

# **Los Banos, California**

## *Indicators Report*

by  
The National Economic Education Delegation (NEED)

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Exploring the economics, demographics, and well-being of Los Banos and its residents through indicators.

This report was produced by the:

National Economic Education Delegation  
271 Arias St.  
San Rafael, CA 94903  
415-336-5705  
[www.NEEDEcon.org](http://www.NEEDEcon.org)  
Contact: [Jon@NEEDEcon.org](mailto:Jon@NEEDEcon.org)

# Executive Summary

## *Assessing the City with Indicators*

### **About this Report**

This report provides background or summary information for the city of Los Banos (the City) in the form of indicators.

### **Using this Report**

Indicators are measures of various aspects of a regional economy. They help to provide an indication of the quality of life in a region and progress toward improving conditions in the local economy. This report focuses on indicators

for changing demographics, incomes, housing markets, commute patterns, and employment in Los Banos. These indicators are compared to Merced County (the County) as a whole, a broader region where one is well defined, California, and the United States.

This report is vital for understanding trends in the underlying economy. It does not provide forecasts, but Rob Eyler and Jon Haveman at Economic Forensics and Analytics are available to provide them if that is of interest.

### **Topics Covered:**

- **Demographics:** A detailed snapshot of Los Banos demographics is presented. This provides evidence on the size, age and sex, income and poverty status, race and ethnicity, housing status, living arrangements, education, health, and transportation choices of the population. Beyond the current population level, data on trends in local population growth, in comparison with other broader regions is presented, in both tabular and graphical form.
- **Employment Report:** Here, we provide a brief snapshot of employment and unemployment in Los Banos and how the City's experience differs from broader regions.
- **Income and Earnings:** Vital to understanding the prosperity of a city relative to its surrounding area is information on income and earnings. We provide a ranking of the City's income relative to all cities in California as well as growth relative to local regions. Inequality and poverty status are also important indicators for the level of equity in the community. We provide evidence of trends in both, not only for all residents, but also for children separately.
- **Housing:** This section provides evidence on the cost and availability of housing. Both median home values and rental costs are included, along with detailed information on home ownership, by age and income, in particular. Further, evidence is provided on the housing burden in the City, again, in comparison with other broader regions. We also provide evidence on the rate at which new buildings and units are permitted along with a broader housing picture. Finally, we provide evidence on the age of the housing stock in Los Banos, along with information on how long the City's residents have been in place.
- **Transportation:** Increasingly important, in the wake of the pandemic, is an understanding of the transportation patterns and choices of local residents. We provide detailed evidence on the proportion of residents who work from home and on the various transportation choices of those who head to the office. This information is also provided for those who work in Los Banos, but do not necessarily live in Los Banos.
- **Migration:** Population changes comes primarily through organic causes: births and deaths. Migration between regions also plays a significant role in population growth. A final section of the report provides evidence on migration into and out of the City.

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# Demographics

**Definition:**

Data on the demographics of a city indicate the nature of the population, with a focus on age, gender, race and ethnicity, as well as household composition.

**Why is it important?**

The characteristics and growth of Los Banos's population are fundamental indicators of the city's growth potential.

***A Demographic Snapshot***

Statistic	2022	2019
<b>POPULATION</b>		
Population Estimate (#, 5yr)	45,560.0	38,914.0
Veterans (#, 5yr)	1,359.0	1,286.0
Foreign born persons (% , 5yr)	26.8	28.3
Population age 25+ (#, 5yr)	25,555.0	22,141.0
<b>AGE AND SEX</b>		
Persons under 5 years (% , 5yr)	9.2	8.9
Persons under 18 years (% , 5yr)	34.3	34.6
Persons 65 years and over (% , 5yr)	10.5	9.5
Female persons (% , 5yr)	49.1	50.0
<b>INCOME AND POVERTY</b>		
Median household income (\$ , 5yr)	76,164.0	62,874.0
Per capita income in past 12 months (\$ , 5yr)	24,756.0	22,880.0
Persons in poverty (% , 5yr)	15.0	18.0
Children age less than 18 in poverty (#, 5yr)	3,431.0	3,645.0
Children age less than 18 in poverty (% , 5yr)	22.2	27.4
<b>RACE AND ETHNICITY</b>		
White alone (% , 5yr)	47.2	60.7
African American alone (% , 5yr)	2.4	2.7
American Indian or Alaska Native alone (% , 5yr)	2.6	1.3
Asian alone (% , 5yr)	2.2	3.2
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	0.3	0.8
Two or More Races (% , 5yr)	10.8	4.7
Hispanic or Latino (% , 5yr)	72.9	71.7
White alone, not Hispanic or Latino (% , 5yr)	20.1	20.2
<b>HOUSING</b>		
Housing units (#, 5yr)	12,732.0	11,293.0
Owner-occupied housing units (% , 5yr)	58.2	56.8
Median value of owner-occupied housing units (\$ , 5yr)	389,500.0	293,400.0
Median selected monthly owner costs-with a mortgage (\$ , 5yr)	1,982.0	1,661.0
Median selected monthly owner costs-without a mortgage (\$ , 5yr)	562.0	468.0
Median gross rent (\$ , 5yr)	1,433.0	1,260.0
<b>FAMILIES AND LIVING ARRANGEMENTS</b>		
Households (#, 5yr)	12,336.0	10,777.0
Persons per household (#, 5yr)	3.7	3.6
Living in same house 1 year ago, % of persons age 1+ (5yr)	88.8	88.0
<b>EDUCATION</b>		
High school graduate or higher, % of persons age 25+ (5yr)	71.5	69.7
Bachelor's degree or higher, % of persons age 25+ (5yr)	12.0	10.5
<b>HEALTH</b>		
With a disability, under age 65 years (#, 5yr)	2,632.0	2,523.0
Persons without health insurance, under age 65 years (% , 5yr)	8.6	8.6
<b>LABOR FORCE</b>		
In civilian labor force, persons age 16+ (% , 5yr)	58.4	62.7
In civilian labor force, women age 16+ (% , 5yr)	46.8	50.8
Employed, persons age 16+ (% , 5yr)	52.7	52.6
Self employed (% , 5yr)	6.1	6.1
<b>TRANSPORTATION</b>		
Mean travel time to work, workers age 16+ (Mins., 5yr)	46.1	42.7
Drive alone in private vehicle (% , 5yr)	73.2	78.4
Using public transportation (% , 5yr)	0.2	1.1
Worked from home (% , 5yr)	5.9	2.9

Source: American Community Survey, Summary Files

Note: Data are from the 1-year files unless indicated by the notation 5yr.

## Current Population

The data in these two tables and the following two graphs are from the CA Department of Finance (DOF). The DOF produces population estimates for geographies around California twice a year: January and July. As estimates for cities are only available in January, these two tables are based on the January data. The remaining figures are from the American Community Survey (ACS), provided annually by the U.S. Bureau of the Census.

**Table 1. Population Change by Region**  
(Thousands, January to January)

Region	2023 Population	% Change		
		1 Year	3 Year	5 Year
<b>City</b>				
Los Banos	47,347	1.11	13.12	15.82
<b>County and Broader Regions</b>				
Merced County	285,337	0.42	0.70	2.12
South Central Valley	3,534,481	0.01	-0.90	0.05
California	38,940,231	-0.35	-1.79	-2.01

Source: CA DOF; Calculations by National Economic Education Delegation

**Table 2. County Population Change by City**  
(Thousands, January to January)

City	2022	2023	% Change		
			Local	South Central Valley	California
Merced County	284.1	285.3	0.42	0.01	-0.35
Merced	88.7	90.1	1.65		
Los Banos	46.8	47.3	1.11		
Atwater	31.6	31.4	-0.67		
Livingston	14.4	14.3	-0.66		
Gustine	6.0	5.9	-0.67		
Dos Palos	5.7	5.6	-1.00		

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

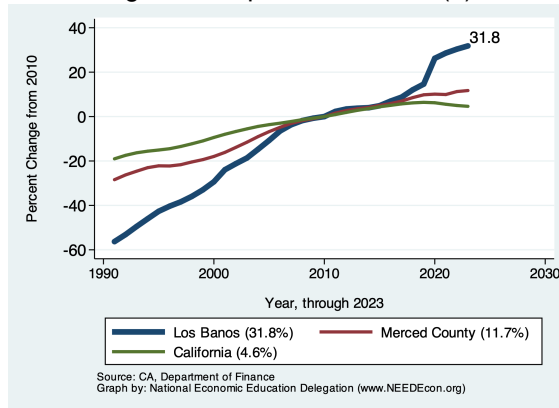


Figure 2: Population Growth (2)

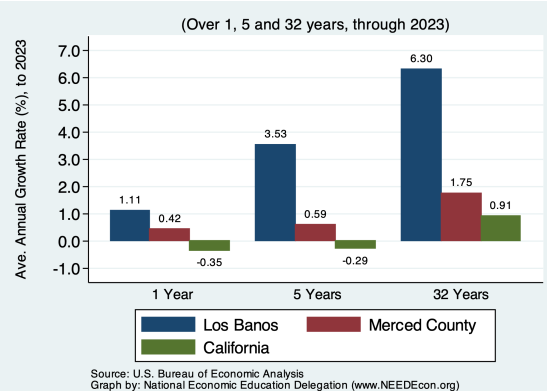


Figure 3: Population by Age - Detailed Age Categories

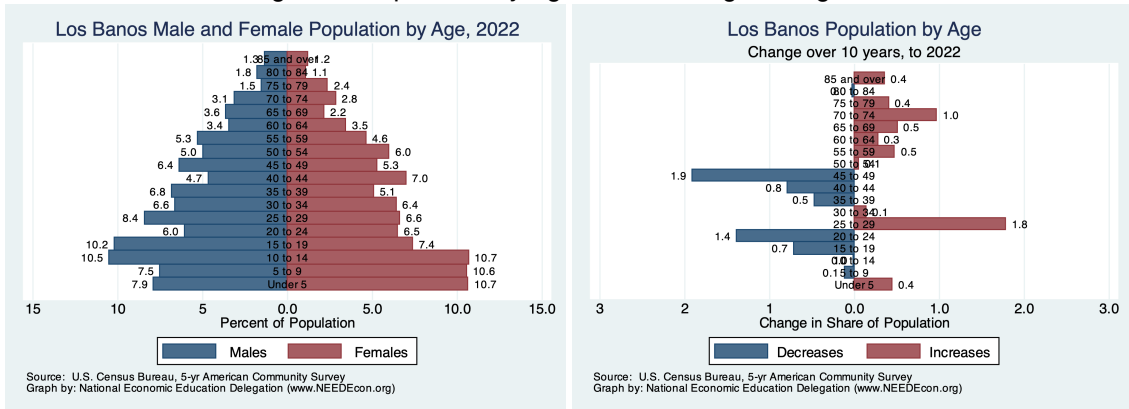


Figure 4: Population by Age - Broad Age Categories

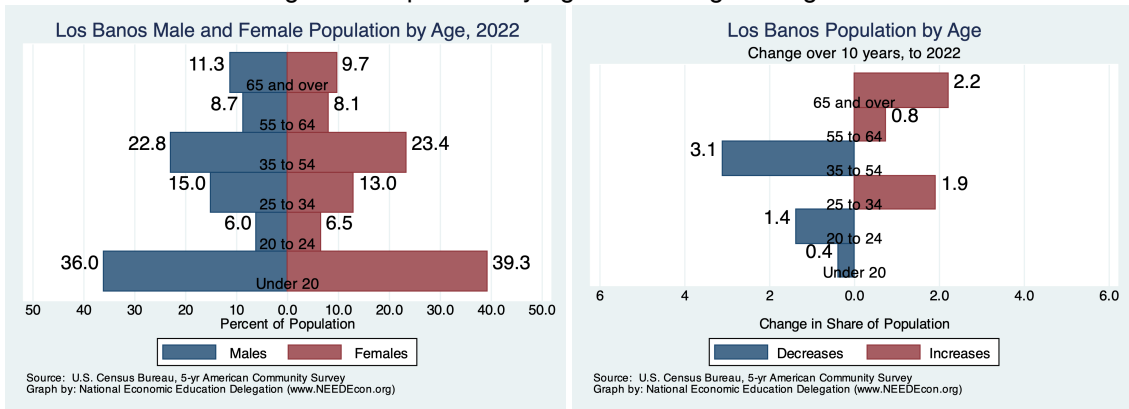


Figure 5: Population by Educational Attainment

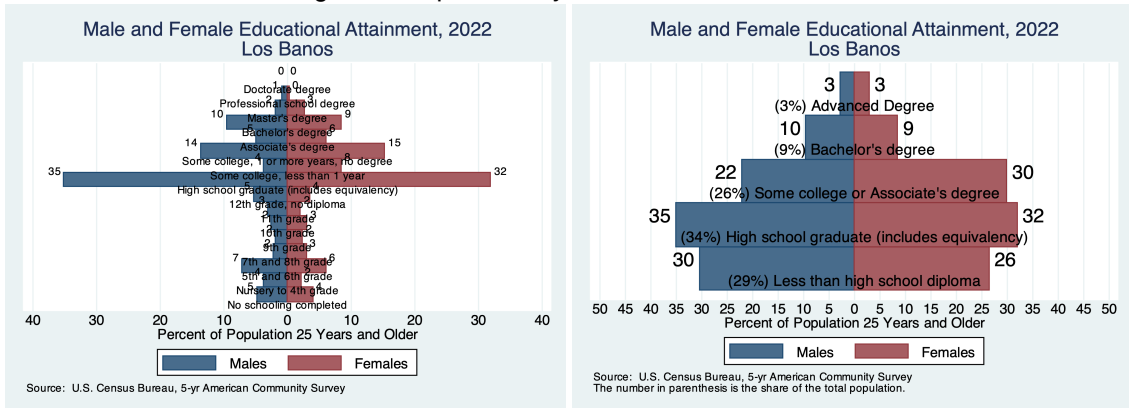


Figure 6: Population by Race/Ethnicity

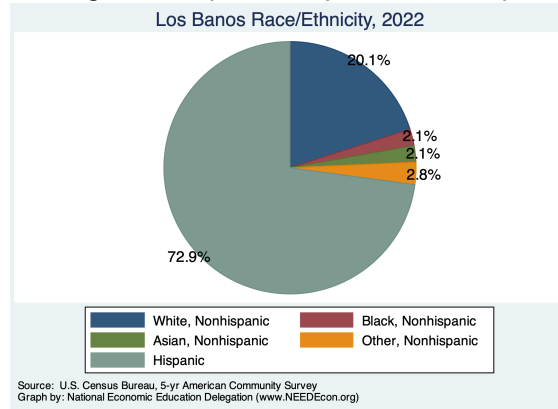
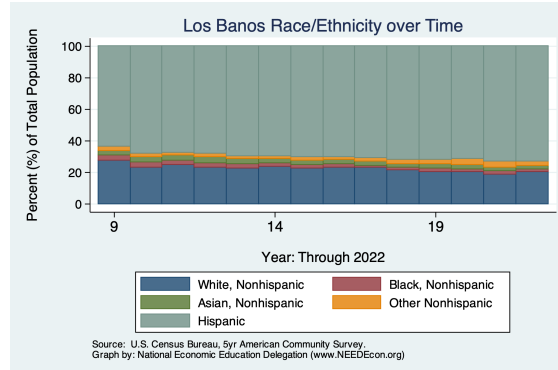


Figure 7: Population by Race/Ethnicity Over Time





# Employment Report

## Citywide Employment and Unemployment

### Definition:

Each month, California's Employment Development Division (EDD) publishes an update on employment in California and in MSAs, counties, and cities all across the state. The report focuses primarily on non-farm employment, providing estimates of changes in em-

ployment by industry as well as unemployment in each region. Data for cities is limited to aggregate employment, labor force, and unemployment data. Those are reported below.

### Why is it important?

Employment growth is a fundamental indicator of the health of an economy.

Table 3. Los Banos Summary for March, 2024

Category	Current Value	Change From:		
		Last Month	2 Months Ago	Last Year
Employment	8,924	-30	-53	-103
Labor Force	9,644	9	15	96
Number Unemployed	678	-4	21	97
Unemployment Rate	7.0	-0.0	0.2	0.9

Source: EDD, National Economic Education Delegation

Figure 8: Historical Employment and Unemployment - Last 12 Months

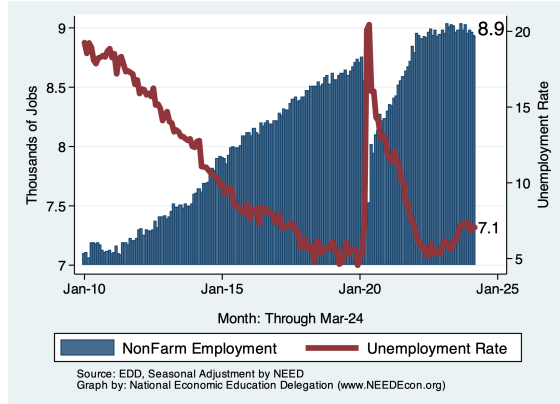


Figure 9: Employment and Unemployment - Last 12 Months

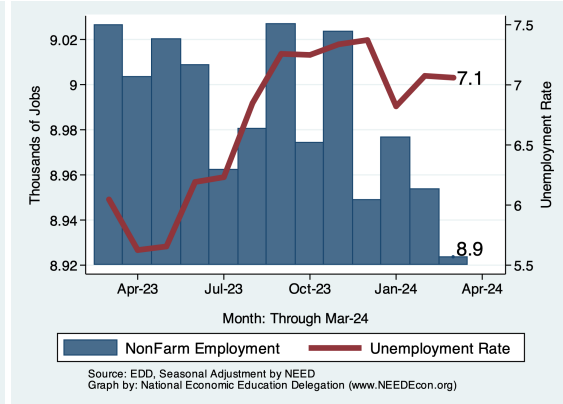


Figure 10: Relative Employment Growth Across Regions - since 2010

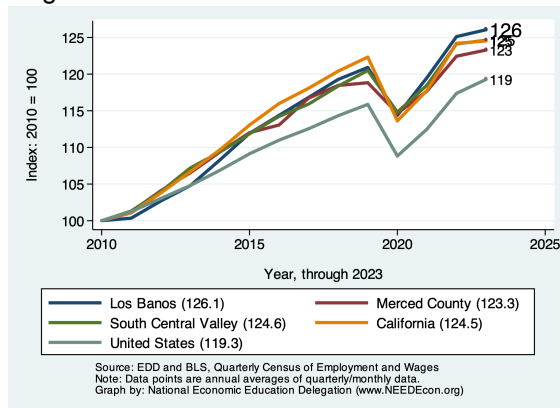
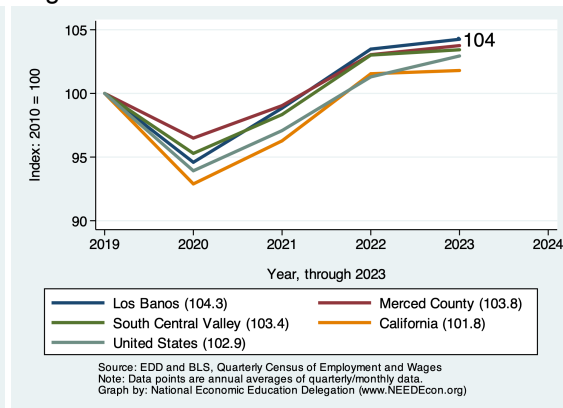


Figure 11: Relative Employment Growth Across Regions - since 2019



## County Employment by Industry

California's Employment Development Division (EDD) does not regularly produce data on employment by industry for cities. However, we are able to report industry-level employment data for Merced County. The following table provides the latest data for the County.

