

# State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

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## Connecticut



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Research Group**

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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](mailto:Data@realtors.org).

# Global Integration Indicators

## Connecticut

**530,245** Foreign Born Population in 2017

**15%** *Percent of Population*

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

**273,681** Non-immigrant Admissions in 2017

**8%** *Percent of Population*

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

**\$33,481** 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.*

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

**6%** *Percent of Nonfarm Employment*

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

**Table 1. Population By Place of Birth in 2017**

	<b>Connecticut</b>	<b>U.S.</b>
Total Population, by Place of Birth	3,588,184	325,719,178
Native /1	3,057,939	281,193,323
Foreign-Born /2	530,245	44,525,855
Naturalized	272,795	21,948,732
Not a U.S. Citizen	257,450	22,577,123
Percent, Foreign-Born	15%	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.

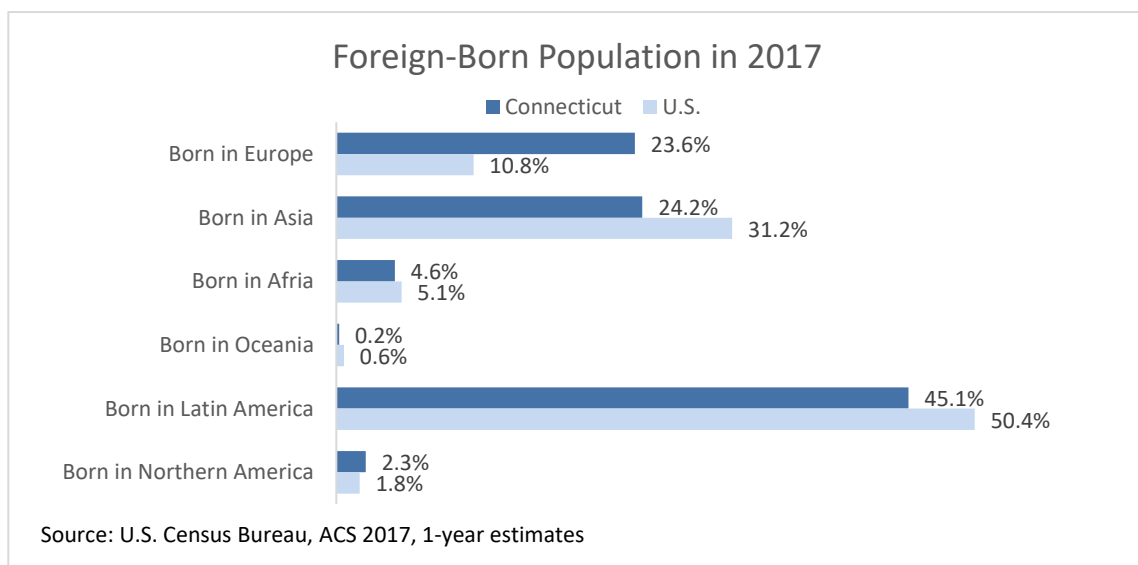
/2 The U.S. Census Bureau uses the term foreign born to refer to anyone who is not a U.S. citizen at birth, naturalized U.S. citizens, lawful permanent residents (immigrants) present in the U.S., temporary migrants such as foreign students), humanitarian migrants (such as refugees and asylees), and persons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

	<b>Connecticut</b>	<b>U.S.</b>
Total Foreign-born Population, Excl. Born at Sea	530,245	44,525,458
Born in Europe	124,909	4,818,662
Born in Asia	128,060	13,907,844
Born in Africa	24,470	2,293,028
Born in Oceania	1,153	263,965
Born in Latin America	239,370	22,425,056
Born in Northern America	12,283	816,903

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



**Table 3. Unemployment Rate in 2012-2017**

	Connecticut	U.S.
Total Population	7.2	6.6
Native	7.3	6.7
Foreign-Born	6.9	5.8
Naturalized	5.6	4.8
Not a U.S. Citizen	8.1	6.6

