

State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

**State Economic Data
for Engaging in International Real Estate**

Alaska



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Foreign residential and commercial buyers are an important niche market for REALTORS®.

According to the *2018 National Association of REALTORS® Profile of International Activity in U.S. Residential Real Estate*, **foreign buyers purchased \$121 billion of residential property during April 2017—March 2018**, or eight percent of the \$1.6 trillion of total existing home sales during the same period.

The *2019 Commercial Real Estate International Business Trends* reported **\$4.8 billion in commercial transactions with foreign clients in 2018** among REALTORS® typically engaged in commercial transactions of less than \$1 million per transaction.

The continued expansion of trade and investment among countries and the accompanying mobility and migration of people opens greater opportunities for transacting with international clients. This Report provides state-level economic data that can be used to enhance the knowledge and expertise of those seeking to conduct and assist international real estate transactions with non-U.S. residents and recent immigrants to the United States.

More data and information on residential, commercial, and global resources can be found at:

<https://www.nar.realtor/research-and-statistics>

<https://www.nar.realtor/commercial-investment-real-estate>

<https://www.nar.realtor/international-real-estate>

For inquiries, email us at Data@realtors.org.

Global Integration Indicators

Alaska

58,187 Foreign Born Population in 2017

8% *Percent of Population*

14% *vs. Percent of Population, U.S.*

113,111 Non-immigrant Admissions in 2017

15% *Percent of Population*

24% *vs. Percent of Population, U.S.*

\$6,663 Total Exports and Imports in 2017 (million U.S. dollars)

13% *Percent of State Gross Domestic Product*

20% *vs. Percent of Gross Domestic Product, U.S.*

17 Employment of Majority-Owned U.S. Affiliates in 2016 (thousands)

5% *Percent of Nonfarm Employment*

5% *vs. Percent of Nonfarm Employment, U.S.*

Table 1. Population By Place of Birth in 2017

	Alaska	U.S.
Total Population, by Place of Birth	739,795	325,719,178
Native /1	681,608	281,193,323
Foreign-Born /2	58,187	44,525,855
Naturalized	31,164	21,948,732
Not a U.S. Citizen	27,023	22,577,123
Percent, Foreign-Born	8%	14%

/1 The U.S. Census Bureau uses the terms native and native born to refer to anyone born in the U.S., Puerto Rico, a U.S. Island Area, or abroad of a U.S. citizen parent or parents.

/2 The U.S. Census Bureau uses the term foreign born to refer to anyone who is not a U.S. citizen at birth, naturalized U.S. citizens, lawful permanent residents (immigrants) present in the U.S., temporary migrants such as foreign students), humanitarian migrants (such as refugees and asylees), and persons illegally present in the United States.

Source: U.S. Census Bureau, ACS 2017, 1-year estimates, Table DP02

Table 2. Foreign-Born Population in 2017

	Alaska	U.S.
Total Foreign-born Population, Excl. Born at Sea	58,187	44,525,458
Born in Europe	7,350	4,818,662
Born in Asia	33,471	13,907,844
Born in Africa	3,856	2,293,028
Born in Oceania	2,334	263,965
Born in Latin America	8,662	22,425,056
Born in Northern America	2,514	816,903

