

State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

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Nevada



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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

Nevada

596,019 Foreign Born Population in 2017

20% *Percent of Population*

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

2,789,898 Non-immigrant Admissions in 2017

93% *Percent of Population*

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

\$24,498 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.*

48 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

	Nevada	U.S.
Total Population, by Place of Birth	2,998,039	325,719,178
Native /1	2,402,020	281,193,323
Foreign-Born /2	596,019	44,525,855
Naturalized	293,206	21,948,732
Not a U.S. Citizen	302,813	22,577,123
Percent, Foreign-Born	20%	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

	Nevada	U.S.
Total Foreign-born Population, Excl. Born at Sea	596,019	44,525,458
Born in Europe	38,540	4,818,662
Born in Asia	191,935	13,907,844
Born in Africa	19,691	2,293,028
Born in Oceania	2,519	263,965
Born in Latin America	332,506	22,425,056
Born in Northern America	10,828	816,903

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

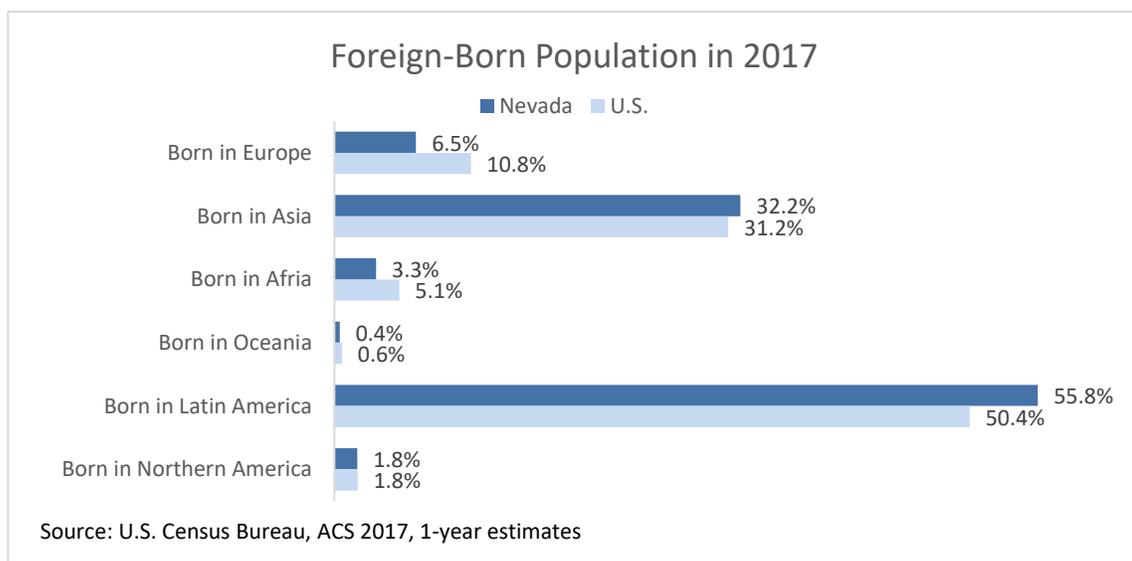


Table 3. Unemployment Rate in 2012-2017

	Nevada	U.S.
Total Population	8.0	6.6
Native	8.6	6.7
Foreign-Born	6.1	5.8
Naturalized	5.0	4.8
Not a U.S. Citizen	7.1	6.6

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

Table 4. Educational Attainment in 2012-2017

	Nevada	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	15.6	19.1
Native	16.1	19.6
Foreign-Born	14.1	17.0
Naturalized	18.7	20.6
Not a U.S. Citizen	9.4	13.3
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	8.1	11.8
Native	8.9	11.6
Foreign-Born	5.8	12.7
Naturalized	7.7	14.5
Not a U.S. Citizen	3.8	10.7

