



Economic Overview

Sumner County, Tennessee



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Demographic Profile

The population in Sumner County, Tennessee was 183,437 per American Community Survey data for 2015-2019.

The region has a civilian labor force of 95,397 with a participation rate of 65.8%. Of individuals 25 to 64 in Sumner County, Tennessee, 30.1% have a bachelor's degree or higher which compares with 33.5% in the nation.

The median household income in Sumner County, Tennessee is \$67,204 and the median house value is \$234,200.

Summary ¹						
	Percent			Value		
	Sumner County, Tennessee	Tennessee	USA	Sumner County, Tennessee	Tennessee	USA
Demographics						
Population (ACS)	—	—	—	183,437	6,709,356	324,697,795
Male	48.9%	48.8%	49.2%	89,689	3,273,278	159,886,919
Female	51.1%	51.2%	50.8%	93,748	3,436,078	164,810,876
Median Age ²	—	—	—	39.8	38.7	38.1
Under 18 Years	23.7%	22.4%	22.6%	43,556	1,504,920	73,429,392
18 to 24 Years	7.7%	9.2%	9.4%	14,204	617,043	30,646,327
25 to 34 Years	12.4%	13.6%	13.9%	22,682	911,745	45,030,415
35 to 44 Years	13.3%	12.5%	12.6%	24,466	838,241	40,978,831
45 to 54 Years	14.2%	13.2%	13.0%	25,988	886,806	42,072,620
55 to 64 Years	13.1%	13.0%	12.9%	24,000	875,477	41,756,414
65 to 74 Years	9.5%	9.6%	9.1%	17,411	643,414	29,542,266
75 Years, and Over	6.1%	6.4%	6.5%	11,130	431,710	21,241,530
Race: White	87.2%	77.6%	72.5%	159,883	5,205,132	235,377,662
Race: Black or African American	7.3%	16.8%	12.7%	13,457	1,124,473	41,234,642
Race: American Indian and Alaska Native	0.3%	0.3%	0.8%	465	18,189	2,750,143
Race: Asian	1.4%	1.8%	5.5%	2,564	117,600	17,924,209
Race: Native Hawaiian and Other Pacific Islander	0.1%	0.1%	0.2%	164	3,771	599,868
Race: Some Other Race	1.5%	1.4%	4.9%	2,818	92,655	16,047,369
Race: Two or More Races	2.2%	2.2%	3.3%	4,086	147,536	10,763,902
Hispanic or Latino (of any race)	4.9%	5.4%	18.0%	8,949	364,174	58,479,370
Population Growth						
Population (Pop Estimates) ⁴	—	—	—	195,561	6,886,834	329,484,123
Population Annual Average Growth ⁴	1.9%	0.8%	0.6%	3,434	53,132	2,015,698
People per Square Mile	—	—	—	361.3	165.6	92.9
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	65.8%	61.3%	63.2%	95,397	3,282,671	163,555,585
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	83.5%	79.8%	82.1%	60,982	2,094,035	104,634,905
Armed Forces Labor Force	0.1%	0.4%	0.4%	188	18,830	1,073,907
Veterans, Age 18-64	5.5%	5.5%	4.6%	6,166	224,841	9,143,042
Veterans Labor Force Participation Rate and Size, Age 18-64	80.4%	73.5%	76.6%	4,958	165,182	7,003,778
Median Household Income ²	—	—	—	\$67,204	\$53,320	\$62,843
Per Capita Income	—	—	—	\$33,851	\$29,859	\$34,103
Mean Commute Time (minutes)	—	—	—	29.3	25.2	26.9
Commute via Public Transportation	0.2%	0.7%	5.0%	190	20,774	7,641,160
Educational Attainment, Age 25-64						
No High School Diploma	8.6%	10.6%	10.9%	8,308	373,509	18,550,150
High School Graduate	29.0%	31.3%	25.7%	28,189	1,098,519	43,627,868
Some College, No Degree	23.2%	21.2%	20.7%	22,541	742,881	35,174,790

