



Economic Overview

Peach County, Georgia



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Demographic Profile

The population in Peach County, Georgia was 27,822 per American Community Survey data for 2017-2021.

The region has a civilian labor force of 12,452 with a participation rate of 55.3%. Of individuals 25 to 64 in Peach County, Georgia, 21.4% have a bachelor's degree or higher which compares with 35.1% in the nation.

The median household income in Peach County, Georgia is \$53,215 and the median house value is \$147,600.

Summary¹

	Percent			Value		
	Peach County, Georgia	Byron city, GA	Fort Valley city, GA	Peach County, Georgia	Byron city, GA	Fort Valley city, GA
Demographics						
Population (ACS)	—	—	—	27,822	5,554	8,829
Male	48.9%	45.2%	50.5%	13,598	2,511	4,460
Female	51.1%	54.8%	49.5%	14,224	3,043	4,369
Median Age ²	—	—	—	37.7	38.1	27.9
Under 18 Years	21.2%	29.3%	17.5%	5,895	1,630	1,545
18 to 24 Years	14.3%	2.3%	28.9%	3,986	126	2,549
25 to 34 Years	11.4%	14.5%	12.0%	3,181	803	1,062
35 to 44 Years	10.9%	15.3%	10.7%	3,032	850	942
45 to 54 Years	12.1%	9.2%	7.7%	3,353	511	682
55 to 64 Years	14.1%	14.2%	9.7%	3,934	786	857
65 to 74 Years	10.0%	9.9%	8.6%	2,771	550	757
75 Years and Over	6.0%	5.4%	4.9%	1,670	298	435
Race: White	49.9%	56.6%	20.7%	13,887	3,143	1,831
Race: Black or African American	44.6%	41.8%	73.1%	12,416	2,323	6,457
Race: American Indian and Alaska Native	0.4%	0.0%	0.2%	122	0	15
Race: Asian	0.4%	0.0%	0.6%	119	0	54
Race: Native Hawaiian and Other Pacific Islander	0.0%	0.0%	0.0%	0	0	0
Race: Some Other Race	1.2%	0.0%	2.3%	344	0	203
Race: Two or More Races	3.4%	1.6%	3.0%	934	88	269
Hispanic or Latino (of any race)	8.0%	6.9%	7.4%	2,227	383	649
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	55.3%	62.1%	50.2%	12,452	2,569	3,717
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	79.4%	88.7%	75.6%	7,513	1,919	2,030
Armed Forces Labor Force	0.5%	0.0%	0.0%	113	0	0
Veterans, Age 18-64	7.9%	6.8%	5.7%	1,364	209	350
Veterans Labor Force Participation Rate and Size, Age 18-64	63.6%	71.8%	54.9%	868	150	192
Median Household Income ²	—	—	—	\$53,215	\$53,750	\$30,574
Per Capita Income	—	—	—	\$27,955	\$28,059	\$21,427
Mean Commute Time (minutes)	—	—	—	24.7	22.6	23.8
Commute via Public Transportation	0.4%	0.0%	0.5%	48	0	16
Educational Attainment, Age 25-64						
No High School Diploma	13.5%	8.9%	20.2%	1,817	263	714
High School Graduate	30.3%	17.8%	31.8%	4,087	524	1,127
Some College, No Degree	21.7%	23.4%	21.5%	2,934	689	763
Associate's Degree	13.2%	20.5%	9.7%	1,779	605	342
Bachelor's Degree	10.3%	10.6%	8.7%	1,384	312	310
Postgraduate Degree	11.1%	18.9%	8.1%	1,499	557	287
Housing						

