



Economic Overview

Lee County, North Carolina



Sanford Area Growth Alliance
919-774-8439
www.growsanfordnc.com

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Demographic Profile

The population in Lee County, North Carolina was 63,560 per American Community Survey data for 2018-2022.

The region has a civilian labor force of 30,129 with a participation rate of 60.3%. Of individuals 25 to 64 in Lee County, North Carolina, 21.4% have a bachelor's degree or higher which compares with 35.8% in the nation.

The median household income in Lee County, North Carolina is \$60,941 and the median house value is \$186,000.

Summary¹

Demographics	Percent			Value		
	Lee County, North Carolina	North Carolina	USA	Lee County, North Carolina	North Carolina	USA
Population (ACS)	—	—	—	63,560	10,470,214	331,097,593
Male	49.1%	49.0%	49.6%	31,219	5,131,370	164,200,298
Female	50.9%	51.0%	50.4%	32,341	5,338,844	166,897,295
Median Age ²	—	—	—	39.6	39.1	38.5
Under 18 Years	23.8%	21.8%	22.1%	15,113	2,283,888	73,213,705
18 to 24 Years	8.2%	9.7%	9.4%	5,225	1,014,214	31,282,896
25 to 34 Years	12.7%	13.3%	13.7%	8,070	1,394,673	45,388,153
35 to 44 Years	13.0%	12.6%	12.9%	8,247	1,321,715	42,810,359
45 to 54 Years	12.4%	12.9%	12.4%	7,879	1,354,229	41,087,357
55 to 64 Years	13.2%	12.9%	12.9%	8,375	1,353,570	42,577,475
65 to 74 Years	10.0%	10.0%	9.7%	6,329	1,051,212	32,260,679
75 Years and Over	6.8%	6.7%	6.8%	4,322	696,713	22,476,969
Race: White	68.7%	65.0%	65.9%	43,650	6,800,458	218,123,424
Race: Black or African American	19.0%	20.9%	12.5%	12,054	2,192,455	41,288,572
Race: American Indian and Alaska Native	0.2%	1.0%	0.8%	104	109,600	2,786,431
Race: Asian	1.3%	3.1%	5.8%	805	325,670	19,112,979
Race: Native Hawaiian and Other Pacific Islander	0.0%	0.1%	0.2%	0	6,948	624,863
Race: Some Other Race	3.4%	4.0%	6.0%	2,147	421,954	20,018,544
Race: Two or More Races	7.6%	5.9%	8.8%	4,800	613,129	29,142,780
Hispanic or Latino (of any race)	20.0%	10.0%	18.7%	12,691	1,051,008	61,755,866
Population Growth						
Population (Pop Estimates) ⁴	—	—	—	67,059	10,835,491	334,914,895
Population Annual Average Growth ⁴	1.2%	1.0%	0.6%	728	98,877	1,885,495
People per Square Mile ⁴	—	—	—	262.9	222.8	94.8
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	60.3%	62.1%	63.3%	30,129	5,188,874	167,857,207
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	80.3%	82.3%	82.8%	19,245	3,303,826	106,380,520
Armed Forces Labor Force	0.6%	1.2%	0.5%	285	102,000	1,236,378
Veterans, Age 18-64	5.9%	5.5%	4.3%	2,198	346,316	8,636,019
Veterans Labor Force Participation Rate and Size, Age 18-64	78.0%	74.8%	77.1%	1,714	259,058	6,656,238
Median Household Income ²	—	—	—	\$60,941	\$66,186	\$75,149
Per Capita Income	—	—	—	\$30,083	\$37,641	\$41,261
Mean Commute Time (minutes)	—	—	—	25.8	25.0	26.7
Commute via Public Transportation	0.2%	0.8%	3.8%	43	39,003	5,945,723
Educational Attainment, Age 25-64						
No High School Diploma	14.2%	9.8%	10.1%	4,634	529,949	17,373,867
High School Graduate	24.3%	23.6%	25.1%	7,919	1,281,862	43,176,248
Some College, No Degree	26.0%	20.6%	19.7%	8,457	1,116,672	33,916,989

