

State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

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District of Columbia



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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

District of Columbia

101,860 Foreign Born Population in 2017

15% *Percent of Population*

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

543,928 Non-immigrant Admissions in 2017

78% *Percent of Population*

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

\$1,966 Total Exports and Imports in 2017 (million U.S. dollars)

1% *Percent of State Gross Domestic Product*

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

24 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

	District of Columbia	U.S.
Total Population, by Place of Birth	693,972	325,719,178
Native /1	592,112	281,193,323
Foreign-Born /2	101,860	44,525,855
Naturalized	38,891	21,948,732
Not a U.S. Citizen	62,969	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

	District of Columbia	U.S.
Total Foreign-born Population, Excl. Born at Sea	101,860	44,525,458
Born in Europe	18,262	4,818,662
Born in Asia	22,067	13,907,844
Born in Africa	15,380	2,293,028
Born in Oceania	607	263,965
Born in Latin America	43,573	22,425,056
Born in Northern America	1,971	816,903

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

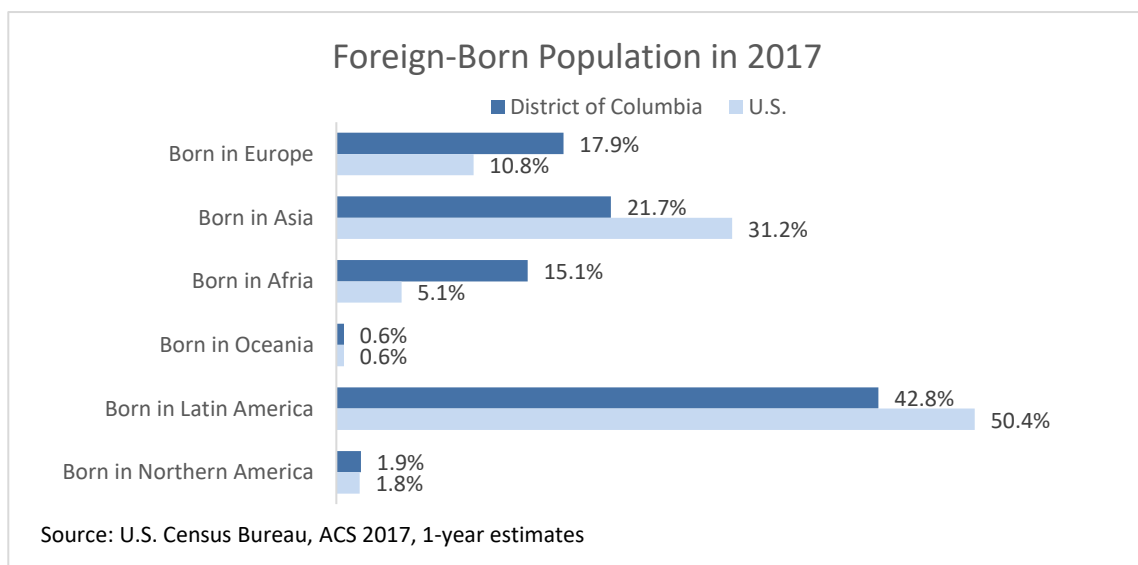


Table 3. Unemployment Rate in 2012-2017

	District of Co	U.S.
Total Population	8.0	6.6
Native	8.6	6.7
Foreign-Born	5.1	5.8
Naturalized	5.2	4.8
Not a U.S. Citizen	5.1	6.6

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

Table 4. Educational Attainment in 2012-2017

	District of Columbia	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	23.8	19.1
Native	24.9	19.6
Foreign-Born	18.6	17.0
Naturalized	22.3	20.6
Not a U.S. Citizen	15.7	13.3
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	32.8	11.8
Native	32.2	11.6
Foreign-Born	35.5	12.7
Naturalized	34.7	14.5
Not a U.S. Citizen	36.1	10.7