Summary¹

	Percent			Value		
	Peach County, Georgia	Byron city, GA	Fort Valley city, GA	Peach County, Georgia	Byron city, GA	Fort Valley city, GA
Total Housing Units	—	—	—	11,936	2,290	3,984
Median House Value (of owner-occupied units) ²	—	—	—	\$147,600	\$171,000	\$89,500
Homeowner Vacancy	0.0%	0.0%	0.0%	0	0	0
Rental Vacancy	11.0%	14.4%	14.4%	448	104	311
Renter-Occupied Housing Units (% of Occupied Units)	34.6%	28.3%	58.3%	3,535	618	1,751
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	8.5%	3.3%	19.1%	863	72	573
Social						
Poverty Level (of all people)	19.2%	19.9%	33.5%	4,965	1,104	2,374
Households Receiving Food Stamps/SNAP	18.0%	15.6%	34.2%	1,839	342	1,025
Enrolled in Grade 12 (% of total population)	2.2%	1.7%	1.9%	609	92	164
Disconnected Youth ³	0.9%	0.0%	0.7%	24	0	11
Children in Single Parent Families (% of all children)	50.8%	48.6%	86.1%	2,754	792	1,213
Uninsured	12.3%	7.8%	15.3%	3,410	431	1,349
With a Disability, Age 18-64	13.6%	14.7%	12.5%	2,363	452	761
With a Disability, Age 18-64, Labor Force Participation Rate and Size	40.3%	35.0%	33.6%	953	158	256
Foreign Born	4.6%	3.8%	4.9%	1,282	213	436
Speak English Less Than Very Well (population 5 yrs and over)	2.6%	3.1%	3.5%	691	165	294

Source: [JobsEQ®](#)

1. American Community Survey 2017-2021, 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.

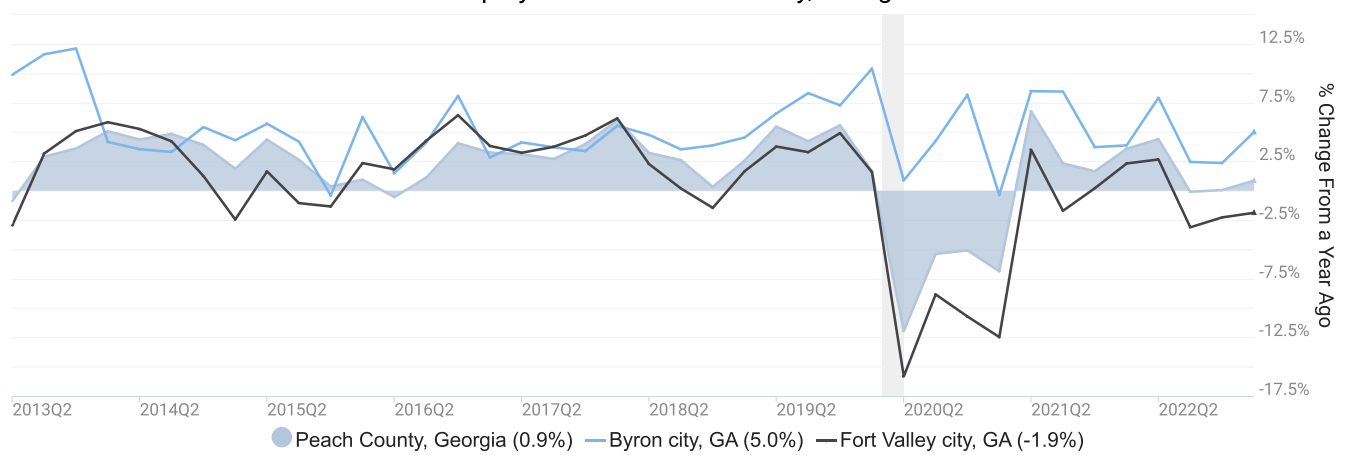
3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

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

Employment Trends

As of 2023Q1, total employment for Peach County, Georgia was 10,793 (based on a four-quarter moving average). Over the year ending 2023Q1, employment increased 0.9% in the region.