Summary¹

	Percent			Value		
	Sumner County, Tennessee	Tennessee	USA	Sumner County, Tennessee	Tennessee	USA
Associate's Degree	9.2%	8.0%	9.1%	8,889	282,378	15,526,064
Bachelor's Degree	20.9%	18.7%	21.2%	20,316	656,023	35,997,848
Postgraduate Degree	9.2%	10.2%	12.3%	8,893	358,959	20,961,560
Housing						
Total Housing Units	—	—	—	71,863	2,963,486	137,428,986
Median House Value (of owner-occupied units) ²	—	—	—	\$234,200	\$167,200	\$217,500
Homeowner Vacancy	1.0%	1.6%	1.6%	489	27,764	1,257,737
Rental Vacancy	6.2%	7.1%	6.0%	1,181	67,602	2,793,023
Renter-Occupied Housing Units (% of Occupied Units)	26.4%	33.7%	36.0%	17,695	875,045	43,481,667
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	3.5%	5.7%	8.6%	2,380	149,286	10,395,713
Social						
Poverty Level (of all people)	9.0%	15.2%	13.4%	16,277	996,930	42,510,843
Households Receiving Food Stamps/SNAP	9.0%	13.6%	11.7%	6,059	352,055	14,171,567
Enrolled in Grade 12 (% of total population)	1.6%	1.3%	1.4%	2,991	88,008	4,422,344
Disconnected Youth ³	1.8%	2.0%	2.5%	173	6,715	423,273
Children in Single Parent Families (% of all children)	29.2%	36.7%	34.1%	12,040	516,593	23,790,005
Uninsured	8.5%	9.7%	8.8%	15,453	639,556	28,248,613
With a Disability, Age 18-64	12.2%	13.3%	10.3%	13,493	540,478	20,187,604
With a Disability, Age 18-64, Labor Force Participation Rate and Size	45.6%	37.5%	42.2%	6,156	202,813	8,509,463
Foreign Born	4.7%	5.1%	13.6%	8,664	344,162	44,011,870
Speak English Less Than Very Well (population 5 yrs and over)	2.3%	3.0%	8.4%	3,973	188,706	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.

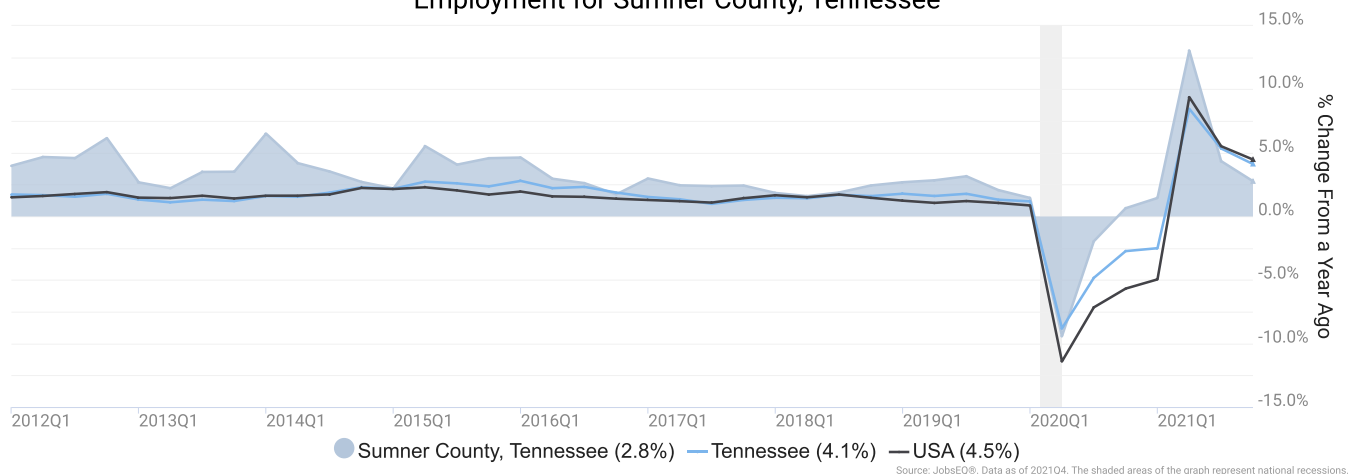
3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

4. Census Population Estimate for 2020, annual average growth rate since 2010.

Employment Trends

As of 2021Q4, total employment for Sumner County, Tennessee was 65,023 (based on a four-quarter moving average). Over the year ending 2021Q4, employment increased 2.8% in the region.

