



KERN COUNTY

AT A GLANCE



KERN COUNTY ECONOMIC VITALITY



#1
in Agricultural Production

Nationwide



#2
Largest Economy

in the San Joaquin Valley



#3
in Economic Diversity

Nationwide



#4
in STEM Jobs

Nationwide

Over 50
Major Distribution Centers



75% **60%**
The Energy Capital of California

Largest Provider of Oil & Renewable Energy in the State

KERN COUNTY ECONOMIC VITALITY

#1
Largest Wind Farm

in the U.S.



Over 50
World Tech "Firsts"

Naval Air Weapons Station China Lake



#1
Largest Battery Energy Storage System

in the World



1st
in Commercial Space Port in U.S.

Mojave Air & Space Port at Rutan Field



#13
Oil-Producing County

in the Nation



1st
Space Shuttle Landing

Edward Air Force Base



QUALITY OF PLACE



FROM FAMILIES TO COLLEGE STUDENTS TO BUSINESS PROFESSIONALS, KERN COUNTY HAS MUCH TO OFFER anyone looking for an affordable and attractive place to live their dreams. Cultural and outdoor activities abound, and various sports teams offer entertainment and housing prices that are more reasonable than anywhere else in California. Kern County's combination of large community opportunity and small-town appeal is just right.

Stretching Your Dollar!

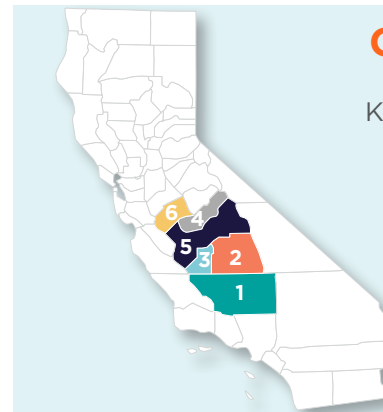
If you earn \$60,000 and work in Kern County, you'll be astonished by how much further your money will go compared to other areas in the state.

Kern County
\$60,000



BAKERSFIELD RANKS FIFTH IN FORBES "MOST DESIRED U.S. CITIES TO MOVE TO IN 2024"

Rank	City, State	Total Score out of 100	Annual Average Sunny Days per Year	Arts/ Entertainment Establishments per 100,000 Residents	Average Travel time to Work (minutes)	Net Migration to the City (2016-2020)
1	Mesa, AZ	100	193	32	23	41,348
2	Colorado Spring, CO	98.99	136	46	23	6,124
3	Tucson, AZ	90.4	193	32	24	16,121
4	Phoenix, AZ	86.87	193	32	27	41,348
5	Bakersfield, CA	84.85	146	17	22	1,851



California Housing Affordability

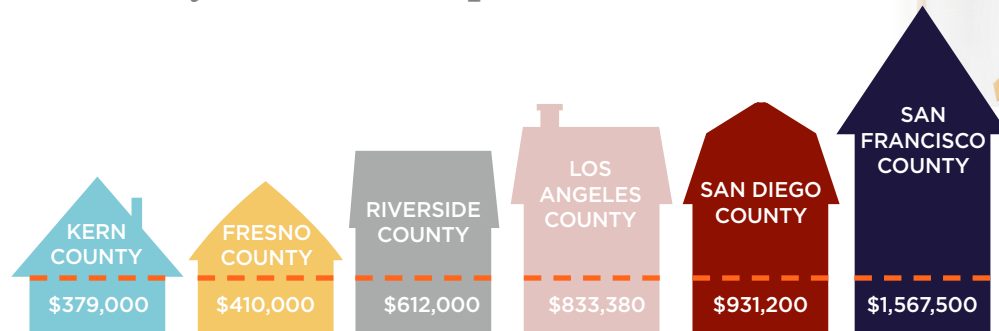
Kern County is the third-most affordable housing market in California at \$380,000 with 1. 2. Tulare at \$362,000, 3. Kings at \$367,000 4. Merced at \$384,000 5. Fresno at \$409, 000 6. Madera at \$418,000 in the top six, as well!



