

State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

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Florida



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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

Florida

4,379,341 Foreign Born Population in 2017

21% *Percent of Population*

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

11,036,484 Non-immigrant Admissions in 2017

53% *Percent of Population*

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

\$130,154 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.*

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

4% *Percent of Nonfarm Employment*

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

Table 1. Population By Place of Birth in 2017

	Florida	U.S.
Total Population, by Place of Birth	20,984,400	325,719,178
Native /1	16,605,059	281,193,323
Foreign-Born /2	4,379,341	44,525,855
Naturalized	2,418,826	21,948,732
Not a U.S. Citizen	1,960,515	22,577,123
Percent, Foreign-Born	21%	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

	Florida	U.S.
Total Foreign-born Population, Excl. Born at Sea	4,379,341	44,525,458
Born in Europe	402,236	4,818,662
Born in Asia	464,718	13,907,844
Born in Africa	80,737	2,293,028
Born in Oceania	7,377	263,965
Born in Latin America	3,310,080	22,425,056
Born in Northern America	114,193	816,903

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

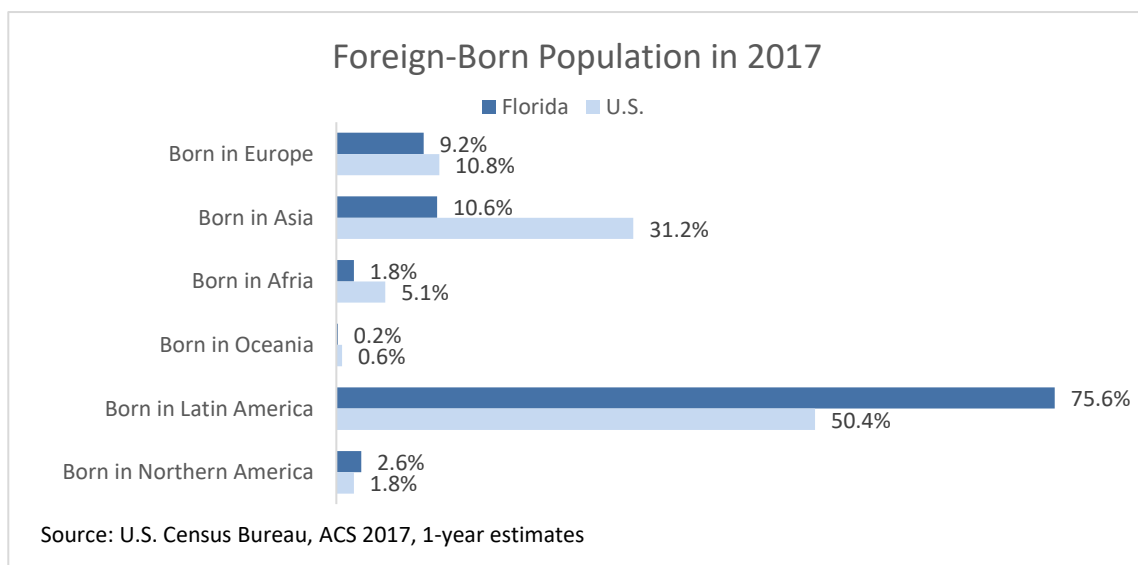


Table 3. Unemployment Rate in 2012-2017

	Florida	U.S.
Total Population	7.2	6.6
Native	7.4	6.7
Foreign-Born	6.5	5.8
Naturalized	5.3	4.8
Not a U.S. Citizen	7.8	6.6

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

Table 4. Educational Attainment in 2012-2017

	Florida	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	18.2	19.1
Native	18.6	19.6
Foreign-Born	16.8	17.0
Naturalized	18.5	20.6
Not a U.S. Citizen	14.5	13.3
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	10.3	11.8
Native	10.5	11.6
Foreign-Born	9.8	12.7
Naturalized	11.0	14.5
Not a U.S. Citizen	8.0	10.7