Employment for Sumner County, Tennessee

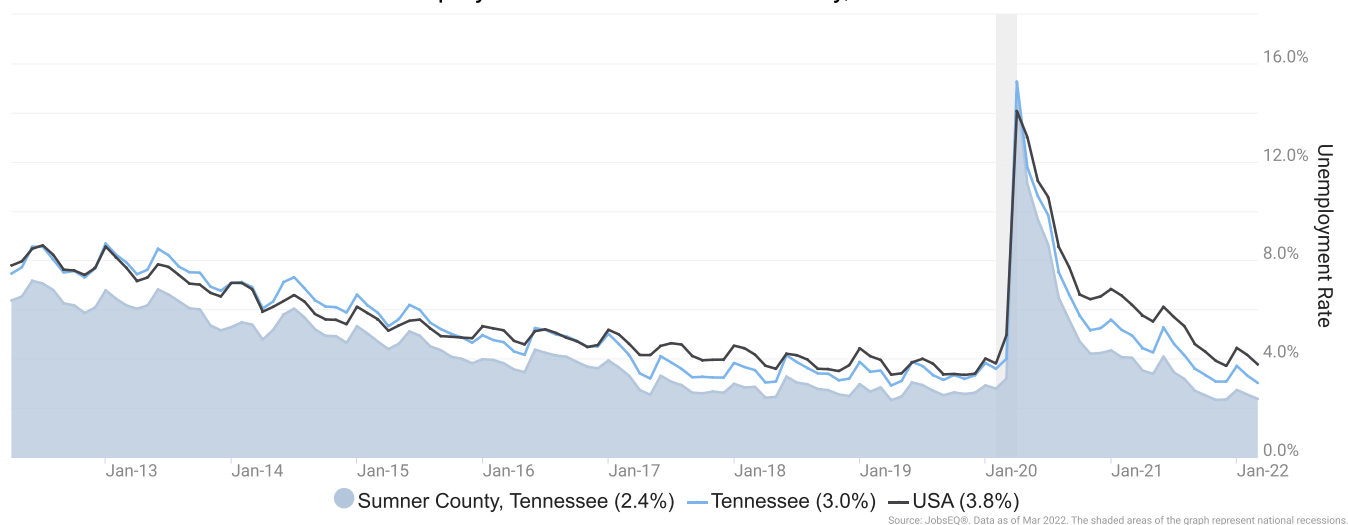


Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2021Q3 with preliminary estimates updated to 2021Q4.

Unemployment Rate

The unemployment rate for Sumner County, Tennessee was 2.4% as of March 2022. The regional unemployment rate was lower than the national rate of 3.8%. One year earlier, in March 2021, the unemployment rate in Sumner County, Tennessee was 4.0%.

Unemployment Rate for Sumner County, Tennessee

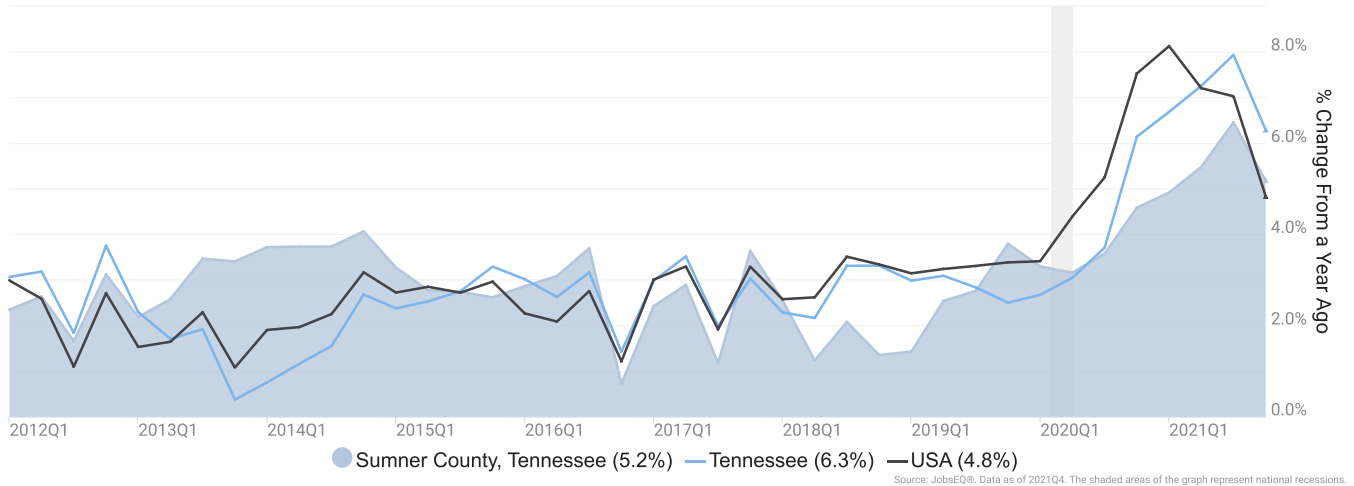


Unemployment rate data are from the Local Area Unemployment Statistics, provided by the Bureau of Labor Statistics and updated through March 2022.

