



Economic Overview

Jackson, TN MSA



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Demographic Profile

The population in the Jackson, TN MSA was 180,446 per American Community Survey data for 2017-2021.

The region has a civilian labor force of 85,562 with a participation rate of 59.4%. Of individuals 25 to 64 in the Jackson, TN MSA, 23.3% have a bachelor's degree or higher which compares with 35.8% in the nation.

The median household income in the Jackson, TN MSA is \$55,814 and the median house value is \$152,246.

Summary¹

	Jackson, TN MSA	Percent Madison County, Tennessee	Jackson city, TN	Jackson, TN MSA	Value Madison County, Tennessee	Jackson city, TN
Demographics						
Population (ACS)	—	—	—	180,446	98,644	67,993
Male	48.2%	48.0%	47.3%	86,972	47,371	32,149
Female	51.8%	52.0%	52.7%	93,474	51,273	35,844
Median Age ²	—	—	—	38.9	38.4	34.6
Under 18 Years	22.8%	22.2%	24.5%	41,146	21,912	16,649
18 to 24 Years	9.8%	10.4%	12.0%	17,618	10,257	8,129
25 to 34 Years	12.5%	12.8%	14.3%	22,520	12,661	9,695
35 to 44 Years	11.9%	11.7%	11.8%	21,557	11,525	8,036
45 to 54 Years	12.1%	11.9%	10.0%	21,842	11,749	6,814
55 to 64 Years	13.4%	13.6%	12.3%	24,193	13,449	8,386
65 to 74 Years	10.4%	10.4%	9.2%	18,842	10,291	6,225
75 Years and Over	7.1%	6.9%	6.0%	12,728	6,800	4,059
Race: White	66.1%	55.8%	46.5%	119,188	55,026	31,637
Race: Black or African American	26.6%	37.2%	45.5%	48,081	36,681	30,961
Race: American Indian and Alaska Native	0.2%	0.1%	0.2%	353	138	115
Race: Asian	0.7%	1.0%	1.4%	1,229	998	954
Race: Native Hawaiian and Other Pacific Islander	0.0%	0.1%	0.1%	80	64	64
Race: Some Other Race	2.2%	2.6%	3.3%	4,017	2,601	2,277
Race: Two or More Races	4.2%	3.2%	2.9%	7,498	3,136	1,985
Hispanic or Latino (of any race)	4.4%	4.3%	4.4%	7,865	4,219	2,973
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	59.4%	61.1%	61.3%	85,562	48,505	32,717
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	79.9%	80.7%	79.4%	52,535	28,915	19,440
Armed Forces Labor Force	0.2%	0.1%	0.1%	247	91	65
Veterans, Age 18-64	4.5%	4.1%	3.4%	4,874	2,435	1,400
Veterans Labor Force Participation Rate and Size, Age 18-64	68.5%	66.4%	62.8%	3,340	1,617	879
Median Household Income ²	—	—	—	\$55,814	\$55,280	\$48,058
Per Capita Income	—	—	—	\$29,649	\$31,380	\$28,544
Mean Commute Time (minutes)	—	—	—	22.0	19.0	16.8
Commute via Public Transportation	0.3%	0.5%	0.7%	240	237	194
Educational Attainment, Age 25-64						
No High School Diploma	10.0%	9.3%	10.0%	9,029	4,588	3,278
High School Graduate	36.0%	32.9%	33.4%	32,405	16,241	11,005
Some College, No Degree	23.3%	23.5%	23.3%	21,002	11,607	7,682
Associate's Degree	7.4%	8.1%	6.5%	6,669	3,981	2,141
Bachelor's Degree	14.8%	16.3%	16.2%	13,321	8,064	5,350
Postgraduate Degree	8.5%	9.9%	10.6%	7,686	4,903	3,475
Housing						

