# Mammoth Lakes, California

## *Indicators Report*

by
The National Economic Education Delegation (NEED)

April 20, 2024

Exploring the economics, demographics, and well-being of Mammoth Lakes and its residents through indicators.

This report was produced by the:

# Executive Summary

## *Assessing the City with Indicators*

**About this Report**

This report provides background or summary information for the city of Mammoth Lakes (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 Mammoth Lakes. These indicators are compared to Mono County (the County) as a whole, a broader region where one is well defined, California, and the United Sates.

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 snopshot of Mammoth Lakes 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 or employment and unemployment in Mammoth Lakes 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 Mammoth Lakes, 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 proprotion 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 Mammoth Lakes, but do not necessarily live in Mammoth Lakes.

- **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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# Contents

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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 compositon.

**Why is it important?**

The characteristics and growth of Mammoth Lakes's population are fundamental indicators of the city's growth potential.

## *A Demographic Snapshot*

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| Statistic | 2022 | 2019 |
|---|---|---|
| **POPULATION** | | |
| Population Estimate (#, 5yr) | 7,253.0 | 8,169.0 |
| Veterans (#, 5yr) | 145.0 | 252.0 |
| Foreign born persons (%, 5yr) | 27.0 | 31.1 |
| Population age 25+ (#, 5yr) | 5,218.0 | 5,117.0 |
| **AGE AND SEX** | | |
| Persons under 5 years (%, 5yr) | 2.0 | 4.0 |
| Persons under 18 years (%, 5yr) | 20.4 | 22.8 |
| Persons 65 years and over (%, 5yr) | 11.4 | 5.1 |
| Female persons (%, 5yr) | 49.0 | 45.5 |
| **INCOME AND POVERTY** | | |
| Median household income ($, 5yr) | 80,795.0 | 59,620.0 |
| Per capita income in past 12 months ($, 5yr) | 45,969.0 | 33,262.0 |
| Persons in poverty (%, 5yr) | 8.8 | 10.8 |
| Children age less than 18 in poverty (#, 5yr) | 141.0 | 387.0 |
| Children age less than 18 in poverty (%, 5yr) | 9.5 | 20.8 |
| **RACE AND ETHNICITY** | | |
| White alone (%, 5yr) | 82.8 | 83.4 |
| African American alone (%, 5yr) | 0.2 | 0.9 |
| American Indian or Alaska Native alone (%, 5yr) | 0.0 | 0.3 |
| Asian alone (%, 5yr) | 6.3 | 3.7 |
| Native Hawaiian and Other Pacific Islander alone (%, 5yr) | 0.0 | 0.0 |
| Two or More Races (%, 5yr) | 4.0 | 3.7 |
| Hispanic or Latino (%, 5yr) | 27.5 | 37.5 |
| White alone, not Hispanic or Latino (%, 5yr) | 62.5 | 54.9 |
| **HOUSING** | | |
| Housing units (#, 5yr) | 9,678.0 | 9,795.0 |
| Owner-occupied housing units (%, 5yr) | 59.7 | 46.9 |
| Median value of owner-occupied housing units ($, 5yr) | 573,900.0 | 337,700.0 |
| Median selected monthly owner costs-with a mortgage ($, 5yr) | 2,518.0 | 2,022.0 |
| Median selected monthly owner costs-without a mortgage ($, 5yr) | 1,134.0 | 1,083.0 |
| Median gross rent ($, 5yr) | 1,343.0 | 1,266.0 |
| **FAMILIES AND LIVING ARRANGEMENTS** | | |
| Households (#, 5yr) | 3,101.0 | 2,514.0 |
| Persons per household (#, 5yr) | 2.3 | 3.2 |
| Living in same house 1 year ago, % of persons age 1+ (5yr) | 89.5 | 80.3 |
| **EDUCATION** | | |
| High school graduate or higher, % of persons age 25+ (5yr) | 85.9 | 85.8 |
| Bachelor's degree or higher, % of persons age 25+ (5yr) | 26.5 | 26.6 |
| **HEALTH** | | |
| With a disability, under age 65 years (#, 5yr) | 348.0 | 151.0 |
| Persons without health insurance, under age 65 years (%, 5yr) | 19.4 | 22.9 |
| **LABOR FORCE** | | |
| In civilian labor force, persons age 16+ (%, 5yr) | 75.7 | 84.8 |
| In civilian labor force, women age 16+ (%, 5yr) | 70.3 | 80.3 |
| Employed, persons age 16+ (%, 5yr) | 71.0 | 83.1 |
| Self employed (%, 5yr) | 19.5 | 13.3 |
| **TRANSPORTATION** | | |
| Mean travel time to work, workers age 16+ (Mins., 5yr) | 10.4 | 11.0 |
| Drive alone in private vehicle (%, 5yr) | 64.8 | 39.5 |
| Using public transportation (%, 5yr) | 9.0 | 49.5 |
| Worked from home (%, 5yr) | 11.3 | 3.5 |

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 |
|---|---|---|---|---|
| **City** | | | | |
| Mammoth Lakes | 7,273 | 0.08 | −7.39 | −9.81 |
| **County and Broader Regions** | | | | |
| Mono County | 13,156 | −0.03 | −2.18 | −4.16 |
| Eastern Sierra | 188,304 | −0.18 | 0.31 | 0.04 |
| 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 | Eastern Sierra | California |
|---|---|---|---|---|---|
| Mono County | 13.2 | 13.2 | −0.03 | −0.18 | −0.35 |
| Mammoth Lakes | 7.3 | 7.3 | 0.08 | | |

Source: CA DOF; Calculations by National Economic Education Delegation

### Figure 1: Population Growth (1)



Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

### Figure 2: Population Growth (2)



Source: U.S. Bureau of Economic Analysis
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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## Figure 3: Population by Age - Detailed Age Categories

### Mammoth Lakes Male and Female Population by Age, 2022

| Age | Males | Females |
|-----|-------|---------|
| 85 and over | | |
| 80 to 84 | | |
| 75 to 79 | 5.4 | 1.7 |
| 70 to 74 | 1.1 | 5.8 |
| 65 to 69 | 6.8 | 1.0 |
| 60 to 64 | 8.4 | 7.1 |
| 55 to 59 | 6.6 | 6.3 |
| 50 to 54 | 8.0 | 7.9 |
| 45 to 49 | 6.1 | 10.5 |
| 40 to 44 | 3.6 | 7.6 |
| 35 to 39 | 10.7 | 5.4 |
| 30 to 34 | 6.0 | 9.8 |
| 25 to 29 | 6.3 | 10.8 |
| 20 to 24 | 8.7 | 1.8 |
| 15 to 19 | 4.5 | 11.8 |
| 10 to 14 | 11.7 | 4.1 |
| 5 to 9 | 2.8 | 6.8 |
| Under 5 | 3.0 | 1.0 |

Percent of Population

Males / Females

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

### Mammoth Lakes Population by Age
#### Change over 10 years, to 2022

| Age | Decreases | Increases |
|-----|-----------|-----------|
| 85 and over | | |
| 80 to 84 | | |
| 75 to 79 | | 2.4 |
| 70 to 74 | | 2.0 |
| 65 to 69 | | 0.8 |
| 60 to 64 | | 0.8 |
| 55 to 59 | | 0.7 |
| 50 to 54 | | 1.6 |
| 45 to 49 | 1.8 | 0.8 |
| 40 to 44 | | |
| 35 to 39 | | 1.7 |
| 30 to 34 | | 1.5 |
| 25 to 29 | 0.9 | |
| 20 to 24 | 4.8 | |
| 15 to 19 | | 0.7 |
| 10 to 14 | | 1.7 |
| 5 to 9 | 2.3 | |
| Under 5 | 4.4 | |

Change in Share of Population

Decreases / Increases

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

## Figure 4: Population by Age - Broad Age Categories

### Mammoth Lakes Male and Female Population by Age, 2022

| Age | Males | Females |
|-----|-------|---------|
| 65 and over | 13.6 | 9.2 |
| 55 to 64 | 15.1 | 13.4 |
| 35 to 54 | 28.5 | 31.4 |
| 25 to 34 | 12.3 | 20.5 |
| 20 to 24 | 8.7 | 1.8 |
| Under 20 | 21.9 | 23.7 |

Percent of Population

Males / Females

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

### Mammoth Lakes Population by Age
#### Change over 10 years, to 2022

| Age | Decreases | Increases |
|-----|-----------|-----------|
| 65 and over | | 4.9 |
| 55 to 64 | | 1.5 |
| 35 to 54 | | 2.2 |
| 25 to 34 | | 0.6 |
| 20 to 24 | 4.8 | |
| Under 20 | 4.3 | |

Change in Share of Population

Decreases / Increases

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

## Figure 5: Population by Educational Attainment

### Male and Female Educational Attainment, 2022
### Mammoth Lakes

| Attainment | Males | Females |
|-----------|-------|---------|
| Doctorate degree | 0 | 1 |
| Professional school degree | | 10 |
| Master's degree | 12 | 18 |
| Bachelor's degree | 16 | 12 |
| Associate's degree | 17 | 20 |
| Some college, 1 or more years, no degree | | |
| Some college, less than 1 year | 27 | 13 |
| High school graduate (includes equivalency) | | |
| 12th grade, no diploma | | |
| 11th grade | | |
| 10th grade | 5 | |
| 9th grade | 2 | |
| 7th and 8th grade | | 5 |
| 5th and 6th grade | | |
| Nursery to 4th grade | 2 | |
| No schooling completed | | |

Percent of Population 25 Years and Older

Males / Females

Source: U.S. Census Bureau, 5-yr American Community Survey

### Male and Female Educational Attainment, 2022
### Mammoth Lakes

| Attainment | Males | Females |
|-----------|-------|---------|
| (12%) Advanced Degree | 6 | 17 |
| (15%) Bachelor's degree | 12 | 18 |
| (39%) Some college or Associate's degree | 40 | 39 |
| (20%) High school graduate (includes equivalency) | 27 | 13 |
| (14%) Less than high school diploma | 14 | 14 |

Percent of Population 25 Years and Older

Males / Females

Source: U.S. Census Bureau, 5-yr American Community Survey
The number in parenthesis is the share of the total population.

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## Figure 6: Population by Race/Ethnicity

### Mammoth Lakes Race/Ethnicity, 2022



27.5%

3.6%

6.3%

62.5%

| White, Nonhispanic | Black, Nonhispanic |
| Asian, Nonhispanic | Other, Nonhispanic |
| Hispanic | |

## Figure 7: Population by Race/Ethnicity Over Time

### Mammoth Lakes Race/Ethnicity over Time



Percent (%) of Total Population

Year: Through 2022

| White, Nonhispanic | Black, Nonhispanic |
| Asian, Nonhispanic | Other Nonhispanic |
| Hispanic | |

# 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 employment 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. Mammoth Lakes 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
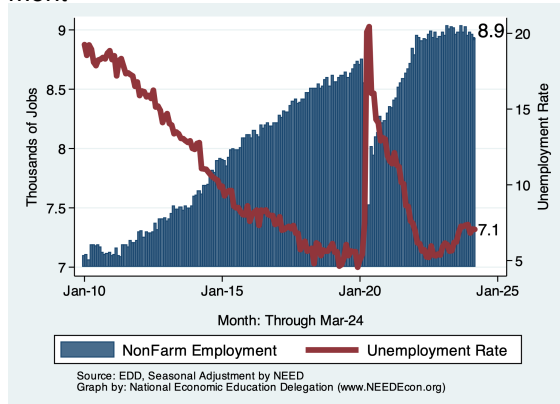
Figure 8: Historical Employment and Unemployment



Source: EDD, Seasonal Adjustment by NEED
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 9: Employment and Unemployment - Last 12 Months



Source: EDD, Seasonal Adjustment by NEED
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
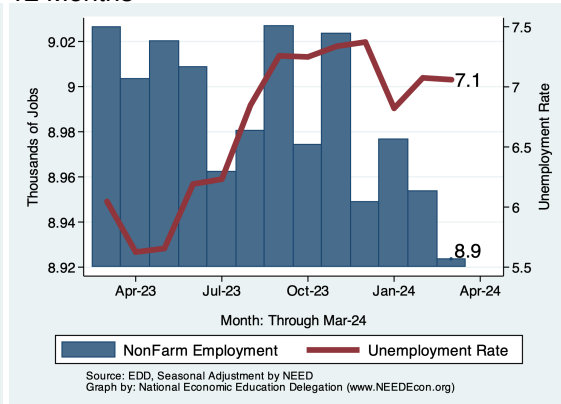
Figure 10: Relative Employment Growth Across Regions - since 2010



Mammoth Lakes (126.1) — Mono County (125.2) — Eastern Sierra (112.1) — California (124.5) — United States (119.3)

Source: EDD and BLS, Quarterly Census of Employment and Wages
Note: Data points are annual averages of quarterly/monthly data.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
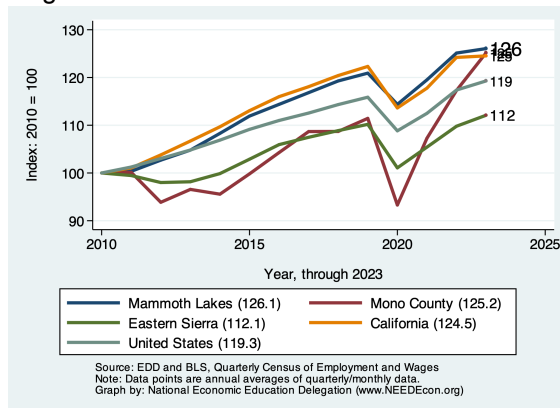
Figure 11: Relative Employment Growth Across Regions - since 2019



Mammoth Lakes (104.3) — Mono County (112.3) — Eastern Sierra (101.7) — California (101.8) — United States (102.9)

Source: EDD and BLS, Quarterly Census of Employment and Wages
Note: Data points are annual averages of quarterly/monthly data.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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## 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 indsutry-level employment data for Mono County. The following table provides the latest data for the County.