Employment for Peach County, Georgia

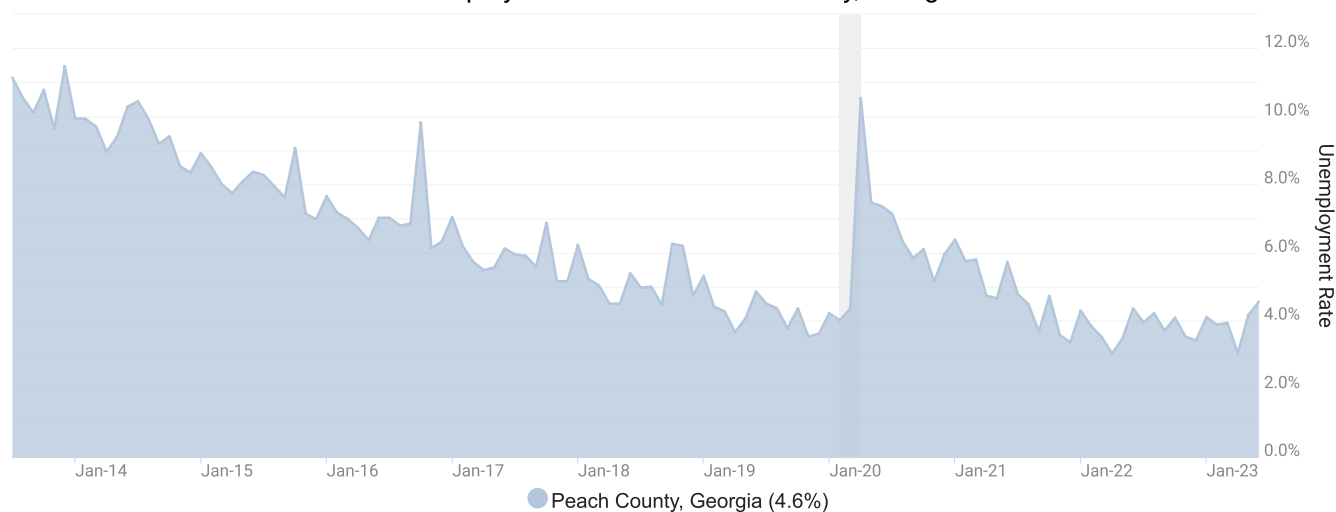


Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2022Q4 with preliminary estimates updated to 2023Q1.

Unemployment Rate

The unemployment rate for Peach County, Georgia was 4.6% as of June 2023. The regional unemployment rate was higher than the national rate of 3.8%. One year earlier, in June 2022, the unemployment rate in Peach County, Georgia was 4.4%.

Unemployment Rate for Peach County, Georgia

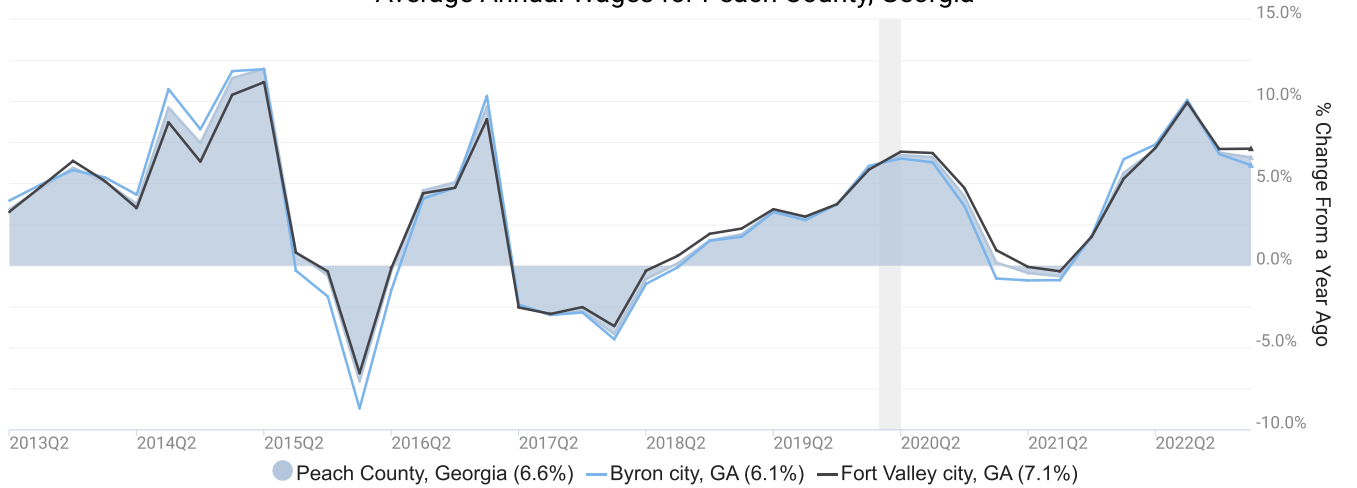


Unemployment rate data are from the Local Area Unemployment Statistics, provided by the Bureau of Labor Statistics and updated through June 2023.

Wage Trends

The average worker in Peach County, Georgia earned annual wages of \$45,615 as of 2023Q1. Average annual wages per worker increased 6.6% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$68,501 in the nation as of 2023Q1.

Average Annual Wages for Peach County, Georgia



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 2022Q4 with preliminary estimates updated to 2023Q1.

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 10.8% lower in Peach County, Georgia than the U.S. average.