Summary¹

	Percent			Value		
	Jackson, TN MSA	Madison County, Tennessee	Jackson city, TN	Jackson, TN MSA	Madison County, Tennessee	Jackson city, TN
Total Housing Units	—	—	—	79,484	43,748	29,811
Median House Value (of owner-occupied units) ^{2,5}	—	—	—	\$152,246	\$170,700	\$169,300
Homeowner Vacancy	1.3%	1.5%	1.9%	603	372	269
Rental Vacancy	6.1%	7.4%	8.3%	1,629	1,202	1,182
Renter-Occupied Housing Units (% of Occupied Units)	34.9%	37.9%	48.8%	24,662	14,836	12,887
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	7.6%	7.7%	10.7%	5,386	3,033	2,815
Social						
Poverty Level (of all people)	16.5%	18.2%	22.9%	28,734	17,188	14,712
Households Receiving Food Stamps/SNAP	16.1%	16.9%	21.4%	11,343	6,634	5,656
Enrolled in Grade 12 (% of total population)	1.3%	1.4%	1.4%	2,433	1,397	981
Disconnected Youth ³	2.3%	2.4%	0.7%	252	159	36
Children in Single Parent Families (% of all children)	42.3%	47.4%	54.9%	16,156	9,547	8,282
Uninsured	10.6%	10.4%	11.6%	18,859	10,109	7,733
With a Disability, Age 18-64	15.8%	15.3%	15.3%	16,782	9,001	6,164
With a Disability, Age 18-64, Labor Force Participation Rate and Size	36.8%	33.9%	34.2%	6,170	3,048	2,107
Foreign Born	2.9%	3.4%	3.7%	5,302	3,336	2,518
Speak English Less Than Very Well (population 5 yrs and over)	2.1%	2.6%	2.6%	3,537	2,383	1,660

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.

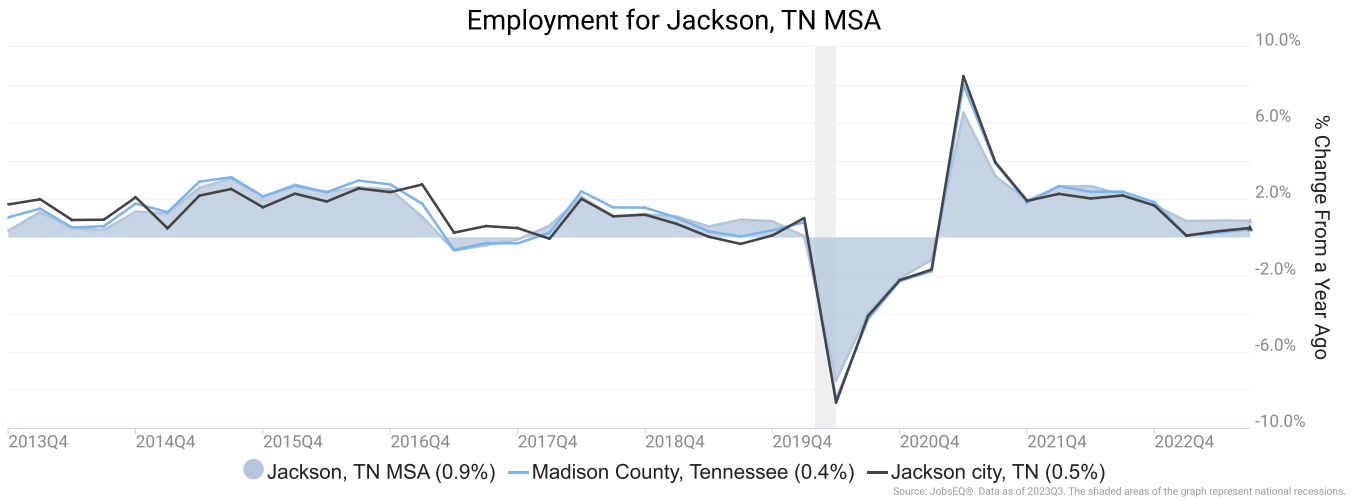
3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

4. Census Population Estimate for 2022, annual average growth rate since 2012. Post-2019 data for Connecticut counties are imputed by Chmura.