Wage Trends

The average worker in Sumner County, Tennessee earned annual wages of \$48,584 as of 2021Q4. Average annual wages per worker increased 5.2% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$65,055 in the nation as of 2021Q4.

Average Annual Wages for Sumner County, Tennessee



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 2021Q3 with preliminary estimates updated to 2021Q4.

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 5.5% lower in Sumner County, Tennessee than the U.S. average.

Cost of Living Information

	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
Sumner County, Tennessee	\$48,584	94.5	\$51,401
Tennessee	\$56,698	89.2	\$63,588
USA	\$65,055	100.0	\$65,055

Source: [JobsEQ®](#)

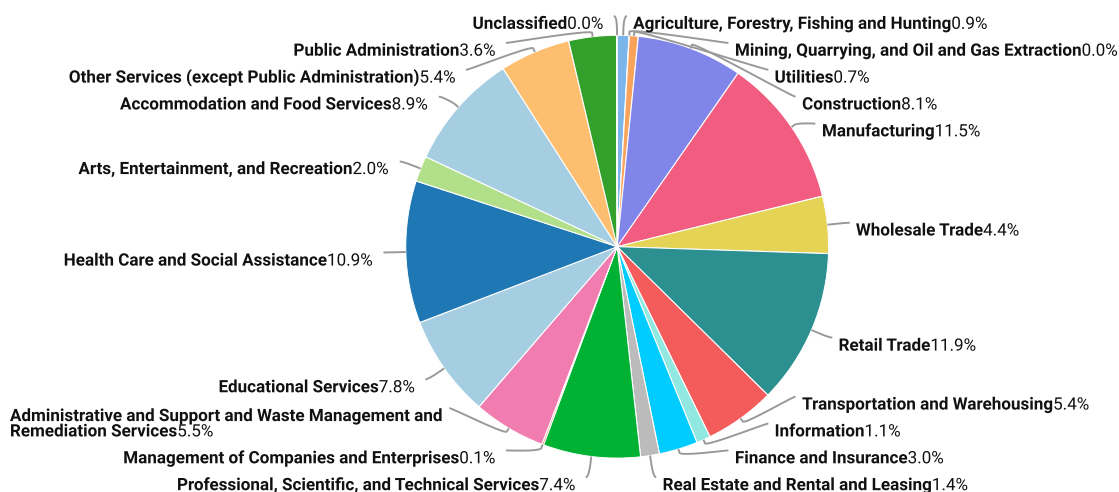
Data as of 2021Q4

Cost of Living per [COLI](#), data as of 2021Q3, imputed by Chmura where necessary.

Industry Snapshot

The largest sector in Sumner County, Tennessee is Retail Trade, employing 7,712 workers. The next-largest sectors in the region are Manufacturing (7,466 workers) and Health Care and Social Assistance (7,073). 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 = 1.41), Construction (1.37), and Utilities (1.31).

Total Workers for Sumner County, Tennessee by Industry



Source: JobsEQ®, Data as of 2021Q4

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 2021Q3 with preliminary estimates updated to 2021Q4.

Sectors in Sumner County, Tennessee with the highest average wages per worker are Management of Companies and Enterprises (\$110,772), Utilities (\$99,986), and Information (\$83,938). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Professional, Scientific, and Technical Services (+1,448 jobs), Transportation and Warehousing (+1,035), and Health Care and Social Assistance (+853).

Over the next 3 years, employment in Sumner County, Tennessee is projected to expand by 4,308 jobs. The fastest growing sector in the region is expected to be Mining, Quarrying, and Oil and Gas Extraction with a +4.0% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Accommodation and Food Services (+622 jobs), Health Care and Social Assistance (+580), and Manufacturing (+396).