Cost of Living Information			
	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
Peach County, Georgia	\$45,615	89.2	\$51,110
Byron city, GA	\$45,243	89.2	\$50,693
Fort Valley city, GA	\$46,311	89.2	\$51,890
USA	\$68,501	100.0	\$68,501

Source: [JobsEQ®](#)

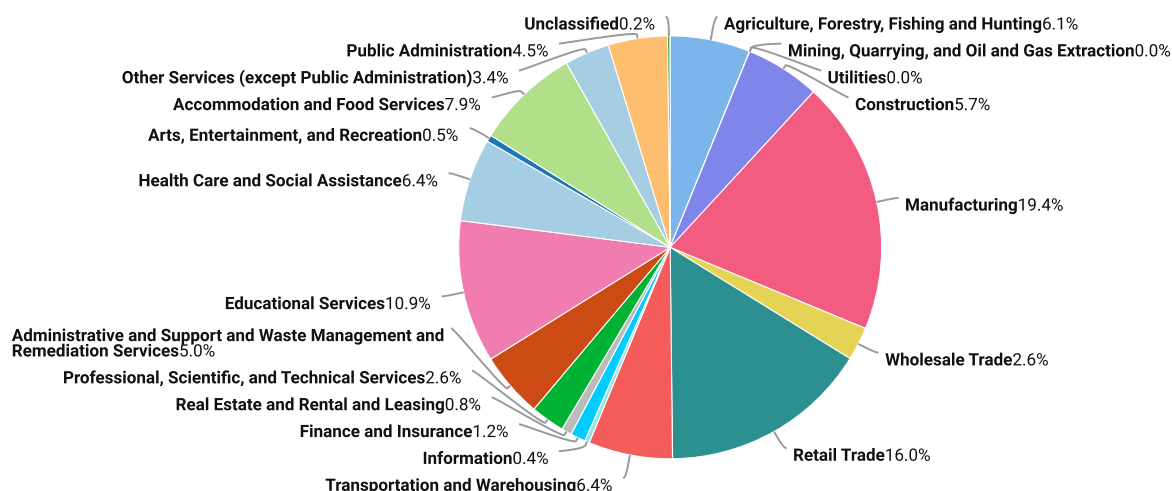
Data as of 2023Q1

Cost of Living per [COLI](#), data as of 2023Q1, imputed by Chmura where necessary.

Industry Snapshot

The largest sector in Peach County, Georgia is Manufacturing, employing 2,096 workers. The next-largest sectors in the region are Retail Trade (1,728 workers) and Educational Services (1,174). 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 Agriculture, Forestry, Fishing and Hunting (LQ = 4.70), Manufacturing (2.40), and Retail Trade (1.61).

Total Workers for Peach County, Georgia by Industry



Source: JobsEQ®, Data as of 2023Q1

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 2022Q4 with preliminary estimates updated to 2023Q1.

Sectors in Peach County, Georgia with the highest average wages per worker are Wholesale Trade (\$61,539), Construction (\$60,481), and Manufacturing (\$59,993). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Retail Trade (+731 jobs), Agriculture, Forestry, Fishing and Hunting (+191), and Administrative and Support and Waste Management and Remediation Services (+115).

Over the next 1 year, employment in Peach County, Georgia is projected to expand by 31 jobs. The fastest growing sector in the region is expected to be Accommodation and Food Services with a +1.2% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Accommodation and Food Services (+11 jobs), Manufacturing (+6), and Health Care and Social Assistance (+5).

