



Economic Overview

City of Overland Park, KS



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Demographic Profile

The population in the City of Overland Park, KS was 191,011 per American Community Survey data for 2015-2019.

The region has a civilian labor force of 109,317 with a participation rate of 71.6%. Of individuals 25 to 64 in the City of Overland Park, KS, 64.7% have a bachelor's degree or higher which compares with 33.5% in the nation.

The median household income in the City of Overland Park, KS is \$86,487 and the median house value is \$276,100.

Summary¹

	Percent			Value		
	City of Overland Park, KS	Johnson County, Kansas	Kansas	City of Overland Park, KS	Johnson County, Kansas	Kansas
Demographics						
Population (ACS)	—	—	—	191,011	591,506	2,910,652
Male	49.5%	49.0%	49.8%	94,545	290,098	1,450,697
Female	50.5%	51.0%	50.2%	96,466	301,408	1,459,955
Median Age ²	—	—	—	37.7	37.6	36.7
Under 18 Years	22.9%	24.6%	24.4%	43,669	145,592	711,070
18 to 24 Years	8.3%	7.9%	10.2%	15,773	46,737	297,303
25 to 34 Years	14.9%	13.7%	13.2%	28,418	81,292	382,955
35 to 44 Years	13.2%	13.9%	12.1%	25,254	82,470	353,313
45 to 54 Years	13.2%	13.3%	11.9%	25,232	78,486	345,213
55 to 64 Years	12.7%	12.5%	12.8%	24,267	73,760	371,471
65 to 74 Years	8.6%	8.4%	8.7%	16,353	49,670	254,325
75 Years, and Over	6.3%	5.7%	6.7%	12,045	33,499	195,002
Race: White	82.4%	86.0%	84.4%	157,432	508,409	2,455,935
Race: Black or African American	4.7%	4.7%	5.9%	9,069	27,703	170,291
Race: American Indian and Alaska Native	0.3%	0.3%	0.8%	588	1,541	24,010
Race: Asian	8.5%	5.1%	2.9%	16,296	30,087	85,794
Race: Native Hawaiian and Other Pacific Islander	0.1%	0.1%	0.1%	172	305	2,382
Race: Some Other Race	1.3%	1.1%	2.5%	2,495	6,385	71,683
Race: Two or More Races	2.6%	2.9%	3.5%	4,959	17,076	100,557
Hispanic or Latino (of any race)	6.7%	7.7%	11.9%	12,754	45,285	345,680
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	71.6%	71.8%	66.4%	109,317	332,189	1,501,455
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	88.3%	88.3%	84.5%	69,562	213,544	904,463
Armed Forces Labor Force	0.1%	0.1%	0.8%	95	365	18,335
Veterans, Age 18-64	3.3%	3.7%	5.1%	3,865	13,320	89,116
Veterans Labor Force Participation Rate and Size, Age 18-64	84.7%	86.2%	79.4%	3,274	11,484	70,726
Median Household Income ²	—	—	—	\$86,487	\$89,087	\$59,597
Per Capita Income	—	—	—	\$47,898	\$46,517	\$31,814
Mean Commute Time (minutes)	—	—	—	20.1	21.0	19.4
Commute via Public Transportation	0.4%	0.3%	0.5%	457	889	6,908
Educational Attainment, Age 25-64						
No High School Diploma	2.8%	3.9%	8.7%	2,856	12,463	127,007
High School Graduate	10.3%	12.6%	23.6%	10,639	39,790	342,822
Some College, No Degree	15.1%	17.4%	23.0%	15,612	54,943	334,350
Associate's Degree	7.1%	7.9%	9.7%	7,300	24,894	140,695
Bachelor's Degree	40.0%	36.7%	22.6%	41,238	116,090	328,260
Postgraduate Degree	24.7%	21.5%	12.4%	25,526	67,828	179,818
Housing						

