

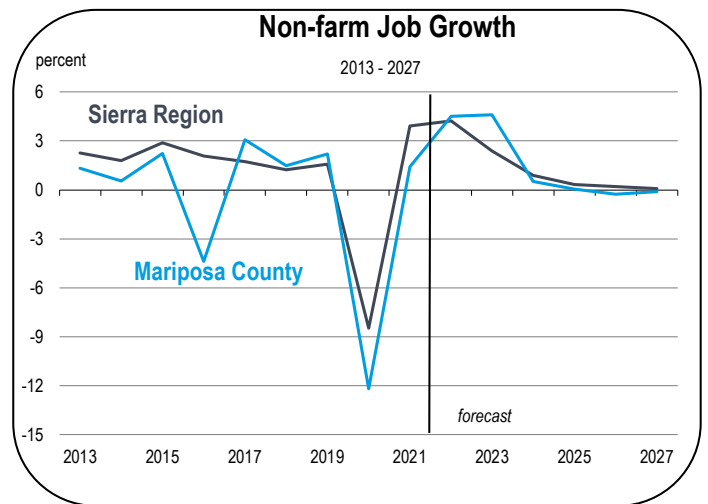
# Mariposa County Economic Forecast

## Forecast Summary

- Employment will rise by 230 jobs in Mariposa County during 2022.
- A full labor market recovery from the 2020 pandemic recession is not forecast.
- Employment gains in 2022 will be largest in leisure services, government, and retail trade.
- The unemployment rate averaged 8.1 percent in 2021. It is forecast to average 4.9 percent in 2022 and 5 percent in 2023.
- The Mariposa County population is expected to decline during the forecast period.
- The median home price increased by 13 percent in 2021. Home prices will rise 6 percent in 2022 and 1 percent in 2023.
- The primary economic engine in Mariposa County is Yosemite National Park, which draws millions of visitors each year.

## Job Growth

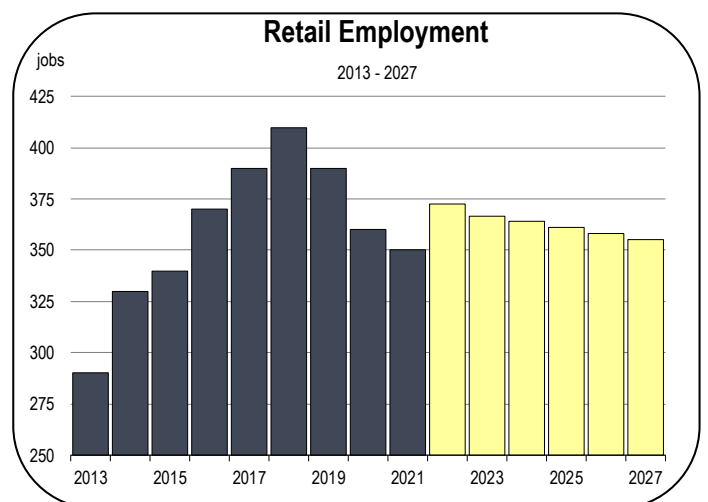
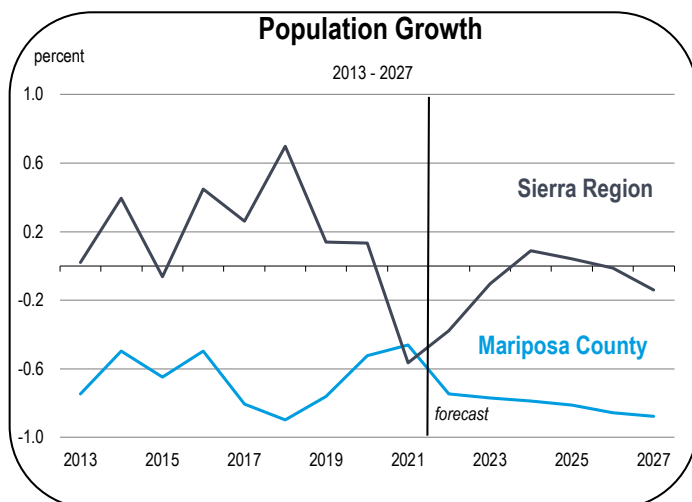
- Total employment in Mariposa County will expand by 4.5 percent in 2022 on an annual average basis.
- Between 2023 and 2027, job growth will average 1.2 percent per year.



