

# State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

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## North Carolina



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Research Group**

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# 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](mailto:Data@realtors.org).

# Global Integration Indicators

## North Carolina

**829,416** Foreign Born Population in 2017

**8%** *Percent of Population*

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

**478,602** Non-immigrant Admissions in 2017

**5%** *Percent of Population*

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

**\$79,981** Total Exports and Imports in 2017 (million U.S. dollars)

**15%** *Percent of State Gross Domestic Product*

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

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

**6%** *Percent of Nonfarm Employment*

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

**Table 1. Population By Place of Birth in 2017**

	North Carolina	U.S.
Total Population, by Place of Birth	10,273,419	325,719,178
Native /1	9,444,003	281,193,323
Foreign-Born /2	829,416	44,525,855
Naturalized	319,681	21,948,732
Not a U.S. Citizen	509,735	22,577,123
Percent, Foreign-Born	8%	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.

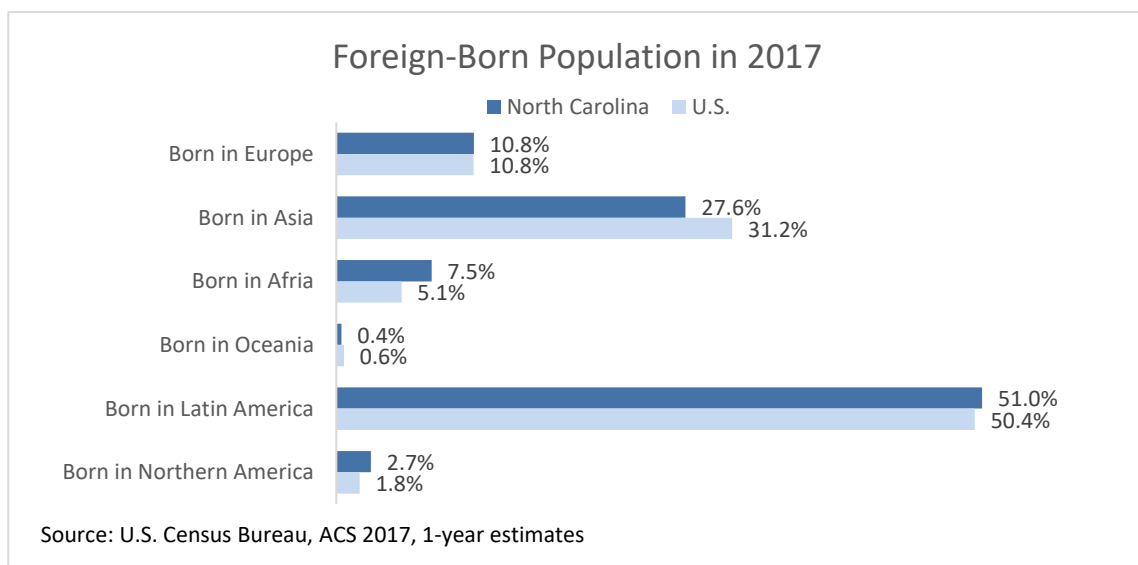
/2 The U.S. Census Bureau uses the term foreign born to refer to anyone who is not a U.S. citizen at birth, naturalized U.S. citizens, lawful permanent residents (immigrants) present in the U.S., temporary migrants such as foreign students), humanitarian migrants (such as refugees and asylees), and persons 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**

	North Carolina	U.S.
Total Foreign-born Population, Excl. Born at Sea	829,416	44,525,458
Born in Europe	89,958	4,818,662
Born in Asia	228,526	13,907,844
Born in Africa	62,324	2,293,028
Born in Oceania	3,389	263,965
Born in Latin America	422,624	22,425,056
Born in Northern America	22,595	816,903

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



**Table 3. Unemployment Rate in 2012-2017**

	North Caroli	U.S.
Total Population	7.2	6.6
Native	7.4	6.7
Foreign-Born	5.3	5.8
Naturalized	4.5	4.8
Not a U.S. Citizen	5.8	6.6

