



Economic Overview

East Texas I-20 Corridor



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Demographic Profile

The population in the East Texas I-20 Corridor was 570,696 per American Community Survey data for 2015-2019.

The region has a civilian labor force of 258,543 with a participation rate of 57.8%. Of individuals 25 to 64 in the East Texas I-20 Corridor, 20.8% have a bachelor's degree or higher which compares with 33.5% in the nation.

The median household income in the East Texas I-20 Corridor is \$54,143 and the median house value is \$142,533.

Summary¹

	Percent			Value		
	East Texas I-20 Corridor	Texas	USA	East Texas I-20 Corridor	Texas	USA
Demographics						
Population (ACS)	—	—	—	570,696	28,260,856	324,697,795
Male	49.1%	49.7%	49.2%	279,960	14,034,009	159,886,919
Female	50.9%	50.3%	50.8%	290,736	14,226,847	164,810,876
Median Age ²	—	—	—	38.3	34.6	38.1
Under 18 Years	24.2%	26.0%	22.6%	138,384	7,338,445	73,429,392
18 to 24 Years	9.2%	9.9%	9.4%	52,446	2,790,857	30,646,327
25 to 34 Years	12.8%	14.7%	13.9%	72,995	4,154,182	45,030,415
35 to 44 Years	11.8%	13.5%	12.6%	67,419	3,823,085	40,978,831
45 to 54 Years	12.0%	12.5%	13.0%	68,371	3,526,243	42,072,620
55 to 64 Years	12.8%	11.2%	12.9%	72,919	3,165,517	41,756,414
65 to 74 Years	9.8%	7.4%	9.1%	56,175	2,081,849	29,542,266
75 Years, and Over	7.4%	4.9%	6.5%	41,987	1,380,678	21,241,530
Race: White	78.7%	74.0%	72.5%	449,368	20,903,375	235,377,662
Race: Black or African American	15.9%	12.1%	12.7%	90,999	3,428,211	41,234,642
Race: American Indian and Alaska Native	0.4%	0.5%	0.8%	2,041	141,425	2,750,143
Race: Asian	1.2%	4.8%	5.5%	6,818	1,357,273	17,924,209
Race: Native Hawaiian and Other Pacific Islander	0.1%	0.1%	0.2%	471	25,292	599,868
Race: Some Other Race	1.6%	5.8%	4.9%	9,031	1,643,869	16,047,369
Race: Two or More Races	2.1%	2.7%	3.3%	11,968	761,411	10,763,902
Hispanic or Latino (of any race)	16.8%	39.3%	18.0%	95,674	11,116,881	58,479,370
Population Growth						
Population (Pop Estimates) ⁴	—	—	—	584,569	29,360,759	329,484,123
Population Annual Average Growth ⁴	0.7%	1.5%	0.6%	3,848	411,886	2,015,698
People per Square Mile	—	—	—	128.7	111.0	92.9
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	57.8%	64.5%	63.2%	258,543	13,962,458	163,555,585
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	76.8%	80.6%	82.1%	160,084	9,228,757	104,634,905
Armed Forces Labor Force	0.1%	0.4%	0.4%	314	93,394	1,073,907
Veterans, Age 18-64	4.7%	4.9%	4.6%	15,772	846,005	9,143,042
Veterans Labor Force Participation Rate and Size, Age 18-64	69.0%	78.1%	76.6%	10,883	660,595	7,003,778
Median Household Income ²	—	—	—	\$54,143	\$61,874	\$62,843
Per Capita Income	—	—	—	\$27,711	\$31,277	\$34,103
Mean Commute Time (minutes)	—	—	—	24.9	26.6	26.9
Commute via Public Transportation	0.2%	1.4%	5.0%	507	181,273	7,641,160
Educational Attainment, Age 25-64						
No High School Diploma	15.6%	15.3%	10.9%	44,028	2,239,400	18,550,150
High School Graduate	28.1%	24.7%	25.7%	79,216	3,621,456	43,627,868
Some College, No Degree	26.2%	21.8%	20.7%	73,749	3,190,676	35,174,790