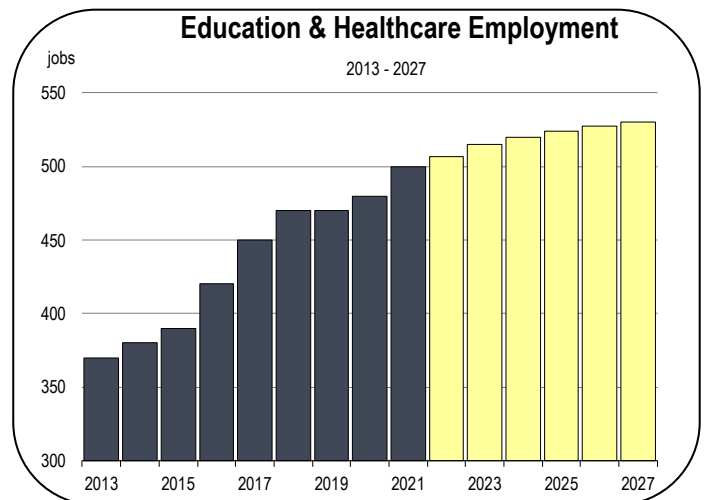
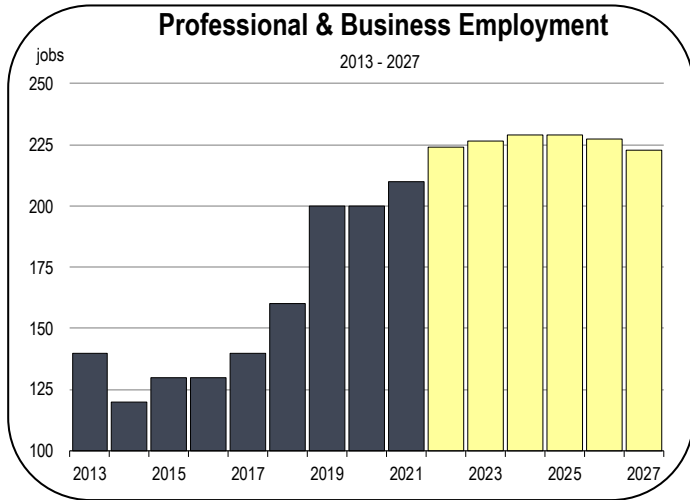
- Over the entire 2022-2027 forecast period, the fastest growing industry will be leisure services. Employment in the leisure sector is expected to expand by an annual average of 4 percent during the forecast period.

## Retail Trade Employment

- The retail industry will begin to rebound in 2022 but may not recover all jobs that were lost in 2019 and 2020.
- The local retail industry was already under pressure before the onset of the Coronavirus Recession.



# Mariposa County Economic Forecast



- Competition from online stores, and the transition to online shopping, will lead to further consolidation of local retail jobs over the long-term.
- Most retail jobs are located near the town of Mariposa, which is among the last stops before ascending into the Sierra Nevada Mountains.

## Professional and Business Services Employment

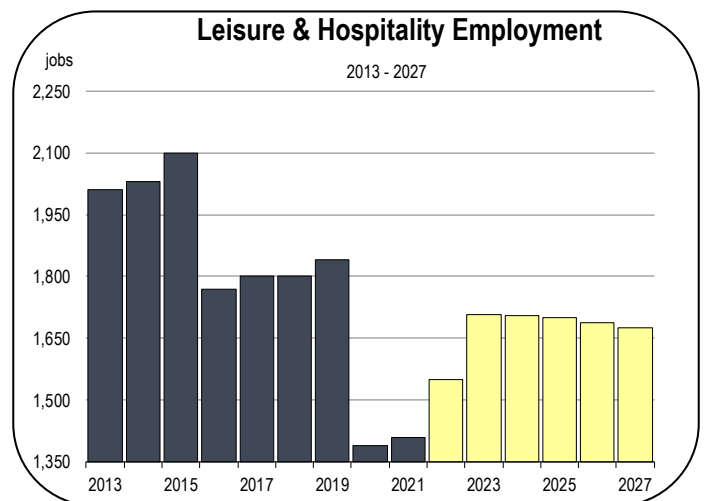
- Employment within the professional business services industry rose 5 percent in 2021, to record levels in the county. In 2022, the sector is poised to expand 7 percent.
- In Mariposa County, professional business service jobs are primarily comprised of engineering firms, IT consulting firms, environmental science companies, and building maintenance/janitorial firms.
- Over the forecast period, total employment in this industry will increase by more than 30 new jobs.