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

| Industry | Employment | Share | Empl Growth | % Growth - Annualized Rate | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Month | Qtr | 6mo | 1yr | 3yr | 5yr |
| Mining, Logging and Construction | 579 | 100.0 | 29.4 | 86.6 | 42.7 | 24.4 | 37.6 | 8.9 | 10.0 |
| Wholesale Trade | 0 | 0.0 | 0.0 | | | | | −33.3 | −20.0 |
| State | 130 | 22.4 | 10.0 | 161.3 | 37.7 | 17.4 | 8.3 | 2.8 | −1.4 |

Source: EDD, National Economic Education Delegation (NEED)

### Some Employee Detail

**Employed in Mammoth Lakes**

Figure 12: Employment by Occupation

N/A

Figure 13: Employment by Industry

N/A

Figure 14: Language Spoken at Home

N/A

Figure 15: Citizenship

N/A

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**Employed Residents of Mammoth Lakes**

Figure 16: Employment by Occupation

N/A

Figure 17: Employment by Industry

N/A

Figure 18: Language Spoken at Home

N/A

Figure 19: Citizenship

N/A

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**Employed Residents vs Workers in Mammoth Lakes**

Figure 20: Employment by Occupation

N/A

Figure 21: Employment by Industry

N/A

Figure 22: Language Spoken at Home

N/A

Figure 23: Citizenship

N/A

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# Income and Earnings

## *Per Capita Income Growth*

**Definition:**

Per capita income is the average income per person in Mammoth Lakes. 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. Non-cash 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.

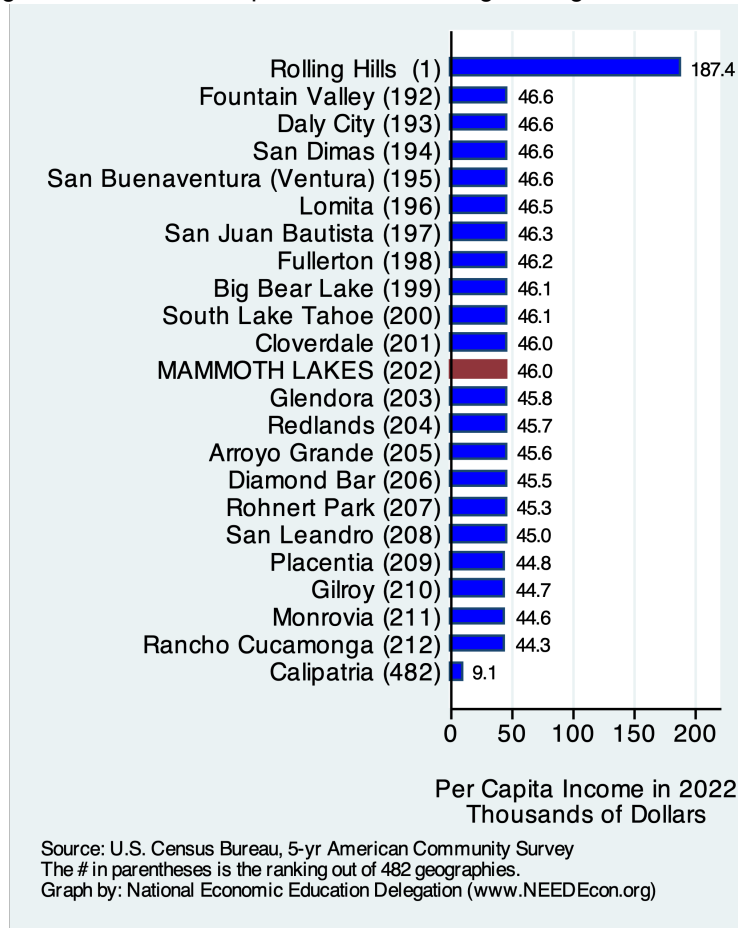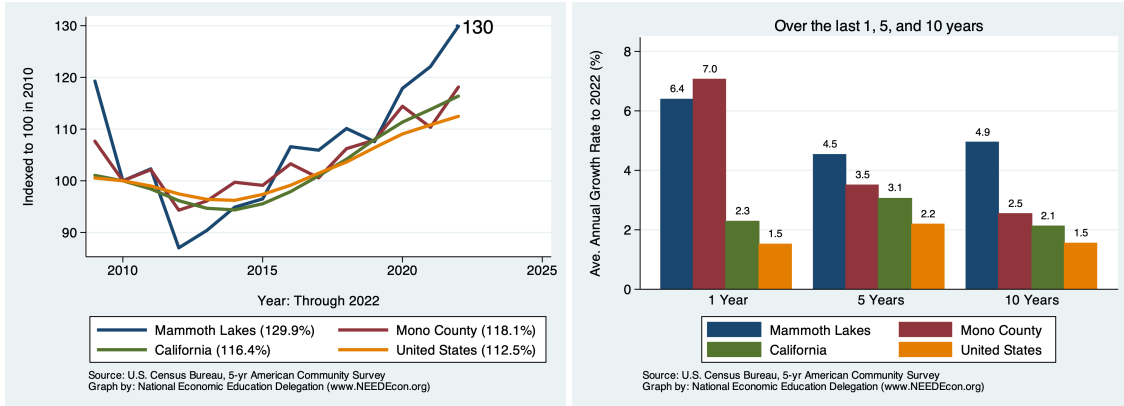Figure 24: Real Per Capita Income Ranking Among California Cities



| City | Per Capita Income (Thousands $) |
|---|---|
| Rolling Hills (1) | 187.4 |
| Fountain Valley (192) | 46.6 |
| Daly City (193) | 46.6 |
| San Dimas (194) | 46.6 |
| San Buenaventura (Ventura) (195) | 46.6 |
| Lomita (196) | 46.5 |
| San Juan Bautista (197) | 46.3 |
| Fullerton (198) | 46.2 |
| Big Bear Lake (199) | 46.1 |
| South Lake Tahoe (200) | 46.1 |
| Cloverdale (201) | 46.0 |
| MAMMOTH LAKES (202) | 46.0 |
| Glendora (203) | 45.8 |
| Redlands (204) | 45.7 |
| Arroyo Grande (205) | 45.6 |
| Diamond Bar (206) | 45.5 |
| Rohnert Park (207) | 45.3 |
| San Leandro (208) | 45.0 |
| Placentia (209) | 44.8 |
| Gilroy (210) | 44.7 |
| Monrovia (211) | 44.6 |
| Rancho Cucamonga (212) | 44.3 |
| Calipatria (482) | 9.1 |

Per Capita Income in 2022
Thousands of Dollars

Source: U.S. Census Bureau, 5-yr American Community Survey
The # in parentheses is the ranking out of 482 geographies.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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## Figure 25: Regional Comparison of Growth over Time



130

Mammoth Lakes (129.9%)          Mono County (118.1%)
California (116.4%)               United States (112.5%)

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Over the last 1, 5, and 10 years

| | 1 Year | 5 Years | 10 Years |
|---|---|---|---|
| Mammoth Lakes | 6.4 | 4.5 | 4.9 |
| Mono County | 7.0 | 3.5 | 2.5 |
| California | 2.3 | 3.1 | 2.1 |
| United States | 1.5 | 2.2 | 1.5 |

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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

### Figure 26: Income Levels



| City | Per Capita Income (Thousands) |
|---|---|
| Calipatria (410) | 9.1 |
| Huron (413) | 15.8 |
| Crescent City (412) | 16.4 |
| Woodlake (398) | 18.0 |
| Gridley (400) | 25.9 |
| Fowler (408) | 26.6 |
| Taft (401) | 27.5 |
| Colusa (411) | 30.0 |
| Fort Bragg (406) | 30.8 |
| Paradise (409) | 34.3 |
| Hughson (396) | 40.9 |
| MAMMOTH LAKES (403) | 46.0 |
| Sebastopol (397) | 49.3 |
| Cotati (395) | 50.0 |
| Winters (402) | 51.2 |
| Escalon (399) | 51.4 |
| Ojai (393) | 53.7 |
| Loomis (407) | 63.6 |
| Fairfax (394) | 66.4 |
| Sausalito (404) | 125.0 |
| Atherton (405) | 186.8 |

Per Capita Income in 2022, Thousands of Dollars

Source: U.S. Census Bureau, 2022 5-yr American Community Survey
The # in parentheses is the ranking out of 482 geographies.
Geographies are selected and ranked based on population.
These are the 20 geographies in CA most comparable in population to the targe
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

### Figure 27: Growth over Time



| City | Percent (%) |
|---|---|
| Crescent City (412) | 49.2 |
| Calipatria (410) | 17.5 |
| Loomis (407) | 16.3 |
| Winters (402) | 15.6 |
| Woodlake (398) | 12.4 |
| Hughson (396) | 11.0 |
| Cotati (395) | 10.6 |
| Taft (401) | 7.7 |
| Huron (413) | 7.3 |
| MAMMOTH LAKES (403) | 6.4 |
| Gridley (400) | 6.2 |
| Escalon (399) | 5.3 |
| Fairfax (394) | 4.2 |
| Sausalito (404) | 4.1 |
| Fort Bragg (406) | 3.3 |
| Colusa (411) | 2.9 |
| Paradise (409) | 1.0 |
| Atherton (405) | 0.7 |
| Sebastopol (397) | -0.5 |
| Ojai (393) | -1.0 |
| Fowler (408) | -6.3 |

Percent (%)

Source: U.S. Census Bureau, 2022 5-yr American Community Survey
The # in parentheses is the ranking out of 482 geographies.
Geographies are selected and ranked based on population.
These are the 20 geographies in CA most comparable in population to the targe
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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

### Figure 28: Income Levels

N/A

### Figure 29: Growth over Time

N/A

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## Figure 30: Comparison with All Cities Nationwide



| City | Per Capita Income (Thousands $) |
|---|---|
| Cloverdale, CA (2,422) | 46.037 |
| Woodland Park borough, NJ (2,423) | 46.030 |
| New Windsor, MD (2,424) | 46.028 |
| Oakwood Hills village, IL (2,425) | 46.022 |
| Manchester, MO (2,426) | 46.017 |
| Wall borough, PA (2,427) | 46.007 |
| Marshall, MI (2,428) | 46.004 |
| Norwalk, IA (2,429) | 45.995 |
| Dyersburg, TN (2,430) | 45.980 |
| Millersburg, IA (2,431) | 45.978 |
| MAMMOTH LAKES, CA (2,432) | 45.969 |
| Elverson borough, PA (2,433) | 45.955 |
| Hartville, WY (2,434) | 45.952 |
| Des Lacs, ND (2,435) | 45.951 |
| South Fork, CO (2,436) | 45.949 |
| O'Fallon, MO (2,437) | 45.938 |
| Hampstead, MD (2,438) | 45.936 |
| Williamsburg, IA (2,439) | 45.923 |
| Prospect Heights, IL (2,440) | 45.909 |
| Odessa, DE (2,441) | 45.905 |
| Paradise, KS (2,442) | 45.900 |

Per Capita Income in 2022, Thousands of Dollars

Source: U.S. Census Bureau, 5-yr American Community Survey
The # in parentheses is the ranking out of 19,695 geographies.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

## *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.



Poverty Rate

Source: American Community Survey, 5-yr Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)



Child Poverty Rate

Source: American Community Survey, 5-yr Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 31: Inequality



Inequality: Gini Coefficient

Source: American Community Survey, 5-yr Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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## Figure 32: Shares Across the Income Distribution

### 2022



Source: American Community Survey, 5-yr Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
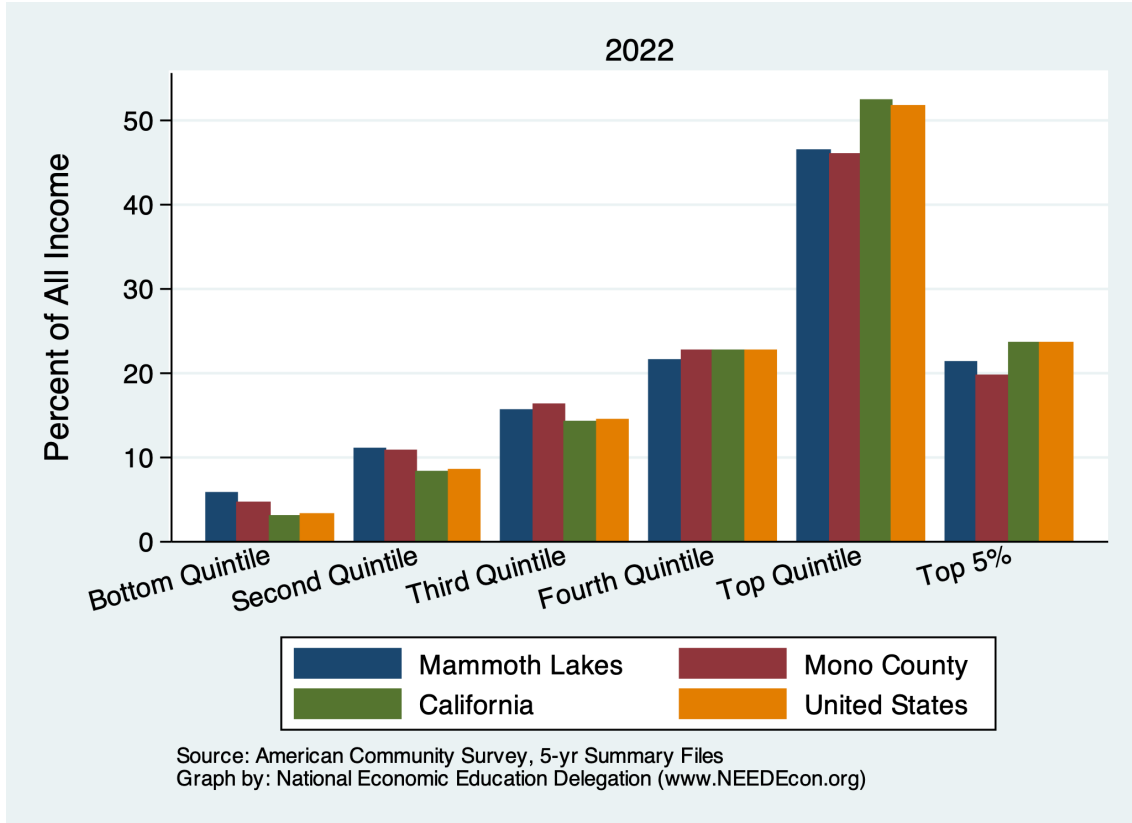
## Figure 33: Means Across the Income Distribution