Source: U.S. Census Bureau, ACS 2017, 1-year estimates, Table DP02

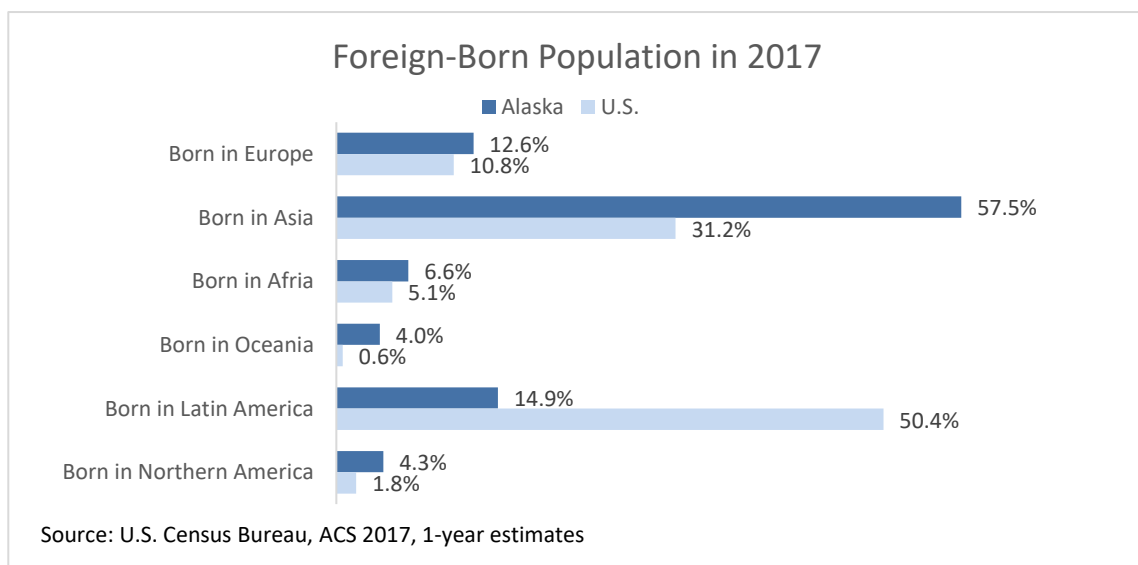


Table 3. Unemployment Rate in 2012-2017

	Alaska	U.S.
Total Population	7.7	6.6
Native	8.1	6.7
Foreign-Born	3.8	5.8
Naturalized	3.6	4.8
Not a U.S. Citizen	4.0	6.6

Source: U.S. Census Bureau, ACS 2010-2014, 5-year estimates, Table S0501

Table 4. Educational Attainment in 2012-2017

	Alaska	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	18.6	19.1
Native	18.6	19.6
Foreign-Born	18.5	17.0
Naturalized	19.4	20.6
Not a U.S. Citizen	17.1	13.3
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	10.4	11.8
Native	10.7	11.6
Foreign-Born	8.1	12.7
Naturalized	9.1	14.5
Not a U.S. Citizen	6.7	10.7

#N/A - Data not available

Source: U.S. Census Bureau, ACS 2012-2017, 5-year estimates, Table S0501

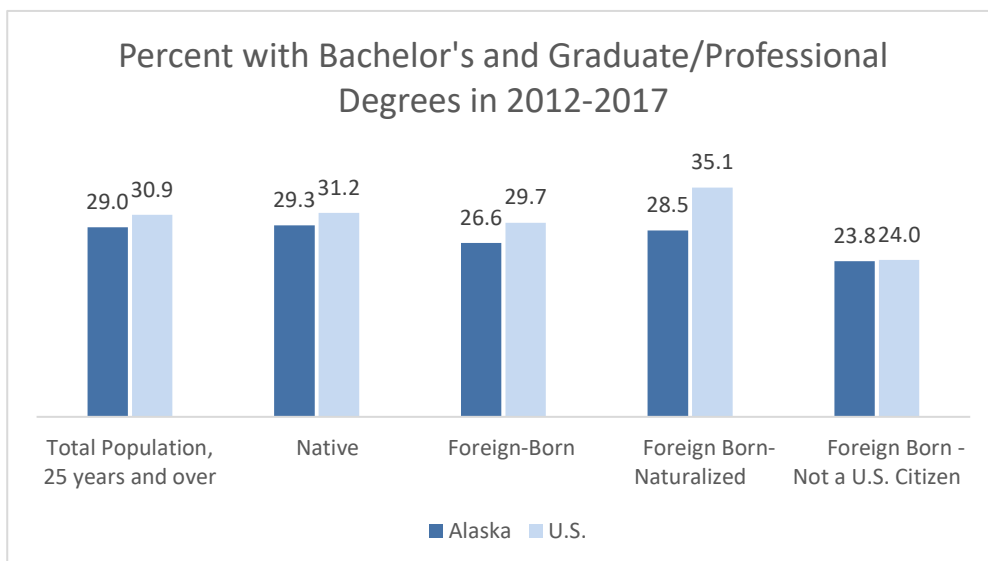


Table 5. Home Ownership and Median Household Income in 2012-2017

	Home Ownership Rate (in %)	Median HH Income (in \$)
Alaska		
Total	63.7	76,114
Native	64.3	76,746
Foreign Born	56.7	67,728
Naturalized	64.6	74,030
Not a U.S. Citizen	37.4	59,494
U.S.		
Total	63.8	57,652
Native	65.9	58,432
Foreign Born	51.7	53,420
Naturalized	65.5	63,346
Not a U.S. Citizen	33.9	43,612

