

State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

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Kentucky



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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

Kentucky

169,085 Foreign Born Population in 2017

4% *Percent of Population*

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

125,011 Non-immigrant Admissions in 2017

3% *Percent of Population*

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

\$78,206 Total Exports and Imports in 2017 (million U.S. dollars)

39% *Percent of State Gross Domestic Product*

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

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

7% *Percent of Nonfarm Employment*

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

Table 1. Population By Place of Birth in 2017

	Kentucky	U.S.
Total Population, by Place of Birth	4,454,189	325,719,178
Native /1	4,285,104	281,193,323
Foreign-Born /2	169,085	44,525,855
Naturalized	69,967	21,948,732
Not a U.S. Citizen	99,118	22,577,123
Percent, Foreign-Born	4%	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

	Kentucky	U.S.
Total Foreign-born Population, Excl. Born at Sea	169,085	44,525,458
Born in Europe	25,267	4,818,662
Born in Asia	55,612	13,907,844
Born in Africa	22,300	2,293,028
Born in Oceania	2,382	263,965
Born in Latin America	59,727	22,425,056
Born in Northern America	3,797	816,903

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

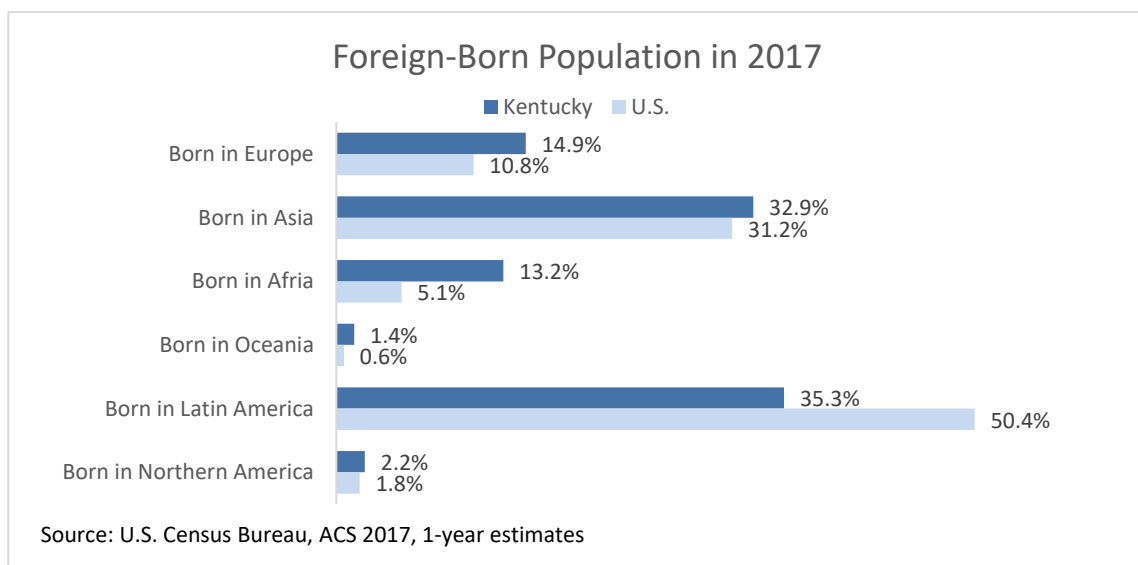


Table 3. Unemployment Rate in 2012-2017

	Kentucky	U.S.
Total Population	6.8	6.6
Native	6.8	6.7
Foreign-Born	5.6	5.8
Naturalized	4.5	4.8
Not a U.S. Citizen	6.3	6.6

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

Table 4. Educational Attainment in 2012-2017

	Kentucky	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	13.6	19.1
Native	13.5	19.6
Foreign-Born	16.3	17.0
Naturalized	19.0	20.6
Not a U.S. Citizen	14.4	13.3
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	9.6	11.8
Native	9.3	11.6
Foreign-Born	16.0	12.7
Naturalized	18.9	14.5
Not a U.S. Citizen	14.0	10.7

