

# State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

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## South Carolina



**National Association of REALTORS®  
Research Group**

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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](mailto:Data@realtors.org).

# Global Integration Indicators

## South Carolina

**244,294** Foreign Born Population in 2017

**5%** *Percent of Population*

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

**204,080** Non-immigrant Admissions in 2017

**4%** *Percent of Population*

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

**\$69,820** Total Exports and Imports in 2017 (million U.S. dollars)

**31%** *Percent of State Gross Domestic Product*

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

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

**7%** *Percent of Nonfarm Employment*

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

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

	South Carolina	U.S.
Total Population, by Place of Birth	5,024,369	325,719,178
Native /1	4,780,075	281,193,323
Foreign-Born /2	244,294	44,525,855
Naturalized	106,194	21,948,732
Not a U.S. Citizen	138,100	22,577,123
Percent, Foreign-Born	5%	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.

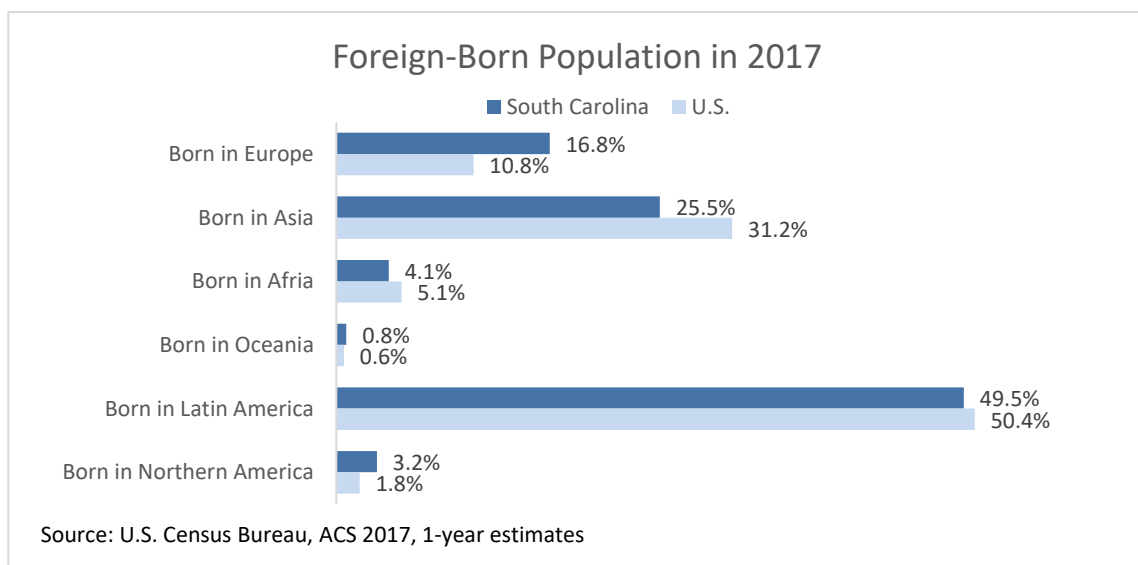
/2 The U.S. Census Bureau uses the term foreign born to refer to anyone who is not a U.S. citizen at birth, naturalized U.S. citizens, lawful permanent residents (immigrants) present in the U.S., temporary migrants such as foreign students), humanitarian migrants (such as refugees and asylees), and persons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

	South Carolina	U.S.
Total Foreign-born Population, Excl. Born at Sea	244,294	44,525,458
Born in Europe	41,141	4,818,662
Born in Asia	62,382	13,907,844
Born in Africa	10,083	2,293,028
Born in Oceania	1,919	263,965
Born in Latin America	120,966	22,425,056
Born in Northern America	7,803	816,903

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



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

	South Carolin	U.S.
Total Population	7.2	6.6
Native	7.4	6.7
Foreign-Born	4.7	5.8
Naturalized	4.3	4.8
Not a U.S. Citizen	5.0	6.6

