

As of November 1, 2019.

Table 1. Labor Force and Employment in the Fayetteville HMA, 2000 Through October 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				October 2018	October 2019
Labor Force	176.4	182.4	192.2	197.3	206.4	220.8	226.7	229.2	229.4	225.2	227.6	231.9	233.3	235.5	242.8	254.4	264.1	271.1	274.9	274.5	280.0
Resident Employment	171.2	176.7	185.7	189.7	198.5	213.4	218.8	220.4	219.7	210.7	212.3	216.8	219.6	222.5	231.8	245.0	256.4	263.5	267.3	266.9	272.8
Unemployment	5.2	5.7	6.6	7.5	7.9	7.4	7.9	8.8	9.7	14.5	15.3	15.1	13.7	13.0	11.0	9.4	7.7	7.6	7.6	7.6	7.2
Unemployment Rate (%)	3.0	3.1	3.4	3.8	3.8	3.4	3.5	3.8	4.2	6.4	6.7	6.5	5.9	5.5	4.5	3.7	2.9	2.8	2.8	2.8	2.6
Total Nonfarm Payroll Jobs	162.0	170.3	176.8	181.8	188.3	198.5	205.4	208.2	207.1	199.5	200.2	204.2	209.5	214.8	224.5	235.9	245.6	252.6	258.1	257.4	263.7
Goods-Producing Sectors	43.3	42.9	42.6	42.6	43.2	44.7	45.9	43.9	41.8	37.9	36.7	35.1	34.7	34.7	35.9	36.8	38.0	39.9	41.3	41.2	42.2
Mining, Logging, & Construction	7.4	7.7	7.9	8.4	9.8	11.2	12.4	11.5	10.2	8.6	7.9	7.7	8.0	8.1	8.6	9.7	10.5	11.2	11.6	11.6	12.0
Manufacturing	35.9	35.2	34.8	34.3	33.4	33.5	33.5	32.4	31.6	29.3	28.8	27.4	26.7	26.6	27.3	27.1	27.5	28.7	29.7	29.6	30.2
Service-Providing Sectors	118.6	127.4	134.2	139.2	145.1	153.8	159.5	164.3	165.3	161.5	163.5	169.1	174.8	180.2	188.6	199.1	207.6	212.7	216.8	216.2	221.5
Wholesale & Retail Trade	23.1	24.4	25.3	26.3	27.9	29.6	30.7	31.6	31.1	29.6	29.6	31.1	32.3	33.0	34.8	37.4	38.4	38.3	38.6	38.6	39.1
Wholesale Trade	5.9	6.4	7.0	7.7	8.5	9.2	9.1	9.3	9.1	8.5	8.9	9.7	10.1	10.1	10.6	11.5	11.7	11.5	12.2	12.1	12.4
Retail Trade	17.2	18.0	18.3	18.6	19.4	20.4	21.6	22.3	22.0	21.1	20.7	21.4	22.2	22.9	24.2	25.9	26.7	26.8	26.4	26.5	26.6
Transportation & Utilities	11.2	13.9	17.3	17.4	16.8	17.3	17.6	17.3	15.9	14.1	14.9	15.0	15.1	14.8	15.3	16.3	16.9	16.8	17.4	17.2	17.8
Information	2.3	2.5	2.4	2.4	2.5	2.5	2.4	2.4	2.3	2.1	2.1	1.9	1.9	1.9	1.9	2.0	2.0	2.0	2.0	2.0	2.1
Financial Activities	6.0	6.3	6.6	6.8	7.0	7.6	8.2	8.7	8.5	7.8	7.1	6.6	6.4	6.7	6.7	7.1	7.6	7.9	8.2	8.1	8.4
Professional & Business Services	24.3	26.3	26.6	27.4	28.9	31.3	32.3	33.3	33.3	33.2	34.5	36.9	39.0	41.1	44.8	46.8	49.1	50.1	50.0	50.0	51.8
Education & Health Services	13.5	14.4	15.2	16.1	16.8	17.6	18.3	18.9	19.8	20.8	21.9	22.8	23.6	24.0	24.5	25.8	27.2	28.3	29.2	29.1	29.8
Leisure & Hospitality	12.3	13.0	13.6	14.0	14.7	15.8	17.0	17.7	18.6	18.3	18.0	19.1	20.2	21.2	22.0	23.4	24.5	25.3	26.1	26.1	25.9
Other Services	4.5	4.6	4.8	5.2	5.9	6.3	6.4	6.7	7.2	7.0	6.7	6.9	6.6	6.4	6.7	7.2	8.0	9.0	9.2	9.2	9.4
Government	21.4	22.0	22.5	23.6	24.6	25.8	26.6	27.8	28.6	28.5	28.7	28.8	29.9	31.1	31.9	33.1	34.0	35.0	36.1	35.9	37.2
Federal	1.9	1.8	1.9	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.7	2.4	2.4	2.5	2.5	2.6	2.5	2.5	2.6	2.6	2.7
State	0.0	0.0	0.0	8.1	8.5	8.9	8.6	9.0	9.3	9.3	9.2	9.5	10.2	11.1	11.7	12.4	13.1	13.9	14.7	14.6	15.6
Local	0.0	0.0	0.0	13.6	14.1	14.8	15.9	16.5	16.9	16.7	16.8	16.9	17.3	17.5	17.7	18.1	18.3	18.6	18.8	18.8	19.0