Summary¹

	Percent			Value		
	Lee County, North Carolina	North Carolina	USA	Lee County, North Carolina	North Carolina	USA
Associate's Degree	14.1%	10.5%	9.2%	4,592	569,100	15,886,884
Bachelor's Degree	15.1%	23.0%	22.4%	4,914	1,244,990	38,451,123
Postgraduate Degree	6.3%	12.6%	13.4%	2,055	681,614	23,058,233
Housing						
Total Housing Units	—	—	—	26,560	4,739,881	140,943,613
Median House Value (of owner-occupied units) ^{2,5}	—	—	—	\$186,000	\$234,900	\$281,900
Homeowner Vacancy	1.7%	1.4%	1.1%	273	38,371	931,393
Rental Vacancy	6.6%	6.9%	5.5%	589	103,964	2,623,236
Renter-Occupied Housing Units (% of Occupied Units)	34.7%	33.8%	35.2%	8,344	1,387,271	44,238,593
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	4.0%	5.4%	8.3%	950	220,103	10,474,870
Total Owner Occupied Housing units	65.3%	66.2%	64.8%	15,706	2,717,961	81,497,760
Social						
Poverty Level (of all people)	16.0%	13.3%	12.5%	9,934	1,357,418	40,521,584
Households Receiving Food Stamps/SNAP	15.8%	12.3%	11.5%	3,811	503,068	14,486,880
Enrolled in Grade 12 (% of total population)	1.0%	1.3%	1.4%	625	135,174	4,476,703
Disconnected Youth ³	3.6%	2.6%	2.5%	116	14,868	430,795
Children in Single Parent Families (% of all children)	42.4%	35.6%	34.0%	5,857	766,687	23,568,955
Uninsured	13.7%	10.5%	8.7%	8,536	1,077,458	28,315,092
With a Disability, Age 18-64	16.1%	11.0%	10.5%	5,976	691,617	20,879,820
With a Disability, Age 18-64, Labor Force Participation Rate and Size	47.1%	42.1%	45.5%	2,812	291,022	9,492,098
Foreign Born	9.4%	8.3%	13.7%	5,976	867,946	45,281,071
Speak English Less Than Very Well (population 5 yrs and over)	8.0%	4.6%	8.2%	4,764	451,823	25,704,846

Source: [JobsEQ®](#)

1. American Community Survey 2018-2022, 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.

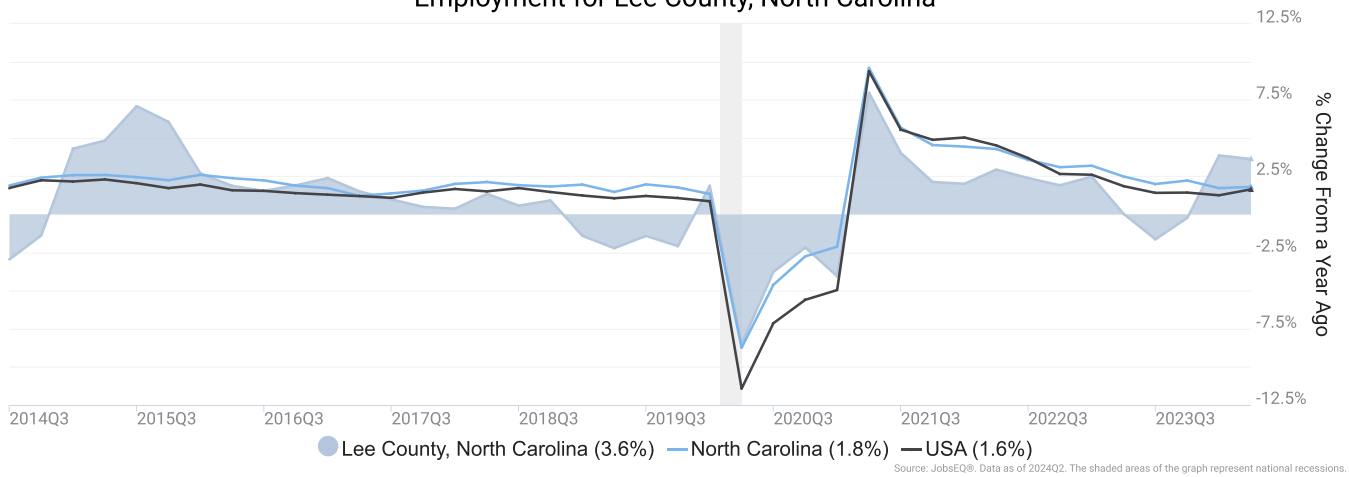
4. Census Population Estimate for 2023, annual average growth rate since 2013.

5. The Census's method for calculating median house values changed with the 2022 data set, so pre-2022 values are not directly comparable with later data.