Summary¹

	Percent			Value		
	City of Overland Park, KS	Johnson County, Kansas	Kansas	City of Overland Park, KS	Johnson County, Kansas	Kansas
Total Housing Units	—	—	—	82,849	241,767	1,273,297
Median House Value (of owner-occupied units) ²	—	—	—	\$276,100	\$259,600	\$151,900
Homeowner Vacancy	1.1%	1.0%	1.8%	555	1,574	13,767
Rental Vacancy	4.0%	4.2%	7.8%	1,220	3,167	32,888
Renter-Occupied Housing Units (% of Occupied Units)	36.6%	30.8%	33.7%	28,573	70,341	381,104
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	3.1%	3.3%	5.4%	2,402	7,506	60,844
Social						
Poverty Level (of all people)	4.9%	5.4%	12.0%	9,244	31,422	337,739
Households Receiving Food Stamps/SNAP	2.3%	3.0%	7.5%	1,792	6,745	85,146
Enrolled in Grade 12 (% of total population)	1.6%	1.6%	1.4%	3,122	9,364	40,496
Disconnected Youth ³	1.3%	1.1%	2.2%	119	323	3,622
Children in Single Parent Families (% of all children)	20.9%	21.3%	29.2%	8,916	30,231	198,418
Uninsured	5.4%	5.9%	8.8%	10,328	34,522	251,030
With a Disability, Age 18-64	6.4%	7.0%	10.9%	7,549	25,346	186,994
With a Disability, Age 18-64, Labor Force Participation Rate and Size	61.6%	58.3%	50.1%	4,652	14,770	93,618
Foreign Born	11.6%	8.9%	7.1%	22,174	52,387	207,845
Speak English Less Than Very Well (population 5 yrs and over)	5.1%	4.4%	4.7%	9,229	24,185	126,529

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.

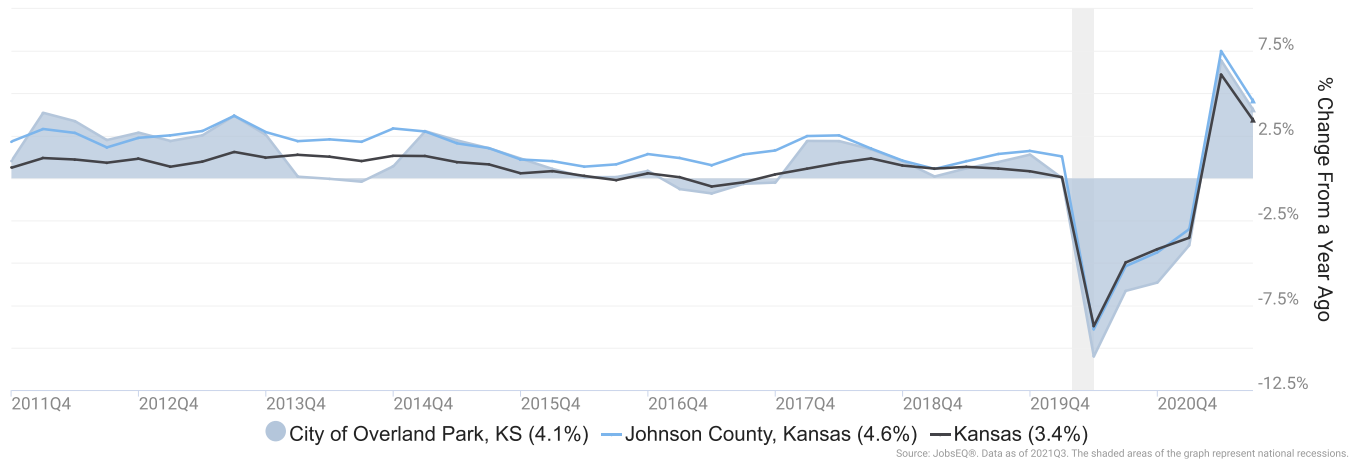
3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

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

Employment Trends

As of 2021Q3, total employment for the City of Overland Park, KS was 133,645 (based on a four-quarter moving average). Over the year ending 2021Q3, employment increased 4.1% in the region.

