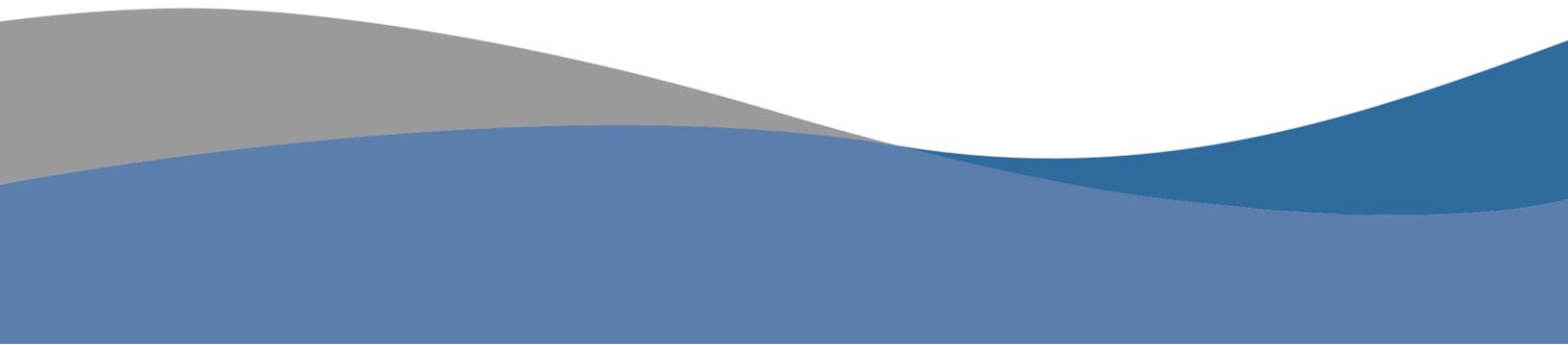




Economic Overview

Leon Valley Custom Report Region



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Demographic Profile

The population in the Leon Valley Custom Report Region was 145,521 per American Community Survey data for 2014-2018.

The region has a civilian labor force of 77,390 with a participation rate of 68.1%. Of individuals 25 to 64 in the Leon Valley Custom Report Region, 33.1% have a bachelor's degree or higher which compares with 32.9% in the nation.

The median household income in the Leon Valley Custom Report Region is \$58,680 and the median house value is \$147,824.