#N/A - Data not available

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

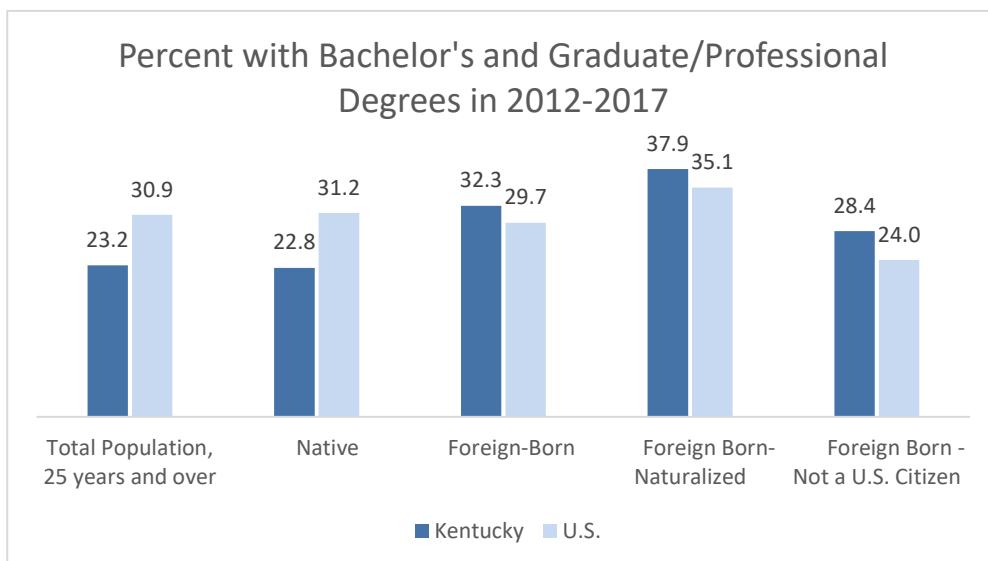


Table 5. Home Ownership and Median Household Income in 2012-2017

	Home Ownership Rate (in %)	Median HH Income (in \$)
Kentucky		
Total	67.0	46,535
Native	67.9	46,596
Foreign Born	43.5	44,776
Naturalized	67.2	54,744
Not a U.S. Citizen	25.0	38,171
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

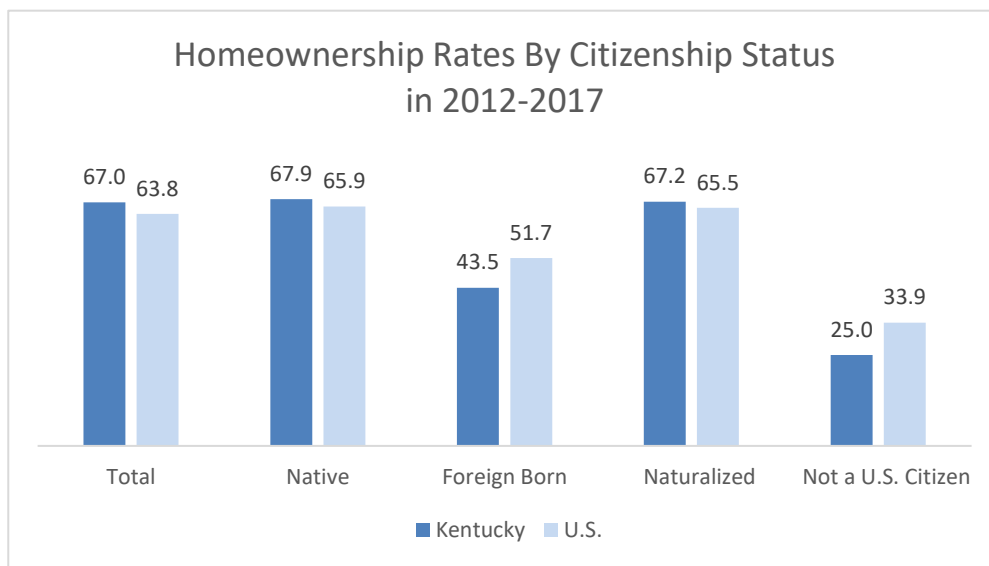
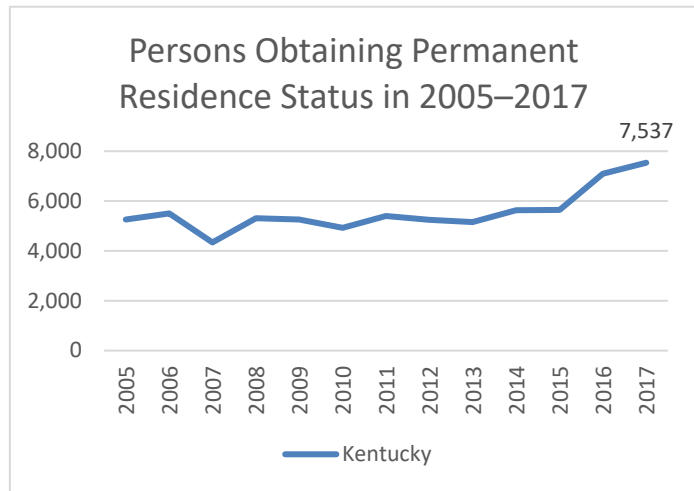


