

As of July 1, 2019.

**Table 1. Labor Force and Employment in the Fargo HMA, 2000 Through June 2019**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			June 2018	June 2019
Labor Force	103.4	104.4	104.8	106.9	110.9	113.1	115.5	119.0	121.2	120.6	122.7	124.2	124.6	126.3	127.9	130.7	136.0	137.5	137.2	136.8
Resident Employment	100.9	101.9	101.7	103.6	107.6	109.8	112.3	115.6	117.6	115.4	117.7	119.4	120.3	122.3	124.4	127.5	132.5	134.2	133.8	133.5
Unemployment	2.5	2.6	3.2	3.4	3.3	3.3	3.2	3.3	3.6	5.2	5.0	4.8	4.3	4.0	3.4	3.2	3.5	3.3	3.4	3.2
Unemployment Rate (%)	2.4	2.4	3.0	3.1	3.0	2.9	2.7	2.8	3.0	4.3	4.1	3.9	3.5	3.2	2.7	2.5	2.5	2.4	2.5	2.4
Total Nonfarm Payroll Jobs	102.2	103.4	103.7	105.6	108.7	111.7	114.6	117.6	120.8	119.6	120.2	123.7	129.1	132.5	136.9	139.0	140.6	141.4	141.7	142.0
Goods-Producing Sectors	13.8	13.8	14.0	14.7	15.4	15.9	16.3	16.5	17.2	15.7	15.3	16.2	17.6	18.0	19.0	19.4	19.0	18.5	18.6	18.9
Mining, Logging, & Construction	5.8	5.7	5.7	6.2	6.6	6.7	7.1	7.3	7.6	6.9	6.7	6.8	7.4	8.0	8.7	9.5	9.3	8.8	8.7	8.6
Manufacturing	8.0	8.1	8.3	8.5	8.8	9.2	9.2	9.3	9.6	8.9	8.7	9.4	10.2	10.0	10.3	10.0	9.6	9.7	10.0	10.3
Service-Providing Sectors	88.4	89.5	89.7	90.9	93.3	95.8	98.3	101.1	103.6	103.8	104.9	107.5	111.5	114.5	117.9	119.6	121.6	122.9	123.1	123.1
Wholesale & Retail Trade	20.5	20.5	20.6	20.9	21.0	21.4	22.1	22.3	22.5	22.1	22.4	22.8	23.6	24.3	24.8	25.1	25.0	24.8	24.7	24.2
Wholesale Trade	6.7	6.8	6.7	6.7	7.0	7.1	7.3	7.4	7.6	7.5	7.6	7.9	8.4	8.8	9.0	9.0	9.0	9.0	8.9	8.9
Retail Trade	13.8	13.7	13.9	14.2	14.0	14.3	14.8	14.9	14.9	14.6	14.8	14.9	15.2	15.5	15.8	16.1	16.0	15.8	15.8	15.3
Transportation & Utilities	3.4	3.7	3.6	3.7	3.8	3.8	4.0	4.1	4.3	4.3	4.2	4.5	4.8	4.8	5.2	5.5	5.5	5.6	5.7	5.9
Information	3.4	3.5	3.5	3.4	3.4	3.3	3.5	3.6	3.6	3.6	3.5	3.4	3.3	3.2	3.3	3.1	3.3	3.2	3.1	3.0
Financial Activities	7.4	7.8	8.1	8.0	8.1	8.2	8.4	8.7	8.9	8.8	8.7	9.0	9.1	9.7	10.4	10.8	11.1	11.2	11.1	11.0
Professional & Business Services	10.2	10.3	9.3	9.3	10.4	11.3	12.0	12.8	13.3	13.1	13.1	13.7	15.1	15.6	16.2	16.1	15.7	15.8	15.8	15.8
Education & Health Services	13.8	14.5	14.9	15.1	15.6	16.2	16.5	16.8	17.7	18.3	18.8	19.6	20.6	21.2	21.4	22.0	23.0	24.1	24.5	25.1
Leisure & Hospitality	10.3	10.4	10.6	10.8	11.1	11.5	11.7	12.2	12.5	12.8	12.6	12.5	13.1	13.2	13.7	13.9	13.9	14.1	14.2	13.9
Other Services	4.8	4.2	4.3	4.6	4.8	4.8	4.8	4.9	5.0	4.9	4.9	5.0	5.1	5.1	5.2	5.3	5.3	5.2	5.0	5.0
Government	14.8	14.6	14.9	15.1	15.2	15.2	15.5	15.6	15.8	15.9	16.7	16.9	17.0	17.4	17.8	17.9	18.9	19.0	19.1	19.2
Federal	2.4	2.3	2.3	2.3	2.3	2.3	2.3	2.2	2.3	2.2	2.5	2.4	2.3	2.3	2.4	2.4	2.4	2.5	2.5	2.5
State	4.9	4.9	5.0	5.1	5.1	5.2	5.3	5.4	5.4	5.4	5.7	5.8	5.7	5.8	5.9	6.1	6.2	6.1	6.0	5.8
Local	7.5	7.5	7.6	7.7	7.8	7.8	7.9	8.1	8.2	8.4	8.6	8.8	9.0	9.3	9.6	9.5	10.2	10.4	10.5	10.9

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



As of July 1, 2019.

**Table 2. Population and Household Trends in the Fargo HMA, 2000 to Forecast**

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Fargo HMA	174,367	208,777	248,700	259,100	3,450	1.8	4,325	1.9	3,450	1.4
Households										
Fargo HMA	69,985	86,178	105,000	110,000	1,625	2.1	2,025	2.2	1,675	1.6

Note: The current date is July 1, 2019. The forecast date is July 1, 2022.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of July 1, 2019.

**Table 3. Housing Inventory, Tenure, and Vacancy in the Fargo HMA, 2000, 2010, and Current**

	Fargo HMA		
	2000	2010	Current
Total Housing Inventory	73,536	91,897	112,700
Occupied Units	69,985	86,178	105,000
Owner-Occupied	41,250	49,799	60,300
%	58.9	57.8	57.4
Renter-Occupied	28,735	36,379	44,700
%	41.1	42.2	42.6
Vacant Units	3,551	5,719	7,750
Available Units	2,261	3,743	5,335
For Sale	640	950	860
Rate (%)	1.5	1.9	1.4
For Rent	1,621	2,793	4,475
Rate (%)	5.3	7.1	9.1
Other Vacant	1,290	1,976	2,425

Note: The current date is July 1, 2019.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



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**Table 4. Residential Building Permit Activity in the Fargo HMA, 2000 Through June 2019**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			June 2018	June 2019
Fargo HMA																				
Total	1,304	1,529	2,160	2,266	2,821	2,720	1,927	1,803	1,306	1,678	1,318	1,536	2,211	3,093	3,766	2,719	2,479	1,891	2,074	1,718
Sales	743	828	1,093	1,432	1,669	1,544	1,303	1,134	866	803	760	617	1,037	1,395	1,247	1,363	1,255	1,065	1,198	985
Rental	561	701	1,067	834	1,152	1,176	624	669	440	875	558	919	1,174	1,698	2,519	1,356	1,224	826	876	733

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2017—final data and estimates by the analyst; 2018 and 2019—preliminary data and estimates by the analyst



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**Table 5. Median Income in the Fargo HMA, 1999, 2009, and 2017**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	47,700	68,200	75,200	3.6	1.2
Median Household Income	38,069	45,483	63,353	1.8	4.2

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2017 median household income—U.S. Census Bureau, 2009 and 2017 American Community Survey, 1-year data

