

State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

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Pennsylvania



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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

Pennsylvania

893,769 Foreign Born Population in 2017

7% *Percent of Population*

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

648,812 Non-immigrant Admissions in 2017

5% *Percent of Population*

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

\$121,466 Total Exports and Imports in 2017 (million U.S. dollars)

16% *Percent of State Gross Domestic Product*

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

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

5% *Percent of Nonfarm Employment*

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

Table 1. Population By Place of Birth in 2017

	Pennsylvania	U.S.
Total Population, by Place of Birth	12,805,537	325,719,178
Native /1	11,911,768	281,193,323
Foreign-Born /2	893,769	44,525,855
Naturalized	470,412	21,948,732
Not a U.S. Citizen	423,357	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

	Pennsylvania	U.S.
Total Foreign-born Population, Excl. Born at Sea	893,769	44,525,458
Born in Europe	168,320	4,818,662
Born in Asia	350,627	13,907,844
Born in Africa	73,079	2,293,028
Born in Oceania	2,616	263,965
Born in Latin America	282,604	22,425,056
Born in Northern America	16,523	816,903

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

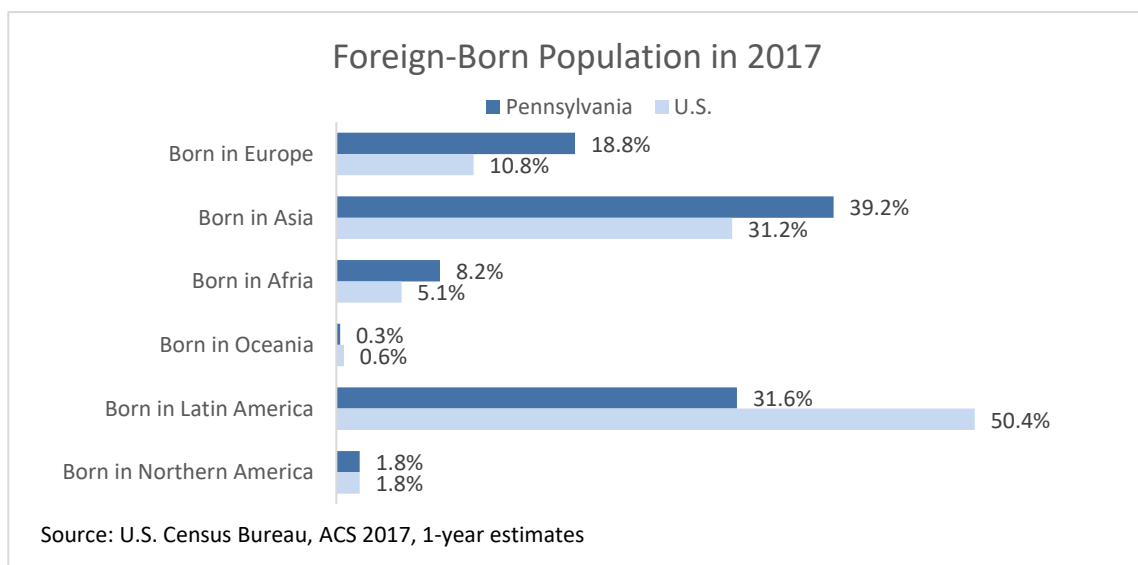


Table 3. Unemployment Rate in 2012-2017

	Pennsylvania	U.S.
Total Population	6.5	6.6
Native	6.5	6.7
Foreign-Born	6.6	5.8
Naturalized	5.4	4.8
Not a U.S. Citizen	8.0	6.6

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

Table 4. Educational Attainment in 2012-2017

	Pennsylvania	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	18.3	19.1
Native	18.1	19.6
Foreign-Born	19.6	17.0
Naturalized	20.8	20.6
Not a U.S. Citizen	18.2	13.3
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	11.8	11.8
Native	11.2	11.6
Foreign-Born	19.0	12.7
Naturalized	19.0	14.5
Not a U.S. Citizen	19.0	10.7