Summary¹

	Percent			Value		
	Leon Valley Custom Report Region	San Antonio-New Braunfels, TX MSA	USA	Leon Valley Custom Report Region	San Antonio-New Braunfels, TX MSA	USA
Demographics						
Population (ACS)	—	—	—	145,521	2,426,204	322,903,030
Male	48.8%	49.4%	49.2%	71,038	1,199,266	158,984,190
Female	51.2%	50.6%	50.8%	74,483	1,226,938	163,918,840
Median Age ²	—	—	—	33.5	34.7	37.9
Under 18 Years	24.0%	25.6%	22.8%	34,995	620,426	73,553,240
18 to 24 Years	10.3%	10.1%	9.6%	15,005	244,733	30,903,719
25 to 34 Years	18.2%	15.0%	13.8%	26,517	363,725	44,567,976
35 to 44 Years	13.6%	13.2%	12.6%	19,784	320,738	40,763,210
45 to 54 Years	11.9%	12.5%	13.2%	17,250	303,173	42,589,573
55 to 64 Years	10.2%	11.1%	12.8%	14,814	269,277	41,286,731
65 to 74 Years	7.1%	7.5%	8.8%	10,285	181,206	28,535,419
75 Years, and Over	4.7%	5.1%	6.4%	6,871	122,926	20,703,162
Race: White	78.5%	80.9%	72.7%	114,172	1,962,380	234,904,818
Race: Black or African American	6.1%	6.8%	12.7%	8,864	164,197	40,916,113
Race: American Indian and Alaska Native	0.9%	0.6%	0.8%	1,296	15,018	2,699,073
Race: Asian	6.3%	2.5%	5.4%	9,172	59,624	17,574,550
Race: Native Hawaiian and Other Pacific Islander	0.2%	0.1%	0.2%	359	2,623	582,718
Race: Some Other Race	4.5%	6.0%	4.9%	6,496	145,248	15,789,961
Race: Two or More Races	3.5%	3.2%	3.2%	5,162	77,114	10,435,797
Hispanic or Latino (of any race)	57.6%	55.2%	17.8%	83,821	1,340,148	57,517,935
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over) ⁵	68.1%	63.4%	63.2%	77,390	1,178,110	162,248,196
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54) ⁵	83.3%	80.2%	81.8%	52,578	782,314	104,136,254
Armed Forces Labor Force ⁵	0.5%	0.9%	0.4%	528	17,733	1,028,133
Veterans, Age 18-64 ⁵	8.0%	8.6%	4.7%	7,446	127,711	9,398,789
Veterans Labor Force Participation Rate and Size, Age 18-64 ⁵	77.8%	76.4%	76.3%	5,796	97,563	7,168,168
Median Household Income ^{2,5}	—	—	—	\$58,680	\$58,584	\$60,293
Per Capita Income ⁵	—	—	—	\$27,038	\$28,092	\$32,621
Mean Commute Time (minutes) ⁵	—	—	—	25.3	26.3	26.6
Commute via Public Transportation ⁵	2.0%	2.0%	5.0%	1,435	22,047	7,602,145
Educational Attainment, Age 25-64						
No High School Diploma	7.4%	13.6%	11.2%	5,764	170,509	18,885,967
High School Graduate	23.0%	26.3%	25.8%	18,055	331,155	43,699,272
Some College, No Degree	25.8%	23.4%	21.0%	20,245	293,786	35,525,113
Associate's Degree	10.7%	8.4%	9.1%	8,379	106,029	15,389,737

Summary¹

	Percent			Value		
	Leon Valley Custom Report Region	San Antonio- New Braunfels, TX MSA	USA	Leon Valley Custom Report Region	San Antonio- New Braunfels, TX MSA	USA
Bachelor's Degree	23.0%	18.6%	20.8%	18,040	233,713	35,261,652
Postgraduate Degree	10.1%	9.7%	12.1%	7,882	121,721	20,445,749
Housing						
Total Housing Units	—	—	—	55,240	883,332	136,384,292
Median House Value (of owner-occupied units) ²	—	—	—	\$147,824	\$165,984	\$204,900
Homeowner Vacancy	0.9%	1.5%	1.7%	231	7,566	1,304,850
Rental Vacancy	8.8%	7.7%	6.0%	2,407	25,443	2,822,053
Renter-Occupied Housing Units (% of Occupied Units)	47.8%	37.3%	36.2%	24,571	299,935	43,285,318
Occupied Housing Units with No Vehicle Available (% of Occupied Units) ⁵	6.6%	6.5%	8.7%	3,383	51,890	10,424,934
Social						
Poverty Level (of all people) ⁵	11.8%	14.9%	14.1%	17,038	355,670	44,257,979
Households Receiving Food Stamps/SNAP	10.4%	11.9%	12.2%	5,344	95,909	14,635,287
Enrolled in Grade 12 (% of total population)	1.3%	1.4%	1.4%	1,868	34,960	4,442,295
Disconnected Youth ^{3,5}	4.3%	3.0%	2.6%	314	4,137	438,452
Children in Single Parent Families (% of all children) ⁵	38.6%	37.3%	34.3%	13,102	220,730	23,973,249
Uninsured	11.5%	14.6%	9.4%	16,613	349,304	29,752,767
With a Disability, Age 18-64 ⁵	11.2%	12.4%	10.3%	10,346	181,781	20,240,504
With a Disability, Age 18-64, Labor Force Participation Rate and Size ⁵	47.0%	43.7%	41.6%	4,865	79,377	8,421,018
Foreign Born	14.1%	11.8%	13.5%	20,450	287,263	43,539,499
Speak English Less Than Very Well (population 5 yrs and over)	10.4%	10.9%	8.5%	14,038	245,385	25,647,781