Table 4. Employment Growth by Industry in Merced County for March, 2024

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
<b>Total Nonfarm</b>	76,042	100.0	203.6	3.3	3.1	6.4	5.1	4.1	1.5
<b>Total Private</b>	56,696	74.6	183.9	4.0	2.1	7.5	6.1	4.6	2.2
<b>Goods Producing</b>	14,504	19.1	-11.4	-0.9	0.3	14.5	9.8	5.3	2.7
Mining, Logging and Construction	3,581	4.7	-28.4	-9.0	6.0	2.8	9.2	5.5	4.1
Manufacturing	10,886	14.3	5.9	0.7	-2.0	17.6	9.1	4.7	2.0
Non-Durable Goods	9,367	12.3	42.5	5.6	6.2	24.7	14.8	6.1	2.1
<b>Service Providing</b>	61,995	81.5	444.5	9.0	7.6	8.4	4.1	3.9	1.4
Trade, Trans & Utilities	14,038	18.5	43.7	3.8	-2.2	2.2	2.9	0.9	0.3
Wholesale Trade	1,900	2.5	0.0	0.0	-18.5	-9.8	0.0	1.9	2.4
Retail Trade	8,763	11.5	95.1	14.0	1.8	0.1	1.1	0.3	0.8
Information	300	0.4	0.0	0.0	0.0	0.0	0.0	16.7	0.0
Financial Activities	1,800	2.4	0.0	0.0	0.0	0.0	0.0	-1.8	-1.1
Professional & Business Svcs	3,738	4.9	57.4	20.4	8.9	8.0	3.0	-0.4	-0.9
Educational & Health Svcs	12,600	16.6	75.7	7.5	6.6	7.9	9.6	6.7	4.0
Leisure & Hospitality	7,243	9.5	-8.3	-1.4	-1.0	2.4	2.9	11.2	4.1
Other Svcs	2,400	3.2	0.0	0.0	0.0	0.0	9.1	13.7	10.0
<b>Government</b>	19,435	25.6	65.1	4.1	6.2	4.2	2.1	2.8	-0.2
Federal	700	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
State	3,030	4.0	14.6	6.0	3.4	-2.3	-3.0	-7.2	-5.1
Local	15,789	20.8	49.7	3.9	6.7	5.3	3.2	5.7	1.1

Source: EDD, National Economic Education Delegation (NEED)

## Some Employee Detail

### Employed in Los Banos

Figure 12: Employment by Occupation

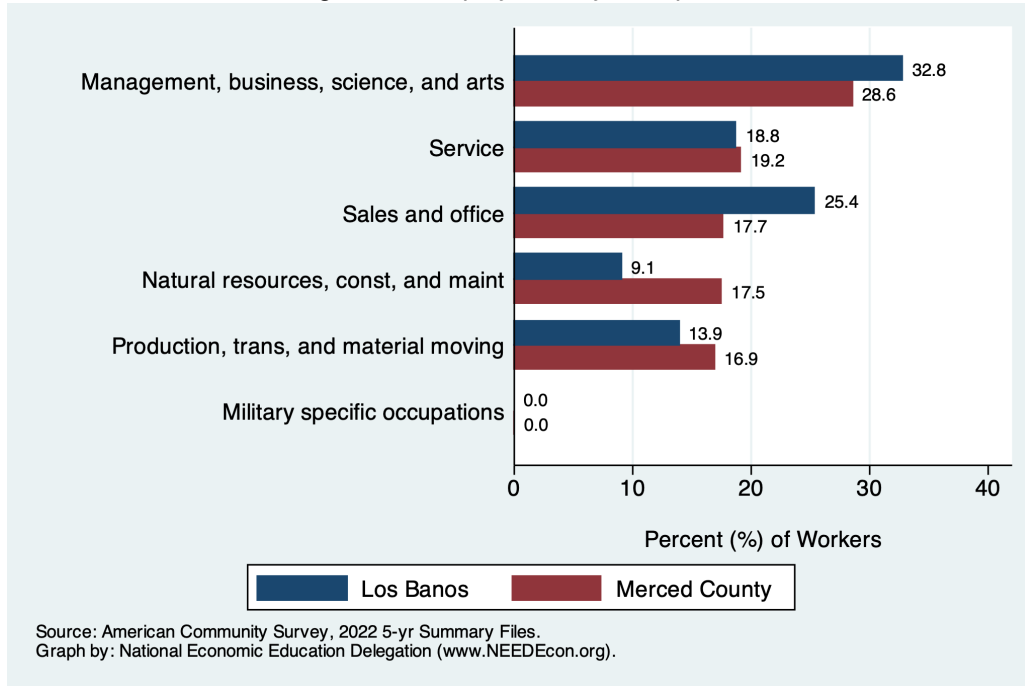


Figure 13: Employment by Industry

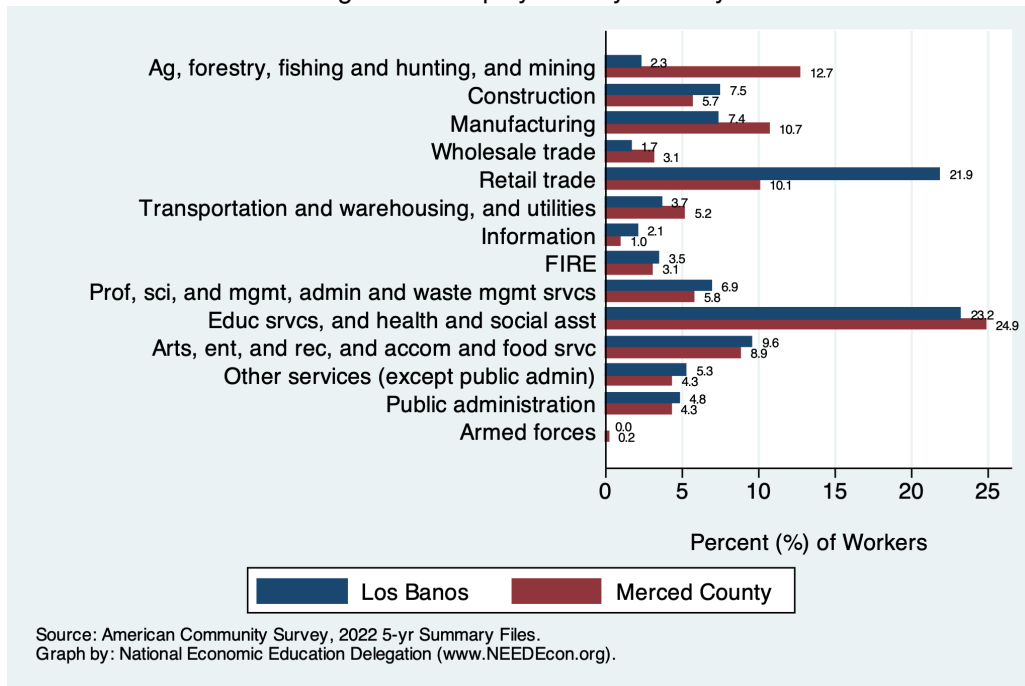


Figure 14: Language Spoken at Home

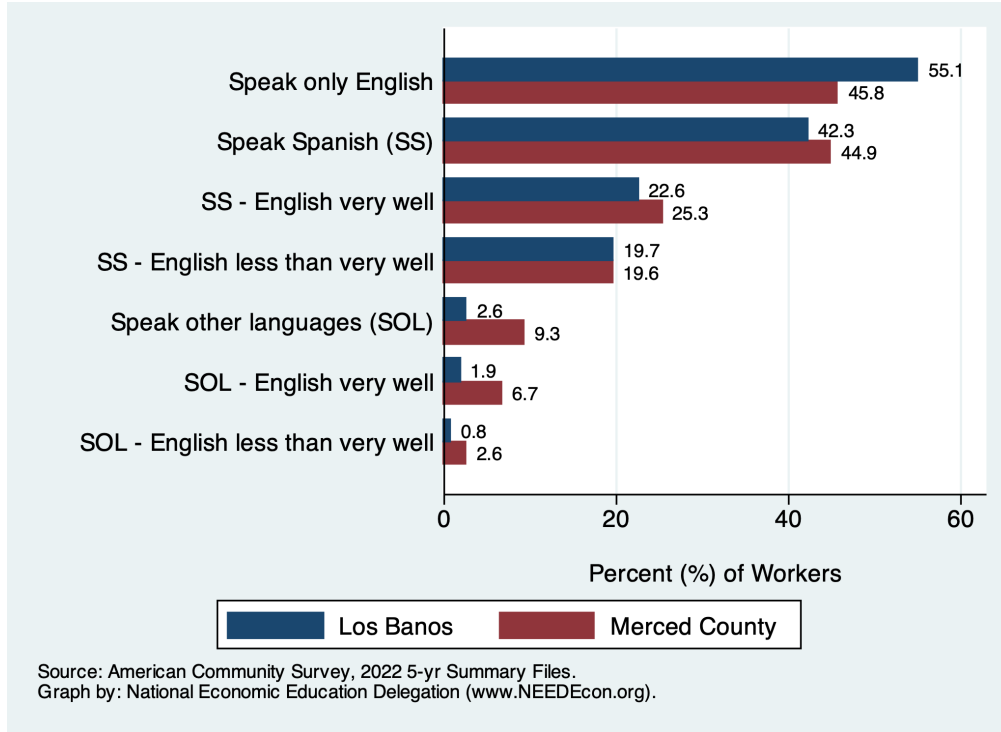
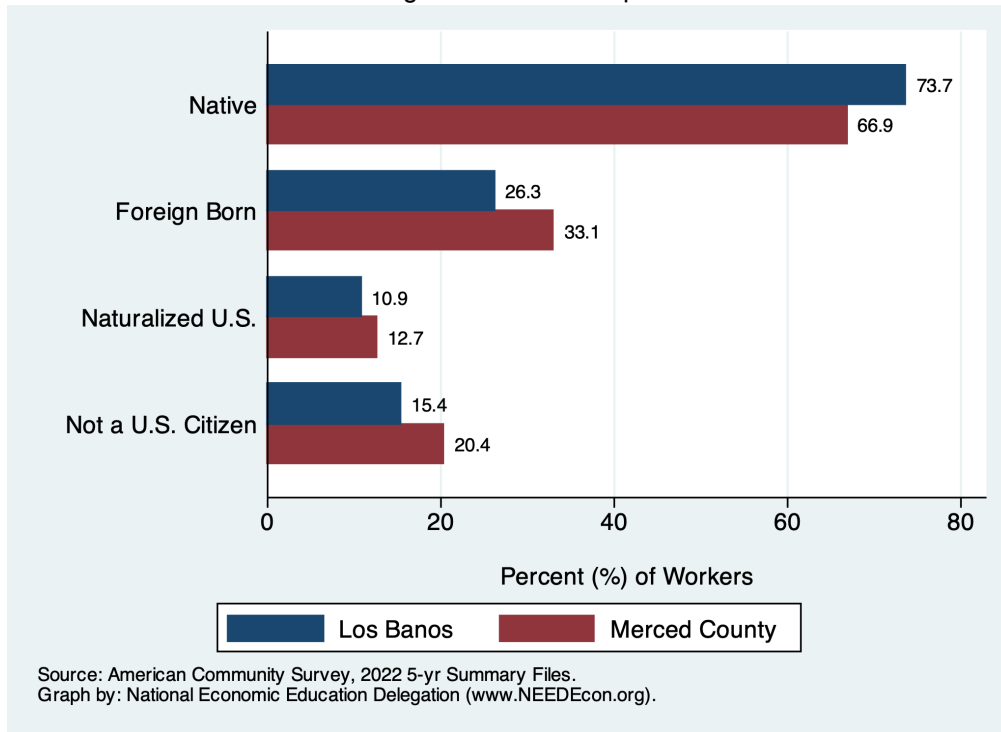


Figure 15: Citizenship



## Employed Residents of Los Banos

Figure 16: Employment by Occupation

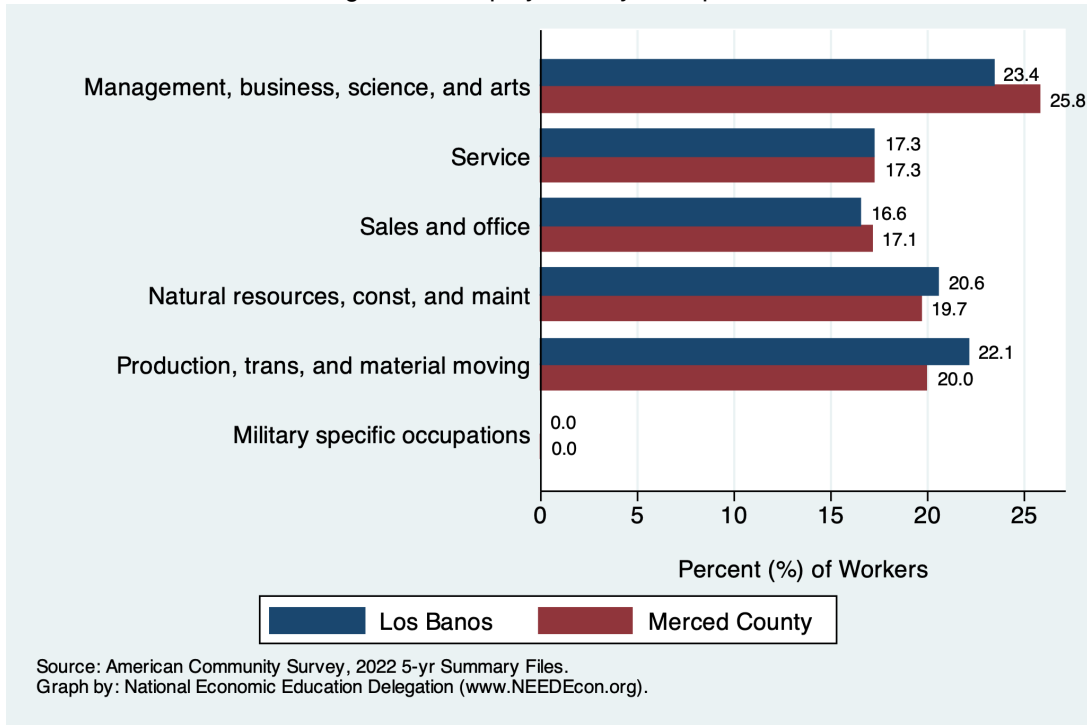


Figure 17: Employment by Industry

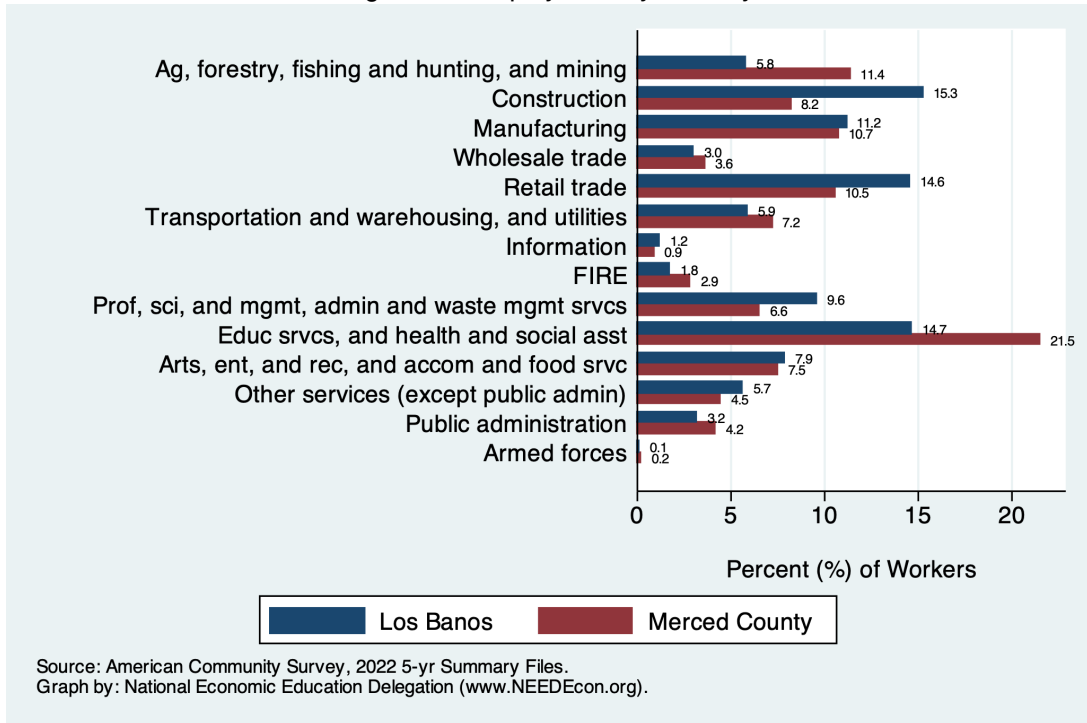


Figure 18: Language Spoken at Home

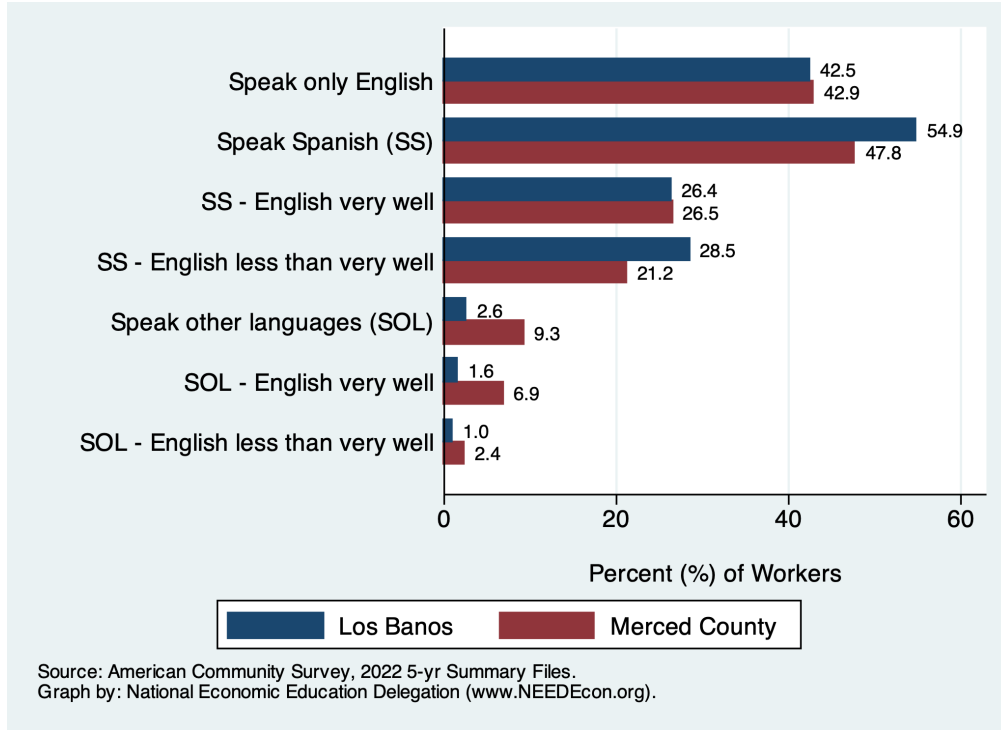
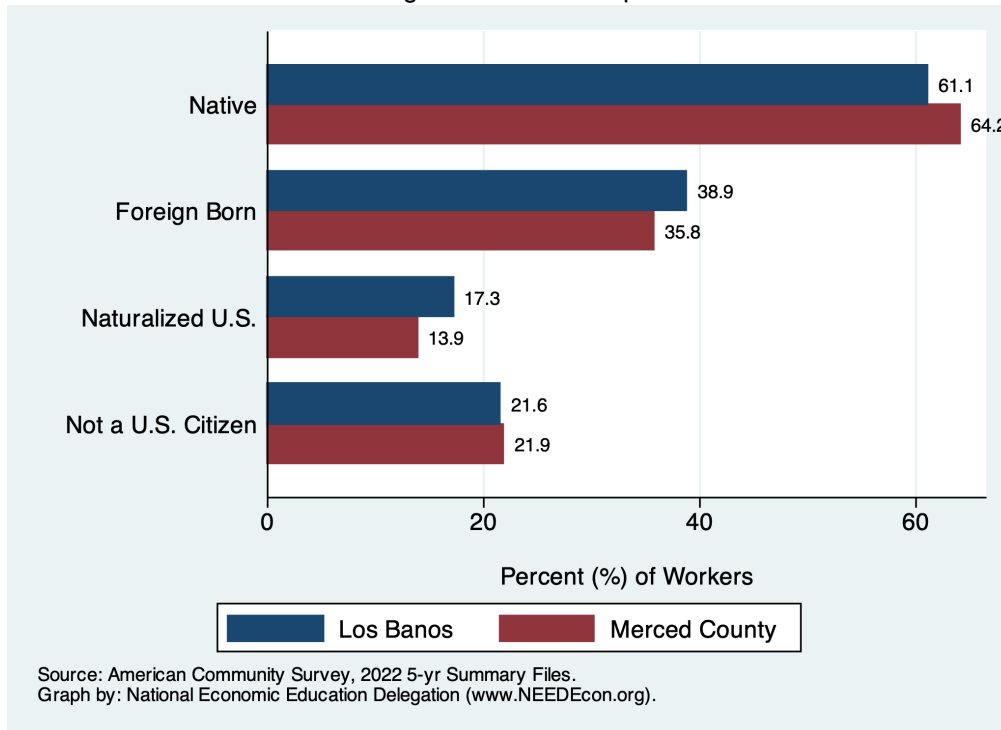