Peach County, Georgia, 2023Q1¹

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
31	Manufacturing	2,096	\$59,993	2.40	-740	-5.9%	235	85	144	6	0.3%
44	Retail Trade	1,728	\$42,155	1.61	731	11.6%	235	105	139	-9	-0.5%
61	Educational Services	1,174	\$53,728	1.37	48	0.8%	116	55	61	1	0.1%
72	Accommodation and Food Services	858	\$17,528	0.93	64	1.6%	161	68	82	11	1.2%
48	Transportation and Warehousing	694	\$43,802	1.30	28	0.8%	88	34	49	4	0.6%
62	Health Care and Social Assistance	686	\$34,252	0.44	-93	-2.5%	76	33	38	5	0.8%
11	Agriculture, Forestry, Fishing and Hunting	662	\$44,190	4.70	191	7.0%	88	37	47	4	0.6%
23	Construction	616	\$60,481	0.96	27	0.9%	61	22	39	1	0.2%
56	Administrative and Support and Waste Management and Remediation Services	540	\$36,997	0.78	115	4.9%	67	27	39	1	0.2%
92	Public Administration	488	\$44,300	0.99	-169	-5.8%	48	20	28	0	0.0%
81	Other Services (except Public Administration)	371	\$31,389	0.80	8	0.4%	47	19	26	2	0.6%
54	Professional, Scientific, and Technical Services	280	\$49,997	0.35	106	10.0%	28	9	16	2	0.9%
42	Wholesale Trade	276	\$61,539	0.68	69	6.0%	31	11	19	1	0.2%
52	Finance and Insurance	125	\$49,912	0.29	5	0.8%	12	4	7	0	0.1%
53	Real Estate and Rental and Leasing	84	\$55,916	0.44	-44	-8.1%	9	4	5	0	0.0%
71	Arts, Entertainment, and Recreation	55	\$19,242	0.26	15	6.3%	9	3	5	1	1.2%
51	Information	39	\$29,267	0.17	-3	-1.4%	4	1	2	0	0.4%
99	Unclassified	21	\$31,515	1.02	9	11.3%	3	1	1	0	0.3%
Total - All Industries		10,793	\$45,615	1.00	366	0.7%	1,277	521	725	31	0.3%

Source: [JobsEQ®](#)

Data as of 2023Q1

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 2022Q4 with preliminary estimates updated to 2023Q1. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in Peach County, Georgia is Production Occupations, employing 1,457 workers. The next-largest occupation groups in the region are Sales and Related Occupations (1,393 workers) and Transportation and Material Moving Occupations (1,183). 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 Farming, Fishing, and Forestry Occupations (LQ = 5.12), Production Occupations (2.39), and Sales and Related Occupations (1.39).

Occupation groups in Peach County, Georgia with the highest average wages per worker are Legal Occupations (\$97,500), Management Occupations (\$97,400), and Computer and Mathematical Occupations (\$93,600). The unemployment rate in the region varied among the major groups from 1.2% among Legal Occupations to 5.9% among Food Preparation and Serving Related Occupations.

Over the next 1 year, the fastest growing occupation group in Peach County, Georgia is expected to be Food Preparation and Serving Related Occupations with a +1.0% 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 (+8 jobs) and Transportation and Material Moving Occupations (+7). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Sales and Related Occupations (209 jobs) and Production Occupations (166).

Peach County, Georgia, 2023Q1¹

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
51-0000	Production	1,457	\$44,600	2.39	58	4.4%	29	-506	-5.8%	167	58	108	1	0.1%
41-0000	Sales and Related	1,393	\$35,700	1.39	64	4.9%	59	547	10.5%	202	97	112	-7	-0.5%
53-0000	Transportation and Material Moving	1,183	\$40,300	1.26	75	5.3%	50	40	0.7%	170	64	99	7	0.6%
43-0000	Office and Administrative Support	969	\$40,200	0.73	46	3.2%	38	-33	-0.7%	110	51	63	-5	-0.5%
35-0000	Food Preparation and Serving Related	805	\$26,400	0.94	70	5.9%	52	90	2.4%	166	74	83	8	1.0%
25-0000	Educational Instruction and Library	715	\$59,800	1.24	16	2.5%	52	29	0.8%	67	33	32	2	0.2%
11-0000	Management	685	\$97,400	0.93	10	1.4%	45	98	3.1%	65	25	36	4	0.6%
49-0000	Installation, Maintenance, and Repair	516	\$50,500	1.23	14	2.1%	46	-8	-0.3%	54	19	32	3	0.5%
13-0000	Business and Financial Operations	451	\$81,600	0.65	12	2.0%	22	73	3.6%	44	14	27	2	0.5%
47-0000	Construction and Extraction	451	\$50,100	0.93	25	4.7%	15	-28	-1.2%	46	16	29	2	0.4%
37-0000	Building and Grounds Cleaning and Maintenance	380	\$33,100	1.07	25	5.1%	22	18	1.0%	52	21	29	1	0.3%
45-0000	Farming, Fishing, and Forestry	350	\$28,700	5.12	14	5.7%	4	114	8.2%	58	18	38	2	0.5%
29-0000	Healthcare Practitioners and Technical	285	\$86,200	0.46	9	1.5%	42	11	0.8%	20	9	9	2	0.8%
39-0000	Personal Care and Service	236	\$29,600	0.90	13	4.2%	5	-1	-0.1%	42	17	24	2	0.9%
33-0000	Protective Service	191	\$45,000	0.83	8	3.0%	8	-60	-5.3%	20	9	11	0	0.2%
31-0000	Healthcare Support	152	\$32,100	0.32	14	3.3%	17	-25	-3.0%	24	10	13	2	1.0%
15-0000	Computer and Mathematical	147	\$93,600	0.39	3	2.0%	9	32	5.1%	12	3	7	1	0.8%