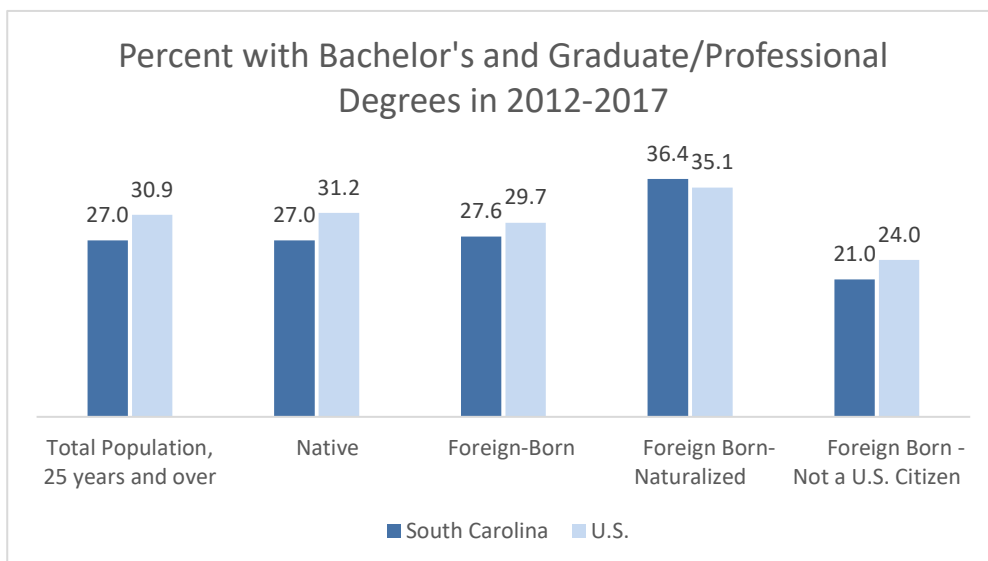
Source: U.S. Census Bureau, ACS 2010-2014, 5-year estimates, Table S0501

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

	South Carolina	U.S.
<b>Percent With Bachelor's Degree</b>		
Total Population, 25 years and over	17.2	19.1
Native	17.3	19.6
Foreign-Born	15.6	17.0
Naturalized	20.7	20.6
Not a U.S. Citizen	11.8	13.3
<b>Percent With Graduate or Professional Degree</b>		
Total Population, 25 years and over	9.8	11.8
Native	9.7	11.6
Foreign-Born	12.0	12.7
Naturalized	15.7	14.5
Not a U.S. Citizen	9.2	10.7

#N/A - Data not available

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

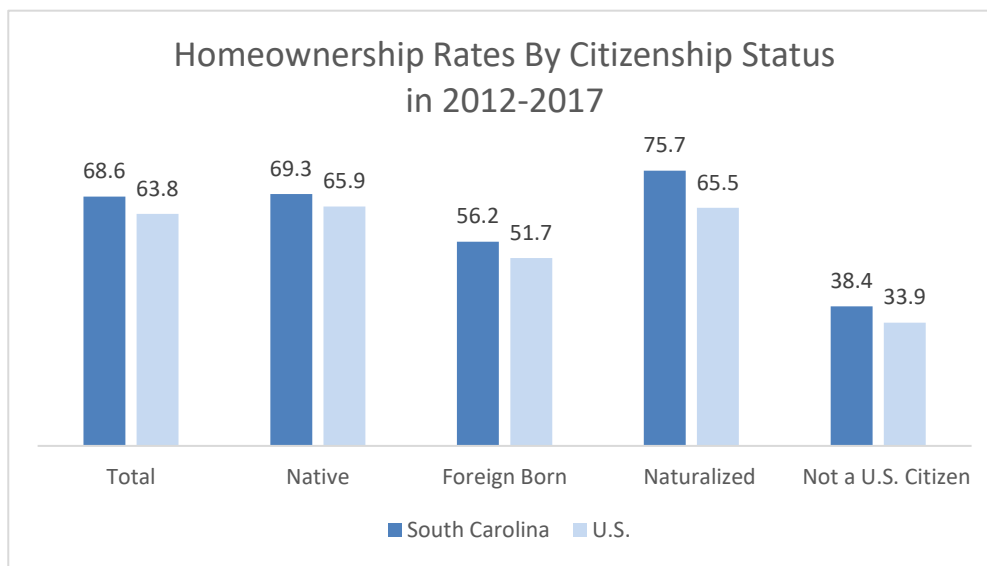


**Table 5. Home Ownership and Median Household Income in 2012-2017**

	Home Ownership Rate (in %)	Median HH Income (in \$)
<b>South Carolina</b>		
Total	68.6	48,781
Native	69.3	48,980
Foreign Born	56.2	45,133
Naturalized	75.7	56,766
Not a U.S. Citizen	38.4	37,806
<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

