

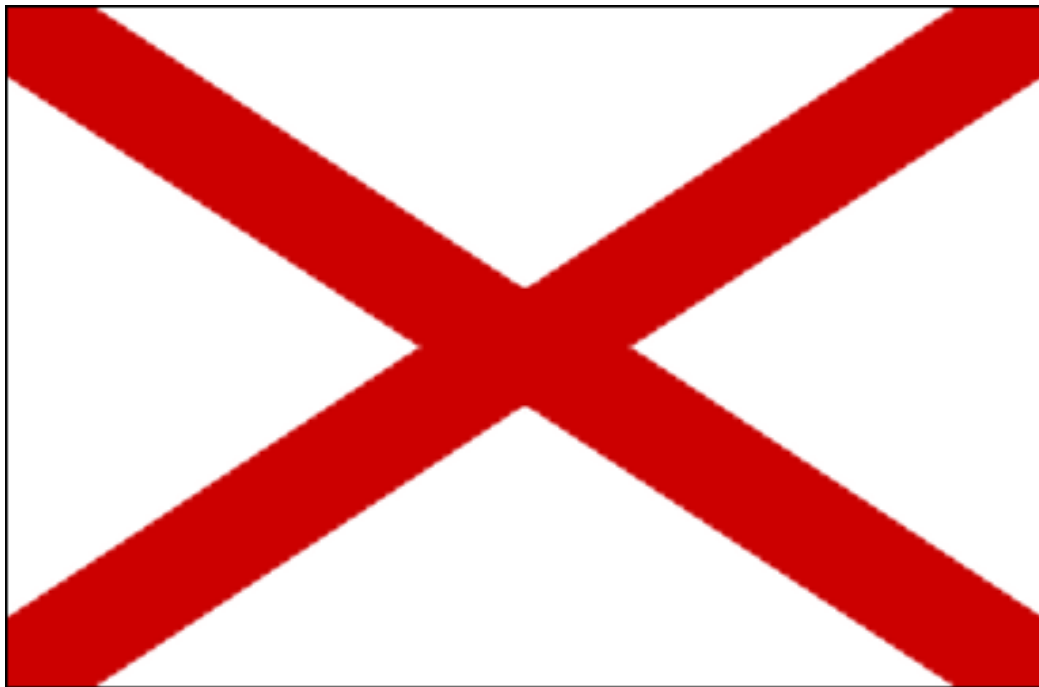
State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

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

Alabama



**National Association of REALTORS®
Research Group**

May 2019

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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

Alabama

#N/A Foreign Born Population in 2017

#N/A *Percent of Population*
14% *vs. Percent of Population, U.S.*

#N/A Non-immigrant Admissions in 2017

#N/A *Percent of Population*
24% *vs. Percent of Population, U.S.*

#N/A Total Exports and Imports in 2017 (million U.S. dollars)

#N/A *Percent of State Gross Domestic Product*
20% *vs. Percent of Gross Domestic Product, U.S.*

#N/A Employment of Majority-Owned U.S. Affiliates in 2016 (thousands)

#N/A *Percent of Nonfarm Employment*
5% *vs. Percent of Nonfarm Employment, U.S.*

Table 1. Population By Place of Birth in 2017

	Alabama	U.S.
Total Population, by Place of Birth	4,874,747	325,719,178
Native /1	4,705,681	281,193,323
Foreign-Born /2	169,066	44,525,855
Naturalized	67,037	21,948,732
Not a U.S. Citizen	102,029	22,577,123
Percent, Foreign-Born	3%	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

	Alabama	U.S.
Total Foreign-born Population, Excl. Born at Sea	169,066	44,525,458
Born in Europe	18,947	4,818,662
Born in Asia	55,986	13,907,844
Born in Africa	9,124	2,293,028
Born in Oceania	1,206	263,965
Born in Latin America	80,325	22,425,056
Born in Northern America	3,478	816,903