#N/A - Data not available

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

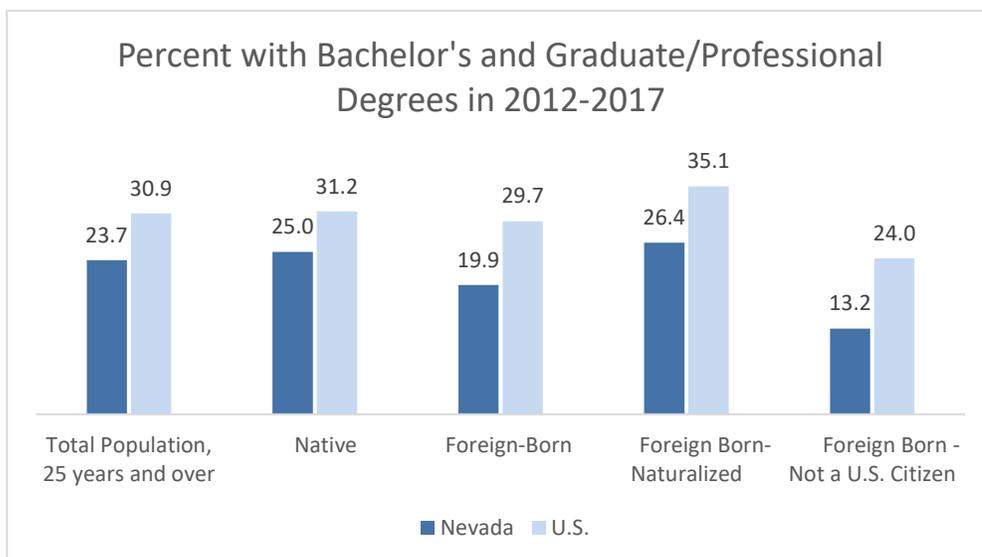


Table 5. Home Ownership and Median Household Income in 2012-2017

	Home Ownership Rate (in %)	Median HH Income (in \$)
Nevada		
Total	55.4	55,434
Native	56.2	57,251
Foreign Born	52.3	49,792
Naturalized	64.7	58,647
Not a U.S. Citizen	36.5	40,838
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

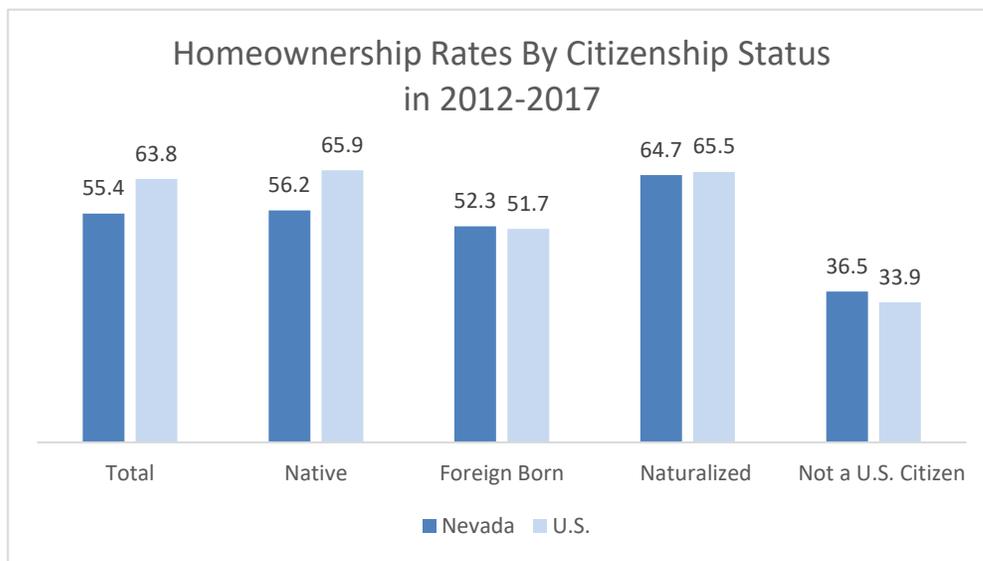
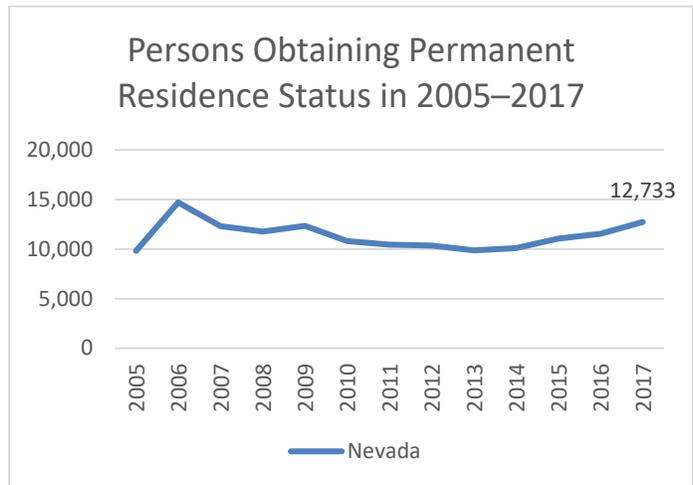


