

State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

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Georgia



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May 2019

Table of Contents

Global Integration Indicators	1
Table 1. Population by Place of Birth	2
Table 2. Foreign-born Population	2
Table 3. Unemployment Rate	3
Table 4. Educational Attainment	3
Table 5. Home Ownership and Median Income	4
Table 6. Persons Obtaining Permanent Residence Status	5
Table 7. Non-Immigrant Admissions	5
Table 8. Non-Immigrant (I-94) Admission Classs	6
Table 9. Immigration by Origination Region and Country	7
Table 10. Employment of Multinational Companies	8
Table 11. Top 25 Export Destinations	9
Table 12. Top 25 Import Origins	10

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

Georgia

1,065,968 Foreign Born Population in 2017

10% *Percent of Population*

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

854,521 Non-immigrant Admissions in 2017

8% *Percent of Population*

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

\$129,017 Total Exports and Imports in 2017 (million U.S. dollars)

23% *Percent of State Gross Domestic Product*

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

239 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

	Georgia	U.S.
Total Population, by Place of Birth	10,429,379	325,719,178
Native /1	9,363,411	281,193,323
Foreign-Born /2	1,065,968	44,525,855
Naturalized	464,394	21,948,732
Not a U.S. Citizen	601,574	22,577,123
Percent, Foreign-Born	10%	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

	Georgia	U.S.
Total Foreign-born Population, Excl. Born at Sea	1,065,968	44,525,458
Born in Europe	99,155	4,818,662
Born in Asia	330,177	13,907,844
Born in Africa	99,555	2,293,028
Born in Oceania	5,251	263,965
Born in Latin America	513,225	22,425,056
Born in Northern America	18,605	816,903

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

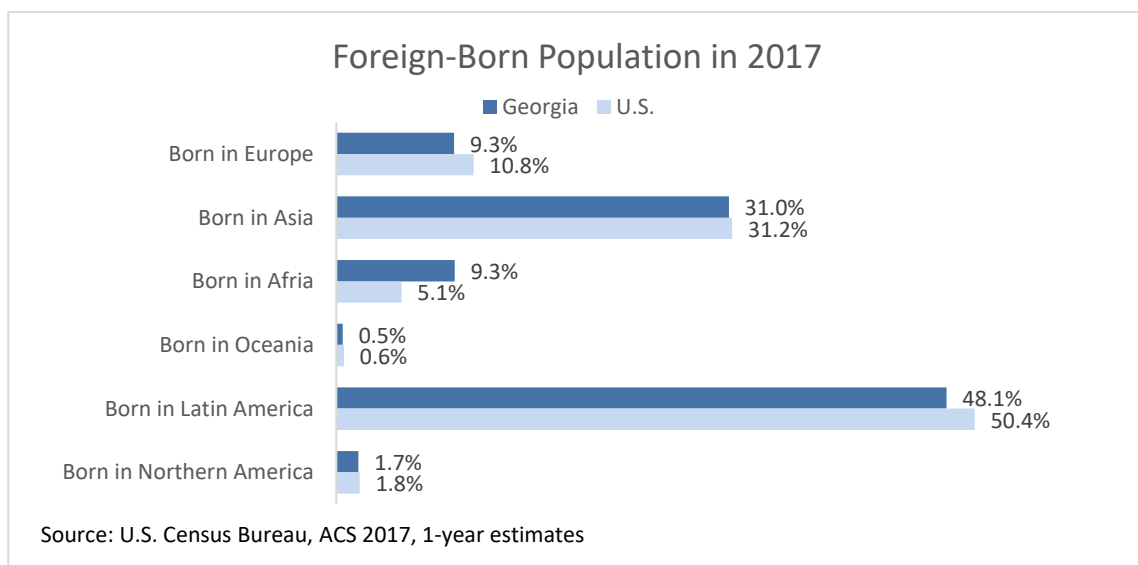


Table 3. Unemployment Rate in 2012-2017

	Georgia	U.S.
Total Population	7.5	6.6
Native	7.8	6.7
Foreign-Born	5.2	5.8
Naturalized	4.7	4.8
Not a U.S. Citizen	5.5	6.6

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

Table 4. Educational Attainment in 2012-2017

	Georgia	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	18.6	19.1
Native	18.6	19.6
Foreign-Born	18.3	17.0
Naturalized	23.8	20.6
Not a U.S. Citizen	14.0	13.3
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	11.4	11.8
Native	11.1	11.6
Foreign-Born	13.5	12.7
Naturalized	17.5	14.5
Not a U.S. Citizen	10.3	10.7

