

State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

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Missouri



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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

Missouri

257,102 Foreign Born Population in 2017

4% *Percent of Population*

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

200,621 Non-immigrant Admissions in 2017

3% *Percent of Population*

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

\$32,945 Total Exports and Imports in 2017 (million U.S. dollars)

11% *Percent of State Gross Domestic Product*

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

119 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

	Missouri	U.S.
Total Population, by Place of Birth	6,113,532	325,719,178
Native /1	5,856,430	281,193,323
Foreign-Born /2	257,102	44,525,855
Naturalized	123,943	21,948,732
Not a U.S. Citizen	133,159	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

	Missouri	U.S.
Total Foreign-born Population, Excl. Born at Sea	257,102	44,525,458
Born in Europe	48,511	4,818,662
Born in Asia	102,560	13,907,844
Born in Africa	23,559	2,293,028
Born in Oceania	2,922	263,965
Born in Latin America	74,172	22,425,056
Born in Northern America	5,378	816,903

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

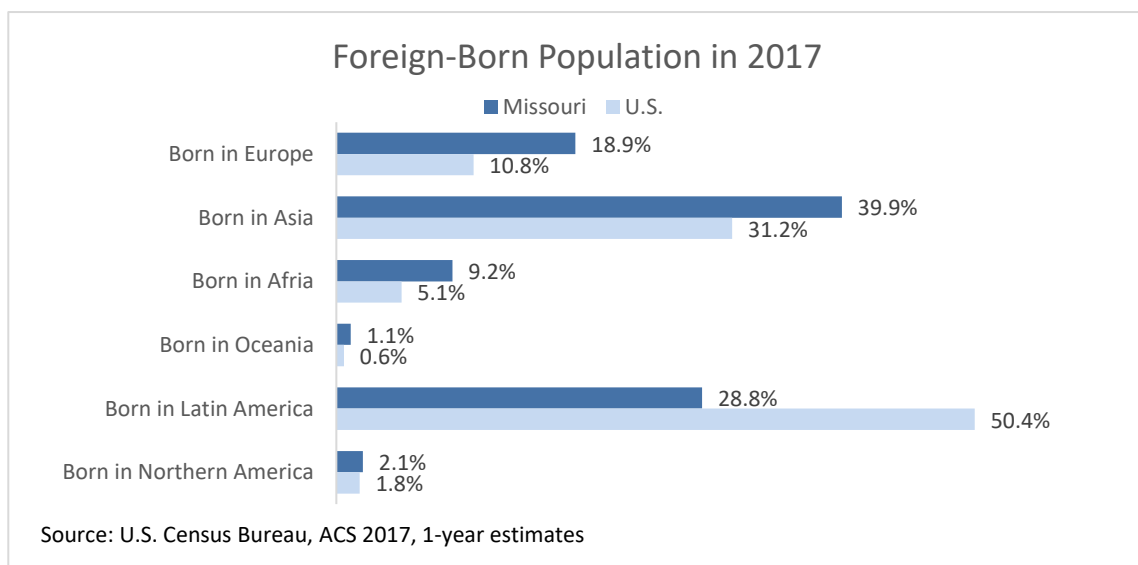


Table 3. Unemployment Rate in 2012-2017

	Missouri	U.S.
Total Population	5.8	6.6
Native	5.8	6.7
Foreign-Born	4.6	5.8
Naturalized	3.6	4.8
Not a U.S. Citizen	5.6	6.6

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

Table 4. Educational Attainment in 2012-2017

	Missouri	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	17.5	19.1
Native	17.5	19.6
Foreign-Born	17.8	17.0
Naturalized	20.0	20.6
Not a U.S. Citizen	15.6	13.3
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	10.7	11.8
Native	10.2	11.6
Foreign-Born	20.0	12.7
Naturalized	20.4	14.5
Not a U.S. Citizen	19.6	10.7