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

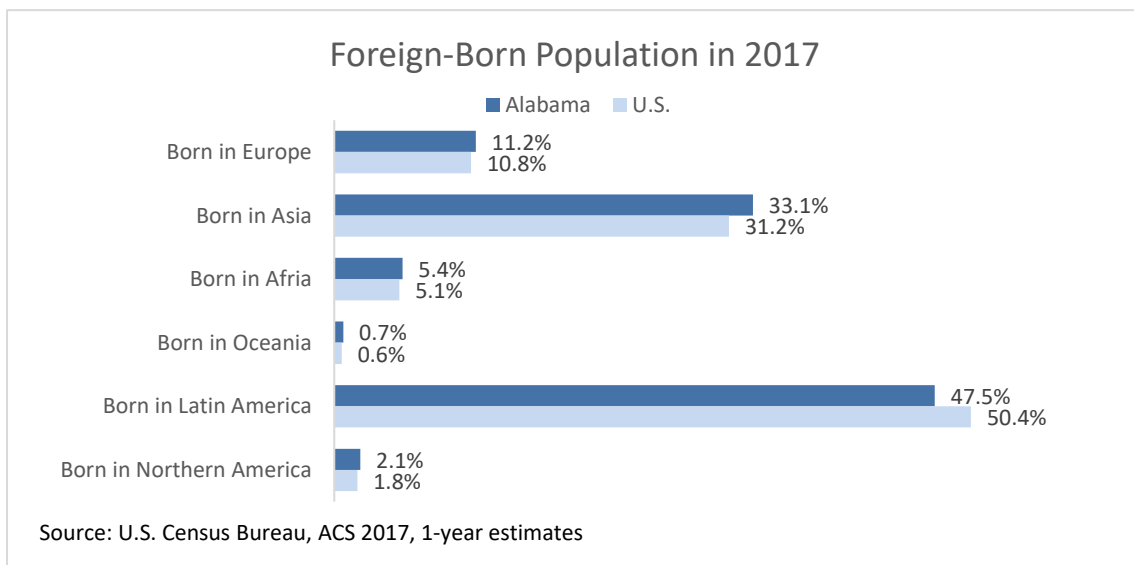


Table 3. Unemployment Rate in 2012-2017

	Alabama	U.S.
Total Population	7.4	6.6
Native	7.6	6.7
Foreign-Born	5.1	5.8
Naturalized	5.4	4.8
Not a U.S. Citizen	5.0	6.6

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

Table 4. Educational Attainment in 2012-2017

	Alabama	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	15.4	19.1
Native	15.4	19.6
Foreign-Born	15.5	17.0
Naturalized	20.4	20.6
Not a U.S. Citizen	12.2	13.3
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	9.1	11.8
Native	8.9	11.6
Foreign-Born	14.0	12.7
Naturalized	18.4	14.5
Not a U.S. Citizen	11.1	10.7