### 2022



Source: American Community Survey, 5-yr Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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Jon@NEEDEcon.org ● 415-336-5705
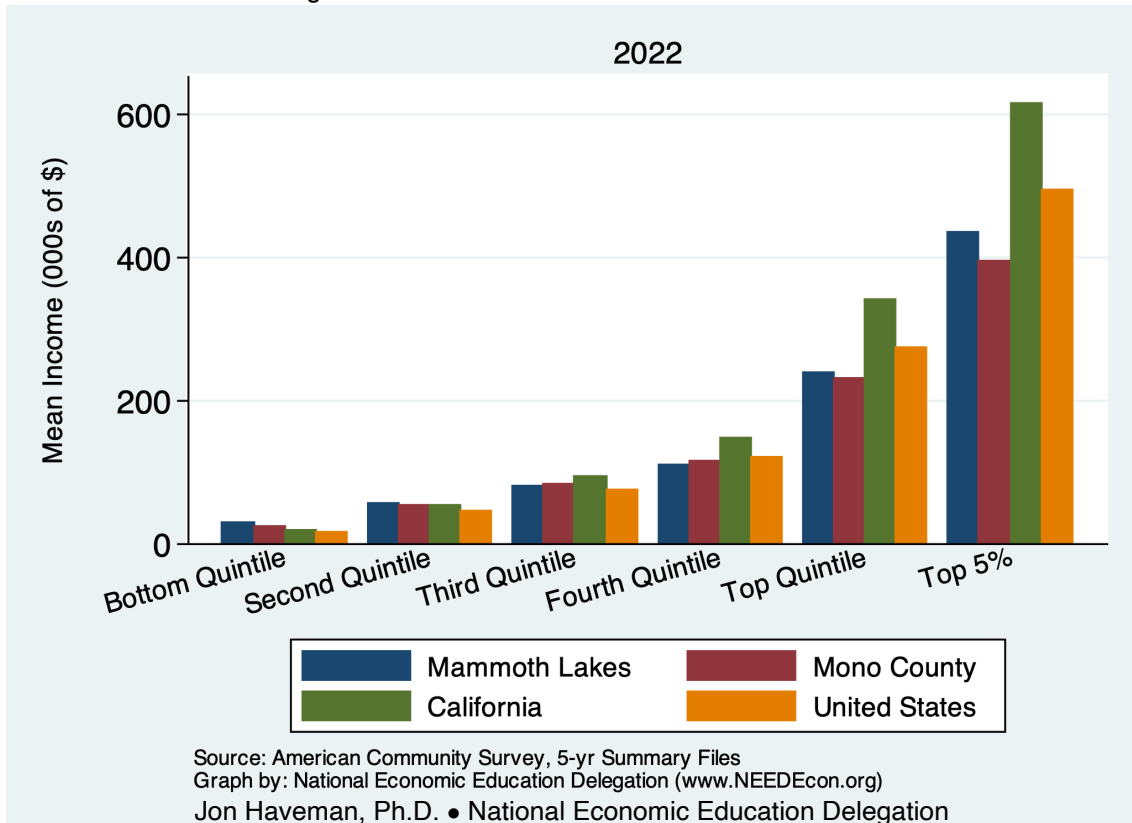
# Housing

## *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 Mammoth Lakes and Broader Regions

Figure 34: Median Home Prices

N/A

Figure 35: Median Rents



Rents in Primary Mammoth Lakes Zip Codes

Monthly, through Mar-24

Source: Zillow Research.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon@NEEDEcon.org ● 415-336-5705
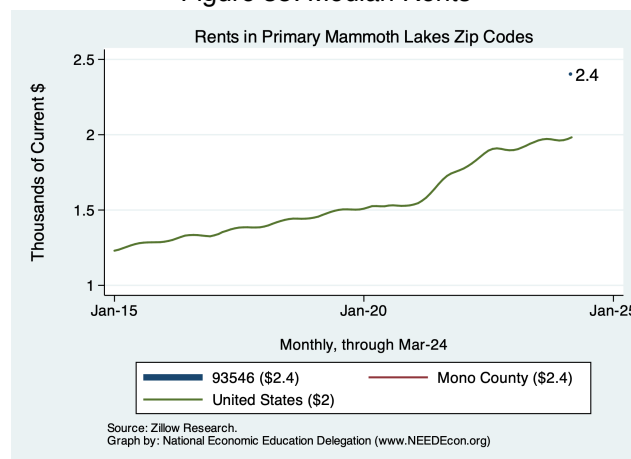
**Housing Ownership in Mammoth Lakes and Broader Regions**

Figure 36: Home Ownership Rates



Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
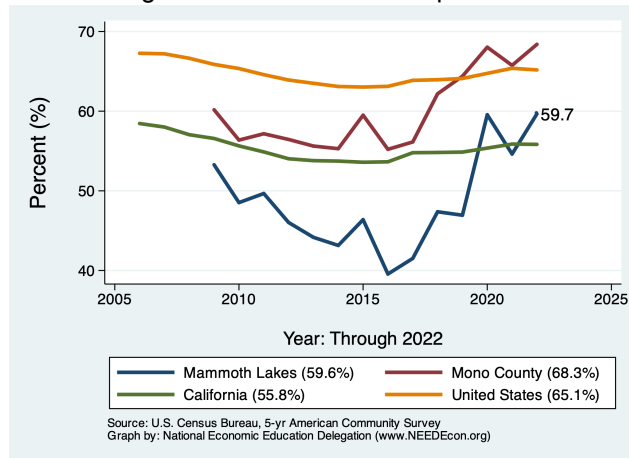
Figure 37: Home Ownership by Age



Source: American Community Survey, 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
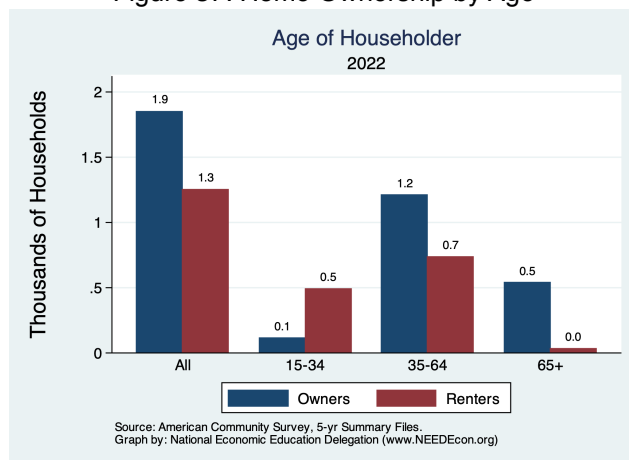
Figure 38: Income by Tenure



Source: American Community Survey, 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705
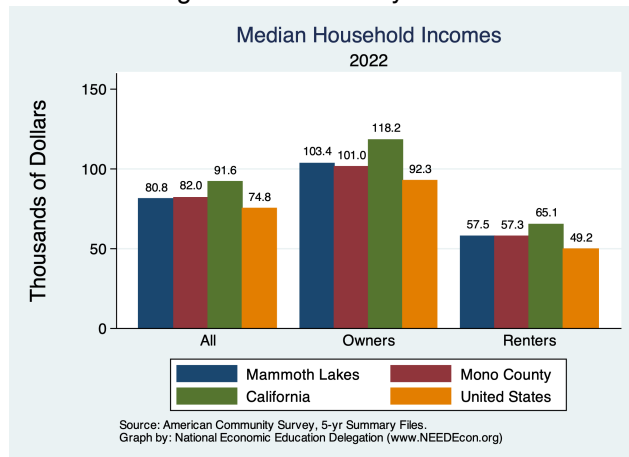
Figure 39: Income Distribution by Tenure



Distrubition of Income by Tenure, 2022
Mammoth Lakes, CA

Source: American Community Survey 5-year Summary Files.
Data are based on groupings that are not adjusted for inflation.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
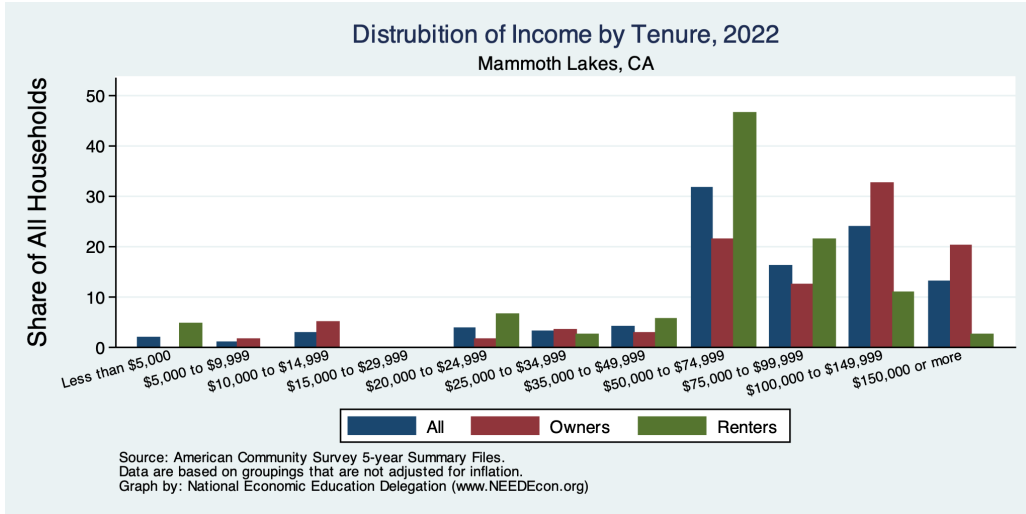
Figure 40: Income Distribution of Home Owners



Income Distributions Among Owners, 2022

Source: American Community Survey, 2022 5-year Summary Files.
Data are based on groupings that are not adjusted for inflation.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
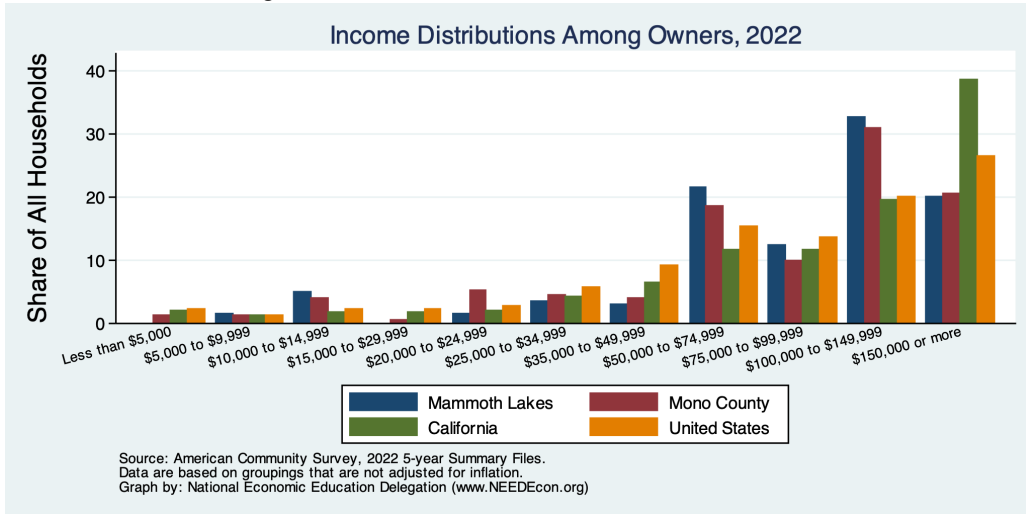
Figure 41: Income Distribution of Renters