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

1. American Community Survey 2014-2018, 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.

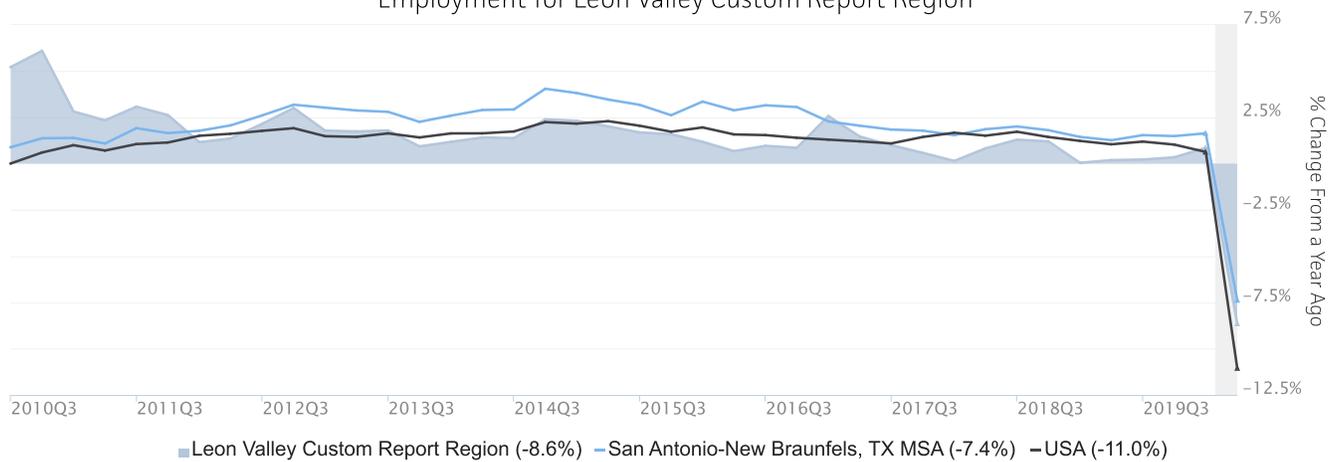
4. Census 2019, annual average growth rate since 2009

5. See Rio Arriba errata note in the Data Dictionary.

Employment Trends

As of 2020Q2, total employment for the Leon Valley Custom Report Region was 62,054 (based on a four-quarter moving average). Over the year ending 2020Q2, employment declined 8.6% in the region.