Employment Trends

As of 2024Q2, total employment for Lee County, North Carolina was 28,604 (based on a four-quarter moving average). Over the year ending 2024Q2, employment increased 3.6% in the region.

Employment for Lee County, North Carolina

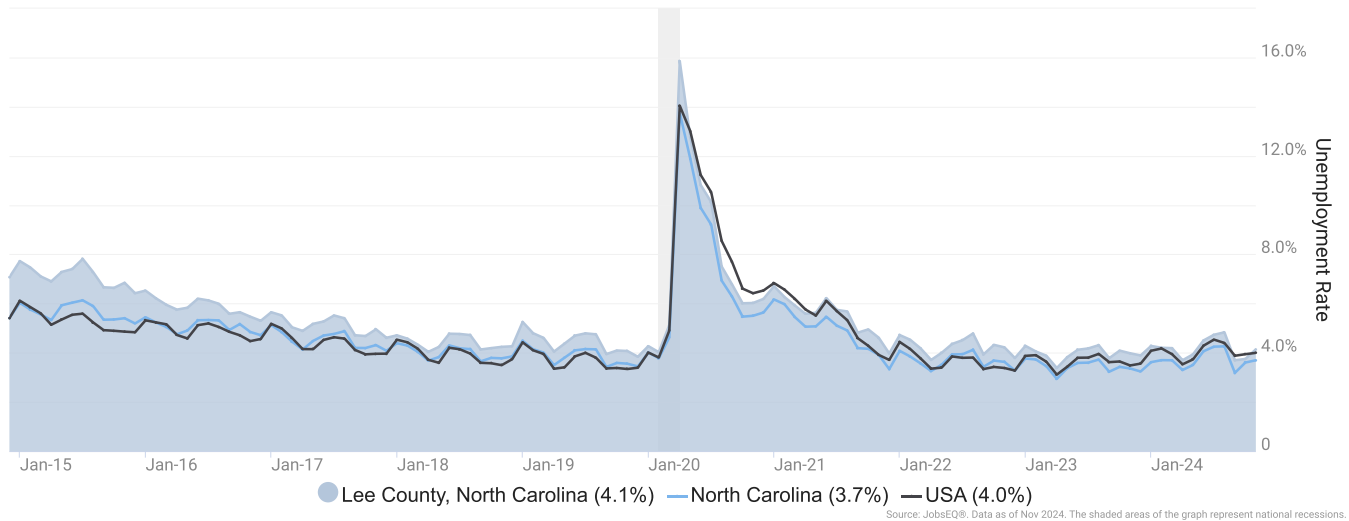


Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2024Q1 with preliminary estimates updated to 2024Q2.

Unemployment Rate

The unemployment rate for Lee County, North Carolina was 4.1% as of November 2024. The regional unemployment rate was higher than the national rate of 4.0%. One year earlier, in November 2023, the unemployment rate in Lee County, North Carolina was 4.0%.