#N/A - Data not available

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

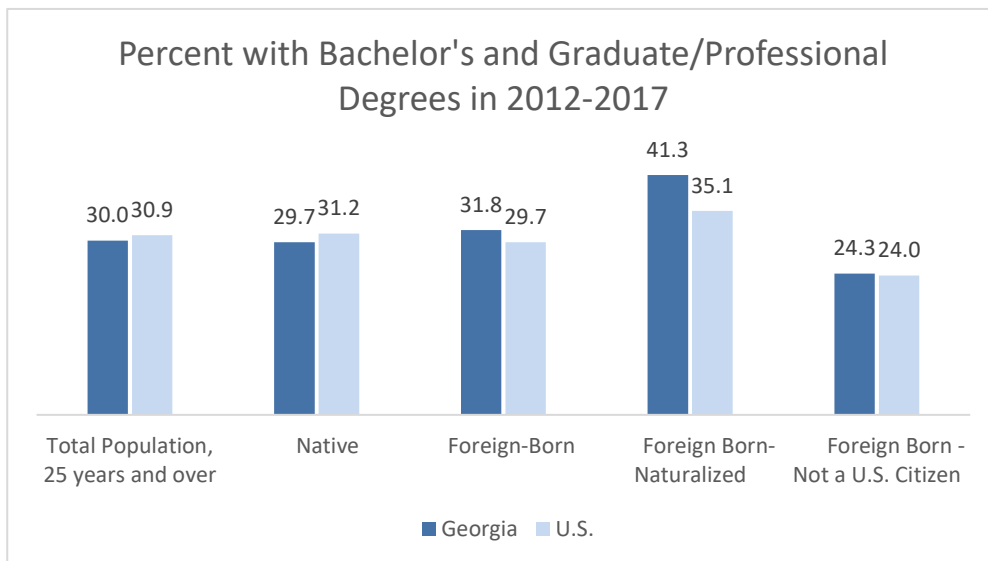


Table 5. Home Ownership and Median Household Income in 2012-2017

	Home Ownership Rate (in %)	Median HH Income (in \$)
Georgia		
Total	63.0	52,977
Native	63.8	53,137
Foreign Born	56.2	51,893
Naturalized	74.2	63,562
Not a U.S. Citizen	38.4	42,248
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

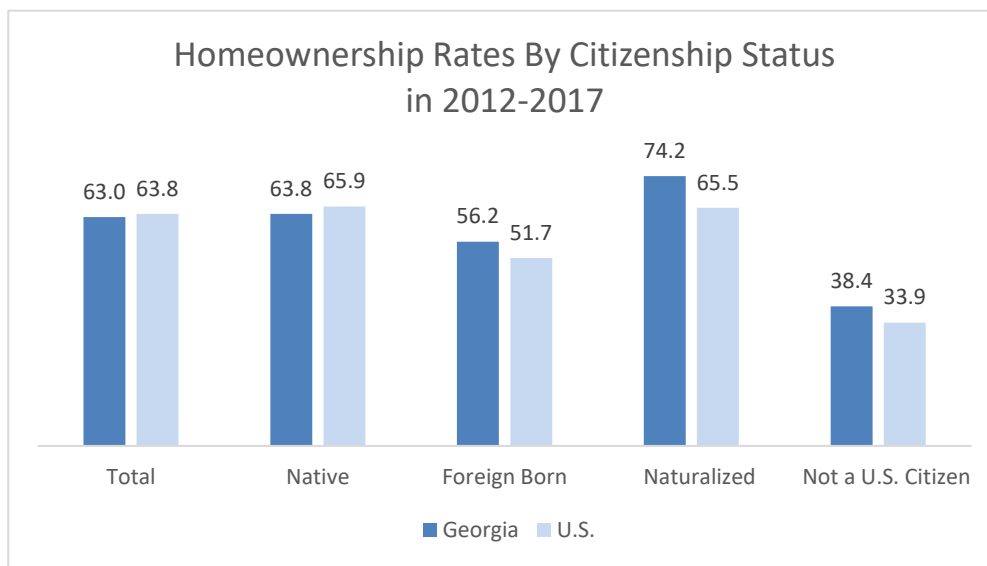
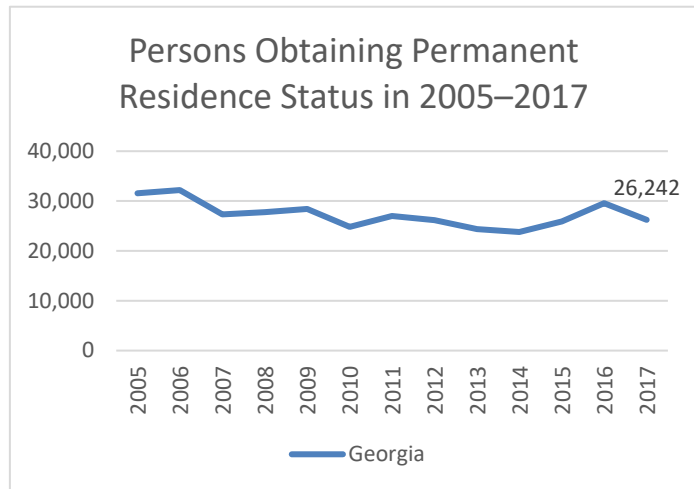