#N/A - Data not available

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

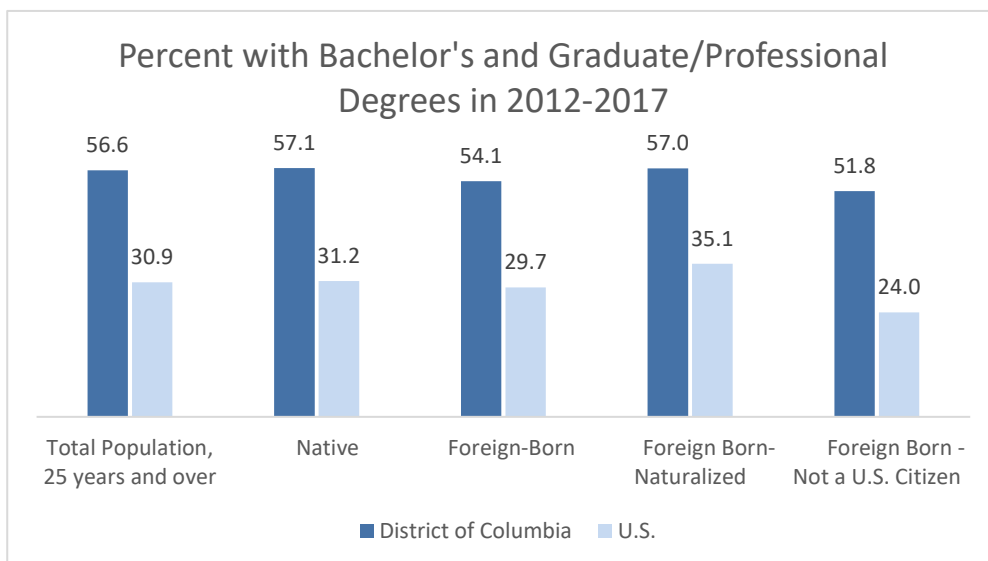


Table 5. Home Ownership and Median Household Income in 2012-2017

	Home Ownership Rate (in %)	Median HH Income (in \$)
District of Columbia		
Total	41.7	77,649
Native	42.5	78,880
Foreign Born	36.6	71,691
Naturalized	50.3	76,662
Not a U.S. Citizen	23.7	67,596
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

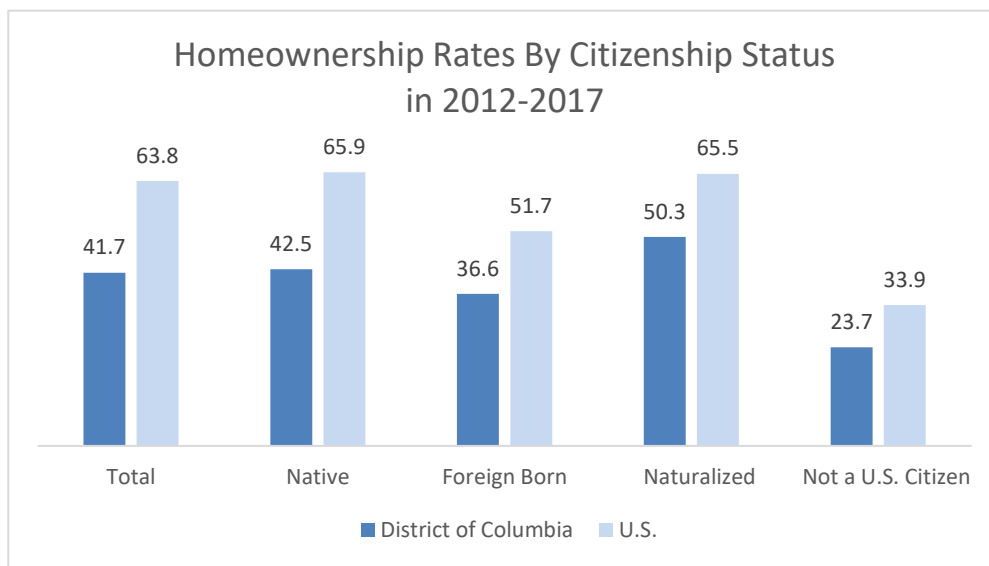
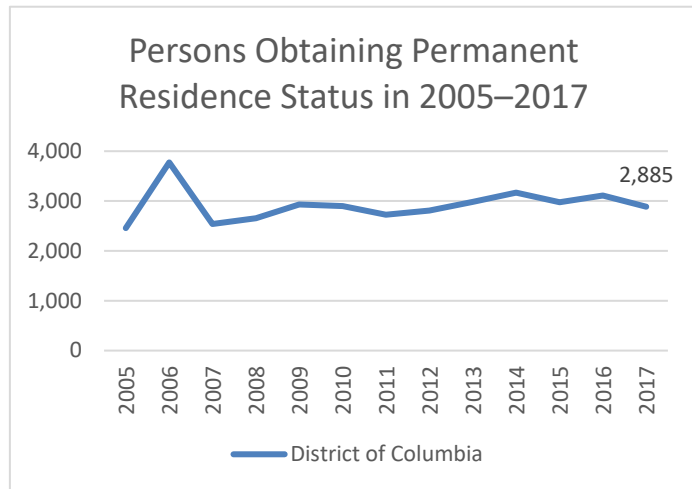