Figure 19: Citizenship



## Employed Residents vs Workers in Los Banos

Figure 20: Employment by Occupation

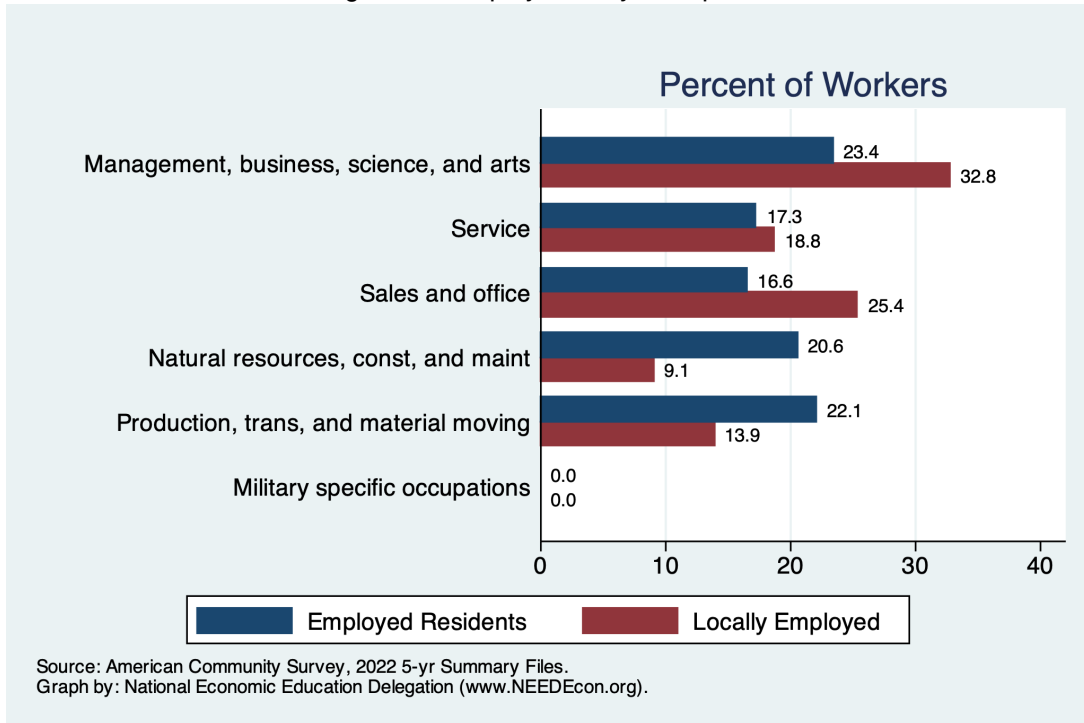


Figure 21: Employment by Industry

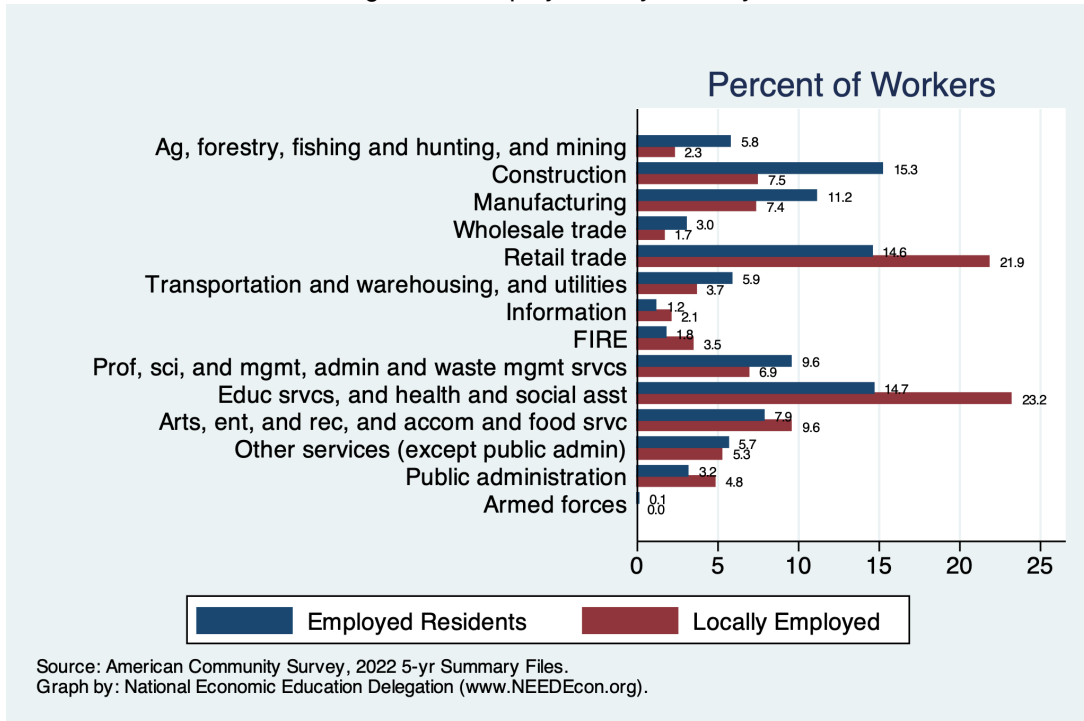


Figure 22: Language Spoken at Home

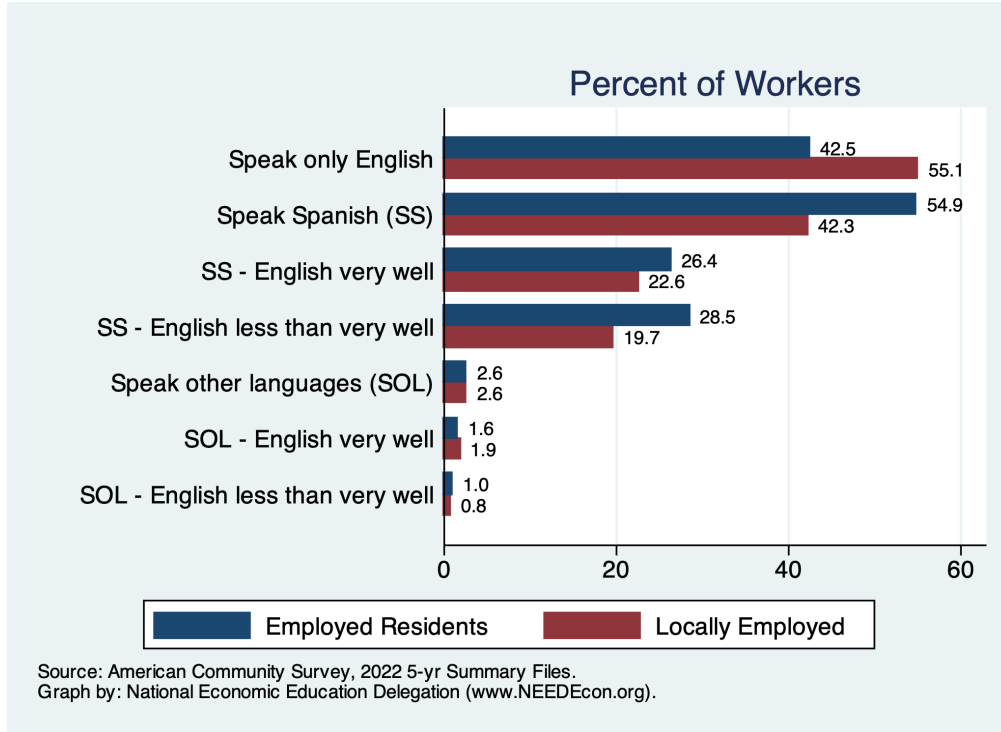
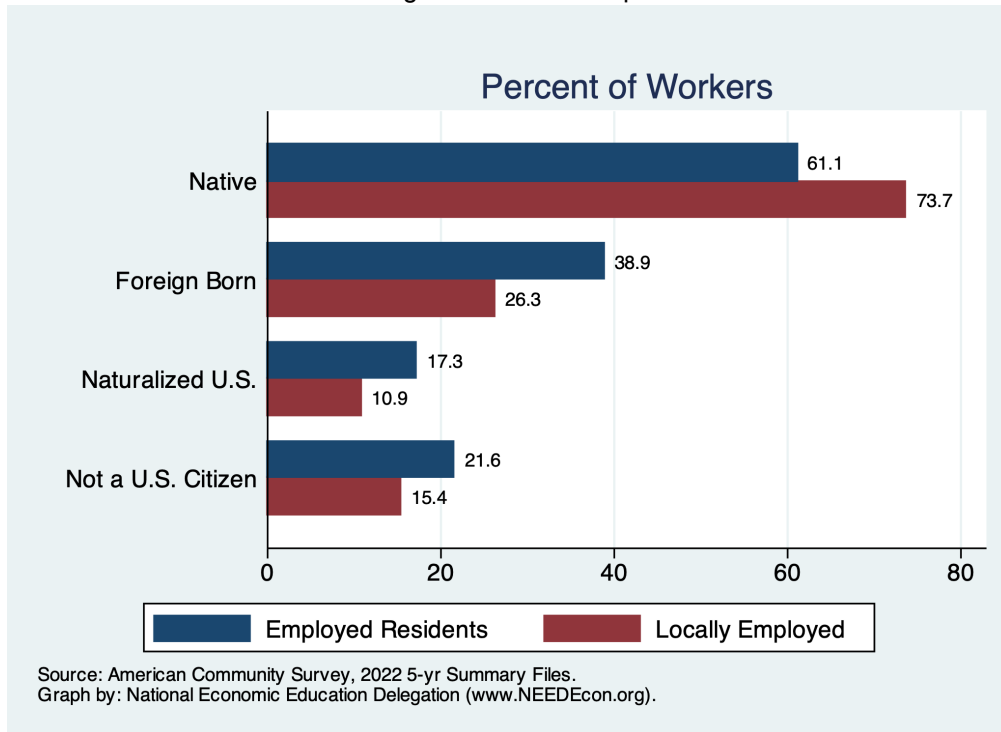


Figure 23: Citizenship





# Income and Earnings

## Per Capita Income Growth

### Definition:

Per capita income is the average income per person in Los Banos. Personal income is the income received by, or on behalf of, all persons from all sources: from participation as laborers in production, from owning a home or unincorporated business, from the ownership of financial assets, and from government and business

in the form of transfer receipts. Noncash government benefits are not included.

### Why is it important?

Income is the money that is available to persons for consumption expenditures, taxes, interest payments, transfer payments to governments and the rest of the world, or for saving. As such, it is an important indicator of economic well-being in a community.

Figure 24: Real Per Capita Income Ranking Among California Cities

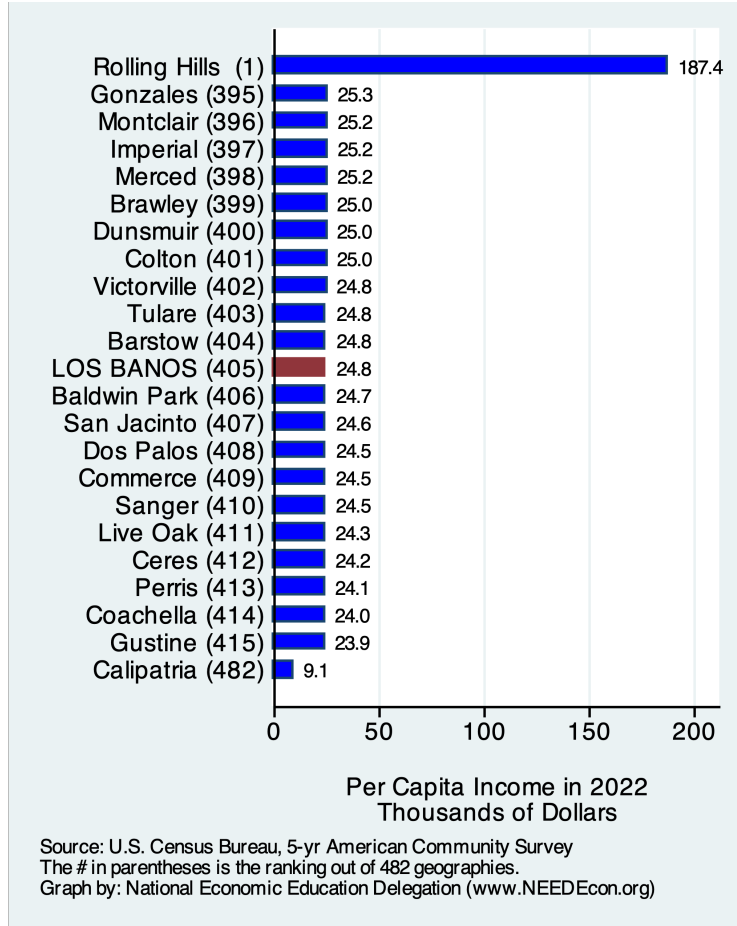
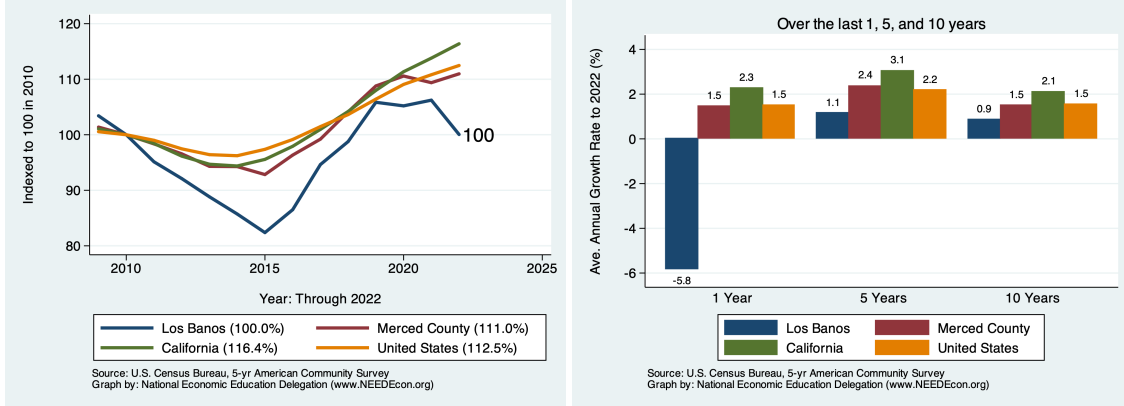


Figure 25: Regional Comparison of Growth over Time



Real Per Capita Income Ranking Among California Cities - w/Comparable Populations

Figure 26: Income Levels

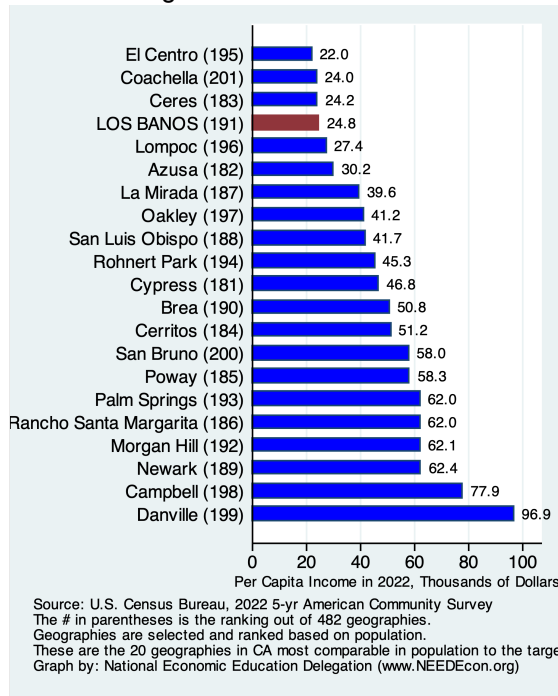
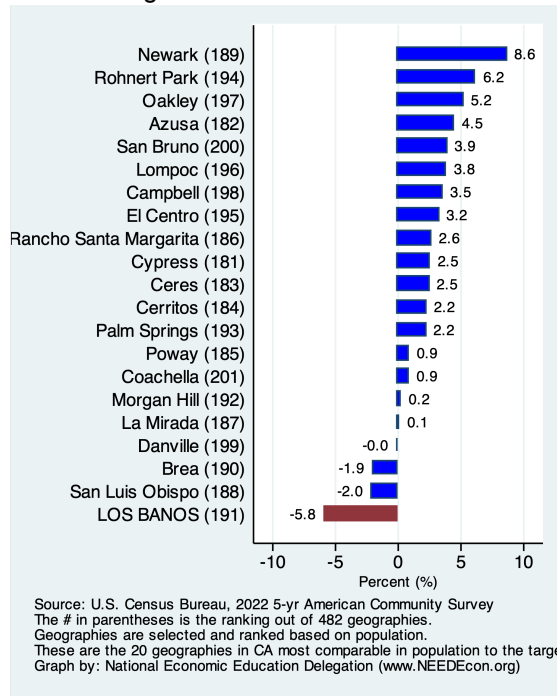