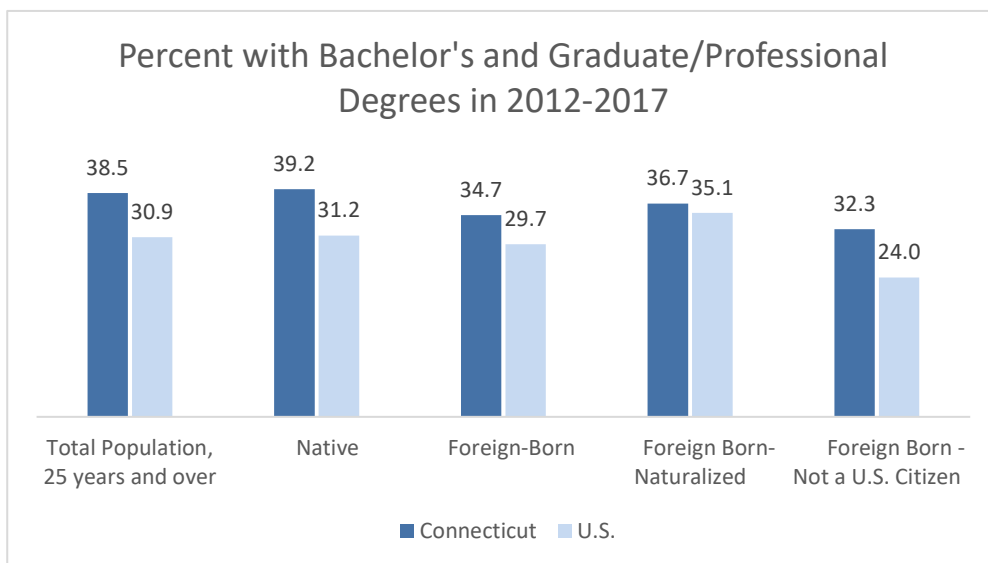
Source: U.S. Census Bureau, ACS 2010-2014, 5-year estimates, Table S0501

**Table 4. Educational Attainment in 2012-2017**

	Connecticut	U.S.
<b>Percent With Bachelor's Degree</b>		
Total Population, 25 years and over	21.5	19.1
Native	22.2	19.6
Foreign-Born	17.9	17.0
Naturalized	19.0	20.6
Not a U.S. Citizen	16.6	13.3
<b>Percent With Graduate or Professional Degree</b>		
Total Population, 25 years and over	17.0	11.8
Native	17.0	11.6
Foreign-Born	16.8	12.7
Naturalized	17.7	14.5
Not a U.S. Citizen	15.7	10.7