Table 6. Persons Obtaining Permanent Residence Status

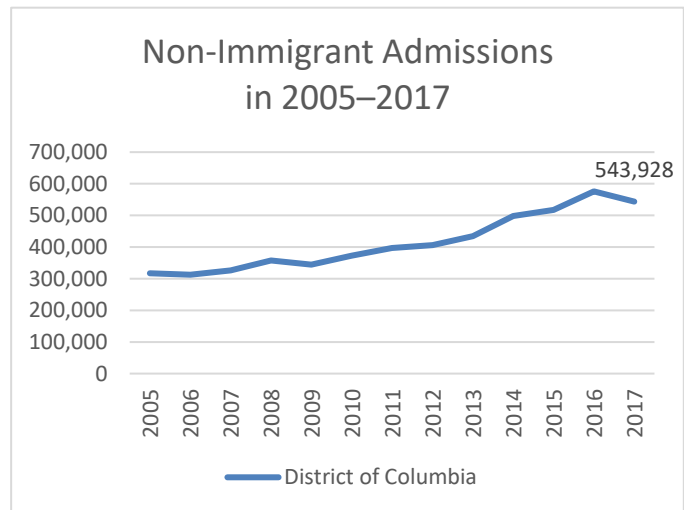
	District of Columbia	U.S.
2005	2,457	1,122,257
2006	3,775	1,266,129
2007	2,541	1,052,415
2008	2,652	1,107,126
2009	2,934	1,130,818
2010	2,897	1,042,625
2011	2,724	1,062,040
2012	2,811	1,031,631
2013	2,981	990,553
2014	3,169	1,016,518
2015	2,976	1,051,031
2016	3,114	1,183,505
2017	2,885	1,127,167



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

Table 7. Non-immigrant Admissions

	District of Columb	U.S.
2005	316,687	32,003,435
2006	312,585	33,667,328
2007	325,881	37,149,651
2008	357,198	39,381,928
2009	344,761	36,231,554
2010	372,865	46,471,516
2011	396,615	46,471,516
2012	405,915	53,887,286
2013	434,495	61,052,260
2014	498,628	74,930,606
2015	517,111	76,638,236
2016	576,000	76,786,751
2017	543,928	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	174,944	193,742	187,677	176,013	191,640
Business Traveler, Other /2	152,239	187,921	209,320	274,873	228,378
Students and exchange visitors/3	26,336	29,340	31,228	31,834	31,210
Temporary workers and families/4	14,277	15,995	16,739	22,745	18,501
Diplomats/other representatives/5	64,751	69,687	70,783	68,833	72,942
All other classes	1,292	1,789	1,198	1,495	950
Unknown	656	154	1,789	207	307
District of Columbia	434,495	498,628	518,734	576,000	543,928
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.