An affordable quality of life makes Kern County an attractive place to call home.

HOUSING MARKET UPDATE

Sale Activity	Time	YTY%
Median Time on Market	19 days	-24.2%
Price Activity	Kern	CA
Median Home Price (K)	\$379,000	\$813,980
YTY% Change in Price	16.7%	-3.8%

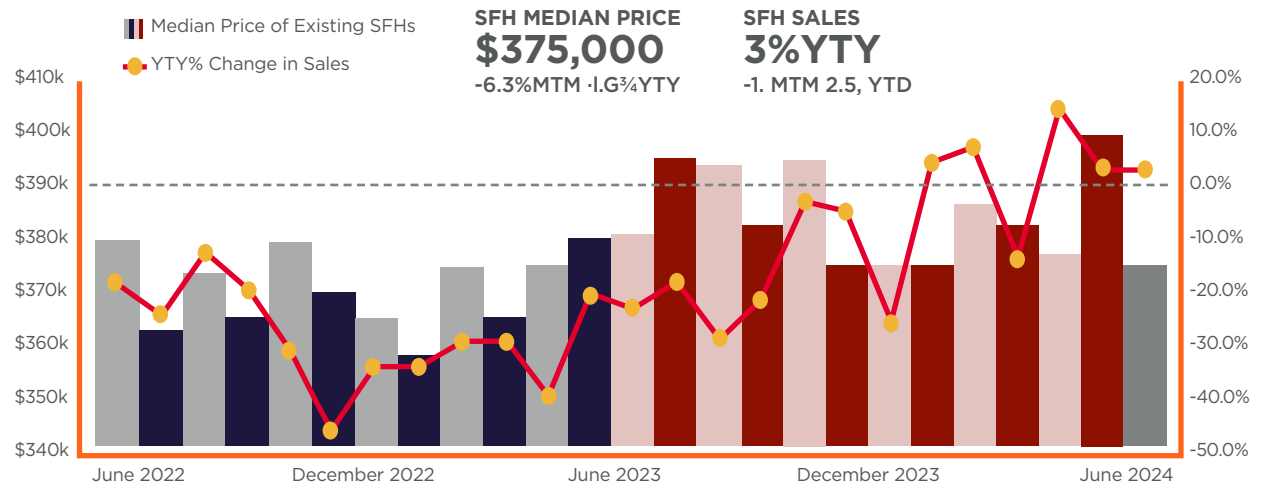


Media Home Prices & Affordability
Region
Median Home Price

ENJOY A BETTER QUALITY OF LIFE FOR LESS

Area	Annual Salary needed to Maintain same Quality of Life in Kern County	Cost of Living
San Francisco	\$93,205	55% more than Kern
Los Angeles	\$84,241	37% more than Kern
Orange County	\$82,234	36% more than Kern
San Diego	\$77,657	30% more than Kern
Oakland	\$75,858	26% more than Kern

MEDIAN PRICE & HOME SALES FOR EXISTING SINGLE-FAMILY HOMES (SFHs)



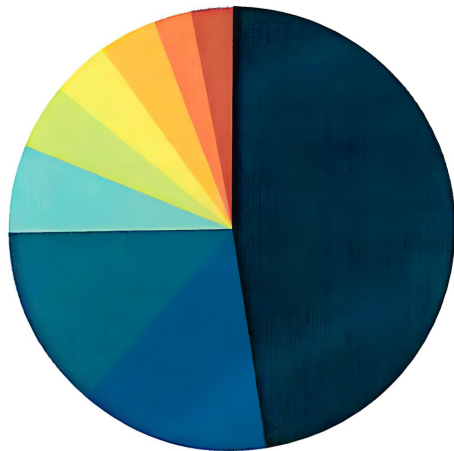
BY THE NUMBERS

In 2022, Kern County's GDP reached \$43.8 billion, according to the **Bureau of Economic Analysis**.