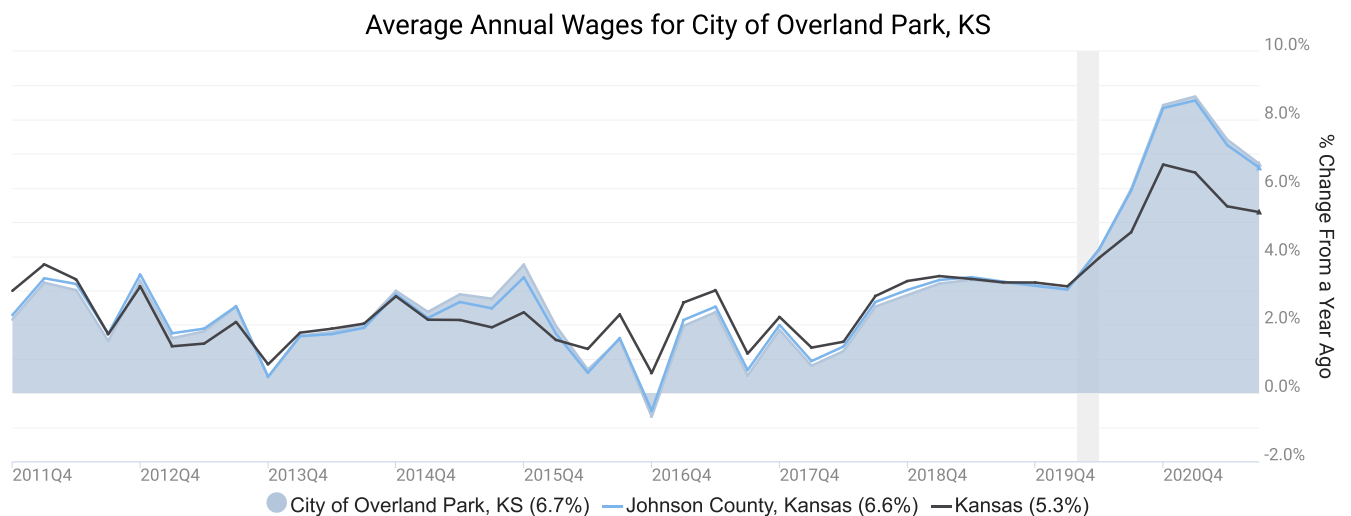
Employment for City of Overland Park, KS



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 2021Q2 with preliminary estimates updated to 2021Q3.

Wage Trends

The average worker in the City of Overland Park, KS earned annual wages of \$64,730 as of 2021Q3. Average annual wages per worker increased 6.7% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$64,555 in the nation as of 2021Q3.



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 2021Q2 with preliminary estimates updated to 2021Q3.

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 0.9% lower in City of Overland Park, KS than the U.S. average.

Cost of Living Information

	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
City of Overland Park, KS	\$64,730	99.1	\$65,345
Johnson County, Kansas	\$64,496	99.1	\$65,109
Kansas	\$51,954	89.0	\$58,346
USA	\$64,555	100.0	\$64,555

Source: [JobsEQ®](#)