#N/A - Data not available

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

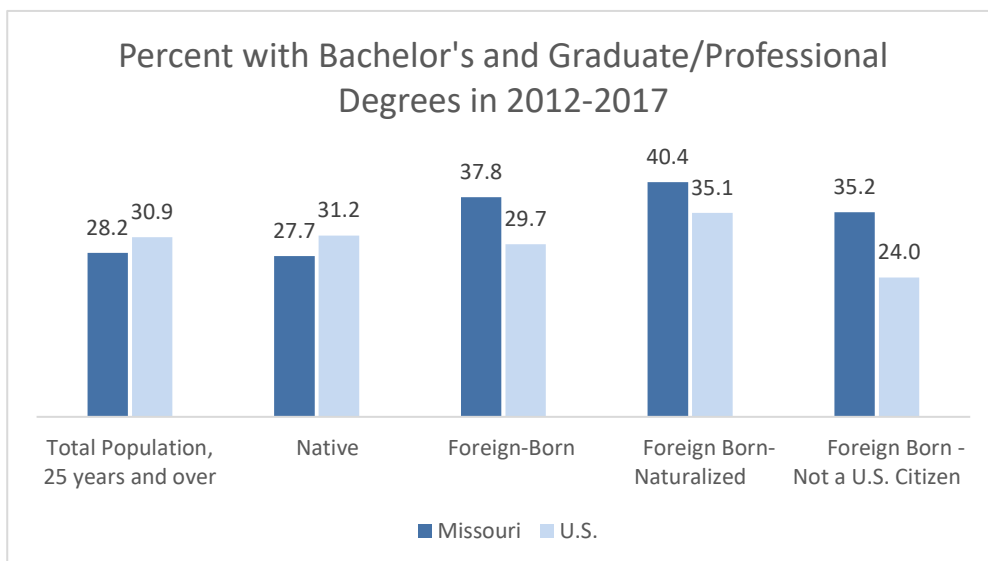


Table 5. Home Ownership and Median Household Income in 2012-2017

	Home Ownership Rate (in %)	Median HH Income (in \$)
Missouri		
Total	66.9	51,542
Native	67.6	51,672
Foreign Born	52.6	47,976
Naturalized	69.6	57,656
Not a U.S. Citizen	34.3	40,292
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

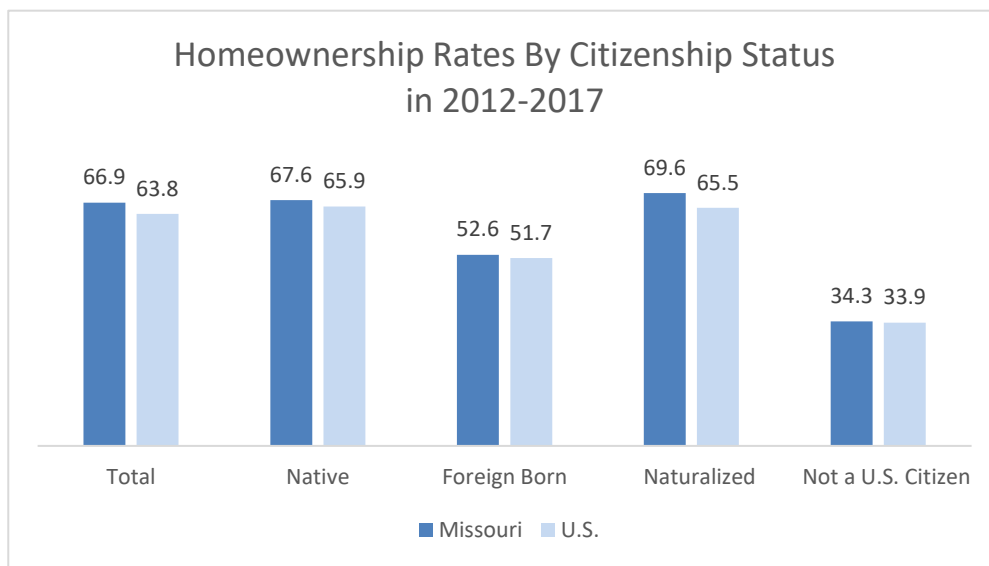
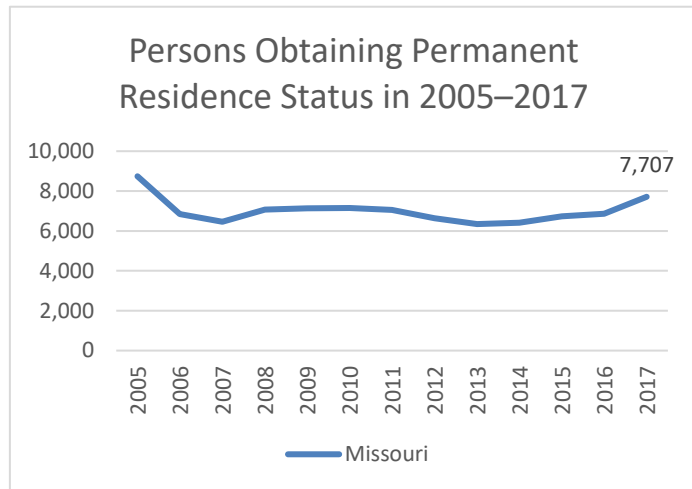