Table 6. Persons Obtaining Permanent Residence Status

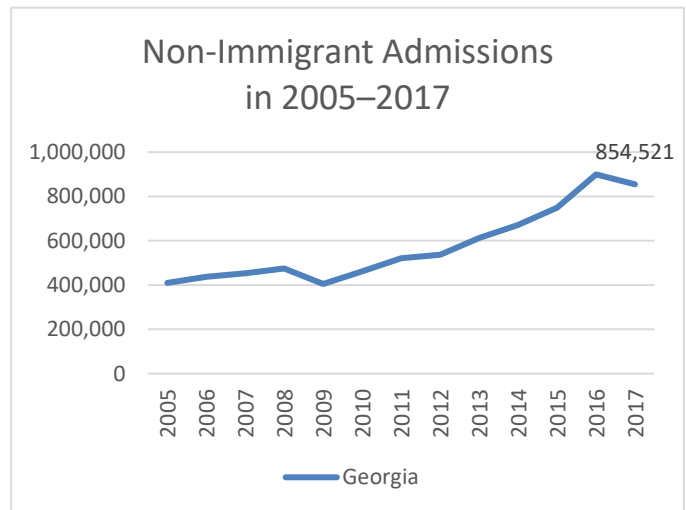
	Georgia	U.S.
2005	31,527	1,122,257
2006	32,202	1,266,129
2007	27,353	1,052,415
2008	27,769	1,107,126
2009	28,396	1,130,818
2010	24,833	1,042,625
2011	27,015	1,062,040
2012	26,134	1,031,631
2013	24,387	990,553
2014	23,792	1,016,518
2015	25,919	1,051,031
2016	29,572	1,183,505
2017	26,242	1,127,167



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

Table 7. Non-immigrant Admissions

	Georgia	U.S.
2005	409,942	32,003,435
2006	436,905	33,667,328
2007	453,518	37,149,651
2008	474,429	39,381,928
2009	404,747	36,231,554
2010	462,403	46,471,516
2011	521,281	46,471,516
2012	536,372	53,887,286
2013	612,675	61,052,260
2014	671,754	74,930,606
2015	749,069	76,638,236
2016	899,618	76,786,751
2017	854,521	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	244,488	227,892	239,366	248,272	263,817
Business Traveler, Other /2	273,079	332,772	389,820	512,656	452,341
Students and exchange visitors/3	31,977	37,408	39,788	40,486	40,703
Temporary workers and families/4	53,114	61,465	68,610	86,487	87,088
Diplomats/other representatives/5	5,630	6,907	7,303	7,199	7,006
All other classes	3,513	5,015	3,889	3,999	3,035
Unknown	874	295	5,015	519	531
Georgia	612,675	671,754	753,791	899,618	854,521
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.