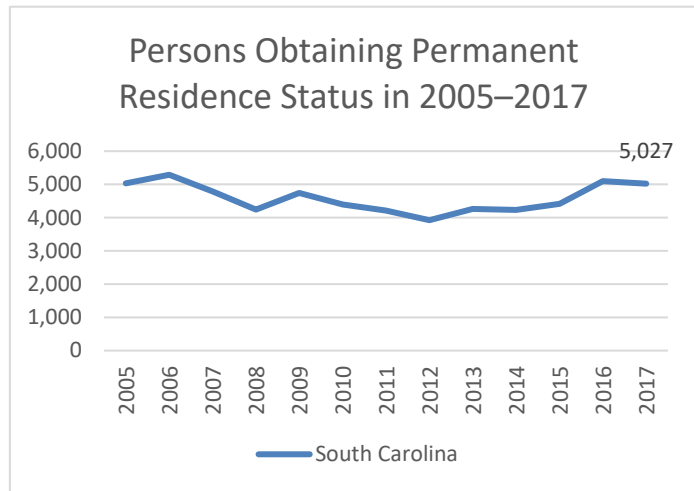
Source: U.S. Census Bureau, ACS 2012-2017, 5-year estimates, Table S0501





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

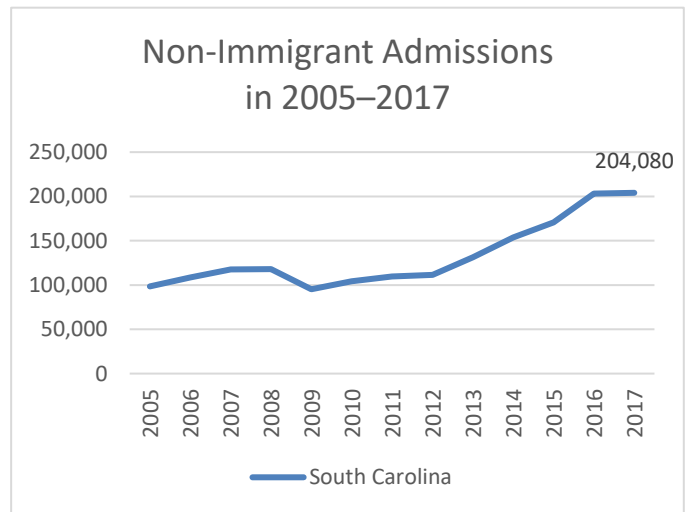
	South Carolina	U.S.
2005	5,028	1,122,257
2006	5,291	1,266,129
2007	4,788	1,052,415
2008	4,241	1,107,126
2009	4,747	1,130,818
2010	4,401	1,042,625
2011	4,216	1,062,040
2012	3,924	1,031,631
2013	4,266	990,553
2014	4,233	1,016,518
2015	4,417	1,051,031
2016	5,104	1,183,505
2017	5,027	1,127,167



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

**Table 7. Non-immigrant Admissions**

	South Carolina	U.S.
2005	98,527	32,003,435
2006	108,650	33,667,328
2007	117,471	37,149,651
2008	117,944	39,381,928
2009	95,215	36,231,554
2010	104,238	46,471,516
2011	109,604	46,471,516
2012	111,489	53,887,286
2013	131,490	61,052,260
2014	153,556	74,930,606
2015	170,649	76,638,236
2016	203,365	76,786,751
2017	204,080	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	52,576	55,134	54,679	55,635	61,656
Business Traveler, Other /2	49,228	66,857	81,289	108,081	101,885
Students and exchange visitors/3	11,350	11,936	12,097	13,083	13,239
Temporary workers and families/4	16,576	17,746	20,128	23,838	24,658
Diplomats/other representatives/5	616	693	987	1,182	1,106
All other classes	948	1,115	1,400	1,442	1,407
Unknown	14	75	1,115	104	129
<b>South Carolina</b>	<b>131,308</b>	<b>153,556</b>	<b>171,695</b>	<b>203,365</b>	<b>204,080</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).