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

Source: U.S. Bureau of Labor Statistics



As of November 1, 2019.

Table 2. Population and Household Trends in the Fayetteville 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										
Fayetteville HMA	347,045	463,204	563,000	598,400	11,600	2.9	10,400	2.1	11,800	2.1
Households										
Fayetteville HMA	131,939	173,054	211,300	225,300	4,100	2.7	4,000	2.1	4,650	2.2

Notes: The current date is November 1, 2019. The forecast date is November 1, 2022.

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



As of November 1, 2019.

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

	Fayetteville HMA		
	2000	2010	Current
Total Housing Inventory	144,435	198,298	231,300
Occupied Units	131,939	173,054	211,300
Owner-Occupied	87,884	109,616	127,800
%	66.6	63.3	60.5
Renter-Occupied	44,055	63,438	83,500
%	33.4	36.7	39.5
Vacant Units	12,496	25,244	19,950
Available Units	5,691	14,582	8,250
For Sale	2,442	4,347	2,350
Rate (%)	2.7	3.8	1.8
For Rent	3,249	10,235	5,900
Rate (%)	6.9	13.9	6.6
Other Vacant	6,805	10,662	11,700

Note: The current date is November 1, 2019.

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



As of November 1, 2019.

Table 4. Residential Building Permit Activity in the Fayetteville HMA, 2000 Through October 2019

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				October 2018	October 2019
Fayetteville HMA																					
Total	2,854	3,979	4,001	6,295	6,414	7,593	6,093	3,373	2,766	1,751	1,360	1,503	2,795	2,717	3,604	4,134	5,256	5,129	6,267	6,075	6,575
Sales	2,020	2,389	2,330	3,423	3,879	5,265	4,048	2,148	1,201	1,072	994	1,173	1,913	2,397	2,624	2,584	3,419	3,443	3,693	3,725	4,025
Rental	834	1,590	1,671	2,872	2,535	2,328	2,045	1,225	1,565	679	366	330	882	320	980	1,550	1,837	1,686	2,574	2,350	2,550

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2017 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 Fayetteville HMA, 1999, 2009, and 2018

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2018	1999 to 2009	2009 to 2018
Median Family Income	42,500	56,000	65,400	2.8	1.7
Median Household Income	40,300	44,200	57,911	0.9	3.0

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2018 median household income—U.S. Census Bureau, 2009 and 2018 American Community Survey 1-year data