Income Distributions Among Renters, 2022

Source: American Community Survey, 2022 5-year Summary Files.
Data are based on groupings that are not adjusted for inflation.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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Jon@NEEDEcon.org ● 415-336-5705
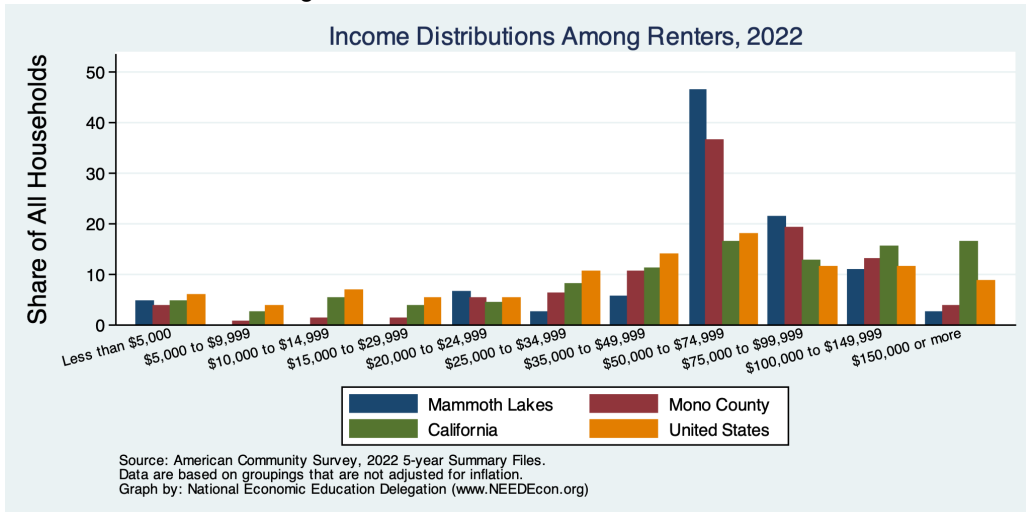
# Housing Burden in Mammoth Lakes and Broader Regions

## Figure 42: Home Owners w/ A Mortgage
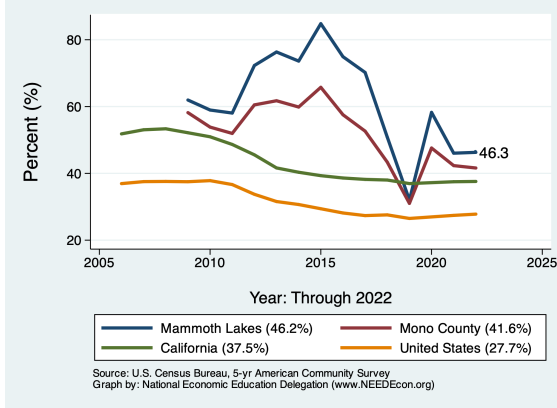


## Figure 43: Home Owners w/o A Mortgage
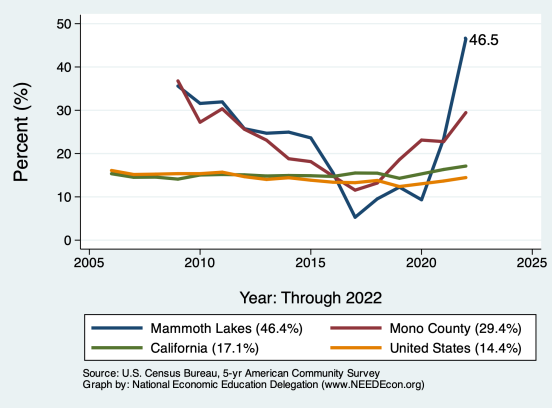


## Figure 44: Renters
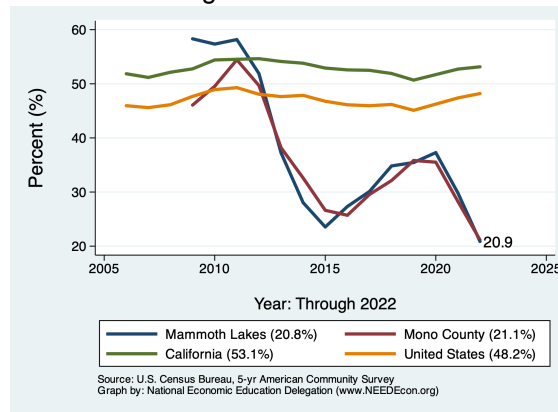


## Figure 45: Homeowner Housing Burden by Age

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705
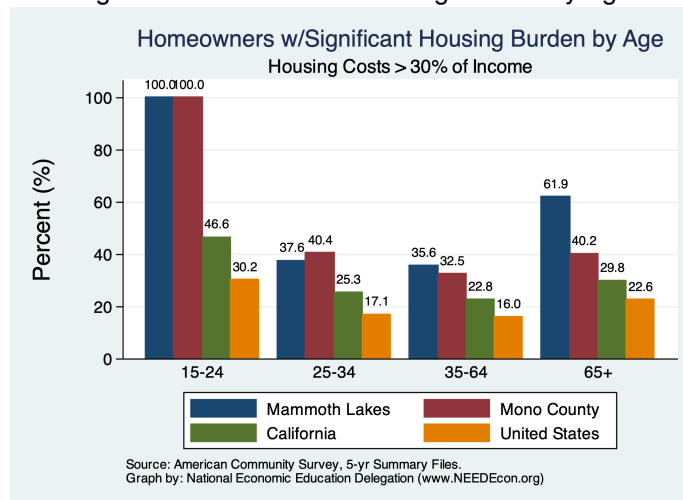
## *Housing Picture*

**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 | % Change from 2010 |
|---|---|---|---|---|---|
| Total Population | 7,273.0 | 7,887.0 | 8,234.0 | -7.8 | -11.7 |
| Total # of Homes | 9,461.0 | 9,742.0 | 9,626.0 | -2.9 | -1.7 |
| # Occupied Units | 2,968.0 | 3,166.0 | 3,229.0 | -6.3 | -8.1 |
| Persons per Household | 2.4 | 2.4 | 2.5 | -2.1 | -4.4 |
| Vacancy Rate (%) | 68.6 | 67.5 | 66.5 | 1.7 | 3.3 |

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

### Figure 46: Housing Growth



Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
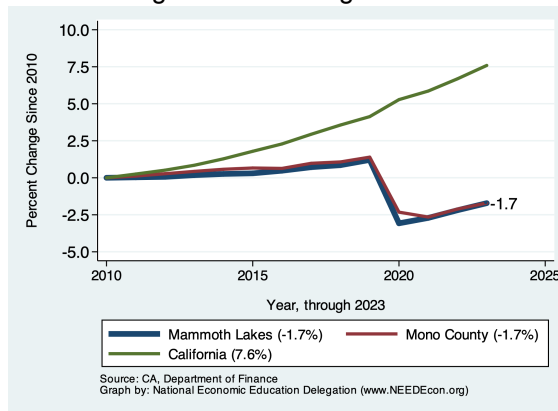
### Figure 47: Persons per Household



Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

### Figure 48: Vacancy Rates



Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
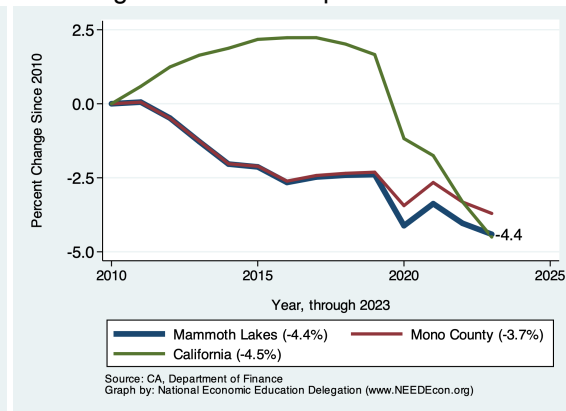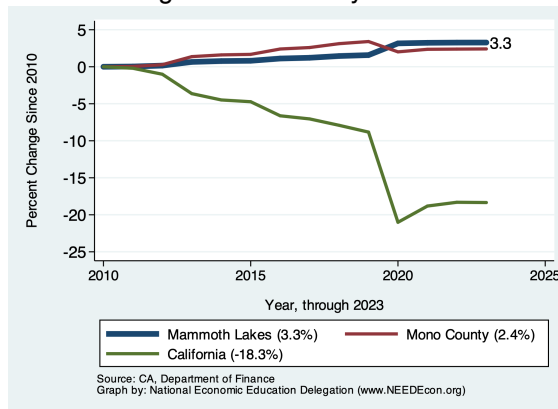
### Figure 49: Number of Occupanied Units



Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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Jon@NEEDEcon.org ● 415-336-5705
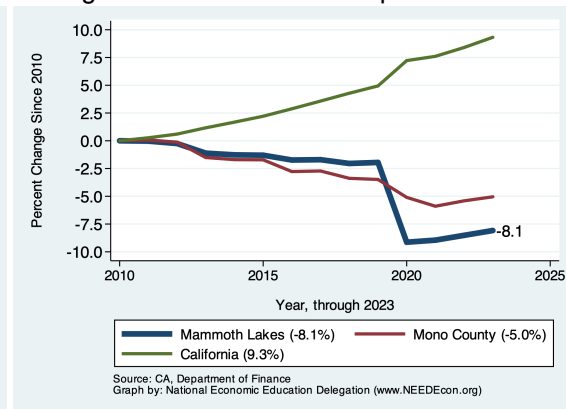
**Trends in the Growth of Housing by Housing Type**

### Figure 50: Single Detached Homes
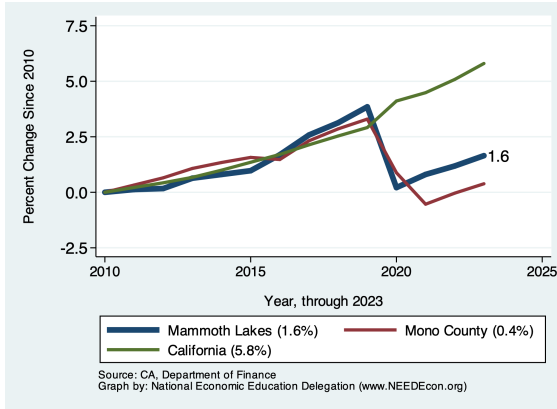
### Figure 51: Single Attached Homes
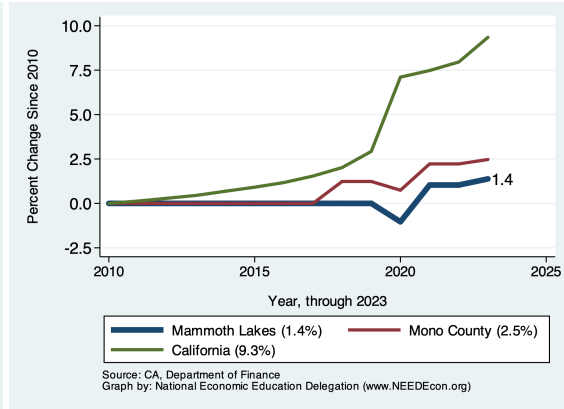
### Figure 52: Housing in Buildings with Two to Four Units
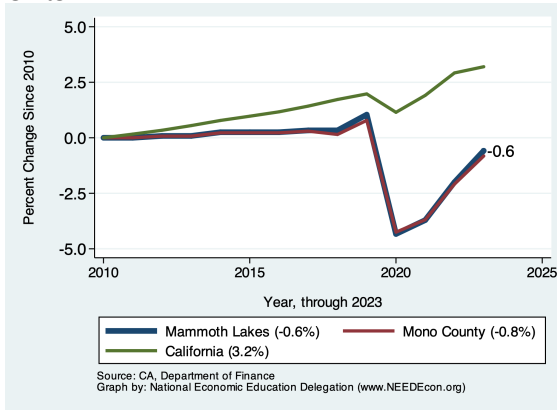
### Figure 53: Housing in Buildings with Five or More Units

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Jon@NEEDEcon.org ● 415-336-5705
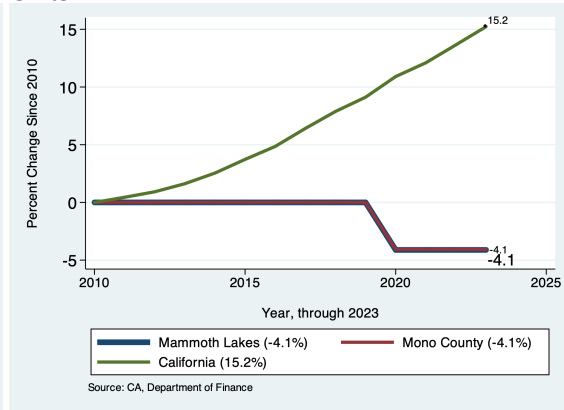
## *Vintage of Residential Housing*

### Why is it important?

This section provides evidence on the year in which residential housing in Mammoth Lakes was built. We break it down into owned versus rented residences and provide a comparison across Mono 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



Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
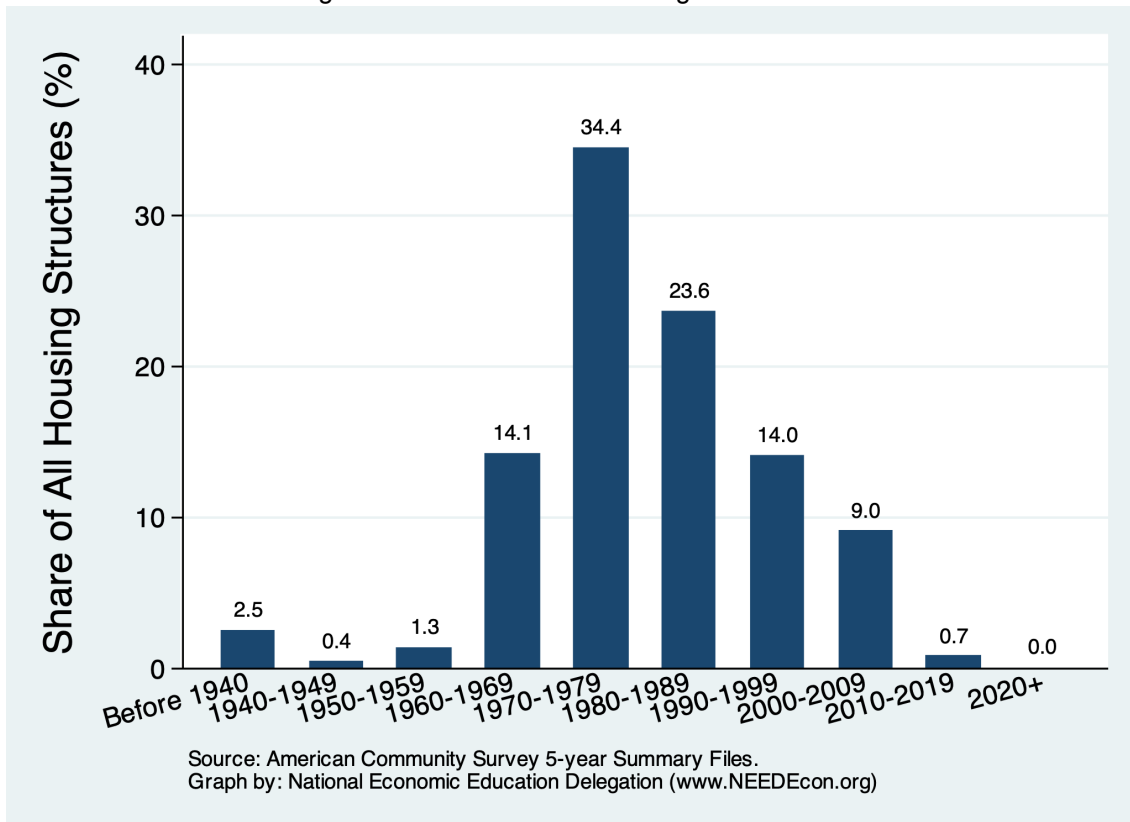
## Figure 55: Housing Vintage across Regions



Median Year Built (as of 2022)

Mammoth Lakes — Mono County — California — United States

All: 1980, 1980, 1976, 1979
Owned Homes: 1981, 1982, 1976, 1980
Rented Homes: 1979, 1978, 1975, 1978

Source: 2022 American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
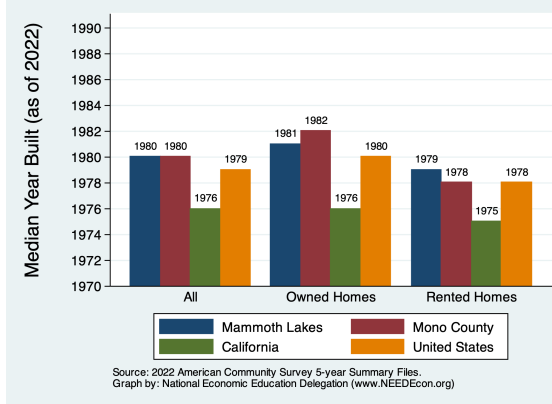
## Figure 56: Housing Vintage by Tenure



Median Year Built
Year, through 2022

All (1980) — Owned Homes (1981) — Rented Homes (1979)

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
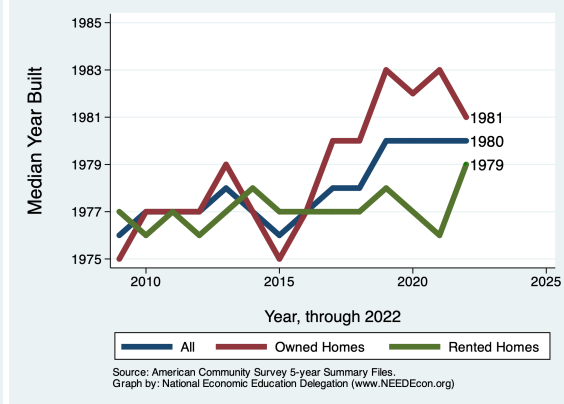
## Figure 57: Vintage of Owned Residences



Median Year Built
Year, through 2022

Mammoth Lakes (1981) — Mono County (1982)
California (1976) — United States (1980)

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
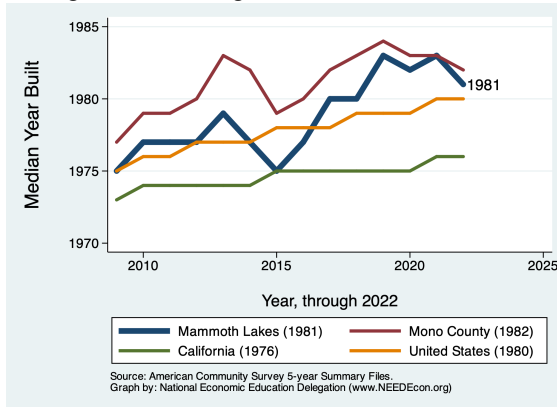
## Figure 58: Vintage of Rented Residences



Median Year Built
Year, through 2022

Mammoth Lakes (1979) — Mono County (1978)
California (1975) — United States (1978)

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
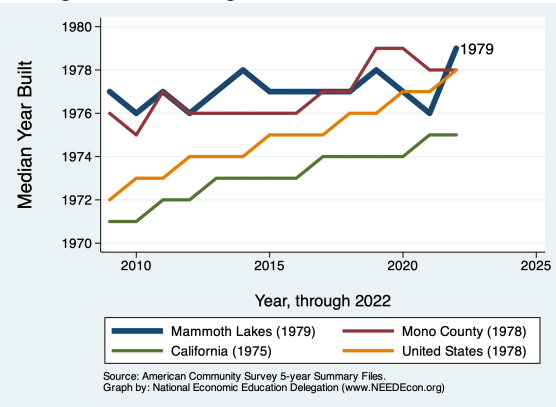
## Figure 59: Vintage of All Residences



Median Year Built
Year, through 2022

Mammoth Lakes (1980) — Mono County (1980)
California (1976) — United States (1979)

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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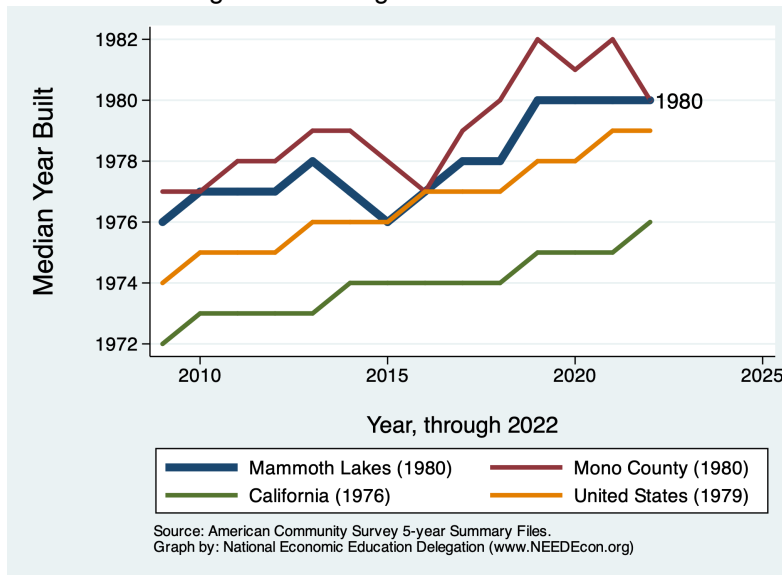
## Occupation of Residential Housing

### 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.
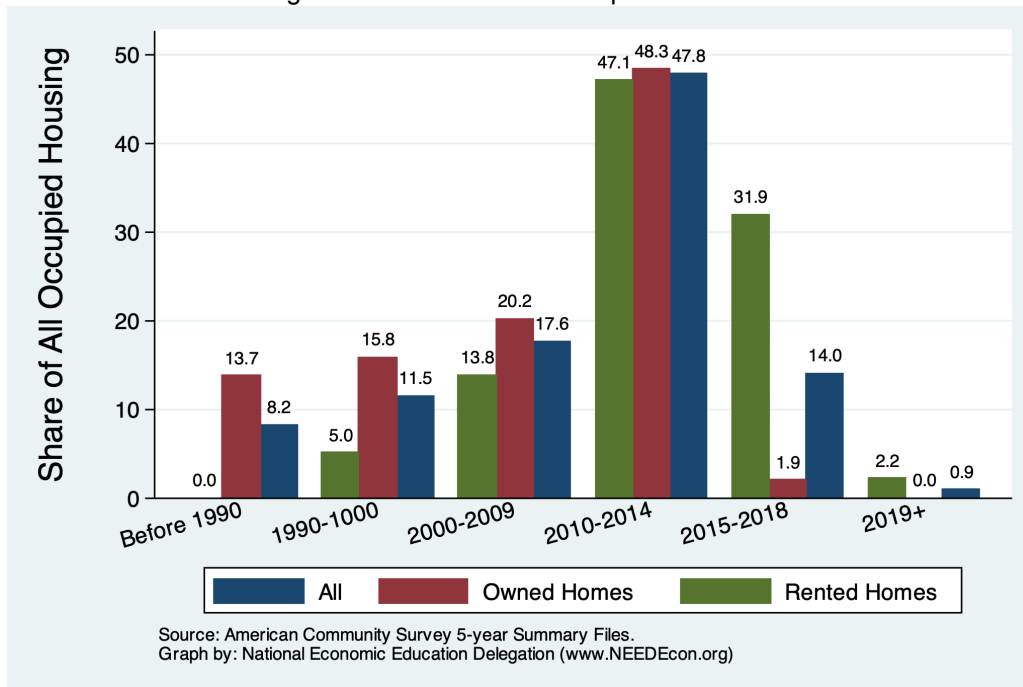


Figure 60: Year Current Occupant Moved In

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)



Figure 61: Year Occupied by Current Residents across Regions

Source: 2022 American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
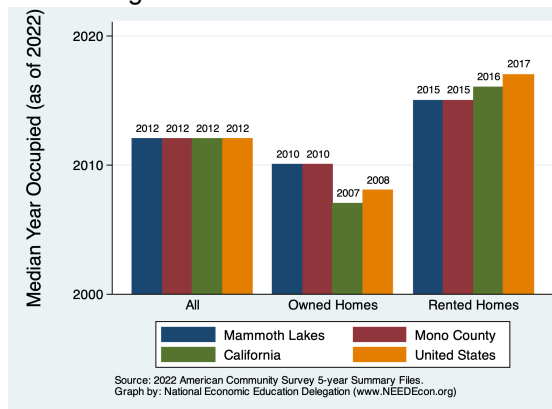


Figure 62: Year Occupied by Current Residents by Tenure

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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Jon@NEEDEcon.org ● 415-336-5705
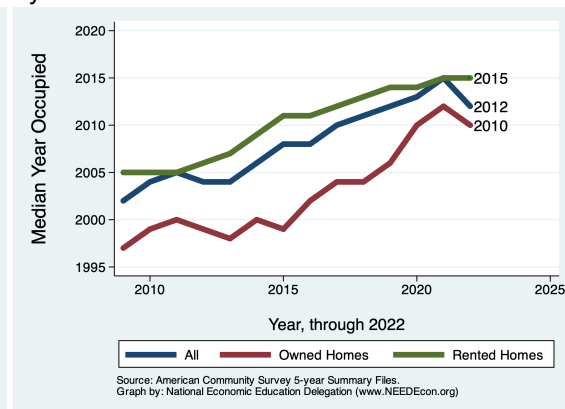
Figure 63: Year Occupied by Current Residents Figure 64: Year Occupied by Current Residents
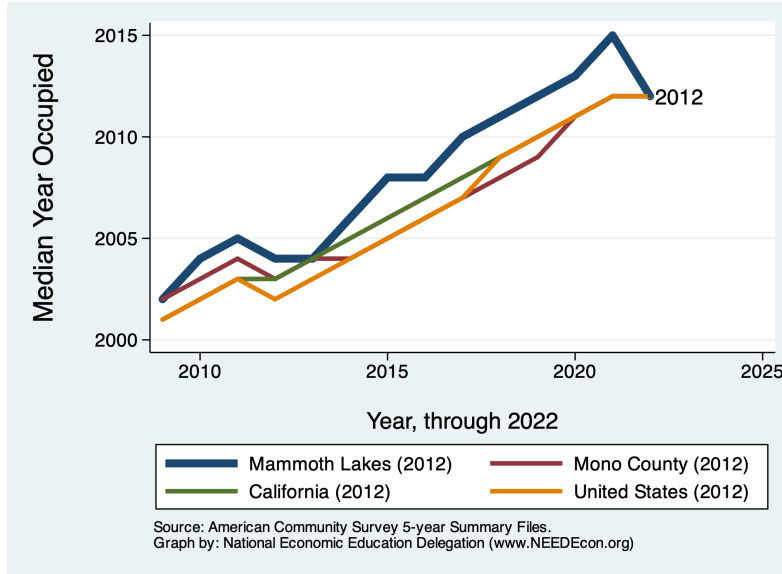for Owned Housing                              for Rented Housing
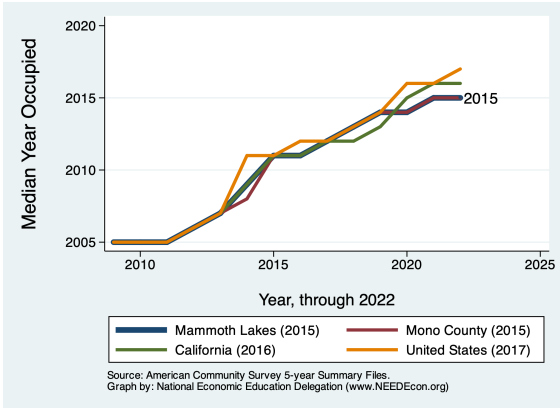
Figure 65: Year Occupied by Current Residents for All Housing

## Residential Permitting

**Definition:**

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for Mammoth Lakes is compared with data from Mono 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.