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

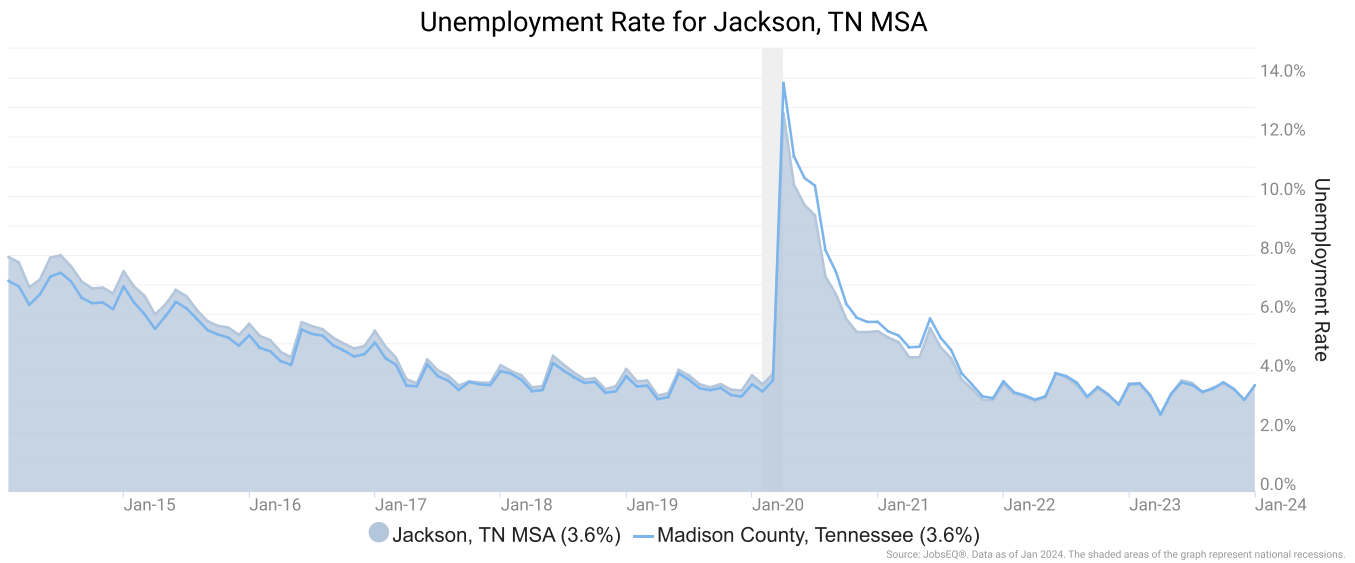
As of 2023Q3, total employment for the Jackson, TN MSA was 89,872 (based on a four-quarter moving average). Over the year ending 2023Q3, employment increased 0.9% in the region.



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 2023Q4 with preliminary estimates updated to 2023Q3.

Unemployment Rate

The unemployment rate for the Jackson, TN MSA was 3.6% as of January 2024. The regional unemployment rate was lower than the national rate of 4.1%. One year earlier, in January 2023, the unemployment rate in the Jackson, TN MSA was 3.6%.

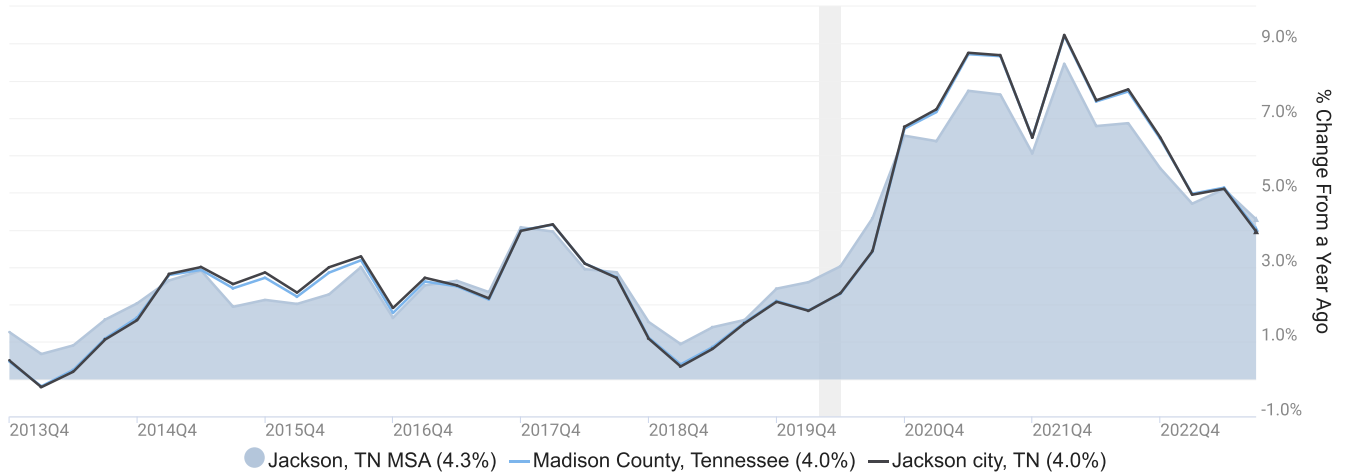


Unemployment rate data are from the Local Area Unemployment Statistics, provided by the Bureau of Labor Statistics and updated through January 2024.