#N/A - Data not available

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

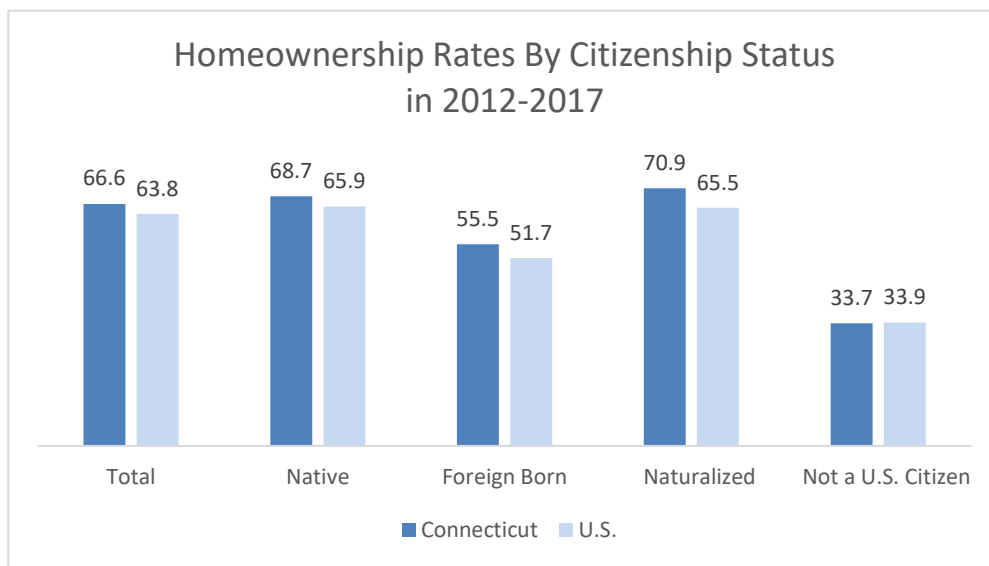


**Table 5. Home Ownership and Median Household Income in 2012-2017**

	Home Ownership Rate (in %)	Median HH Income (in \$)
<b>Connecticut</b>		
Total	66.6	73,781
Native	68.7	75,737
Foreign Born	55.5	64,168
Naturalized	70.9	71,484
Not a U.S. Citizen	33.7	56,073
<b>U.S.</b>		
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

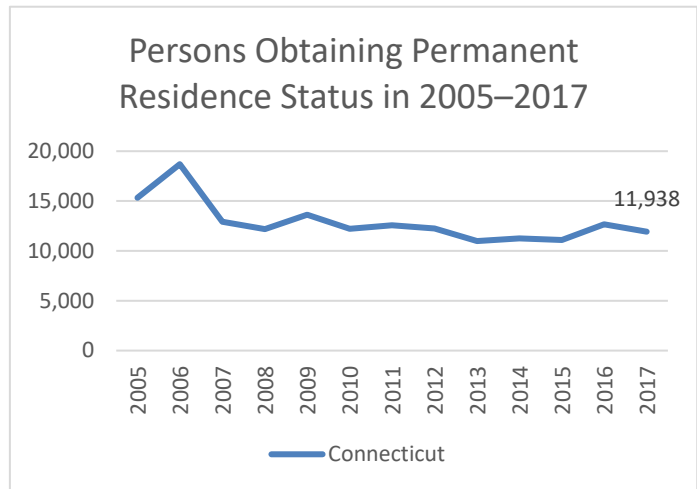
Source: U.S. Census Bureau, ACS 2012-2017, 5-year estimates, Table S0501





**Table 6. Persons Obtaining Permanent Residence Status**

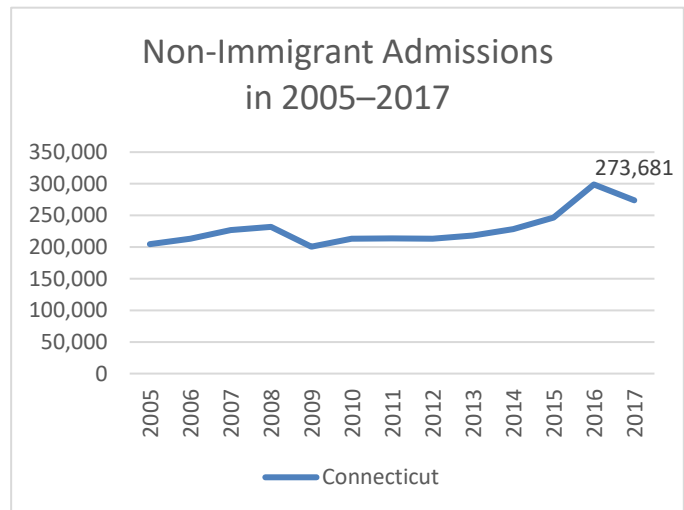
	Connecticut	U.S.
2005	15,334	1,122,257
2006	18,697	1,266,129
2007	12,932	1,052,415
2008	12,190	1,107,126
2009	13,632	1,130,818
2010	12,222	1,042,625
2011	12,577	1,062,040
2012	12,237	1,031,631
2013	10,985	990,553
2014	11,252	1,016,518
2015	11,102	1,051,031
2016	12,669	1,183,505
2017	11,938	1,127,167