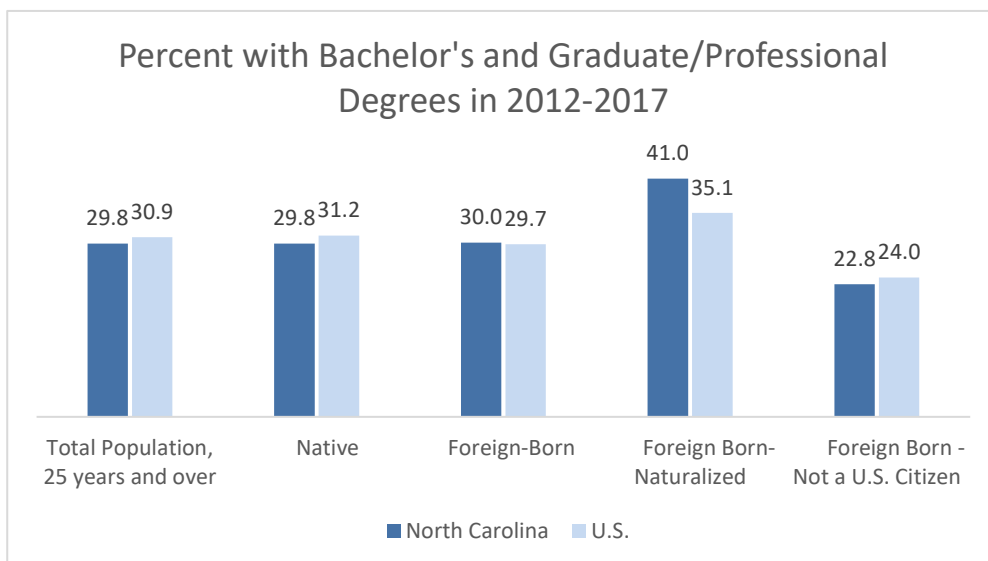
Source: U.S. Census Bureau, ACS 2010-2014, 5-year estimates, Table S0501

**Table 4. Educational Attainment in 2012-2017**

	North Carolina	U.S.
<b>Percent With Bachelor's Degree</b>		
Total Population, 25 years and over	19.2	19.1
Native	19.5	19.6
Foreign-Born	16.3	17.0
Naturalized	22.3	20.6
Not a U.S. Citizen	12.4	13.3
<b>Percent With Graduate or Professional Degree</b>		
Total Population, 25 years and over	10.6	11.8
Native	10.3	11.6
Foreign-Born	13.7	12.7
Naturalized	18.7	14.5
Not a U.S. Citizen	10.4	10.7