Figure 27: Growth over Time



## Real Per Capita Income Ranking Among Cities in Merced County

Figure 28: Income Levels

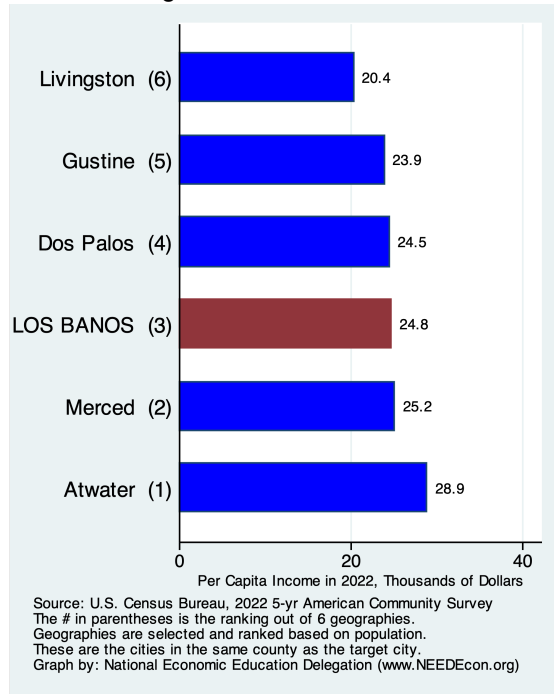


Figure 29: Growth over Time

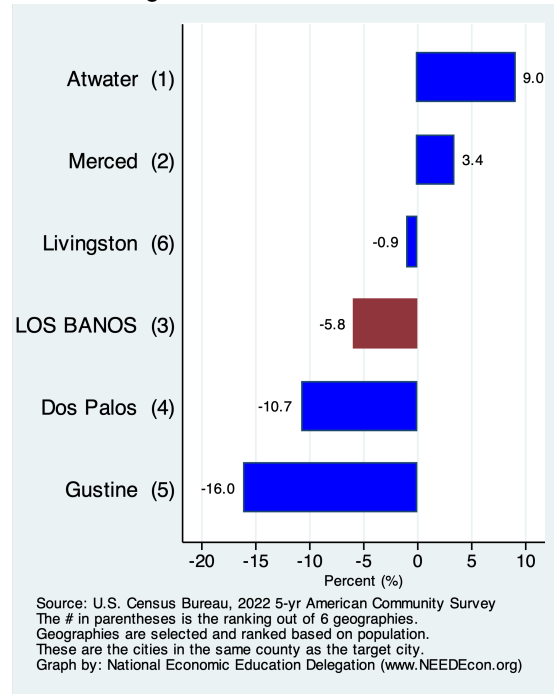
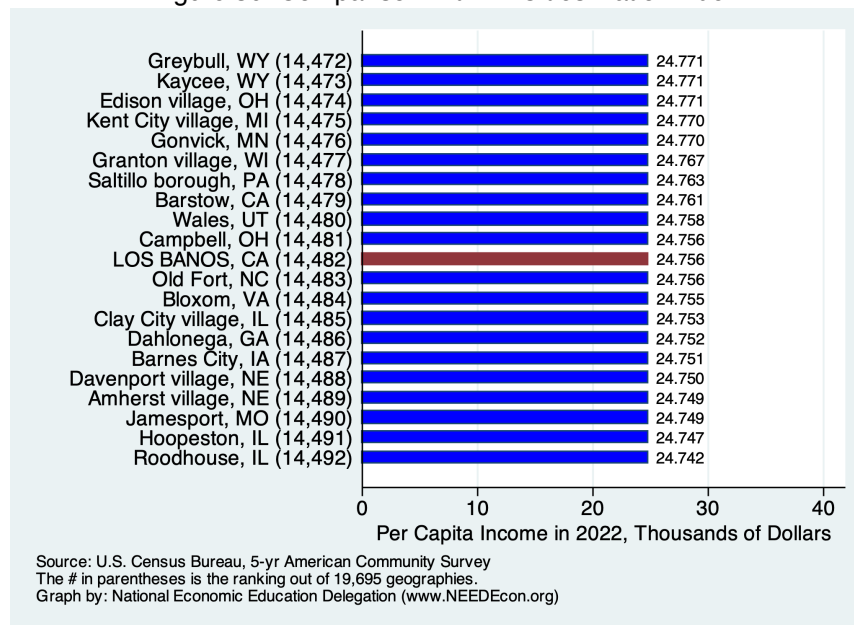


Figure 30: Comparison with All Cities Nationwide



## Poverty and Inequality

### Definition:

The local poverty rate provides an indication of the well-being of those at the bottom of the income distribution. The federal poverty rate measures the proportion of households in the region that are classified as living in poverty. Also included are measures of the extent to which the City's children are impoverished. Measures of the income distribution provide

further evidence on disparities in income in the region and how those disparities have changed over time.

### Why is it important?

It is important to track measures of poverty and inequality to assess the extent of income disparities in the region, with an eye toward understanding how well the local economy is performing for all of its citizens.

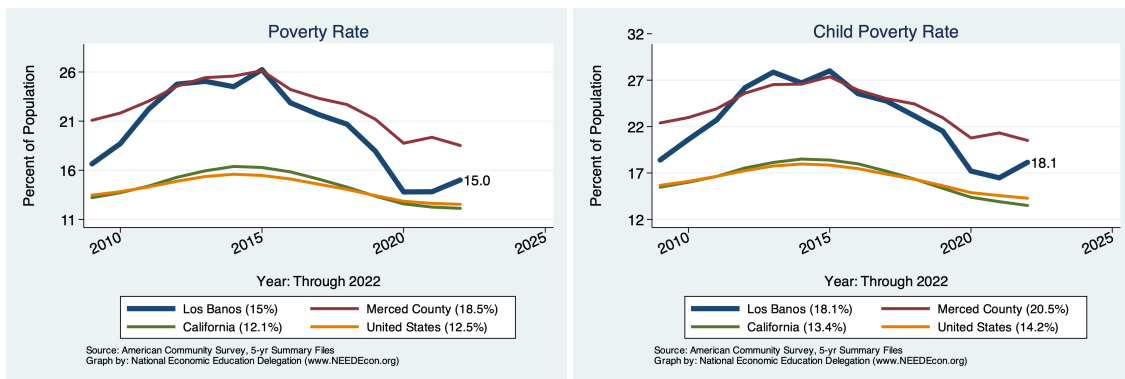


Figure 31: Inequality

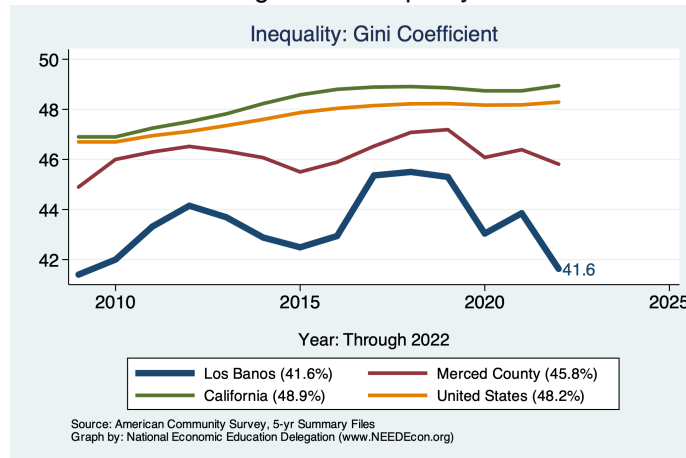


Figure 32: Shares Across the Income Distribution

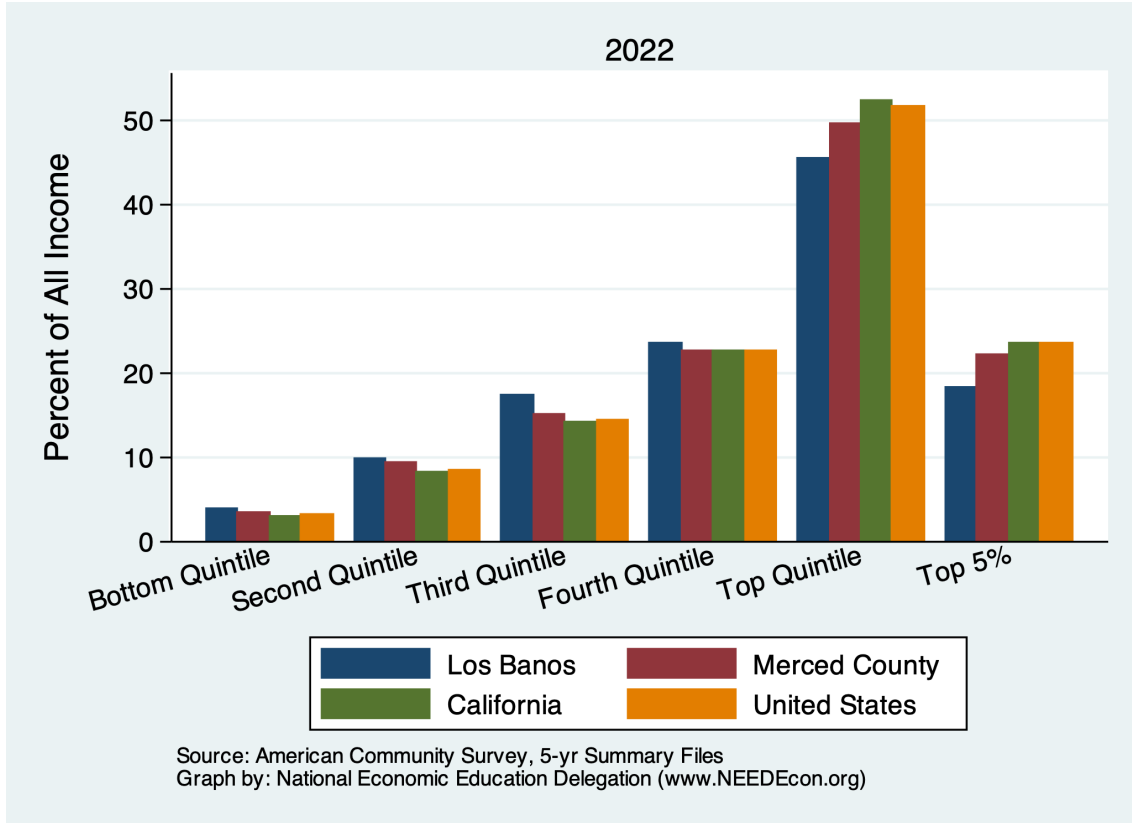
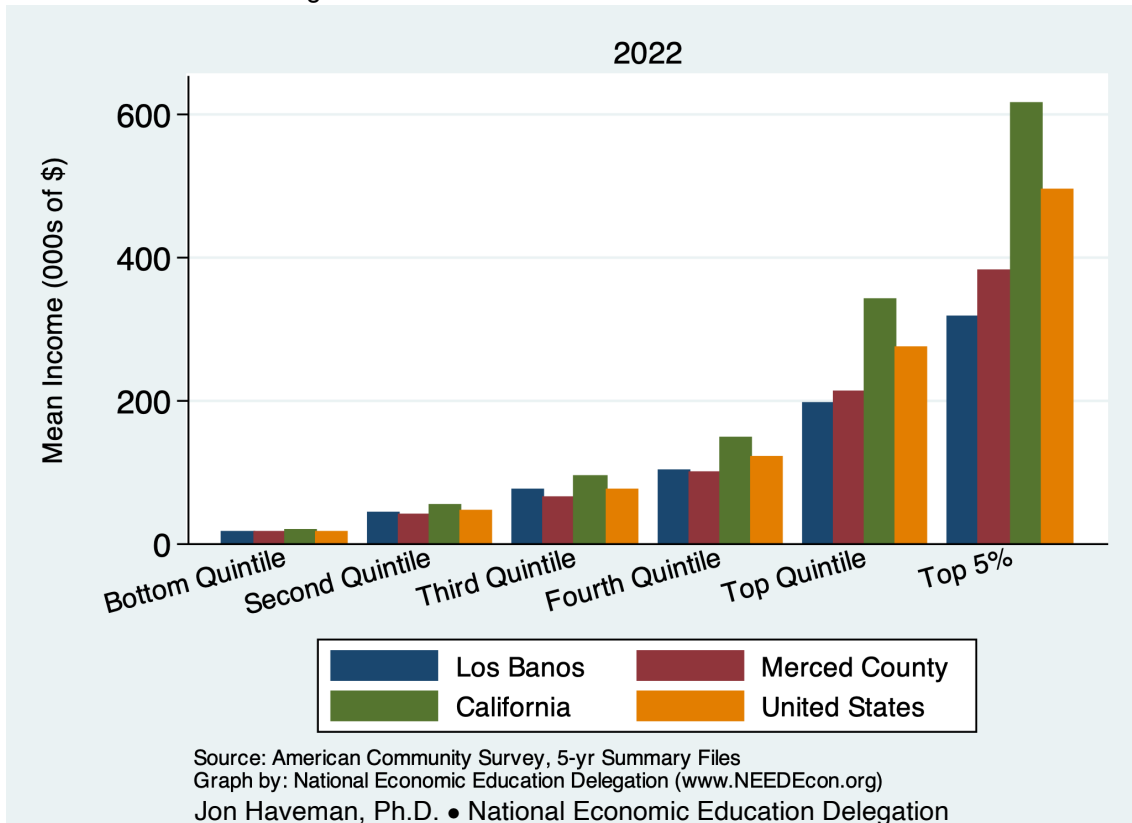


Figure 33: Means Across the Income Distribution



# Housing

## Housing Costs and Affordability

### Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. Housing burden is defined as a household needing to commit more than 30% of their household income toward housing costs. The median value is the amount in the middle. Fifty

percent of units are above the median and 50 percent are below.

### Why is it important?

Housing is one of three fundamental necessities, along with food and clothing. A measure of the cost of housing is an integral part of the measurement of the cost of living in a specific community. This is particularly true in cities and regions throughout the Bay Area, where housing costs are high relative to income.

## Cost of Housing in Los Banos and Broader Regions

Figure 34: Median Home Prices

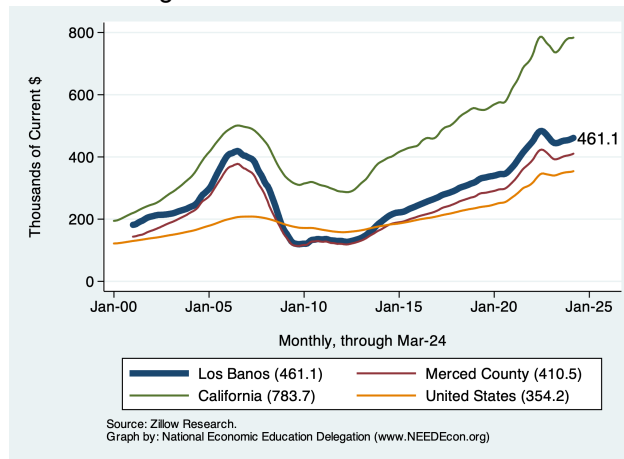
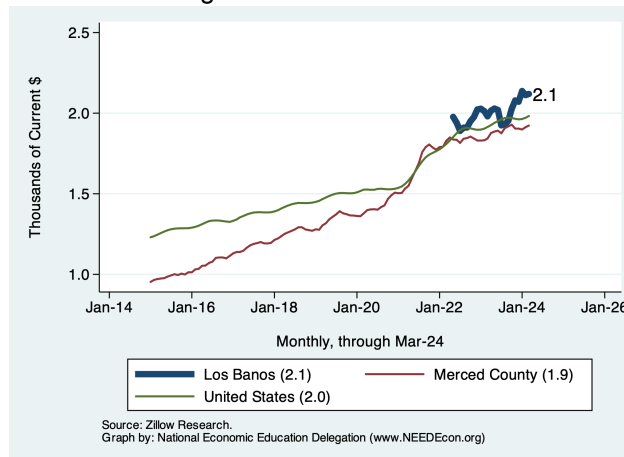