## Private Education and Healthcare Employment

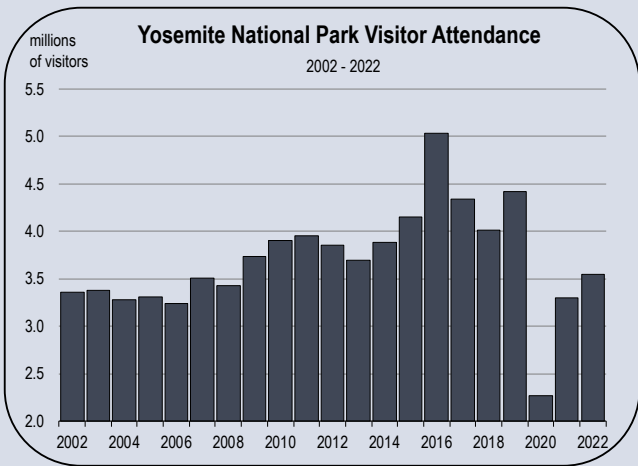
- Approximately half of all healthcare workers in the county are employed at the John C. Fremont Hospital in Mariposa.
- In 2021, 20 jobs were added in the healthcare sector which accounted for a 4 percent expansion. Employment growth is forecast in this sector over the next several years.

## Leisure and Hospitality Employment

- Yosemite National Park is the primary tourism attraction in Mariposa County. Visitor traffic to the park directly supports jobs at hotels and restaurants, and visitor spending indirectly creates jobs in retail trade and other industries.
- The tourism sector is expected to expand by 9.8 percent in 2022, adding 139 jobs. Over the forecast period, another 150 jobs will be added.
- Travel to Yosemite is expected to increase sharply in 2022 and 2023, but a full recovery of leisure and hospitality jobs is not anticipated within the 2022-2027 forecast period.



# Mariposa County Economic Forecast



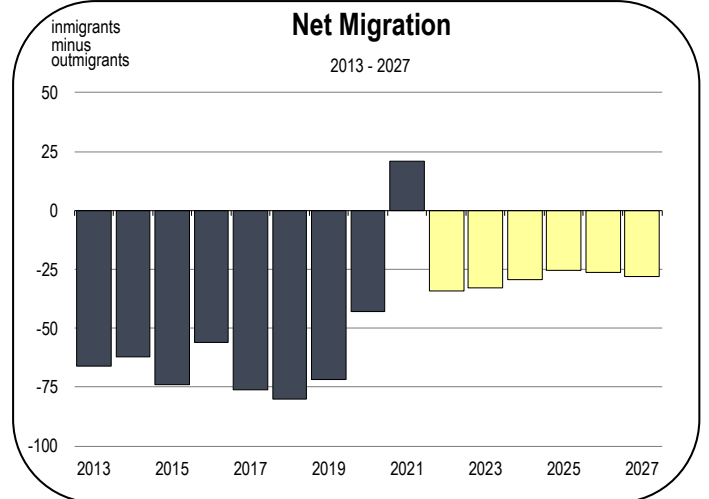
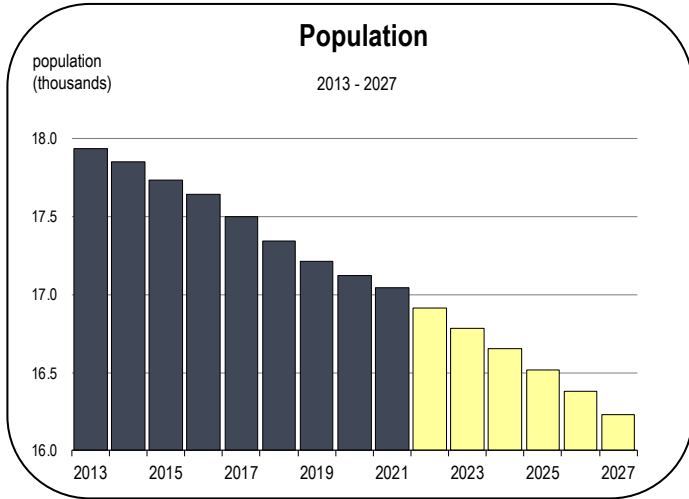
Mariposa County is known for Yosemite National Park. 3.3 million people visited Yosemite in 2021, making it the driving economic engine for the Mariposa County economy.