#N/A - Data not available

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

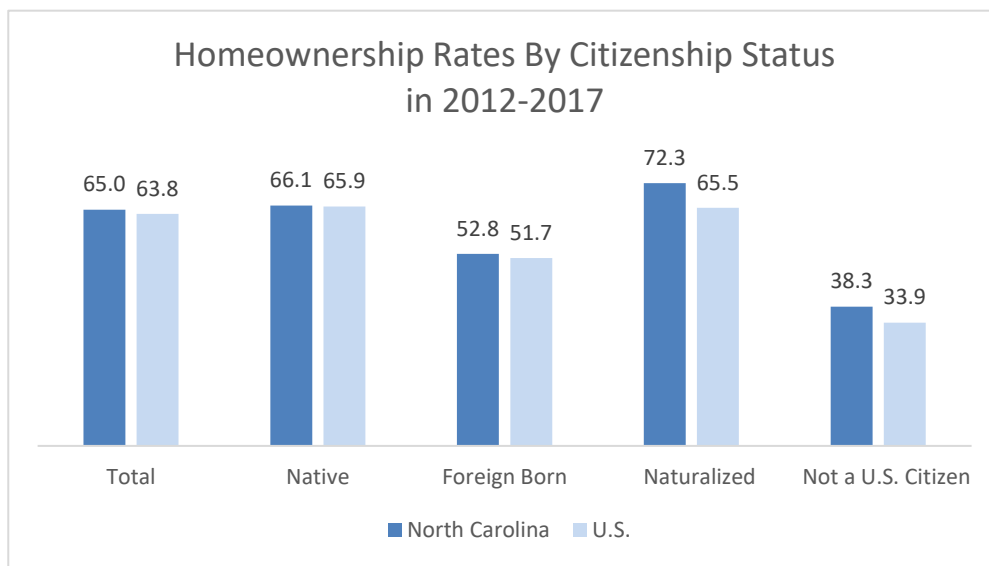


**Table 5. Home Ownership and Median Household Income in 2012-2017**

	Home Ownership Rate (in %)	Median HH Income (in \$)
<b>North Carolina</b>		
Total	65.0	50,320
Native	66.1	50,689
Foreign Born	52.8	45,821
Naturalized	72.3	60,617
Not a U.S. Citizen	38.3	38,108
<b>U.S.</b>		
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

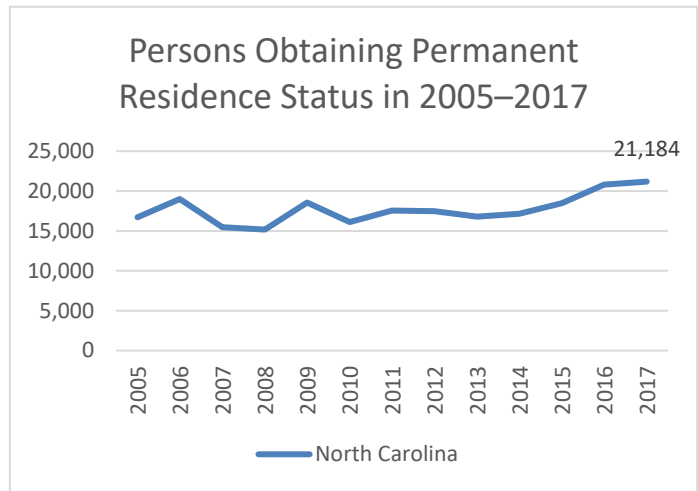
Source: U.S. Census Bureau, ACS 2012-2017, 5-year estimates, Table S0501





**Table 6. Persons Obtaining Permanent Residence Status**

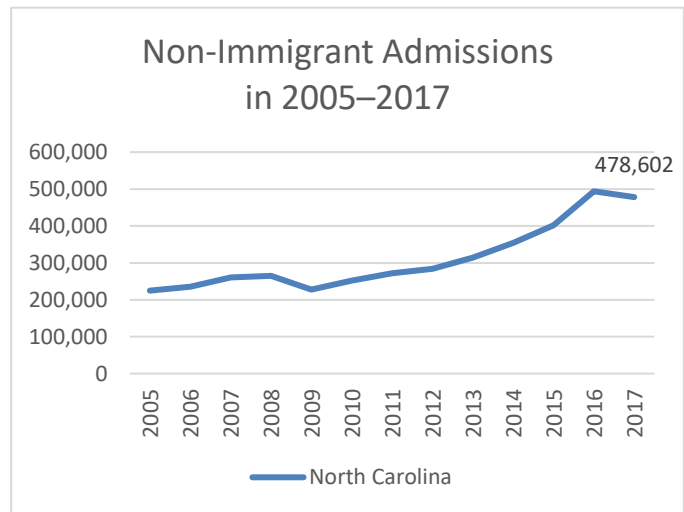
	North Carolina	U.S.
2005	16,710	1,122,257
2006	18,987	1,266,129
2007	15,469	1,052,415
2008	15,174	1,107,126
2009	18,562	1,130,818
2010	16,112	1,042,625
2011	17,571	1,062,040
2012	17,487	1,031,631
2013	16,798	990,553
2014	17,152	1,016,518
2015	18,495	1,051,031
2016	20,811	1,183,505
2017	21,184	1,127,167