Wage Trends

The average worker in the Jackson, TN MSA earned annual wages of \$51,569 as of 2023Q3. Average annual wages per worker increased 4.3% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$70,183 in the nation as of 2023Q3.

Average Annual Wages for Jackson, TN MSA



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 2023Q2 with preliminary estimates updated to 2023Q3.

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 13.8% lower in Jackson, TN MSA than the U.S. average.

Cost of Living Information

	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
Jackson, TN MSA	\$51,569	86.2	\$59,824
Madison County, Tennessee	\$54,013	88.3	\$61,150
Jackson city, TN	\$54,185	88.3	\$61,345
USA	\$70,183	100.0	\$70,183

Source: [JobsEQ®](#)

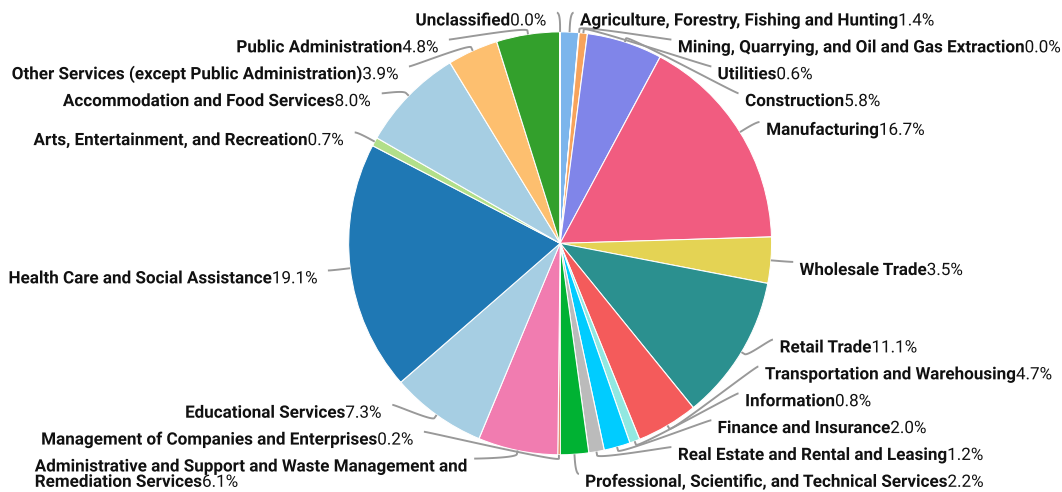
Data as of 2023Q3

Cost of Living per [COLI](#), data as of 2023Q3, imputed by Chmura where necessary.

Industry Snapshot

The largest sector in the Jackson, TN MSA is Health Care and Social Assistance, employing 17,133 workers. The next-largest sectors in the region are Manufacturing (14,989 workers) and Retail Trade (10,001). 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 = 2.07), Health Care and Social Assistance (1.31), and Utilities (1.22).

Total Workers for Jackson, TN MSA by Industry



Source: JobsEQ® Data as of 2023Q3

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 2023Q2 with preliminary estimates updated to 2023Q3.

Sectors in the Jackson, TN MSA with the highest average wages per worker are Management of Companies and Enterprises (\$96,465), Wholesale Trade (\$75,482), and Utilities (\$75,473). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Manufacturing (+1,576 jobs), Transportation and Warehousing (+997), and Construction (+686).

Over the next 1 year, employment in the Jackson, TN MSA is projected to contract by 288 jobs. The fastest growing sector in the region is expected to be Management of Companies and Enterprises with a +0.5% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+44 jobs), Transportation and Warehousing (+6), and Professional, Scientific, and Technical Services (+3).