Summary¹

	Percent			Value		
	East Texas I-20 Corridor	Texas	USA	East Texas I-20 Corridor	Texas	USA
Associate's Degree	9.3%	7.6%	9.1%	26,230	1,120,514	15,526,064
Bachelor's Degree	14.9%	20.4%	21.2%	41,888	2,987,310	35,997,848
Postgraduate Degree	5.9%	10.3%	12.3%	16,593	1,509,671	20,961,560
Housing						
Total Housing Units	—	—	—	237,580	10,937,026	137,428,986
Median House Value (of owner-occupied units) ²	—	—	—	\$142,533	\$172,500	\$217,500
Homeowner Vacancy	1.8%	1.6%	1.6%	2,501	95,519	1,257,737
Rental Vacancy	8.5%	7.8%	6.0%	5,934	318,899	2,793,023
Renter-Occupied Housing Units (% of Occupied Units)	31.2%	38.0%	36.0%	62,827	3,686,845	43,481,667
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	4.8%	5.3%	8.6%	9,623	512,411	10,395,713
Social						
Poverty Level (of all people)	15.6%	14.7%	13.4%	86,303	4,072,194	42,510,843
Households Receiving Food Stamps/SNAP	12.6%	11.8%	11.7%	25,266	1,140,905	14,171,567
Enrolled in Grade 12 (% of total population)	1.2%	1.5%	1.4%	7,108	411,701	4,422,344
Disconnected Youth ³	3.1%	2.8%	2.5%	976	45,519	423,273
Children in Single Parent Families (% of all children)	34.2%	34.4%	34.1%	44,282	2,405,770	23,790,005
Uninsured	16.7%	17.2%	8.8%	93,420	4,791,164	28,248,613
With a Disability, Age 18-64	12.4%	9.5%	10.3%	40,320	1,627,151	20,187,604
With a Disability, Age 18-64, Labor Force Participation Rate and Size	38.4%	44.8%	42.2%	15,474	729,715	8,509,463
Foreign Born	7.3%	17.0%	13.6%	41,564	4,814,638	44,011,870
Speak English Less Than Very Well (population 5 yrs and over)	5.7%	13.7%	8.4%	30,574	3,607,255	25,615,365

Source: [JobsEQ®](#)

1. American Community Survey 2015-2019, unless noted otherwise

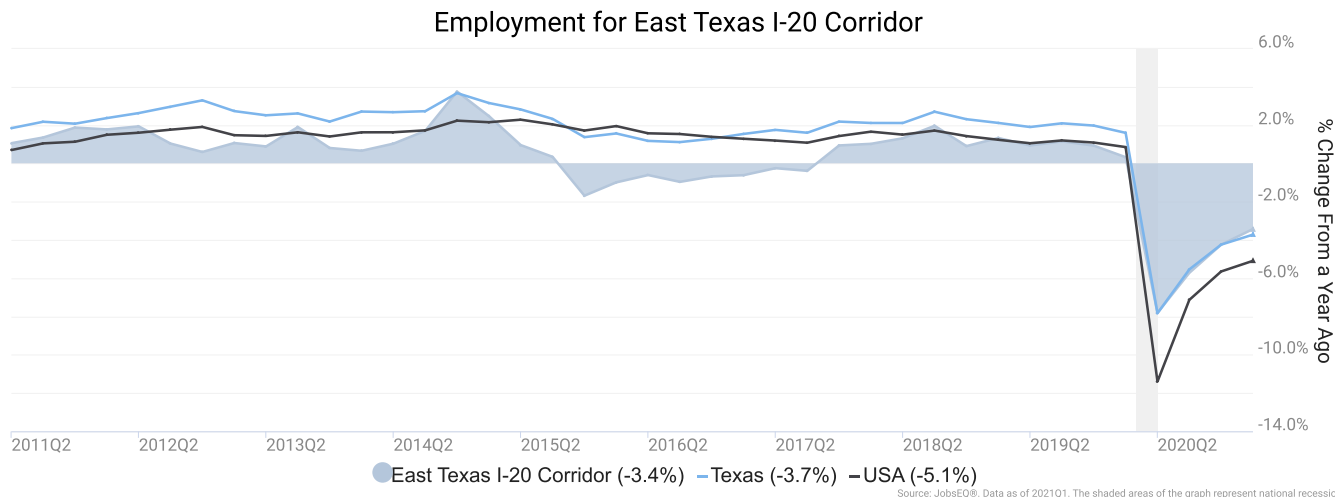
2. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

4. Census 2020, annual average growth rate since 2010

Employment Trends

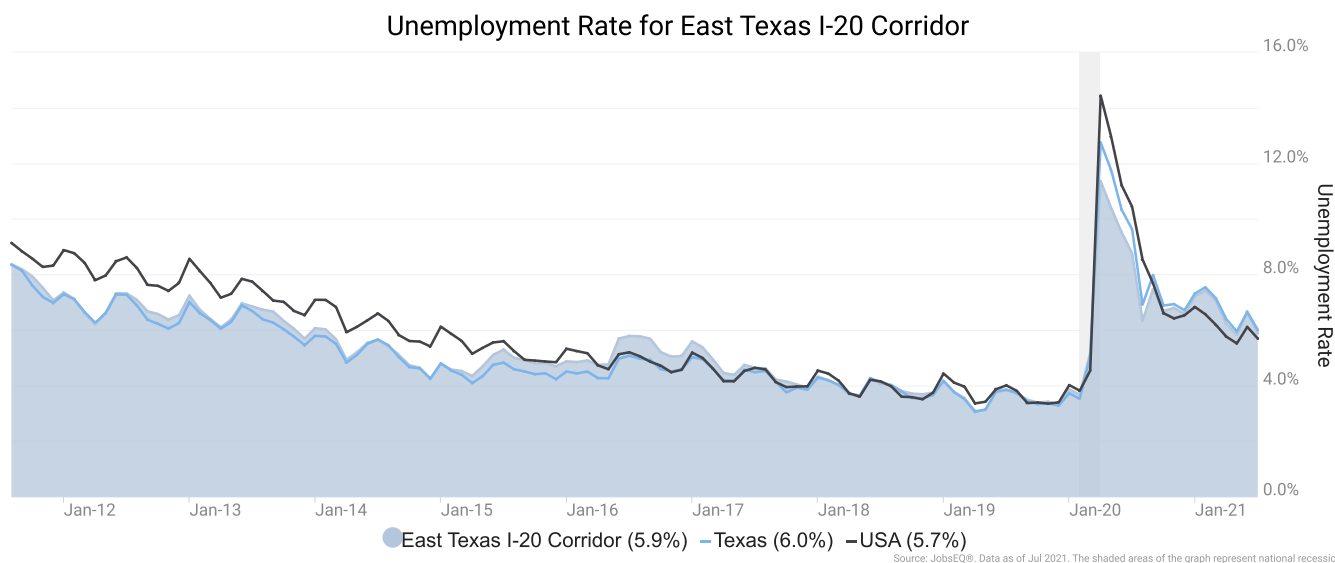
As of 2021Q1, total employment for the East Texas I-20 Corridor was 251,588 (based on a four-quarter moving average). Over the year ending 2021Q1, employment declined 3.4% in the region.



Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2020Q4 with preliminary estimates updated to 2021Q1.

Unemployment Rate

The unemployment rate for the East Texas I-20 Corridor was 5.9% as of July 2021. The regional unemployment rate was higher than the national rate of 5.7%. One year earlier, in July 2020, the unemployment rate in the East Texas I-20 Corridor was 8.8%.

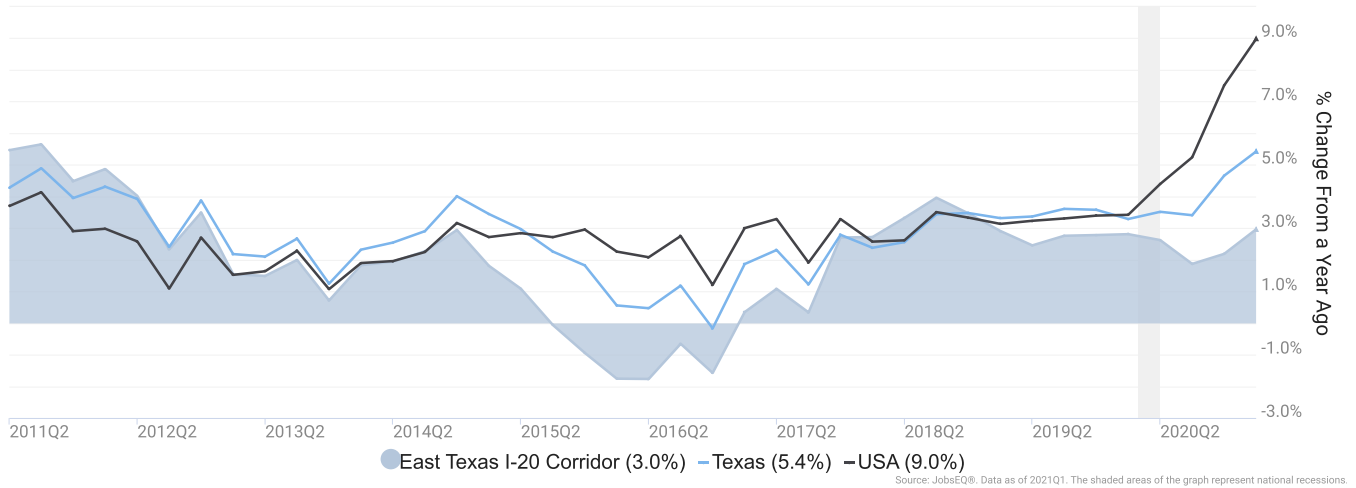


Unemployment rate data are from the Local Area Unemployment Statistics, provided by the Bureau of Labor Statistics and updated through July 2021.

Wage Trends

The average worker in the East Texas I-20 Corridor earned annual wages of \$46,891 as of 2021Q1. Average annual wages per worker increased 3.0% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$63,393 in the nation as of 2021Q1.

Average Annual Wages for East Texas I-20 Corridor



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2020Q4 with preliminary estimates updated to 2021Q1.

Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 8.2% lower in East Texas I-20 Corridor than the U.S. average.