Industry Projections

ACCORDING TO THE STATE OF CALIFORNIA EMPLOYMENT DEVELOPMENT DEPARTMENT, industry employment in Kern County is projected to reach 394,800 by 2030. Total non-farm employment is projected to grow by more than 47,500 by 2030.

KERN GROWTH IN EMPLOYMENT (2023-2030)

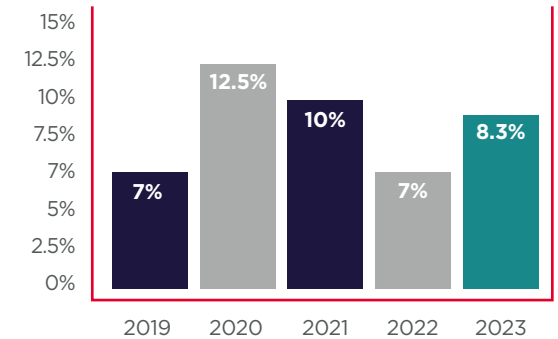


- Healthcare & Social Assistance 6,800
- Agriculture 2,000
- Transportation & Warehousing 1,900
- Professional, Scientific & Technical 900
- Manufacturing 100
- Administrative & Support/Waste Management 600
- Accommodation & Food 600
- Construction 400
- Other 400