#N/A - Data not available

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

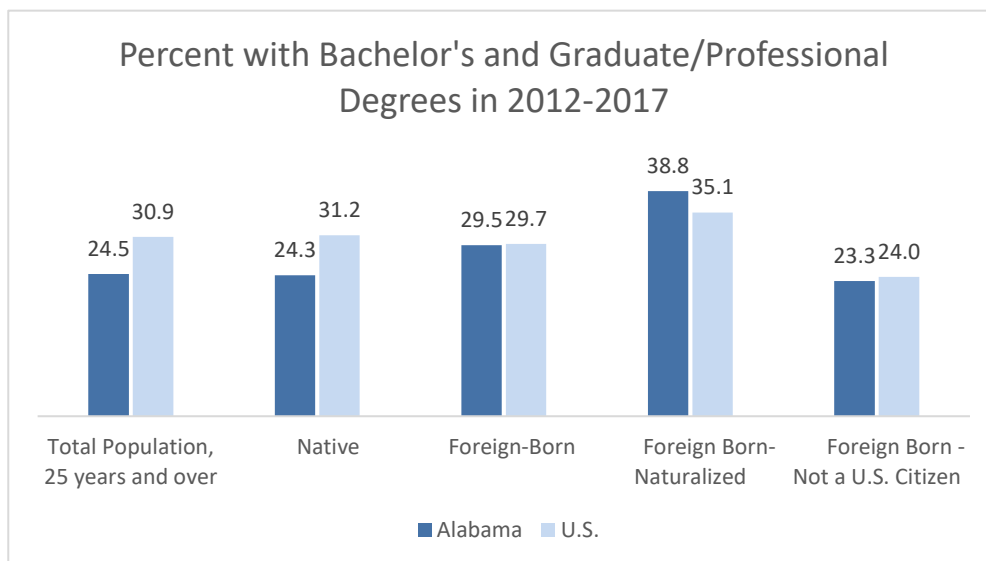


Table 5. Home Ownership and Median Household Income in 2012-2017

	Home Ownership Rate (in %)	Median HH Income (in \$)
Alabama		
Total	68.6	46,472
Native	69.2	46,564
Foreign Born	52.3	44,452
Naturalized	71.5	58,967
Not a U.S. Citizen	38.4	36,086
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

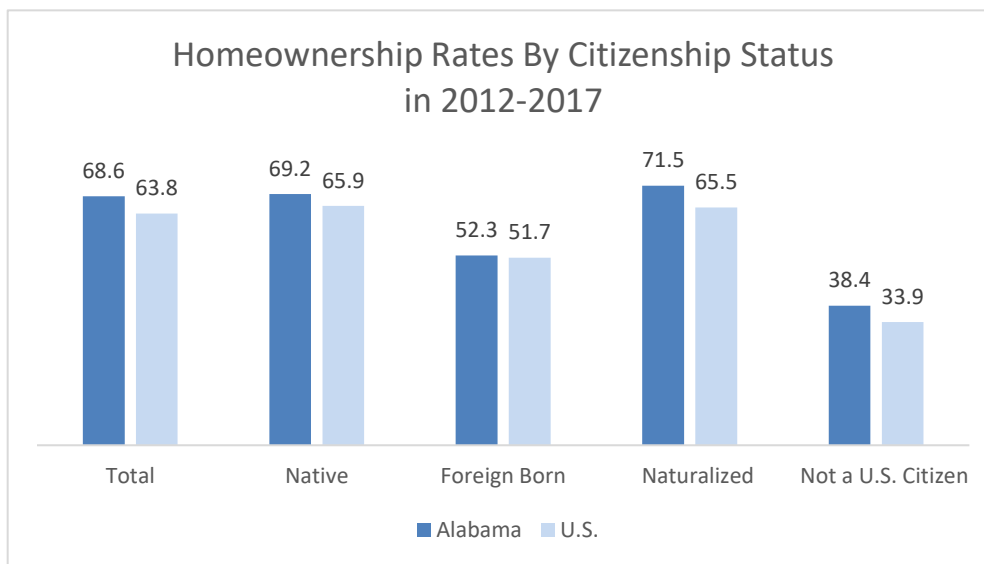
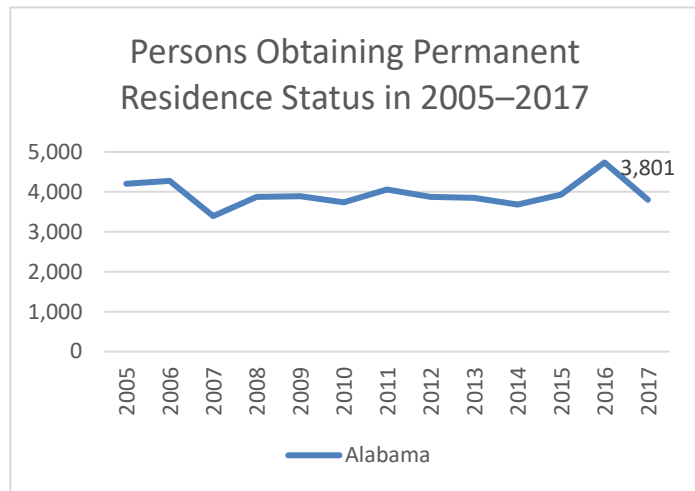