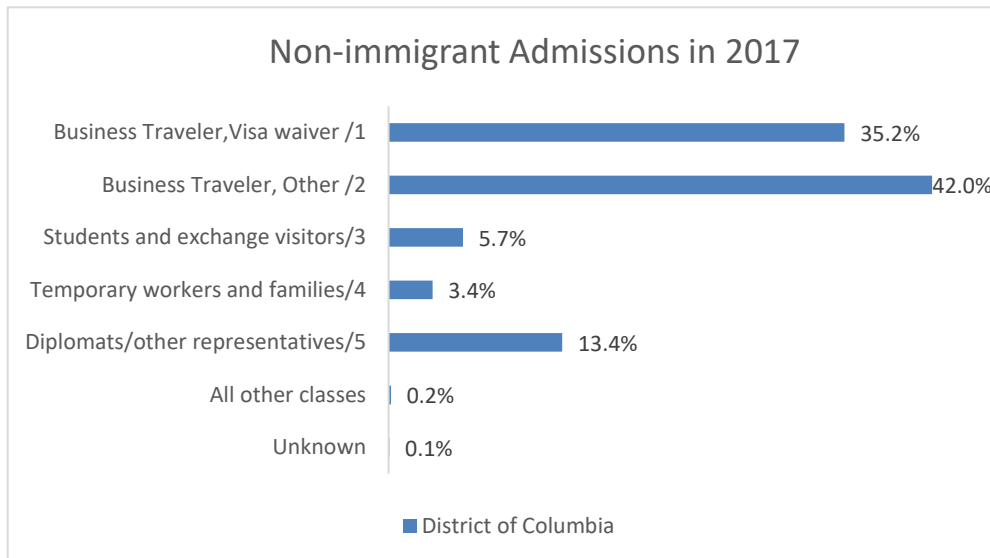
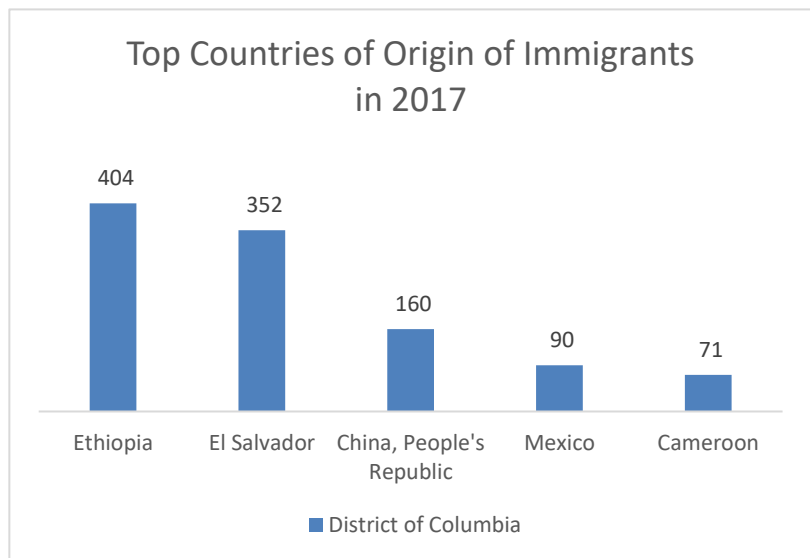
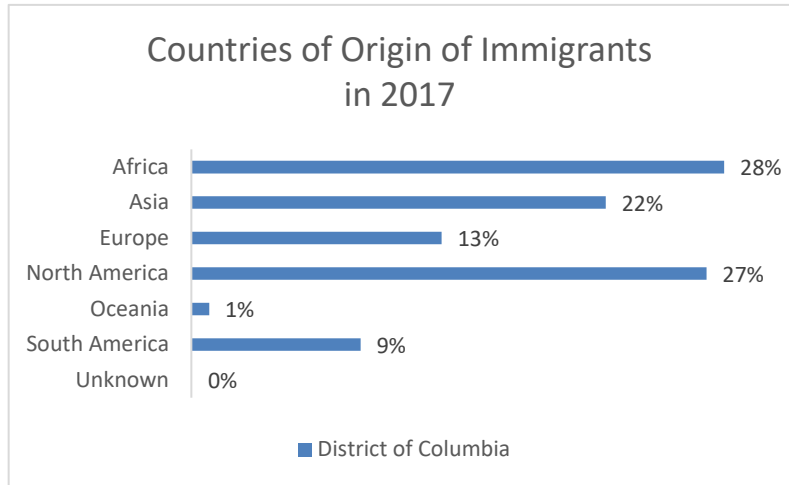


Table 9. Immigration by Origination Region and Country in 2017

REGION	
Total	2,885
Africa	809
Asia	629
Europe	380
North America	782
Oceania	27
South America	257
Unknown	1
COUNTRY	
Total	2,885
Ethiopia	404
El Salvador	352
China, People's Republic	160
Mexico	90
Cameroon	71
Philippines	71
Guatemala	69
Colombia	68
Honduras	68
Nigeria	66
Dominican Republic	60
France	57
United Kingdom	55
India	52
Jamaica	46
Peru	43
Canada	42
Eritrea	42
Afghanistan	39
Germany	36
Iran	35
Brazil	34
Korea, South	31
Venezuela	29
Italy	25
Russia	25

