



Fargo, North Dakota.

Current market data.

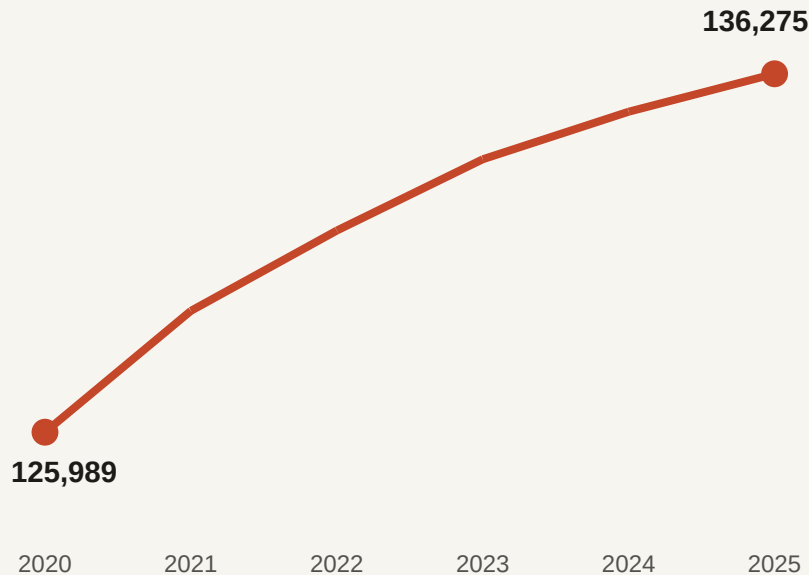
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.2% since 2020.

136,275

people, the largest of North Dakota's cities and towns.

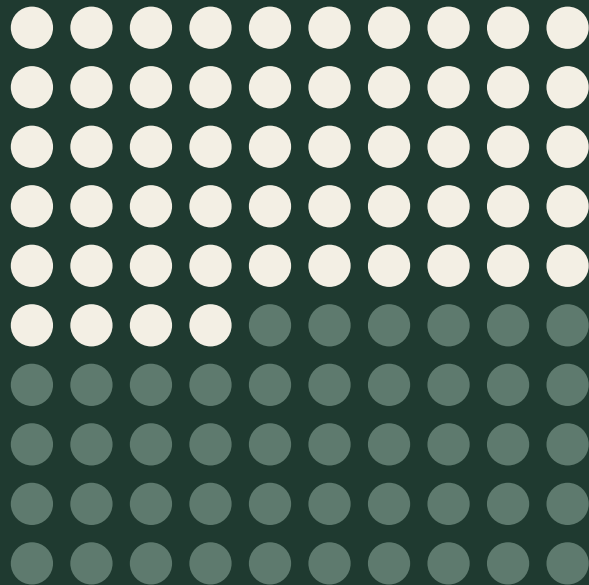


THE WORKDAY

5 in 10 jobs here go to
people who live somewhere
else.

54.3%

of 105,216 jobs located in Fargo are filled by in-commuters.



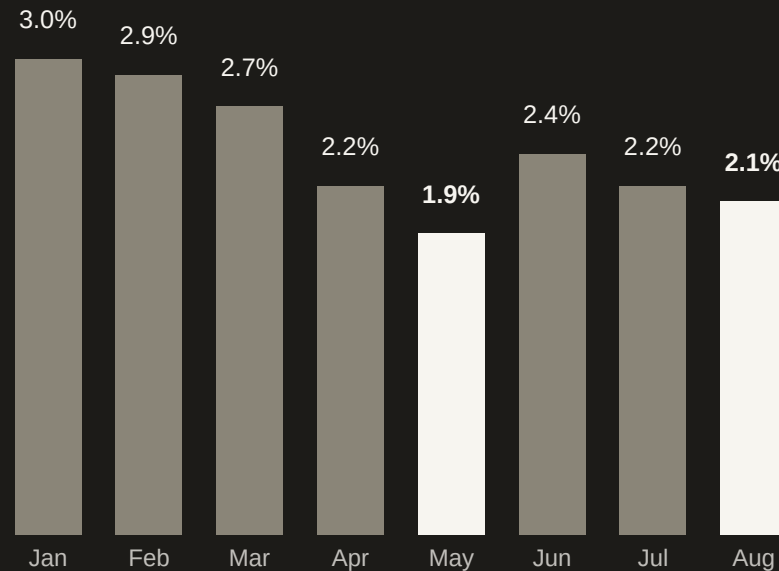
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
1.9%.