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

**Table 7. Non-immigrant Admissions**

	North Carolina	U.S.
2005	224,801	32,003,435
2006	235,417	33,667,328
2007	260,616	37,149,651
2008	264,875	39,381,928
2009	227,639	36,231,554
2010	251,703	46,471,516
2011	272,111	46,471,516
2012	283,962	53,887,286
2013	314,486	61,052,260
2014	354,083	74,930,606
2015	402,304	76,638,236
2016	493,951	76,786,751
2017	478,602	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	106,890	113,855	119,017	126,700	129,806
Business Traveler, Other /2	130,155	153,911	188,687	259,772	239,385
Students and exchange visitors/3	28,671	31,114	33,055	34,736	36,161
Temporary workers and families/4	45,042	51,311	57,927	68,309	68,790
Diplomats/other representatives/5	1,850	2,214	2,212	2,128	2,635
All other classes	1,347	1,514	1,215	1,950	1,498
Unknown	531	164	1,514	356	327
<b>North Carolina</b>	<b>314,486</b>	<b>354,083</b>	<b>403,627</b>	<b>493,951</b>	<b>478,602</b>
<b>U.S.</b>	<b>61,052,260</b>	<b>74,930,606</b>	<b>76,638,236</b>	<b>76,786,751</b>	<b>77,643,267</b>

<sup>1</sup> Includes GB, GMB, GT, GMT, WB, and WT admissions.

<sup>2</sup> Includes B1, B2 and a limited number of Border Crossing Card (BCC) admissions.

<sup>3</sup> Includes principals, spouses, and children (F, J, M admissions).

<sup>4</sup> Includes principals, spouses, and children (CW1, E, H, I, L, O, P, Q, R, TD and TN admissions).

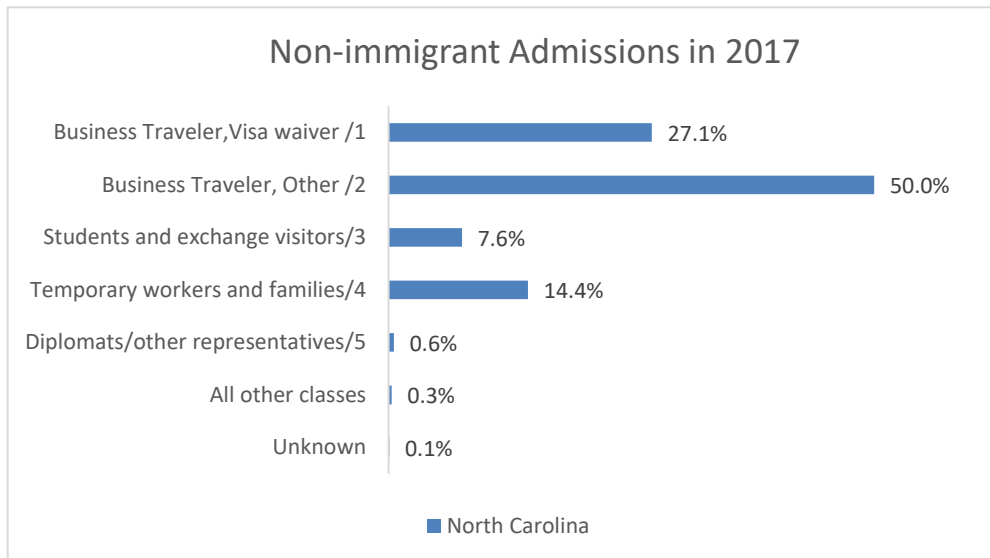
<sup>5</sup> Includes principals, spouses, and children (A, G, N admissions).

Notes:

Admissions represent counts of events, i.e., arrivals, not unique individuals.