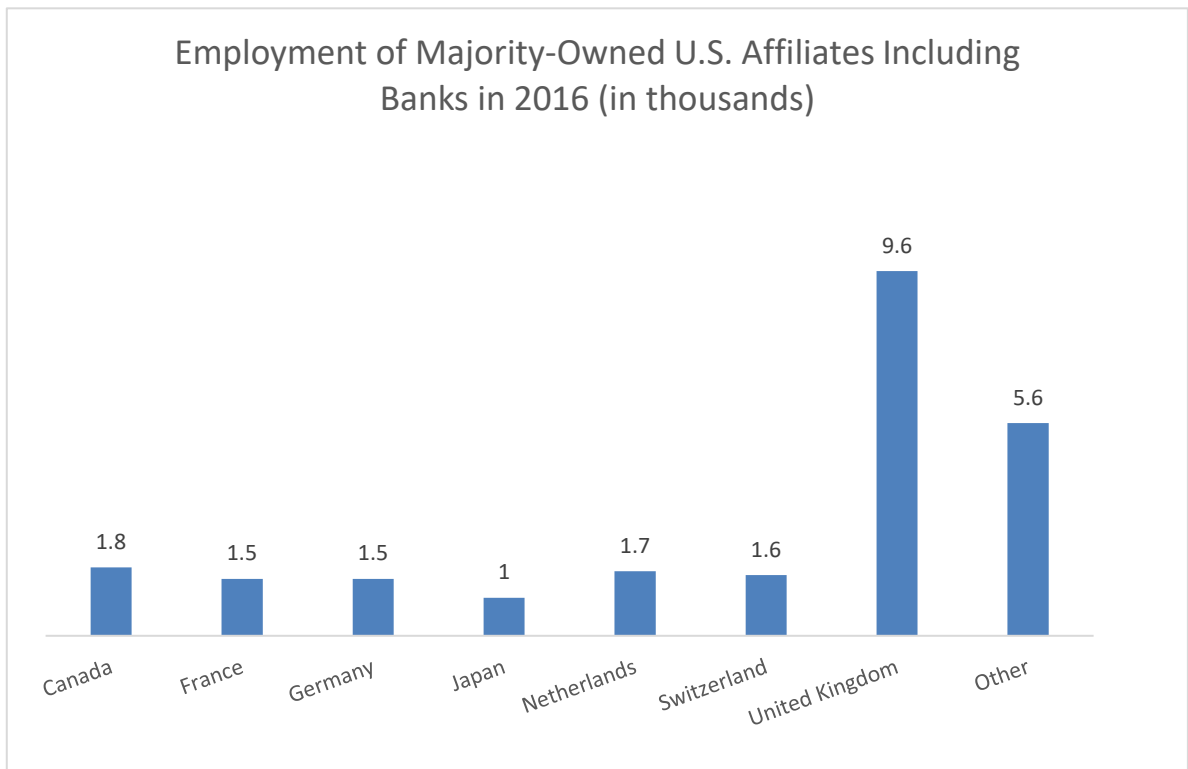


D-Data withheld to limit disclosure

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	2,726	0.2
Top 25	2,655	97.4
Qatar	704	25.8
United Arab Emirates	673	24.7
United Kingdom	457	16.7
Kuwait	146	5.4
Egypt	129	4.7
Morocco	95	3.5
France	95	3.5
Germany	43	1.6
Bahrain	42	1.5
Norway	39	1.4
Brazil	32	1.2
Italy	29	1.1
Mexico	23	0.8
Switzerland	21	0.8
Oman	20	0.7
Greece	17	0.6
Finland	14	0.5
Belgium	13	0.5
Sweden	11	0.4
India	9	0.3
Canada	9	0.3
Netherlands	8	0.3
Chile	8	0.3
Japan	8	0.3
Australia	8	0.3

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	762	0.0
Top 25	718	94.1
China	221	29.1
Canada	85	11.2
Germany	72	9.5
United Kingdom	68	8.9
France	47	6.2
Japan	32	4.2
Norway	31	4.1
Argentina	28	3.6
Italy	16	2.1
Korea, South	14	1.9
Australia	12	1.6
Netherlands	12	1.5
Israel	12	1.5
Taiwan	11	1.4
Denmark	10	1.3
Switzerland	8	1.0
India	6	0.7
Ireland	5	0.6
Spain	5	0.6
Kuwait	4	0.6
Vietnam	4	0.5
Mexico	4	0.5
Estonia	4	0.5
Brazil	4	0.5
Czech Republic	3	0.4

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.