Unemployment Rate for Lee County, North Carolina

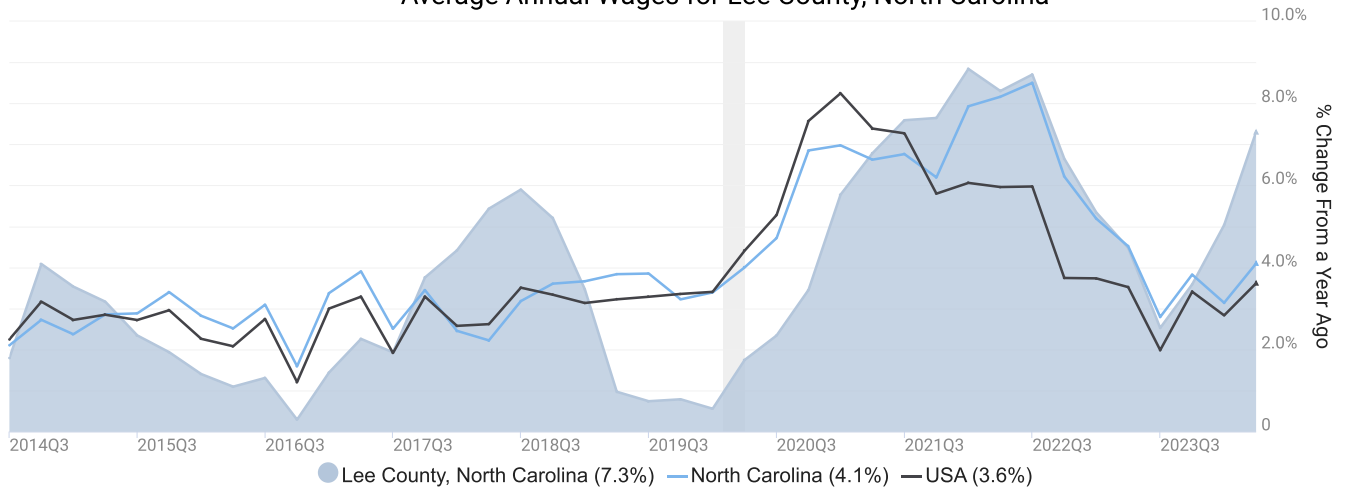


Unemployment rate data are from the Local Area Unemployment Statistics, provided by the Bureau of Labor Statistics and updated through November 2024.

Wage Trends

The average worker in Lee County, North Carolina earned annual wages of \$54,067 as of 2024Q2. Average annual wages per worker increased 7.3% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$72,405 in the nation as of 2024Q2.

Average Annual Wages for Lee County, North Carolina



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 2024Q1 with preliminary estimates updated to 2024Q2.

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 11.4% lower in Lee County, North Carolina than the U.S. average.

Cost of Living Information

	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
Lee County, North Carolina	\$54,067	88.6	\$61,011
North Carolina	\$65,664	93.6	\$70,116
USA	\$72,405	100.0	\$72,405

Source: [JobsEQ®](#)

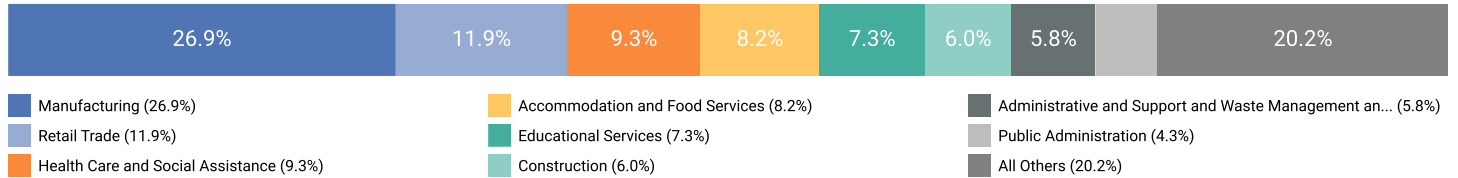
Data as of 2024Q2

Cost of Living per [COLI](#), data as of 2024Q3, imputed by Chmura where necessary.

Industry Snapshot

The largest sector in Lee County, North Carolina is Manufacturing, employing 7,689 workers. The next-largest sectors in the region are Retail Trade (3,409 workers) and Health Care and Social Assistance (2,662). 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 Manufacturing (LQ = 3.38), Retail Trade (1.21), and Wholesale Trade (1.14).

Total Workers for Lee County, North Carolina by Industry



Source: JobsEQ®
Data as of 2024Q2
Note: Figures may not sum due to rounding.

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 2024Q1 with preliminary estimates updated to 2024Q2.

Sectors in Lee County, North Carolina with the highest average wages per worker are Finance and Insurance (\$91,255), Utilities (\$88,856), and Mining, Quarrying, and Oil and Gas Extraction (\$85,196). Regional sectors with the best job growth (or most moderate job losses) over the last 3 years are Accommodation and Food Services (+289 jobs), Professional, Scientific, and Technical Services (+273), and Wholesale Trade (+182).

Over the next 3 years, employment in Lee County, North Carolina is projected to expand by 828 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +1.6% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Manufacturing (+144 jobs), Health Care and Social Assistance (+129), and Accommodation and Food Services (+82).

