%	0%
5-9 Units	0%	0%	0%	0%	0%	0%	0%
10-19 Units	0%	0%	0%	0%	0%	0%	0%
20-49 Units	0%	0%	0%	0%	0%	0%	0%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	0%	0%	0%	0%	0%	0%	0%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	68%	62%	59%	57%	54%	52%	49%
2-Person	5%	5%	5%	5%	5%	5%	5%
3-Person	26%	33%	36%	39%	41%	44%	46%
4+Person	0%	0%	0%	0%	0%	0%	0%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$10,000 to $14,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$15,000 to $19,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$20,000 to $24,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$25,000 to $29,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$30,000 to $34,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$35,000 to $39,999	10.5%	9.9%	10.9%	11.7%	12.3%	12.8%	13.1%
$40,000 to $44,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$45,000 to $49,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$50,000 to $59,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$60,000 to $74,999	10.5%	6.6%	4.6%	3.0%	1.7%	0.7%	0.6%
$75,000 to $99,999	5.3%	0.2%	0.2%	0.2%	0.2%	0.2%	0.1%
$100,000 to $124,999	36.8%	38.8%	40.3%	41.4%	42.4%	43.2%	43.5%
$125,000 to $149,999	21.1%	30.2%	31.9%	33.2%	34.3%	35.2%	35.6%
$150,000 to $199,999	15.8%	14.2%	12.1%	10.5%	9.1%	8.0%	7.0%
$200,000 or more	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Prairie Rose Detail

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	100%	100%	100%	100%	100%	100%	100%
Single Attach	0%	0%	0%	0%	0%	0%	0%
2 Units	0%	0%	0%	0%	0%	0%	0%
3-4 Units	0%	0%	0%	0%	0%	0%	0%
5-9 Units	0%	0%	0%	0%	0%	0%	0%
10-19 Units	0%	0%	0%	0%	0%	0%	0%
20-49 Units	0%	0%	0%	0%	0%	0%	0%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	0%	0%	0%	0%	0%	0%	0%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size

House-hold Size	2020	2025	2030	2035	2040	2045	2050
1-Person	53%	8%	7%	6%	5%	4%	4%
2-Person	35%	76%	80%	83%	85%	87%	88%
3-Person	12%	16%	13%	11%	10%	9%	8%
4+Person	0%	0%	0%	0%	0%	0%	0%

Household Income Shares

Category	2020	2025	2030	2035	2040	2045	2050
Less than $10,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$10,000 to $14,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$15,000 to $19,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$20,000 to $24,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$25,000 to $29,999	5.9%	6.2%	6.8%	7.3%	7.7%	8.1%	8.3%
$30,000 to $34,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$35,000 to $39,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$40,000 to $44,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$45,000 to $49,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$50,000 to $59,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$60,000 to $74,999	0.0%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%
$75,000 to $99,999	29.4%	30.9%	30.1%	29.5%	29.0%	28.6%	28.2%
$100,000 to $124,999	23.5%	6.1%	5.4%	4.8%	4.4%	4.0%	3.7%
$125,000 to $149,999	17.6%	23.8%	23.4%	23.1%	22.9%	22.7%	22.5%
$150,000 to $199,999	5.9%	8.2%	8.3%	8.4%	8.5%	8.6%	8.6%
$200,000 or more	17.6%	20.0%	21.1%	22.0%	22.7%	23.3%	23.8%

Rural Cass County Detail

Employment Projection

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	201	280	225	199	138	102	214	0.2%
Education and health services	526	746	611	549	385	289	616	0.6%
Financial activities	261	361	289	254	174	128	268	0.1%
Information	73	94	70	57	36	24	45	-1.3%
Leisure and hospitality	315	430	339	293	199	144	297	-0.2%
Manufacturing	229	308	239	204	136	97	198	-0.5%
Natural resources and mining	10	14	11	9	6	5	10	0.0%
Other services	90	119	91	76	50	35	69	-0.8%
Professional and business services	345	463	359	305	203	145	293	-0.5%
Trade, transportation, and utilities	650	879	687	590	396	284	582	-0.3%