Table 6. Persons Obtaining Permanent Residence Status

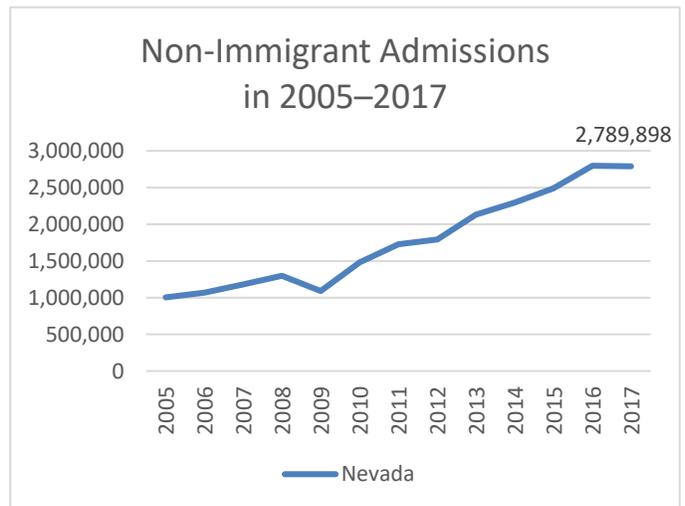
	Nevada	U.S.
2005	9,823	1,122,257
2006	14,713	1,266,129
2007	12,308	1,052,415
2008	11,768	1,107,126
2009	12,334	1,130,818
2010	10,803	1,042,625
2011	10,449	1,062,040
2012	10,343	1,031,631
2013	9,886	990,553
2014	10,089	1,016,518
2015	11,053	1,051,031
2016	11,555	1,183,505
2017	12,733	1,127,167



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

Table 7. Non-immigrant Admissions

	Nevada	U.S.
2005	1,004,080	32,003,435
2006	1,067,921	33,667,328
2007	1,182,712	37,149,651
2008	1,299,009	39,381,928
2009	1,089,367	36,231,554
2010	1,481,485	46,471,516
2011	1,729,040	46,471,516
2012	1,793,376	53,887,286
2013	2,128,680	61,052,260
2014	2,293,655	74,930,606
2015	2,489,732	76,638,236
2016	2,797,238	76,786,751
2017	2,789,898	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	747,467	784,616	803,227	850,201	875,402
Business Traveler, Other /2	1,356,664	1,481,769	1,658,582	1,867,622	1,879,609
Students and exchange visitors/3	5,015	5,987	6,308	18,768	7,310
Temporary workers and families/4	14,145	15,785	17,052	51,307	22,143
Diplomats/other representatives/5	2,602	3,832	3,277	4,641	3,888
All other classes	986	1,382	1,050	4,067	823
Unknown	1,801	284	1,382	632	723
Nevada	2,128,680	2,293,655	2,490,878	2,797,238	2,789,898
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.