Cost of Living Information

	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
East Texas I-20 Corridor	\$46,891	91.8	\$51,057
Texas	\$61,389	94.7	\$64,821
USA	\$63,393	100.0	\$63,393

Source: [JobsEQ®](#)

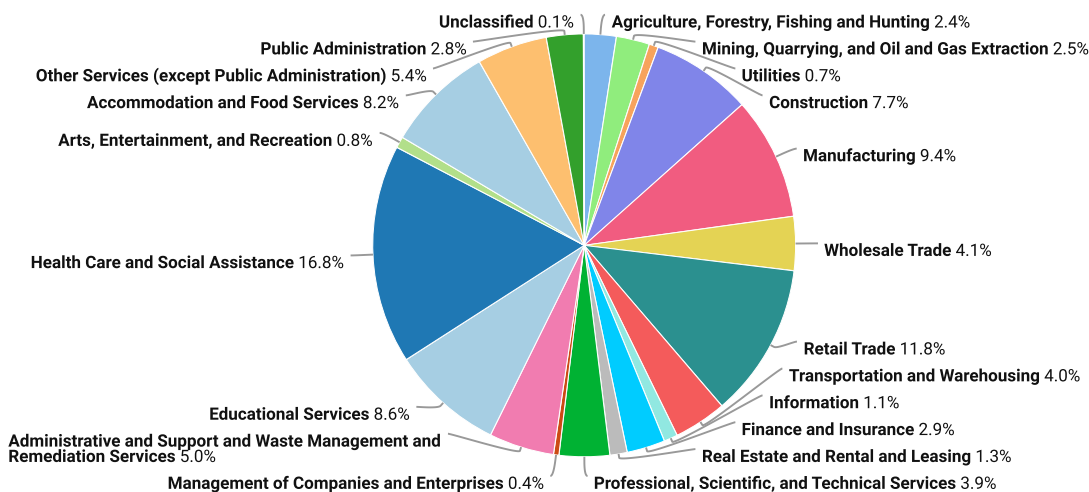
Data as of 2021Q1

Cost of Living per C2ER, data as of 2021Q1, imputed by Chmura where necessary.

Industry Snapshot

The largest sector in the East Texas I-20 Corridor is Health Care and Social Assistance, employing 42,164 workers. The next-largest sectors in the region are Retail Trade (29,660 workers) and Manufacturing (23,610). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Mining, Quarrying, and Oil and Gas Extraction (LQ = 7.13), Agriculture, Forestry, Fishing and Hunting (1.71), and Construction (1.30).

Total Workers for East Texas I-20 Corridor by Industry



Source: JobsEQ® Data as of 2021Q1

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2020Q4 with preliminary estimates updated to 2021Q1.

Sectors in the East Texas I-20 Corridor with the highest average wages per worker are Management of Companies and Enterprises (\$97,965), Utilities (\$91,589), and Mining, Quarrying, and Oil and Gas Extraction (\$83,824). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Administrative and Support and Waste Management and Remediation Services (+450 jobs), Transportation and Warehousing (+438), and Public Administration (+333).

Over the next 1 year, employment in the East Texas I-20 Corridor is projected to expand by 1,065 jobs. The fastest growing sector in the region is expected to be Mining, Quarrying, and Oil and Gas Extraction with a +1.6% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+652 jobs), Accommodation and Food Services (+149), and Mining, Quarrying, and Oil and Gas Extraction (+102).

NAICS	Industry	Empl	Current	5-Year History			1-Year Forecast				
			Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
62	Health Care and Social Assistance	42,164	\$54,031	1.12	-1,373	-0.6%	4,641	1,961	2,028	652	1.5%
44	Retail Trade	29,660	\$34,031	1.13	-631	-0.4%	3,874	1,748	2,207	-82	-0.3%
31	Manufacturing	23,610	\$56,696	1.13	-743	-0.6%	2,360	906	1,550	-96	-0.4%
61	Educational Services	21,661	\$42,440	1.06	100	0.1%	2,046	964	1,040	42	0.2%
72	Accommodation and Food Services	20,691	\$18,396	1.13	-861	-0.8%	3,499	1,482	1,868	149	0.7%
23	Construction	19,433	\$50,728	1.30	-805	-0.8%	1,962	684	1,222	56	0.3%
81	Other Services (except Public Administration)	13,508	\$31,113	1.25	-688	-1.0%	1,605	702	838	64	0.5%
56	Administrative and Support and Waste Management and Remediation Services	12,544	\$34,490	0.79	450	0.7%	1,521	613	835	73	0.6%
42	Wholesale Trade	10,373	\$63,464	1.07	-70	-0.1%	1,061	410	678	-27	-0.3%
48	Transportation and Warehousing	10,186	\$56,047	0.82	438	0.9%	1,121	461	624	36	0.4%
54	Professional, Scientific, and Technical Services	9,705	\$68,757	0.54	250	0.5%	876	309	521	46	0.5%
52	Finance and Insurance	7,362	\$63,525	0.69	-541	-1.4%	695	261	427	8	0.1%
92	Public Administration	7,087	\$54,546	0.56	333	1.0%	669	276	374	19	0.3%
21	Mining, Quarrying, and Oil and Gas Extraction	6,408	\$83,824	7.13	-3,057	-7.5%	758	214	443	102	1.6%
11	Agriculture, Forestry, Fishing and Hunting	6,144	\$17,169	1.71	-697	-2.1%	655	283	382	-9	-0.2%
53	Real Estate and Rental and Leasing	3,318	\$52,418	0.75	-187	-1.1%	327	152	182	-8	-0.2%
51	Information	2,643	\$60,726	0.53	-1,126	-6.9%	231	92	162	-23	-0.9%
71	Arts, Entertainment, and Recreation	2,135	\$23,832	0.56	-282	-2.4%	326	135	166	26	1.2%
22	Utilities	1,768	\$91,589	1.29	-74	-0.8%	137	57	101	-22	-1.2%
55	Management of Companies and Enterprises	1,041	\$97,965	0.27	215	4.7%	99	35	59	5	0.5%
99	Unclassified	146	\$37,913	0.56	105	28.9%	17	7	10	1	0.5%
Total - All Industries		251,588	\$46,891	1.00	-9,244	-0.7%	28,503	11,732	15,707	1,065	0.4%