#N/A - Data not available

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

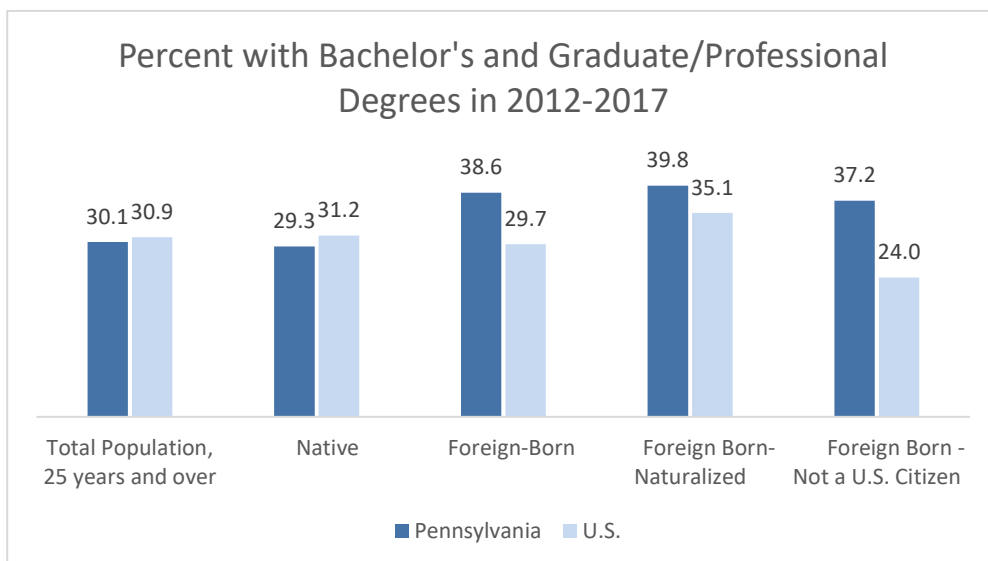


Table 5. Home Ownership and Median Household Income in 2012-2017

	Home Ownership Rate (in %)	Median HH Income (in \$)
Pennsylvania		
Total	69.0	56,951
Native	70.0	57,219
Foreign Born	55.9	53,204
Naturalized	70.9	59,683
Not a U.S. Citizen	33.5	45,552
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

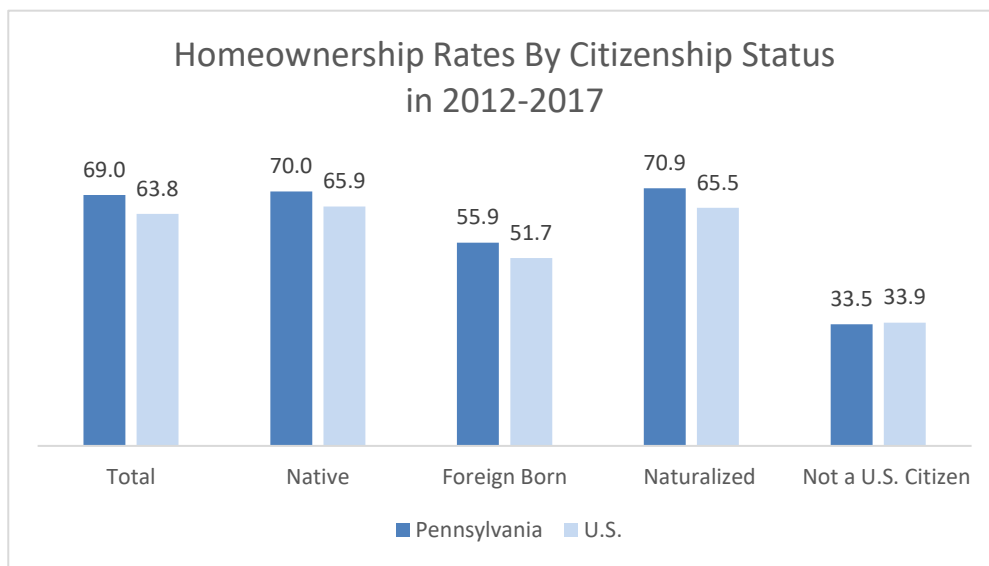
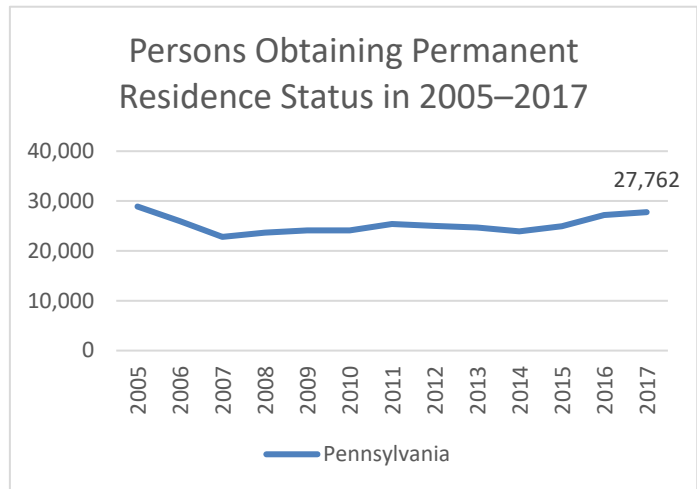