Jackson, TN MSA, 2023Q3¹

NAICS	Industry	Current			5-Year History		1-Year Forecast				
		Empl	Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
62	Health Care and Social Assistance	17,133	\$55,321	1.31	227	0.3%	1,718	806	868	44	0.3%
31	Manufacturing	14,989	\$68,848	2.07	1,576	2.2%	1,408	603	904	-98	-0.7%
44	Retail Trade	10,001	\$37,492	1.12	-321	-0.6%	1,288	607	761	-80	-0.8%
72	Accommodation and Food Services	7,161	\$21,818	0.92	124	0.4%	1,240	569	694	-22	-0.3%
61	Educational Services	6,582	\$44,315	0.92	-36	-0.1%	573	303	314	-44	-0.7%
56	Administrative and Support and Waste Management and Remediation Services	5,475	\$34,693	0.97	-502	-1.7%	611	269	357	-15	-0.3%
23	Construction	5,201	\$66,630	0.97	686	2.9%	431	182	267	-17	-0.3%
92	Public Administration	4,346	\$52,949	1.05	-23	-0.1%	381	176	223	-18	-0.4%
48	Transportation and Warehousing	4,235	\$57,053	0.95	997	5.5%	469	202	261	6	0.2%
81	Other Services (except Public Administration)	3,479	\$31,427	0.91	-157	-0.9%	388	173	223	-8	-0.2%
42	Wholesale Trade	3,162	\$75,482	0.93	12	0.1%	296	128	191	-23	-0.7%
54	Professional, Scientific, and Technical Services	1,949	\$67,967	0.29	250	2.8%	162	64	94	3	0.2%
52	Finance and Insurance	1,807	\$68,991	0.50	-23	-0.2%	148	64	88	-4	-0.2%
11	Agriculture, Forestry, Fishing and Hunting	1,275	\$40,991	1.12	-57	-0.9%	140	74	78	-12	-0.9%
53	Real Estate and Rental and Leasing	1,053	\$55,077	0.66	-12	-0.2%	101	49	53	-1	-0.1%
51	Information	697	\$52,817	0.39	64	2.0%	57	24	38	-5	-0.7%
71	Arts, Entertainment, and Recreation	594	\$18,184	0.34	-63	-2.0%	91	38	51	2	0.4%
22	Utilities	556	\$75,473	1.22	42	1.6%	45	20	29	-4	-0.7%
55	Management of Companies and Enterprises	151	\$96,465	0.11	17	2.4%	14	5	8	1	0.5%
21	Mining, Quarrying, and Oil and Gas Extraction	20	\$63,237	0.06	-1	-0.5%	2	1	1	0	-0.4%
99	Unclassified	9	\$26,349	0.05	9	n/a	1	0	1	0	-0.3%
Total - All Industries		89,872	\$51,569	1.00	2,811	0.6%	9,498	4,314	5,472	-288	-0.3%

Source: [JobsEQ®](#)

Data as of 2023Q3

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 2023Q2 with preliminary estimates updated to 2023Q3. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in the Jackson, TN MSA is Office and Administrative Support Occupations, employing 10,858 workers. The next-largest occupation groups in the region are Production Occupations (10,177 workers) and Transportation and Material Moving Occupations (9,139). 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 = 2.02), Healthcare Practitioners and Technical Occupations (1.30), and Healthcare Support Occupations (1.24).

Occupation groups in the Jackson, TN MSA with the highest average wages per worker are Management Occupations (\$105,900), Legal Occupations (\$105,300), and Healthcare Practitioners and Technical Occupations (\$85,500). The unemployment rate in the region varied among the major groups from 1.0% among Legal Occupations to 5.5% among Food Preparation and Serving Related Occupations.

Over the next 1 year, the fastest growing occupation group in the Jackson, TN MSA is expected to be Healthcare Support Occupations with a +0.8% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Healthcare Support Occupations (+40 jobs) and Healthcare Practitioners and Technical Occupations (+9). 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 (1,266 jobs) and Office and Administrative Support Occupations (1,167).