Peach County, Georgia, 2023Q1¹

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
21- 0000	Community and Social Service	111	\$51,900	0.58	2	1.8%	8	-18	-3.0%	11	4	6	1	0.6%
17- 0000	Architecture and Engineering	107	\$86,600	0.60	2	1.5%	4	-24	-4.0%	9	3	5	1	0.6%
27- 0000	Arts, Design, Entertainment, Sports, and Media	101	\$63,300	0.53	2	3.9%	5	11	2.5%	12	5	6	1	0.9%
19- 0000	Life, Physical, and Social Science	77	\$76,900	0.81	1	2.8%	11	5	1.4%	8	2	6	0	0.6%
23- 0000	Legal	32	\$97,500	0.35	1	1.2%	0	1	0.4%	2	1	1	0	0.5%
Total - All Occupations		10,793	\$49,000	1.00	485	3.8%	540	366	0.7%	1,362	554	777	31	0.3%

Source: [JobsEQ®](#)

Data as of 2023Q1 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

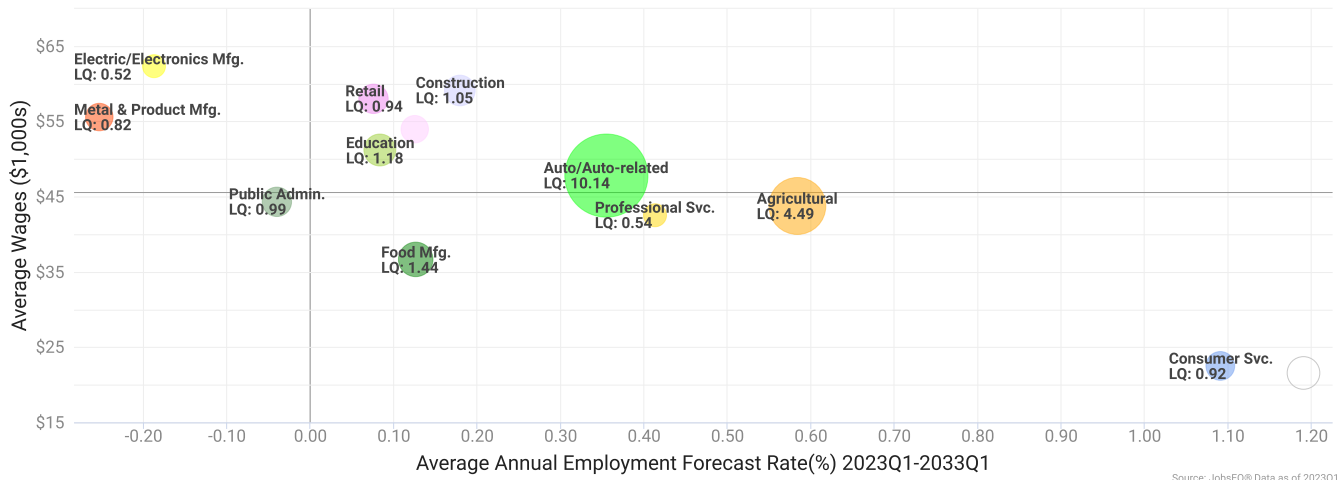
3. Data represent found online ads active within the last thirty days in the selected region. Due to alternative county-assignment algorithms, ad counts in this analytic may not match that shown in RTI (nor in the popup window ad list). Ad counts for ZCTA-based regions are estimates.

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 2022Q4, imputed where necessary with preliminary estimates updated to 2023Q1. 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 Peach County, Georgia with the highest relative concentration is Auto/Auto-related with a location quotient of 10.14. This cluster employs 1,821 workers in the region with an average wage of \$47,814. Employment in the Auto/Auto-related cluster is projected to expand in the region about 0.4% per year over the next ten years.