Yosemite National Park is 748,542 acres, or 1,169 square miles in size. Famous attractions at the park include the Half Dome, Glacier Point Yosemite, Horsetail Fall, Yosemite Falls, El Capitan, Ribbon Falls, and Nevada Falls.

The leisure and hospitality sector is the largest private employer in Mariposa County, directly supporting more than 1,300 jobs and accounting for more than a quarter of the entire workforce. The National Parks Service, U.S. Forest Service, and other federal agencies employ another 600 workers in Mariposa County.



# Mariposa County Economic Forecast



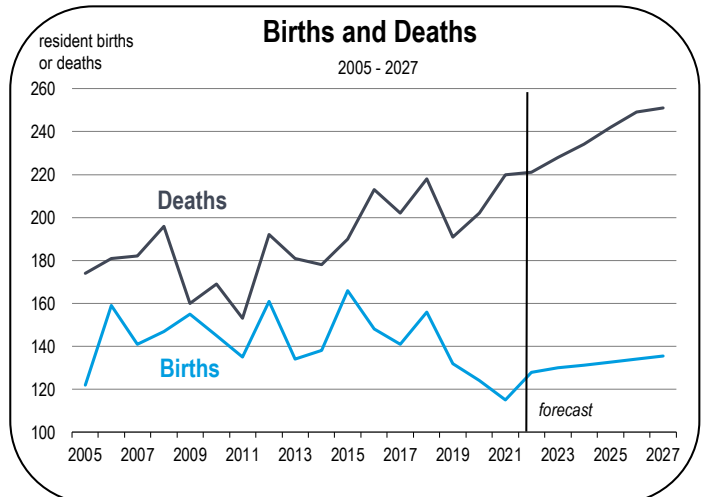
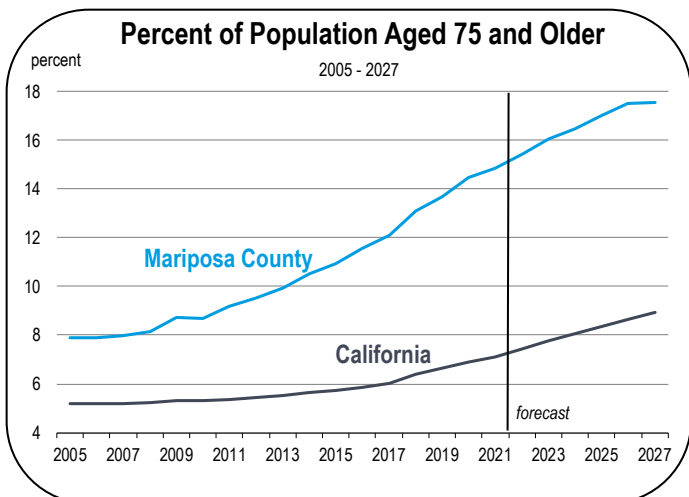
## Population Growth

- The Mariposa County population has declined steadily for more than a decade.
- Mariposa County's population is much older than the statewide average. As of 2021, more than 15 percent of Mariposa County's population was age 75 or older, compared to just 7 percent of California's population.
- Because Mariposa County has a high share of residents aged 75 and older, the number of deaths exceeds the number of births.
- Over the forecast period, both the natural increase in population and net in-migration will be negative, resulting in a population that continues to contract.

