Forecast Summary

- On an annual average basis, 350 non-farm jobs will be restored in Mariposa County during 2021.
- A full labor market recovery is not expected until 2024.
- Employment gains in 2021 will be largest in leisure services, government, and retail trade.
- The unemployment rate averaged 10.9 percent in 2020. It is forecast to average 7.0 percent in 2021 and 5.6 percent in 2022.
- The Mariposa County population is expected to decline during the forecast period.
- The median home price increased by 12 percent in 2020. Home prices are expected to increase by 10 percent in 2021 and 5 percent in 2022.
- 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 7 percent in 2021 on an annual average basis.
- Between 2022 and 2026, job growth will average 1.8 percent per year.

Retail Trade Employment

- The retail industry will begin to rebound in 2021 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.
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**

- The professional business services industry will expand faster than any other employment sector in the Mariposa County economy.

- 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 50 new jobs.

**Private Education and Healthcare Employment**

- Healthcare jobs were recession proof during the 2008-2009 financial crisis as well as the Coronavirus Recession.

- Approximately half of all healthcare jobs are in the John C. Fremont Healthcare District.

- In 2020, Mariposa County voters rejected a ballot measure that would have provided funding for a new hospital building. The existing hospital facility does not meet new earthquake resiliency standards, putting the future of the organization in question.

**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.

- Tourism activity in Yosemite and across Mariposa County declined sharply in 2020 as travel restrictions were implemented in California.

- Travel to Yosemite is expected to increase sharply in 2021 and 2022, but a full recovery of leisure and hospitality jobs is not anticipated within the 2021-2026 forecast period.
Mariposa County Economic Forecast

Not only is Yosemite National Park the main tourist attraction in Mariposa County, it’s the main engine of economic activity. Yosemite draws more than 4 million visitors in a typical year, and virtually all of those individuals eat at local restaurants, purchase goods from local stores, stop at local gas stations, or stay in local hotels.

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 individuals 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 2020, more than 14 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, there will be more people that move into the county than people who move out, but because deaths will exceed births, the overall population will shrink.

- The population declined at an average rate of 0.3 percent annually over the last six years, and is expected to decline by 0.4 percent annually over the next six years.
Unemployment and Inflation Rates

- The unemployment rate in Mariposa County averaged 10.9 percent in 2020.
- An unemployment rate below 6.0 percent signifies a fully employed labor force in Mariposa County. The unemployment rate is expected to average 7.0 percent in 2021 and 5.6 percent in 2022.
- Inflation decelerated sharply in 2020, largely because energy prices declined when the demand for fuels plunged. It soared in 2021 and is expected to remain elevated for several years.
- Ultimately, inflation will reduce the purchasing power of households and negatively impact consumer confidence, limiting the growth potential of the economy in 2022.
- However, inflation will begin to decelerate as supply chains and the labor force are restored by the second half of the forecast period, eventually falling below 3 percent.

Home Prices and New Housing Production

- In 2020 the median home price in Mariposa County was $309,000.
- The median price is expected to increase very quickly in 2021 as the number of homes on the market plummets and the number of house hunters grows. In 2021, prices are forecast to rise rapidly in almost all California markets.
- Price appreciation should slow down in 2022, but the median price in Mariposa County could reach $400,000 by 2026.
- From 2015 to 2020, an average of 36 new homes were started per year. Virtually all were single-family homes.
- Housing production is expected to average 40 to 60 homes per year from 2021 to 2026, consisting mostly of single-family homes.
# Mariposa County Economic Forecast

## Economic Indicators

<table>
<thead>
<tr>
<th>Year</th>
<th>Population (people)</th>
<th>Households (thousands)</th>
<th>Net Migration (people)</th>
<th>New Homes Permitted (hundreds)</th>
<th>Registered Vehicles (thousands)</th>
<th>Personal Income (millions)</th>
<th>Taxable Retail Sales (millions)</th>
<th>Total Taxable Sales (millions)</th>
<th>Real Industrial Production (millions)</th>
<th>Real per Capita Income (dollars)</th>
<th>Unemployment Rate (percent)</th>
<th>Real Farm Production (millions)</th>
<th>Inflation Rate (percent)</th>
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## Employment Sectors

### Total Wage & Salary

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<th>Year</th>
<th>Total Wage &amp; Salary (thousands)</th>
<th>Farm</th>
<th>Construction</th>
<th>Manufacturing</th>
<th>Transportation &amp; Utilities</th>
<th>Wholesale &amp; Retail Trade (jobs)</th>
<th>Financial Activities</th>
<th>Professional Services</th>
<th>Information</th>
<th>Health &amp; Education</th>
<th>Leisure</th>
<th>Government</th>
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</tbody>
</table>

### 2015-2020 History, 2021-2050 Forecast
## Mariposa County Economic Forecast

### Socioeconomic Indicators

**Violent Crime Rate**
- Mariposa County: 443
- Sierra Region: 350
- California: 441

**Poverty Rate**
- Mariposa County: 9.3%
- Sierra Region: 6.9%
- California: 9.4%

**Median Household Income**
- Mariposa County: $57,100
- Sierra Region: $66,300
- California: $82,100

**Median Home Selling Price**
- Mariposa County: $309,000
- Sierra Region: $403,300
- California: $659,200

**Average Commute Time to Work**
- Mariposa County: 29 minutes
- Sierra Region: 28 minutes
- California: 33 minutes

**Percent of Population Age 25 and Up With at Least a 4-Year College Degree**
- Mariposa County: 23.4%
- Sierra Region: 26.8%
- California: 33.9%