KERN COUNTY'S GDP



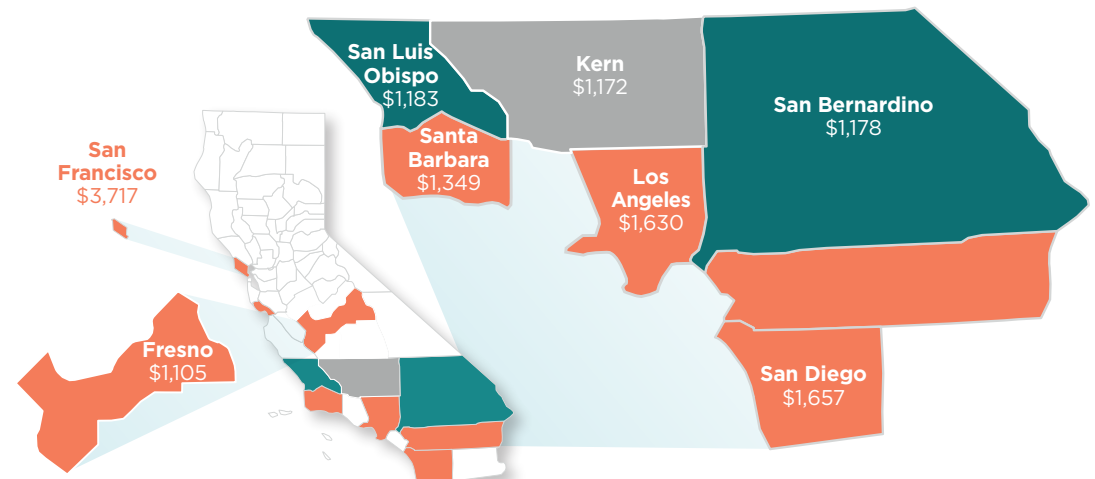
5-YEAR UNEMPLOYMENT RATE IN KERN

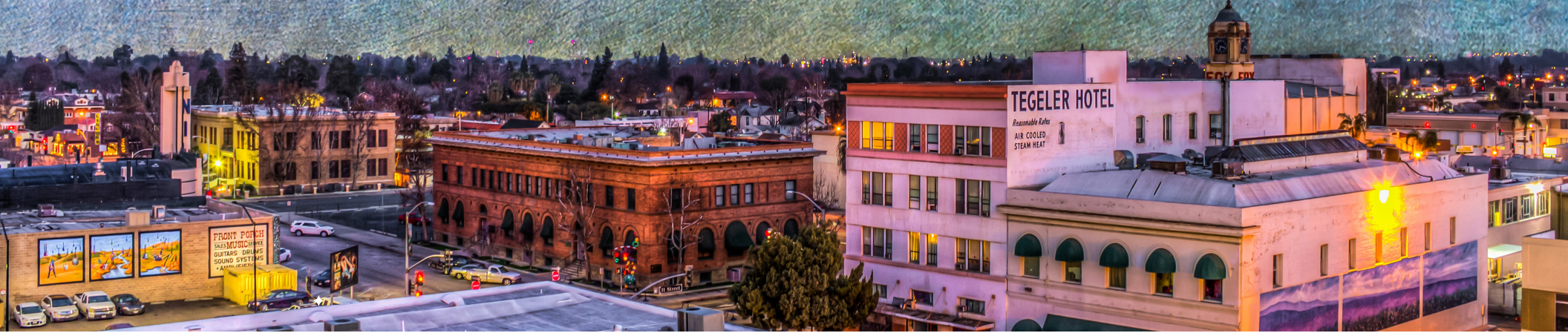


KERN COUNTY LABOR STATISTICS

Labor Force	393,700	Unemployed	32,8000
Employed	361,000	Unemployment Rate	8.3%

AVERAGE WEEKLY WAGES BY COUNTY

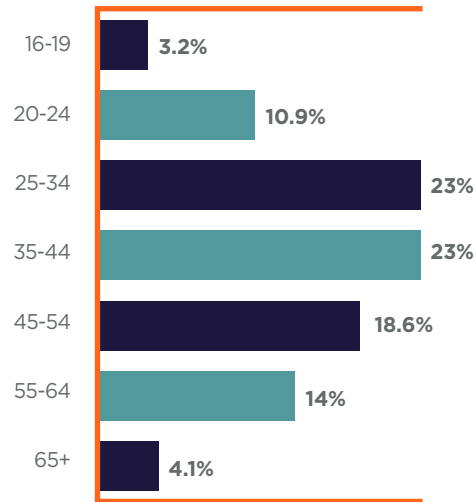




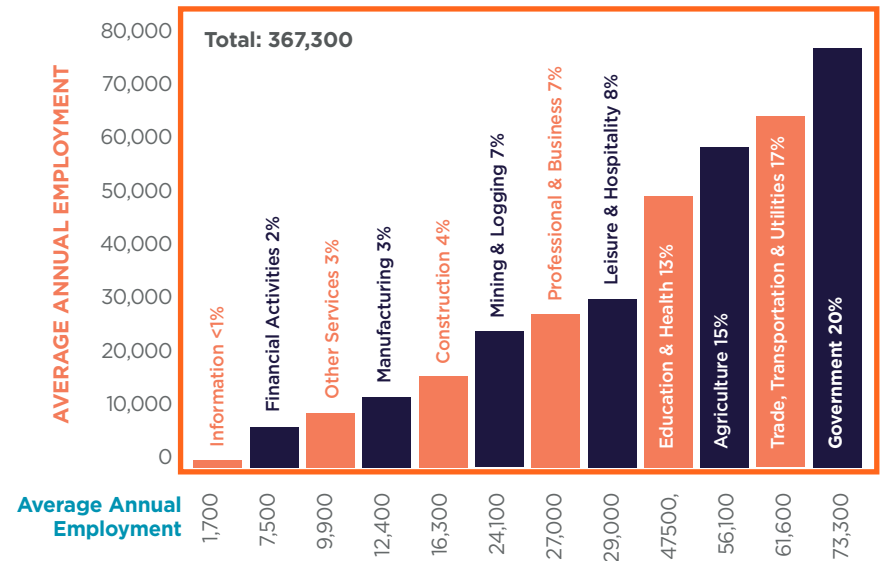
HOUSING MARKET UPDATE

County	GDP (\$B)
Fresno	\$45.3
Kern	\$43.8
San Joaquin	\$30.2
Stanislaus	\$23.5
Tulare	\$18.1
Merced	\$9.3
Kings	\$6.6
Madera	\$6.1