Table 6. Persons Obtaining Permanent Residence Status

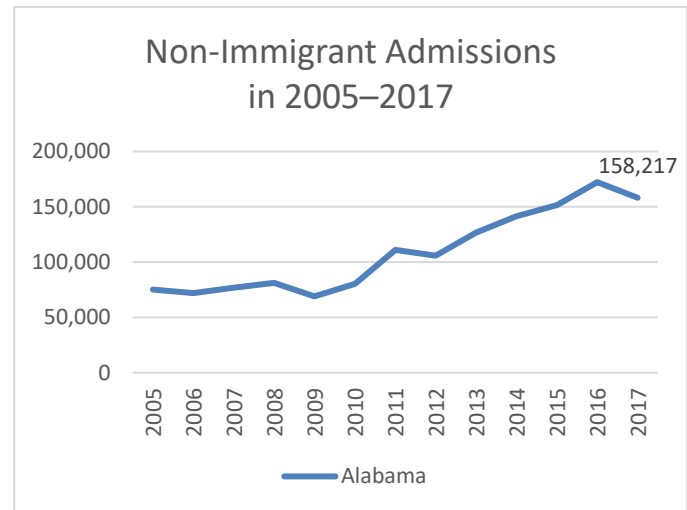
	Alabama	U.S.
2005	4,200	1,122,257
2006	4,277	1,266,129
2007	3,393	1,052,415
2008	3,877	1,107,126
2009	3,891	1,130,818
2010	3,740	1,042,625
2011	4,063	1,062,040
2012	3,873	1,031,631
2013	3,848	990,553
2014	3,685	1,016,518
2015	3,928	1,051,031
2016	4,736	1,183,505
2017	3,801	1,127,167



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

Table 7. Non-immigrant Admissions

	Alabama	U.S.
2005	75,127	32,003,435
2006	71,983	33,667,328
2007	76,855	37,149,651
2008	81,349	39,381,928
2009	69,010	36,231,554
2010	80,400	46,471,516
2011	110,896	46,471,516
2012	105,711	53,887,286
2013	126,745	61,052,260
2014	141,337	74,930,606
2015	151,470	76,638,236
2016	172,285	76,786,751
2017	158,217	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	55,656	53,767	54,840	51,348	47,312
Business Traveler, Other /2	41,505	55,696	64,318	86,546	77,152
Students and exchange visitors/3	10,646	12,164	13,241	13,684	13,055
Temporary workers and families/4	14,830	15,293	14,891	16,437	16,210
Diplomats/other representatives/5	2,263	2,611	2,597	2,535	2,490
All other classes	1,696	1,728	1,517	1,656	1,929
Unknown	149	78	1,728	79	69
Alabama	126,745	141,337	153,132	172,285	158,217
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.