Employment for Leon Valley Custom Report Region

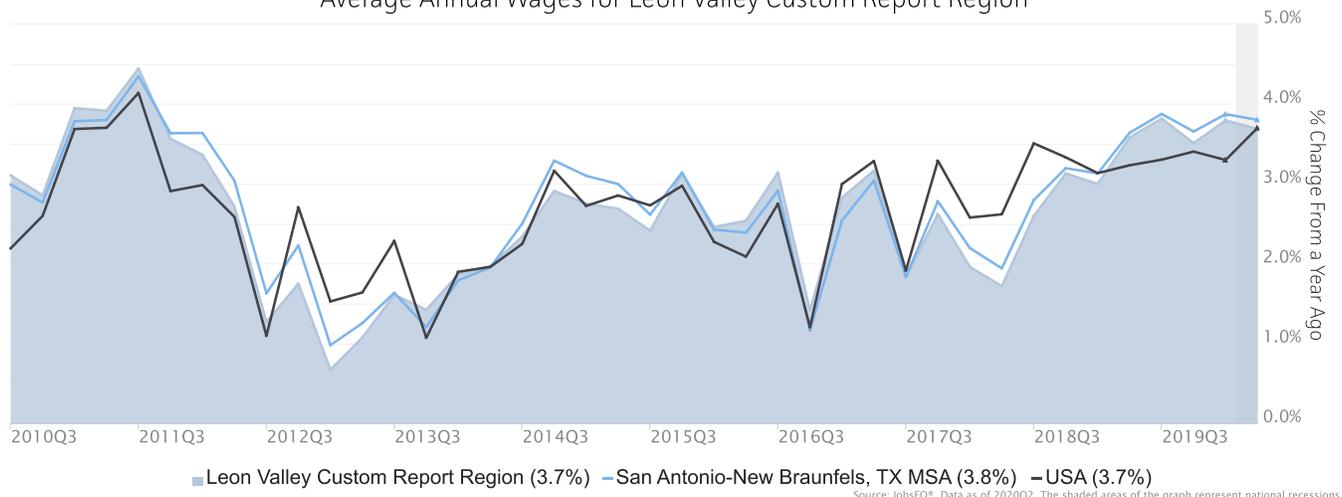


Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q4 with preliminary estimates updated to 2020Q2.

Wage Trends

The average worker in the Leon Valley Custom Report Region earned annual wages of \$52,718 as of 2020Q2. Average annual wages per worker increased 3.7% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$58,849 in the nation as of 2020Q2.

Average Annual Wages for Leon Valley Custom Report Region



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 2019Q4 with preliminary estimates updated to 2020Q2.

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 11.8% lower in Leon Valley Custom Report Region than the U.S. average.

Cost of Living Information

	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
Leon Valley Custom Report Region	\$52,718	88.2	\$59,771
San Antonio-New Braunfels, TX MSA	\$51,292	89.7	\$57,207
USA	\$58,849	100.0	\$58,849

Source: [JobsEQ®](#)

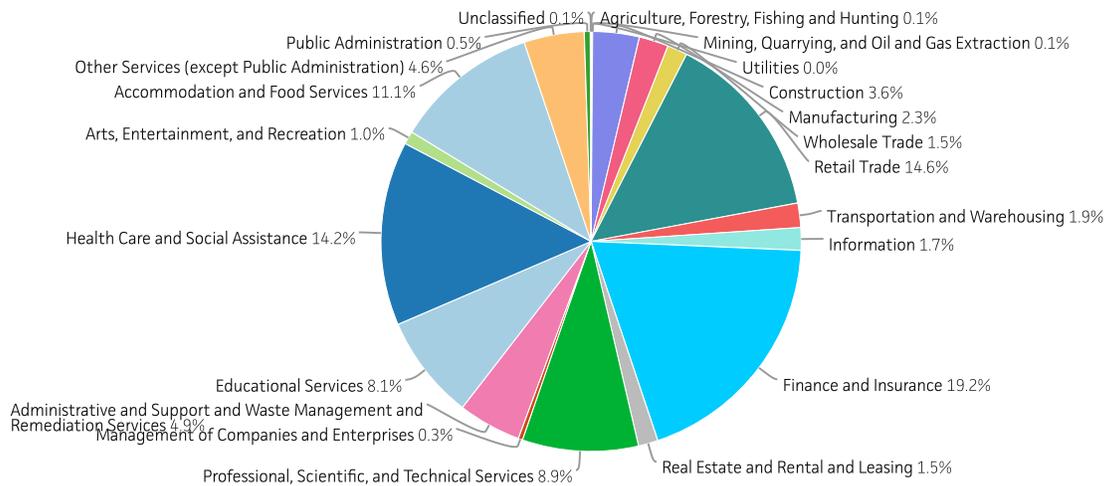
Data as of 2020Q2

Cost of Living per C2ER, data as of 2020q1, imputed by Chmura where necessary.

Industry Snapshot

The largest sector in the Leon Valley Custom Report Region is Finance and Insurance, employing 11,904 workers. The next-largest sectors in the region are Retail Trade (9,043 workers) and Health Care and Social Assistance (8,804). 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 Finance and Insurance (LQ = 4.72), Retail Trade (1.43), and Accommodation and Food Services (1.32).

Total Workers for Leon Valley Custom Report Region by Industry



Source: JobsEQ®, Data as of 2020Q2

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 2019Q4 with preliminary estimates updated to 2020Q2.

