



**FARGO
MOORHEAD**
ECONOMIC DEVELOPMENT

SPONSORED BY **Starion Bank**
Member FDIC

LABOR FORCE ECONOMIC INDICATORS AND SALARY INFORMATION

MEASURE		MONTH	MOST RECENT	YEAR EARLIER	% CHANGE
Unemployment Rate	FM MSA	MAY 2023	1.9%	1.6%	
	US	MAY 2023	3.1%	3.4%	
Labor Force	FM MSA	MAY 2023	149,872	148,444	1.0%
	US	MAY 2023	166,702,000	164,157,000	1.6%
Employed	FM MSA	MAY 2023	147,061	146,117	0.6%
	US	MAY 2023	161,002,000	158,609,000	1.5%
Wage Growth - Total Wages and Average Annual Salary	Cass	Q4 2022	\$1,996,887,033 \$63,648	\$1,996,054,455 \$64,272	1.6%
	Clay	Q4 2022	\$261,175,741 \$52,624	\$246,322,291 \$51,168	6.0%

Notes: Unemployment Rate, Labor Force & Employed data are not seasonally adjusted. Most recent labor statistics are estimates generated monthly through the LAUS program with frequent revisions as updated data becomes available. Wage information sourced from the Quarterly Census of Employment and Wages.

HOME BUILDING PERMITS, VALUES AND RENT

BUILDING PERMITS

YEAR TO DATE	MAY 2023	MAY 2022	% CHANGE
Total	928	514	81%
Single Family	311	472	-34%
Multi-Family	617	42	1,369%

*Twinhomes are included in multi-family numbers

HOME VALUES AND RENT

	MEDIAN HOME VALUE	MEDIAN GROSS RENT: 2 BEDROOM
FM MSA	\$235,600	\$869
Sioux Falls, SD MSA	\$221,500	\$883
Minneapolis MN MSA	\$287,600	\$1,291
Denver, CO MSA	\$443,400	\$1,616
Des Moines, IA MSA	\$205,200	\$981
Omaha, NE MSA	\$195,000	\$1,019

Data for building permits sourced from the U.S. Census Bureau's Building Permits Survey; housing starts data excludes residential remodel permits. Data for median home value and median gross rent sourced from American Community Survey 2021 5-year Estimates.



COST OF LIVING AND COMMUNITY STATISTICS

METRO AREA	CURRENT AVERAGE EARNINGS	COST OF LIVING INDEX	COST OF LIVING ADJUSTED CURRENT AVERAGE EARNINGS	AVERAGE FAMILY SIZE	ANNUAL LIVING WAGE FOR FAMILY OF 3
Fargo Moorhead MSA	\$73,360	101.5	\$72,276	3.03	\$75,256
Sioux Falls, SD MSA	\$73,634	106.0	\$69,466	3.04	\$76,465
Minneapolis, MN MSA	\$91,006	104.8	\$86,663	3.14	\$85,101
Denver, CO MSA	\$97,656	115.5	\$84,551	3.14	\$95,209
Des Moines, IA MSA	\$82,408	98.5	\$83,663	3.10	\$76,386
Omaha, NE MSA	\$75,777	99.5	\$76,158	3.15	\$79,845

The average cost of living for all participating places equals 100, and each participant's index is read as a percentage of the average for all places. Living Wage data provided for two adult wage earners and 1 child; amount is required annual income before taxes sourced from livingwage.mit.edu. Current average earnings of QCEW Employees, cost of living index, cost of living adjusted current average earnings sourced from Lightcast 2023.1, www.economicmodeling.com. Average family size sourced from American Community Survey 2021 5-year Estimates.

METRO AREA	VIOLENT CRIME RATE PER 1,000 PEOPLE	PROPERTY CRIME RATE PER 1,000 PEOPLE
Fargo Moorhead MSA	3.47	28.03
US	3.59	17.8

Crime rate data sourced by Lightcast 2023.1, www.economicmodeling.com

TRANSPORTATION

TOTAL PASSENGERS AT HECTOR INTERNATIONAL AIRPORT

MAY 2023	MAY 2022	% CHANGE	YTD 2022	YTD 2021	% CHANGE
84,077	72,992	15.0%	434,367	371,114	17.0%

Data sourced from Hector International Airport, Fargo, ND

CONSUMER SPENDING

TAXABLE SALES (CASS COUNTY)

1st QTR 2023	1st QTR 2022	% CHANGE	2022 YTD	2021 YTD	% CHANGE
\$673,877,580	\$631,241,175	6.75%	\$673,877,580	631,241,175	6.75%

Data sourced from ND Office of State Tax Commissioner

TAXABLE SALES (CLAY COUNTY)

Annual 2020	Annual 2019	% CHANGE
\$422,356,027	\$427,972,988	-1.3%

Data Sourced from MN Department of Revenue