Source: [JobsEQ®](http://www.jobseq.com)

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2020Q4 with preliminary estimates updated to 2021Q1. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in the East Texas I-20 Corridor is Office and Administrative Support Occupations, employing 30,425 workers. The next-largest occupation groups in the region are Sales and Related Occupations (25,471 workers) and Transportation and Material Moving Occupations (21,689). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Construction and Extraction Occupations (LQ = 1.38), Production Occupations (1.16), and Installation, Maintenance, and Repair Occupations (1.15).

Occupation groups in the East Texas I-20 Corridor with the highest average wages per worker are Legal Occupations (\$99,500), Management Occupations (\$93,500), and Architecture and Engineering Occupations (\$81,500). The unemployment rate in the region varied among the major groups from 2.3% among Legal Occupations to 16.5% among Food Preparation and Serving Related Occupations.

Over the next 1 year, the fastest growing occupation group in the East Texas I-20 Corridor is expected to be Healthcare Support Occupations with a +2.3% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Healthcare Support Occupations (+302 jobs) and Healthcare Practitioners and Technical Occupations (+174). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Food Preparation and Serving Related Occupations (3,579 jobs) and Sales and Related Occupations (3,552).

East Texas I-20 Corridor, 2021Q1¹

SOC	Occupation	Empl	Mean Ann Wages ²	Current			5-Year History			1-Year Forecast				
				LQ	Unempl	Unempl Rate	Online Job Ads ³	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
43-0000	Office and Administrative Support	30,425	\$36,900	0.95	2,092	6.4%	1,037	-2,628	-1.6%	3,360	1,465	2,013	-118	-0.4%
41-0000	Sales and Related	25,471	\$38,400	1.06	2,472	9.4%	2,012	-1,460	-1.1%	3,502	1,394	2,158	-51	-0.2%
53-0000	Transportation and Material Moving	21,689	\$35,800	1.01	2,180	9.4%	1,567	612	0.6%	2,829	985	1,770	75	0.3%
35-0000	Food Preparation and Serving Related	20,303	\$22,900	1.12	3,968	16.5%	1,576	-908	-0.9%	3,738	1,466	2,113	159	0.8%
11-0000	Management	17,222	\$93,500	1.01	511	3.2%	541	-148	-0.2%	1,543	551	938	54	0.3%
51-0000	Production	17,016	\$39,300	1.16	1,503	8.4%	434	-1,107	-1.3%	1,853	637	1,295	-79	-0.5%
29-0000	Healthcare Practitioners and Technical	16,390	\$76,500	1.09	459	2.9%	2,214	-535	-0.6%	1,146	447	525	174	1.1%
47-0000	Construction and Extraction	16,238	\$43,100	1.38	1,866	10.7%	264	-2,211	-2.5%	1,993	526	1,362	105	0.6%
25-0000	Educational Instruction and Library	14,728	\$44,500	1.05	960	6.9%	157	83	0.1%	1,358	596	715	48	0.3%
31-0000	Healthcare Support	13,025	\$27,100	1.14	860	6.2%	763	220	0.3%	2,047	838	907	302	2.3%
49-0000	Installation, Maintenance, and Repair	11,117	\$47,300	1.15	797	6.6%	578	-531	-0.9%	1,134	352	747	36	0.3%
13-0000	Business and Financial Operations	9,596	\$70,900	0.65	308	3.5%	322	150	0.3%	967	267	657	43	0.4%
37-0000	Building and Grounds Cleaning and Maintenance	8,859	\$26,700	1.09	936	9.8%	418	368	0.9%	1,256	506	682	68	0.8%
39-0000	Personal Care and Service	5,446	\$27,700	0.88	900	14.2%	195	-259	-0.9%	881	374	459	47	0.9%
21-0000	Community and Social Service	4,380	\$47,900	0.96	83	2.3%	222	105	0.5%	559	173	324	61	1.4%
33-0000	Protective Service	4,154	\$45,600	0.76	261	5.6%	180	-80	-0.4%	441	182	249	10	0.2%
17-0000	Architecture and Engineering	3,696	\$81,500	0.84	158	4.4%	106	-398	-2.0%	301	89	207	4	0.1%