#N/A - Data not available

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

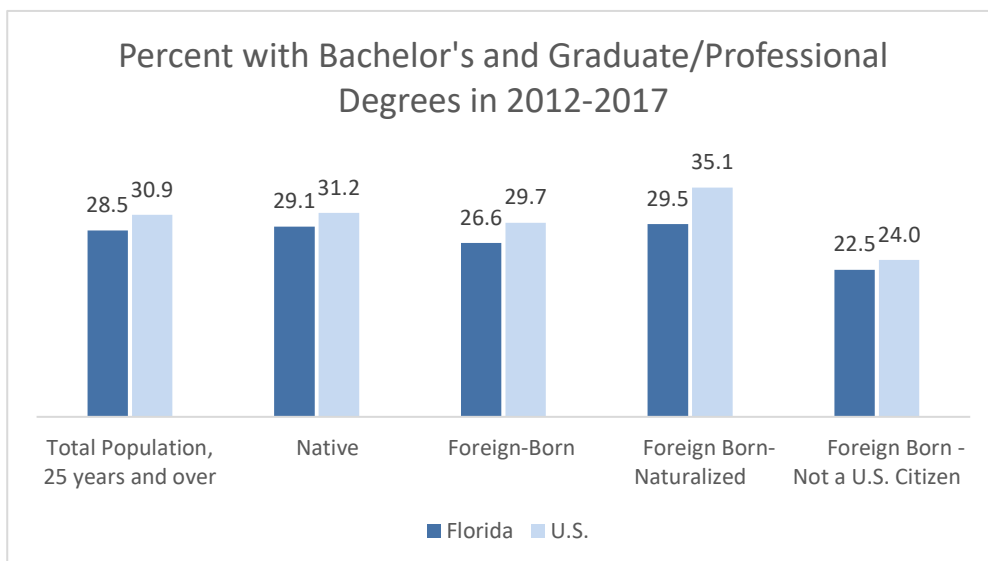


Table 5. Home Ownership and Median Household Income in 2012-2017

	Home Ownership Rate (in %)	Median HH Income (in \$)
Florida		
Total	64.8	50,883
Native	67.0	52,428
Foreign Born	57.3	44,824
Naturalized	68.6	50,136
Not a U.S. Citizen	37.4	37,452
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

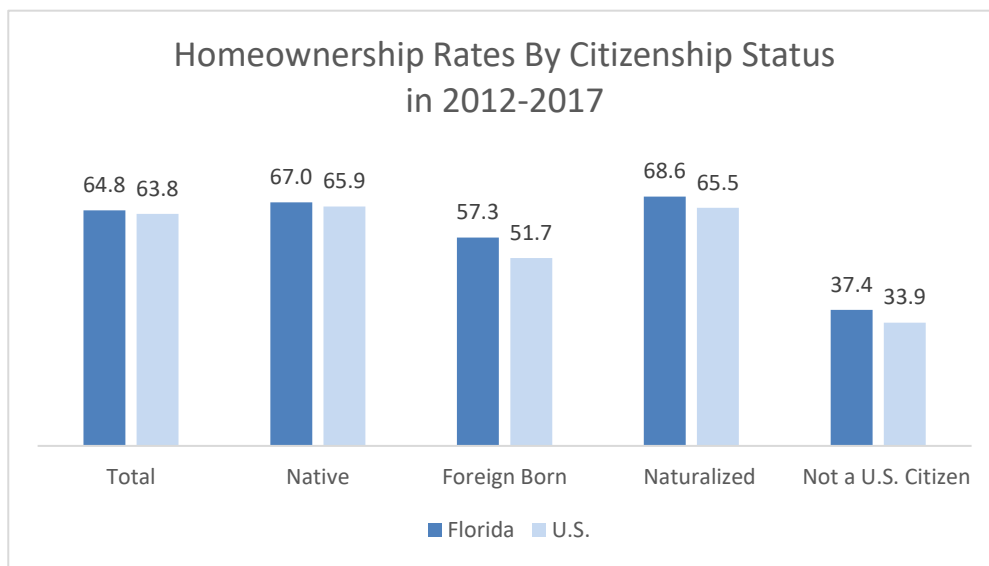
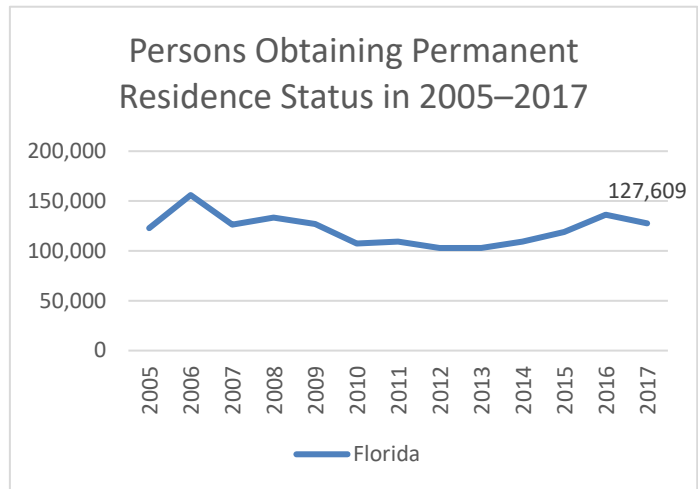