Lee County, North Carolina, 2024Q2¹

NAICS	Industry	Current			3-Year History		3-Year Forecast				
		Empl	Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
31	Manufacturing	7,689	\$73,077	3.38	113	0.5%	2,486	862	1,480	144	0.6%
44	Retail Trade	3,409	\$37,868	1.21	163	1.7%	1,463	590	816	57	0.6%
62	Health Care and Social Assistance	2,662	\$49,955	0.62	10	0.1%	922	361	432	129	1.6%
72	Accommodation and Food Services	2,356	\$20,766	0.95	289	4.5%	1,355	542	731	82	1.1%
61	Educational Services	2,086	\$48,219	0.91	117	1.9%	655	268	325	62	1.0%
23	Construction	1,723	\$52,499	1.01	14	0.3%	513	165	283	64	1.2%
56	Administrative and Support and Waste Management and Remediation Services	1,670	\$53,078	0.95	-97	-1.9%	627	230	346	51	1.0%
92	Public Administration	1,236	\$54,588	0.93	102	2.9%	379	138	206	36	1.0%
42	Wholesale Trade	1,220	\$65,359	1.14	182	5.5%	405	138	232	35	1.0%
81	Other Services (except Public Administration)	1,207	\$25,925	1.00	27	0.7%	459	170	247	42	1.2%
54	Professional, Scientific, and Technical Services	980	\$71,889	0.47	273	11.5%	285	89	152	44	1.5%
48	Transportation and Warehousing	673	\$52,805	0.47	160	9.5%	243	90	132	21	1.1%
52	Finance and Insurance	527	\$91,255	0.47	181	15.1%	150	51	81	18	1.1%
53	Real Estate and Rental and Leasing	287	\$53,817	0.56	1	0.1%	92	37	46	9	1.0%
71	Arts, Entertainment, and Recreation	282	\$26,075	0.48	57	7.8%	140	51	76	13	1.5%
11	Agriculture, Forestry, Fishing and Hunting	201	\$55,125	0.57	-13	-2.0%	78	35	39	3	0.5%
51	Information	180	\$66,736	0.32	57	13.5%	51	17	30	4	0.8%
22	Utilities	117	\$88,856	0.79	1	0.2%	37	12	20	6	1.6%
21	Mining, Quarrying, and Oil and Gas Extraction	67	\$85,196	0.65	17	10.1%	22	7	12	3	1.3%
55	Management of Companies and Enterprises	31	\$64,795	0.07	-39	-23.9%	9	3	5	1	1.4%
99	Unclassified	1	\$33,216	0.02	1	n/a	0	0	0	0	1.0%
Total - All Industries		28,604	\$54,067	1.00	1,616	2.0%	10,249	3,876	5,544	828	1.0%

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

Data as of 2024Q2

Note: Figures may not sum due to rounding.

1. All data based upon a four-quarter moving average

Exits and transfers are approximate estimates based upon occupation separation rates.

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 2024Q1 with preliminary estimates updated to 2024Q2. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in Lee County, North Carolina is Production Occupations, employing 4,337 workers. The next-largest occupation groups in the region are Office and Administrative Support Occupations (2,823 workers) and Sales and Related Occupations (2,781). 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 Production Occupations (LQ = 2.78), Life, Physical, and Social Science Occupations (1.43), and Installation, Maintenance, and Repair Occupations (1.25).

Occupation groups in Lee County, North Carolina with the highest average wages per worker are Management Occupations (\$117,200), Legal Occupations (\$97,300), and Computer and Mathematical Occupations (\$96,000). The unemployment rate in the region varied among the major groups from 1.1% among Legal Occupations to 6.8% among Farming, Fishing, and Forestry Occupations.

Over the next 3 years, the fastest growing occupation group in Lee County, North Carolina is expected to be Healthcare Support Occupations with a +1.8% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Transportation and Material Moving Occupations (+91 jobs) and Food Preparation and Serving Related Occupations (+78). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Production Occupations (1,461 jobs) and Food Preparation and Serving Related Occupations (1,341).