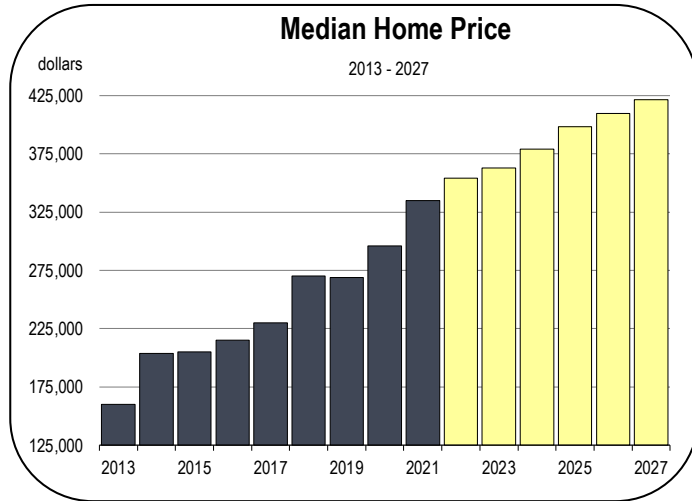
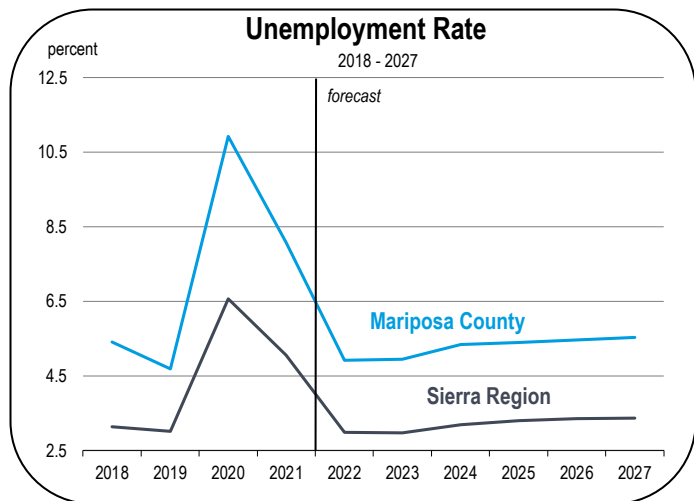
- The population declined at an average rate of 0.6 percent annually over the last six years and is expected to decline by 0.7 percent annually over the next six years as well.

## Unemployment and Inflation Rates

- The unemployment rate in Mariposa County averaged 8.1 percent in 2021.
- An unemployment rate below 6.0 percent signifies a fully employed labor force in Mariposa County. The unemployment rate is expected to average 4.9 percent in 2022 and 5.0 percent in 2023.
- Inflation decelerated sharply in 2020, largely because energy prices declined when the demand for fuels plunged.
- Inflation soared in 2021 and is expected to remain elevated for several years.



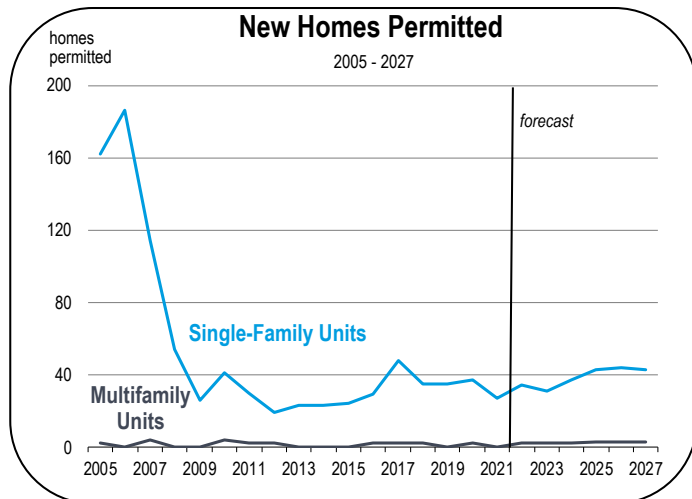
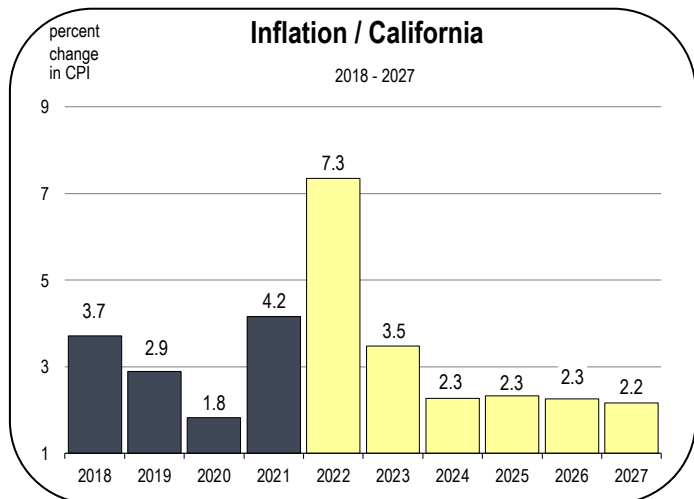
# Mariposa County Economic Forecast