Table 6. Persons Obtaining Permanent Residence Status

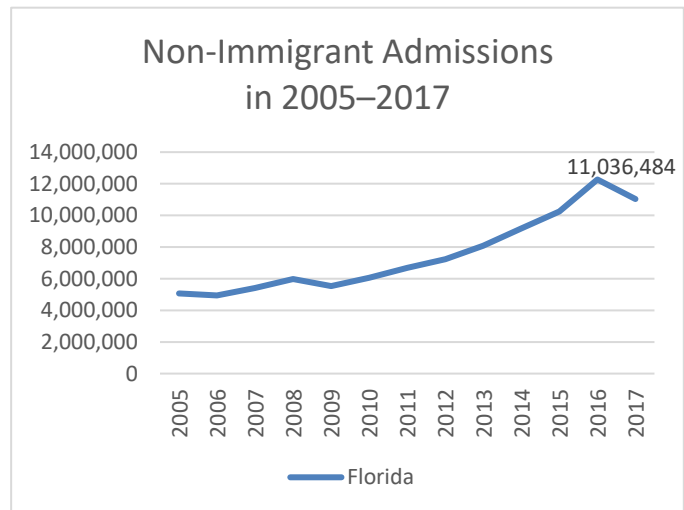
	Florida	U.S.
2005	122,915	1,122,257
2006	155,986	1,266,129
2007	126,277	1,052,415
2008	133,445	1,107,126
2009	127,006	1,130,818
2010	107,276	1,042,625
2011	109,229	1,062,040
2012	103,047	1,031,631
2013	102,939	990,553
2014	109,310	1,016,518
2015	118,873	1,051,031
2016	136,337	1,183,505
2017	127,609	1,127,167



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

Table 7. Non-immigrant Admissions

	Florida	U.S.
2005	5,061,923	32,003,435
2006	4,942,206	33,667,328
2007	5,418,830	37,149,651
2008	5,978,898	39,381,928
2009	5,538,668	36,231,554
2010	6,064,266	46,471,516
2011	6,690,019	46,471,516
2012	7,234,508	53,887,286
2013	8,089,139	61,052,260
2014	9,180,841	74,930,606
2015	10,253,858	76,638,236
2016	12,271,450	76,786,751
2017	11,036,484	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	2,871,429	2,921,085	3,106,583	3,320,805	3,373,660
Business Traveler, Other /2	4,823,058	5,842,313	6,713,838	8,253,310	7,174,144
Students and exchange visitors/3	93,064	105,742	117,184	171,624	130,466
Temporary workers and families/4	158,389	177,134	198,641	388,523	229,595
Diplomats/other representatives/5	17,039	19,587	19,337	25,163	20,752
All other classes	100,612	110,938	94,400	105,392	98,136
Unknown	25,548	4,042	110,938	6,633	9,731
Florida	8,089,139	9,180,841	10,360,921	12,271,450	11,036,484
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.