Figure 35: Median Rents



## Housing Ownership in Los Banos and Broader Regions

Figure 36: Home Ownership Rates

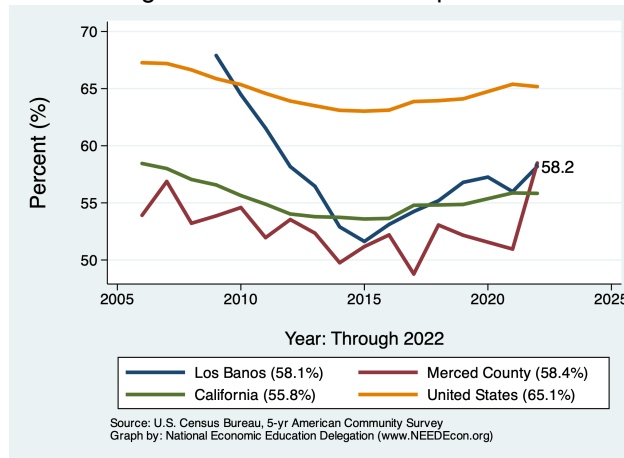


Figure 37: Home Ownership by Age

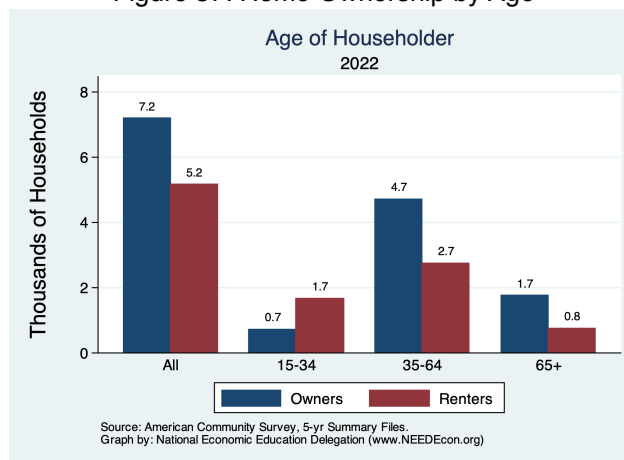


Figure 38: Income by Tenure

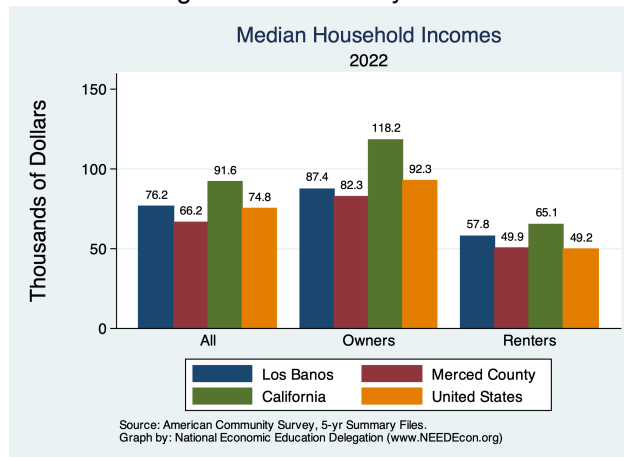


Figure 39: Income Distribution by Tenure

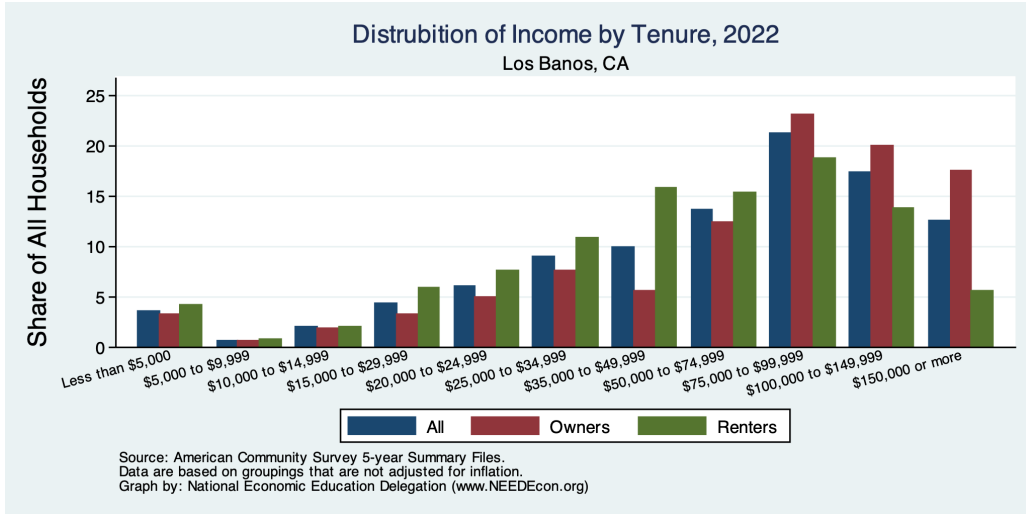


Figure 40: Income Distribution of Home Owners

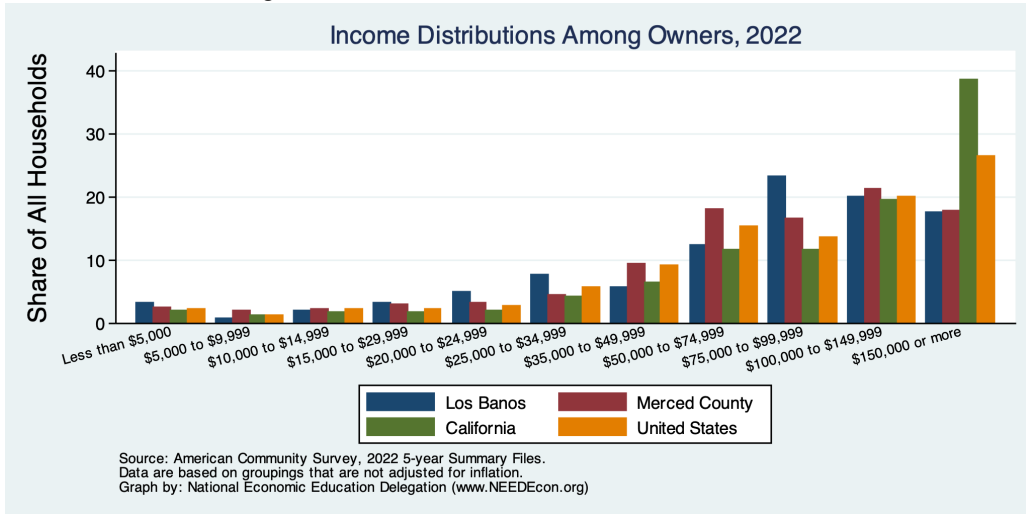
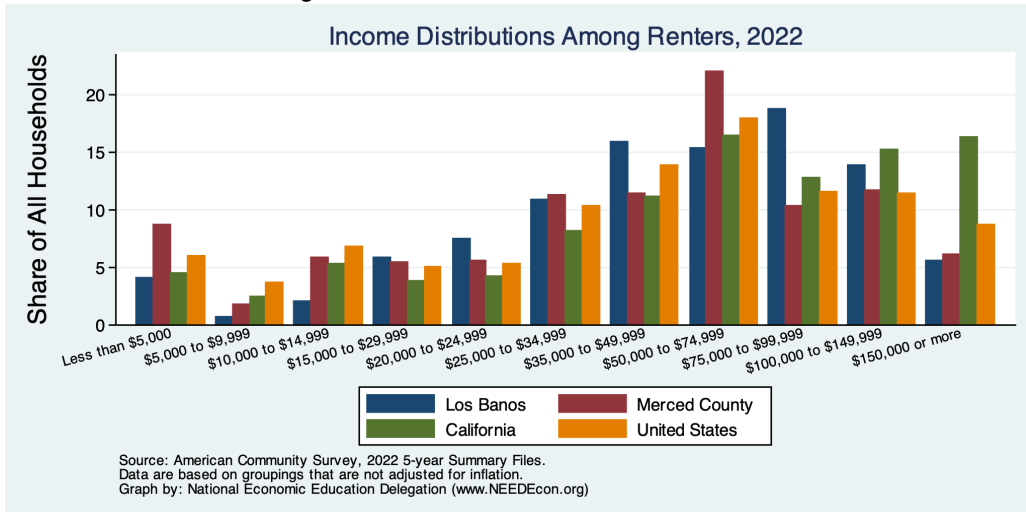


Figure 41: Income Distribution of Renters





## Housing Burden in Los Banos and Broader Regions

Figure 42: Home Owners w/ A Mortgage

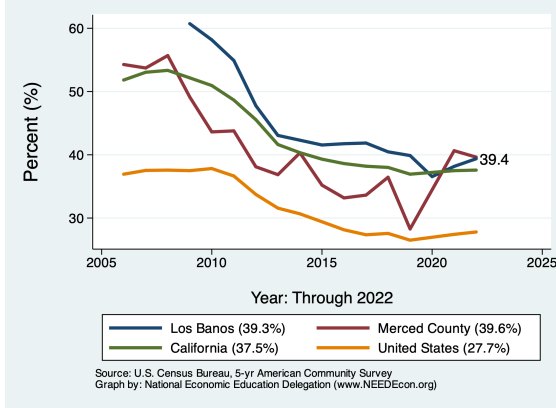


Figure 43: Home Owners w/o A Mortgage

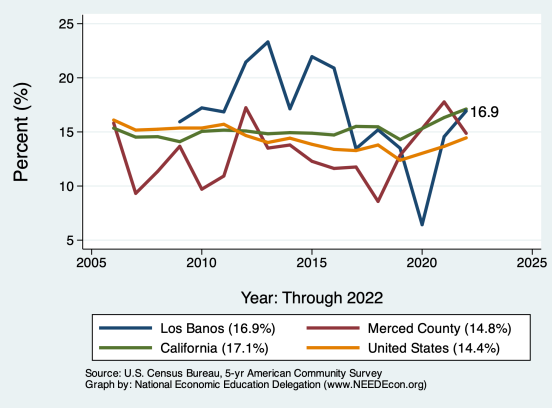


Figure 44: Renters

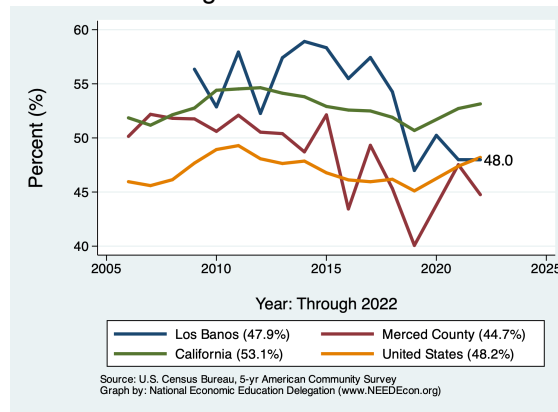
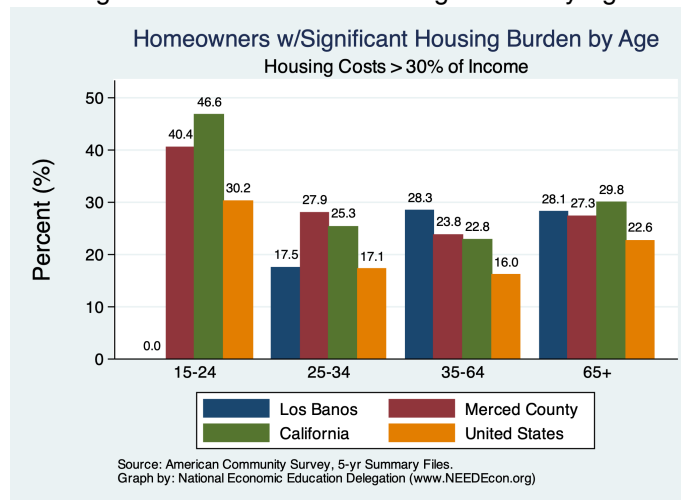


Figure 45: Homeowner Housing Burden by Age



# Housing Picture

## Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. The median value is the amount in the middle. Fifty percent of units are above the median and 50 percent are below.

## Why is it important?

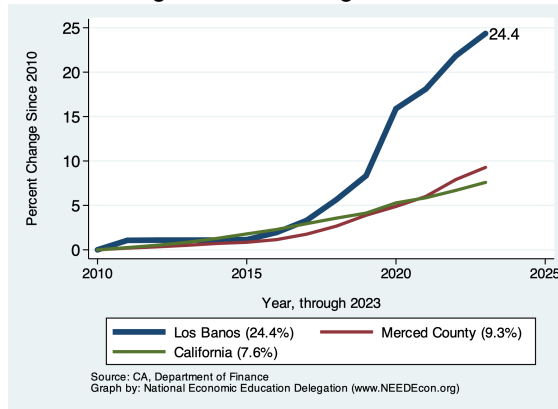
In areas where the rate of population growth exceeds the rate of housing growth, this is likely to reflect a tightening housing market. A tightening housing market will also likely be reflected in lower vacancy rates and higher occupancy rates. It may also be reflected in higher numbers of people per household.

**Table 5. Housing Market Indicators**

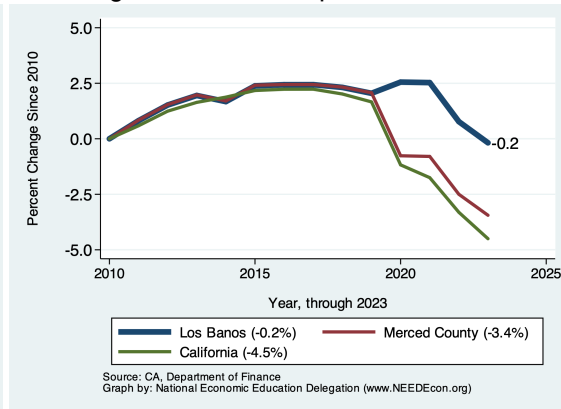
Indicator	2023	2019	2010	% Change from	
				2019	2010
Total Population	47,347.0	41,287.0	35,972.0	14.7	31.6
Total # of Homes	14,145.0	12,324.0	11,375.0	14.8	24.4
# Occupied Units	13,548.0	11,546.0	10,259.0	17.3	32.1
Persons per Household	3.5	3.6	3.5	-2.2	-0.2
Vacancy Rate (%)	4.2	6.3	9.8	-33.1	-57.0

Source: CA DOF; Calculations by the National Economic Education Delegation

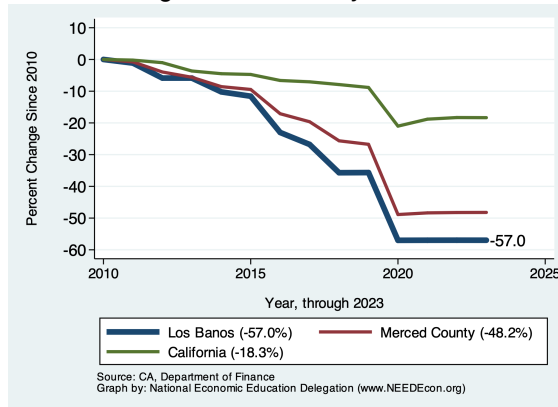
**Figure 46: Housing Growth**



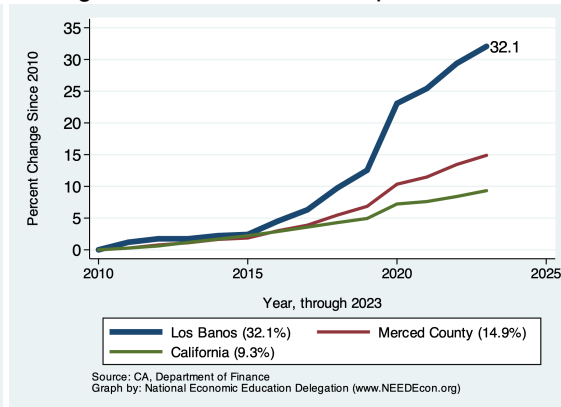
**Figure 47: Persons per Household**



**Figure 48: Vacancy Rates**



**Figure 49: Number of Occupanied Units**



## Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

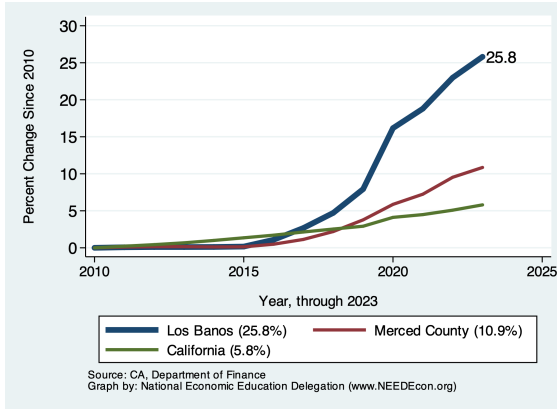


Figure 51: Single Attached Homes

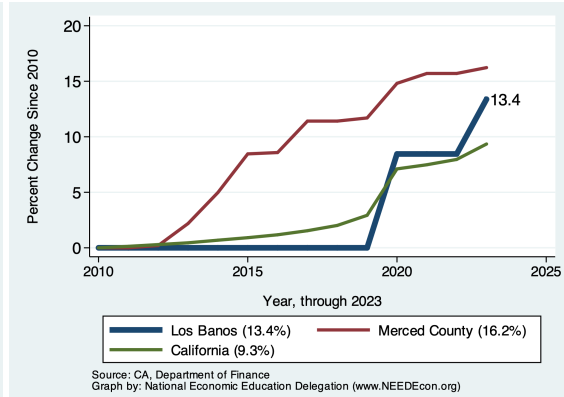


Figure 52: Housing in Buildings with Two to Four Units

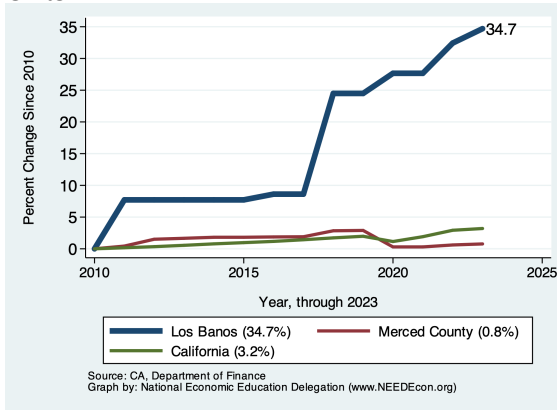
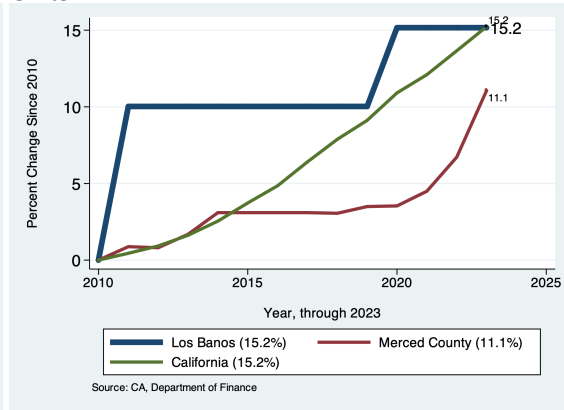


Figure 53: Housing in Buildings with Five or More Units



## Vintage of Residential Housing

### Why is it important?

This section provides evidence on the year in which residential housing in Los Banos was built. We break it down into owned versus rented residences and provide a comparison across Merced County and broader regions. A sense of the age of housing in a region provides an indication of the urgency with which a region might pursue additional housing. As the

housing stock ages, an urgency with which renovations and rebuilds are permitted might result. All things equal, more recently constructed housing will be more likely to meet current codes and standards. Remodeling of existing units will be more desirable when existing units are, on average, older.