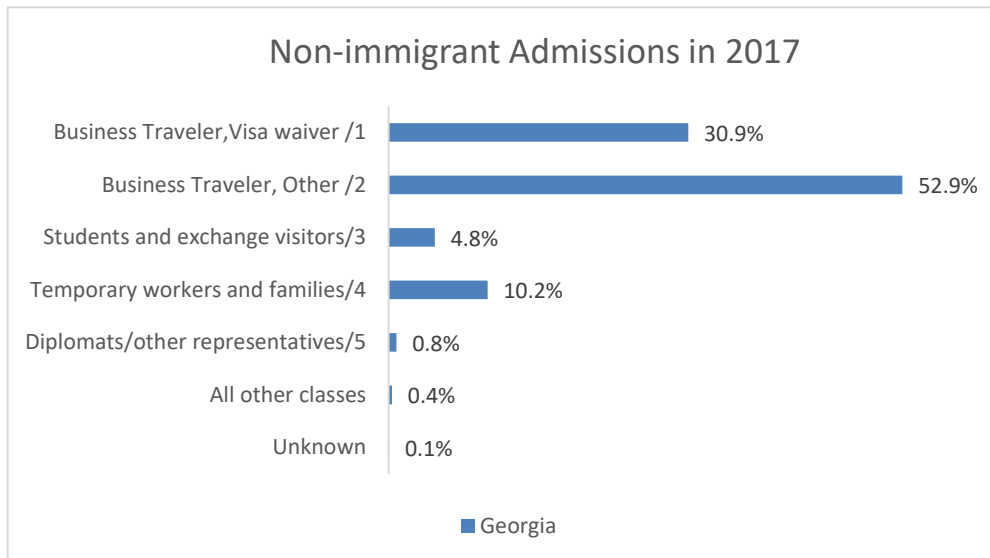
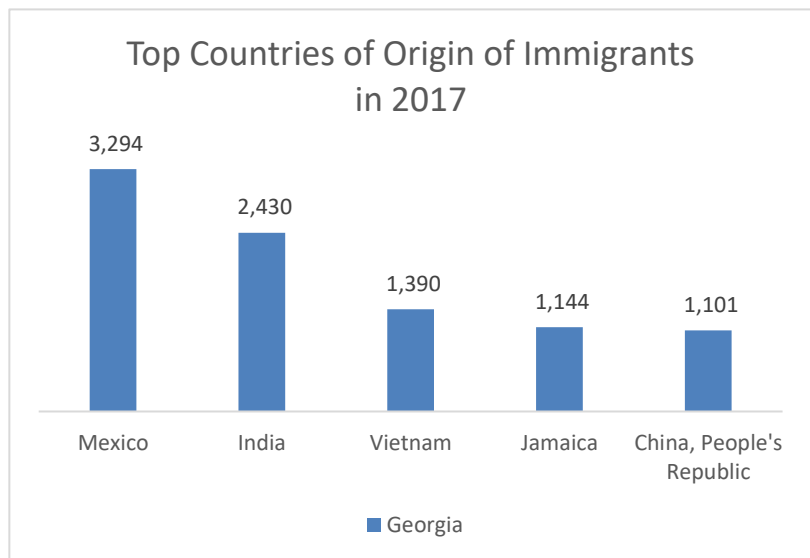
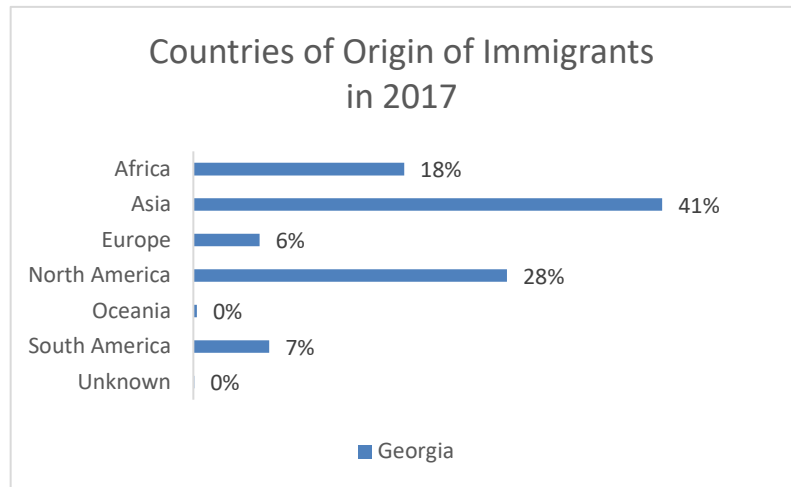


Table 9. Immigration by Origination Region and Country in 2017

REGION	
Total	26,242
Africa	4,851
Asia	10,792
Europe	1,527
North America	7,218
Oceania	83
South America	1,747
Unknown	24
COUNTRY	
Total	26,242
Mexico	3,294
India	2,430
Vietnam	1,390
Jamaica	1,144
China, People's Republic	1,101
Korea, South	1,015
Nigeria	978
Ethiopia	804
Burma	621
Philippines	544
Colombia	543
El Salvador	471
Pakistan	441
Brazil	428
Bangladesh	424
Congo, Democratic Republic	414
Ghana	410
Dominican Republic	392
Guatemala	367
Iran	366
Afghanistan	321
Haiti	300
Honduras	300
Nepal	300
United Kingdom	299
Cuba	297