#N/A - Data not available

Source: U.S. Census Bureau, ACS 2012-2017, 5-year estimates, Table S0501

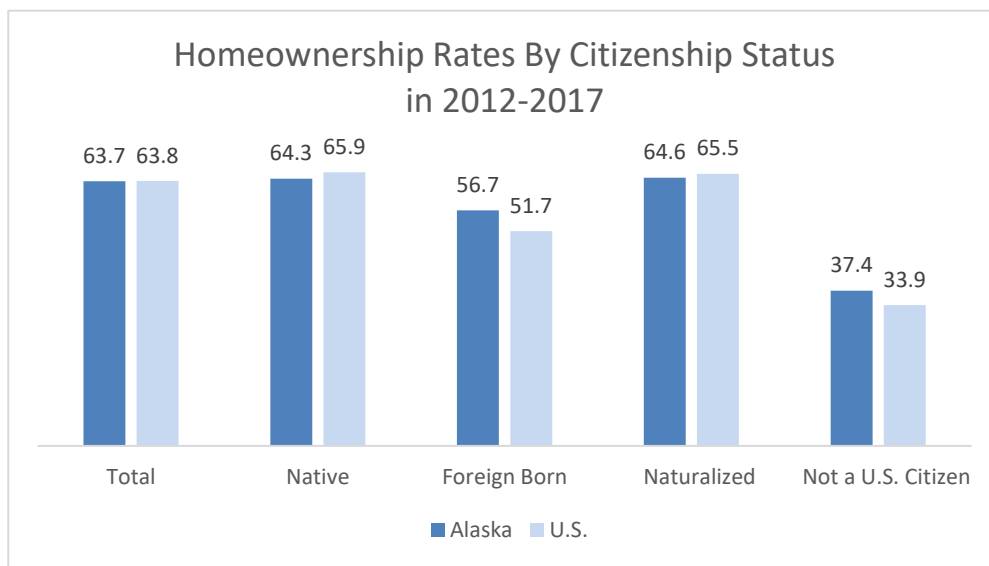
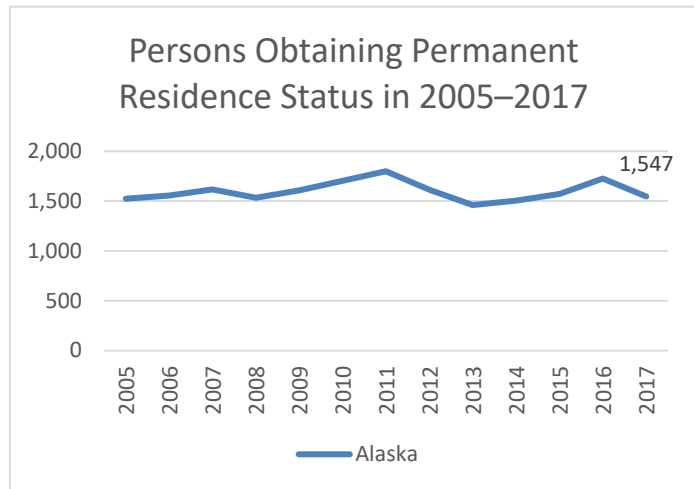


Table 6. Persons Obtaining Permanent Residence Status

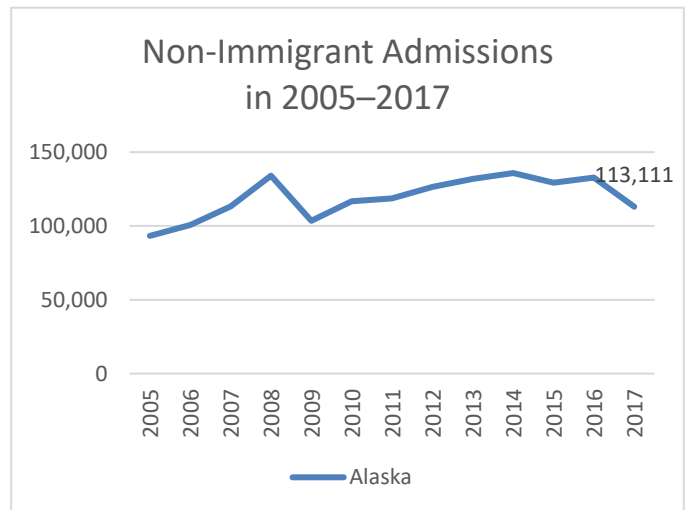
	Alaska	U.S.
2005	1,524	1,122,257
2006	1,554	1,266,129
2007	1,617	1,052,415
2008	1,534	1,107,126
2009	1,608	1,130,818
2010	1,703	1,042,625
2011	1,799	1,062,040
2012	1,612	1,031,631
2013	1,460	990,553
2014	1,505	1,016,518
2015	1,572	1,051,031
2016	1,726	1,183,505
2017	1,547	1,127,167



Source of data: Department of Homeland Security Yearbook of Immigration Statistics, Table 4.