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

**Table 7. Non-immigrant Admissions**

	Connecticut	U.S.
2005	204,608	32,003,435
2006	212,993	33,667,328
2007	227,032	37,149,651
2008	231,819	39,381,928
2009	200,576	36,231,554
2010	213,225	46,471,516
2011	213,844	46,471,516
2012	212,981	53,887,286
2013	218,108	61,052,260
2014	228,401	74,930,606
2015	246,796	76,638,236
2016	298,926	76,786,751
2017	273,681	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	77,465	79,647	80,168	83,931	88,757
Business Traveler, Other /2	84,875	92,438	106,905	150,163	119,894
Students and exchange visitors/3	25,163	26,145	28,114	29,835	30,941
Temporary workers and families/4	28,297	28,046	29,654	32,631	32,118
Diplomats/other representatives/5	1,290	1,327	1,261	1,249	1,113
All other classes	663	699	594	902	557
Unknown	355	99	699	215	301
<b>Connecticut</b>	<b>218,108</b>	<b>228,401</b>	<b>247,395</b>	<b>298,926</b>	<b>273,681</b>
<b>U.S.</b>	<b>61,052,260</b>	<b>74,930,606</b>	<b>76,638,236</b>	<b>76,786,751</b>	<b>77,643,267</b>

<sup>1</sup> Includes GB, GMB, GT, GMT, WB, and WT admissions.

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

<sup>3</sup> Includes principals, spouses, and children (F, J, M admissions).

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

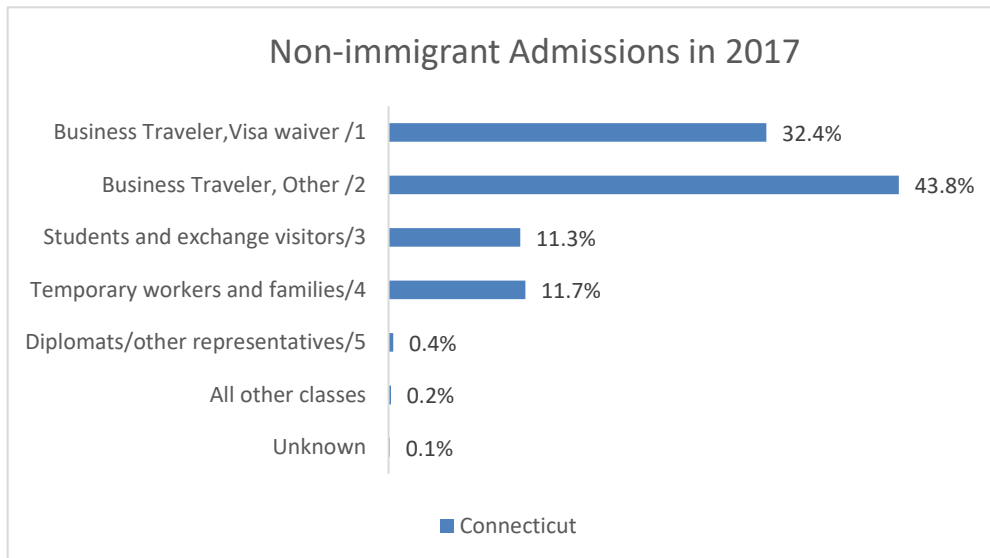
<sup>5</sup> Includes principals, spouses, and children (A, G, N admissions).

