

State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

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Nebraska



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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

Nebraska

143,331 Foreign Born Population in 2017

7% *Percent of Population*

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

380,135 Non-immigrant Admissions in 2017

20% *Percent of Population*

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

\$10,936 Total Exports and Imports in 2017 (million U.S. dollars)

9% *Percent of State Gross Domestic Product*

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

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

3% *Percent of Nonfarm Employment*

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

Table 1. Population By Place of Birth in 2017

	Nebraska	U.S.
Total Population, by Place of Birth	1,920,076	325,719,178
Native /1	1,776,745	281,193,323
Foreign-Born /2	143,331	44,525,855
Naturalized	56,317	21,948,732
Not a U.S. Citizen	87,014	22,577,123
Percent, Foreign-Born	7%	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

	Nebraska	U.S.
Total Foreign-born Population, Excl. Born at Sea	143,331	44,525,458
Born in Europe	10,787	4,818,662
Born in Asia	40,012	13,907,844
Born in Africa	13,000	2,293,028
Born in Oceania	533	263,965
Born in Latin America	77,086	22,425,056
Born in Northern America	1,913	816,903

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

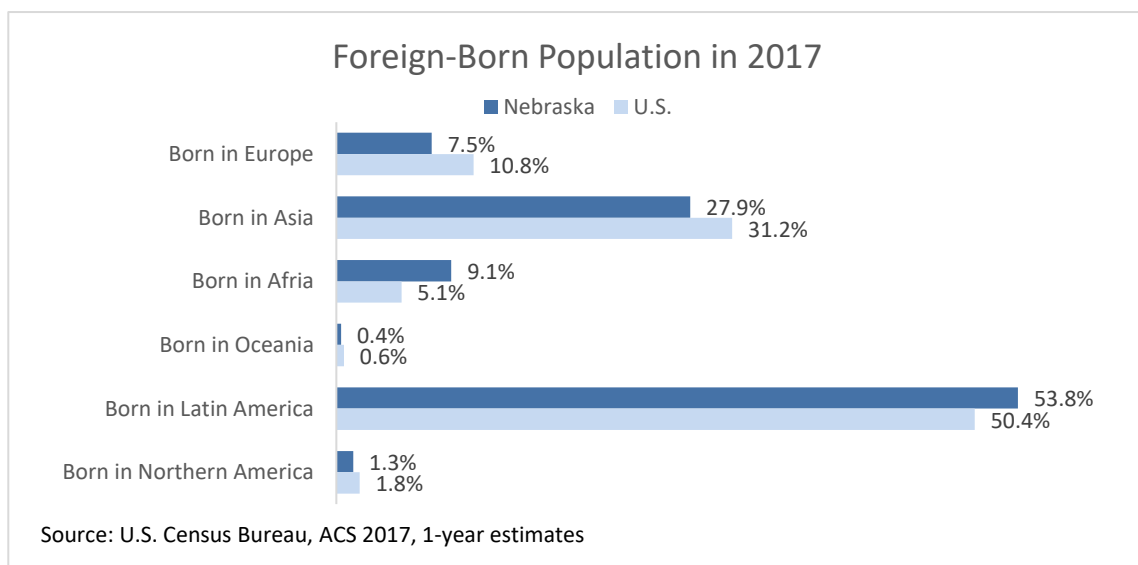


Table 3. Unemployment Rate in 2012-2017

	Nebraska	U.S.
Total Population	3.8	6.6
Native	3.6	6.7
Foreign-Born	5.9	5.8
Naturalized	4.2	4.8
Not a U.S. Citizen	7.0	6.6

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

Table 4. Educational Attainment in 2012-2017

	Nebraska	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	20.4	19.1
Native	21.2	19.6
Foreign-Born	11.7	17.0
Naturalized	14.6	20.6
Not a U.S. Citizen	9.7	13.3
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	10.2	11.8
Native	10.2	11.6
Foreign-Born	10.2	12.7
Naturalized	11.2	14.5
Not a U.S. Citizen	9.5	10.7