Sectors in the Leon Valley Custom Report Region with the highest average wages per worker are Mining, Quarrying, and Oil and Gas Extraction (\$144,170), Management of Companies and Enterprises (\$128,455), and Finance and Insurance (\$88,397). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Health Care and Social Assistance (+1,163 jobs), Professional, Scientific, and Technical Services (+923), and Educational Services (+642).

Over the next 1 year, employment in the Leon Valley Custom Report Region is projected to expand by 815 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +2.6% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+232 jobs), Accommodation and Food Services (+117), and Finance and Insurance (+105).

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
52	Finance and Insurance	11,904	\$88,397	4.72	-717	-1.2%	1,219	423	692	105	0.9%
44	Retail Trade	9,043	\$34,390	1.43	-152	-0.3%	1,256	535	675	46	0.5%
62	Health Care and Social Assistance	8,804	\$51,108	0.97	1,163	2.9%	1,069	411	425	232	2.6%
72	Accommodation and Food Services	6,903	\$22,001	1.32	87	0.3%	1,239	496	625	117	1.7%
54	Professional, Scientific, and Technical Services	5,542	\$74,940	1.30	923	3.7%	556	177	299	80	1.4%
61	Educational Services	4,996	\$48,494	0.98	642	2.8%	510	223	240	47	0.9%
56	Administrative and Support and Waste Management and Remediation Services	3,014	\$37,627	0.77	-138	-0.9%	387	148	201	38	1.3%
81	Other Services (except Public Administration)	2,876	\$31,747	1.06	77	0.5%	356	150	179	27	1.0%
23	Construction	2,220	\$54,807	0.62	187	1.8%	256	79	140	37	1.7%
31	Manufacturing	1,403	\$64,370	0.27	82	1.2%	156	54	92	9	0.6%
48	Transportation and Warehousing	1,164	\$50,593	0.40	6	0.1%	139	53	72	15	1.3%
51	Information	1,075	\$67,442	0.88	-558	-8.0%	121	38	67	17	1.5%
42	Wholesale Trade	952	\$72,961	0.40	114	2.6%	106	38	62	6	0.6%
53	Real Estate and Rental and Leasing	930	\$59,730	0.85	-23	-0.5%	106	43	51	11	1.2%
71	Arts, Entertainment, and Recreation	617	\$35,212	0.53	11	0.4%	97	39	48	10	1.6%
92	Public Administration	290	\$73,454	0.10	-289	-12.9%	29	11	15	3	1.0%
55	Management of Companies and Enterprises	207	\$128,455	0.22	-76	-6.1%	21	7	12	2	1.2%
21	Mining, Quarrying, and Oil and Gas Extraction	42	\$144,170	0.16	-2	-1.0%	5	1	3	1	1.5%
11	Agriculture, Forestry, Fishing and Hunting	33	\$13,976	0.04	-2	-0.9%	4	2	2	0	0.6%
99	Unclassified	33	\$31,102	0.46	23	27.1%	4	2	2	0	1.3%
22	Utilities	6	\$73,303	0.02	0	-0.9%	1	0	0	0	1.3%
Total - All Industries		62,054	\$52,718	1.00	1,356	0.4%	7,605	2,903	3,887	815	1.3%

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

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 2019Q4 with preliminary estimates updated to 2020Q2. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in the Leon Valley Custom Report Region is Office and Administrative Support Occupations, employing 10,378 workers. The next-largest occupation groups in the region are Sales and Related Occupations (8,160 workers) and Food Preparation and Serving Related Occupations (6,667). 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 Business and Financial Operations Occupations (LQ = 1.51), Sales and Related Occupations (1.36), and Life, Physical, and Social Science Occupations (1.34).

Occupation groups in the Leon Valley Custom Report Region with the highest average wages per worker are Management Occupations (\$113,500), Legal Occupations (\$96,900), and Computer and Mathematical Occupations (\$88,900). The unemployment rate in the region varied among the major groups from 2.2% among Healthcare Practitioners and Technical Occupations to 11.7% among Personal Care and Service Occupations.