Notes:

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

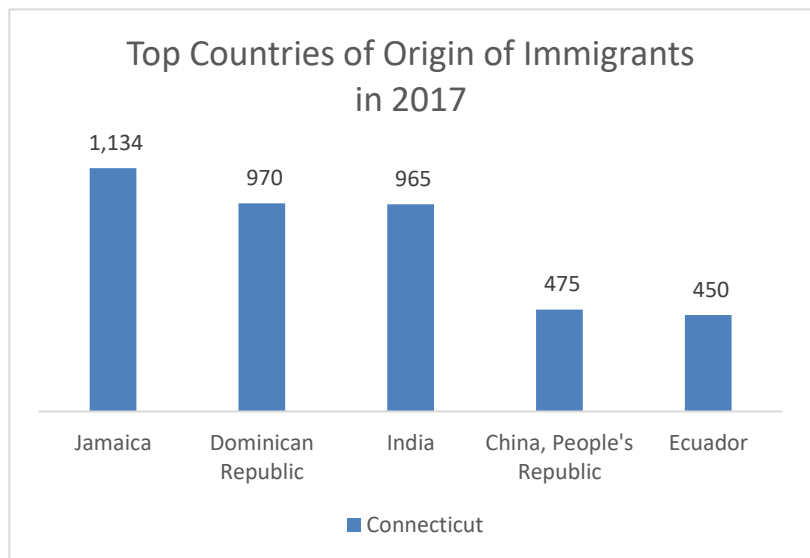
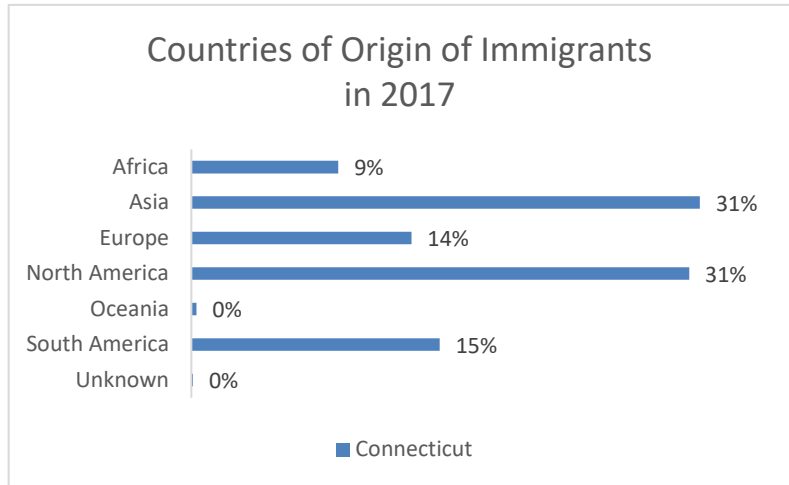
The majority of short-term admissions from Canada and Mexico are excluded.

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	11,938
Africa	1,077
Asia	3,728
Europe	1,614
North America	3,649
Oceania	38
South America	1,820
Unknown	12
COUNTRY	
Total	11,938
Jamaica	1,134
Dominican Republic	970
India	965
China, People's Republic	475
Ecuador	450
Brazil	426
Haiti	418
Mexico	348
Colombia	344
Peru	326
Albania	305
Pakistan	278
Philippines	276
Ghana	264
Afghanistan	232
Guatemala	226
Poland	226
United Kingdom	204
Bangladesh	193
Ukraine	178
Vietnam	169
Korea, South	130
Nepal	126
Canada	123
Honduras	113
Nigeria	111