Table 7. Non-immigrant Admissions

	Alaska	U.S.
2005	93,296	32,003,435
2006	100,647	33,667,328
2007	113,347	37,149,651
2008	134,165	39,381,928
2009	103,441	36,231,554
2010	116,789	46,471,516
2011	118,594	46,471,516
2012	126,464	53,887,286
2013	131,918	61,052,260
2014	135,859	74,930,606
2015	129,399	76,638,236
2016	132,857	76,786,751
2017	113,111	77,643,267



Source of data: Department of Homeland Security Yearbook of Immigration Statistics, Table 30.

Table 8. Non-immigrant admissions (I-94 only)

	2013	2014	2015	2016	2017
Business Traveler, Visa waiver /1	73,177	67,494	66,080	58,575	56,402
Business Traveler, Other /2	50,244	59,352	53,831	62,398	46,528
Students and exchange visitors/3	2,390	2,494	2,759	3,701	3,365
Temporary workers and families/4	3,552	3,944	4,440	5,386	3,903
Diplomats/other representatives/5	525	537	656	771	795
All other classes	1,827	1,939	1,574	1,960	2,034
Unknown	203	99	1,939	66	84
Alaska	131,918	135,859	131,279	132,857	113,111
U.S.	61,052,260	74,930,606	76,638,236	76,786,751	77,643,267

¹ Includes GB, GMB, GT, GMT, WB, and WT admissions.

² Includes B1, B2 and a limited number of Border Crossing Card (BCC) admissions.

³ Includes principals, spouses, and children (F, J, M admissions).

⁴ Includes principals, spouses, and children (CW1, E, H, I, L, O, P, Q, R, TD and TN admissions).

⁵ Includes principals, spouses, and children (A, G, N admissions).

Notes:

Admissions represent counts of events, i.e., arrivals, not unique individuals.

The majority of short-term admissions from Canada and Mexico are excluded.

Source: U.S. Department of Homeland Security, Yearbook of Immigration Statistics, Table 30.

