



LABOR FORCE ECONOMIC INDICATORS AND SALARY INFORMATION

MEASURE		MONTH	MOST RECENT	YEAR EARLIER	% CHANGE
Unemployment Rate	FM MSA	NOV 2024	2.1%	1.3%	
	US	NOV 2024	4.0%	3.5%	
Labor Force	FM MSA	NOV 2024	150,571	148,842	1.2%
	US	NOV 2024	168,164,000	167,977,000	0.1%
Employed	FM MSA	NOV 2024	147,423	146,951	0.3%
	US	NOV 2024	161,456,000	162,149,000	-0.4%
Wage Growth - Total Wages and Average Annual Salary	Cass	Q2 2024	\$2,061,204,644 \$64,116	\$1,968,064,413 \$62,400	4.7%
	Clay	Q2 2024	\$259,981,302 \$52,520	\$250,387,277 \$50,752	3.8%

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	NOV 2024	NOV 2023	% CHANGE
Total	1,469	2,058	-29%
Single Family	811	890	-9%
Multi-Family	658	1,168	-44%

*Twinhomes are included in multi-family numbers

HOME VALUES AND RENT

	MEDIAN HOME VALUE	MEDIAN GROSS RENT: 2 BEDROOM
FM MSA	\$276,600	\$965
Sioux Falls, SD MSA	\$274,800	\$990
Minneapolis MN MSA	\$354,400	\$1,487
Denver, CO MSA	\$570,300	\$1,881
Des Moines, IA MSA	\$252,400	\$1,127
Omaha, NE MSA	\$248,100	\$1,125

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 2023 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	\$76,239	101.2	\$75,335	3.03	\$79,735
Sioux Falls, SD MSA	\$74,657	105.8	\$70,564	3.05	\$79,266
Minneapolis, MN MSA	\$92,081	104.0	\$88,540	3.11	\$100,599
Denver, CO MSA	\$100,119	115.1	\$86,985	3.09	\$110,265
Des Moines, IA MSA	\$83,783	98.4	\$85,145	3.08	\$88,199
Omaha, NE MSA	\$76,985	99.2	\$77,606	3.12	\$87,413

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 2024.4, www.economicmodeling.com. Average family size sourced from American Community Survey 2023 5-year Estimates.

METRO AREA	VIOLENT CRIME RATE PER 1,000 PEOPLE	PROPERTY CRIME RATE PER 1,000 PEOPLE
Fargo Moorhead MSA	4.18	28.37
US	3.60	18.22

Crime rate data sourced by Lightcast 2024.4, www.economicmodeling.com

TRANSPORTATION

TOTAL PASSENGERS AT HECTOR INTERNATIONAL AIRPORT

NOV 2024	NOV 2023	% CHANGE	YTD 2024	YTD 2023	% CHANGE
88,333	82,558	7.0%	993,954	943,208	5.0%

Data sourced from Hector International Airport, Fargo, ND

CONSUMER SPENDING

TAXABLE SALES (CASS COUNTY)

3rd QTR 2024	3rd QTR 2023	% CHANGE	2024 YTD	2023 YTD	% CHANGE
\$869,411,177	\$900,271,959	-3.43%	\$2,408,520,720	\$2,467,790,890	-2.40%

Data sourced from ND Office of State Tax Commissioner

TAXABLE SALES (CLAY COUNTY)

Annual 2022	Annual 2021	% CHANGE
\$469,545,355	\$450,111,839	4.3%

Data Sourced from MN Department of Revenue