Industry Clusters for Peach County, Georgia as of 2023Q1

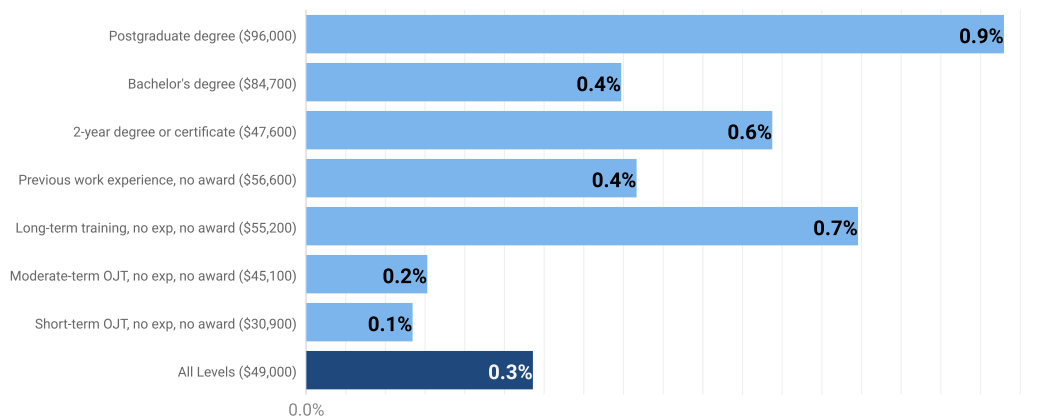


Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2022Q4 with preliminary estimates updated to 2023Q1. Forecast employment growth uses national projections from 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 Peach County, Georgia is projected to grow 0.3% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 0.9% per year, those requiring a bachelor's degree are forecast to grow 0.4% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 0.6% per year.

Annual Average Projected Job Growth by Training Required

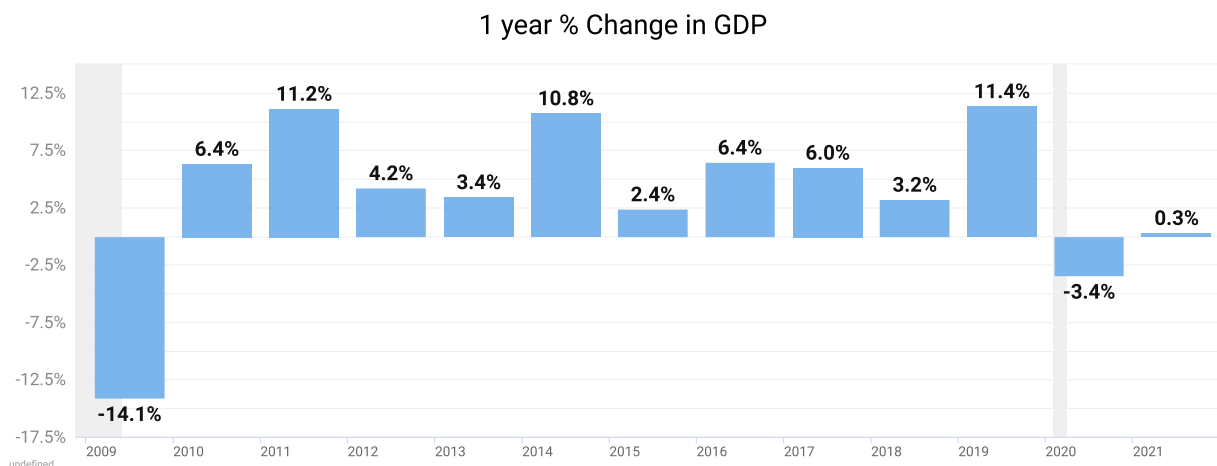


Source: JobsEQ®, Data as of 2023Q1

Employment by occupation data are estimates as of 2023Q1. 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.