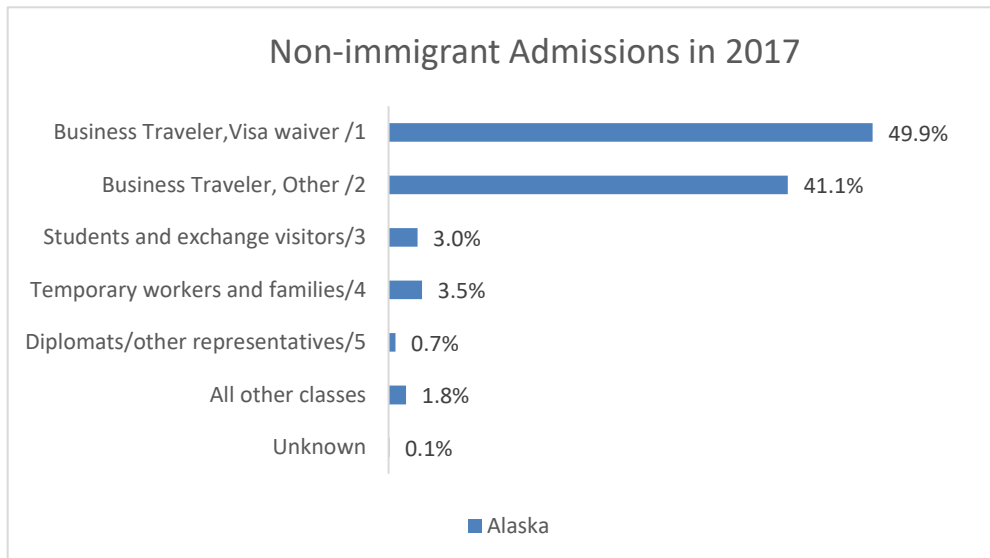
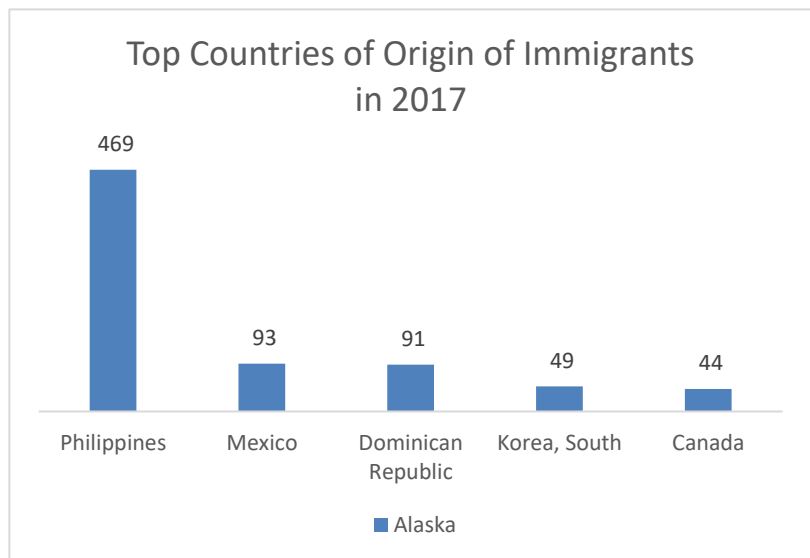
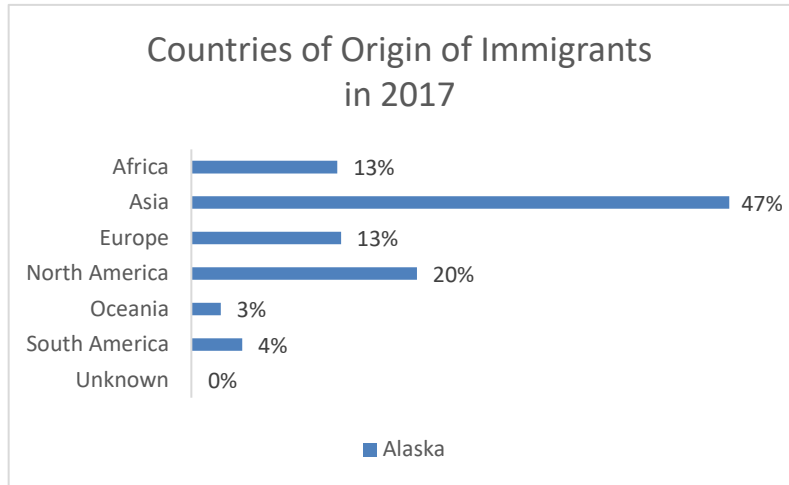


Table 9. Immigration by Origination Region and Country in 2017

REGION	
Total	1,547
Africa	198
Asia	730
Europe	203
North America	306
Oceania	40
South America	69
Unknown	1
COUNTRY	
Total	1,547
Philippines	469
Mexico	93
Dominican Republic	91
Korea, South	49
Canada	44
Ethiopia	44
Russia	43
Somalia	43
China, People's Republic	36
Macedonia	27
Nepal	27
El Salvador	25
Ukraine	25
Samoa	24
Colombia	23
India	21
Thailand	21
Vietnam	18
Jamaica	16
Serbia	16
Brazil	14
Peru	14
Ghana	13
Japan	13
Germany	12
United Kingdom	12