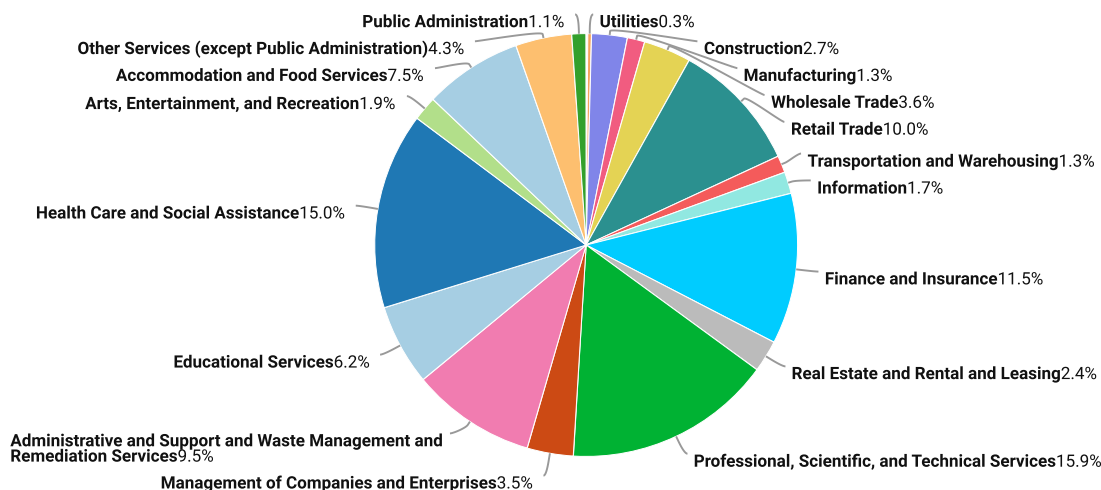
Data as of 2021Q3

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

Industry Snapshot

The largest sector in the City of Overland Park, KS is Professional, Scientific, and Technical Services, employing 21,301 workers. The next-largest sectors in the region are Health Care and Social Assistance (20,086 workers) and Finance and Insurance (15,418). 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 = 2.78), Management of Companies and Enterprises (2.34), and Professional, Scientific, and Technical Services (2.23).

Total Workers for City of Overland Park, KS by Industry



Source: JobsEQ® Data as of 2021Q3

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 2021Q2 with preliminary estimates updated to 2021Q3.

Sectors in the City of Overland Park, KS with the highest average wages per worker are Management of Companies and Enterprises (\$139,962), Utilities (\$121,800), and Finance and Insurance (\$115,851). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Health Care and Social Assistance (+3,377 jobs), Administrative and Support and Waste Management and Remediation Services (+559), and Real Estate and Rental and Leasing (+404).

Over the next 1 year, employment in the City of Overland Park, KS is projected to expand by 1,532 jobs. The fastest growing sector in the region is expected to be Arts, Entertainment, and Recreation with a +3.3% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+361 jobs), Professional, Scientific, and Technical Services (+286), and Accommodation and Food Services (+242).

City of Overland Park, KS, 2021Q3¹

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
54	Professional, Scientific, and Technical Services	21,301	\$91,770	2.23	265	0.3%	2,114	680	1,148	286	1.3%
62	Health Care and Social Assistance	20,086	\$58,902	1.02	3,377	3.8%	2,263	935	967	361	1.8%
52	Finance and Insurance	15,418	\$115,851	2.78	-660	-0.8%	1,527	547	895	86	0.6%
44	Retail Trade	13,381	\$35,280	0.96	-1,563	-2.2%	1,745	789	996	-40	-0.3%
56	Administrative and Support and Waste Management and Remediation Services	12,710	\$55,011	1.49	559	0.9%	1,638	623	849	167	1.3%
72	Accommodation and Food Services	10,047	\$22,467	0.96	-815	-1.5%	1,879	724	913	242	2.4%
61	Educational Services	8,279	\$45,347	0.77	-811	-1.9%	840	369	398	72	0.9%
81	Other Services (except Public Administration)	5,738	\$34,442	0.99	339	1.2%	749	300	358	92	1.6%
42	Wholesale Trade	4,852	\$94,416	0.96	122	0.5%	529	192	318	19	0.4%
55	Management of Companies and Enterprises	4,724	\$139,962	2.34	-3,469	-10.4%	447	158	269	21	0.4%
23	Construction	3,641	\$68,140	0.46	398	2.3%	381	128	229	23	0.6%
53	Real Estate and Rental and Leasing	3,249	\$61,920	1.39	404	2.7%	350	150	179	21	0.6%
71	Arts, Entertainment, and Recreation	2,480	\$22,515	1.11	-229	-1.8%	433	158	195	81	3.3%
51	Information	2,218	\$102,281	0.84	-496	-4.0%	248	78	137	33	1.5%
31	Manufacturing	1,777	\$72,379	0.16	288	3.6%	193	68	117	7	0.4%
48	Transportation and Warehousing	1,739	\$50,627	0.26	-49	-0.6%	204	79	107	18	1.0%
92	Public Administration	1,455	\$63,396	0.22	-69	-0.9%	143	57	77	9	0.6%
22	Utilities	390	\$121,800	0.56	-714	-18.8%	33	13	22	-2	-0.6%
11	Agriculture, Forestry, Fishing and Hunting	99	\$23,030	0.05	-1	-0.2%	11	5	6	0	0.3%
21	Mining, Quarrying, and Oil and Gas Extraction	61	\$72,753	0.13	-5	-1.6%	6	2	4	0	0.2%
Total - All Industries		133,645	\$64,730	1.00	-3,130	-0.5%	16,147	6,249	8,366	1,532	1.1%