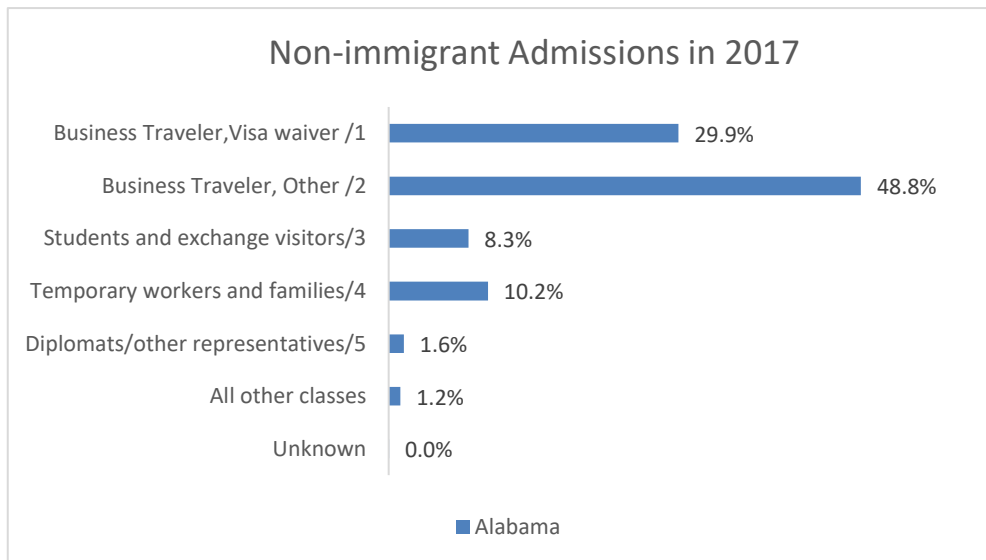
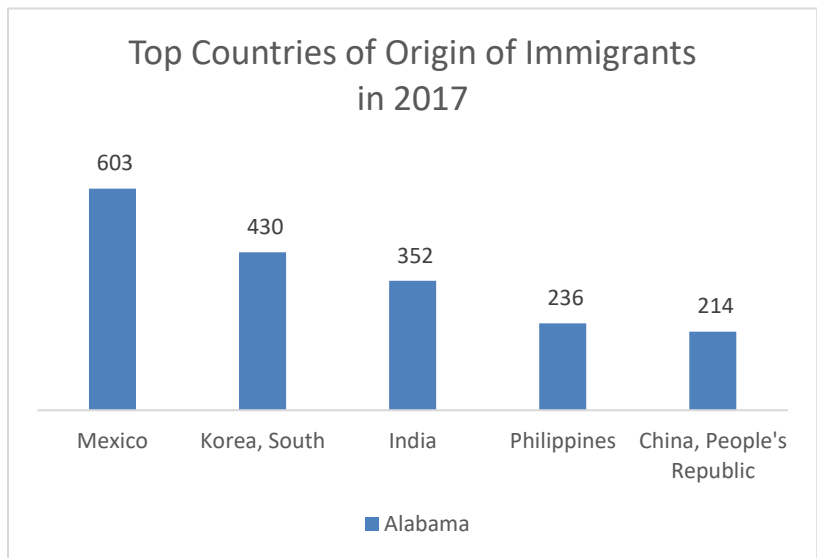
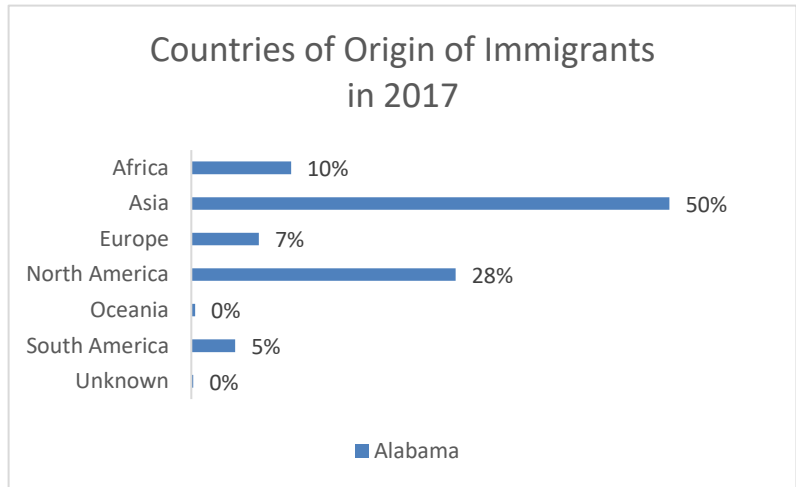


Table 9. Immigration by Origination Region and Country in 2017

REGION	
Total	3,801
Africa	395
Asia	1,894
Europe	268
North America	1,047
Oceania	15
South America	174
Unknown	8
COUNTRY	
Total	3,801
Mexico	603
Korea, South	430
India	352
Philippines	236
China, People's Republic	214
Vietnam	188
Guatemala	134
Jamaica	86
Kenya	69
Nigeria	68
Pakistan	65
Germany	47
Cuba	46
Bangladesh	44
Colombia	43
Nepal	41
United Kingdom	41
Brazil	39
Canada	38
Honduras	38
Yemen	38
Ukraine	36
Peru	32
El Salvador	28
Iran	27
Jordan	27