East Texas I-20 Corridor, 2021Q1¹

SOC	Occupation	Empl	Mean Ann Wages ²	Current			5-Year History			Total Demand	1-Year Forecast			
				LQ	Unempl	Unempl Rate	Online Job Ads ³	Empl Change	Ann %		Exits	Transfers	Empl Growth	Ann % Growth
15-0000	Computer and Mathematical	3,596	\$75,900	0.45	91	2.8%	207	-47	-0.3%	290	62	209	20	0.6%
27-0000	Arts, Design, Entertainment, Sports, and Media	3,245	\$43,800	0.73	300	9.8%	119	-116	-0.7%	366	130	228	8	0.2%
19-0000	Life, Physical, and Social Science	1,869	\$65,200	0.80	64	3.9%	78	-141	-1.4%	181	37	133	10	0.6%
23-0000	Legal	1,640	\$99,500	0.75	36	2.3%	7	-89	-1.0%	118	42	68	7	0.4%
45-0000	Farming, Fishing, and Forestry	1,484	\$29,300	0.87	162	9.3%	15	-122	-1.6%	248	60	183	5	0.4%
Total - All Occupations		251,588	\$46,200	1.00	20,968	8.0%	13,011	-9,244	-0.7%	30,157	11,179	17,942	1,036	0.4%

Source: [JobsEQ®](#)

Data as of 2021Q1 unless noted otherwise

Note: Figures may not sum due to rounding.

1. Data based on a four-quarter moving average unless noted otherwise.

2. Wage data are as of 2020 and represent the average for all Covered Employment

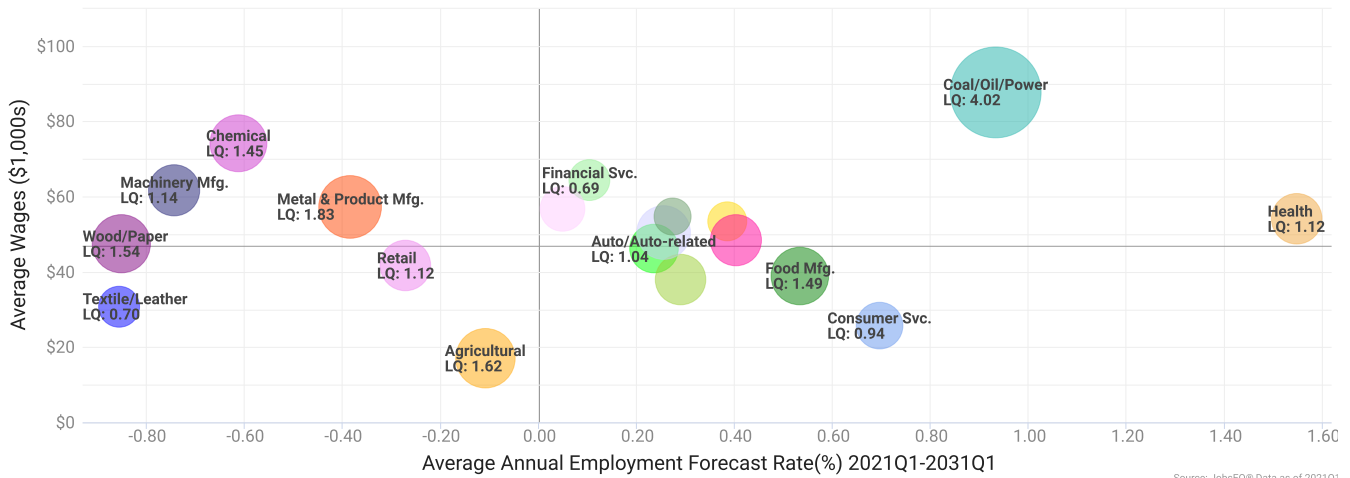
3. Data represent found online ads active within the last thirty days in the selected region; data represents a sampling rather than the complete universe of postings. Ads lacking zip code information but designating a place (city, town, etc.) may be assigned to the zip code with greatest employment in that place for queries in this analytic. Due to alternative county-assignment algorithms, ad counts in this analytic may not match that shown in RTI (nor in the popup window ad list).

Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2020Q4, imputed where necessary with preliminary estimates updated to 2021Q1. Wages by occupation are as of 2020 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Industry Clusters

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in the East Texas I-20 Corridor with the highest relative concentration is Coal/Oil/Power with a location quotient of 4.02. This cluster employs 8,433 workers in the region with an average wage of \$87,769. Employment in the Coal/Oil/Power cluster is projected to expand in the region about 0.9% per year over the next ten years.