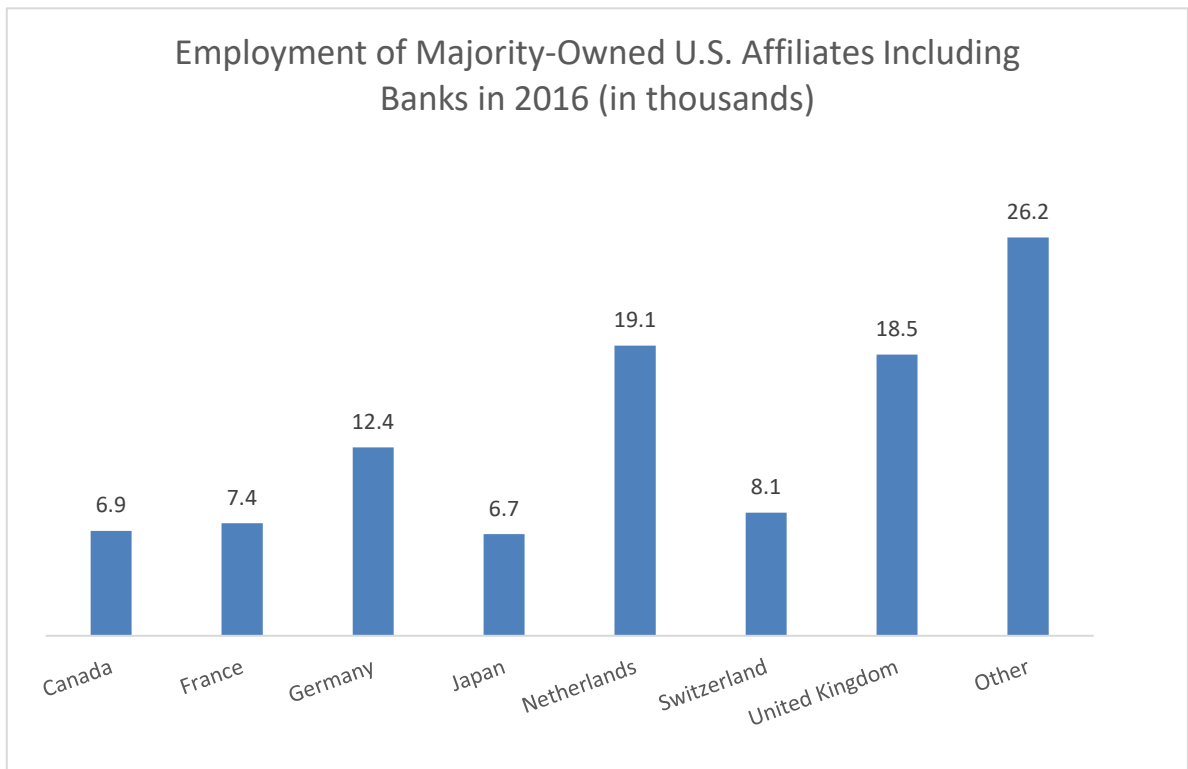


D-Data withheld to limit disclosure

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	17,400	1.0
Top 25	15,865	91.2
France	3,178	18.3
Germany	2,332	13.4
Canada	1,952	11.2
United Kingdom	1,486	8.5
Mexico	948	5.5
China	944	5.4
Netherlands	771	4.4
Japan	629	3.6
Singapore	623	3.6
Korea, South	423	2.4
Belgium	243	1.4
Taiwan	230	1.3
Israel	207	1.2
Poland	206	1.2
Brazil	205	1.2
United Arab Emirates	190	1.1
Hong Kong	179	1.0
Italy	173	1.0
Malaysia	157	0.9
Switzerland	153	0.9
Turkey	144	0.8
India	138	0.8
Dominican Republic	131	0.8
Australia	113	0.6
Spain	110	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	19,874	0.8
Top 25	17,974	90.4
Canada	3,587	18.0
Mexico	2,503	12.6
China	2,301	11.6
Germany	1,466	7.4
United Kingdom	1,176	5.9
France	727	3.7
Ireland	655	3.3
Italy	619	3.1
Netherlands	602	3.0
Singapore	501	2.5
Switzerland	452	2.3
Japan	423	2.1
Russia	414	2.1
Poland	257	1.3
Belgium	256	1.3
Brazil	255	1.3
Chile	244	1.2
Sweden	231	1.2
India	218	1.1
Taiwan	212	1.1
Korea, South	206	1.0
Vietnam	185	0.9
Norway	174	0.9
Spain	159	0.8
Israel	150	0.8

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.