#N/A - Data not available

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

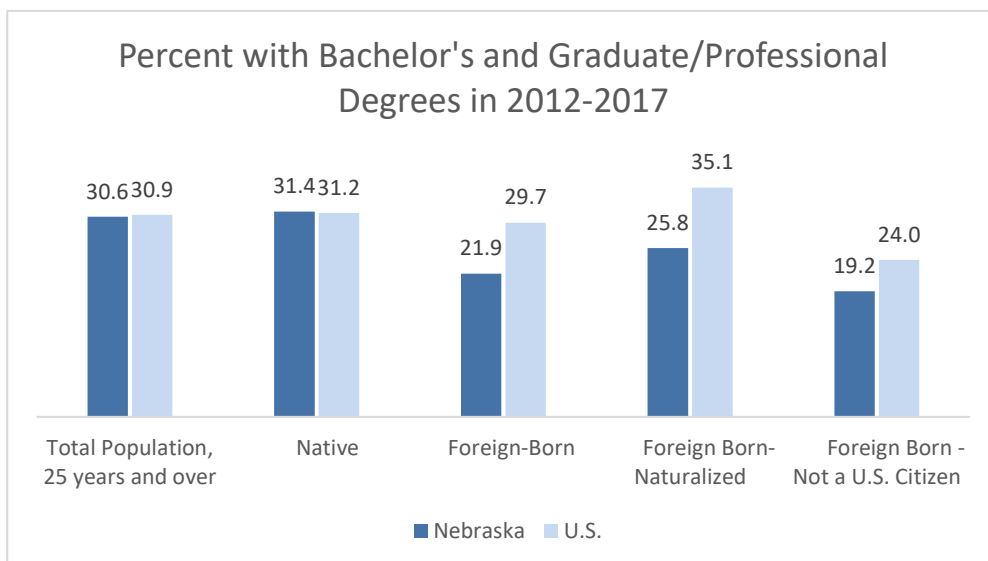


Table 5. Home Ownership and Median Household Income in 2012-2017

	Home Ownership Rate (in %)	Median HH Income (in \$)
Nebraska		
Total	66.0	56,675
Native	67.5	57,972
Foreign Born	46.8	43,874
Naturalized	65.8	53,275
Not a U.S. Citizen	32.8	37,654
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

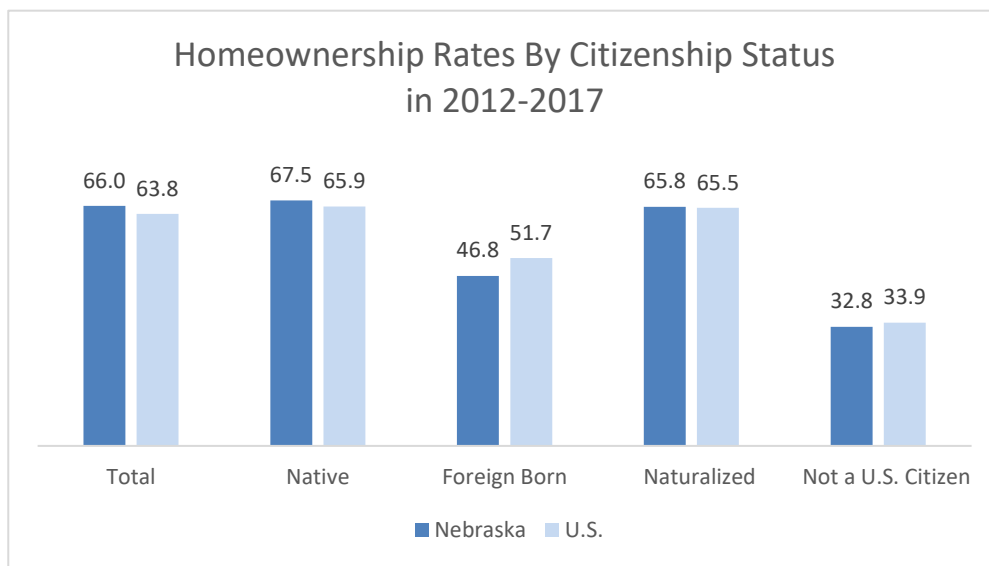
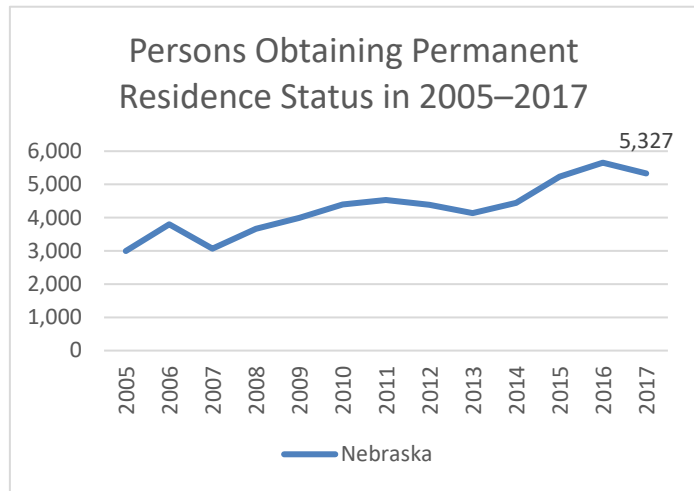