**Mammoth Lakes  - Ranking Among Comparables**

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

N/A

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

N/A

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

N/A

**Mammoth Lakes - Permitting Activity**

### Annual Units Permitted - Per Capita in Mammoth Lakes

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 Mammoth Lakes

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 Mammoth Lakes

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 housing 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*

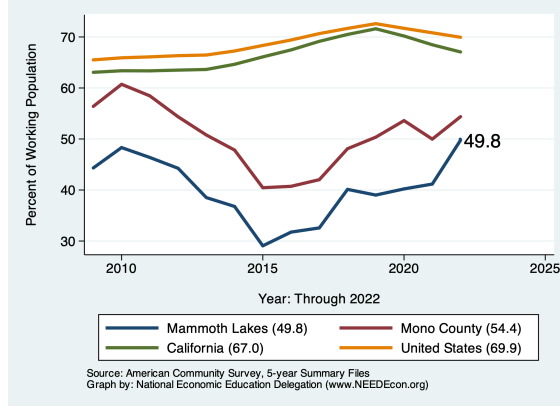Figure 75: Percent of Workers Commuting by Car Alone



Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 76: Percent of Workers Commuting by Carpool



Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
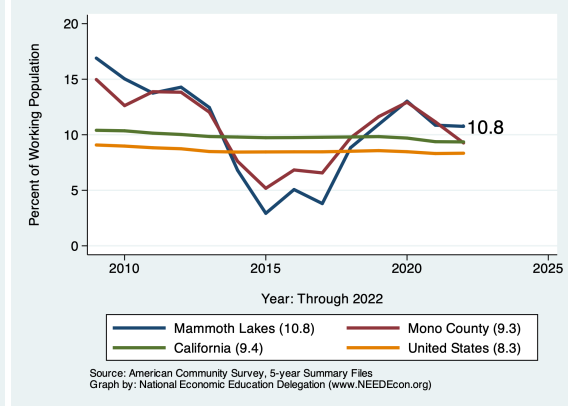
Figure 77: Percent of Workers using Public Transportation



Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
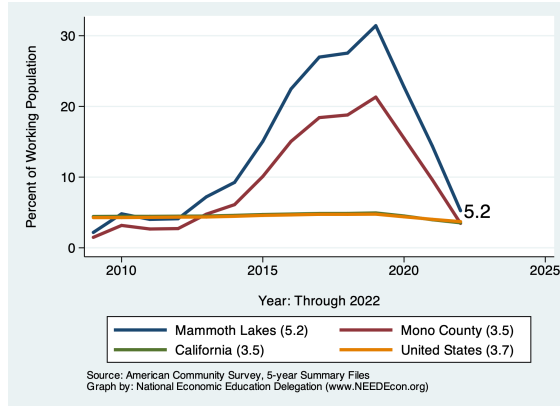
Figure 78: Percent of Workers Who Work From Home



Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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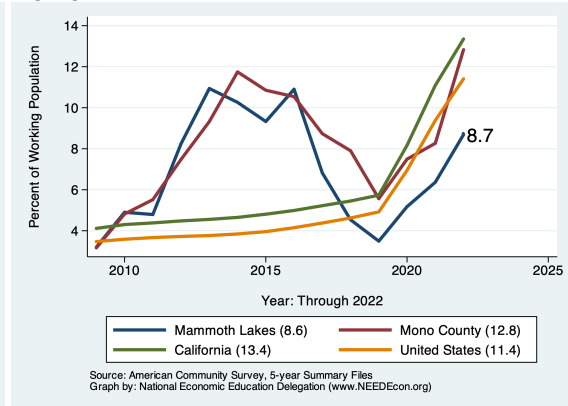
The first table on this page presents data for those who LIVE in Mammoth Lakes. The second provides data on those who work, but do not necessarily live in Mammoth Lakes. The final two columns provide for a comparison of commute mode choices of people locally with those in California more broadly.

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

| Mode of Transit | Male # | Male (%) | Female # | Female (%) | All Workers # | All Workers (%) | All of CA (%) |
|---|---|---|---|---|---|---|---|
| Car, Truck, or Van: | 1,611 | 51.4 | 1,698 | 71.7 | 3,309 | 60.5 | 78.0 |
| Drove Alone | 1,291 | 41.2 | 1,430 | 60.4 | 2,721 | 49.8 | 68.4 |
| Carpooled: | 320 | 10.2 | 268 | 11.3 | 588 | 10.8 | 9.5 |
| In 2-person carpool | 280 | 8.9 | 188 | 7.9 | 468 | 8.6 | 6.9 |
| In 3-person carpool | 40 | 1.3 | 80 | 3.4 | 120 | 2.2 | 1.5 |
| In 4-or-more-person carpool | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1.1 |
| Public Transportation (excl Taxi): | 90 | 2.9 | 197 | 8.3 | 287 | 5.2 | 3.6 |
| Bus or Trolley Bus | 90 | 2.9 | 163 | 6.9 | 253 | 4.6 | 2.3 |
| Streetcar or Trolley Car | 0 | 0.0 | 34 | 1.4 | 34 | 0.6 | 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 | 44 | 1.4 | 0 | 0.0 | 44 | 0.8 | 0.7 |
| Walked | 178 | 5.7 | 102 | 4.3 | 280 | 5.1 | 2.4 |
| Taxicab, Motorcycle, or other | 0 | 0.0 | 35 | 1.5 | 35 | 0.6 | 1.7 |
| Worked at Home | 404 | 12.9 | 71 | 3.0 | 475 | 8.7 | 13.6 |
| **Total:** | 2,327 | 74.2 | 2,103 | 88.8 | 4,430 | 81.0 | |

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 # | Male (%) | Female # | Female (%) | All Workers # | All Workers (%) | All of CA (%) |
|---|---|---|---|---|---|---|---|
| Car, Truck, or Van: | 2,163 | 59.6 | 1,998 | 73.4 | 4,161 | 68.2 | 78.0 |
| Drove Alone | 1,731 | 47.7 | 1,749 | 64.3 | 3,480 | 57.1 | 68.5 |
| Carpooled: | 432 | 11.9 | 249 | 9.1 | 681 | 11.2 | 9.5 |
| In 2-person carpool | 266 | 7.3 | 208 | 7.6 | 474 | 7.8 | 6.9 |
| In 3-person carpool | 55 | 1.5 | 41 | 1.5 | 96 | 1.6 | 1.5 |
| In 4-or-more-person carpool | 111 | 3.1 | 0 | 0.0 | 111 | 1.8 | 1.1 |
| Public Transportation (excl Taxi): | 3 | 0.1 | 136 | 5.0 | 139 | 2.3 | 3.6 |
| Bus or Trolley Bus | 3 | 0.1 | 136 | 5.0 | 139 | 2.3 | 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 | 82 | 2.3 | 0 | 0.0 | 82 | 1.3 | 0.7 |
| Walked | 140 | 3.9 | 102 | 3.7 | 242 | 4.0 | 2.4 |
| Taxicab, Motorcycle, or other | 0 | 0.0 | 81 | 3.0 | 81 | 1.3 | 1.7 |
| Worked at Home | 404 | 11.1 | 71 | 2.6 | 475 | 7.8 | 13.6 |
| **Total:** | 2,792 | 77.0 | 2,388 | 87.7 | 5,180 | 84.9 | |

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 # | Male (%) | Female # | Female (%) | All Workers # | All Workers (%) | All of CA (%) |
|---|---|---|---|---|---|---|---|
| Less than 5 minutes | 403 | 13.1 | 216 | 9.8 | 619 | 11.8 | 2.0 |
| 5 to 9 minutes | 730 | 23.8 | 638 | 28.8 | 1,368 | 26.2 | 7.5 |
| 10 to 14 minutes | 421 | 13.7 | 273 | 12.3 | 694 | 13.3 | 12.2 |
| 15 to 19 minutes | 252 | 8.2 | 371 | 16.8 | 623 | 11.9 | 15.0 |
| 20 to 24 minutes | 44 | 1.4 | 411 | 18.6 | 455 | 8.7 | 14.3 |
| 25 to 29 minutes | 46 | 1.5 | 0 | 0.0 | 46 | 0.9 | 6.3 |
| 30 to 34 minutes | 27 | 0.9 | 34 | 1.5 | 61 | 1.2 | 15.0 |
| 35 to 39 minutes | 0 | 0.0 | 54 | 2.4 | 54 | 1.0 | 2.9 |
| 40 to 44 minutes | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4.3 |
| 45 to 59 minutes | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8.6 |
| 60 to 89 minutes | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7.9 |
| 90 or more minutes | 0 | 0.0 | 35 | 1.6 | 35 | 0.7 | 4.0 |
| **Total:** | 1,923 | 62.6 | 2,032 | 91.9 | 3,955 | 75.7 | |

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

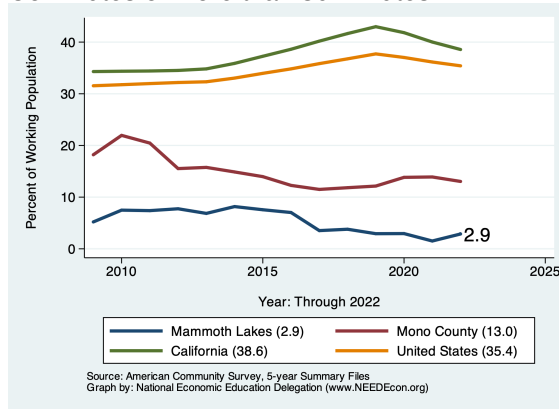### Figure 79: Percent of Employed Population With Commutes of More than 30 Minutes



Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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



Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
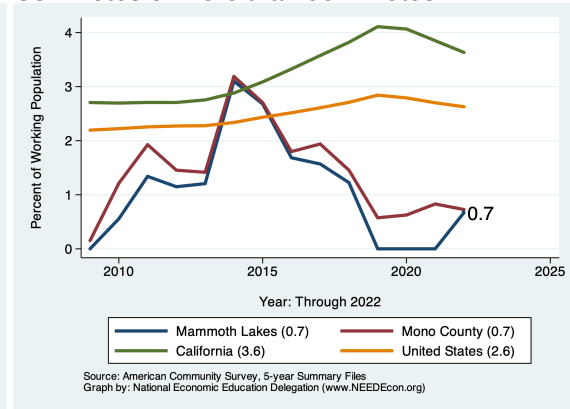
### Figure 81: Rank: Share of MegaCommuters Across Similar Geographies



Source: American Community Survey; 2022 5-yr PUMS
The # in parentheses is the ranking out of 480 geographies.
Population: employed residents of the region. A MegaCommuter has a one-way commute in excess of 90 minutes.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
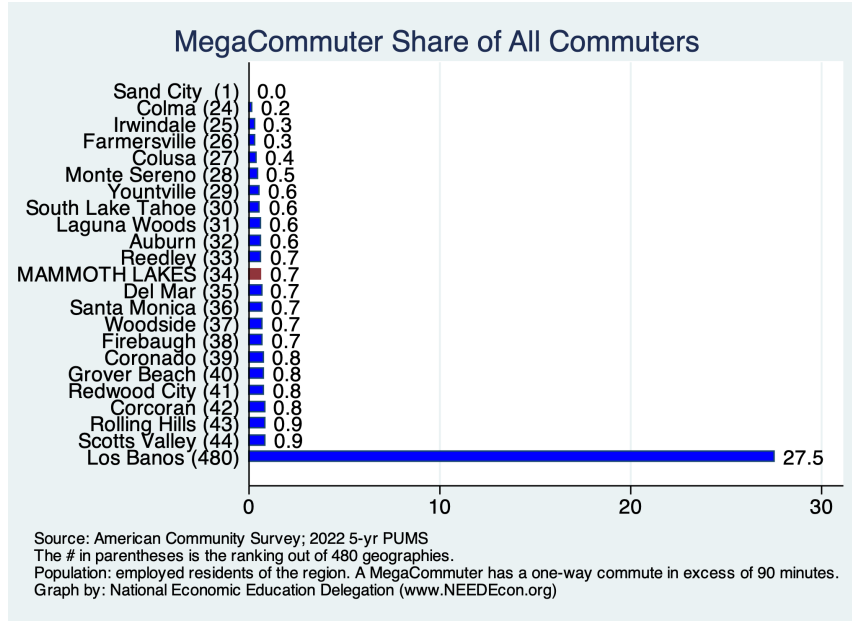
# Commute Times for Those Employed in the City

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

| Mode of Transit | Male # | Male (%) | Female # | Female (%) | All Workers # | All Workers (%) | All of CA (%) |
|---|---|---|---|---|---|---|---|
| Less than 5 minutes | 357 | 10.3 | 216 | 8.2 | 573 | 9.8 | 2.0 |
| 5 to 9 minutes | 755 | 21.9 | 638 | 24.3 | 1,393 | 23.9 | 7.5 |
| 10 to 14 minutes | 346 | 10.0 | 258 | 9.8 | 604 | 10.4 | 12.2 |
| 15 to 19 minutes | 185 | 5.4 | 449 | 17.1 | 634 | 10.9 | 15.0 |
| 20 to 24 minutes | 84 | 2.4 | 357 | 13.6 | 441 | 7.6 | 14.3 |
| 25 to 29 minutes | 0 | 0.0 | 71 | 2.7 | 71 | 1.2 | 6.3 |
| 30 to 34 minutes | 232 | 6.7 | 41 | 1.6 | 273 | 4.7 | 15.0 |
| 35 to 39 minutes | 49 | 1.4 | 82 | 3.1 | 131 | 2.2 | 2.9 |
| 40 to 44 minutes | 38 | 1.1 | 9 | 0.3 | 47 | 0.8 | 4.3 |
| 45 to 59 minutes | 312 | 9.0 | 104 | 4.0 | 416 | 7.1 | 8.6 |
| 60 to 89 minutes | 30 | 0.9 | 57 | 2.2 | 87 | 1.5 | 7.9 |
| 90 or more minutes | 0 | 0.0 | 35 | 1.3 | 35 | 0.6 | 4.0 |
| **Total:** | 2,388 | 69.1 | 2,317 | 88.2 | 4,705 | 80.7 | |

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.