Figure 54: Distribution of Housing Construction

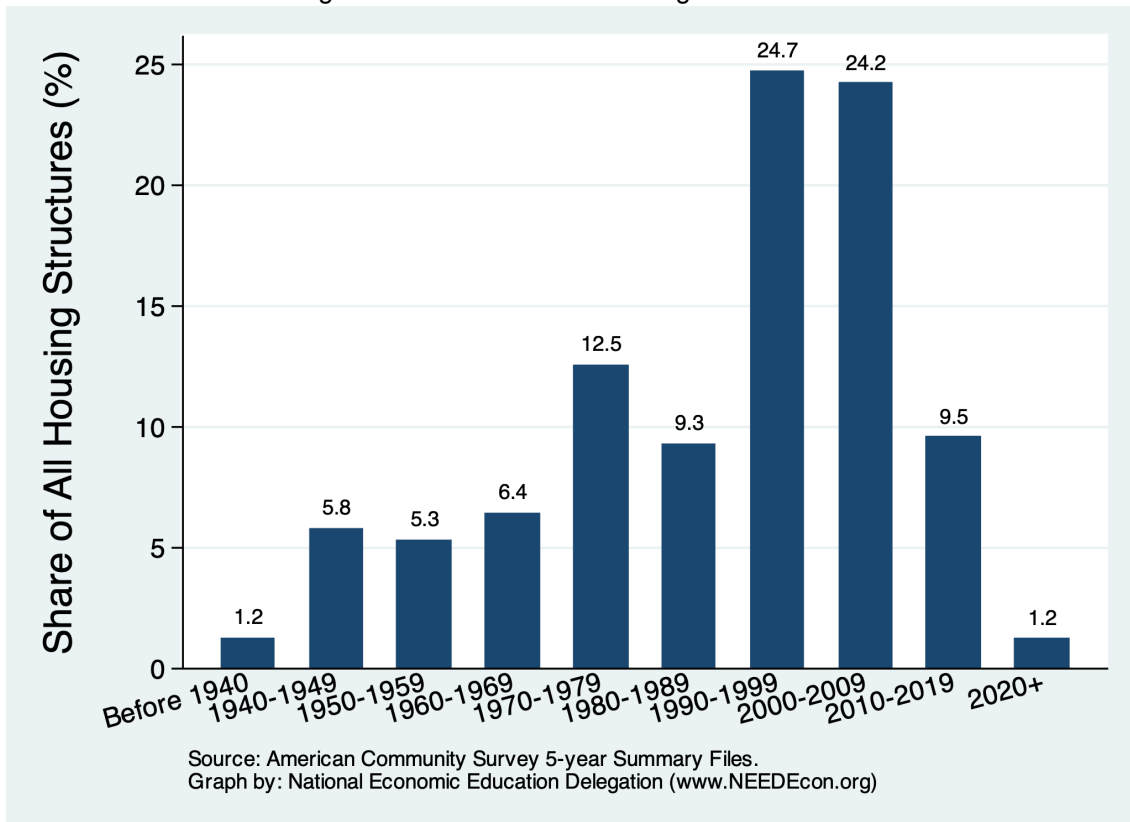


Figure 55: Housing Vintage across Regions

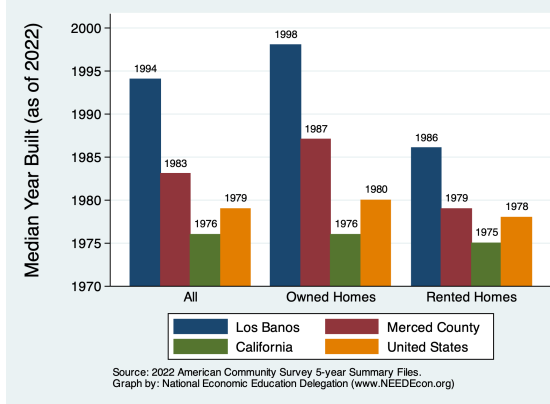


Figure 56: Housing Vintage by Tenure

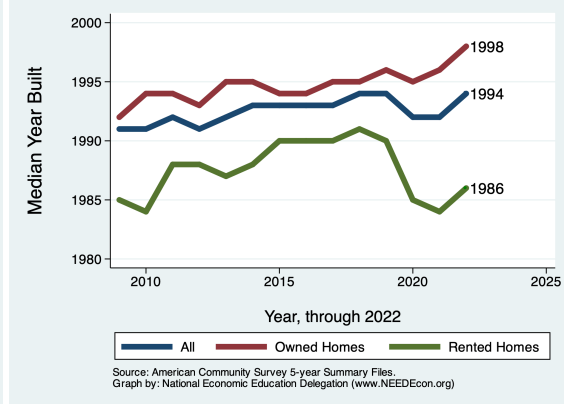


Figure 57: Vintage of Owned Residences

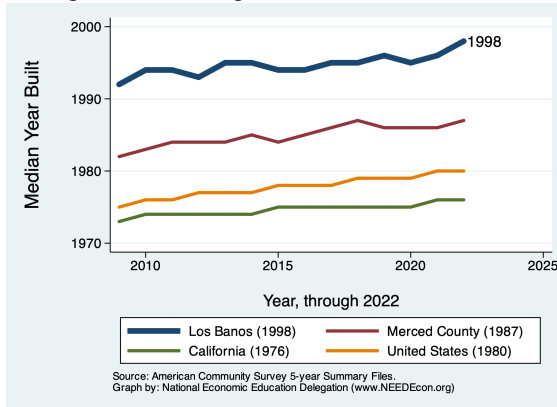


Figure 58: Vintage of Rented Residences

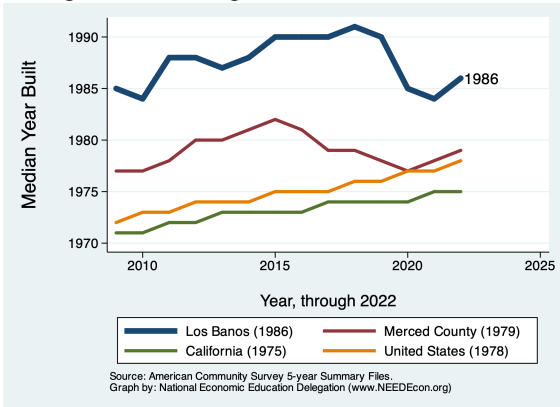
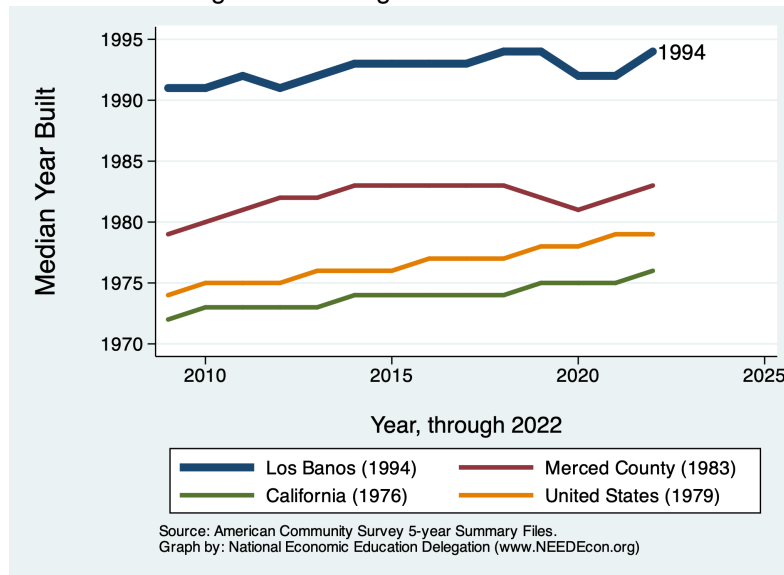


Figure 59: Vintage of All Residences



## Occupation of Residential Housing

### Why is it important?

The duration of residence in a city is important for developing future policies regarding growing the local population. If a region is highly mobile, evidenced by most residences having

been recently occupied, a city might propose policies to reduce that mobility, or ask why the mobility happens. Policies could be put in place to either reduce or increase migration.

Figure 60: Year Current Occupant Moved In

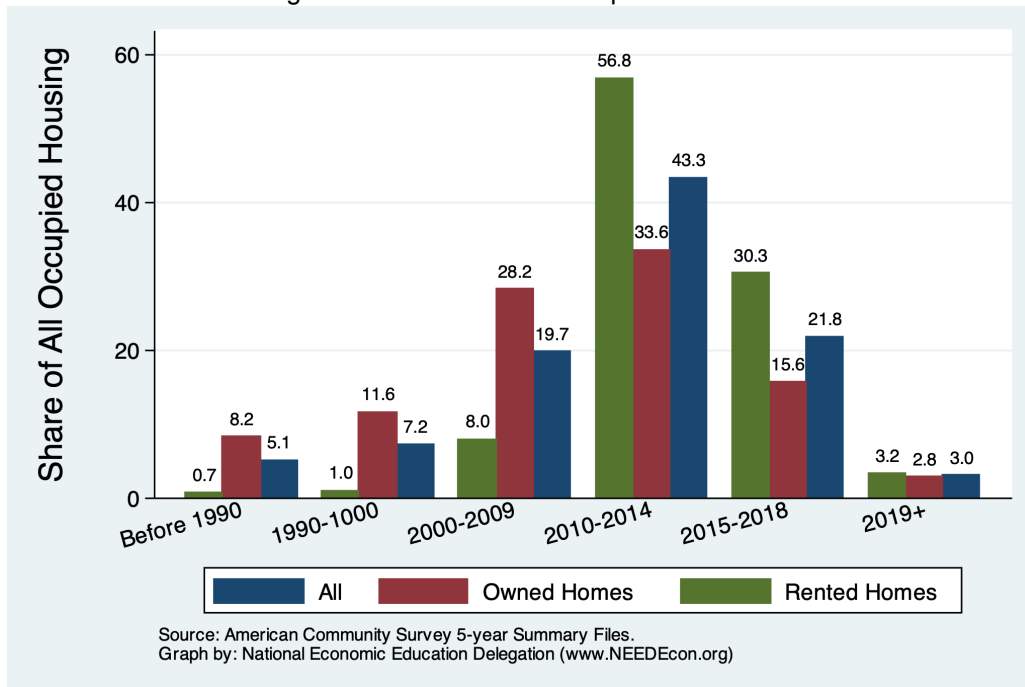


Figure 61: Year Occupied by Current Residents across Regions

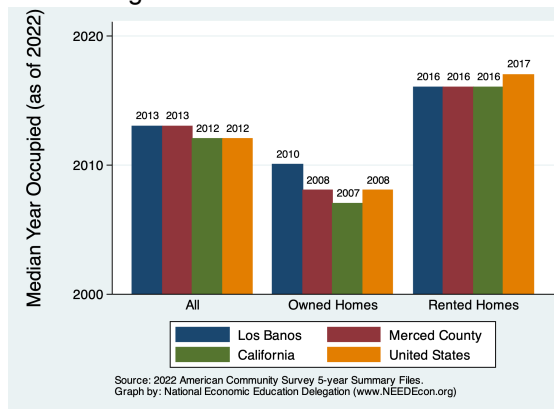


Figure 62: Year Occupied by Current Residents by Tenure

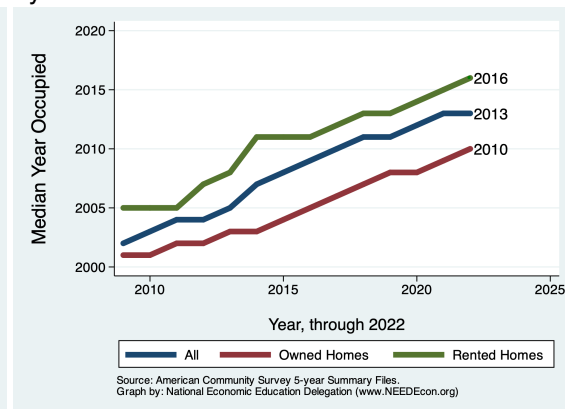


Figure 63: Year Occupied by Current Residents for Owned Housing

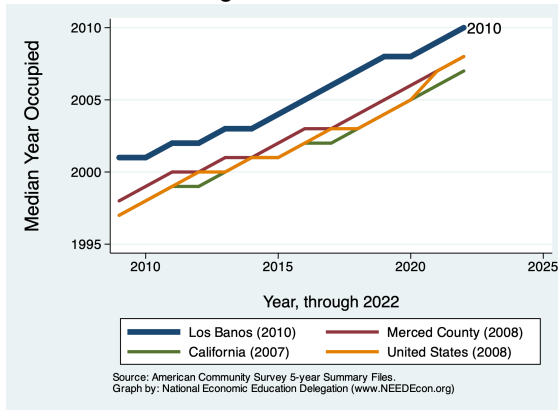


Figure 64: Year Occupied by Current Residents for Rented Housing

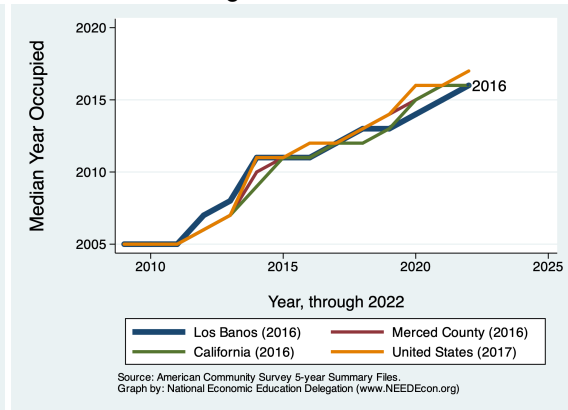
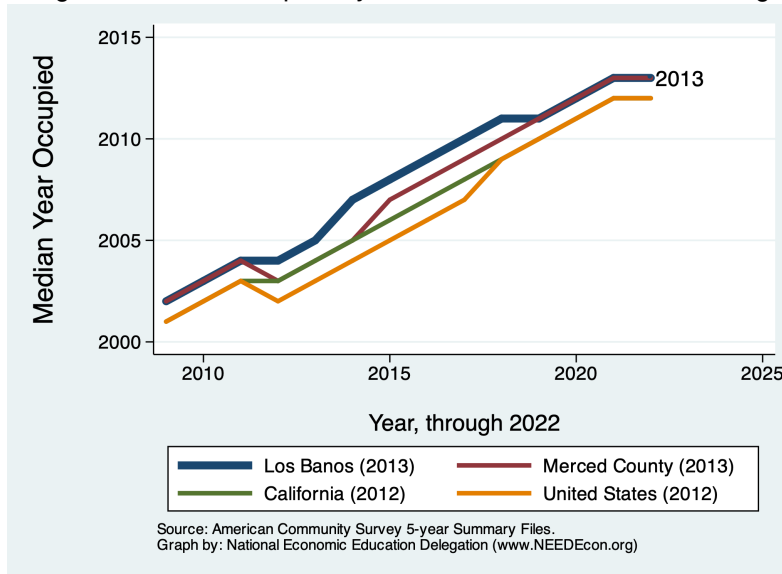


Figure 65: Year Occupied by Current Residents for All Housing



## Residential Permitting

### Definition:

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for Los Banos is compared with data from Merced County as a whole and broader regions. The statistic provided scales the number of permits by population. This is done to facilitate comparisons across regions.

### Why is it important?

Building permits are the best indicator available of new units coming on the market. In order for a region's population to grow and flourish, new residential properties must be added to the existing stock. Building, both in the City and in the County more generally, is an indication of the extent to which new residences accommodate new residents or are affecting prices through increased supply.

### Los Banos - Ranking Among Comparables

Figure 66: Number of Units Permitted - Nationwide Comparables (Rank)

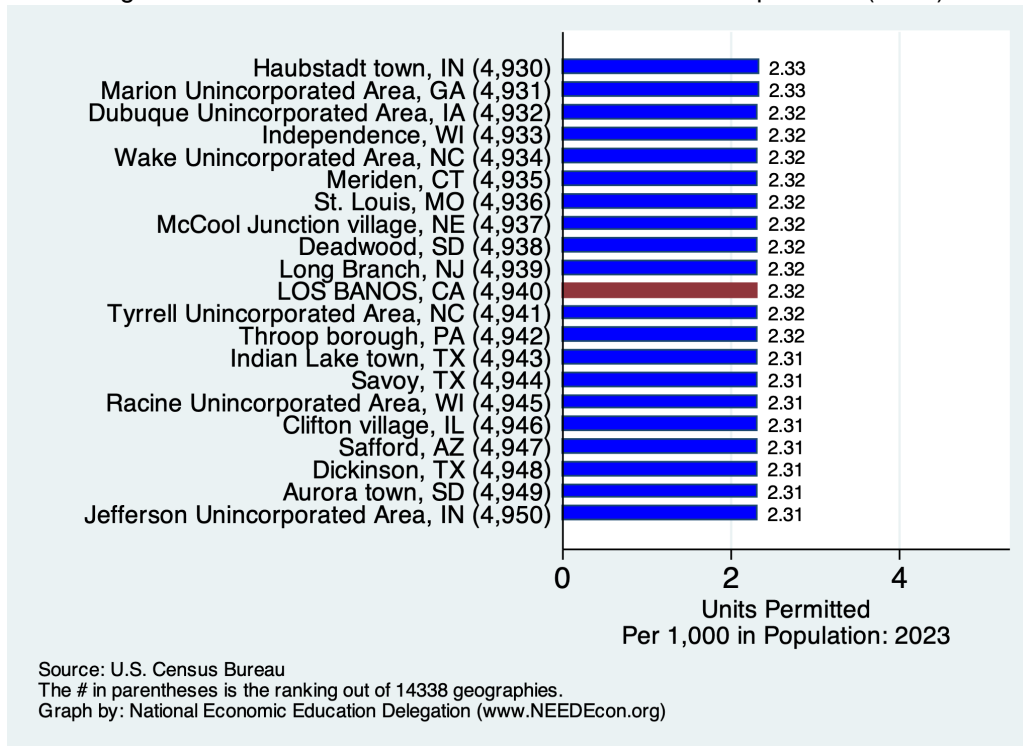
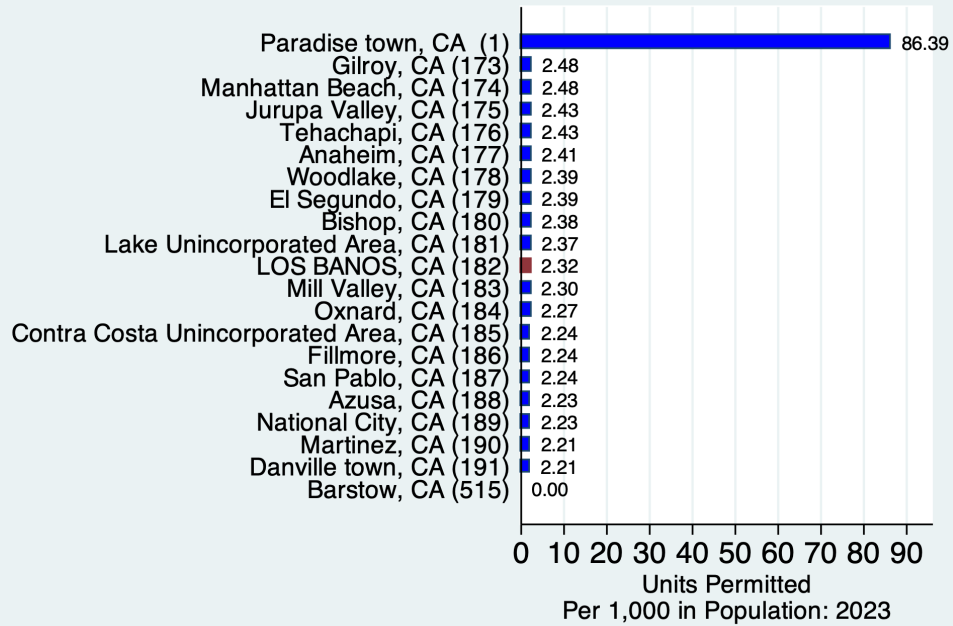


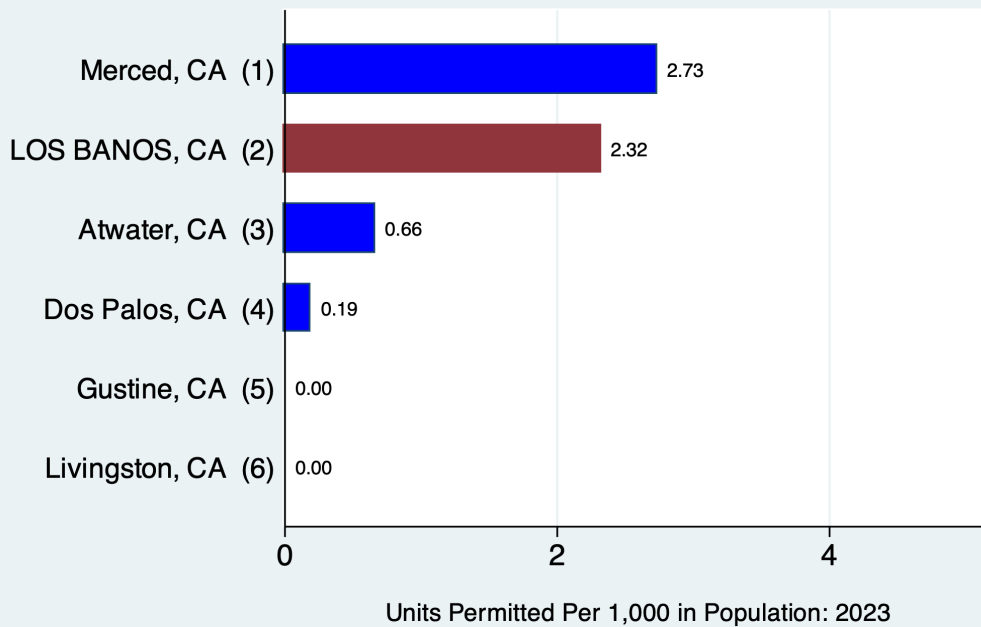


Figure 67: Number of Units Permitted - California Comparables (Rank)



Source: U.S. Census Bureau.  
 The # in parentheses is the ranking out of 515 geographies.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org))

Figure 68: Number of Units Permitted - Cities in Merced County (Rank)



Source: U.S. Census Bureau,  
 The # in parentheses is the ranking out of 6 geographies.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org))

**Los Banos - Permitting Activity**

**Annual Units Permitted - Per Capita in Los Banos**

Figure 69: Units Permitted Each Year

Figure 70: Average Annual Growth in Units Permitted

N/A

N/A

**Annual Number of Buildings Permitted - Per Capita in Los Banos**

Figure 71: Units Permitted Each Year

Figure 72: Average Annual Growth in Buildings Permitted

N/A

N/A

**Annual Value of Property Permitted - Per Capita in Los Banos**

Figure 73: Value Permitted Each Year

Figure 74: Average Annual Growth in Value Permitted

N/A

N/A

## Commute Patterns

During the recovery from the Great Recession, the period from 2010 to 2019, the Bay Area economy, and Silicon Valley in particular, has been growing at a pace roughly double that of the state as a whole and triple that of the nation. This growth has precipitated a tight hous-

ing market and also brought about some significant changes in commute patterns, many of which have been reversed by the pandemic. Recent years have seen significant changes in both the mode of transportation and commute times.