Table 6. Persons Obtaining Permanent Residence Status

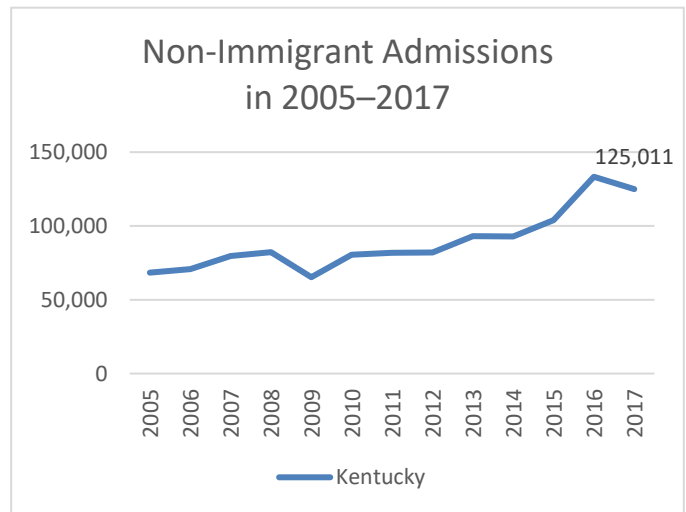
	Kentucky	U.S.
2005	5,265	1,122,257
2006	5,504	1,266,129
2007	4,340	1,052,415
2008	5,315	1,107,126
2009	5,260	1,130,818
2010	4,930	1,042,625
2011	5,403	1,062,040
2012	5,243	1,031,631
2013	5,159	990,553
2014	5,634	1,016,518
2015	5,647	1,051,031
2016	7,098	1,183,505
2017	7,537	1,127,167



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

Table 7. Non-immigrant Admissions

	Kentucky	U.S.
2005	68,428	32,003,435
2006	70,731	33,667,328
2007	79,612	37,149,651
2008	82,221	39,381,928
2009	65,307	36,231,554
2010	80,499	46,471,516
2011	81,918	46,471,516
2012	81,974	53,887,286
2013	93,191	61,052,260
2014	92,938	74,930,606
2015	103,919	76,638,236
2016	133,336	76,786,751
2017	125,011	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	28,336	27,816	28,322	33,919	32,233
Business Traveler, Other /2	35,383	33,922	43,403	66,432	58,750
Students and exchange visitors/3	10,435	10,889	10,776	10,031	9,018
Temporary workers and families/4	18,493	19,846	21,008	22,086	24,297
Diplomats/other representatives/5	157	125	129	322	335
All other classes	256	288	240	427	289
Unknown	131	52	288	119	89
Kentucky	93,191	92,938	104,166	133,336	125,011
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.