Table 6. Persons Obtaining Permanent Residence Status

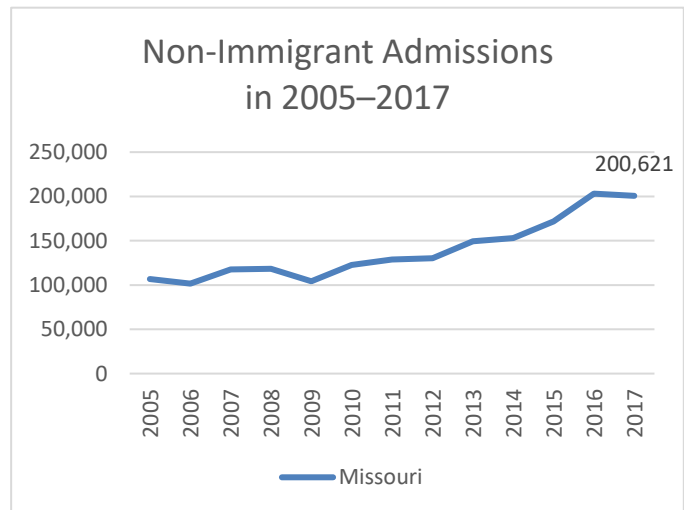
	Missouri	U.S.
2005	8,742	1,122,257
2006	6,852	1,266,129
2007	6,459	1,052,415
2008	7,078	1,107,126
2009	7,142	1,130,818
2010	7,151	1,042,625
2011	7,048	1,062,040
2012	6,635	1,031,631
2013	6,345	990,553
2014	6,419	1,016,518
2015	6,731	1,051,031
2016	6,868	1,183,505
2017	7,707	1,127,167



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

Table 7. Non-immigrant Admissions

	Missouri	U.S.
2005	106,655	32,003,435
2006	101,566	33,667,328
2007	117,467	37,149,651
2008	118,427	39,381,928
2009	104,332	36,231,554
2010	122,628	46,471,516
2011	128,921	46,471,516
2012	130,308	53,887,286
2013	149,231	61,052,260
2014	153,062	74,930,606
2015	171,859	76,638,236
2016	203,157	76,786,751
2017	200,621	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	38,201	39,128	39,731	40,463	42,686
Business Traveler, Other /2	73,022	72,403	87,152	116,432	112,865
Students and exchange visitors/3	23,475	24,709	26,679	25,223	24,760
Temporary workers and families/4	13,012	14,967	16,593	19,174	18,610
Diplomats/other representatives/5	910	1,228	1,171	1,027	1,145
All other classes	440	589	483	765	476
Unknown	171	38	589	73	79
Missouri	149,231	153,062	172,398	203,157	200,621
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.