Source: [JobsEQ®](#)

Data as of 2021Q3

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 2021Q2 with preliminary estimates updated to 2021Q3. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in the City of Overland Park, KS is Office and Administrative Support Occupations, employing 21,136 workers. The next-largest occupation groups in the region are Sales and Related Occupations (15,120 workers) and Business and Financial Operations Occupations (12,326). 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 Computer and Mathematical Occupations (LQ = 1.74), Business and Financial Operations Occupations (1.53), and Architecture and Engineering Occupations (1.45).

Occupation groups in the City of Overland Park, KS with the highest average wages per worker are Management Occupations (\$121,800), Legal Occupations (\$100,700), and Computer and Mathematical Occupations (\$86,900). The unemployment rate in the region varied among the major groups from 1.2% among Legal Occupations to 9.8% among Food Preparation and Serving Related Occupations.

Over the next 1 year, the fastest growing occupation group in the City of Overland Park, KS is expected to be Personal Care and Service Occupations with a +2.6% 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 (+248 jobs) and Healthcare Support Occupations (+153). 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 (2,499 jobs) and Sales and Related Occupations (2,028).

City of Overland Park, KS, 2021Q3¹

SOC	Occupation	Empl	Mean Ann Wages ²	Current			5-Year History			1-Year Forecast				
				LQ	Unempl	Unempl Rate	Online Job Ads	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
43- 0000	Office and Administrative Support	21,136	\$42,400	1.24	501	3.4%	n/a	-3,426	-3.0%	2,492	1,027	1,472	-7	0.0%
41- 0000	Sales and Related	15,120	\$49,700	1.18	596	4.7%	n/a	-1,462	-1.8%	2,080	768	1,260	51	0.3%
13- 0000	Business and Financial Operations	12,326	\$79,900	1.53	255	2.1%	n/a	47	0.1%	1,351	345	856	151	1.2%
35- 0000	Food Preparation and Serving Related	10,808	\$27,100	1.06	663	9.8%	n/a	-477	-0.9%	2,267	811	1,209	248	2.3%
11- 0000	Management	8,439	\$121,800	1.01	180	2.0%	n/a	-51	-0.1%	842	207	521	114	1.4%
29- 0000	Healthcare Practitioners and Technical	8,397	\$81,100	1.06	133	1.4%	n/a	1,624	4.4%	616	230	265	121	1.4%
15- 0000	Computer and Mathematical	7,978	\$86,900	1.74	120	1.5%	n/a	596	1.6%	770	137	485	148	1.9%
53- 0000	Transportation and Material Moving	7,193	\$38,600	0.62	331	5.1%	n/a	223	0.6%	1,041	350	615	76	1.1%
31- 0000	Healthcare Support	6,526	\$31,500	1.09	118	3.3%	n/a	941	3.2%	1,017	407	456	153	2.3%
25- 0000	Educational Instruction and Library	6,222	\$49,200	0.85	303	3.8%	n/a	-372	-1.2%	666	279	319	68	1.1%
49- 0000	Installation, Maintenance, and Repair	3,608	\$52,000	0.71	53	3.2%	n/a	-297	-1.6%	400	118	249	33	0.9%
39- 0000	Personal Care and Service	3,534	\$30,500	1.07	209	9.0%	n/a	-205	-1.1%	690	269	330	91	2.6%
17- 0000	Architecture and Engineering	3,291	\$82,700	1.45	52	1.6%	n/a	-199	-1.2%	294	81	188	25	0.8%
51- 0000	Production	3,267	\$44,900	0.42	79	4.5%	n/a	-180	-1.1%	408	137	254	17	0.5%
37- 0000	Building and Grounds Cleaning and Maintenance	3,219	\$35,200	0.73	106	5.2%	n/a	-64	-0.4%	479	191	249	39	1.2%
47- 0000	Construction and Extraction	3,145	\$59,000	0.51	74	4.6%	n/a	42	0.3%	381	106	251	25	0.8%