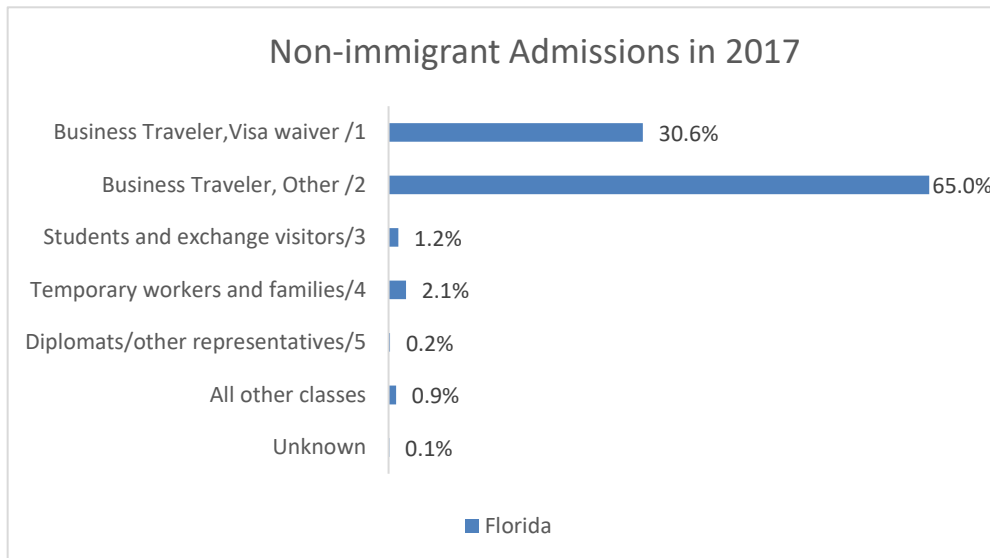
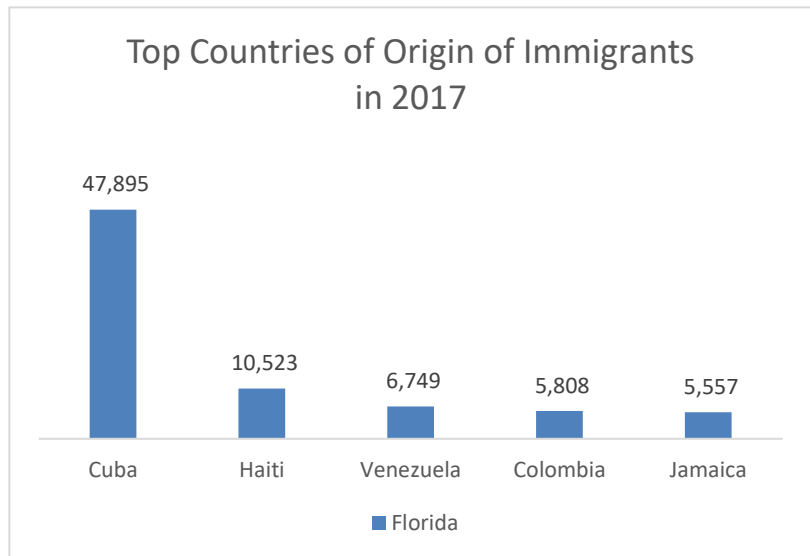
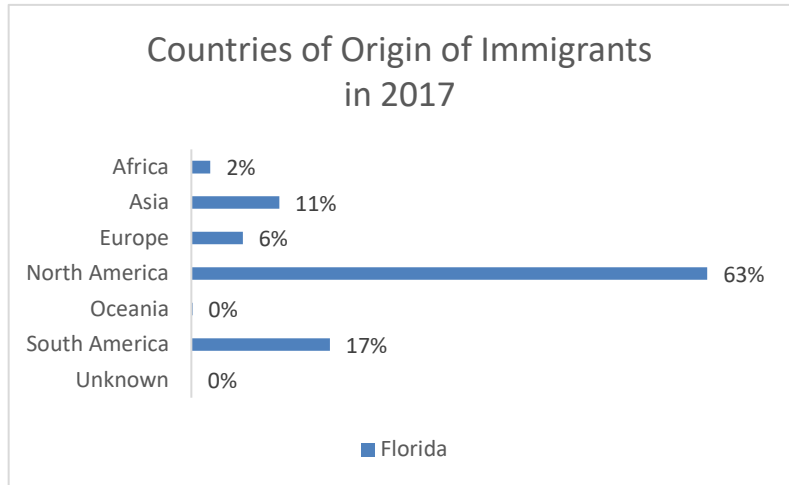


Table 9. Immigration by Origination Region and Country in 2017

REGION	
Total	127,609
Africa	2,972
Asia	13,777
Europe	8,051
North America	80,830
Oceania	174
South America	21,718
Unknown	87
COUNTRY	
Total	127,609
Cuba	47,895
Haiti	10,523
Venezuela	6,749
Colombia	5,808
Jamaica	5,557
Mexico	4,427
Dominican Republic	4,267
Brazil	3,576
Philippines	2,562
India	1,956
Honduras	1,955
Peru	1,882
China, People's Republic	1,771
Vietnam	1,765
Nicaragua	1,298
Argentina	1,172
Ecuador	1,152
United Kingdom	1,046
Canada	1,011
Guatemala	998
El Salvador	933
Russia	861
Spain	798
Italy	598
Egypt	561
Bangladesh	546