### Mode of Transportation

Figure 75: Percent of Workers Commuting by Car Alone

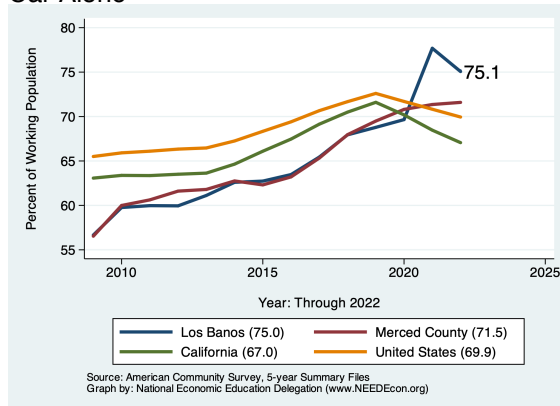


Figure 76: Percent of Workers Commuting by Carpool

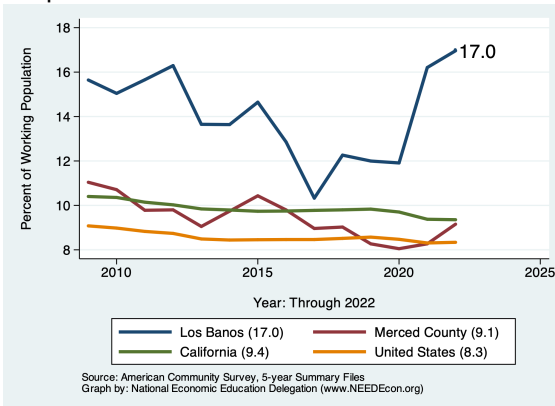


Figure 77: Percent of Workers using Public Transportation

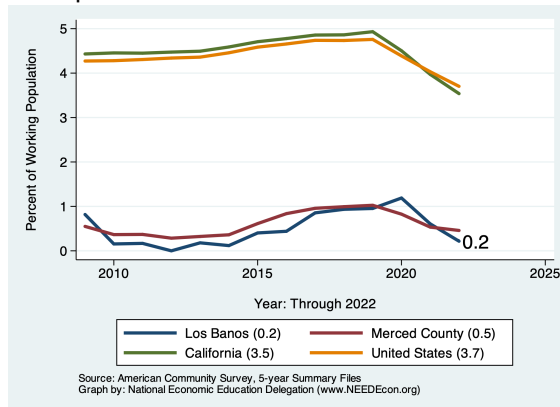
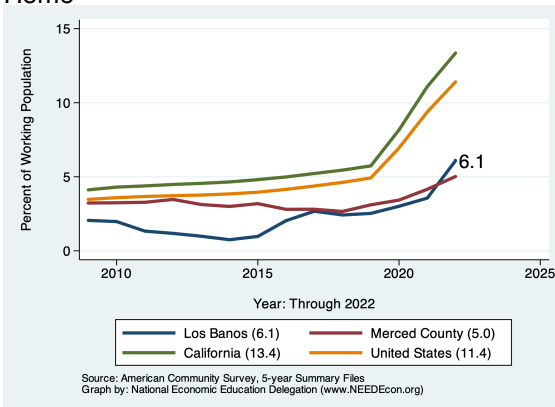


Figure 78: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in Los Banos. The second provides data on those who work, but do not necessarily live in Los Banos. The final two columns provide for a comparison of commute mode choices of people locally with those in California more broadly.

**Table 6. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK**

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van:	9,635	94.6	5,231	87.7	14,866	92.0	78.0
Drove Alone	7,660	75.2	4,466	74.8	12,126	75.1	68.4
Carpooled:	1,975	19.4	765	12.8	2,740	17.0	9.5
In 2-person carpool	1,187	11.7	407	6.8	1,594	9.9	6.9
In 3-person carpool	646	6.3	247	4.1	893	5.5	1.5
In 4-or-more-person carpool	142	1.4	111	1.9	253	1.6	1.1
Public Transportation (excl Taxi):	0	0.0	35	0.6	35	0.2	3.6
Bus or Trolley Bus	0	0.0	35	0.6	35	0.2	2.3
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.8
Subway or Elevated	0	0.0	0	0.0	0	0.0	0.3
Railroad	0	0.0	0	0.0	0	0.0	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	10	0.1	34	0.6	44	0.3	0.7
Walked	99	1.0	28	0.5	127	0.8	2.4
Taxicab, Motorcycle, or other	36	0.4	63	1.1	99	0.6	1.7
Worked at Home	406	4.0	577	9.7	983	6.1	13.6
<b>Total:</b>	10,186	100.0	5,968	100.0	16,154	100.0	

Source: 2022 5-year American Community Survey, Summary File

**Table 7. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK FOR WORKPLACE GEOGRAPHY**

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van:	2,952	70.0	3,425	80.3	6,377	75.4	78.0
Drove Alone	2,629	62.3	3,088	72.4	5,717	67.6	68.5
Carpooled:	323	7.7	337	7.9	660	7.8	9.5
In 2-person carpool	258	6.1	207	4.9	465	5.5	6.9
In 3-person carpool	24	0.6	48	1.1	72	0.9	1.5
In 4-or-more-person carpool	41	1.0	82	1.9	123	1.5	1.1
Public Transportation (excl Taxi):	0	0.0	0	0.0	0	0.0	3.6
Bus or Trolley Bus	0	0.0	0	0.0	0	0.0	2.3
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.8
Subway or Elevated	0	0.0	0	0.0	0	0.0	0.3
Railroad	0	0.0	0	0.0	0	0.0	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	10	0.2	18	0.4	28	0.3	0.7
Walked	112	2.7	18	0.4	130	1.5	2.4
Taxicab, Motorcycle, or other	52	1.2	43	1.0	95	1.1	1.7
Worked at Home	406	9.6	577	13.5	983	11.6	13.6
<b>Total:</b>	3,532	83.8	4,081	95.7	7,613	90.0	

Source: 2022 5-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

## Commute Times for Employed Residents

**Table 8. SEX OF WORKERS BY TRAVEL TIME TO WORK**

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Less than 5 minutes	274	2.8	334	5.9	608	3.9	2.0
5 to 9 minutes	1,021	10.4	1,456	25.8	2,477	16.0	7.5
10 to 14 minutes	869	8.9	944	16.8	1,813	11.7	12.2
15 to 19 minutes	369	3.8	493	8.8	862	5.6	15.0
20 to 24 minutes	430	4.4	222	3.9	652	4.2	14.3
25 to 29 minutes	0	0.0	121	2.1	121	0.8	6.3
30 to 34 minutes	59	0.6	119	2.1	178	1.2	15.0
35 to 39 minutes	197	2.0	24	0.4	221	1.4	2.9
40 to 44 minutes	67	0.7	100	1.8	167	1.1	4.3
45 to 59 minutes	995	10.1	256	4.5	1,251	8.1	8.6
60 to 89 minutes	1,971	20.1	595	10.6	2,566	16.6	7.9
90 or more minutes	3,528	35.9	727	12.9	4,255	27.5	4.0
<b>Total:</b>	<b>9,780</b>	<b>99.6</b>	<b>5,391</b>	<b>95.7</b>	<b>15,171</b>	<b>98.2</b>	

Source: 2022 5-year American Community Survey, Summary File

Figure 79: Percent of Employed Population With Commutes of More than 30 Minutes

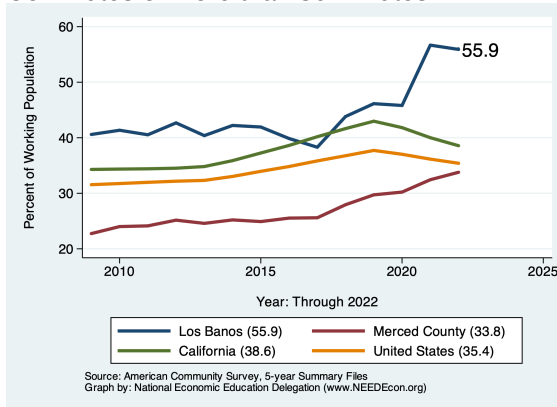


Figure 80: Percent of Employed Population With Commutes of More than 90 Minutes

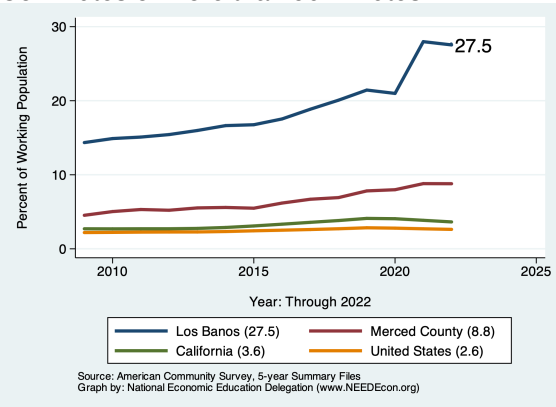
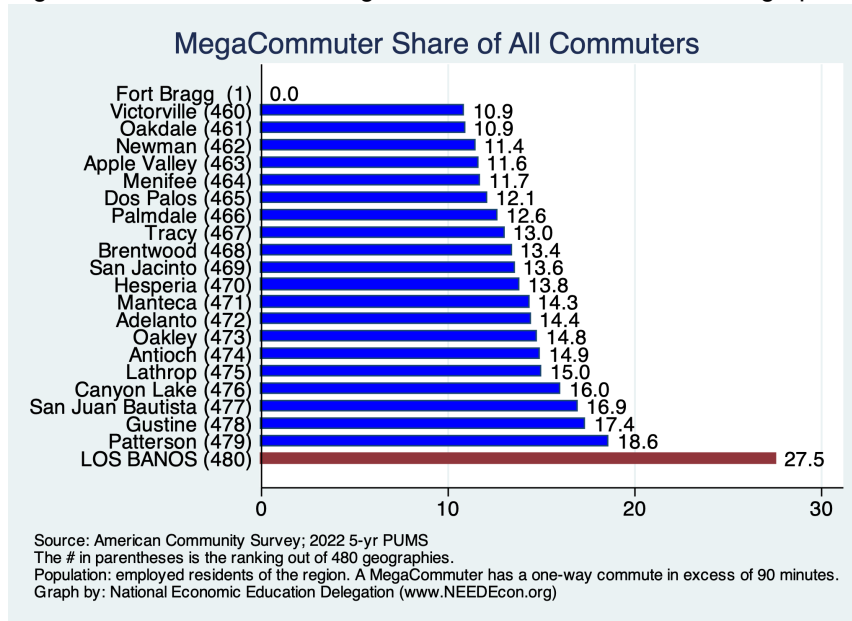


Figure 81: Rank: Share of MegaCommuters Across Similar Geographies



## Commute Times for Those Employed in the City

Table 9. SEX OF WORKERS BY TRAVEL TIME TO WORK FOR WORKPLACE GEOGRAPHY

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Less than 5 minutes	212	5.3	305	7.5	517	6.4	2.0
5 to 9 minutes	788	19.6	1,123	27.7	1,911	23.7	7.5
10 to 14 minutes	614	15.3	846	20.9	1,460	18.1	12.2
15 to 19 minutes	268	6.7	384	9.5	652	8.1	15.0
20 to 24 minutes	470	11.7	308	7.6	778	9.6	14.3
25 to 29 minutes	13	0.3	84	2.1	97	1.2	6.3
30 to 34 minutes	108	2.7	110	2.7	218	2.7	15.0
35 to 39 minutes	0	0.0	101	2.5	101	1.3	2.9
40 to 44 minutes	11	0.3	0	0.0	11	0.1	4.3
45 to 59 minutes	356	8.9	153	3.8	509	6.3	8.6
60 to 89 minutes	157	3.9	20	0.5	177	2.2	7.9
90 or more minutes	129	3.2	70	1.7	199	2.5	4.0
<b>Total:</b>	<b>3,126</b>	<b>77.9</b>	<b>3,504</b>	<b>86.4</b>	<b>6,630</b>	<b>82.2</b>	

Source: 2022 5-year American Community Survey, Summary File  
The results in this table are for those who work in the region, regardless of the location of their residence.

Figure 82: Percent of Local Employees With Commutes of More than 30 Minutes

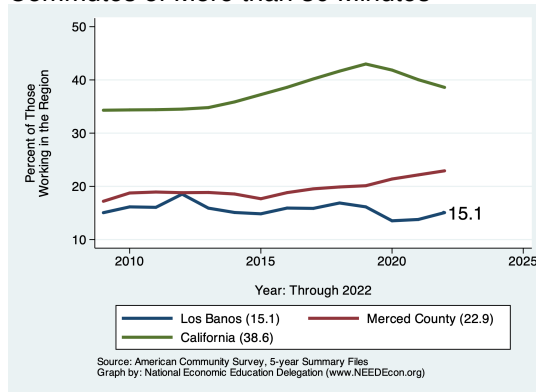


Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes

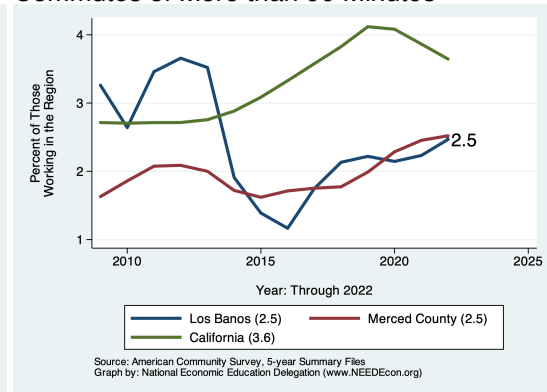
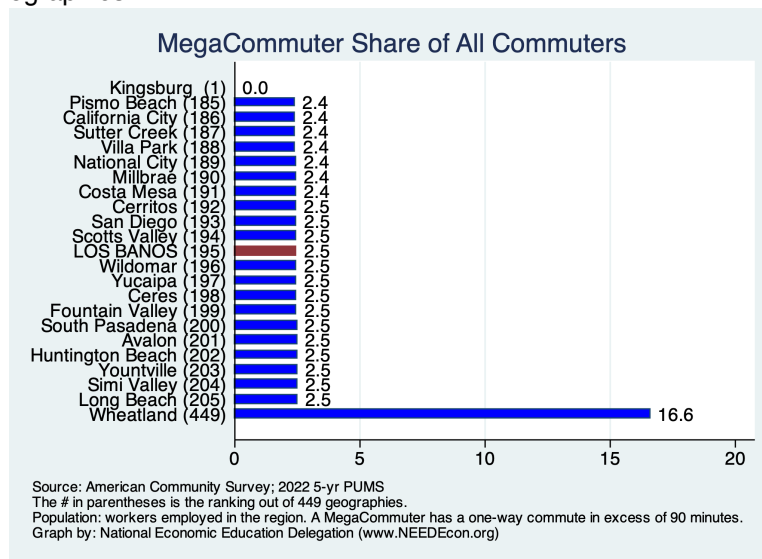


Figure 84: Rank: Share of MegaCommuters Across Similar Geographies



## Place of Work

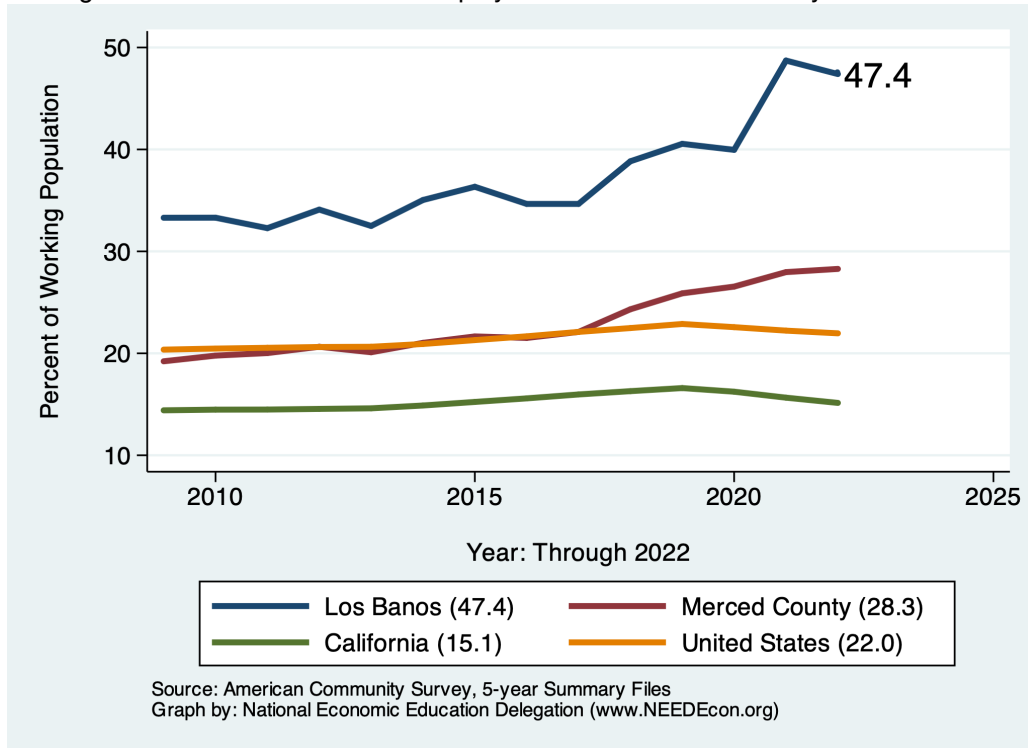
This section provides evidence on where workers living in Los Banos work. As evidenced in the first table, some of Los Banos's employed workers work in the City, but many do not. The first table and graph pair provide evidence at the county level while the second provide evidence with regard to working outside of the Los Banos city boundary.