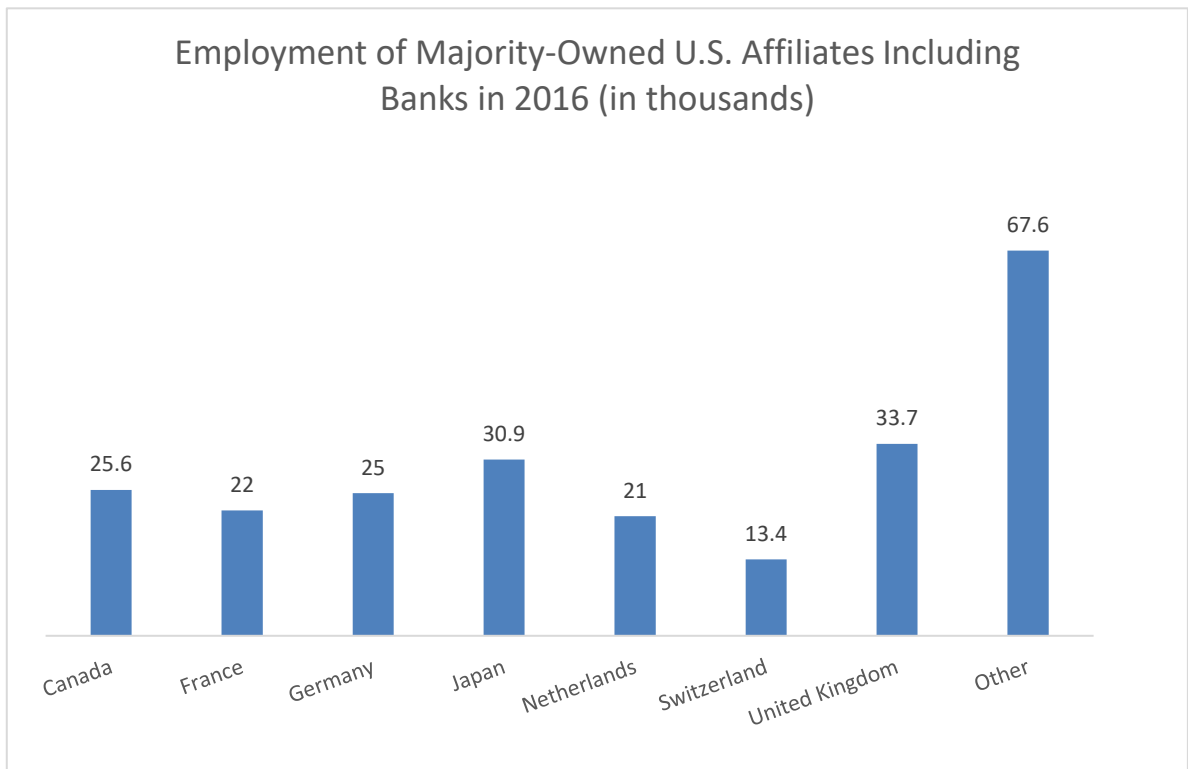


D-Data withheld to limit disclosure

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	40,551	2.4
Top 25	31,743	78.3
Canada	6,230	15.4
Mexico	3,909	9.6
China	2,981	7.4
Germany	2,296	5.7
Singapore	1,634	4.0
United Kingdom	1,591	3.9
Japan	1,481	3.7
Netherlands	1,316	3.2
Korea, South	1,038	2.6
Brazil	842	2.1
United Arab Emirates	812	2.0
Belgium	766	1.9
Australia	753	1.9
India	717	1.8
Hong Kong	621	1.5
Italy	609	1.5
France	608	1.5
Turkey	582	1.4
Taiwan	544	1.3
Chile	473	1.2
Spain	434	1.1
Dominican Republic	387	1.0
Vietnam	380	0.9
Indonesia	373	0.9
Saudi Arabia	367	0.9

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	98,782	3.9
Top 25	89,252	90.4
China	23,687	24.0
Germany	9,828	9.9
Mexico	6,946	7.0
Japan	6,107	6.2
Korea, South	5,963	6.0
United Kingdom	5,098	5.2
Canada	4,576	4.6
Singapore	3,556	3.6
India	2,345	2.4
Italy	2,289	2.3
Taiwan	2,258	2.3
France	2,250	2.3
Thailand	2,002	2.0
Vietnam	1,511	1.5
Malaysia	1,477	1.5
Chile	1,472	1.5
Indonesia	1,348	1.4
Ireland	1,060	1.1
Austria	1,035	1.0
Netherlands	999	1.0
Brazil	807	0.8
Sweden	698	0.7
Finland	667	0.7
Belgium	650	0.7
Hungary	623	0.6

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.