

Table 1. Labor Force and Employment in the Fargo HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																May 2014	May 2015
Labor force	103.4	104.4	104.8	106.9	110.9	113.1	115.5	119.0	121.2	120.6	123.2	124.6	125.1	126.7	129.1	127.3	130.3
Resident employment	100.9	101.9	101.7	103.6	107.6	109.8	112.3	115.6	117.6	115.4	118.2	119.8	120.8	122.7	125.6	123.6	126.7
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	3.5	3.7	3.5
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	3.4	3.2	2.7	2.9	2.7
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	129.0	132.4	137.2	134.1	139.0
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	18.4	19.2
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	8.2	8.9
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	10.2	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	114.4	118.2	115.7	119.9
Trade	20.6	20.6	20.7	21.0	21.1	21.5	22.1	22.3	22.5	22.2	22.5	22.9	23.6	24.4	25.0	24.6	25.6
Wholesale trade	6.8	6.9	6.8	6.8	7.1	7.2	7.3	7.4	7.6	7.6	7.7	8.0	8.4	8.9	9.1	9.0	9.2
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	15.9	15.6	16.4
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	5.1	4.9	5.1
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	3.3	3.3
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	10.0	10.6
Professional & business services	10.1	10.2	9.2	9.2	10.3	11.2	12.0	12.8	13.3	13.1	13.1	13.7	15.0	15.5	16.1	15.7	16.1
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	21.3	21.5
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	13.8	13.3	14.3
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	5.2	5.3
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	17.3	17.8	17.5	18.1
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	2.3	2.4
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	5.7	5.7	5.7	5.7
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	9.7	9.4	10.0

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through May 2015.

Source: U.S. Bureau of Labor Statistics

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	232,800	248,100	3,450	1.8	4,650	2.1	5,100	2.1
Households										
Fargo HMA	69,985	86,178	96,000	102,200	1,625	2.1	1,900	2.1	2,075	2.1

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is June 1, 2015. The forecast date is June 1, 2018.

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

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	102,000
Occupied units	69,985	86,178	96,000
Owner-occupied	41,250	49,799	53,900
%	58.9	57.8	56.1
Renter-occupied	28,735	36,379	42,100
%	41.1	42.2	43.9
Vacant units	3,551	5,719	6,025
Available units	2,261	3,743	3,500
For sale	640	950	950
Rate (%)	1.5	1.9	1.7
For rent	1,621	2,793	2,550
Rate (%)	5.3	7.1	5.7
Other vacant	1,290	1,976	2,500

Notes: Numbers may not add to totals because of rounding. The current date is June 1, 2015.

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

Table 4. Residential Building Permit Activity in the Fargo HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																May 2014	May 2015
Fargo HMA																	
Total	1,232	1,629	2,284	2,146	2,837	2,720	2,046	1,800	1,452	1,835	1,339	1,546	2,265	2,997	3,936	2,900	3,500
Single-family	640	810	1,029	1,365	1,633	1,465	1,330	1,118	850	956	779	680	1,045	1,277	1,317	1,225	1,275
Multifamily	592	819	1,255	781	1,204	1,255	716	682	602	879	560	866	1,220	1,720	2,619	1,675	2,225

Notes: Numbers may not add to totals because of rounding. Current includes data through May 2015.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analysts

Table 5. Median Income in the Fargo HMA, 1999, 2009, and 2013

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2013	1999 to 2009	2009 to 2013
Median Family Income	50,871	68,200	73,800	3.0	2.0
Median household income	38,069	45,483	51,961	1.8	3.4

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 2013 median household income—U.S. Census Bureau, 2009 and 2013 American Community Survey 1-year data