Jackson, TN MSA, 2023Q3¹

SOC	Occupation	Current						5-Year History		1-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
43-0000	Office and Administrative Support	10,858	\$42,200	1.00	334	2.8%	228	-145	-0.3%	1,045	549	618	-121	-1.1%
51-0000	Production	10,177	\$43,900	2.02	393	4.1%	185	478	1.0%	989	421	654	-86	-0.8%
53-0000	Transportation and Material Moving	9,139	\$40,900	1.16	490	5.2%	607	970	2.3%	1,137	461	678	-2	0.0%
41-0000	Sales and Related	7,193	\$42,300	0.90	308	4.1%	404	-305	-0.8%	890	431	518	-59	-0.8%
35-0000	Food Preparation and Serving Related	6,889	\$27,500	0.95	395	5.5%	353	2	0.0%	1,243	576	690	-23	-0.3%
29-0000	Healthcare Practitioners and Technical	6,830	\$85,500	1.30	94	1.4%	807	25	0.1%	390	213	168	9	0.1%
11-0000	Management	5,765	\$105,900	0.85	80	1.3%	320	586	2.2%	441	186	261	-6	-0.1%
31-0000	Healthcare Support	4,993	\$31,500	1.24	169	3.5%	182	186	0.8%	727	321	366	40	0.8%
25-0000	Educational Instruction and Library	4,370	\$52,400	0.91	93	2.1%	110	1	0.0%	341	185	179	-23	-0.5%
49-0000	Installation, Maintenance, and Repair	4,036	\$53,900	1.15	79	1.9%	204	373	2.0%	344	155	193	-4	-0.1%
47-0000	Construction and Extraction	3,914	\$48,800	0.96	189	4.8%	35	308	1.7%	321	132	197	-8	-0.2%
13-0000	Business and Financial Operations	3,294	\$65,300	0.57	68	1.9%	153	373	2.4%	257	99	162	-4	-0.1%
37-0000	Building and Grounds Cleaning and Maintenance	2,683	\$33,500	0.91	142	5.0%	87	103	0.8%	344	162	191	-9	-0.3%
39-0000	Personal Care and Service	1,757	\$32,300	0.79	79	4.0%	67	-10	-0.1%	297	116	178	3	0.2%
21-0000	Community and Social Service	1,739	\$50,300	1.08	27	1.6%	127	-53	-0.6%	153	68	82	4	0.2%
33-0000	Protective Service	1,688	\$44,600	0.88	60	3.2%	57	-42	-0.5%	171	82	97	-8	-0.5%
15-0000	Computer and Mathematical	1,275	\$81,400	0.44	25	1.7%	90	165	2.8%	80	29	47	4	0.3%

Jackson, TN MSA, 2023Q3¹

SOC	Occupation	Current						5-Year History		1-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
17-0000	Architecture and Engineering	1,034	\$83,600	0.71	13	1.2%	44	-36	-0.7%	67	30	39	-2	-0.2%
27-0000	Arts, Design, Entertainment, Sports, and Media	975	\$51,000	0.59	33	3.3%	61	-24	-0.5%	96	44	55	-3	-0.3%
45-0000	Farming, Fishing, and Forestry	431	\$36,000	0.80	24	5.3%	4	28	1.4%	59	23	38	-3	-0.7%
19-0000	Life, Physical, and Social Science	419	\$72,900	0.53	6	1.4%	61	31	1.5%	37	9	27	0	0.1%
23-0000	Legal	414	\$105,300	0.56	4	1.0%	6	-13	-0.6%	25	12	13	0	0.0%
Total - All Occupations		89,872	\$51,400	1.00	3,104	3.4%	4,191	3,003	0.7%	9,463	4,303	5,449	-288	-0.3%

Source: [JobsEQ®](#)

Data as of 2023Q3 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

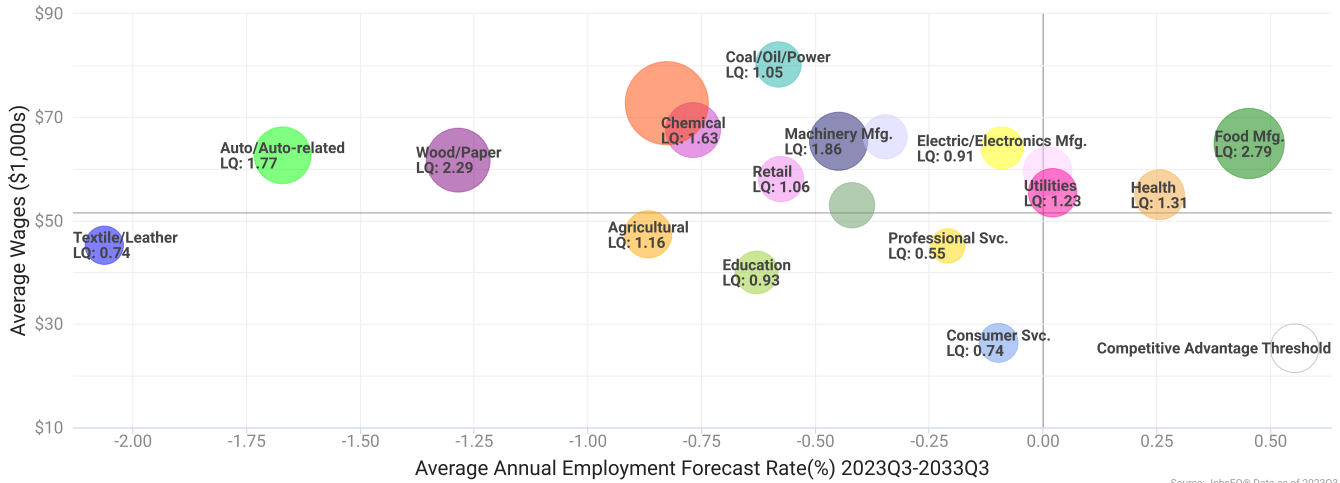
3. Data represent found online ads active within the last thirty days in the selected region. Due to alternative county-assignment algorithms, ad counts in this analytic may not match that shown in RTI (nor in the popup window ad list). Ad counts for ZCTA-based regions are estimates.