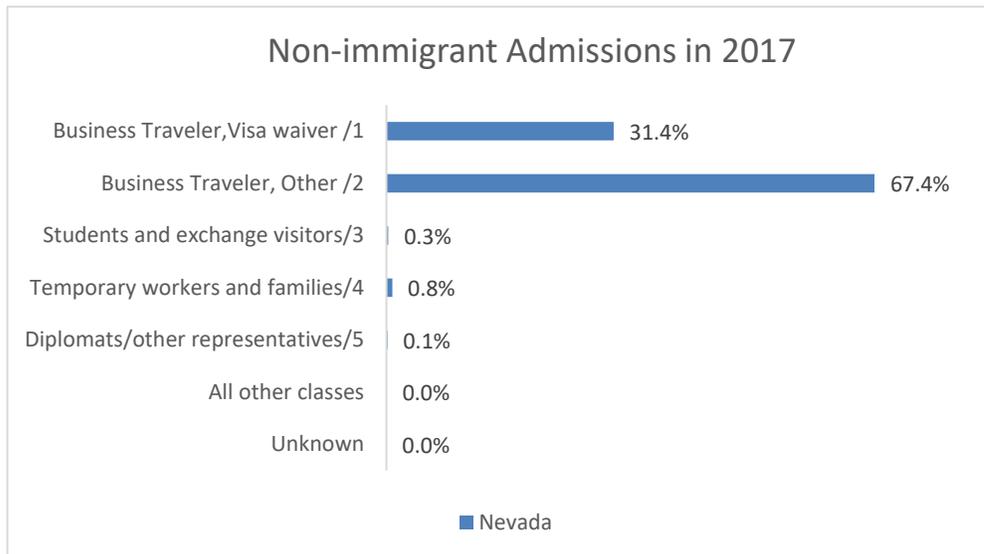
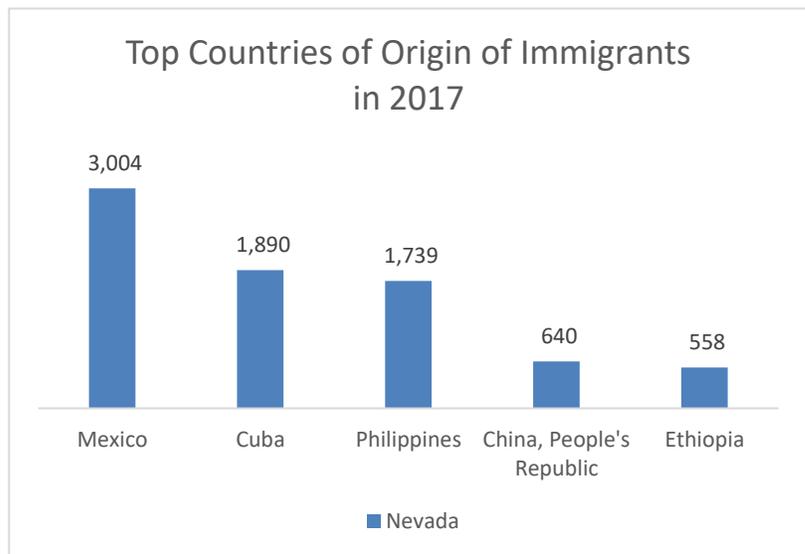
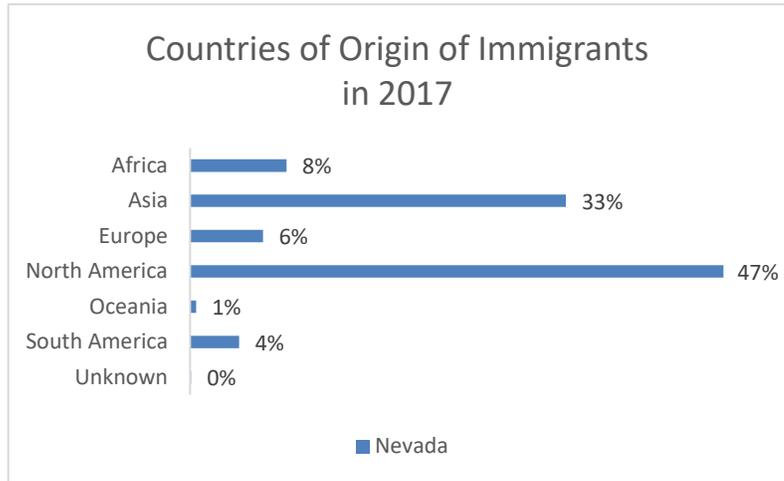


Table 9. Immigration by Origination Region and Country in 2017

REGION	
Total	12,733
Africa	1,082
Asia	4,217
Europe	819
North America	5,986
Oceania	67
South America	551
Unknown	11
COUNTRY	
Total	12,733
Mexico	3,004
Cuba	1,890
Philippines	1,739
China, People's Republic	640
Ethiopia	558
El Salvador	456
Vietnam	282
India	192
Korea, South	168
Guatemala	166
Canada	148
Iran	142
Colombia	130
Thailand	126
Afghanistan	123
Peru	115
Brazil	109
Russia	100
Israel	98
United Kingdom	97
Eritrea	93
Honduras	90
Pakistan	88
Bulgaria	78
Dominican Republic	74
Congo, Democratic Republic	72