City of Overland Park, KS, 2021Q3¹

SOC	Occupation	Empl	Mean Ann Wages ²	Current			5-Year History			1-Year Forecast				
				LQ	Unempl	Unempl Rate	Online Job Ads	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
27- 0000	Arts, Design, Entertainment, Sports, and Media	2,788	\$53,900	1.18	203	5.9%	n/a	-211	-1.4%	377	124	208	45	1.6%
33- 0000	Protective Service	2,111	\$49,700	0.74	54	3.6%	n/a	62	0.6%	321	120	166	35	1.6%
21- 0000	Community and Social Service	1,812	\$49,100	0.75	40	1.4%	n/a	210	2.5%	239	73	136	30	1.6%
23- 0000	Legal	1,383	\$100,700	1.19	17	1.2%	n/a	24	0.4%	119	37	63	19	1.4%
19- 0000	Life, Physical, and Social Science	1,119	\$75,300	0.92	41	2.5%	n/a	7	0.1%	125	23	87	14	1.2%
45- 0000	Farming, Fishing, and Forestry	223	\$36,300	0.25	10	5.1%	n/a	36	3.6%	38	9	28	1	0.5%
Total - All Occupations		133,645	\$55,600	1.00	n/a	n/a	n/a	-3,130	-0.5%	17,046	5,849	9,666	1,532	1.1%

Source: [JobsEQ®](#)

Data as of 2021Q3 unless noted otherwise

Note: Figures may not sum due to rounding.

1. Data based on a four-quarter moving average unless noted otherwise.

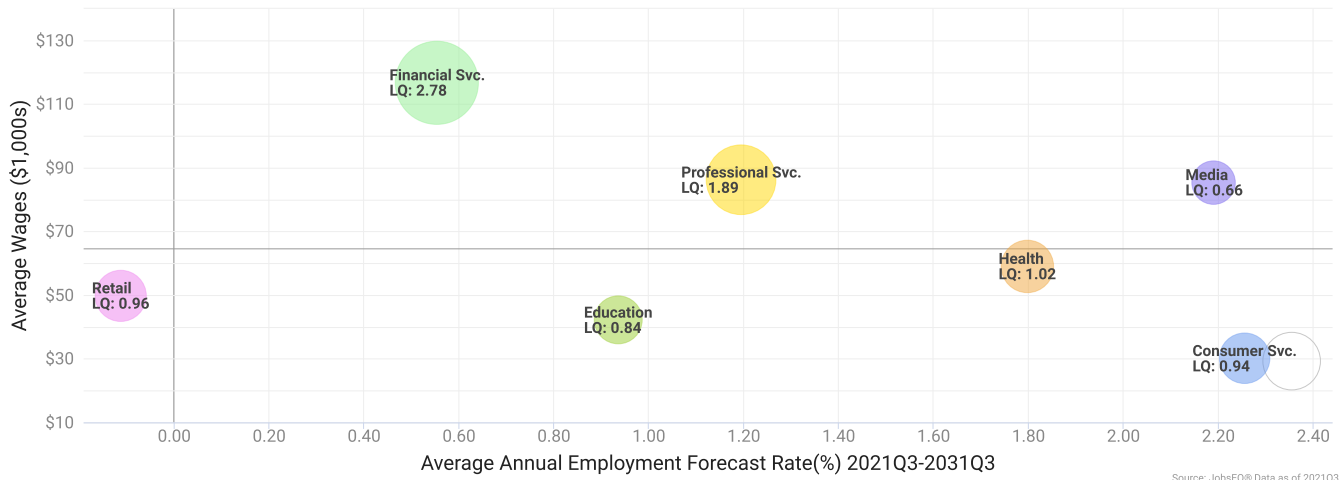
2. Wage data are as of 2020 and represent the average for all Covered Employment