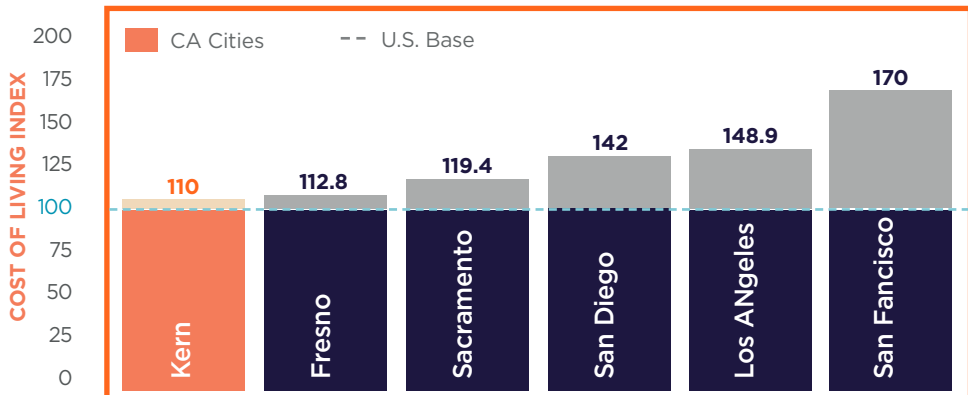
KERN EMPLOYMENT BY AGE



COUNTY ANNUAL AVERAGE EMPLOYMENT BY INDUSTRY



COST OF LIVING IN KERN COUNTY



TOP TAXPAYERS (000'S)



CHEVRON USA INC.

\$4,953,651 \$55,615
Value Taxes



CALIFORNIA RESOURCES CORPORATION

\$4,953,651 \$55,615
Value Taxes



AERA ENERGY LLC

\$2,570,776 \$27,524
Value Taxes



SOUTHERN CALIFORNIA EDISON COMPANY

\$1,600,389 \$27,165
Value Taxes



PACIFIC GAS & ELECTRIC COMPANY

\$1,524,038 \$25,864
Value Taxes



BERRY CORPORATION

\$1,340,683 \$14,657
Value Taxes



SENTINEL PEAK RESOURCES LLC

\$991,519 \$10,525
Value Taxes



U.S. BORAX INC.

\$713,004 \$8,610
Value Taxes



THE WONDERFUL COMPANY LLC

\$644,933 \$7,133
Value Taxes



SOUTHERN CALIFORNIA GAS COMPANY

\$601,173 \$10,192
Value Taxes

BY THE NUMBERS

TOTAL PAYROLL BY INDUSTRY IN KERN COUNTY

Industry	NAICS	Total Wages (millions)
Health Care and Social Assistance	62	\$2,704
Agriculture, Forestry, Fishing, and Hunting	11	\$2,537
Public Administration	92	\$2,455
Educational Services	61	\$2,216
Transportation and Warehousing	48	\$1,529
Retail Trade	44	\$1,339
Construction	23	\$1,290
Professional, Scientific, and Technical Services	54	\$975
Manufacturing	31	\$952
Mining, Quarrying, and Oil & Gas Extraction	21	\$789
Administrative & Support and	56	\$723
Waste Management& Remediation Services		
Wholesale Trade	42	\$644
Finance and Insurance	52	\$360
Utilities	22	\$280
Real Estate and Rental & Leasing	53	\$271
Information	51	\$121
Arts, Entertainment, and Recreation	71	\$98

Figures may not sum due to rounding Growth demand is based on 4-quate moving average employment from latest available date. Industry data as of 2023



5-YEAR TOP INDUSTRY COUNTY ASSESSMENT VALUES COMPARISON (000's)

Industry	2023	2022	2021	2020	2019
Oil & Gas	\$16,184,708	\$15,912,446	\$11,248,336	\$14,890,428	\$16,139,191
Agriculture	\$10,088,570	\$9,721,406	\$9,368,392	\$8,924,016	\$8,479,317
Renewables	\$6,677,497	\$6,381,611	\$5,695,208	\$4,948,941	\$4,876,472
Healthcare	\$2,638,043	\$2,402,089	\$2,341,555	\$2,358,155	\$2,239,569



CUSHMAN &
WAKEFIELD

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.