Sumner County, Tennessee, 2021Q4¹

NAICS	Industry	Empl	Current	5-Year History		3-Year Forecast					
			Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
44	Retail Trade	7,712	\$34,723	1.14	835	2.3%	3,379	1,267	1,871	241	1.0%
31	Manufacturing	7,466	\$60,386	1.41	10	0.0%	2,759	811	1,551	396	1.7%
62	Health Care and Social Assistance	7,073	\$52,453	0.74	853	2.6%	2,676	947	1,150	580	2.7%
72	Accommodation and Food Services	5,815	\$21,448	1.12	644	2.4%	3,692	1,300	1,771	622	3.4%
23	Construction	5,251	\$66,013	1.37	708	2.9%	1,851	493	1,057	301	1.9%
61	Educational Services	5,091	\$42,869	0.97	-7	0.0%	1,803	660	818	325	2.1%
54	Professional, Scientific, and Technical Services	4,842	\$57,971	1.04	1,448	7.4%	1,691	451	855	384	2.6%
56	Administrative and Support and Waste Management and Remediation Services	3,600	\$46,602	0.86	-153	-0.8%	1,523	492	792	238	2.2%
48	Transportation and Warehousing	3,513	\$44,617	1.08	1,035	7.2%	1,425	460	732	233	2.2%
81	Other Services (except Public Administration)	3,497	\$33,145	1.25	57	0.3%	1,475	493	712	270	2.5%
42	Wholesale Trade	2,831	\$67,723	1.16	252	1.9%	1,066	318	597	151	1.7%
92	Public Administration	2,372	\$48,161	0.76	180	1.6%	827	263	421	143	2.0%
52	Finance and Insurance	1,926	\$80,071	0.72	360	4.2%	632	184	348	101	1.7%
71	Arts, Entertainment, and Recreation	1,276	\$32,209	1.12	292	5.3%	706	228	324	153	3.9%
53	Real Estate and Rental and Leasing	927	\$51,486	0.82	-3	-0.1%	334	117	164	52	1.8%
51	Information	688	\$83,938	0.53	148	5.0%	254	67	135	52	2.4%
11	Agriculture, Forestry, Fishing and Hunting	587	\$10,383	0.67	-114	-3.5%	241	87	131	23	1.3%
22	Utilities	443	\$99,986	1.31	31	1.5%	125	40	83	2	0.2%
55	Management of Companies and Enterprises	79	\$110,772	0.08	-486	-32.6%	26	7	14	4	1.7%
99	Unclassified	20	\$14,870	0.25	19	n/a	8	3	4	1	2.2%
21	Mining, Quarrying, and Oil and Gas Extraction	15	\$80,533	0.07	-18	-14.4%	7	1	3	2	4.0%
Total - All Industries		65,023	\$48,584	1.00	6,092	2.0%	26,189	8,611	13,270	4,308	2.2%

Source: [JobsEQ®](#)

Data as of 2021Q4

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 2021Q3 with preliminary estimates updated to 2021Q4. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in Sumner County, Tennessee is Office and Administrative Support Occupations, employing 7,759 workers. The next-largest occupation groups in the region are Transportation and Material Moving Occupations (6,451 workers) and Sales and Related Occupations (6,416). 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 = 1.43), Construction and Extraction Occupations (1.24), and Food Preparation and Serving Related Occupations (1.17).

Occupation groups in Sumner County, Tennessee with the highest average wages per worker are Management Occupations (\$97,600), Legal Occupations (\$93,800), and Computer and Mathematical Occupations (\$72,700). The unemployment rate in the region varied among the major groups from 1.1% among Healthcare Practitioners and Technical Occupations to 6.1% among Food Preparation and Serving Related Occupations.

Over the next 3 years, the fastest growing occupation group in Sumner County, Tennessee is expected to be Personal Care and Service Occupations with a +3.4% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Food Preparation and Serving Related Occupations (+606 jobs) and Transportation and Material Moving Occupations (+444). 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 (3,609 jobs) and Transportation and Material Moving Occupations (2,736).