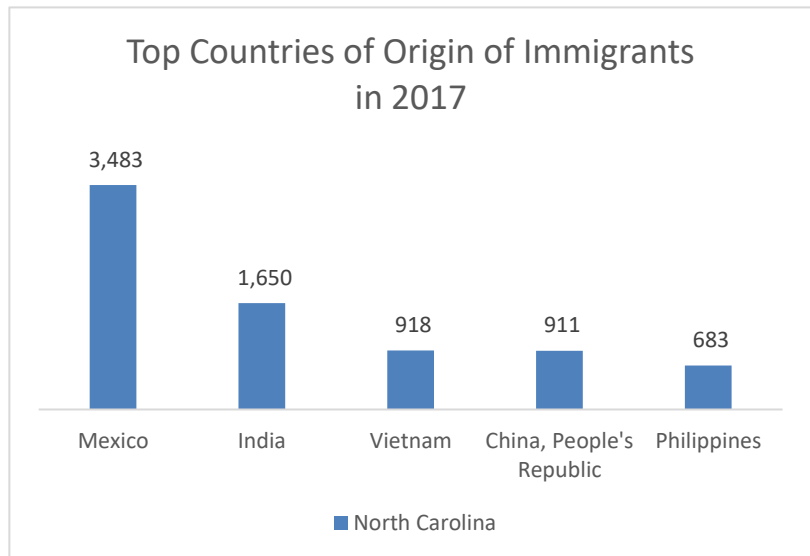
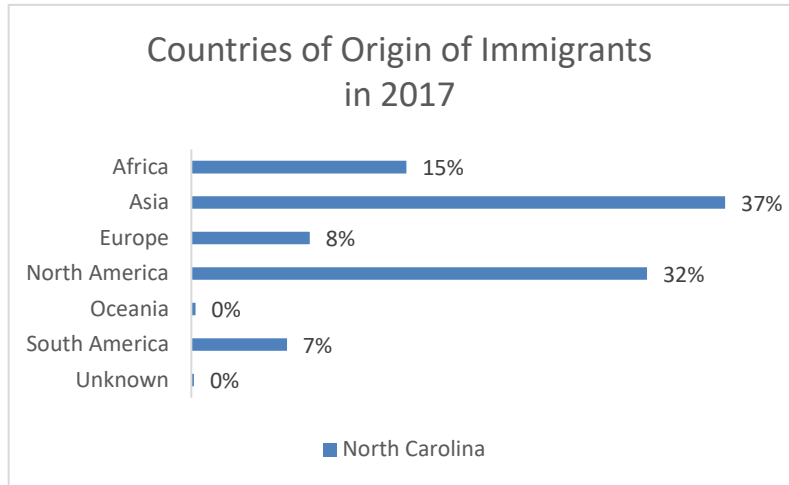
The majority of short-term admissions from Canada and Mexico are excluded.

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	21,184
Africa	3,195
Asia	7,933
Europe	1,762
North America	6,772
Oceania	61
South America	1,421
Unknown	40
COUNTRY	
Total	21,184
Mexico	3,483
India	1,650
Vietnam	918
China, People's Republic	911
Philippines	683
El Salvador	626
Burma	552
Honduras	547
Dominican Republic	543
Congo, Democratic Republic	476
Colombia	455
Cuba	374
Korea, South	370
Pakistan	340
United Kingdom	333
Nepal	316
Nigeria	287
Canada	260
Brazil	252
Guatemala	246
Iraq	245
Jamaica	239
Ethiopia	232
Sudan	222
Russia	216
Kenya	199