Employment Projection High Growth Scenario

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	201	284	230	206	144	108	230	0.5%
Education and health services	526	756	625	568	403	306	661	0.9%
Financial activities	261	366	296	263	182	136	288	0.3%
Information	73	95	72	59	38	25	48	-1.1%
Leisure and hospitality	315	436	347	303	208	153	319	0.0%
Manufacturing	229	312	244	211	142	103	212	-0.2%
Natural resources and mining	10	14	11	9	6	5	11	0.2%
Other services	90	121	93	79	52	37	74	-0.6%
Professional and business services	345	469	367	316	213	154	314	-0.3%
Trade, transportation, and utilities	650	890	702	611	415	301	625	-0.1%

Housing Unit Types

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	91%	91%	91%	91%	91%	92%	91%
Single Attach	0%	0%	0%	0%	0%	0%	0%
2 Units	1%	1%	1%	1%	1%	2%	2%
3-4 Units	2%	3%	3%	3%	3%	3%	3%
5-9 Units	1%	1%	1%	1%	1%	1%	1%
10-19 Units	0%	0%	0%	0%	0%	0%	0%
20-49 Units	0%	0%	0%	1%	1%	1%	1%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	5%	4%	3%	3%	2%	1%	1%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size

Household Size	2020	2025	2030	2035	2040	2045	2050
1-Person	17.3%	16.4%	15.3%	14.0%	12.5%	11.0%	9.6%
2-Person	49.1%	51.7%	55.4%	59.4%	62.2%	64.1%	65.8%
3-Person	9.7%	7.5%	4.6%	1.3%	0.0%	0.0%	0.0%
4+Person	23.9%	24.3%	24.8%	25.3%	25.2%	24.9%	24.6%

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	107	278	198	192	175	160	179	2.2%
Education and health services	280	740	536	528	490	454	517	2.8%
Financial activities	139	358	253	244	222	201	225	2.1%
Information	39	94	61	54	45	37	38	-0.1%
Leisure and hospitality	167	426	297	282	253	226	249	1.6%
Manufacturing	122	305	210	197	174	153	166	1.2%
Natural resources and mining	5	14	10	9	8	7	8	2.0%
Other services	48	118	80	73	63	55	58	0.7%
Professional and business services	183	459	314	294	259	227	246	1.1%
Trade, transportation, and utilities	345	872	602	568	504	447	488	1.4%

Industry	2020	2025	2030	2035	2040	2045	2050	Avg Growth Rt
Construction	107	282	202	199	183	169	192	2.7%
Education and health services	280	750	548	547	513	481	555	3.3%
Financial activities	139	363	259	253	232	213	241	2.5%
Information	39	95	62	56	47	39	41	0.2%
Leisure and hospitality	167	432	304	292	265	239	267	2.0%
Manufacturing	122	309	215	204	182	162	178	1.5%
Natural resources and mining	5	14	10	9	8	7	9	2.4%
Other services	48	120	82	76	66	58	62	1.0%
Professional and business services	183	465	321	304	271	240	264	1.5%
Trade, transportation, and utilities	345	883	616	588	528	473	524	1.7%

Units	2020	2025	2030	2035	2040	2045	2050
Single Detach	91%	92%	92%	92%	92%	90%	90%
Single Attach	1%	1%	1%	1%	1%	1%	1%
2 Units	1%	1%	1%	1%	1%	1%	1%
3-4 Units	0%	0%	0%	1%	1%	1%	1%
5-9 Units	1%	1%	1%	1%	1%	2%	2%
10-19 Units	0%	0%	0%	0%	0%	0%	0%
20-49 Units	0%	0%	0%	0%	0%	1%	1%
50+ Units	0%	0%	0%	0%	0%	0%	0%
Mobile Home	6%	5%	5%	4%	4%	4%	4%
RVs	0%	0%	0%	0%	0%	0%	0%

Household Size	2020	2025	2030	2035	2040	2045	2050
1-Person	22.1%	24.1%	27.0%	30.6%	35.0%	40.1%	46.2%
2-Person	41.1%	40.5%	39.6%	38.4%	37.1%	35.5%	33.6%
3-Person	12.1%	11.2%	9.9%	8.2%	6.1%	3.7%	0.8%
4+Person	24.7%	24.2%	23.6%	22.8%	21.8%	20.7%	19.4%