**Table 10. SEX OF WORKERS BY PLACE OF WORK—STATE AND COUNTY LEVEL**

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Worked in state of residence:	10,028	98.4	5,968	100.0	15,996	99.0	99.6
Worked in county of residence	4,056	39.8	4,284	71.8	8,340	51.6	84.1
worked outside of county of residence	5,972	58.6	1,684	28.2	7,656	47.4	15.4
Worked outside state of residence	158	1.6	0	0.0	158	1.0	0.4
<b>Total:</b>	10,186	100.0	5,968	100.0	16,154	100.0	

Source: 2022 5-year American Community Survey, Summary File

**Figure 85: Percent of Workers Employed Outside of Their County of Residence**

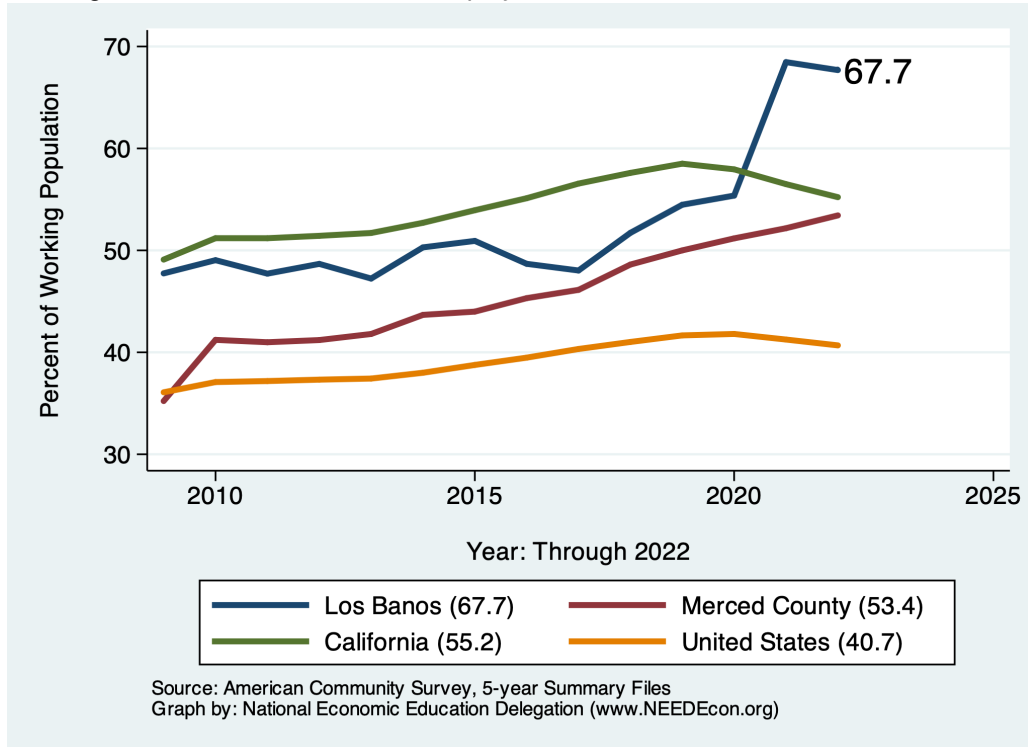


**Table 11. SEX OF WORKERS BY PLACE OF WORK-PLACE LEVEL**

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Living in a place:	10,186	100.0	5,968	100.0	16,154	100.0	95.9
Worked in place of residence	2,405	23.6	2,815	47.2	5,220	32.3	39.5
Worked outside place of residence	7,781	76.4	3,153	52.8	10,934	67.7	56.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.1
<b>Total:</b>	10,186	100.0	5,968	100.0	16,154	100.0	

Source: 2022 5-year American Community Survey, Summary File

**Figure 86: Percent of Workers Employed Outside of Their Place of Residence**





## Commute Mode by Income

**Table 12. MEDIAN EARNINGS IN THE PAST 12 MONTHS  
BY MEANS OF TRANSPORTATION TO WORK**

	City	California	Ratio	United States	
	Median	Median		Median	Ratio
Car, truck, or van - drove alone	41,381	48,566	105.4	46,171	104.8
Car, truck, or van - carpooled	33,219	36,463	112.7	34,487	112.7
Public transportation (excluding taxicab)		40,179		45,100	
Walked	118,683	29,366	499.8	27,142	511.4
Taxicab, motorcycle, bicycle, or other means		40,433		36,140	
Worked from home	35,946	75,153	59.2	67,180	62.6
<b>Total:</b>	39,417	48,747	80.9	46,099	85.5

Source: 2022 5-year American Community Survey, Summary File

Notes: 1) Ratio = the ratio of the regional median to either the CA or US median, relative to the Total ratio.

Values above 100 imply a high local median. Values below 100 imply a low local median.

For example, a value of 200 means that the local mean is 2x higher than would be expected.

For "Total:", ratio is simply the ratio of the medians.

2) For regions with more than one geography, the medians are averages weighted by working population.

**Table 13. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS**

Mode of Transit	< \$25,000		\$25,000-\$74,999		\$75,000+		All		All of CA (%)
	#	(%)	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van: Drove Alone	3,283	52.2	4,376	79.8	2,669	77.3	12,126	75.1	68.4
Car, Truck, or Van: Carpooled	815	12.9	850	15.5	406	11.8	2,740	17.0	9.5
Public Transportation (excl Taxi)	0	0.0	0	0.0	0	0.0	35	0.2	3.6
Walked	8	0.1	10	0.2	109	3.2	127	0.8	2.4
Taxicab, Motorcycle, or other	107	1.7	0	0.0	0	0.0	143	0.9	2.4
Worked at Home	398	6.3	249	4.5	269	7.8	983	6.1	13.6
<b>Total:</b>	4,611	73.2	5,485		3,453		16,154		100.0

Source: 2022 5-year American Community Survey, Summary File

**Table 14. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS FOR  
WORKPLACE GEOGRAPHY**

Mode of Transit	< \$25,000		\$25,000-\$74,999		\$75,000+		All		All of CA (%)
	#	(%)	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van: Drove Alone	1,991	45.8	2,051	78.8	900	66.5	5,717	67.6	68.5
Car, Truck, or Van: Carpooled	231	5.3	285	10.9	83	6.1	660	7.8	9.5
Public Transportation (excl Taxi)	0	0.0	0	0.0	0	0.0	0	0.0	3.6
Walked	21	0.5	10	0.4	99	7.3	130	1.5	2.4
Taxicab, Motorcycle, or other	76	1.7	8	0.3	2	0.1	123	1.5	2.4
Worked at Home	398	9.2	249	9.6	269	19.9	983	11.6	13.6
<b>Total:</b>	2,717	62.5	2,603		1,353		7,613	90.0	

Source: 2022 5-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

## Commute Mode by Poverty Status

**Table 15. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS**

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA (%)
	#	(%)	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van: Drove Alone	619	34.7	719	38.9	10,788	75.1	12,126	75.1	68.7
Car, Truck, or Van: Carpooled	164	9.2	92	5.0	2,484	17.3	2,740	17.0	9.5
Public Transportation (excl Taxi)	0	0.0	0	0.0	35	0.2	35	0.2	3.6
Walked	0	0.0	0	0.0	127	0.9	127	0.8	2.1
Taxicab, Motorcycle, or other	0	0.0	22	1.2	121	0.8	143	0.9	2.4
Worked at Home	150	8.4	68	3.7	765	5.3	983	6.1	13.6
<b>Total:</b>	933	52.3	901	48.7	14,320	99.7	16,154		

Source: 2022 5-year American Community Survey, Summary File

**Table 16. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS FOR WORKPLACE GEOGRAPHY**

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA (%)
	#	(%)	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van: Drove Alone	452	39.4	376	38.8	4,889	69.6	5,717	67.6	68.7
Car, Truck, or Van: Carpooled	10	0.9	45	4.6	605	8.6	660	7.8	9.5
Public Transportation (excl Taxi)	0	0.0	0	0.0	0	0.0	0	0.0	3.6
Walked	7	0.6	0	0.0	123	1.8	130	1.5	2.1
Taxicab, Motorcycle, or other	0	0.0	7	0.7	116	1.7	123	1.5	2.4
Worked at Home	150	13.1	68	7.0	765	10.9	983	11.6	13.6
<b>Total:</b>	619	53.9	496	51.1	6,498	92.6	7,613	90.0	

Source: 2022 5-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

# Migration

## Overall Migration Flows

### Definition:

The United States is a country with an increasingly mobile population. People move, migrate, from one place to another with increasing frequency.

### Why is it important?

Having a handle on whether or not Los Banos is a net recipient (migration inflows) or donor (migration outflows) of population is very im-

portant for understanding trends in the City's development. This section outlines migration patterns by age, education, income, marital status, and housing tenure. Understanding recent trends is very important for making policy, investment, and other decisions about the future. Also, understanding the extent to which the population is stable, or experiences significant turnover each year is helpful for planning purposes.

Figure 87: Overall Movements of Residents

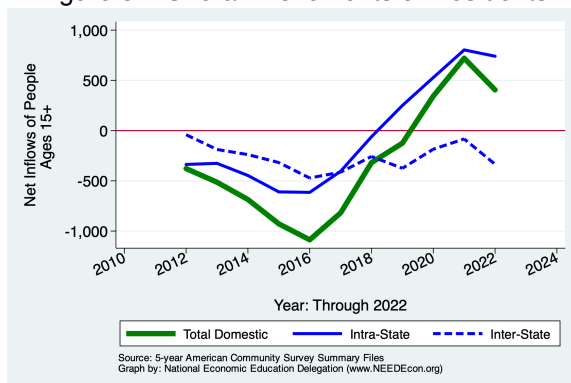


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
No income	7,983	129	-76	226	-26	5
With income	24,446	571	-93	683	-309	290
\$1 to \$9,999 or less	3,537	122	4	7	13	98
\$10,000 to \$14,999	2,119	24	0	76	-52	0
\$15,000 to \$24,999	3,960	135	36	73	-19	45
\$25,000 to \$34,999	3,465	197	0	215	-72	54
\$35,000 to \$49,999	3,239	250	6	216	-29	57
\$50,000 to \$64,999	2,534	-8	-139	193	-98	36
\$65,000 to \$74,999	1,253	-27	0	-27	0	0
\$75,000 or more	4,339	-122	0	-70	-52	0
<b>All:</b>	<b>32,429</b>	<b>700</b>	<b>-169</b>	<b>909</b>	<b>-335</b>	<b>295</b>

Source: 2022 5-year American Community Survey, Summary File

Note: The data in this and other tables in this section are limited in that there is no information on the City's population that has moved abroad.

The "From Abroad" column is gross movements into the City from abroad.

Figure 88: Overall Movements of Low Income Residents

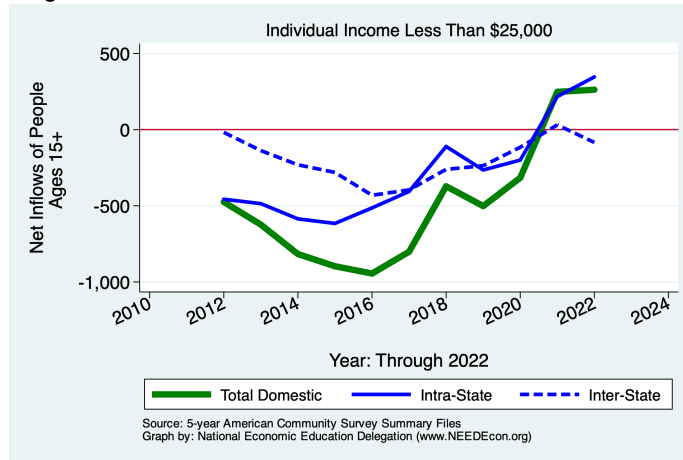


Figure 89: Overall Movements of Middle Income Residents

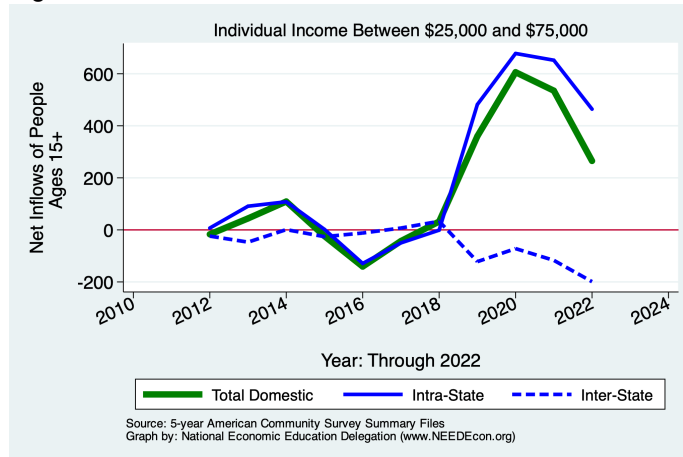
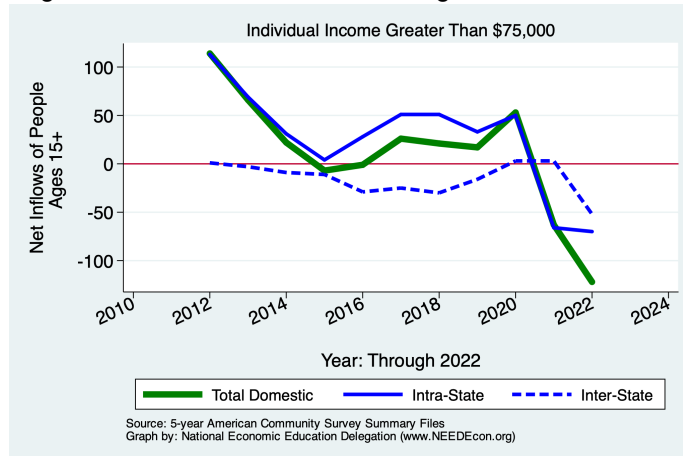


Figure 90: Overall Movements of High Income Residents



## Demographics of Migration Flows

**Table 18: Migration by Marital Status**

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
Never married	12,650	-147	-135	57	-254	185
Now married, except separated	16,174	644	-38	659	-77	100
Divorced	2,146	67	9	59	-1	0
Separated	441	44	-33	77	0	0
Widowed	1,018	92	28	57	-3	10
<b>Total:</b>	<b>32,429</b>	<b>700</b>	<b>-169</b>	<b>909</b>	<b>-335</b>	<b>295</b>

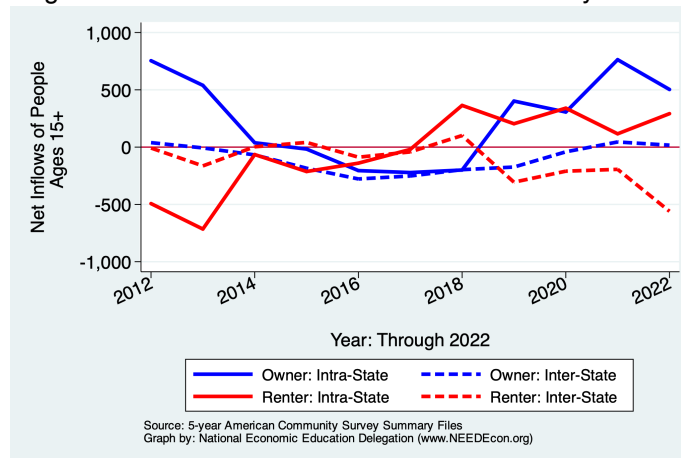
Source: 2022 5-year American Community Survey, Summary File

**Table 19: Migration by Tenure**

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
Householder lived in owner-occupied housing units	26,072	719	-343	846	17	199
Householder lived in renter-occupied housing units	18,638	-70	50	242	-560	198
<b>Total:</b>	<b>44,710</b>	<b>649</b>	<b>-293</b>	<b>1,088</b>	<b>-543</b>	<b>397</b>

Source: 2022 5-year American Community Survey, Summary File

**Figure 91: Domestic Movements of Residents by Tenure**



**Table 20: Migration by Age**

Category	Population	Net Inflows					
		All Migration	Same State			Across States	From Abroad
			W/in County	Between Counties	Across States		
1 to 4 years	3,498	75	0	121	-124	78	
5 to 17 years	11,417	-320	-166	-61	-117	24	
18 and 19 years	1,523	-24	-6	-17	-1	0	
20 to 24 years	2,857	-200	-55	-26	-119	0	
25 to 29 years	3,437	211	110	148	-82	35	
30 to 34 years	2,966	181	-39	134	-79	165	
35 to 39 years	2,715	-49	-32	-16	-6	5	
40 to 44 years	2,647	176	-33	227	-18	0	
45 to 49 years	2,652	-21	-148	132	-5	0	
50 to 54 years	2,501	-12	-69	57	0	0	
55 to 59 years	2,262	225	57	109	13	46	
60 to 64 years	1,572	-3	29	-38	0	6	
65 to 69 years	1,322	117	16	63	0	38	
70 to 74 years	1,362	26	-13	58	-19	0	
75 years and over	2,119	35	0	28	7	0	
<b>Total Population:</b>	44,850	417	-349	919	-550	397	

Source: 2022 5-year American Community Survey, Summary File

**Table 21: Migration by Educational Attainment**

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Less than high school graduate	7,293	504	-29	392	16	125
High school graduate (includes equiv)	8,590	61	-93	192	-118	80
Some college or assoc. degree	6,611	323	0	337	-66	52
Bachelor's degree	2,321	47	0	9	0	38
Graduate or professional degree	740	-49	0	-28	-21	0
<b>Total:</b>	25,555	886	-122	902	-189	295

Source: 2022 5-year American Community Survey, Summary File

**Table 22: Median Income of Migration Flows**

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	33,374	33,374
Moved Within Same County	27,140	29,375
Moved to Different County, Same State	34,816	38,616
Moved from Abroad	25,333	
<b>Total Population:</b>	32,967	33,221

Source: 2022 5-year American Community Survey, Summary File

**Table 23: Median Age of Migration Flows**

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	29.5	29.5
Moved Within Same County	26.3	30.6
Moved to Different County, Same State	32.0	20.7
Moved Between States	57.5	24.2
Moved from Abroad	30.8	
<b>Total Population:</b>	29.6	29.1

Source: 2022 5-year American Community Survey, Summary File

## References and Sources

The majority of the data presented in this report are from the American Community Survey (ACS). For larger geographies, the 1-year Summary Files provide the data. For smaller communities, roughly those with less than 65,000 in population in 2021, the 5-year Summary Files provide the data.

The ACS data are supplemented by building permit data from the U.S. Census Bureau, population and housing data from the California Department of Finance, and home price and rental rates from Zillow.

U.S. Census Bureau. American Community Survey 1-year and 5-year Summary Files. <https://www.census.gov/programs-surveys/acs/data/data-via-ftp.html>. The 1-year data are released in September each year and the 5-year data are released in January.

Zillow Research Data <https://www.zillow.com/research/data/>

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