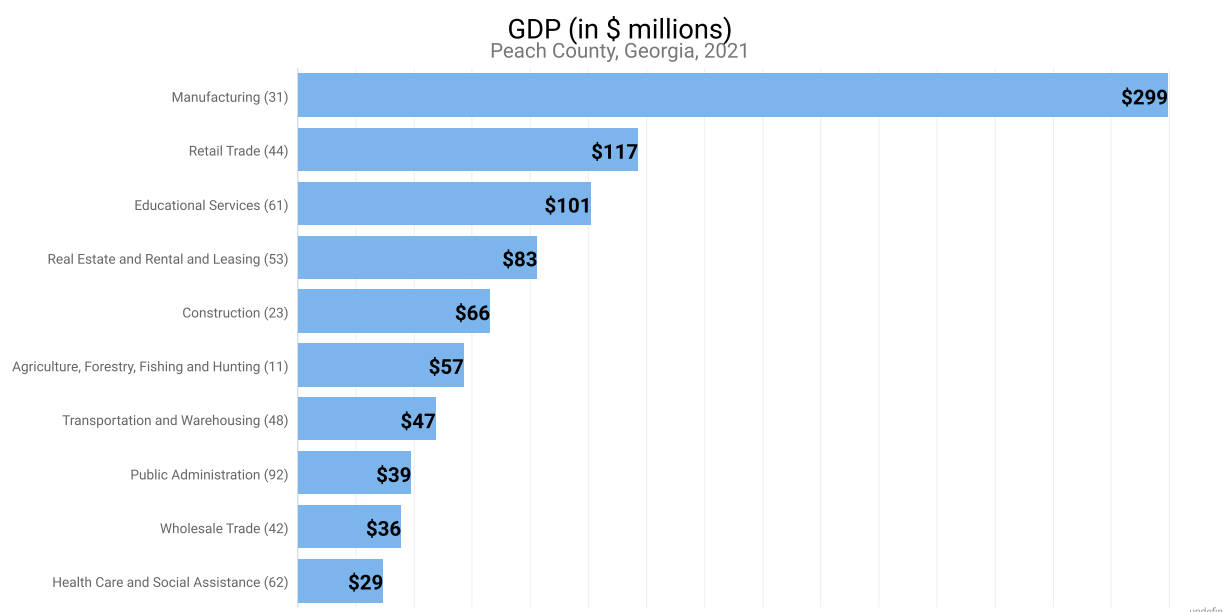
Gross Domestic Product

Gross Domestic Product (GDP) is the total value of goods and services produced by a region. In 2021, nominal GDP in Peach County, Georgia expanded 0.3%. This follows a contraction of 3.4% in 2020. As of 2021, total GDP in Peach County, Georgia was \$984,609,000.



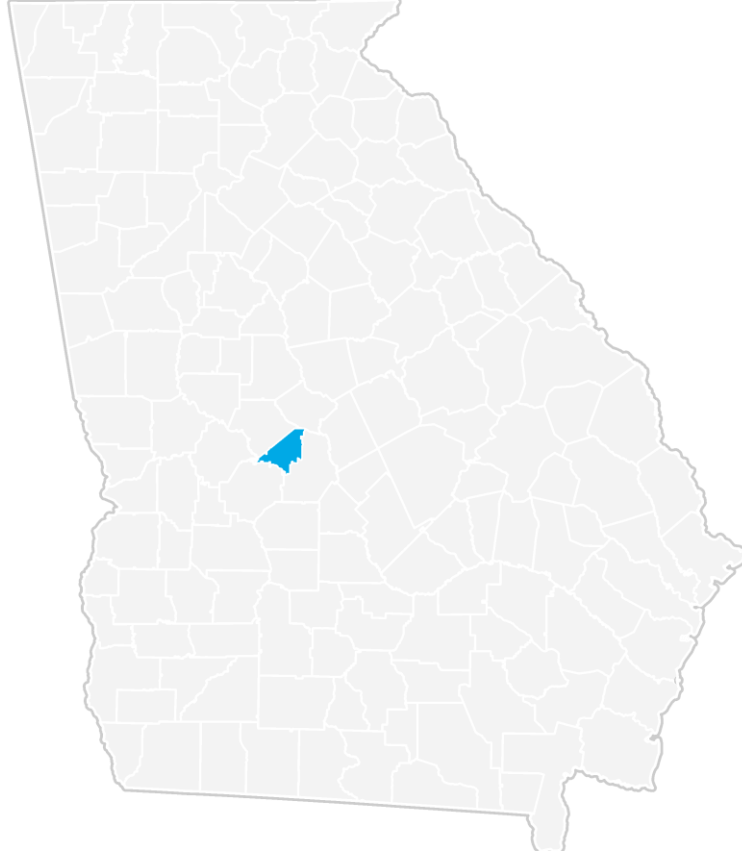
Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2021.

Of the sectors in Peach County, Georgia, Manufacturing contributed the largest portion of GDP in 2021, \$299,418,000. The next-largest contributions came from Retail Trade (\$117,173,000); Educational Services (\$101,165,000); and Real Estate and Rental and Leasing (\$82,671,000).



Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2021.

Peach County, Georgia 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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