2.1%

in August 2026, the latest month released. A year earlier it was 2.6%.



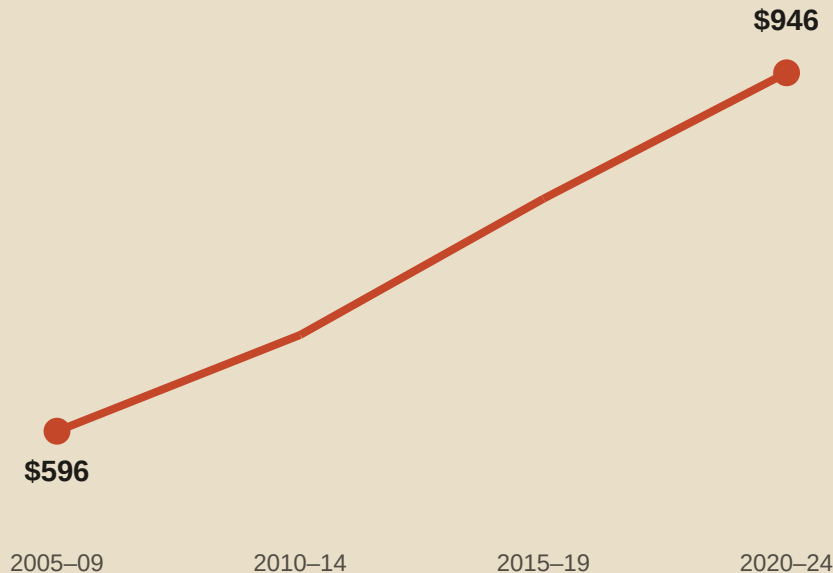


RENT

**Median rent is up 59%
since the 2005–2009
survey, before inflation.**

\$946

a month. North Dakota's median is \$954.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,533 gap between neighbors, the sharpest rent edge between adjacent tracts in Cass County.

TRACT 406

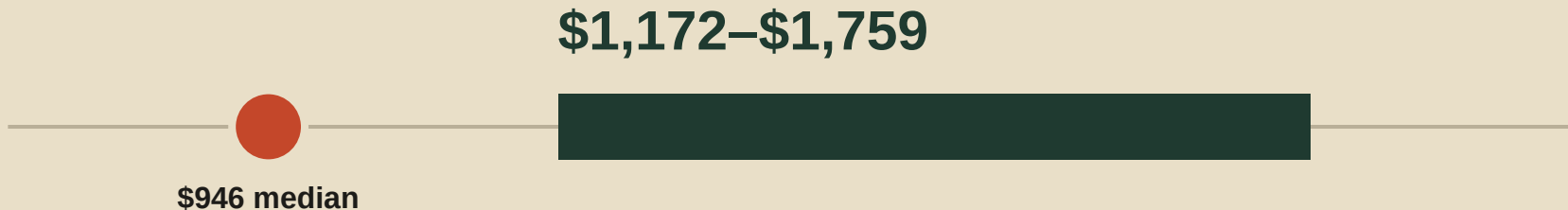
\$613

TRACT 405.03

\$2,146

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

63% of the housing here was built before 2000.

10,537

homes permitted in ten years,
2016–2025

65%

of those were in multifamily
buildings

63%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.6% to the 63,807 homes here.

318–1,052

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 13% more than North Dakota's.

\$281,900

median home value in Fargo.

Fargo



\$281,900

North Dakota



\$249,900

U.S.



\$332,700

THAT WAS FARGO'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/nd/fargo/

The Almanac · your hyper-diligent research partner