Sumner County, Tennessee, 2021Q4¹

SOC	Occupation	Empl	Mean Ann Wages ²	Current			5-Year History			3-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	7,759	\$37,600	0.94	422	2.9%	275	319	0.8%	2,982	1,174	1,518	289	1.2%
53-0000	Transportation and Material Moving	6,451	\$33,600	1.15	528	4.8%	500	1,083	3.7%	3,180	1,002	1,734	444	2.2%
41-0000	Sales and Related	6,416	\$38,500	1.03	390	4.1%	576	506	1.7%	2,952	1,087	1,623	242	1.2%
35-0000	Food Preparation and Serving Related	5,924	\$22,600	1.17	528	6.1%	474	532	1.9%	4,215	1,537	2,072	606	3.3%
51-0000	Production	5,359	\$39,800	1.43	274	3.9%	218	-236	-0.9%	2,106	628	1,236	241	1.5%
11-0000	Management	4,258	\$97,600	1.05	113	1.8%	235	363	1.8%	1,457	375	766	315	2.4%
47-0000	Construction and Extraction	3,748	\$42,300	1.24	216	4.6%	80	417	2.4%	1,432	361	840	231	2.0%
25-0000	Educational Instruction and Library	3,668	\$44,400	1.03	92	2.1%	91	69	0.4%	1,298	487	556	255	2.3%
13-0000	Business and Financial Operations	3,202	\$60,900	0.82	96	1.9%	112	673	4.8%	1,154	287	627	240	2.4%
29-0000	Healthcare Practitioners and Technical	3,143	\$70,800	0.82	57	1.1%	588	296	2.0%	828	272	319	237	2.5%
49-0000	Installation, Maintenance, and Repair	2,698	\$45,800	1.09	93	2.2%	215	363	2.9%	1,025	280	566	180	2.2%
37-0000	Building and Grounds Cleaning and Maintenance	2,271	\$28,900	1.06	133	4.2%	114	341	3.3%	1,116	393	571	151	2.2%
31-0000	Healthcare Support	2,024	\$28,500	0.70	113	3.1%	235	271	2.9%	1,058	410	455	193	3.1%
39-0000	Personal Care and Service	1,620	\$27,700	0.99	159	5.9%	62	111	1.4%	958	355	434	169	3.4%
15-0000	Computer and Mathematical	1,404	\$72,700	0.63	28	1.3%	78	356	6.0%	443	99	233	111	2.6%
27-0000	Arts, Design, Entertainment, Sports, and Media	1,247	\$51,400	1.07	89	4.7%	24	57	0.9%	532	172	259	101	2.6%
33-0000	Protective Service	1,203	\$41,700	0.88	60	2.7%	44	318	6.3%	506	183	244	79	2.1%

Sumner County, Tennessee, 2021Q4¹

SOC	Occupation	Empl	Mean Ann Wages ²	Current			Online Job Ads ³	5-Year History		Total Demand	3-Year Forecast			Ann % Growth
				LQ	Unempl	Unempl Rate		Empl Change	Ann %		Exits	Transfers	Empl Growth	
21- 0000	Community and Social Service	934	\$44,300	0.81	18	1.5%	44	51	1.1%	384	112	199	73	2.6%
17- 0000	Architecture and Engineering	801	\$70,900	0.73	21	1.7%	37	62	1.6%	254	66	130	59	2.4%
19- 0000	Life, Physical, and Social Science	396	\$60,900	0.67	13	2.3%	16	80	4.6%	149	28	92	29	2.4%
23- 0000	Legal	382	\$93,800	0.68	8	1.4%	7	61	3.6%	111	35	49	27	2.3%
45- 0000	Farming, Fishing, and Forestry	115	\$31,100	0.27	9	4.8%	1	1	0.2%	63	15	41	6	1.6%
Total - All Occupations		65,023	\$45,000	1.00	3,463	3.5%	4,025	6,092	2.0%	28,233	9,359	14,566	4,308	2.2%

Source: [JobsEQ®](#)

Data as of 2021Q4 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

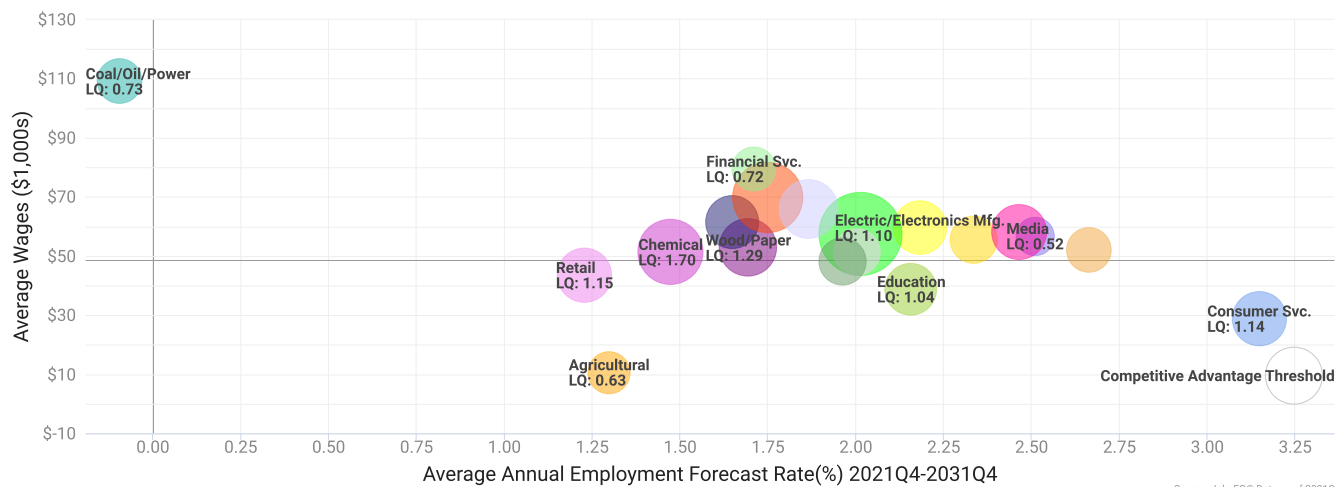
3. Data represent found online ads active within the last thirty days in the selected region; data represents a sampling rather than the complete universe of postings. Ads lacking zip code information but designating a place (city, town, etc.) may be assigned to the zip code with greatest employment 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 2021Q3, imputed where necessary with preliminary estimates updated to 2021Q4. 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 Sumner County, Tennessee with the highest relative concentration is Auto/Auto-related with a location quotient of 2.87. This cluster employs 3,128 workers in the region with an average wage of \$57,618. Employment in the Auto/Auto-related cluster is projected to expand in the region about 2.0% per year over the next ten years.