Over the next 1 year, the fastest growing occupation group in the Leon Valley Custom Report Region is expected to be Healthcare Support Occupations with a +3.1% 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 (+120 jobs) and Healthcare Support Occupations (+96). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Office and Administrative Support Occupations (1,241 jobs) and Food Preparation and Serving Related Occupations (1,230).

Leon Valley Custom Report Region, 2020Q2¹

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	10,378	\$37,600	1.31	603	4.7%	106	-863	-1.6%	1,291	509	732	50	0.5%
41-0000	Sales and Related	8,160	\$40,800	1.36	465	5.8%	204	87	0.2%	1,202	441	705	57	0.7%
35-0000	Food Preparation and Serving Related	6,667	\$25,200	1.33	574	9.7%	223	83	0.3%	1,349	503	727	120	1.8%
13-0000	Business and Financial Operations	5,196	\$73,100	1.51	135	2.7%	50	292	1.2%	560	141	350	69	1.3%
53-0000	Transportation and Material Moving	3,730	\$35,000	0.73	268	7.1%	48	129	0.7%	530	183	314	34	0.9%
11-0000	Management	3,586	\$113,500	0.89	116	2.5%	93	254	1.5%	375	89	227	59	1.6%
25-0000	Educational Instruction and Library	3,429	\$49,800	0.98	247	5.4%	31	414	2.6%	359	145	174	40	1.2%
31-0000	Healthcare Support	3,052	\$26,500	1.11	146	4.0%	43	564	4.2%	523	206	220	96	3.1%
29-0000	Healthcare Practitioners and Technical	2,772	\$80,200	0.78	118	2.2%	97	160	1.2%	237	79	95	64	2.3%
49-0000	Installation, Maintenance, and Repair	1,943	\$46,200	0.81	93	4.0%	65	11	0.1%	223	63	138	22	1.1%
15-0000	Computer and Mathematical	1,924	\$88,900	1.02	63	2.7%	60	-121	-1.2%	186	34	116	36	1.9%
51-0000	Production	1,793	\$36,600	0.49	97	5.9%	14	60	0.7%	231	79	141	12	0.7%
47-0000	Construction and Extraction	1,670	\$42,700	0.58	145	7.8%	16	94	1.2%	224	57	140	28	1.7%
37-0000	Building and Grounds Cleaning and Maintenance	1,559	\$27,800	0.74	98	6.6%	27	-133	-1.6%	236	96	119	21	1.4%
39-0000	Personal Care and Service	1,488	\$26,900	0.88	309	11.7%	34	101	1.4%	259	107	129	23	1.6%
27-0000	Arts, Design, Entertainment, Sports, and Media	1,057	\$49,300	0.94	103	7.3%	11	189	4.0%	127	42	76	10	0.9%

Leon Valley Custom Report Region, 2020Q2¹

SOC	Occupation	Empl	Mean Ann Wages ²	Current			5-Year History			Total Demand	1-Year Forecast			Ann % Growth
				LQ	Unempl	Unempl Rate	Online Job Ads ³	Empl Change	Ann %		Exits	Transfers	Empl Growth	
17-0000	Architecture and Engineering	905	\$85,800	0.85	40	2.9%	8	55	1.3%	89	23	53	12	1.4%
21-0000	Community and Social Service	848	\$49,200	0.79	28	2.4%	25	149	3.9%	119	34	65	20	2.4%
33-0000	Protective Service	799	\$46,400	0.59	65	3.8%	8	-12	-0.3%	115	45	61	9	1.1%
19-0000	Life, Physical, and Social Science	724	\$70,100	1.34	20	3.6%	5	-124	-3.1%	85	15	57	13	1.8%
23-0000	Legal	340	\$96,900	0.64	16	2.4%	n/a	-30	-1.7%	29	9	14	6	1.6%
45-0000	Farming, Fishing, and Forestry	34	\$31,000	0.09	2	7.5%	1	-2	-1.2%	6	1	4	0	1.1%
Total - All Occupations		62,054	\$49,100	1.00	3,752	5.1%	1,169	1,356	0.4%	8,371	2,900	4,656	815	1.3%