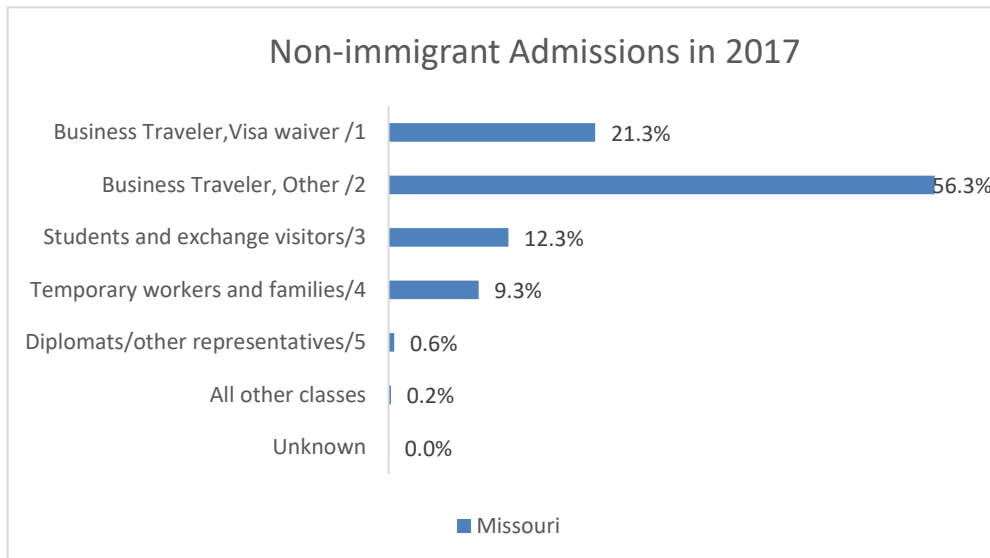
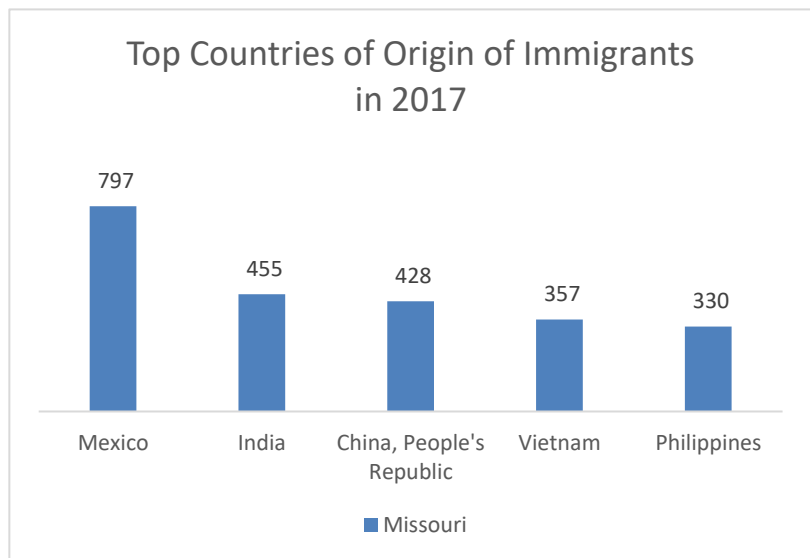
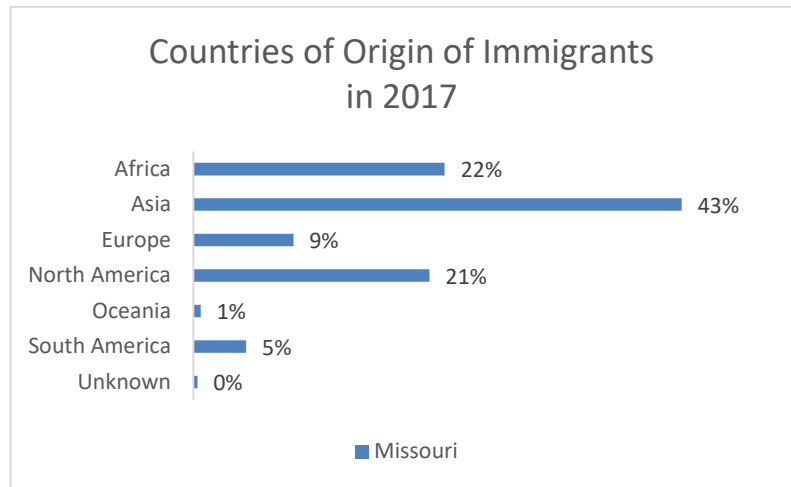


Table 9. Immigration by Origination Region and Country in 2017

REGION	
Total	7,707
Africa	1,699
Asia	3,301
Europe	676
North America	1,597
Oceania	50
South America	357
Unknown	27
COUNTRY	
Total	7,707
Mexico	797
India	455
China, People's Republic	428
Vietnam	357
Philippines	330
Congo, Democratic Republic	316
Iraq	224
Afghanistan	221
Cuba	214
Ethiopia	205
Somalia	188
Kenya	178
Korea, South	159
Pakistan	159
Nigeria	149
Burma	134
Brazil	106
Jamaica	101
Nepal	99
United Kingdom	99
Honduras	96
El Salvador	89
Jordan	84
Canada	81
Iran	78
Colombia	76