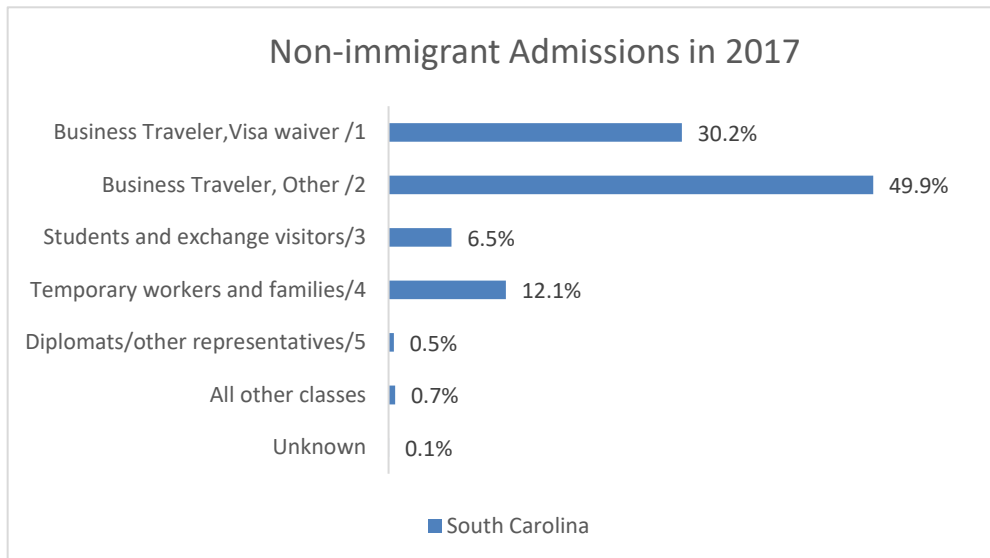
<sup>5</sup> Includes principals, spouses, and children (A, G, N admissions).

Notes:

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

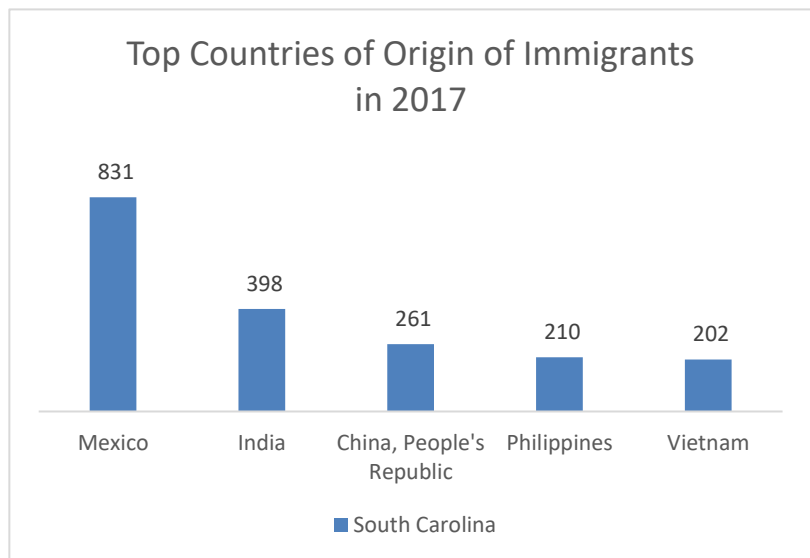
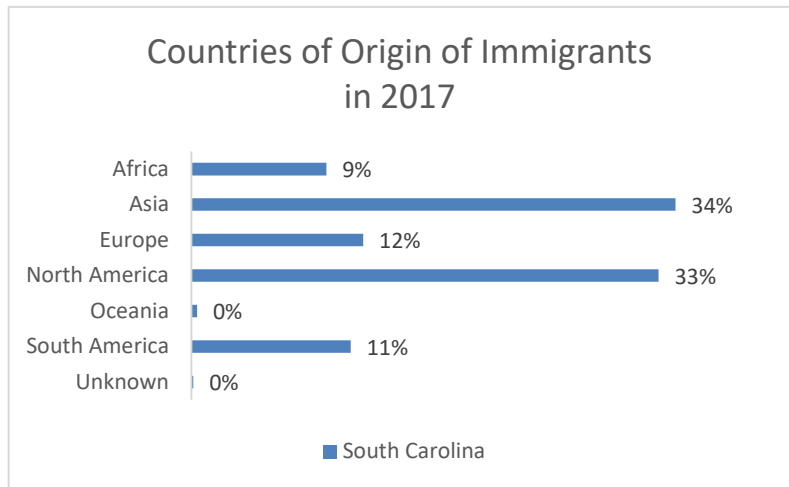
The majority of short-term admissions from Canada and Mexico are excluded.

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	5,027
Africa	476
Asia	1,708
Europe	606
North America	1,648
Oceania	20
South America	562
Unknown	7
COUNTRY	
Total	5,027
Mexico	831
India	398
China, People's Republic	261
Philippines	210
Vietnam	202
Colombia	196
Jamaica	157
Brazil	118
Canada	117
Honduras	108
Dominican Republic	85
Cuba	84
United Kingdom	84
Germany	78
Nigeria	76
Guatemala	70
Venezuela	66
Korea, South	65
Russia	65
Ukraine	64
Peru	60
Egypt	58
Costa Rica	55
El Salvador	51
Ethiopia	48
Uzbekistan	46