Table 6. Persons Obtaining Permanent Residence Status

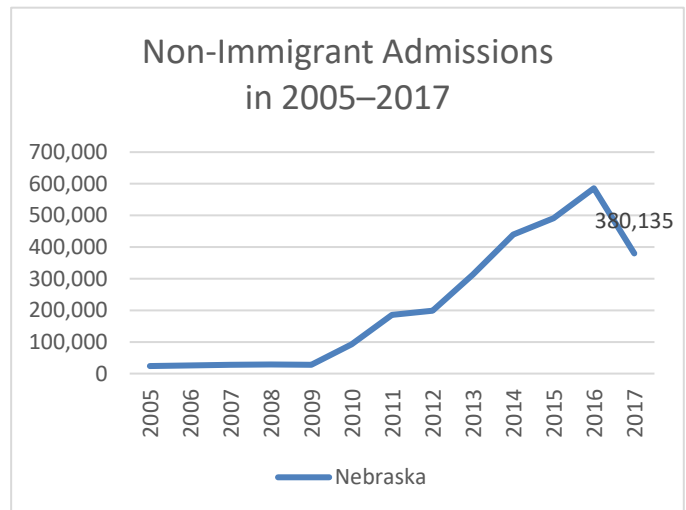
	Nebraska	U.S.
2005	2,996	1,122,257
2006	3,795	1,266,129
2007	3,066	1,052,415
2008	3,668	1,107,126
2009	3,989	1,130,818
2010	4,400	1,042,625
2011	4,535	1,062,040
2012	4,384	1,031,631
2013	4,141	990,553
2014	4,442	1,016,518
2015	5,234	1,051,031
2016	5,654	1,183,505
2017	5,327	1,127,167



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

Table 7. Non-immigrant Admissions

	Nebraska	U.S.
2005	23,829	32,003,435
2006	25,483	33,667,328
2007	27,999	37,149,651
2008	29,143	39,381,928
2009	27,457	36,231,554
2010	93,027	46,471,516
2011	185,641	46,471,516
2012	198,744	53,887,286
2013	312,883	61,052,260
2014	439,078	74,930,606
2015	491,508	76,638,236
2016	585,880	76,786,751
2017	380,135	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	188,243	181,450	190,311	204,580	75,580
Business Traveler, Other /2	105,796	224,796	266,704	334,905	274,187
Students and exchange visitors/3	9,599	13,777	14,307	17,798	13,467
Temporary workers and families/4	7,300	14,872	16,710	24,378	14,216
Diplomats/other representatives/5	1,408	3,182	2,672	2,776	1,945
All other classes	413	884	718	1,289	591
Unknown	124	117	884	154	149
Nebraska	312,883	439,078	492,306	585,880	380,135
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.