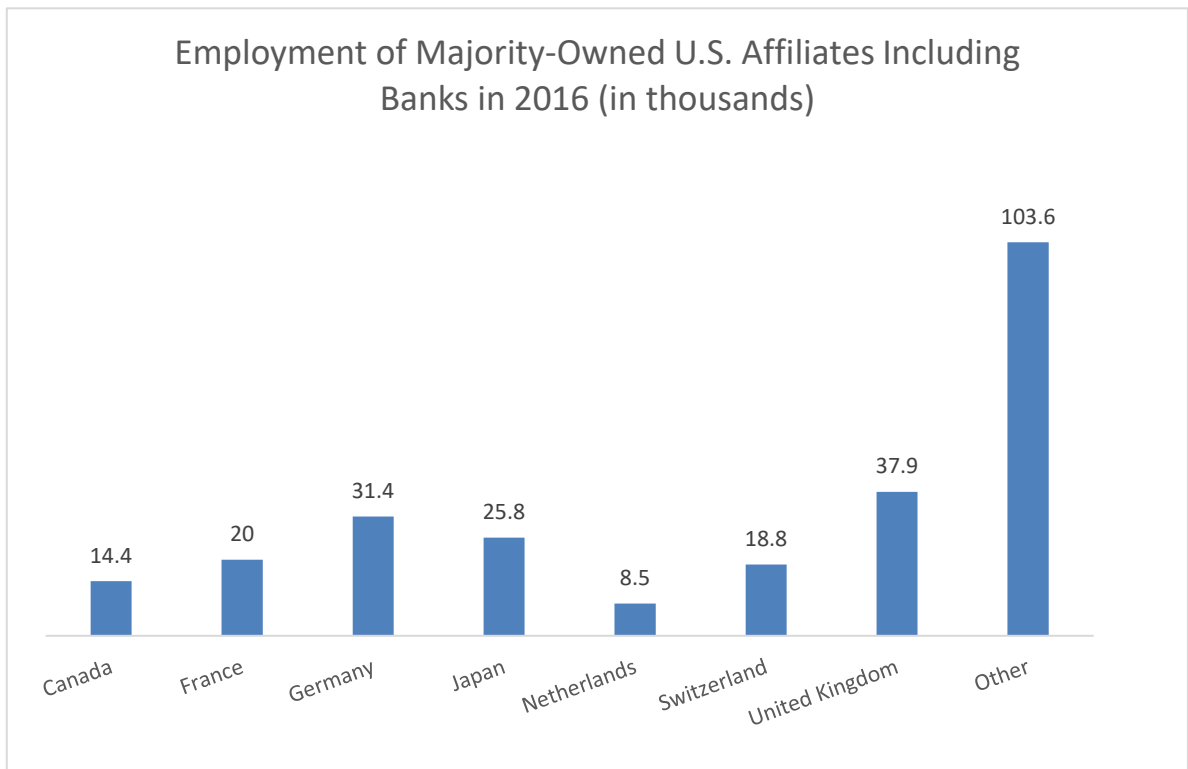


D-Data withheld to limit disclosure

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	32,730	2.0
Top 25	28,617	87.4
Canada	6,628	20.2
Mexico	3,779	11.5
China	2,339	7.1
France	1,914	5.8
Japan	1,602	4.9
Saudi Arabia	1,404	4.3
Netherlands	1,046	3.2
Germany	1,018	3.1
United Kingdom	970	3.0
Belgium	904	2.8
Honduras	810	2.5
Ireland	687	2.1
Korea, South	621	1.9
Spain	620	1.9
Hong Kong	601	1.8
India	493	1.5
Brazil	481	1.5
Singapore	472	1.4
Australia	437	1.3
Italy	385	1.2
Dominican Republic	347	1.1
Taiwan	297	0.9
El Salvador	280	0.9
Indonesia	243	0.7
Vietnam	238	0.7

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	53,430	2.1
Top 25	46,870	87.7
China	11,174	20.9
Mexico	7,697	14.4
Canada	3,634	6.8
Germany	3,351	6.3
Japan	2,839	5.3
France	2,024	3.8
United Kingdom	1,710	3.2
Italy	1,672	3.1
Vietnam	1,491	2.8
India	1,369	2.6
Singapore	1,258	2.4
Taiwan	948	1.8
Korea, South	871	1.6
Honduras	867	1.6
Dominican Republic	736	1.4
Thailand	671	1.3
Turkey	582	1.1
El Salvador	573	1.1
Indonesia	561	1.0
Brazil	522	1.0
Austria	520	1.0
Netherlands	468	0.9
Sweden	463	0.9
Malaysia	451	0.8
Belgium	420	0.8

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.