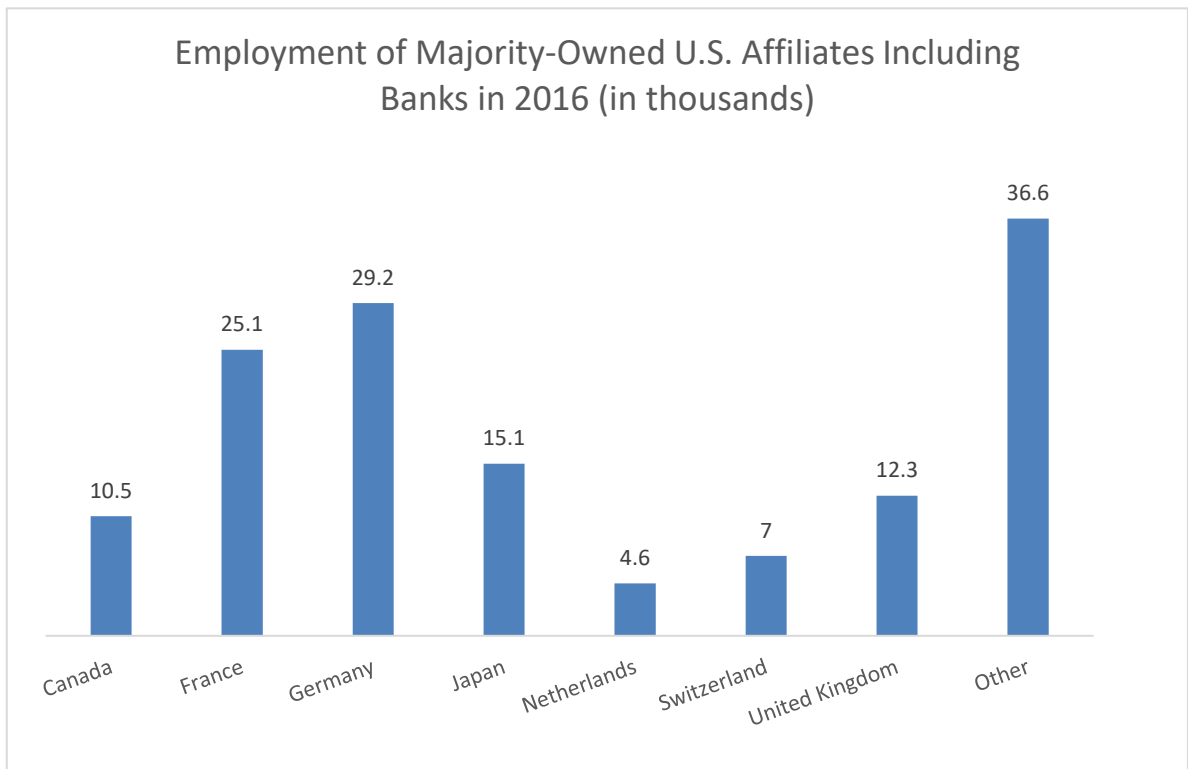


D-Data withheld to limit disclosure

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	34,637	2.1
Top 25	31,116	89.8
China	5,637	16.3
Canada	3,970	11.5
Germany	3,770	10.9
Mexico	2,762	8.0
United Kingdom	2,416	7.0
Singapore	1,866	5.4
Japan	1,640	4.7
United Arab Emirates	1,183	3.4
Australia	844	2.4
Taiwan	794	2.3
Belgium	763	2.2
Korea, South	665	1.9
Brazil	587	1.7
France	497	1.4
Saudi Arabia	482	1.4
India	444	1.3
Spain	439	1.3
Norway	350	1.0
South Africa	345	1.0
Italy	319	0.9
Netherlands	319	0.9
Russia	282	0.8
Chile	280	0.8
Colombia	244	0.7
Malaysia	219	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	40,213	1.6
Top 25	35,601	88.5
China	7,280	18.1
Germany	6,926	17.2
Mexico	3,856	9.6
Canada	2,959	7.4
Japan	1,347	3.4
India	1,186	2.9
Austria	982	2.4
France	966	2.4
United Kingdom	939	2.3
Malaysia	862	2.1
Italy	783	1.9
Korea, South	768	1.9
Vietnam	738	1.8
Netherlands	680	1.7
Thailand	636	1.6
Taiwan	608	1.5
Spain	528	1.3
Russia	524	1.3
Brazil	477	1.2
Hungary	462	1.1
Czech Republic	451	1.1
Honduras	431	1.1
Indonesia	422	1.0
Israel	402	1.0
Belgium	388	1.0

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.