Lee County, North Carolina, 2024Q2¹

SOC	Occupation	Current						3-Year History		3-Year Forecast				
		Empl	Mean Ann Wages ²	LQ	Unempl	Unempl Rate	Online Job Ads ³	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
51-0000	Production	4,337	\$44,700	2.78	154	4.3%	81	-192	-1.4%	1,515	535	926	55	0.4%
43-0000	Office and Administrative Support	2,823	\$43,400	0.84	108	3.3%	122	181	2.2%	969	410	537	22	0.3%
41-0000	Sales and Related	2,781	\$47,000	1.11	114	4.8%	284	169	2.1%	1,165	483	639	44	0.5%
53-0000	Transportation and Material Moving	2,778	\$41,500	1.12	175	6.5%	169	213	2.7%	1,192	418	684	91	1.1%
35-0000	Food Preparation and Serving Related	2,356	\$30,200	1.00	153	6.1%	150	259	4.0%	1,419	576	765	78	1.1%
11-0000	Management	1,755	\$117,200	0.79	24	1.9%	222	251	5.3%	495	146	282	67	1.3%
25-0000	Educational Instruction and Library	1,567	\$49,900	1.01	28	2.7%	38	88	1.9%	485	204	231	50	1.1%
49-0000	Installation, Maintenance, and Repair	1,391	\$54,900	1.25	44	2.6%	136	72	1.8%	435	155	222	58	1.4%
13-0000	Business and Financial Operations	1,372	\$76,600	0.75	22	2.5%	71	213	5.8%	404	120	232	52	1.2%
47-0000	Construction and Extraction	1,261	\$49,700	0.99	82	5.6%	37	-7	-0.2%	383	122	213	48	1.3%
29-0000	Healthcare Practitioners and Technical	1,060	\$95,600	0.62	21	1.6%	675	11	0.4%	241	97	94	50	1.5%
31-0000	Healthcare Support	996	\$35,300	0.76	47	3.5%	80	-37	-1.2%	493	195	242	56	1.8%
37-0000	Building and Grounds Cleaning and Maintenance	694	\$34,300	0.74	52	5.6%	42	-46	-2.1%	313	127	164	22	1.1%
17-0000	Architecture and Engineering	561	\$85,800	1.23	13	2.6%	69	75	4.9%	138	43	73	22	1.3%
15-0000	Computer and Mathematical	500	\$96,000	0.55	8	2.2%	46	89	6.8%	111	34	56	21	1.3%
39-0000	Personal Care and Service	497	\$35,800	0.68	25	4.2%	30	51	3.7%	291	102	167	21	1.4%
33-0000	Protective Service	459	\$47,700	0.75	14	2.5%	15	45	3.5%	150	54	84	12	0.9%

Lee County, North Carolina, 2024Q2¹

SOC	Occupation	Current						3-Year History		3-Year Forecast				
		Empl	Mean Ann Wages ²	LQ	Unempl	Unempl Rate	Online Job Ads ³	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
21-0000	Community and Social Service	439	\$53,600	0.84	8	3.4%	58	4	0.3%	146	56	71	19	1.5%
19-0000	Life, Physical, and Social Science	373	\$77,600	1.43	5	2.7%	51	132	15.6%	118	17	83	17	1.5%
27-0000	Arts, Design, Entertainment, Sports, and Media	370	\$53,400	0.71	6	3.8%	19	39	3.8%	121	45	65	11	1.0%
45-0000	Farming, Fishing, and Forestry	123	\$41,500	0.74	9	6.8%	2	1	0.4%	59	23	34	2	0.6%
23-0000	Legal	113	\$97,300	0.48	1	1.1%	1	7	2.0%	25	9	12	4	1.1%
Total - All Occupations		28,604	\$54,100	1.00	1,115	4.1%	2,398	1,616	2.0%	10,673	3,970	5,874	828	1.0%

Source: [JobsEQ®](#)

Data as of 2024Q2 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 represent the average for all Covered Employment

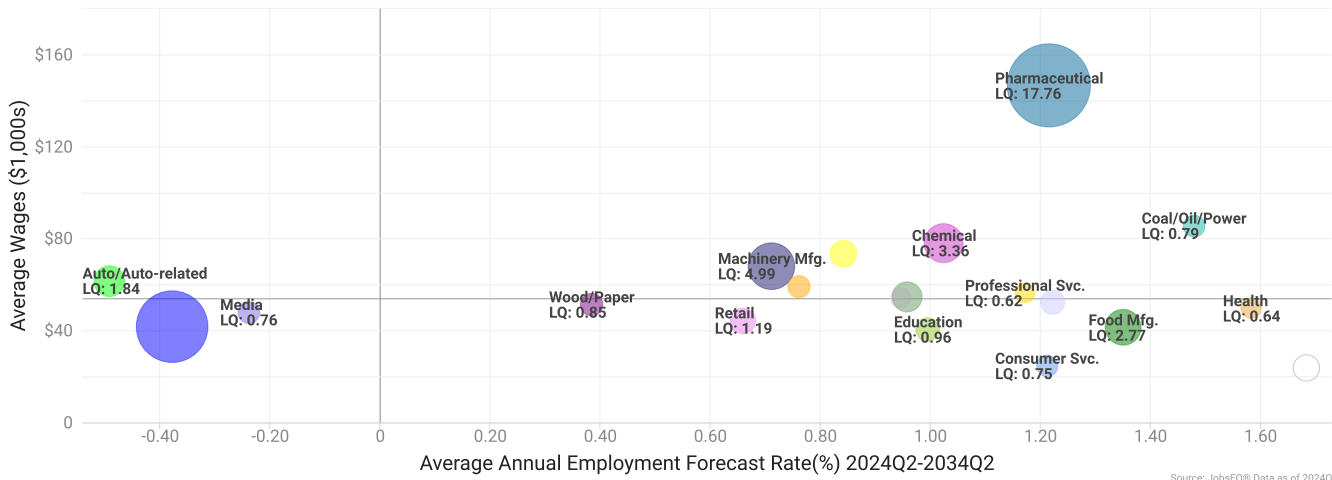
3. Data represent found online ads active within the last thirty days in the selected region. Due to alternative county-assignment algorithms, ad counts in this analytic may not match that shown in RTI (nor in the popup window ad list). Ad counts for ZCTA-based regions are estimates.