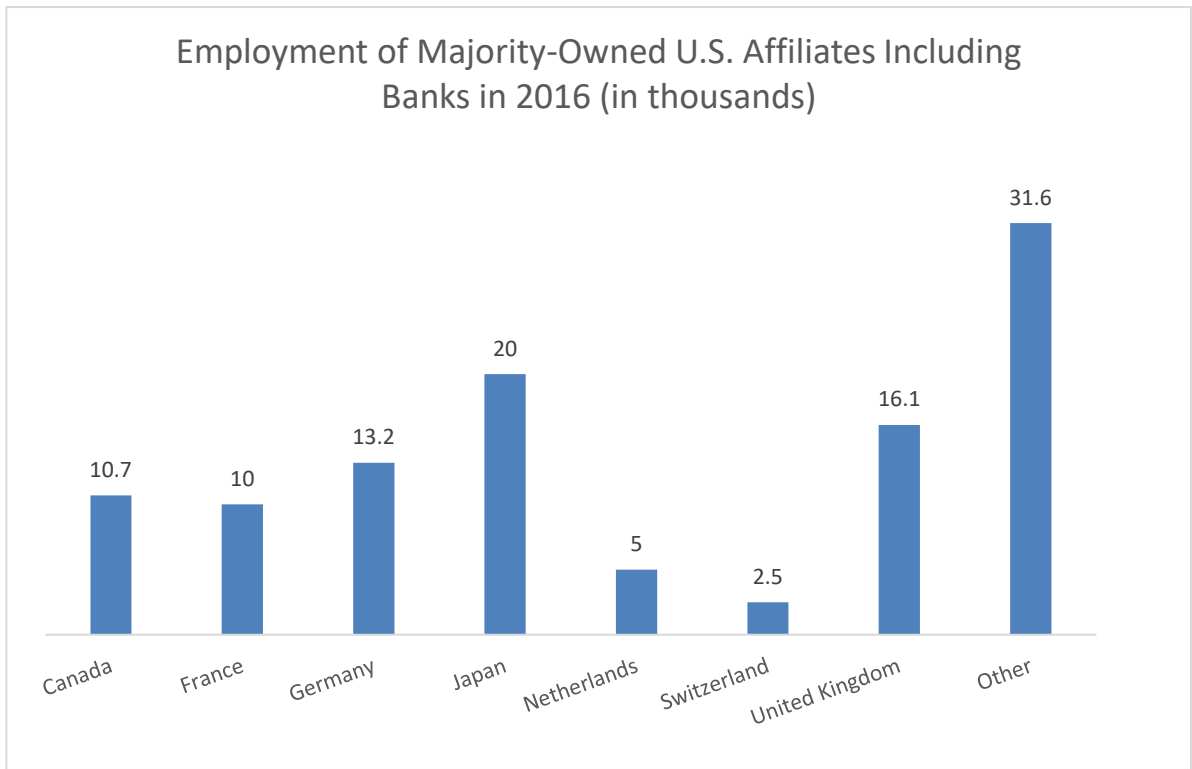


D-Data withheld to limit disclosure

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	21,349	1.3
Top 25	18,821	88.2
Canada	4,066	19.0
China	3,046	14.3
Mexico	2,576	12.1
Germany	2,550	11.9
Japan	821	3.8
India	692	3.2
Brazil	668	3.1
Korea, South	521	2.4
Belgium	504	2.4
France	434	2.0
Netherlands	355	1.7
United Kingdom	288	1.4
Dominican Republic	247	1.2
Argentina	236	1.1
Australia	232	1.1
Italy	211	1.0
Austria	206	1.0
Colombia	189	0.9
United Arab Emirates	186	0.9
Switzerland	145	0.7
Chile	139	0.7
Latvia	133	0.6
Hong Kong	130	0.6
Singapore	126	0.6
Jamaica	123	0.6

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	26,221	1.0
Top 25	23,803	90.8
Mexico	4,201	16.0
Korea, South	4,055	15.5
Germany	3,442	13.1
Canada	3,120	11.9
China	2,810	10.7
France	866	3.3
Japan	829	3.2
United Kingdom	719	2.7
Iraq	683	2.6
Vietnam	386	1.5
Italy	296	1.1
Brazil	269	1.0
India	248	0.9
Taiwan	222	0.8
Russia	195	0.7
Indonesia	180	0.7
Honduras	162	0.6
Czech Republic	162	0.6
Colombia	153	0.6
Spain	149	0.6
Bangladesh	136	0.5
Australia	135	0.5
Netherlands	133	0.5
Argentina	128	0.5
Switzerland	122	0.5

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.