Table 6. Persons Obtaining Permanent Residence Status

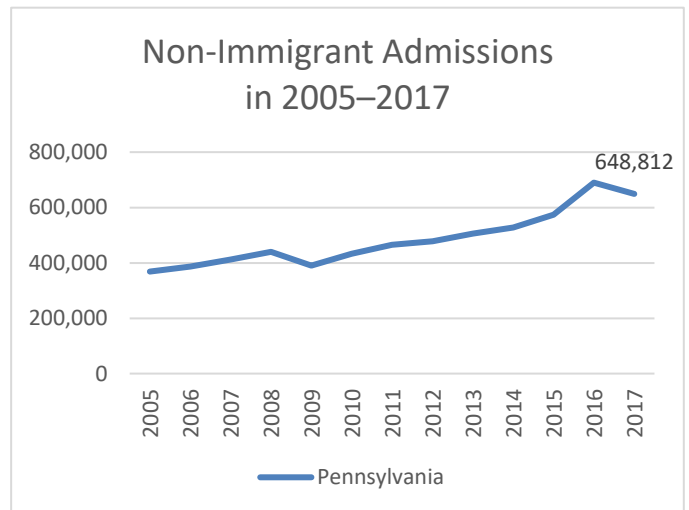
	Pennsylvania	U.S.
2005	28,902	1,122,257
2006	25,950	1,266,129
2007	22,811	1,052,415
2008	23,646	1,107,126
2009	24,105	1,130,818
2010	24,130	1,042,625
2011	25,397	1,062,040
2012	25,032	1,031,631
2013	24,720	990,553
2014	23,944	1,016,518
2015	24,969	1,051,031
2016	27,217	1,183,505
2017	27,762	1,127,167



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

Table 7. Non-immigrant Admissions

	Pennsylvania	U.S.
2005	368,572	32,003,435
2006	386,193	33,667,328
2007	412,012	37,149,651
2008	440,122	39,381,928
2009	389,988	36,231,554
2010	432,588	46,471,516
2011	464,992	46,471,516
2012	478,373	53,887,286
2013	505,507	61,052,260
2014	528,078	74,930,606
2015	573,917	76,638,236
2016	689,928	76,786,751
2017	648,812	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	192,962	188,468	191,286	192,431	192,586
Business Traveler, Other /2	187,122	202,262	240,571	340,747	296,784
Students and exchange visitors/3	69,883	76,761	81,702	84,637	89,068
Temporary workers and families/4	49,707	53,860	54,064	63,808	63,717
Diplomats/other representatives/5	2,045	2,412	2,424	2,659	2,532
All other classes	3,122	4,129	3,693	5,255	3,752
Unknown	84	186	4,129	391	373
Pennsylvania	504,925	528,078	577,869	689,928	648,812
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.