- During 2022 and into 2023, there will be a number of factors that will contribute to higher inflation. The most prominent will be:
  - Record spending by consumers and the federal government during 2021 and 2022
  - Fractures in the global supply chain that raise the cost of production for many businesses
  - Sharp increases in the cost of housing and energy
  - Labor market recruitment challenges that force companies to raise wages
- Combined, these factors have pushed inflation to its highest rate in 40 years. Ultimately, inflation reduces the purchasing power of households and negatively impacts consumer confidence, limiting the growth potential of the economy in 2022.
- However, inflation will begin to decelerate after 2022 as supply chains and the labor force are restored, eventually falling to below 3 percent again by 2024.

## Home Prices and New Housing Production

- In 2021 the median home price in Mariposa County was \$335,000. For single family detached home sales reported by Zillow, the median price was \$366,000.
- The median price is expected to increase 6 percent in 2022. Home values peaked in July and have since moderated.
- Price appreciation will slow considerably in 2023, but over the forecast, price increases in Mariposa County are on a trajectory to reach \$425,000 by 2027.
- From 2017 to 2022, an average of 32 new homes were started per year. Virtually all were single-family homes.
- Housing production is expected to average 20 to 30 homes per year from 2022 to 2027, consisting mostly of single-family homes.





# Mariposa County Economic Forecast

## Principal Attractions in Mariposa County

- Yosemite Falls is the tallest waterfall in North America and one of the highest falls in the world.
- Admission to the park must be made via reservation in the high season which runs from May 20th to September 20th. The cost to enter the park is \$35 per vehicle for 3 days.
- The 1850 Restaurant & Brewing Company opened in 2013, serving craft beer, steaks, and burgers. The restaurant is known for having won the “best burger in the county” award and is a must eatery for visitors to Yosemite.
- The premier lodging destination is the Tenaya Lodge, near Yosemite’s South Entrance. It’s a 4-star hotel in Fish Camp offering a full resort experience. During high season, a night at the lodge is \$429 on Booking.com.
- Mariposa County is also a designated wine region. Popular grape varietals grown in Mariposa County include Zinfandel, Merlot, and Cabernet Sauvignon.
- In 2019 Mariposa County produced \$407,780 of wine grapes. The 2020 crop was much smaller due to wildfires and smoke taint to the grapes.
- The largest farm sector of Mariposa County is Cattle and Calves. In 2020, Cattle and Calves sales generated \$27,045,816 for the county.



The “best burger in the county” from the 1850 Restaurant & Brewing Company.



Horsetail Falls, a small waterfall which only flows in the winter. On rare occasions in February, it can glow orange when it is backlit by the sunset.