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 2024Q1, imputed where necessary with preliminary estimates updated to 2024Q2. Wages by occupation are as of 2024 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 Lee County, North Carolina with the highest relative concentration is Pharmaceutical with a location quotient of 17.76. This cluster employs 1,069 workers in the region with an average wage of \$146,483. Employment in the Pharmaceutical cluster is projected to expand in the region about 1.2% per year over the next ten years.

Industry Clusters for Lee County, North Carolina as of 2024Q2



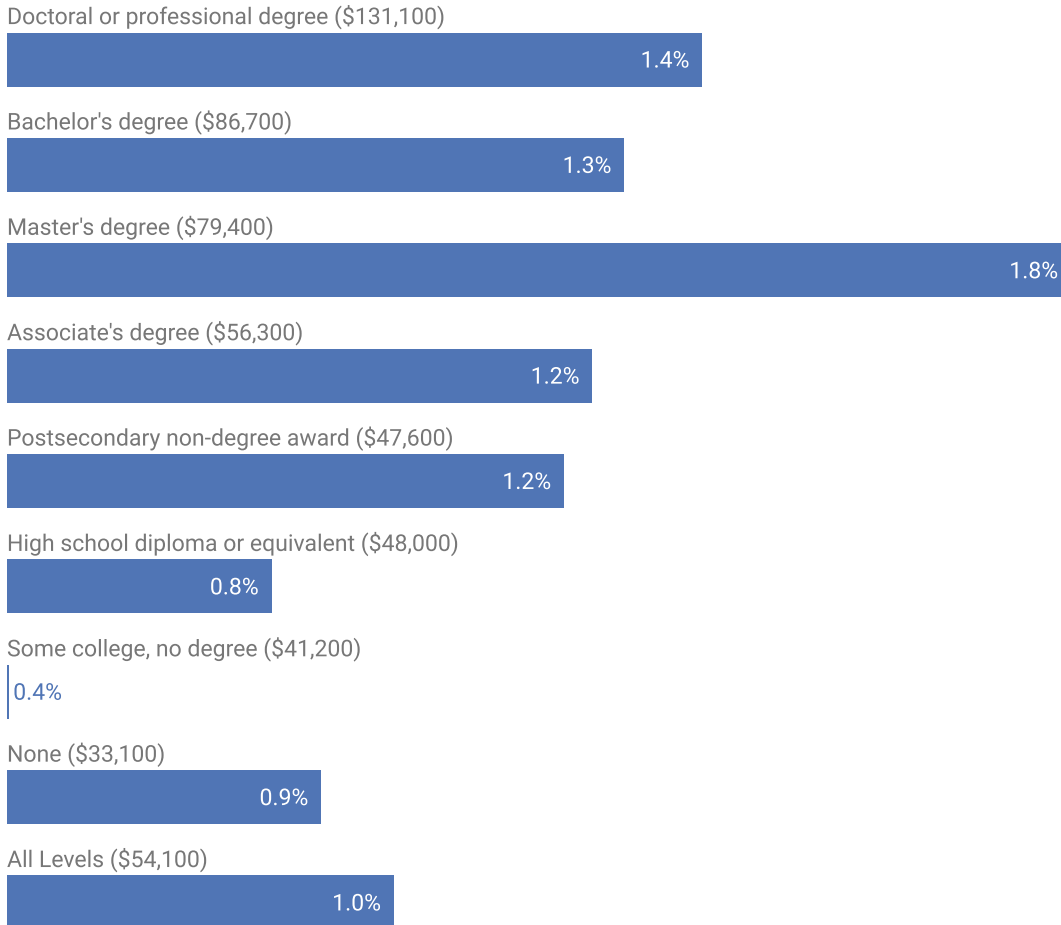
Source: JobsEQ® Data as of 2024Q2

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 2024Q1 with preliminary estimates updated to 2024Q2. 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 Lee County, North Carolina is projected to grow 1.0% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 1.4% per year, those requiring a bachelor's degree are forecast to grow 1.3% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 1.2% per year.