Source: [JobsEQ®](#)

Data as of 2020Q2 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 2019 and represent the average for all Covered Employment

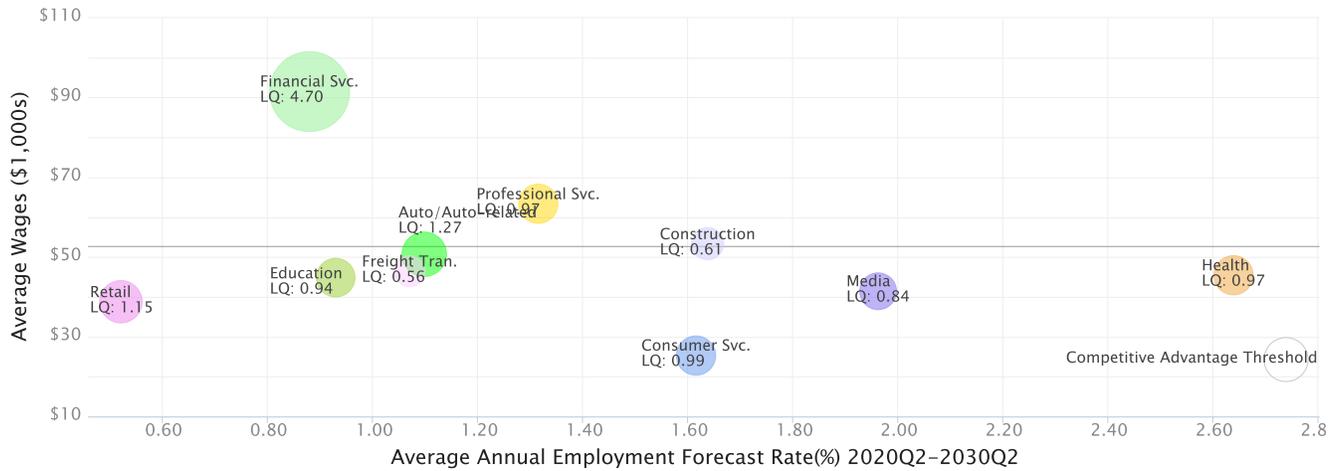
3. Data represent found online ads active within the last thirty days in the selected region; data represents a sampling rather than the complete universe of postings. Ads lacking zip code information but designating a place (city, town, etc.) may be assigned to the zip code with greatest employment 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 2019Q4, imputed where necessary with preliminary estimates updated to 2020Q2. Wages by occupation are as of 2019 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 Leon Valley Custom Report Region with the highest relative concentration is Financial Svc. with a location quotient of 4.70. This cluster employs 11,905 workers in the region with an average wage of \$91,503. Employment in the Financial Svc. cluster is projected to expand in the region about 0.9% per year over the next ten years.