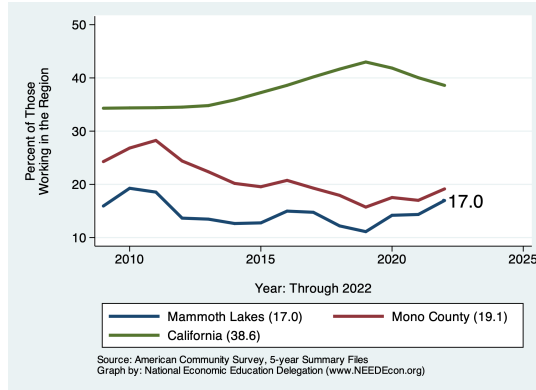## Figure 82: Percent of Local Employees With Commutes of More than 30 Minutes   Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes
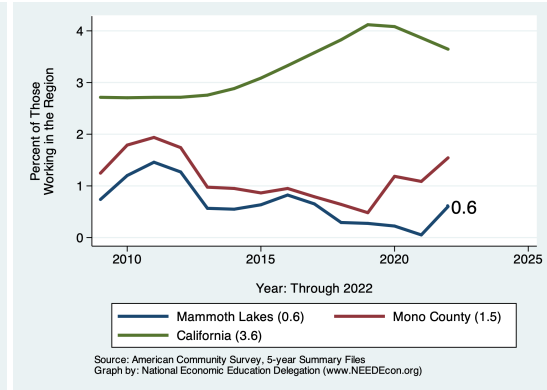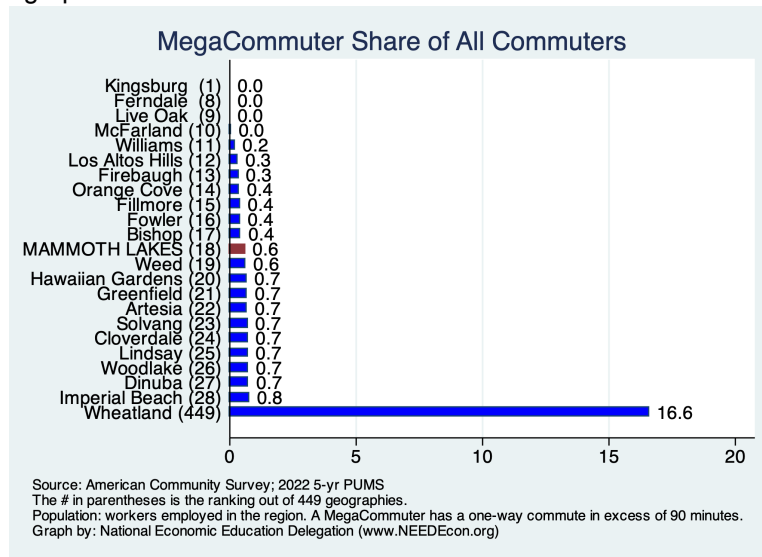


Figure 82: Percent of Local Employees With Commutes of More than 30 Minutes

Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)



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

Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

## Figure 84: Rank: Share of MegaCommuters Across Similar Geographies



Source: American Community Survey; 2022 5-yr PUMS
The # in parentheses is the ranking out of 449 geographies.
Population: workers employed in the region. A MegaCommuter has a one-way commute in excess of 90 minutes.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

## *Place of Work*

This section provides evidence on where workers living in Mammoth Lakes work. As evidenced in the first table, some of Mammoth Lakes'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 Mammoth Lakes 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: | 2,327 | 74.2 | 2,103 | 88.8 | 4,430 | 81.0 | 99.6 |
|   Worked in county of residence | 2,327 | 74.2 | 2,038 | 86.1 | 4,365 | 79.8 | 84.1 |
|   worked outside of county of residence | 0 | 0.0 | 65 | 2.7 | 65 | 1.2 | 15.4 |
| Worked outside state of residence | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0.4 |
| **Total:** | 2,327 | 74.2 | 2,103 | 88.8 | 4,430 | 81.0 | |

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

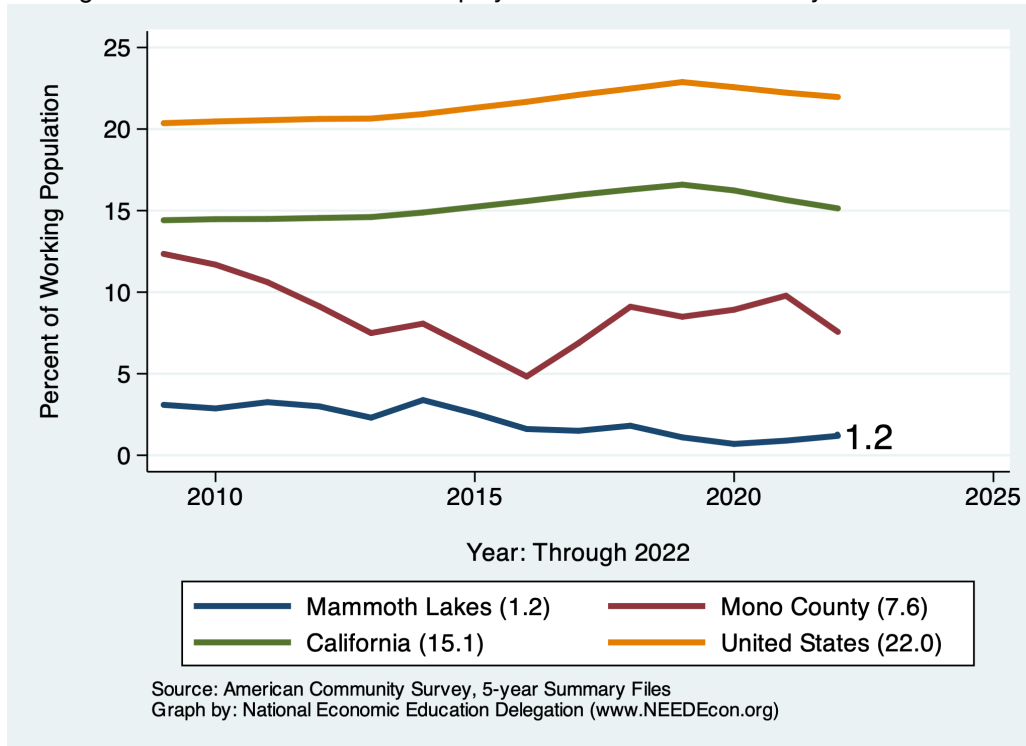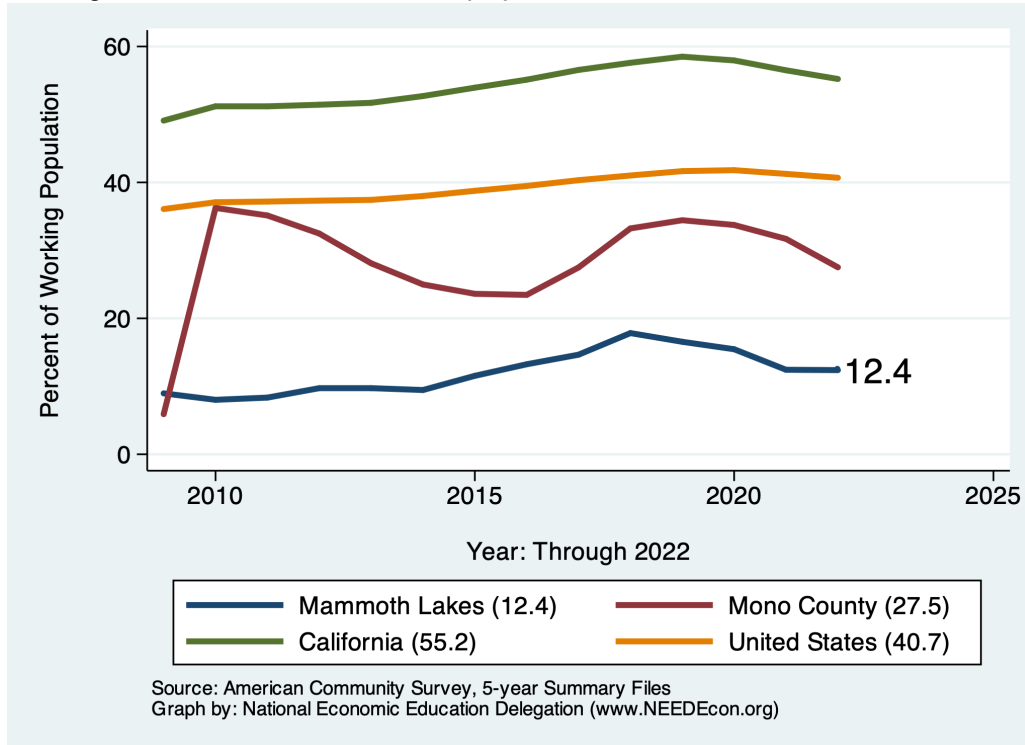Figure 85: Percent of Workers Employed Outside of Their County of Residence



Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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

| | Male | | Female | | All Workers | | All of CA |
| Place of Work | # | (%) | # | (%) | # | (%) | (%) |
|---|---|---|---|---|---|---|---|
| Living in a place: | 2,327 | 74.2 | 2,103 | 88.8 | 4,430 | 81.0 | 95.9 |
|    Worked in place of residence | 1,856 | 59.2 | 1,897 | 80.1 | 3,753 | 68.6 | 39.5 |
|    Worked outside place of residence | 471 | 15.0 | 206 | 8.7 | 677 | 12.4 | 56.4 |
| Not living in a place | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4.1 |
| **Total:** | 2,327 | 74.2 | 2,103 | 88.8 | 4,430 | 81.0 | |

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

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



Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

## Commute Mode by Income

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

|  | City | California | | United States | |
| --- | --- | --- | --- | --- | --- |
|  | *Median* | *Median* | *Ratio* | *Median* | *Ratio* |
| Car, truck, or van - drove alone | 53,133 | 48,566 | 111.1 | 46,171 | 110.5 |
| Car, truck, or van - carpooled | 46,069 | 36,463 | 128.3 | 34,487 | 128.3 |
| Public transportation (excluding taxicab) |  | 40,179 |  | 45,100 |  |
| Walked | 31,781 | 29,366 | 109.9 | 27,142 | 112.5 |
| Taxicab, motorcycle, bicycle, or other means |  | 40,433 |  | 36,140 |  |
| Worked from home | 90,885 | 75,153 | 122.8 | 67,180 | 129.9 |
| **Total:** | 48,000 | 48,747 | 98.5 | 46,099 | 104.1 |

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 | 542 | 21.7 | 1,277 | 66.0 | 608 | 57.3 | 2,721 | 49.8 | 68.4 |
| Car, Truck, or Van: Carpooled | 84 | 3.4 | 286 | 14.8 | 137 | 12.9 | 588 | 10.8 | 9.5 |
| Public Transportation (excl Taxi) | 170 | 6.8 | 117 | 6.0 | 0 | 0.0 | 287 | 5.2 | 3.6 |
| Walked | 83 | 3.3 | 97 | 5.0 | 20 | 1.9 | 280 | 5.1 | 2.4 |
| Taxicab, Motorcycle, or other | 44 | 1.8 | 35 | 1.8 | 0 | 0.0 | 79 | 1.4 | 2.4 |
| Worked at Home | 55 | 2.2 | 123 | 6.4 | 297 | 28.0 | 475 | 8.7 | 13.6 |
| **Total:** | 978 | 39.2 | 1,935 |  | 1,062 |  | 4,430 | 81.0 | 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 | 770 | 26.8 | 1,408 | 70.2 | 964 | 67.6 | 3,480 | 57.1 | 68.5 |
| Car, Truck, or Van: Carpooled | 225 | 7.8 | 343 | 17.1 | 98 | 6.9 | 681 | 11.2 | 9.5 |
| Public Transportation (excl Taxi) | 139 | 4.8 | 0 | 0.0 | 0 | 0.0 | 139 | 2.3 | 3.6 |
| Walked | 83 | 2.9 | 59 | 2.9 | 20 | 1.4 | 242 | 4.0 | 2.4 |
| Taxicab, Motorcycle, or other | 44 | 1.5 | 73 | 3.6 | 46 | 3.2 | 163 | 2.7 | 2.4 |
| Worked at Home | 55 | 1.9 | 123 | 6.1 | 297 | 20.8 | 475 | 7.8 | 13.6 |
| **Total:** | 1,316 | 45.7 | 2,006 |  | 1,425 |  | 5,180 | 84.9 |  |