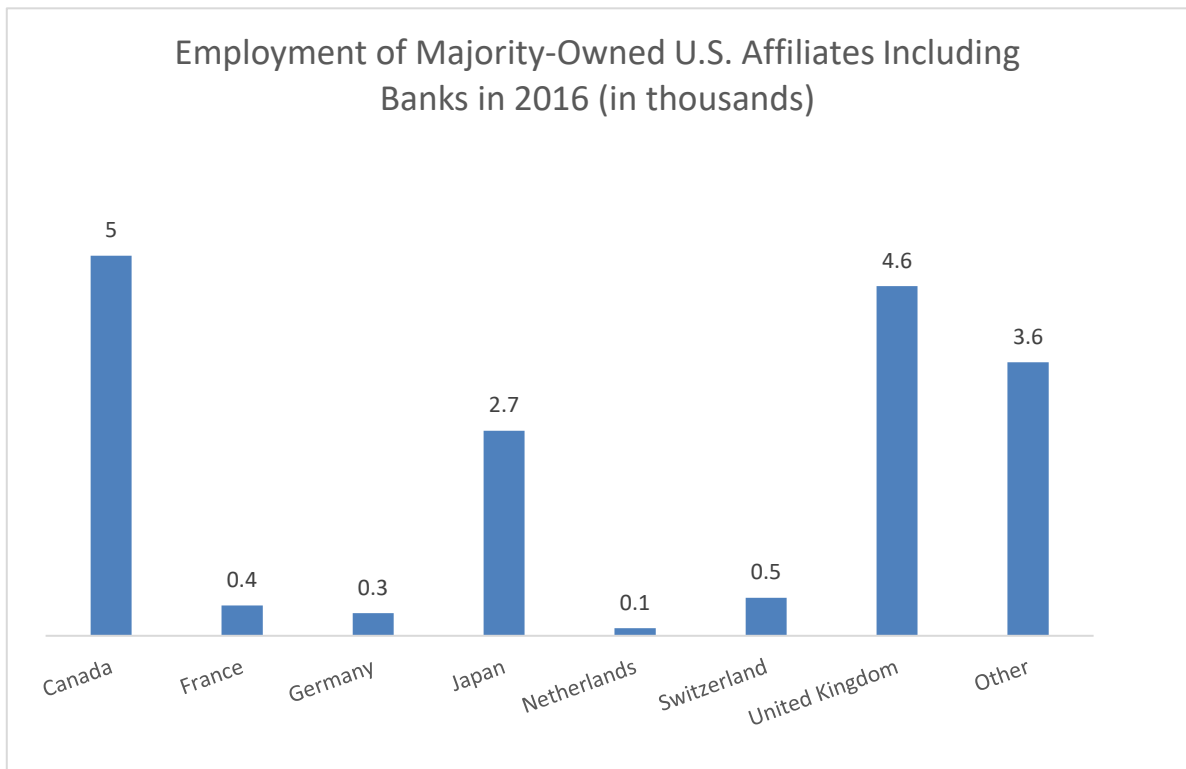


D-Data withheld to limit disclosure

Source: U.S. Department of Homeland Security

Yearbook of Immigration Statistics, 2017, Supplemental Table 1.

Table 10. Employment of Majority-Owned U.S. Affiliates of Foreign Multinational Companies



Source: US Bureau of Economic Analysis

Table 11. Top 25 Export Destinations of the State Based on 2015 Dollar Value (in Millions)

Country	2018 Dollar Volume	Percent Share
World	4,773	0.3
Top 25	4,706	98.6
China	1,019	21.4
Korea, South	886	18.6
Japan	792	16.6
Canada	647	13.6
Netherlands	263	5.5
Germany	209	4.4
Spain	167	3.5
Australia	132	2.8
France	83	1.7
Italy	74	1.5
Belgium	70	1.5
Singapore	58	1.2
Finland	54	1.1
Thailand	45	0.9
Mexico	33	0.7
Taiwan	26	0.5
Poland	21	0.4
United Kingdom	21	0.4
Malaysia	20	0.4
Ukraine	19	0.4
Israel	19	0.4
Lithuania	19	0.4
Portugal	10	0.2
Vietnam	10	0.2
Indonesia	9	0.2

Source: U.S. Census Bureau, State Trade Data by Country

The world export share is the state's share to total US exports to the world.

The top 25 share is the fraction of the state's exports that go to the top 25 countries.

Each country's share is the fraction of the state's exports that go to that country.

Table 12. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

Country	2018 Dollar Volume	Percent Share
World	1,894	0.1
Top 25	1,867	98.6
Korea, South	553	29.2
Canada	518	27.3
China	311	16.4
Thailand	119	6.3
Japan	98	5.2
Malaysia	45	2.4
Germany	34	1.8
Taiwan	30	1.6
Philippines	28	1.5
Mexico	23	1.2
United Kingdom	14	0.8
Italy	11	0.6
Singapore	11	0.6
France	11	0.6
Russia	9	0.5
India	8	0.4
Denmark	8	0.4
Finland	5	0.3
Australia	5	0.3
Venezuela	5	0.3
Argentina	5	0.2
Austria	4	0.2
Vietnam	4	0.2
Norway	4	0.2
Netherlands	4	0.2

Source: U.S. Census Bureau, State Trade Data by Country

The world import share is the state's share to total US imports from the world.

The top 25 share is the fraction of the state's imports from the top 25 countries.

Each country's share is the fraction of the state's imports from that country.