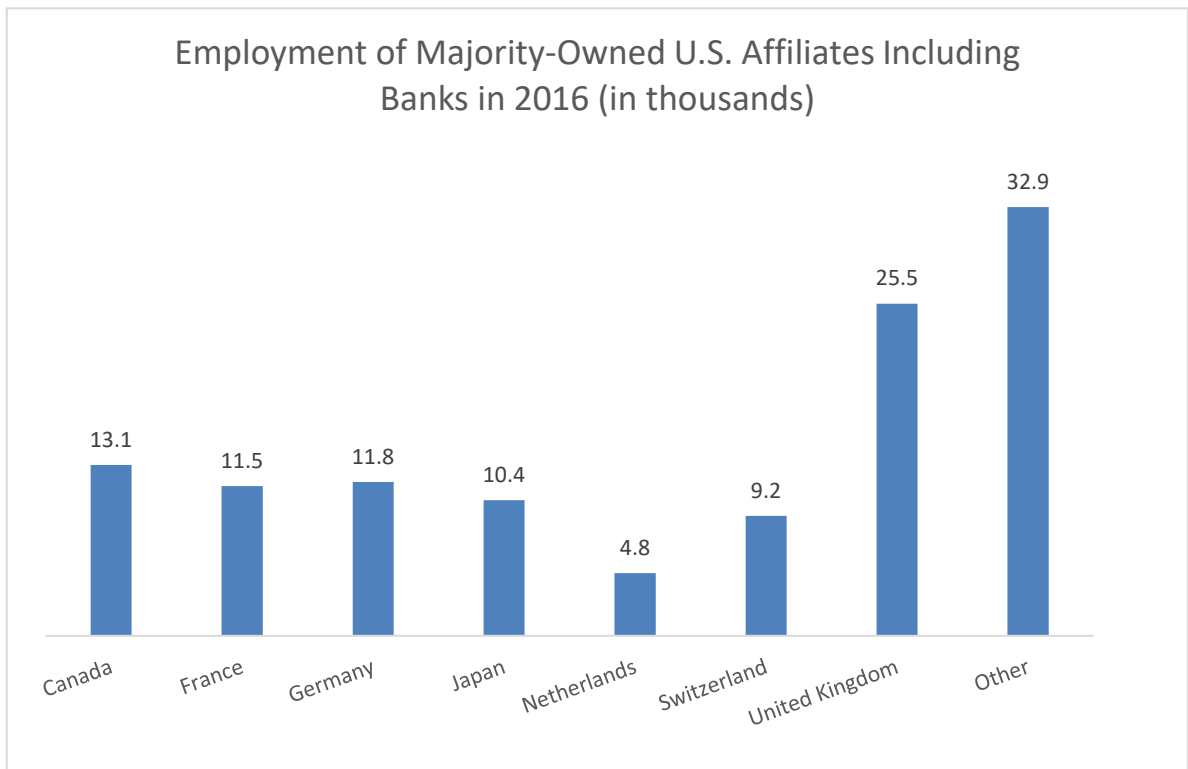


D-Data withheld to limit disclosure

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	14,500	0.9
Top 25	13,369	92.2
Canada	5,546	38.2
Mexico	2,611	18.0
China	783	5.4
Japan	533	3.7
Belgium	495	3.4
Germany	437	3.0
Korea, South	336	2.3
United Kingdom	323	2.2
Australia	314	2.2
France	245	1.7
Brazil	233	1.6
Netherlands	196	1.4
Singapore	180	1.2
Italy	177	1.2
India	129	0.9
Saudi Arabia	103	0.7
Vietnam	101	0.7
Chile	91	0.6
Thailand	88	0.6
Ireland	85	0.6
Hong Kong	78	0.5
Switzerland	76	0.5
Taiwan	76	0.5
Malaysia	74	0.5
Indonesia	59	0.4

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	20,652	0.8
Top 25	19,425	94.1
China	4,900	23.7
Canada	4,233	20.5
Mexico	3,558	17.2
Germany	1,446	7.0
United Arab Emirates	818	4.0
Taiwan	442	2.1
Japan	419	2.0
India	407	2.0
Belgium	338	1.6
Italy	336	1.6
France	318	1.5
United Kingdom	285	1.4
Turkey	252	1.2
Netherlands	237	1.1
Korea, South	235	1.1
Philippines	200	1.0
Thailand	137	0.7
Switzerland	130	0.6
Finland	126	0.6
Israel	123	0.6
Vietnam	123	0.6
Brazil	101	0.5
Spain	92	0.4
Dominican Republic	90	0.4
Singapore	79	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.