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 # | In Poverty (%) | 100-149% of Pov # | 100-149% of Pov (%) | >150% of Pov # | >150% of Pov (%) | All # | All (%) | All of CA (%) |
|---|---|---|---|---|---|---|---|---|---|
| Car, Truck, or Van: Drove Alone | 154 | 20.2 | 0 | 0.0 | 2,567 | 55.9 | 2,721 | 49.8 | 68.7 |
| Car, Truck, or Van: Carpooled | 0 | 0.0 | 0 | 0.0 | 588 | 12.8 | 588 | 10.8 | 9.5 |
| Public Transportation (excl Taxi) | 34 | 4.5 | 0 | 0.0 | 253 | 5.5 | 287 | 5.2 | 3.6 |
| Walked | 17 | 2.2 | 27 | 3.0 | 236 | 5.1 | 280 | 5.1 | 2.1 |
| Taxicab, Motorcycle, or other | 0 | 0.0 | 44 | 4.9 | 35 | 0.8 | 79 | 1.4 | 2.4 |
| Worked at Home | 55 | 7.2 | 0 | 0.0 | 420 | 9.1 | 475 | 8.7 | 13.6 |
| **Total:** | 260 | 34.1 | 71 | 7.9 | 4,099 | 89.2 | 4,430 | 81.0 | |

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 # | In Poverty (%) | 100-149% of Pov # | 100-149% of Pov (%) | >150% of Pov # | >150% of Pov (%) | All # | All (%) | All of CA (%) |
|---|---|---|---|---|---|---|---|---|---|
| Car, Truck, or Van: Drove Alone | 175 | 22.9 | 9 | 1.1 | 3,296 | 66.1 | 3,480 | 57.1 | 68.7 |
| Car, Truck, or Van: Carpooled | 104 | 13.6 | 0 | 0.0 | 577 | 11.6 | 681 | 11.2 | 9.5 |
| Public Transportation (excl Taxi) | 0 | 0.0 | 0 | 0.0 | 139 | 2.8 | 139 | 2.3 | 3.6 |
| Walked | 17 | 2.2 | 27 | 3.4 | 198 | 4.0 | 242 | 4.0 | 2.1 |
| Taxicab, Motorcycle, or other | 0 | 0.0 | 44 | 5.6 | 119 | 2.4 | 163 | 2.7 | 2.4 |
| Worked at Home | 55 | 7.2 | 0 | 0.0 | 420 | 8.4 | 475 | 7.8 | 13.6 |
| **Total:** | 351 | 46.0 | 80 | 10.1 | 4,749 | 95.2 | 5,180 | 84.9 | |

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 Mammoth Lakes is a net recipient (migration inflows) or donor (migration outflows) of population is very important 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.

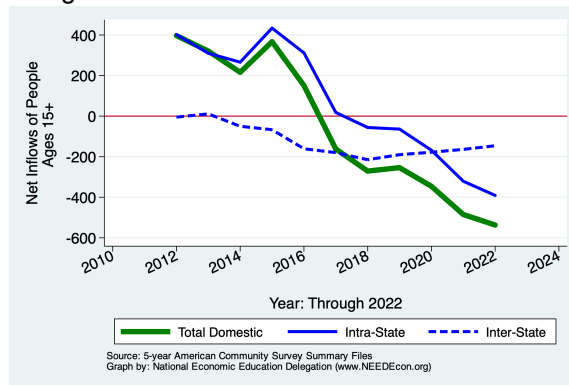Figure 87: Overall Movements of Residents



Source: 5-year American Community Survey Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

**Table 17: Migration by Income**

| | | Net Inflows | | | | |
| | | | Same State | | | |
| | | | W/in | Between | Across | From |
| Category | Population | All Migration | County | Counties | States | Abroad |
|---|---|---|---|---|---|---|
| No income | 791 | −21 | −15 | 0 | −6 | 0 |
| With income | 5,396 | −499 | −69 | −307 | −140 | 17 |
| $1 to $9,999 or loss | 550 | −74 | 0 | −3 | −71 | 0 |
| $10,000 to $14,999 | 189 | −22 | 0 | −16 | −6 | 0 |
| $15,000 to $24,999 | 735 | −46 | 0 | −31 | −32 | 17 |
| $25,000 to $34,999 | 582 | 7 | 0 | −17 | 24 | 0 |
| $35,000 to $49,999 | 838 | −56 | −9 | −19 | −28 | 0 |
| $50,000 to $64,999 | 962 | −27 | −27 | 0 | 0 | 0 |
| $65,000 to $74,999 | 117 | −101 | −13 | −73 | −15 | 0 |
| $75,000 or more | 1,423 | −180 | −20 | −148 | −12 | 0 |
| **All:** | 6,187 | −520 | −84 | −307 | −146 | 17 |

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.

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## Figure 88: Overall Movements of Low Income Residents

**Individual Income Less Than $25,000**

Net Inflows of People Ages 15+

Year: Through 2022

Total Domestic — Intra-State --- Inter-State
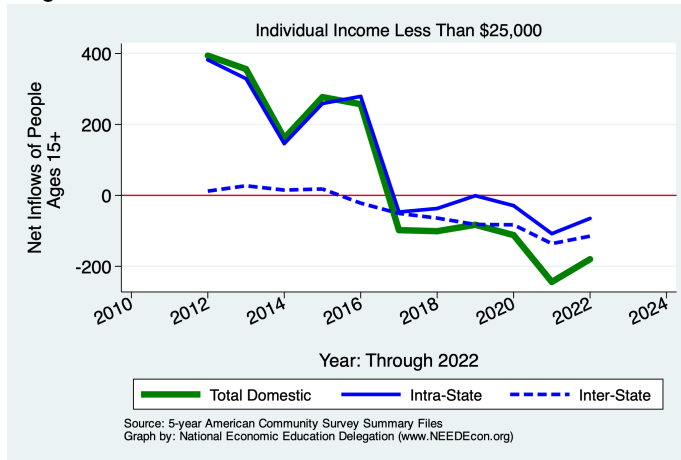
## Figure 89: Overall Movements of Middle Income Residents

**Individual Income Between $25,000 and $75,000**

Net Inflows of People Ages 15+

Year: Through 2022

Total Domestic — Intra-State --- Inter-State
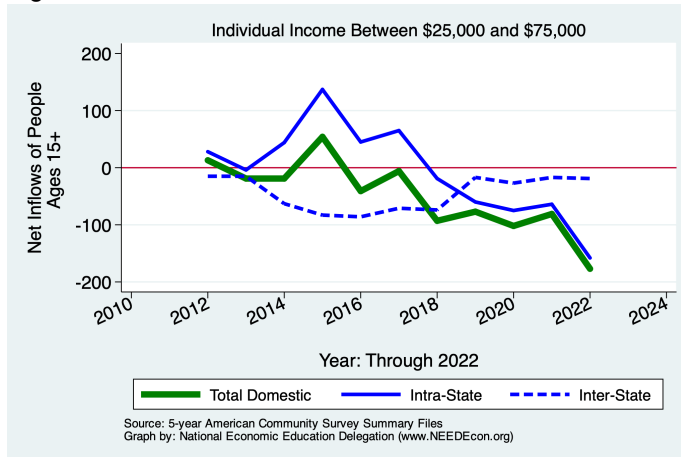
## Figure 90: Overall Movements of High Income Residents

**Individual Income Greater Than $75,000**

Net Inflows of People Ages 15+

Year: Through 2022

Total Domestic — Intra-State --- Inter-State

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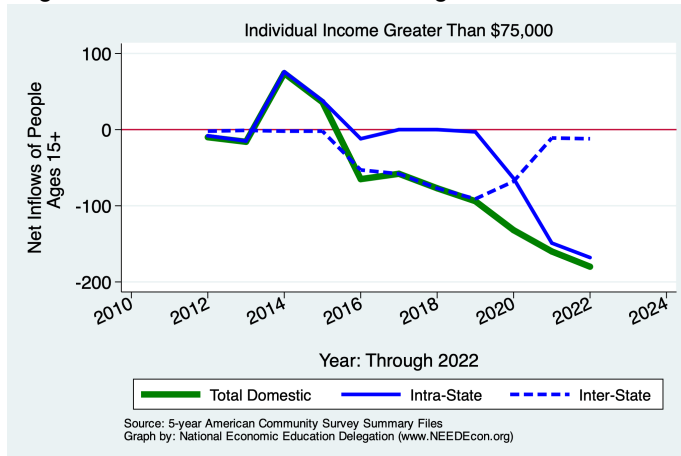
## Demographics of Migration Flows

**Table 18: Migration by Marital Status**

| Category | Population | Net Inflows All Migration | Same State W/in County | Same State Between Counties | Across States | From Abroad |
|---|---|---|---|---|---|---|
| Never married | 2,330 | −314 | 0 | −200 | −131 | 17 |
| Now married, except separated | 3,066 | −142 | −84 | −43 | −15 | 0 |
| Divorced | 463 | −64 | 0 | −64 | 0 | 0 |
| Separated | 161 | 0 | 0 | 0 | 0 | 0 |
| Widowed | 167 | 0 | 0 | 0 | 0 | 0 |
| **Total:** | 6,187 | −520 | −84 | −307 | −146 | 17 |

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

**Table 19: Migration by Tenure**

| Category | Population | Net Inflows All Migration | Same State W/in County | Same State Between Counties | Across States | From Abroad |
|---|---|---|---|---|---|---|
| Householder lived in owner-occupied housing units | 4,419 | −237 | −99 | −103 | −35 | 0 |
| Householder lived in renter-occupied housing units | 2,577 | −310 | 0 | −239 | −88 | 17 |
| **Total:** | 6,996 | −547 | −99 | −342 | −123 | 17 |

Source: 2022 5-year American Community Survey, Summary File
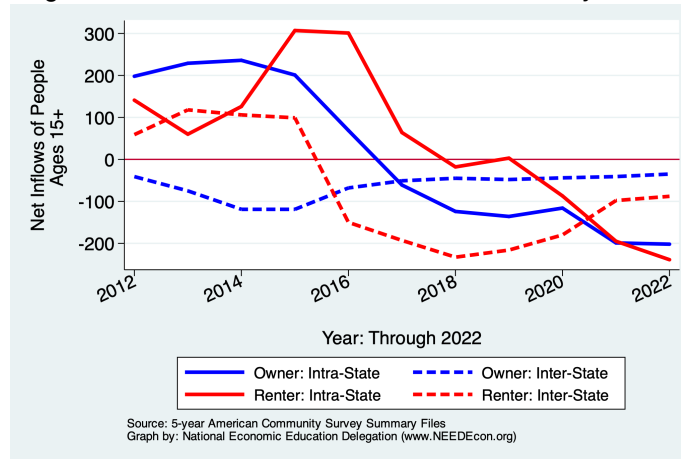
Figure 91: Domestic Movements of Residents by Tenure

**Table 20: Migration by Age**

| Category | Population | Net Inflows All Migration | Same State W/in County | Same State Between Counties | Across States | From Abroad |
|---|---|---|---|---|---|---|
| 1 to 4 years | 110 | −25 | −9 | −16 | 0 | 0 |
| 5 to 17 years | 1,337 | −29 | −6 | −16 | −7 | 0 |
| 18 and 19 years | 168 | −47 | 0 | −17 | −30 | 0 |
| 20 to 24 years | 385 | −70 | 0 | −17 | −53 | 0 |
| 25 to 29 years | 616 | −26 | 0 | −7 | −36 | 17 |
| 30 to 34 years | 569 | −150 | 0 | −150 | 0 | 0 |
| 35 to 39 years | 589 | −105 | −36 | −57 | −12 | 0 |
| 40 to 44 years | 403 | −54 | −48 | 0 | −6 | 0 |
| 45 to 49 years | 600 | −31 | 0 | −49 | 18 | 0 |
| 50 to 54 years | 578 | −2 | 0 | 4 | −6 | 0 |
| 55 to 59 years | 469 | −8 | 0 | −8 | 0 | 0 |
| 60 to 64 years | 565 | −12 | 0 | −6 | −6 | 0 |
| 65 to 69 years | 287 | 0 | 0 | 0 | 0 | 0 |
| 70 to 74 years | 245 | −15 | 0 | 0 | −15 | 0 |
| 75 years and over | 297 | 0 | 0 | 0 | 0 | 0 |
| **Total Population:** | 7,218 | −574 | −99 | −339 | −153 | 17 |

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

**Table 21: Migration by Educational Attainment**

| Category | Population | Net Inflows All Migration | Same State W/in County | Same State Between Counties | Across States | From Abroad |
|---|---|---|---|---|---|---|
| Less than high school graduate | 736 | −39 | 0 | −21 | −18 | 0 |
| High school graduate (includes equiv) | 1,043 | −42 | 0 | −22 | −20 | 0 |
| Some college or assoc. degree | 2,056 | −41 | −27 | −40 | 9 | 17 |
| Bachelor's degree | 782 | −174 | −44 | −96 | −34 | 0 |
| Graduate or professional degree | 601 | −107 | −13 | −94 | 0 | 0 |
| **Total:** | 5,218 | −403 | −84 | −273 | −63 | 17 |

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 | 50,254 | 50,254 |
| Moved Within Same County | 26,299 | 37,523 |
| **Total Population:** | 46,535 | 46,924 |

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 | 40.2 | 40.2 |
| Moved Within Same County | 24.4 | 24.9 |
| **Total Population:** | 38.5 | 37.8 |

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 relased in January.

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

U.S. Census Bureau. Building Permits Data, updated annually in February. https://www.census.gov/construction/bps/current.html

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State of California, Department of Finance, E-2. California County Population Estimates and Components of Change by Year, July 1, 2010-2021. Sacramento, California, December. https://dof.ca.gov/forecasting/demographics/

State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1. Sacramento, California, May. https://dof.ca.gov/forecasting/demographics/