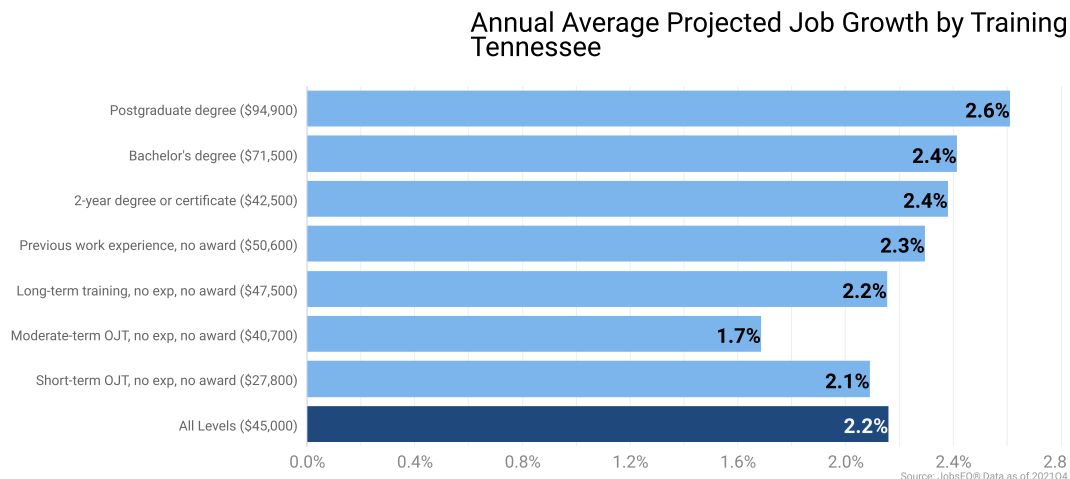
Industry Clusters for Sumner County, Tennessee as of 2021Q4



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 2021Q3 with preliminary estimates updated to 2021Q4. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Education Levels

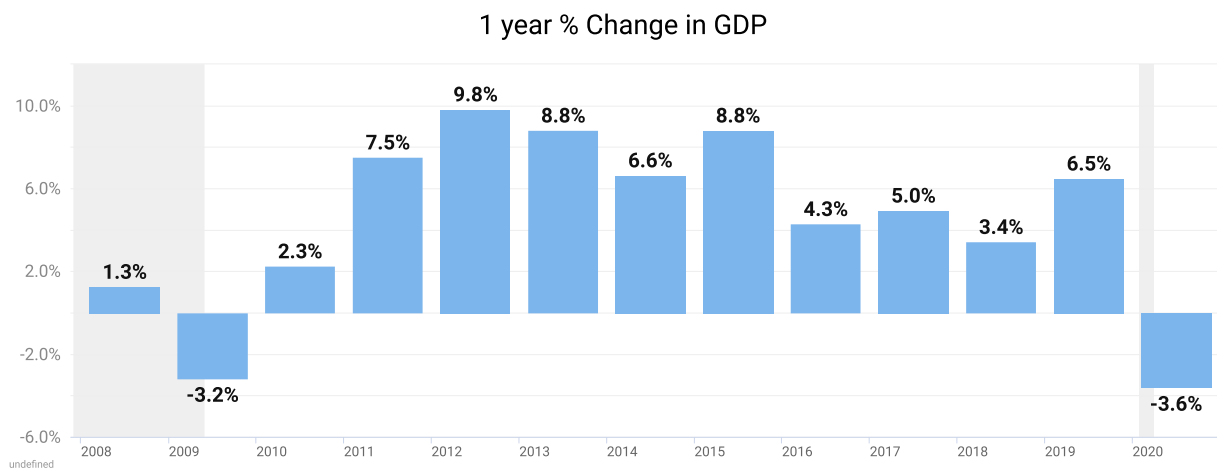
Expected growth rates for occupations vary by the education and training required. While all employment in Sumner County, Tennessee is projected to grow 2.2% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 2.6% per year, those requiring a bachelor's degree are forecast to grow 2.4% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 2.4% per year.