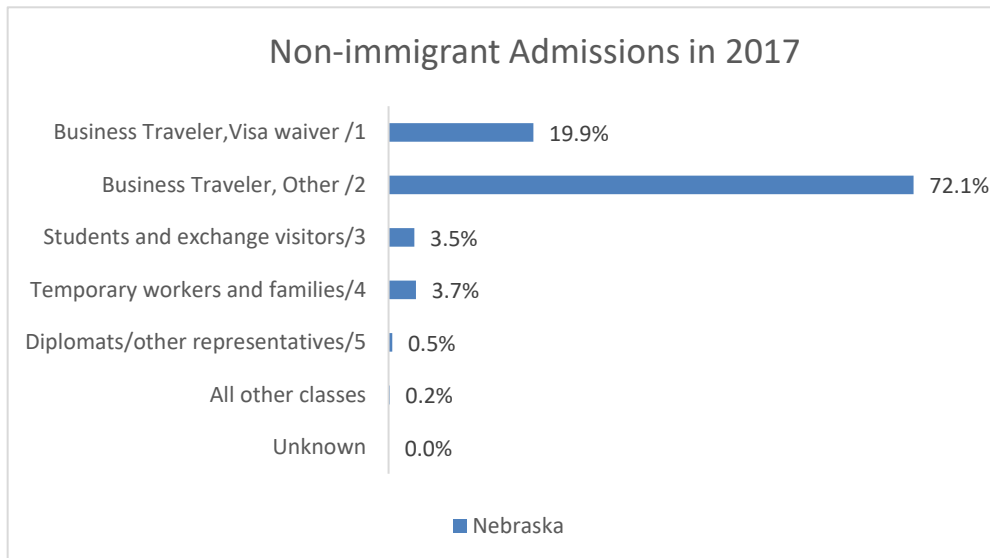
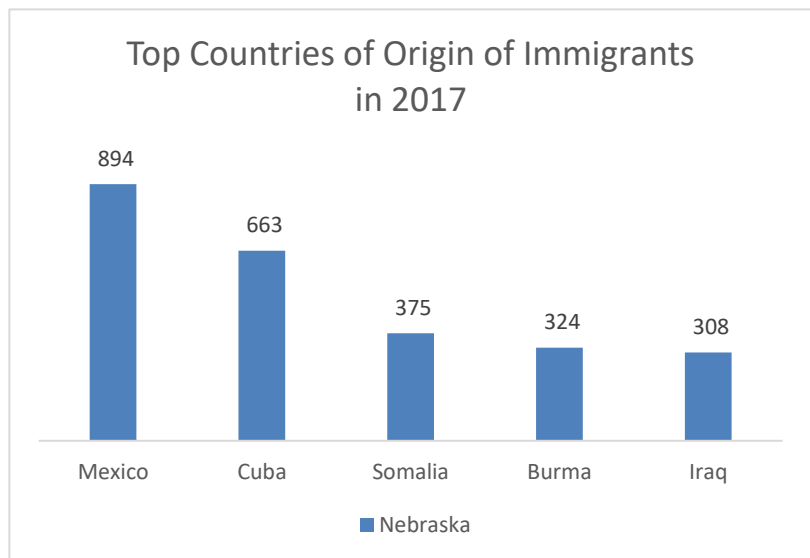
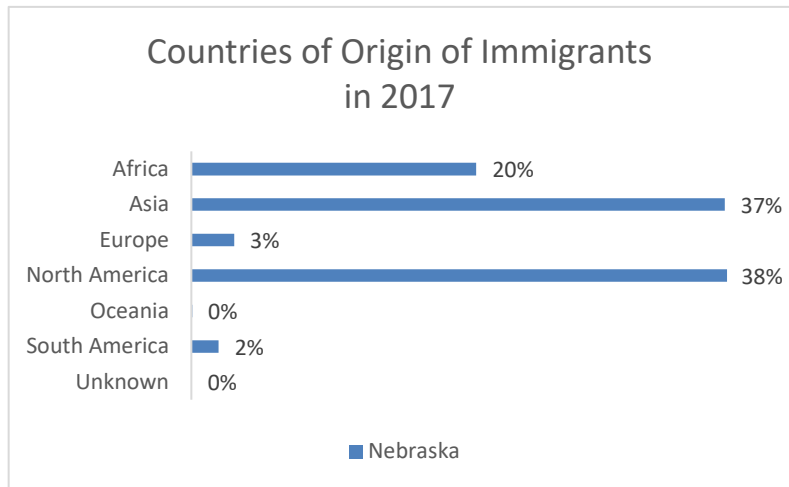


Table 9. Immigration by Origination Region and Country in 2017

REGION	
Total	5,327
Africa	1,065
Asia	1,994
Europe	160
North America	2,002
Oceania	3
South America	102
Unknown	1
COUNTRY	
Total	5,327
Mexico	894
Cuba	663
Somalia	375
Burma	324
Iraq	308
Thailand	246
Vietnam	236
Guatemala	208
Nepal	131
El Salvador	124
India	119
Ethiopia	114
Afghanistan	111
China, People's Republic	102
Sudan	100
Kenya	96
Philippines	84
Togo	71
Bhutan	66
Congo, Democratic Republic	49
Tajikistan	45
Honduras	40
Colombia	36
Nigeria	33
Cameroon	31
Ukraine	30