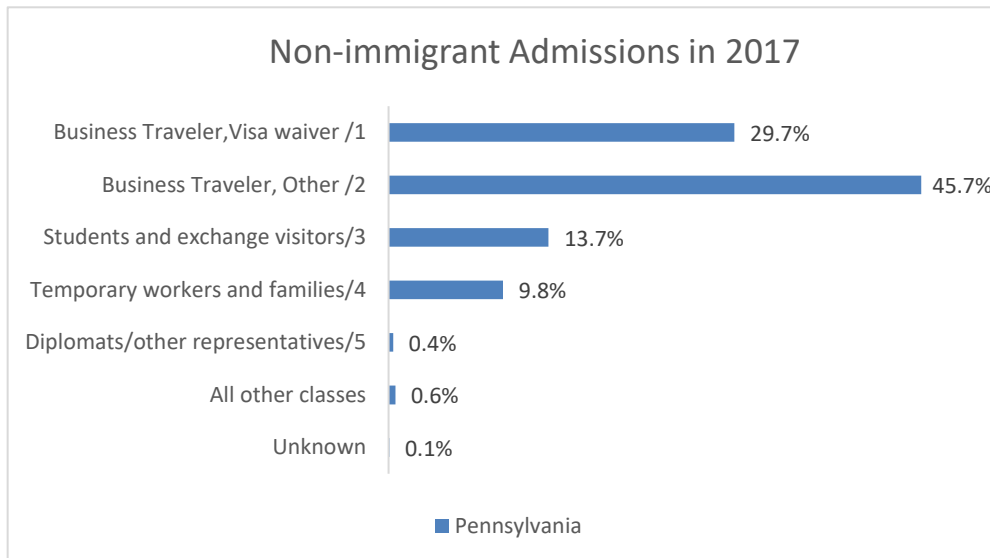
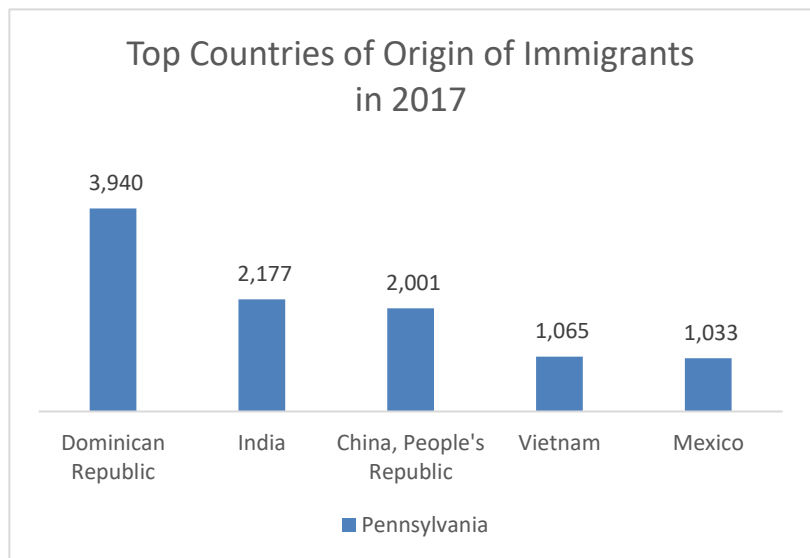
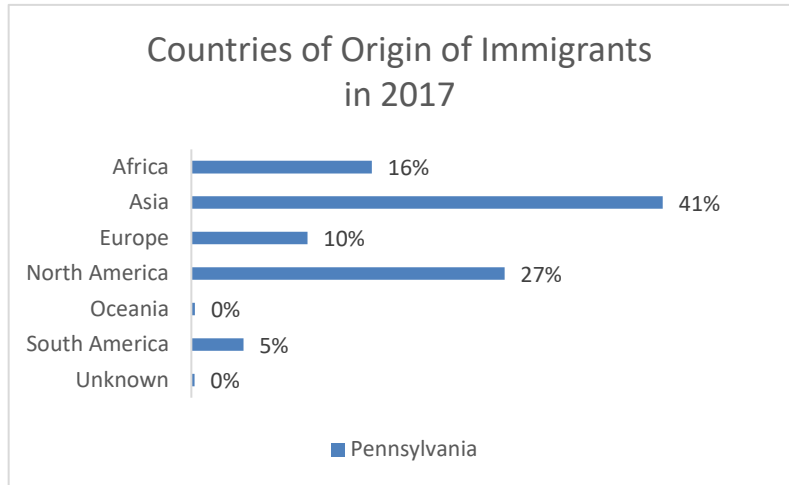


Table 9. Immigration by Origination Region and Country in 2017

REGION	
Total	27,762
Africa	4,396
Asia	11,480
Europe	2,830
North America	7,625
Oceania	89
South America	1,266
Unknown	76
COUNTRY	
Total	27,762
Dominican Republic	3,940
India	2,177
China, People's Republic	2,001
Vietnam	1,065
Mexico	1,033
Liberia	779
Jamaica	755
Pakistan	566
Haiti	545
Philippines	539
Ukraine	521
Nepal	496
Bangladesh	491
Egypt	469
Korea, South	427
Albania	426
Uzbekistan	426
Nigeria	367
Syria	359
Colombia	354
Bhutan	353
Russia	301
Cuba	297
Afghanistan	274
United Kingdom	273
Iraq	272