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 2023Q2, imputed where necessary with preliminary estimates updated to 2023Q3. Wages by occupation are as of 2023 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 Jackson, TN MSA with the highest relative concentration is Metal & Product Mfg. with a location quotient of 4.02. This cluster employs 2,623 workers in the region with an average wage of \$72,648. Employment in the Metal & Product Mfg. cluster is projected to contract in the region about 0.8% per year over the next ten years.

Industry Clusters for Jackson, TN MSA as of 2023Q3



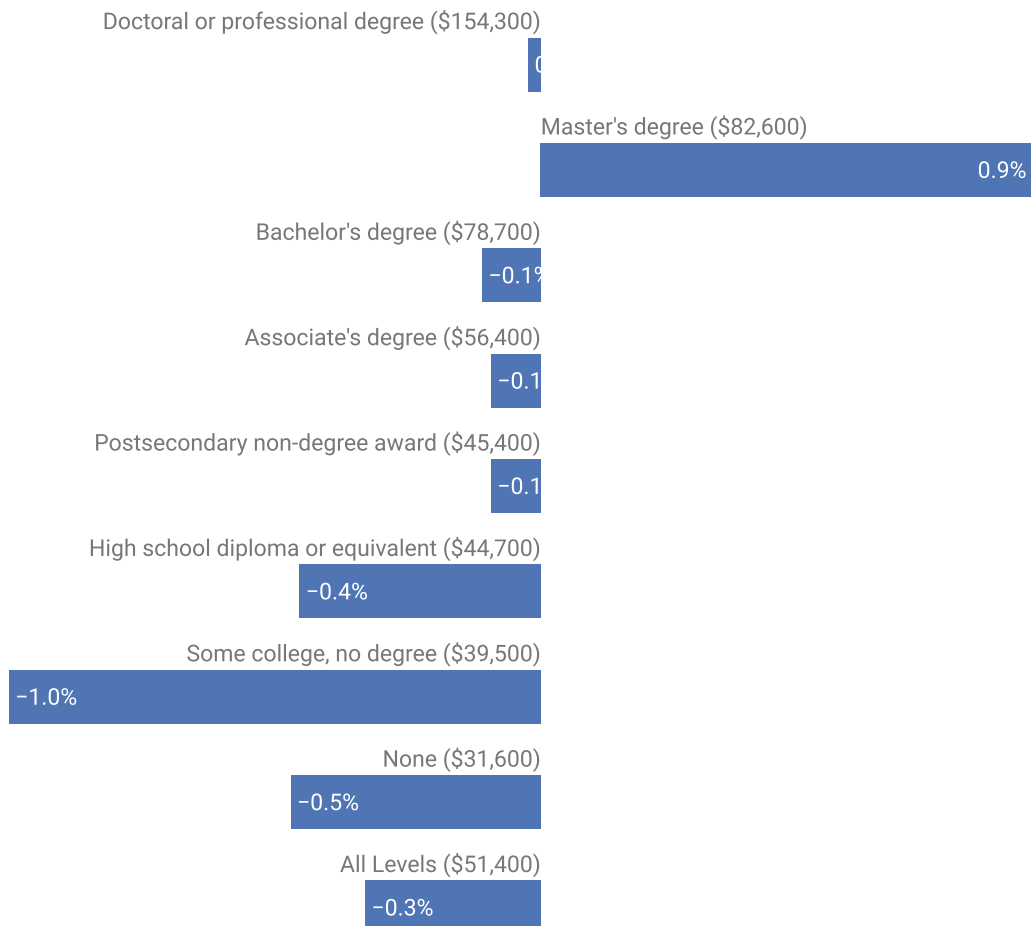
Source: JobsEQ® Data as of 2023Q3

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 2023Q2 with preliminary estimates updated to 2023Q3. 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 Jackson, TN MSA is projected to contract 0.3% over the next ten years, occupations typically requiring a postgraduate degree are expected to contract 0.0% per year, those requiring a bachelor's degree are forecast to contract 0.1% per year, and occupations typically needing a 2-year degree or certificate are expected to contract 0.1% per year.