Annual Average Projected Job Growth by Education Levels

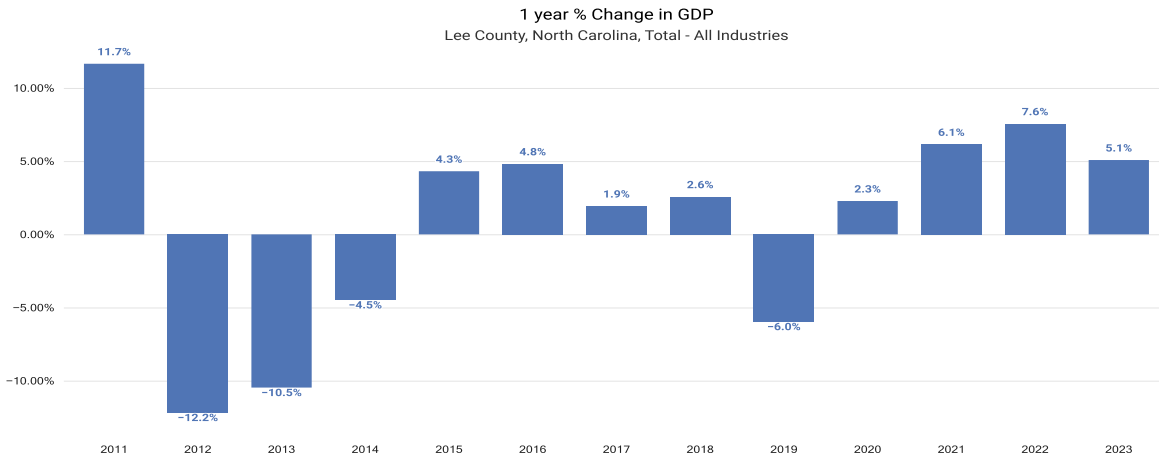


Source: JobsEQ®
Data as of 2024Q2

Employment by occupation data are estimates as of 2024Q2. 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 2023, nominal GDP in Lee County, North Carolina expanded 5.1%. This follows growth of 7.6% in 2022. As of 2023, total GDP in Lee County, North Carolina was \$3,670,561,000.



Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2023.

Of the sectors in Lee County, North Carolina, Manufacturing contributed the largest portion of GDP in 2023, \$1,553,097,000. The next-largest contributions came from Retail Trade (\$305,261,000); Real Estate and Rental and Leasing (\$225,170,000); and Health Care and Social Assistance (\$193,194,000).

GDP (in \$ millions)

Lee County, North Carolina, 2023

Manufacturing (31)



Retail Trade (44)



Real Estate and Rental and Leasing (53)



Health Care and Social Assistance (62)



Wholesale Trade (42)



Educational Services (61)



Construction (23)



Finance and Insurance (52)



Public Administration (92)

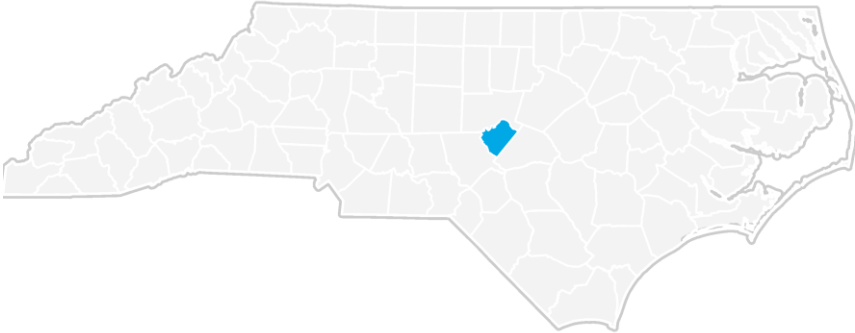


Administrative and Support and Waste Management and Remediation Services (56)



Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2023.

Lee County, North Carolina Regional Map



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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