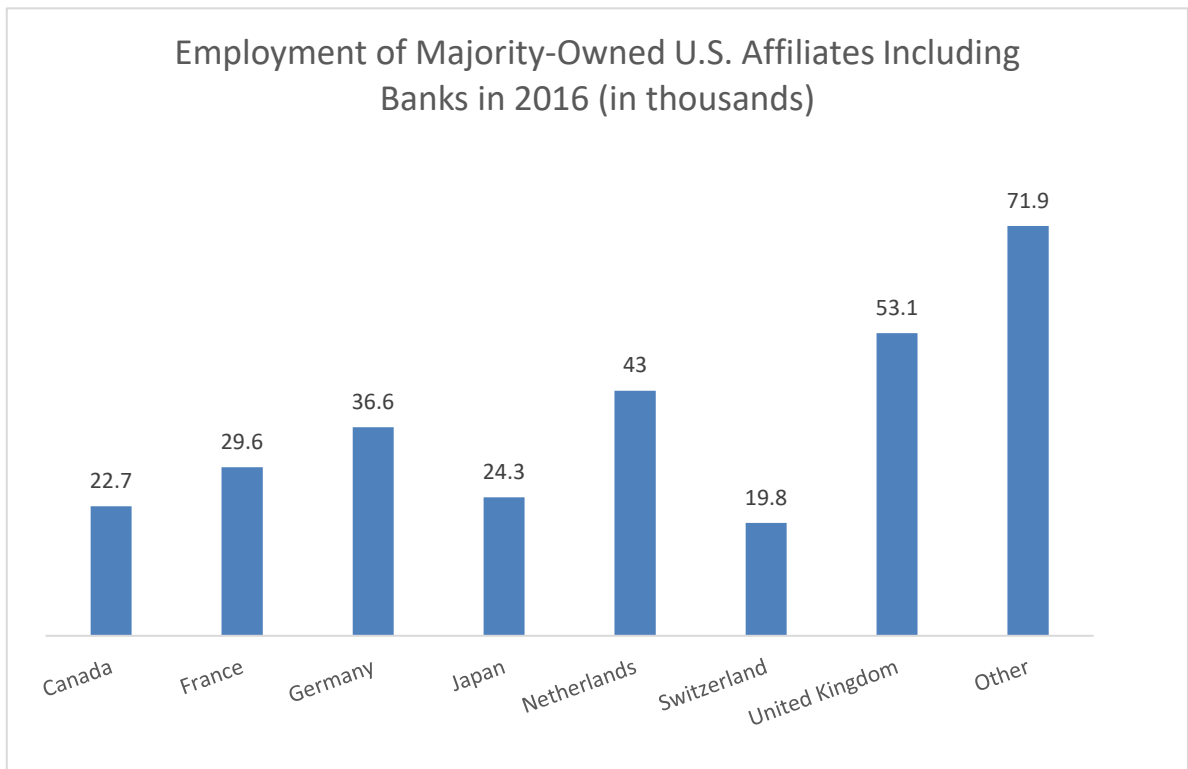


D-Data withheld to limit disclosure

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	41,050	2.5
Top 25	35,896	87.4
Canada	10,802	26.3
Mexico	4,216	10.3
China	2,562	6.2
United Kingdom	2,143	5.2
Japan	2,130	5.2
Netherlands	1,669	4.1
Belgium	1,535	3.7
India	1,389	3.4
Germany	1,375	3.3
Korea, South	973	2.4
Brazil	925	2.3
France	658	1.6
Italy	641	1.6
Singapore	600	1.5
United Arab Emirates	531	1.3
Australia	523	1.3
Hong Kong	481	1.2
Switzerland	460	1.1
Taiwan	407	1.0
Spain	371	0.9
Saudi Arabia	346	0.8
Thailand	326	0.8
Ireland	313	0.8
Israel	265	0.6
Dominican Republic	254	0.6

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	88,576	3.5
Top 25	77,438	87.4
China	15,399	17.4
Canada	11,744	13.3
Mexico	6,376	7.2
Germany	5,787	6.5
Switzerland	3,475	3.9
Korea, South	3,165	3.6
United Kingdom	3,116	3.5
Italy	2,943	3.3
Israel	2,598	2.9
Japan	2,355	2.7
Nigeria	2,258	2.5
Ireland	1,963	2.2
Belgium	1,871	2.1
India	1,781	2.0
Algeria	1,710	1.9
Norway	1,699	1.9
Russia	1,458	1.6
France	1,328	1.5
Brazil	1,188	1.3
Vietnam	1,036	1.2
Finland	962	1.1
Austria	951	1.1
Sweden	883	1.0
Taiwan	762	0.9
Australia	632	0.7

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.