Industry Clusters for East Texas I-20 Corridor as of 2021Q1



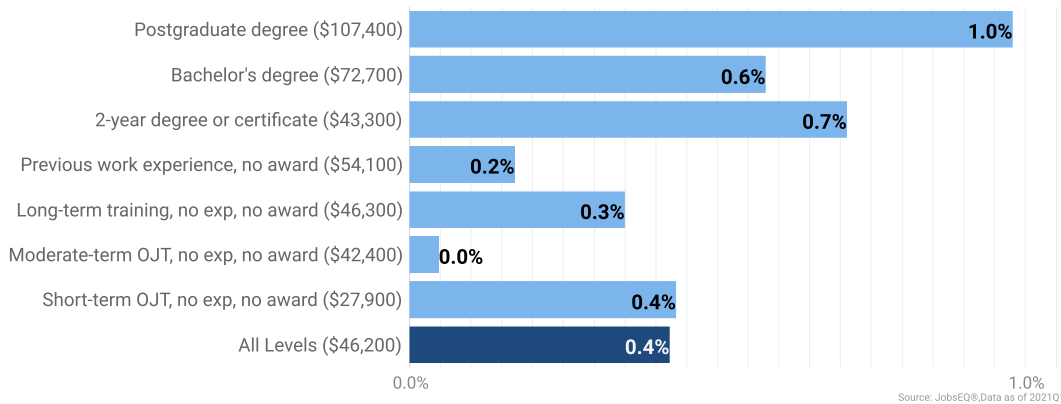
Source: JobsEQ®, Data as of 2021Q1

Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2020Q4 with preliminary estimates updated to 2021Q1. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in the East Texas I-20 Corridor is projected to grow 0.4% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 1.0% per year, those requiring a bachelor’s degree are forecast to grow 0.6% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 0.7% per year.

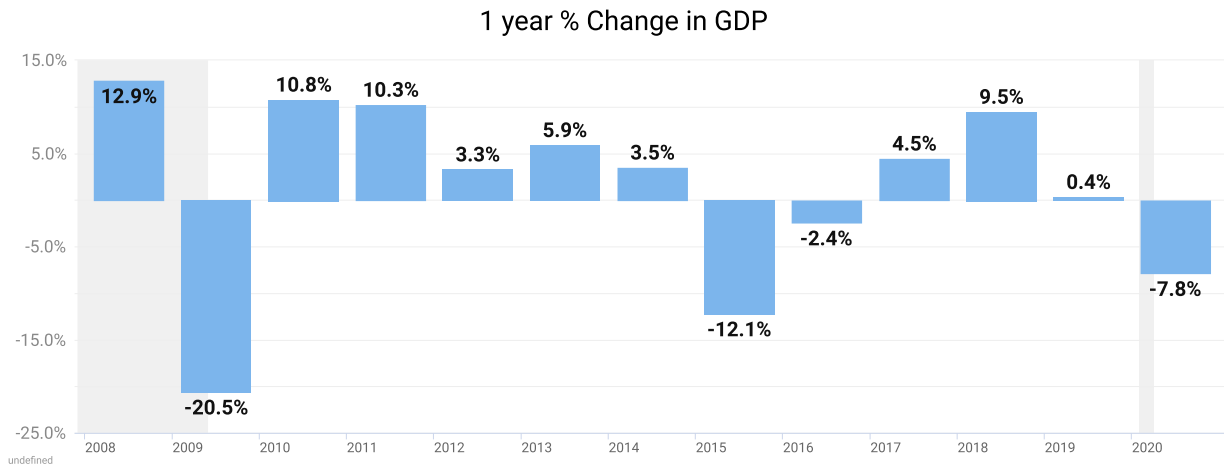
Annual Average Projected Job Growth by Training Required for East Texas I-20 Corridor



Employment by occupation data are estimates as of 2021Q1. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