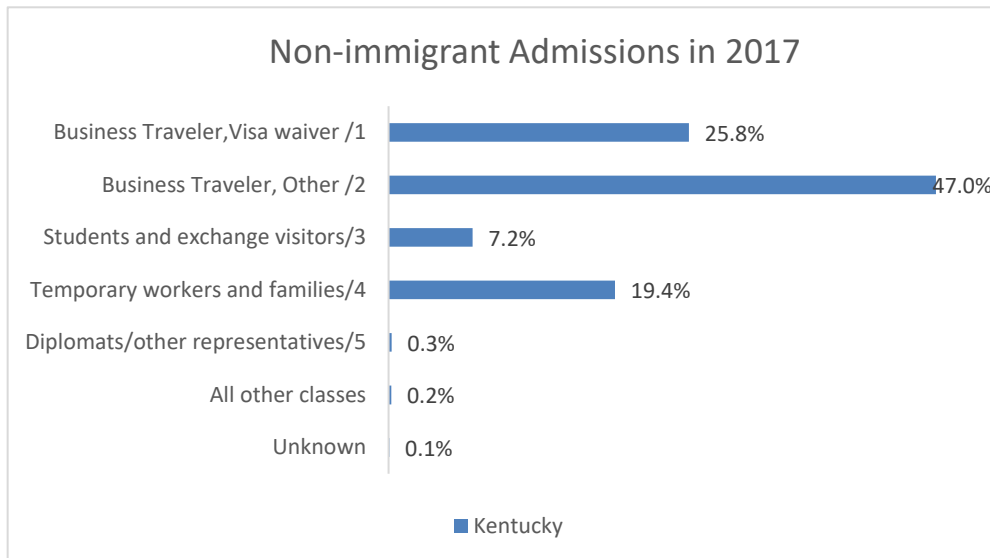
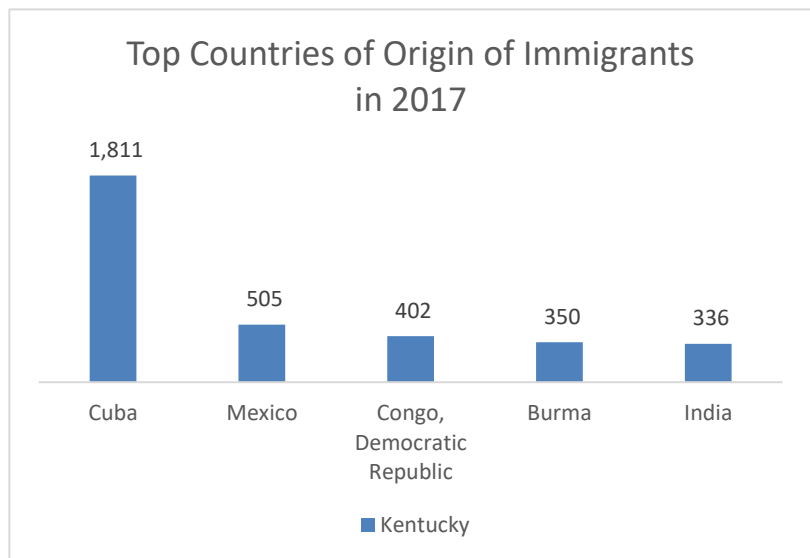
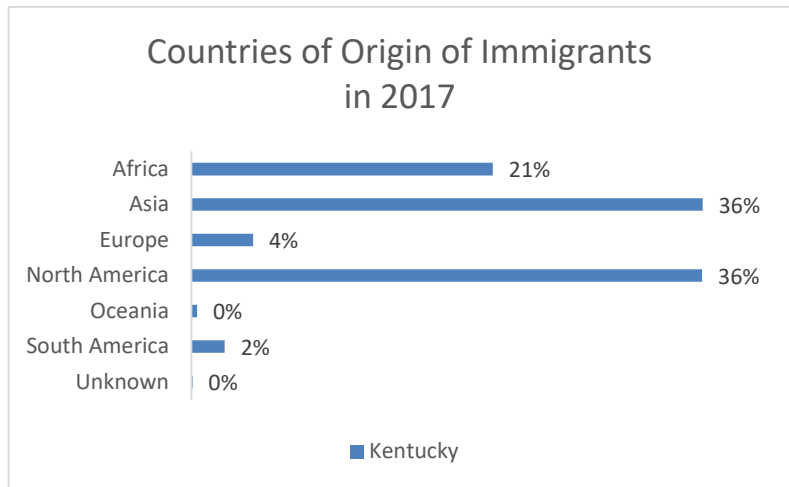


Table 9. Immigration by Origination Region and Country in 2017

REGION	
Total	7,537
Africa	1,594
Asia	2,704
Europe	326
North America	2,701
Oceania	30
South America	176
Unknown	6
COUNTRY	
Total	7,537
Cuba	1,811
Mexico	505
Congo, Democratic Republic	402
Burma	350
India	336
Iraq	272
Nepal	255
Somalia	244
China, People's Republic	234
Philippines	190
Vietnam	140
Syria	115
Bhutan	107
Thailand	101
Ethiopia	100
Cambodia	90
Kenya	81
Guatemala	78
Rwanda	74
Malaysia	71
United Kingdom	68
Tanzania	66
Afghanistan	64
Iran	63
Korea, South	61
Canada	58

