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LABOR FORCE ECONOMIC INDICATORS AND SALARY INFORMATION

MEASURE		MONTH	MOST RECENT	YEAR EARLIER	% CHANGE
Unemployment Rate	FM MSA US	APR 2026 APR 2026	2.6% 4.0%	2.7% 3.9%	
Labor Force	FM MSA US	APR 2026 APR 2026	154,326 169,548,000	156,264 170,650,000	-1.2% -0.6%
Employed	FM MSA US	APR 2026 APR 2026	150,381 162,781,000	152,011 164,069,000	-1.1% -0.8%
Wage Growth - Total Wages and Average Annual Salary	Cass Clay	Q4 2025 Q4 2025	\$2,308,469,132 \$71,136 \$284,532,152 \$57,044	\$2,230,769,081 \$68,744 \$277,330,066 \$55,744	3.5% 2.6%

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	APR 2026	APR 2025	% CHANGE
Total	218	225	-3%
Single Family	128	166	-23%
Multi-Family	90	59	53%

*Twinhomes are included in multi-family numbers

HOME VALUES AND RENT

	MEDIAN HOME VALUE	MEDIAN GROSS RENT: 2 BEDROOM
FM MSA	\$289,100	\$985
Sioux Falls, SD MSA	\$295,900	\$1,038
Minneapolis MN MSA	\$374,000	\$1,553
Denver, CO MSA	\$603,800	\$1,961
Des Moines, IA MSA	\$267,400	\$1,166
Omaha, NE MSA	\$268,600	\$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 2024 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	\$80,642	101.1	\$79,765	3.01	\$84,866
Sioux Falls, SD MSA	\$79,428	105.5	\$75,287	3.04	\$85,953
Minneapolis, MN MSA	\$97,404	103.8	\$93,838	3.10	\$109,814
Denver, CO MSA	\$107,934	115.0	\$93,856	3.07	\$117,078
Des Moines, IA MSA	\$89,068	98.4	\$90,517	3.08	\$88,351
Omaha, NE MSA	\$80,137	99.1	\$80,864	3.12	\$93,517

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 2026.2, www.economicmodeling.com.
Average family size sourced from American Community Survey 2024 5-year Estimates.

METRO AREA	VIOLENT CRIME RATE PER 1,000 PEOPLE	PROPERTY CRIME RATE PER 1,000 PEOPLE
Fargo Moorhead MSA	3.50	25.43
US	3.38	16.44

Crime rate data sourced by Lightcast 2026.2, www.economicmodeling.com

TRANSPORTATION

TOTAL PASSENGERS AT HECTOR INTERNATIONAL AIRPORT

APR 2026	APR 2025	% CHANGE	YTD 2026	YTD 2025	% CHANGE
103,380	99,151	4.0%	412,356	402,939	2.0%

Data sourced from Hector International Airport, Fargo, ND

CONSUMER SPENDING

TAXABLE SALES (CASS COUNTY)

1st QTR 2026	1st QTR 2025	% CHANGE	2026 YTD	2025 YTD	% CHANGE
\$685,344,434	\$659,403,422	3.93%	\$685,344,434	\$659,403,422	3.93%

Data sourced from ND Office of State Tax Commissioner

TAXABLE SALES (CLAY COUNTY)

Annual 2023	Annual 2022	% CHANGE
\$496,230,331	\$469,545,355	5.7%

Data Sourced from MN Department of Revenue