Employment by occupation data are estimates as of 2021Q4. 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.

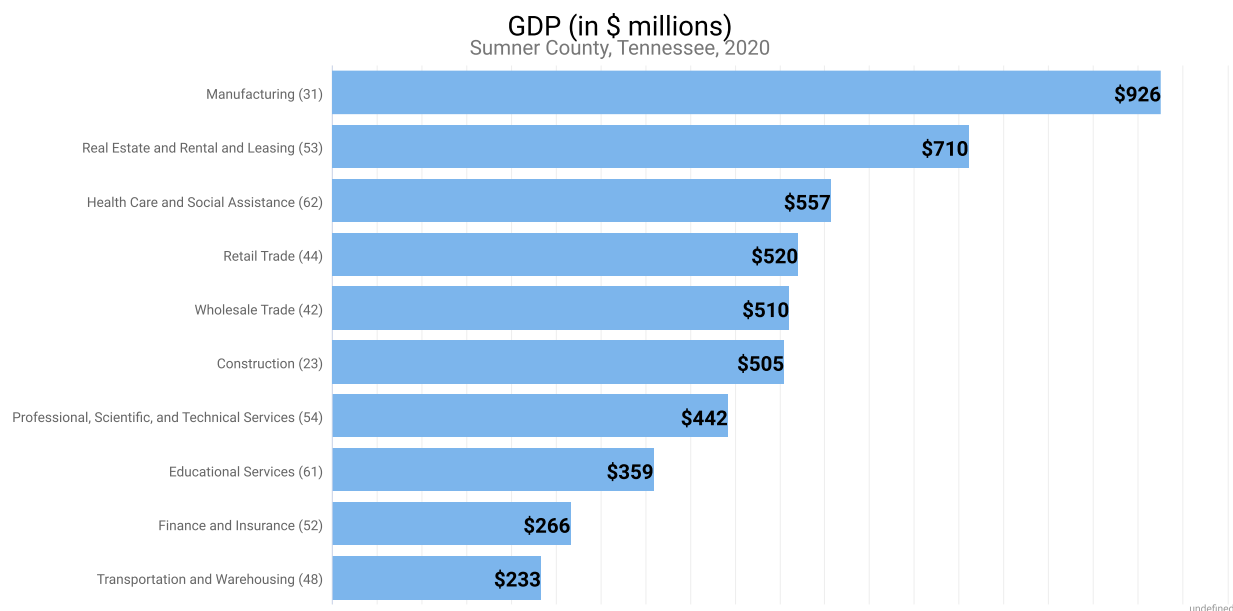
Gross Domestic Product

Gross Domestic Product (GDP) is the total value of goods and services produced by a region. In 2020, nominal GDP in Sumner County, Tennessee contracted 3.6%. This follows growth of 6.5% in 2019. As of 2020, total GDP in Sumner County, Tennessee was \$6,361,870,000.



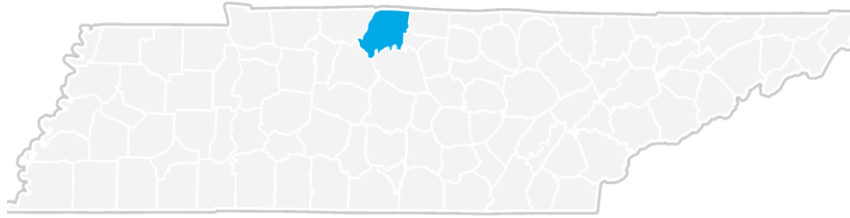
Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2020.

Of the sectors in Sumner County, Tennessee, Manufacturing contributed the largest portion of GDP in 2020, \$925,961,000. The next-largest contributions came from Real Estate and Rental and Leasing (\$710,160,000); Health Care and Social Assistance (\$557,135,000); and Retail Trade (\$520,321,000).



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

Sumner County, Tennessee 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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