# Mariposa County Economic Forecast

## Economic Indicators

## 2015-2021 History, 2022-2050 Forecast

	Population (people)	House- holds (thousands)	Net Migration (people)	New Homes Permitted (homes)	Registered Vehicles (thousands)	Personal Income (millions)	Taxable Retail Sales (millions)	Total Taxable Sales (millions)	Real Industrial Production (millions)	Real per Capita Income (dollars)	Unemployment Rate (percent)	Real Farm Production (millions)	Inflation Rate (percent)
2015	17,732	7.9	-74	24	28.5	\$796	\$75	\$197	\$50	\$53,500	7.3	\$51	1.4
2016	17,644	8.0	-56	31	28.8	\$854	\$149	\$201	\$43	\$56,423	6.9	\$49	2.3
2017	17,502	8.0	-76	50	28.3	\$888	\$161	\$210	\$51	\$57,404	6.0	\$48	3.0
2018	17,345	8.0	-80	37	28.3	\$930	\$160	\$202	\$53	\$58,541	5.4	\$43	3.7
2019	17,213	8.0	-72	35	29.0	\$971	\$169	\$218	\$67	\$59,802	4.7	\$40	2.9
2020	17,123	8.1	-43	39	28.5	\$992	\$128	\$172	\$62	\$60,362	10.9	\$38	1.8
2021	17,044	8.1	21	27	29.1	\$1,072	\$164	\$225	\$66	\$62,887	8.1	\$36	4.2
2022	16,917	8.2	-34	36	28.6	\$1,141	\$179	\$242	\$73	\$62,831	4.9	\$34	7.3
2023	16,786	8.2	-33	33	28.8	\$1,191	\$178	\$240	\$74	\$63,891	5.0	\$32	3.5
2024	16,654	8.2	-29	40	28.7	\$1,221	\$180	\$244	\$76	\$64,519	5.3	\$31	2.3
2025	16,519	8.2	-26	45	28.7	\$1,256	\$183	\$247	\$76	\$65,397	5.4	\$30	2.3
2026	16,377	8.3	-26	46	28.6	\$1,292	\$185	\$250	\$76	\$66,351	5.5	\$29	2.3
2027	16,233	8.3	-28	45	28.6	\$1,329	\$187	\$254	\$76	\$67,425	5.5	\$28	2.2
2028	16,084	8.3	-28	46	28.6	\$1,367	\$190	\$257	\$76	\$68,471	5.6	\$27	2.2
2029	15,930	8.4	-29	44	28.5	\$1,405	\$194	\$263	\$76	\$69,478	5.6	\$26	2.3
2030	15,772	8.4	-30	43	28.5	\$1,442	\$200	\$271	\$76	\$70,475	5.6	\$26	2.2
2031	15,610	8.4	-30	44	28.4	\$1,478	\$204	\$277	\$75	\$71,469	5.6	\$26	2.1
2032	15,435	8.5	-39	32	28.4	\$1,514	\$209	\$284	\$75	\$72,351	5.5	\$25	2.3
2033	15,269	8.5	-27	46	28.3	\$1,549	\$214	\$290	\$74	\$73,435	5.5	\$25	1.9
2034	15,111	8.5	-21	54	28.3	\$1,586	\$219	\$296	\$74	\$74,414	5.5	\$25	2.1
2035	14,949	8.6	-26	48	28.2	\$1,623	\$224	\$304	\$73	\$75,338	5.5	\$25	2.2
2036	14,782	8.6	-31	42	28.1	\$1,664	\$232	\$313	\$73	\$76,124	5.5	\$25	2.6
2037	14,618	8.6	-30	43	28.0	\$1,705	\$238	\$323	\$73	\$76,815	5.5	\$24	2.7
2038	14,454	8.7	-34	38	27.9	\$1,744	\$245	\$331	\$73	\$77,535	5.5	\$24	2.5
2039	14,296	8.7	-34	38	27.8	\$1,786	\$252	\$341	\$72	\$78,156	5.5	\$24	2.7
2040	14,142	8.7	-37	35	27.6	\$1,828	\$258	\$350	\$72	\$78,795	5.5	\$24	2.6
2041	13,998	8.8	-34	37	27.5	\$1,867	\$264	\$358	\$72	\$79,560	5.5	\$24	2.2
2042	13,863	8.8	-35	36	27.4	\$1,906	\$270	\$366	\$71	\$80,350	5.5	\$24	2.1
2043	13,737	8.8	-36	35	27.3	\$1,946	\$276	\$374	\$71	\$81,168	5.5	\$24	2.0
2044	13,620	8.9	-38	31	27.3	\$1,988	\$281	\$381	\$71	\$82,127	5.5	\$24	1.8
2045	13,516	8.9	-36	33	27.2	\$2,034	\$288	\$389	\$70	\$83,107	5.5	\$24	1.9
2046	13,419	8.9	-39	30	27.1	\$2,079	\$294	\$398	\$70	\$83,879	5.5	\$24	2.0
2047	13,334	8.9	-38	32	27.1	\$2,126	\$300	\$407	\$70	\$84,473	5.5	\$24	2.2
2048	13,262	9.0	-34	37	27.0	\$2,175	\$308	\$417	\$69	\$84,915	5.5	\$24	2.3
2049	13,201	9.0	-33	37	26.9	\$2,223	\$315	\$427	\$69	\$85,500	5.5	\$24	2.0
2050	13,144	9.0	-36	33	26.9	\$2,274	\$323	\$437	\$68	\$86,034	5.5	\$24	2.1