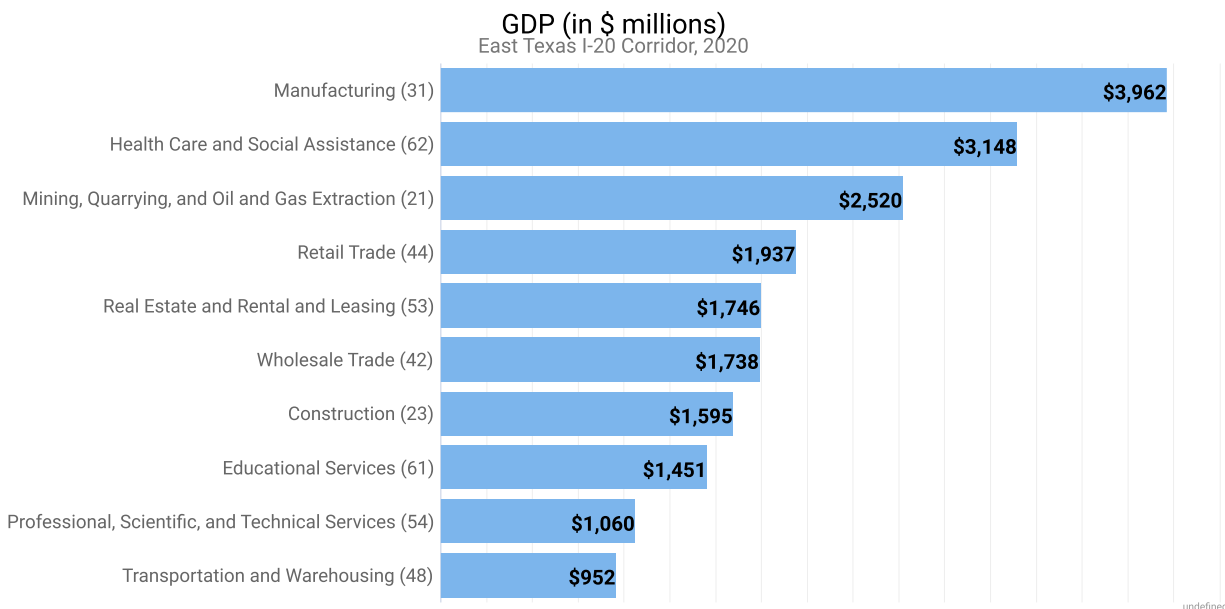
Gross Domestic Product

Gross Domestic Product (GDP) is the total value of goods and services produced by a region. In 2020, nominal GDP in the East Texas I-20 Corridor contracted 7.8%. This follows growth of 0.4% in 2019. As of 2020, total GDP in the East Texas I-20 Corridor was \$25,528,613,000.



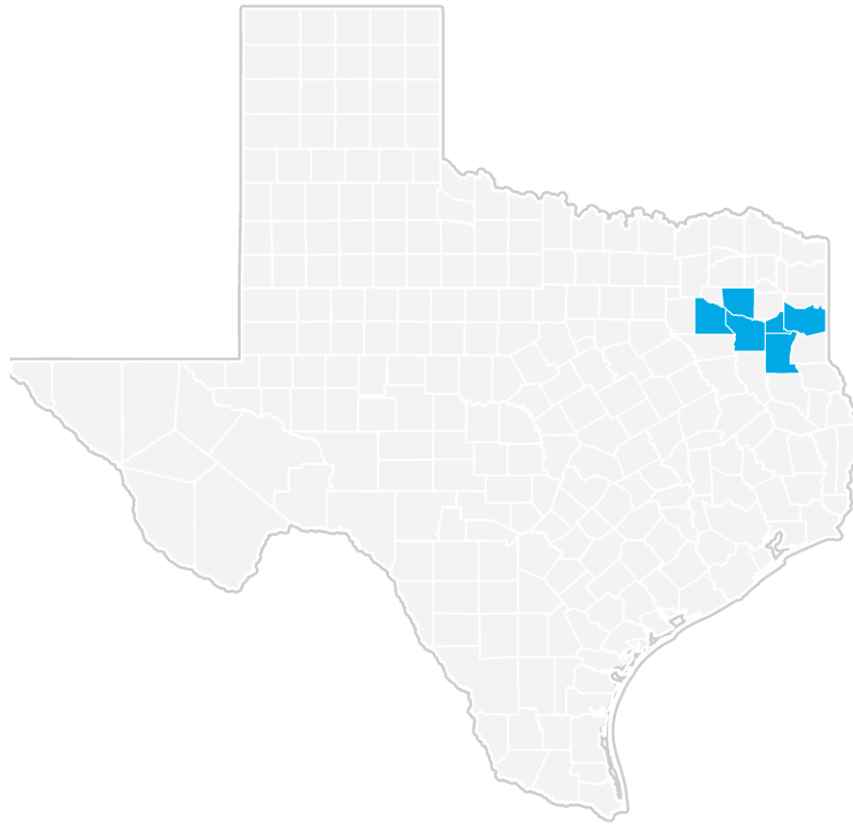
Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2020.

Of the sectors in the East Texas I-20 Corridor, Manufacturing contributed the largest portion of GDP in 2020, \$3,962,393,000. The next-largest contributions came from Health Care and Social Assistance (\$3,147,783,000); Mining, Quarrying, and Oil and Gas Extraction (\$2,519,870,000); and Retail Trade (\$1,936,624,000).



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East Texas I-20 Corridor Regional Map



Region Definition

East Texas I-20 Corridor is defined as the following counties:

Wood County, Texas

Van Zandt County, Texas

Smith County, Texas

Rusk County, Texas

Gregg County, Texas

Harrison County, Texas

FAQ

What is a location quotient?

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

What is separation demand?

Separation demand is the number of jobs required due to separations—labor force exits (including retirements) and turnover resulting from workers moving from one occupation into another. Note that separation demand does not include all turnover—it does not include when workers stay in the same occupation but switch employers. The total projected demand for an occupation is the sum of the separation demand and the growth demand (which is the increase or decrease of jobs in an occupation expected due to expansion or contraction of the overall number of jobs in that occupation).

What is a cluster?

A cluster is a geographic concentration of interrelated industries or occupations. If a regional cluster has a location quotient of 1.25 or greater, the region is considered to possess a competitive advantage in that cluster.

What is the difference between industry wages and occupation wages?

Industry wages and occupation wages are estimated via separate data sets, often the time periods being reported do not align, and wages are defined slightly differently in the two systems (for example, certain bonuses are included in the industry wages but not the occupation wages). It is therefore common that estimates of the average industry wages and average occupation wages in a region do not match exactly.

What is NAICS?

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the “all industry” level to the 6-digit level. The first two digits define the top level category, known as the “sector,” which is the level examined in this report.

What is SOC?

The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 804 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 22 major groups, 95 minor groups, and 452 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

About This Report

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