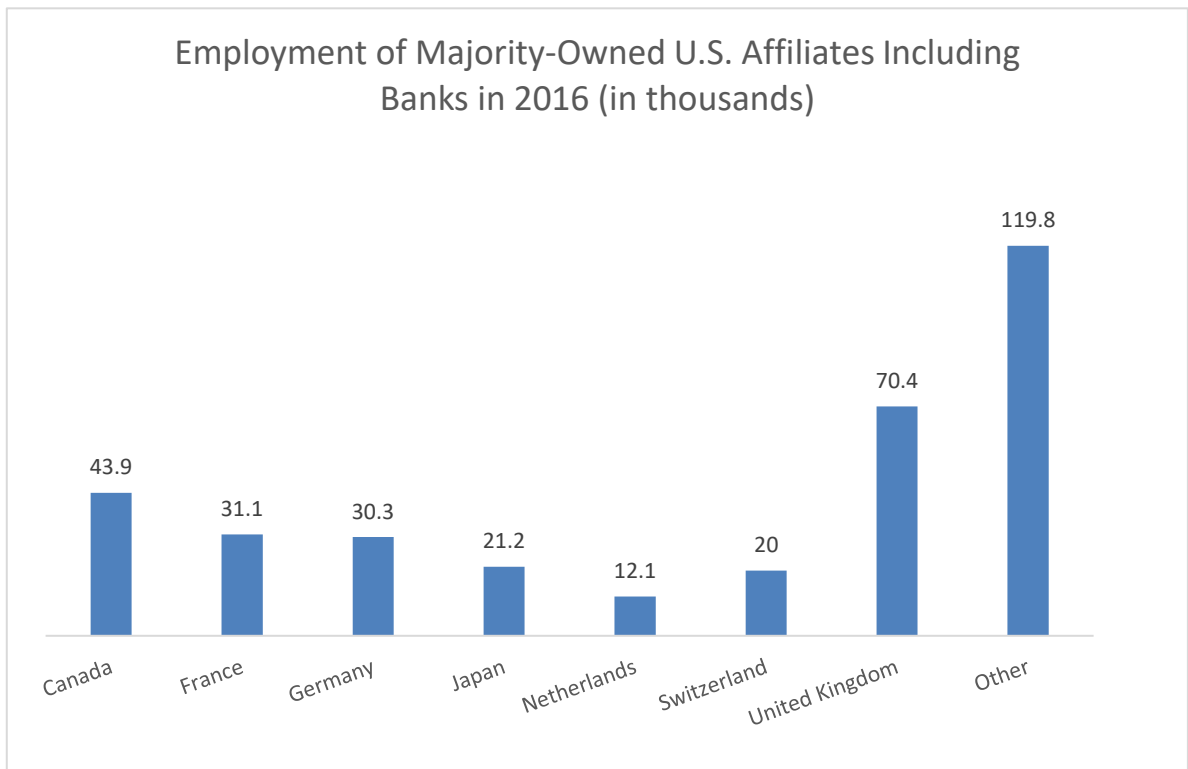


D-Data withheld to limit disclosure

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	57,241	3.4
Top 25	41,929	73.2
Brazil	4,510	7.9
Canada	3,749	6.5
Mexico	3,335	5.8
Colombia	2,431	4.2
Germany	2,297	4.0
United Kingdom	2,103	3.7
China	2,074	3.6
Chile	1,928	3.4
Paraguay	1,781	3.1
Dominican Republic	1,674	2.9
Peru	1,497	2.6
Argentina	1,361	2.4
Costa Rica	1,179	2.1
Panama	1,152	2.0
Netherlands	1,139	2.0
Switzerland	1,112	1.9
Bahamas	1,067	1.9
France	1,049	1.8
Japan	1,012	1.8
Ecuador	986	1.7
Hong Kong	957	1.7
United Arab Emirates	949	1.7
Italy	923	1.6
Guatemala	881	1.5
Korea, South	782	1.4

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	80,613	3.2
Top 25	67,301	83.5
China	14,153	17.6
Mexico	7,539	9.4
Canada	4,835	6.0
Germany	4,314	5.4
Brazil	4,213	5.2
France	3,120	3.9
Chile	2,824	3.5
Colombia	2,302	2.9
Japan	2,211	2.7
Vietnam	2,152	2.7
Italy	2,134	2.6
United Kingdom	2,089	2.6
India	1,711	2.1
Spain	1,409	1.7
Malaysia	1,312	1.6
Taiwan	1,277	1.6
Dominican Republic	1,260	1.6
Guatemala	1,232	1.5
Switzerland	1,163	1.4
Honduras	1,129	1.4
Korea, South	1,108	1.4
Peru	1,072	1.3
Costa Rica	957	1.2
Thailand	934	1.2
Ecuador	853	1.1

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.