

As of August 1, 2022.

Table 1. Labor Force and Employment in the Fayetteville HMA, 2000 Through July 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							July 2021	July 2022
Labor Force	176.8	183.6	193.1	198.8	206.7	218.9	223.7	226.3	226.7	224.4	227.4	230.9	234.3	236.9	244.7	255.5	264.5	270.9	274.9	282.0	284.5	285.7	283.7	293.3
Resident Employment	171.7	178.0	186.7	191.4	199.0	211.5	215.8	217.5	217.2	210.2	212.7	216.6	221.1	224.1	233.8	246.2	256.8	263.2	267.3	274.9	271.5	277.4	273.3	286.4
Unemployment	5.1	5.5	6.4	7.4	7.8	7.4	7.9	8.8	9.5	14.2	14.7	14.4	13.2	12.8	10.9	9.3	7.7	7.7	7.5	7.1	13.0	8.3	10.4	6.9
Unemployment Rate (%)	2.9	3.0	3.3	3.7	3.8	3.4	3.6	3.9	4.2	6.3	6.5	6.2	5.6	5.4	4.5	3.7	2.9	2.8	2.7	2.5	4.6	2.9	3.7	2.4
Total Nonfarm Payroll Jobs	162.0	170.3	176.8	181.8	188.2	198.5	205.4	208.2	207.2	199.5	200.2	204.2	209.4	214.8	224.5	236.0	245.6	252.6	258.4	264.6	261.4	272.1	266.6	281.2
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	41.4	42.8	43.6	44.8	44.4	45.4
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	11.7	12.4	13.0	13.8	13.6	13.9
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	30.4	30.6	30.9	30.8	31.5
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	216.9	221.8	217.7	227.4	222.2	235.8
Wholesale & Retail Trade	23.5	24.8	25.7	26.7	28.3	30.1	31.2	32.0	31.6	29.9	29.8	31.4	32.5	33.3	35.0	37.6	38.6	38.5	38.8	38.5	38.2	40.2	39.4	41.7
Wholesale Trade	6.3	6.8	7.4	8.1	8.9	9.7	9.6	9.7	9.6	8.8	9.1	10.0	10.3	10.4	10.8	11.7	11.9	11.7	12.4	12.4	12.3	12.7	12.5	13.2
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	26.1	25.9	27.5	26.9	28.5
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	18.4	18.3	18.8	18.4	19.6
Information	1.9	2.1	2.0	2.0	2.1	2.0	1.9	2.0	1.9	1.9	1.8	1.7	1.6	1.6	1.6	1.8	1.8	1.8	1.8	1.9	1.8	2.0	1.9	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	8.3	8.6	8.9	8.8	9.0
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	49.8	50.5	50.7	52.8	51.4	56.1
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	29.9	29.4	30.3	29.9	30.7
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	26.3	27.2	23.5	26.0	24.7	27.2
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	9.4	9.7	9.6	9.9	9.8	9.9
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	36.2	37.4	37.6	38.5	37.9	39.5
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	2.7	2.7	2.9	2.8	2.9	2.9
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	15.7	15.6	16.4	16.0	17.1
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	19.0	19.0	19.2	19.0	19.5

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands. Payrolls for the state and local government subsectors were not available until 2003.

Source: U.S. Bureau of Labor Statistics



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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	600,000	642,900	11,600	2.9	11,100	2.1	14,300	2.3
Households										
Fayetteville HMA	131,939	173,054	224,250	241,100	4,100	2.7	4,150	2.1	5,625	2.4

Notes: The current date is August 1, 2022. The forecast date is August 1, 2025.

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



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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	244,275
Occupied Units	131,939	173,054	224,250
Owner-Occupied	87,884	109,616	138,700
%	66.6	63.3	61.9
Renter-Occupied	44,055	63,438	85,550
%	33.4	36.7	38.1
Vacant Units	12,496	25,244	20,025
Available Units	5,691	14,582	7,625
For Sale	2,442	4,347	1,675
Rate (%)	2.7	3.8	1.2
For Rent	3,249	10,235	5,950
Rate (%)	6.9	13.9	6.5
Other Vacant	6,805	10,662	12,400

Notes: The current date is August 1, 2022. In this analysis conducted by the U.S. Department of Housing and Urban Development, 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: 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 Fayetteville HMA, 2000 Through July 2022

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							July 2021	July 2022
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	1,337	2,785	2,717	3,617	4,159	4,871	5,149	6,825	6,993	6,716	7,637	7,550	8,200
Sales	2,010	2,500	2,433	3,355	3,881	5,363	4,126	2,375	1,217	1,065	1,084	1,284	1,901	2,379	2,620	2,796	3,505	3,529	3,826	4,142	4,626	5,683	5,550	5,800
Rental	844	1,479	1,568	2,940	2,533	2,230	1,967	998	1,549	686	276	53	884	338	997	1,363	1,366	1,620	2,999	2,851	2,090	1,954	2,000	2,400

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; 2022 preliminary data and estimates by the analyst



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Table 5. Median Income in the Fayetteville HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	42,500	56,000	NA	2.8	NA
Median Household Income	40,300	44,200	NA	0.9	NA

NA = not applicable.

Notes: 2021 Median Family Income for the HMA is not applicable because of differences in geography definitions between HMA and Fair Market Rent areas. 2021 Median Household Income is not applicable because of an OMB MSA definition change in September 2018.

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