Annual Average Projected Job Growth by Education Levels

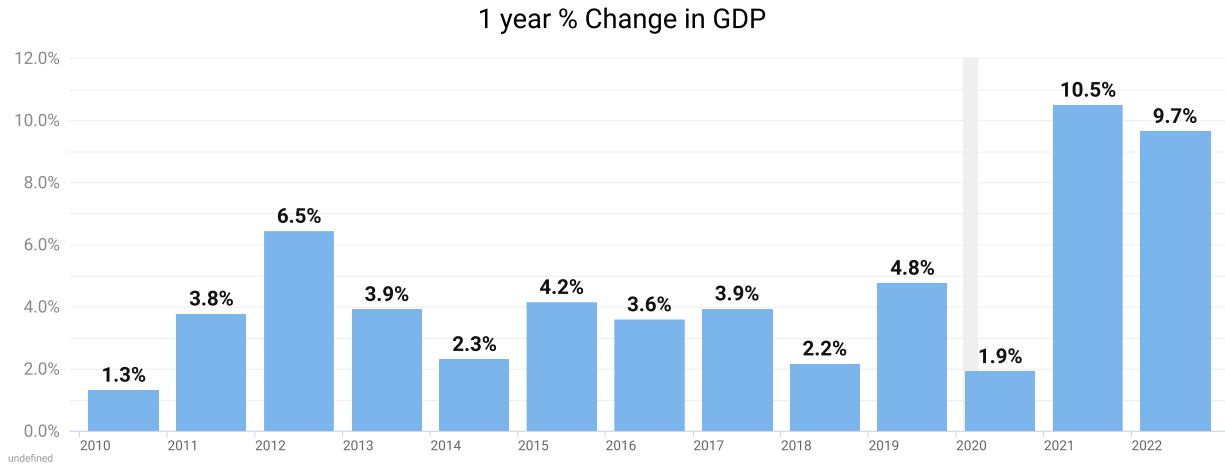


Source: JobsEQ®
Data as of 2023Q3

Employment by occupation data are estimates as of 2023Q3. 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 2022, nominal GDP in the Jackson, TN MSA expanded 9.7%. This follows growth of 10.5% in 2021. As of 2022, total GDP in the Jackson, TN MSA was \$10,305,543,000.



Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2022.

Of the sectors in the Jackson, TN MSA, Manufacturing contributed the largest portion of GDP in 2022, \$2,920,209,000. The next-largest contributions came from Health Care and Social Assistance (\$1,508,668,000); Retail Trade (\$832,603,000); and Real Estate and Rental and Leasing (\$774,990,000).

GDP (in \$ millions)

Manufacturing (31)



Health Care and Social Assistance (62)



Retail Trade (44)



Real Estate and Rental and Leasing (53)



Wholesale Trade (42)



Educational Services (61)



Construction (23)



Transportation and Warehousing (48)



Public Administration (92)

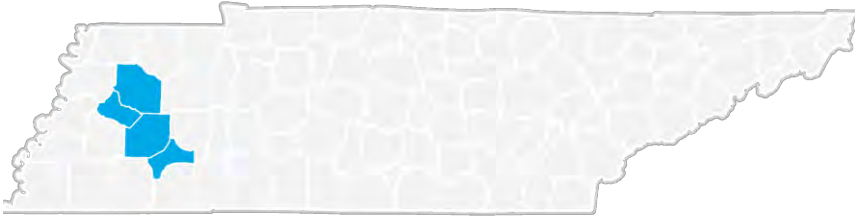


Administrative and Support and Waste Management and Remediation Services (56)



Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2022.

Jackson, TN MSA Regional Map



Region Definition

Jackson, TN MSA is defined as the following counties:

Chester County, Tennessee

Crockett County, Tennessee

Gibson County, Tennessee

Madison County, Tennessee

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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