

As of April 1, 2025.

Table 1. Labor Force and Employment in the Fayetteville HMA, 2010 Through March 2025

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	12 Months Ending	
																March 2024	March 2025
Labor Force	217.4	220.6	223.9	226.6	233.7	244.1	249.9	256.8	260.9	267.6	270.4	275.0	289.4	297.7	306.6	299.9	309.1
Resident Employment	203.7	207.2	211.5	214.4	223.4	235.3	242.6	249.5	253.7	260.8	257.9	266.9	282.6	290.4	298.4	292.3	300.5
Unemployment	13.7	13.4	12.5	12.1	10.3	8.8	7.2	7.3	7.2	6.8	12.5	8.1	6.8	7.3	8.2	7.6	8.5
Unemployment Rate (%)	6.3	6.1	5.6	5.4	4.4	3.6	2.9	2.8	2.8	2.5	4.6	2.9	2.4	2.4	2.7	2.5	2.8
Total Nonfarm Payroll Jobs	194.5	198.3	204.1	210.2	220.2	232.2	242.9	250.4	256.7	263.7	262.0	274.1	290.9	299.2	307.0	301.1	309.1
Goods-Producing Sectors	33.3	31.6	31.1	31.2	32.2	33.3	34.7	36.5	37.9	39.4	40.3	41.5	42.9	43.6	45.7	44.1	46.2
Mining, Logging, & Construction	7.3	7.1	7.4	7.6	8.0	9.1	10.1	10.9	11.4	12.0	12.7	13.4	14.6	16.3	17.9	16.7	18.1
Manufacturing	26.0	24.4	23.8	23.7	24.2	24.2	24.6	25.6	26.5	27.4	27.6	28.0	28.2	27.3	27.9	27.4	28.1
Service-Providing Sectors	161.2	166.8	172.9	179.0	188.0	199.0	208.2	213.9	218.8	224.3	221.8	232.6	248.0	255.6	261.3	256.9	263.0
Wholesale & Retail Trade	28.6	30.1	31.3	32.1	33.9	36.3	37.5	37.4	37.7	37.5	37.2	39.3	41.0	42.3	43.1	42.5	43.3
Wholesale Trade	8.8	9.7	10.1	10.1	10.6	11.4	11.7	11.5	12.2	12.3	12.2	12.7	13.3	14.0	14.2	14.0	14.3
Retail Trade	19.8	20.4	21.2	22.0	23.3	24.9	25.8	25.9	25.5	25.2	25.0	26.6	27.7	28.3	28.9	28.5	29.1
Transportation & Utilities	14.7	14.8	14.9	14.6	15.1	16.1	16.8	16.6	17.3	18.2	18.1	17.7	19.7	19.3	18.6	19.0	18.6
Information	1.8	1.6	1.6	1.6	1.6	1.7	1.7	1.7	1.8	1.9	1.8	2.0	2.3	2.4	2.3	2.4	2.3
Financial Activities	8.5	8.0	7.9	8.2	8.3	8.8	9.4	9.7	10.1	10.3	11.0	11.8	12.3	12.3	12.2	12.3	12.3
Professional & Business Services	34.1	36.5	38.5	40.7	44.4	46.4	48.7	49.7	49.4	50.1	50.4	52.5	57.8	58.8	60.2	59.0	60.7
Education & Health Services	21.5	22.4	23.2	23.6	24.1	25.5	26.8	27.9	28.8	29.5	29.6	31.4	33.1	35.3	36.9	35.7	37.4
Leisure & Hospitality	17.7	18.8	20.0	20.9	21.7	23.1	24.2	25.0	26.0	26.9	23.2	25.8	28.6	30.6	31.1	30.7	31.2
Other Services	6.6	6.8	6.7	7.1	7.9	8.9	10.2	11.7	12.6	13.5	13.9	14.6	14.3	13.4	13.6	13.5	13.6
Government	27.8	27.8	29.0	30.2	31.0	32.1	33.1	34.1	35.2	36.6	36.7	37.5	39.0	41.3	43.2	41.8	43.6
Federal	2.6	2.3	2.3	2.4	2.5	2.5	2.5	2.5	2.6	2.6	2.8	2.8	2.8	3.1	3.2	3.1	3.1
State	9.2	9.4	10.1	11.0	11.6	12.3	13.1	13.8	14.7	15.7	15.6	16.4	17.6	19.0	20.5	19.4	20.8
Local	16.0	16.1	16.6	16.8	17.0	17.3	17.5	17.8	18.0	18.2	18.2	18.3	18.5	19.2	19.6	19.3	19.7

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

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Fayetteville HMA, 2010 to Forecast

					Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					2010	2020	Current	Forecast	Number	Rate (%)
Population										
Fayetteville HMA	440,125	546,725	617,900	662,600	10,650	2.2	14,250	2.5	14,900	2.4
Households										
Fayetteville HMA	164,650	203,100	236,650	254,600	3,850	2.1	6,700	3.1	5,975	2.5

Notes: The current date is April 1, 2025. The forecast date is April 1, 2028.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of April 1, 2025.

Table 3. Housing Inventory, Tenure, and Vacancy in the Fayetteville HMA, 2010, 2020, and Current

	Fayetteville HMA		
	2010	2020	Current
Total Housing Inventory	188,373	221,207	257,825
Occupied Units	164,650	203,096	236,650
Owner-Occupied	103,597	124,658	144,200
%	62.9	61.4	60.9
Renter-Occupied	61,053	78,438	92,450
%	37.1	38.6	39.1
Vacant Units	23,723	18,111	21,175
Available Units	14,094	8,557	11,175
For Sale	4,143	2,174	2,425
Rate (%)	3.8	1.7	1.7
For Rent	9,951	6,383	8,750
Rate (%)	14.0	7.5	8.6
Other Vacant	9,629	9,554	10,000

Notes: The current date is April 1, 2025. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the U.S. Census Bureau. Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



As of April 1, 2025.

Table 4. Residential Building Permit Activity in the Fayetteville HMA, 2010 Through March 2025

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	12 Months Ending	
																Mar 2024	Mar 2025
Fayetteville HMA																	
Total	1,787	1,779	2,878	3,102	3,907	4,279	5,633	4,989	6,676	7,217	6,942	8,005	8,360	9,030	10,203	8,643	9,825
Sales	1,518	1,735	2,401	2,774	2,946	3,031	3,787	3,809	4,136	4,481	4,764	5,878	5,632	5,561	5,707	5,541	5,660
Rental	269	44	477	328	961	1,248	1,846	1,180	2,540	2,736	2,178	2,127	2,728	3,469	4,496	3,102	4,165

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2023—final data and estimates by the analyst; data since 2024—preliminary data and estimates by the analyst



Table 5. Median Income in the Fayetteville HMA, 2009, 2019, and 2023

	Median Income (\$)		Average Annual Change (%)
	2019	2023	2019 to 2023
Median Family Income	69,900	92,400	7.2
Median Household Income	61,674	77,695	5.9

Sources: Median family income—HUD, Office of Policy Development and Research; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data