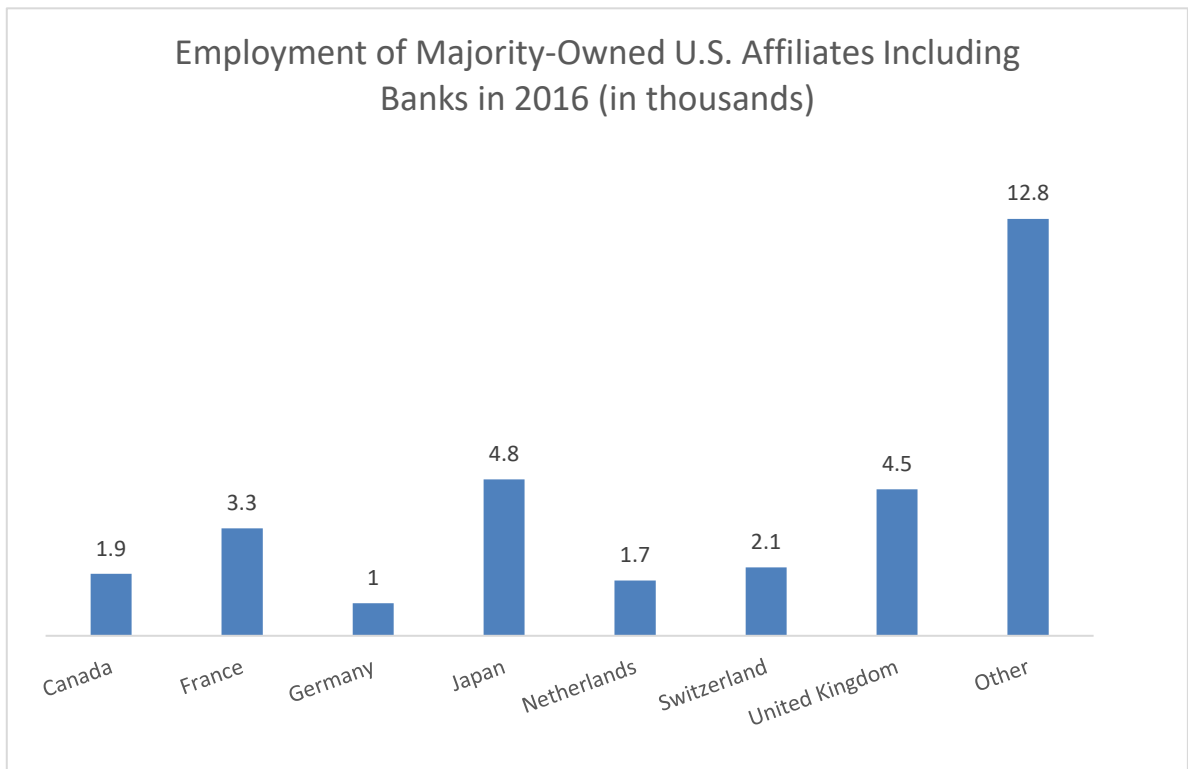


D-Data withheld to limit disclosure

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	7,945	0.5
Top 25	7,308	92.0
Mexico	1,774	22.3
Canada	1,716	21.6
Japan	827	10.4
Korea, South	482	6.1
China	425	5.3
Hong Kong	235	3.0
Australia	232	2.9
Netherlands	166	2.1
Vietnam	160	2.0
Taiwan	151	1.9
Germany	148	1.9
Belgium	139	1.8
France	135	1.7
Brazil	135	1.7
Indonesia	75	0.9
Chile	66	0.8
Singapore	64	0.8
United Kingdom	64	0.8
Spain	52	0.7
Italy	52	0.7
Thailand	51	0.6
South Africa	50	0.6
Philippines	39	0.5
Russia	38	0.5
New Zealand	34	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	4,467	0.2
Top 25	4,302	96.3
China	954	21.3
Canada	945	21.1
Switzerland	358	8.0
Mexico	336	7.5
Japan	323	7.2
Germany	292	6.5
United Kingdom	236	5.3
France	131	2.9
Spain	128	2.9
India	114	2.6
Korea, South	66	1.5
Taiwan	63	1.4
Italy	62	1.4
Czech Republic	36	0.8
Austria	33	0.7
Netherlands	29	0.7
Philippines	28	0.6
Ireland	25	0.6
Thailand	25	0.6
Sweden	24	0.5
Turkey	22	0.5
Poland	21	0.5
Vietnam	20	0.4
Hungary	17	0.4
Belgium	14	0.3

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.