## Employment Sectors

## 2015-2021 History, 2022-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade (jobs)	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
2015	5,480	20	160	100	40	350	0	130	0	390	2,100	1,950
2016	5,240	20	150	100	30	380	0	130	0	420	1,770	1,980
2017	5,400	20	170	90	50	400	0	140	0	450	1,800	2,030
2018	5,490	30	180	80	50	420	0	160	0	470	1,800	2,040
2019	5,600	20	200	90	40	400	0	200	0	470	1,840	2,060
2020	4,920	20	190	80	40	360	0	200	0	480	1,390	1,940
2021	4,990	20	220	90	40	350	0	210	0	500	1,410	1,940
2022	5,210	20	215	95	48	381	0	224	0	506	1,549	1,968
2023	5,450	19	211	98	49	375	0	227	0	515	1,708	2,044
2024	5,480	18	216	99	50	372	0	229	0	520	1,705	2,065
2025	5,480	17	221	99	50	369	0	229	0	524	1,701	2,066
2026	5,470	16	223	100	51	367	0	227	0	527	1,687	2,064
2027	5,460	15	222	100	52	364	0	223	0	530	1,674	2,076
2028	5,440	15	223	100	52	361	0	217	0	534	1,665	2,069
2029	5,440	14	222	100	52	360	0	210	0	537	1,672	2,072
2030	5,440	14	221	100	53	359	0	203	0	539	1,678	2,074
2031	5,440	13	221	100	53	358	0	190	0	542	1,685	2,076
2032	5,420	13	213	100	54	357	0	182	0	545	1,690	2,067
2033	5,430	12	222	100	53	357	0	174	0	548	1,697	2,068
2034	5,420	12	231	100	53	356	0	167	0	550	1,694	2,064
2035	5,410	12	227	100	53	356	0	160	0	553	1,690	2,060
2036	5,390	12	222	100	54	356	0	153	0	555	1,687	2,055
2037	5,370	11	223	100	54	356	0	148	0	558	1,684	2,040
2038	5,340	11	218	100	54	356	0	142	0	560	1,681	2,025
2039	5,310	11	218	100	54	355	0	138	0	562	1,669	2,010
2040	5,290	11	215	100	54	355	0	132	0	564	1,667	1,995
2041	5,270	11	217	100	54	355	0	126	0	566	1,666	1,980
2042	5,250	11	216	100	54	355	0	121	0	569	1,665	1,965
2043	5,230	11	215	100	54	355	0	116	0	570	1,666	1,949
2044	5,230	11	212	100	55	355	0	112	0	572	1,667	1,954
2045	5,250	11	214	100	55	355	0	108	0	574	1,680	1,959
2046	5,240	11	211	100	55	355	0	101	0	576	1,683	1,954
2047	5,230	11	212	100	55	355	0	95	0	578	1,677	1,949
2048	5,210	11	217	99	55	356	0	88	0	580	1,673	1,933
2049	5,200	11	219	99	55	356	0	82	0	581	1,679	1,928
2050	5,200	11	215	99	55	356	0	76	0	583	1,686	1,922

# Mariposa County Economic Forecast

## Socioeconomic Indicators