Industry Clusters for Leon Valley Custom Report Region as of 2020Q2

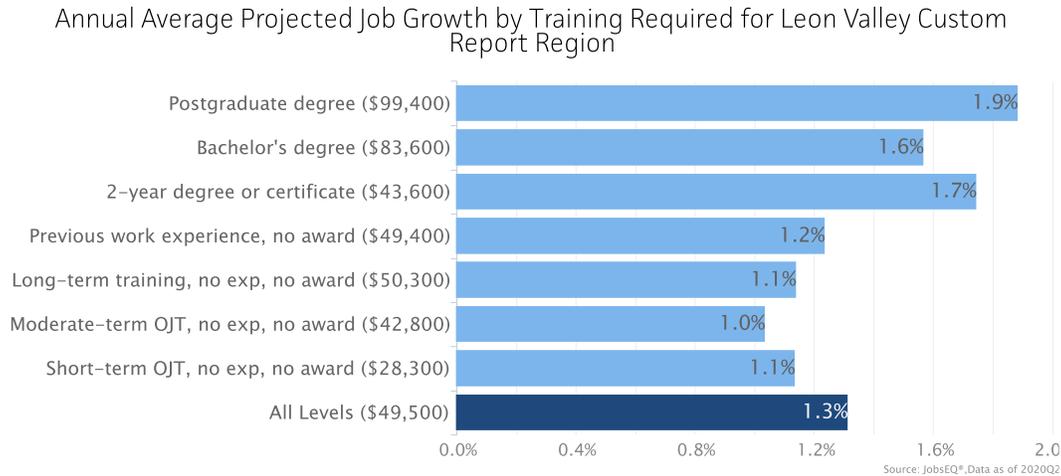


Source: JobsEQ®, Data as of 2020Q2

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 2019Q4 with preliminary estimates updated to 2020Q2. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

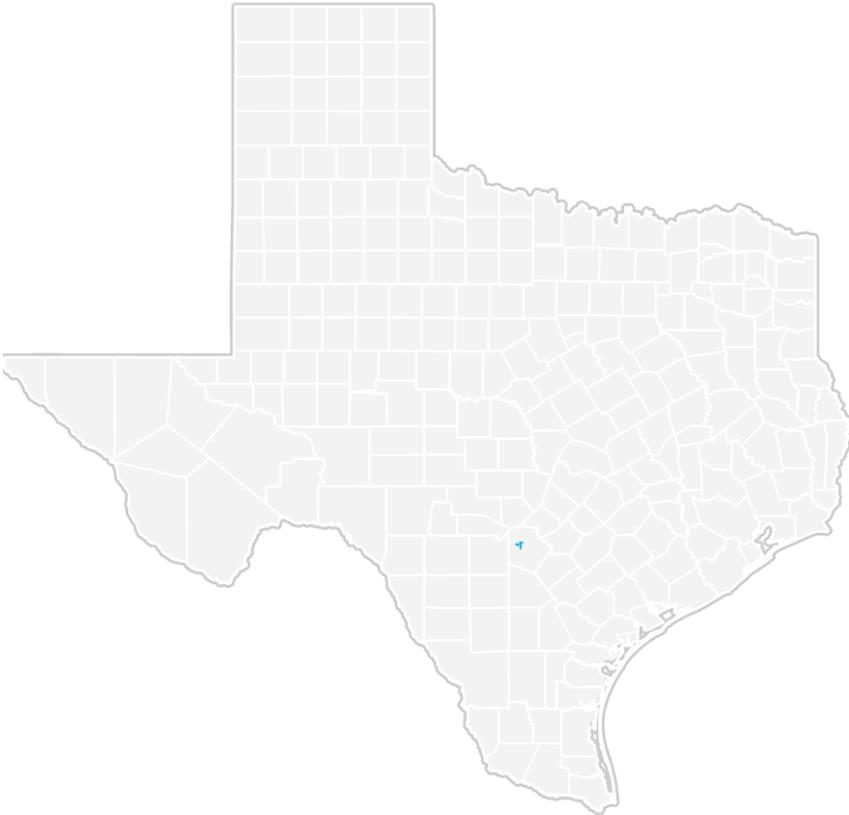
Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in the Leon Valley Custom Report Region is projected to grow 1.3% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 1.9% per year, those requiring a bachelor’s degree are forecast to grow 1.6% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 1.7% per year.



Employment by occupation data are estimates as of 2020Q2. 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.

Leon Valley Custom Report Region Regional Map



Region Definition

Leon Valley Custom Report Region is defined as the following zip code tabulation areas:

ZCTA 78238

ZCTA 78250

ZCTA 78240

San Antonio-New Braunfels, TX MSA is defined as the following counties:

Atascosa County, Texas

Guadalupe County, Texas

Bandera County, Texas

Kendall County, Texas

Bexar County, Texas

Medina County, Texas

Comal County, Texas

Wilson 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

This report and all data herein were produced by JobsEQ®, a product of Chmura Economics & Analytics. The information contained herein was obtained from sources we believe to be reliable. However, we cannot guarantee its accuracy and completeness.