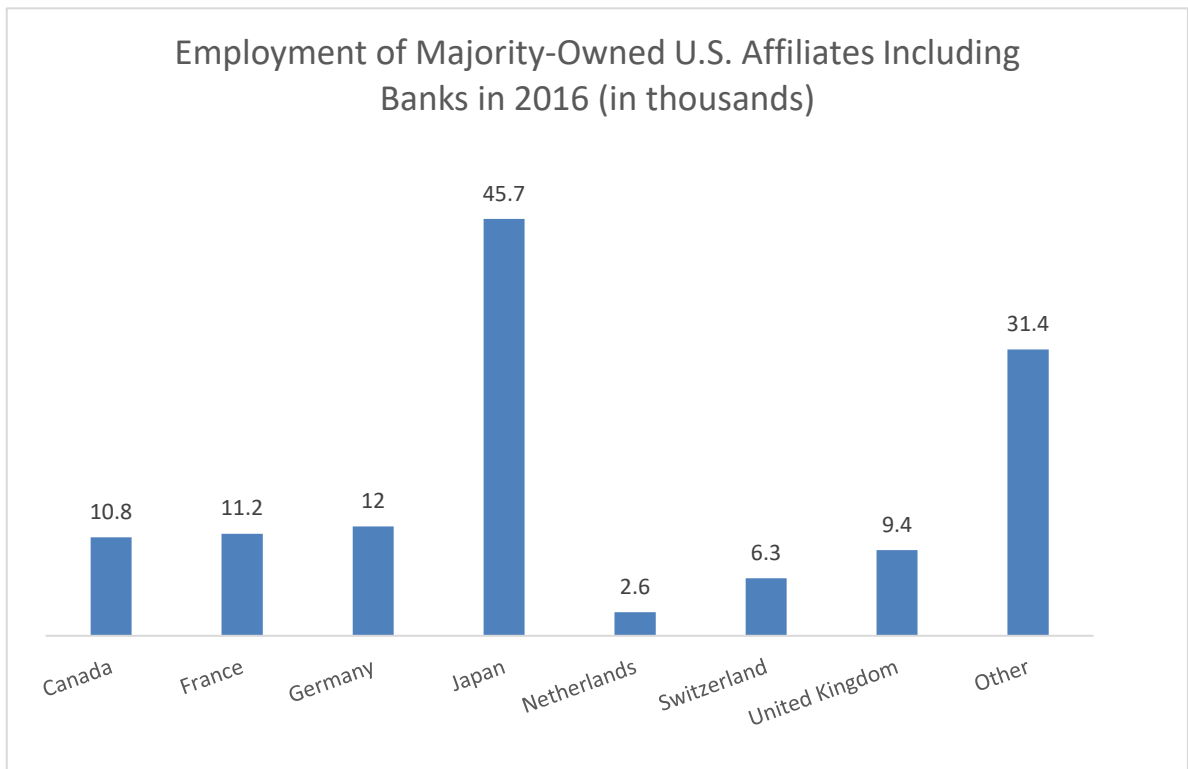


D-Data withheld to limit disclosure

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	31,757	1.9
Top 25	30,231	95.2
Canada	7,752	24.4
France	3,315	10.4
United Kingdom	2,960	9.3
Brazil	2,488	7.8
Mexico	2,273	7.2
China	2,181	6.9
Netherlands	1,311	4.1
Germany	1,164	3.7
Japan	1,080	3.4
Singapore	866	2.7
Austria	792	2.5
Malaysia	595	1.9
Korea, South	518	1.6
Hong Kong	481	1.5
Australia	350	1.1
Italy	344	1.1
Belgium	317	1.0
Sweden	288	0.9
United Arab Emirates	243	0.8
Spain	194	0.6
Taiwan	178	0.6
India	158	0.5
Ireland	141	0.4
Saudi Arabia	135	0.4
Israel	109	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	54,559	2.1
Top 25	51,981	95.3
China	8,224	15.1
Mexico	6,770	12.4
Switzerland	6,620	12.1
Japan	5,134	9.4
Ireland	4,229	7.8
Canada	4,081	7.5
Germany	2,757	5.1
France	2,509	4.6
India	1,475	2.7
United Kingdom	1,306	2.4
Italy	1,260	2.3
Belgium	1,115	2.0
Netherlands	845	1.5
Korea, South	692	1.3
Singapore	684	1.3
Philippines	620	1.1
Taiwan	608	1.1
Austria	569	1.0
Vietnam	542	1.0
Thailand	487	0.9
Sweden	445	0.8
Malaysia	398	0.7
Israel	210	0.4
Brazil	208	0.4
Spain	191	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.