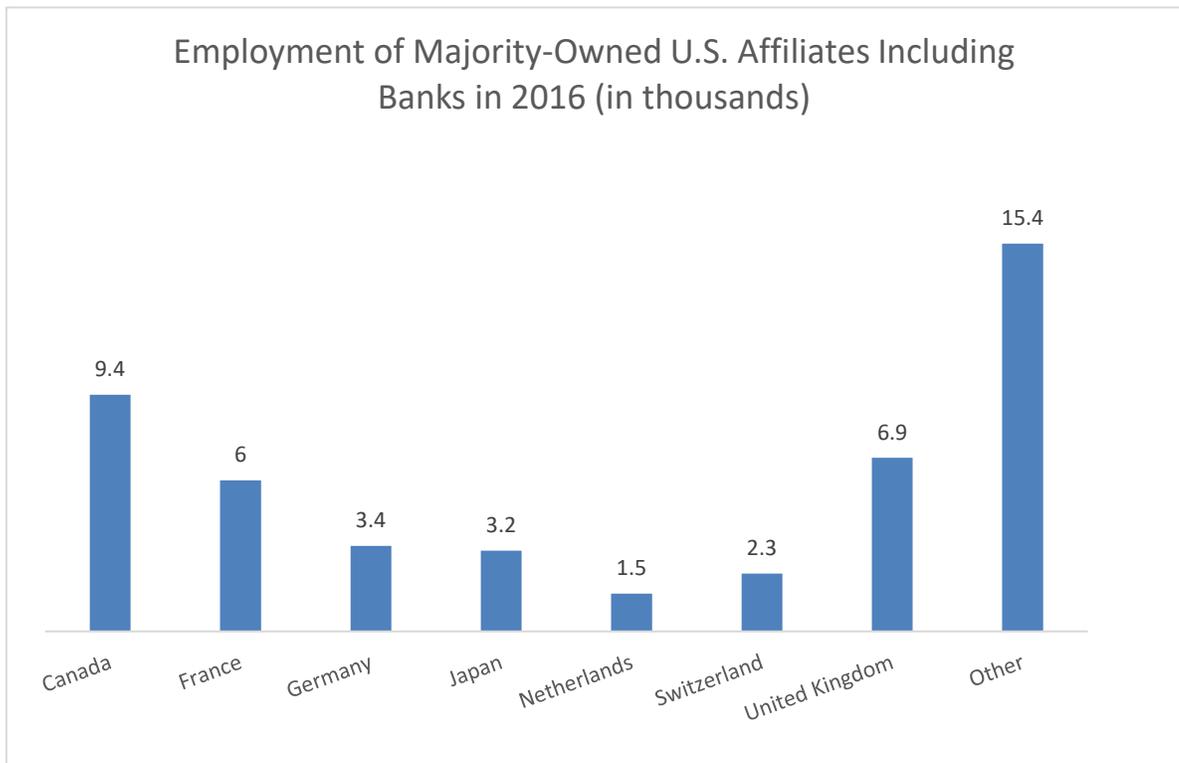


D-Data withheld to limit disclosure

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	11,085	0.7
Top 25	10,400	93.8
Switzerland	3,410	30.8
India	1,672	15.1
Canada	1,191	10.7
China	917	8.3
Mexico	589	5.3
Germany	355	3.2
Hong Kong	249	2.2
Japan	247	2.2
Australia	197	1.8
United Kingdom	171	1.5
Netherlands	160	1.4
Korea, South	145	1.3
Brazil	140	1.3
Malaysia	138	1.2
Singapore	121	1.1
Saudi Arabia	90	0.8
Spain	88	0.8
Peru	74	0.7
United Arab Emirates	72	0.6
Philippines	69	0.6
France	68	0.6
Belgium	61	0.5
South Africa	59	0.5
Taiwan	59	0.5
Chile	58	0.5

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	11,799	0.5
Top 25	11,205	95.0
China	3,966	33.6
Korea, South	1,007	8.5
Canada	928	7.9
Mexico	737	6.2
Taiwan	616	5.2
France	549	4.7
Japan	469	4.0
Malaysia	463	3.9
Germany	342	2.9
India	300	2.5
Vietnam	242	2.0
United Kingdom	228	1.9
Thailand	211	1.8
Philippines	193	1.6
Israel	191	1.6
Switzerland	129	1.1
Belgium	97	0.8
Italy	94	0.8
Indonesia	83	0.7
Spain	68	0.6
Australia	62	0.5
Bangladesh	61	0.5
Sri Lanka	59	0.5
Singapore	58	0.5
Hong Kong	53	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.