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 2021Q2, imputed where necessary with preliminary estimates updated to 2021Q3. 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 the City of Overland Park, KS with the highest relative concentration is Financial Svc. with a location quotient of 2.78. This cluster employs 15,484 workers in the region with an average wage of \$116,700. Employment in the Financial Svc. cluster is projected to expand in the region about 0.6% per year over the next ten years.

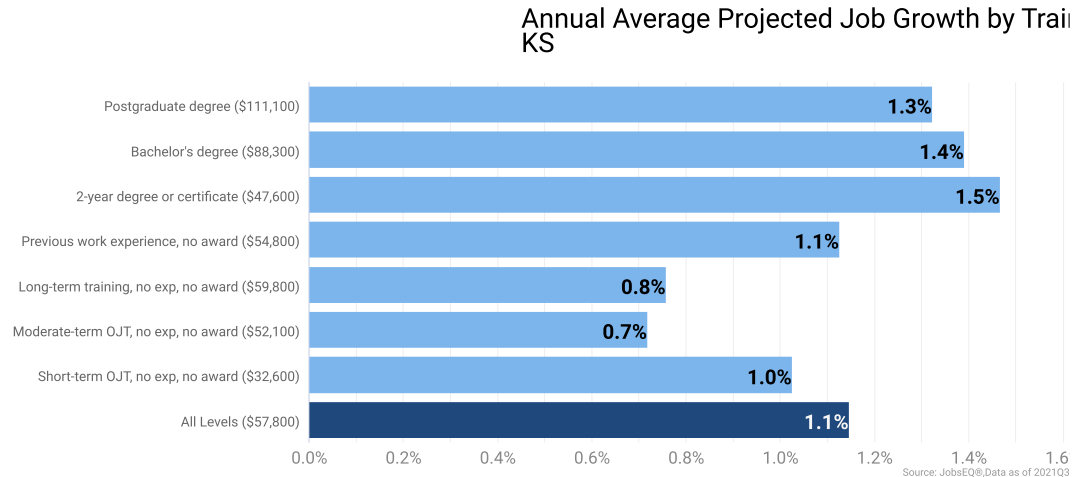
Industry Clusters for City of Overland Park, KS as of 2021Q3



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 2021Q2 with preliminary estimates updated to 2021Q3. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

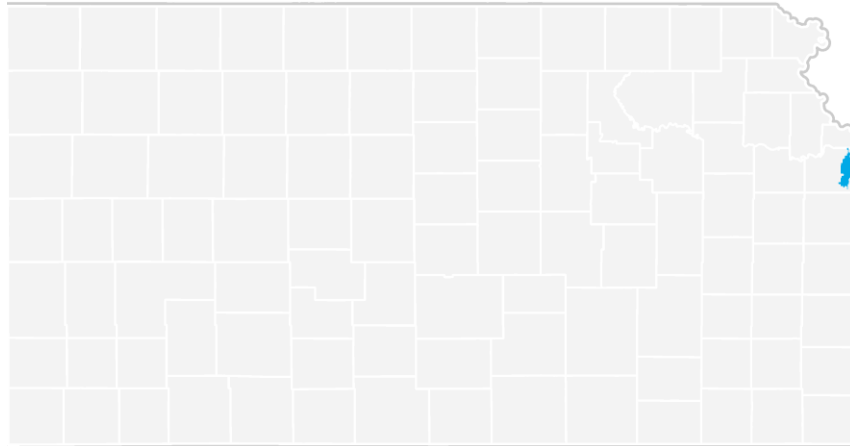
Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in the City of Overland Park, KS is projected to grow 1.1% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 1.3% per year, those requiring a bachelor's degree are forecast to grow 1.4% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 1.5% per year.



Employment by occupation data are estimates as of 2021Q3. 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.

City of Overland Park, KS 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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