

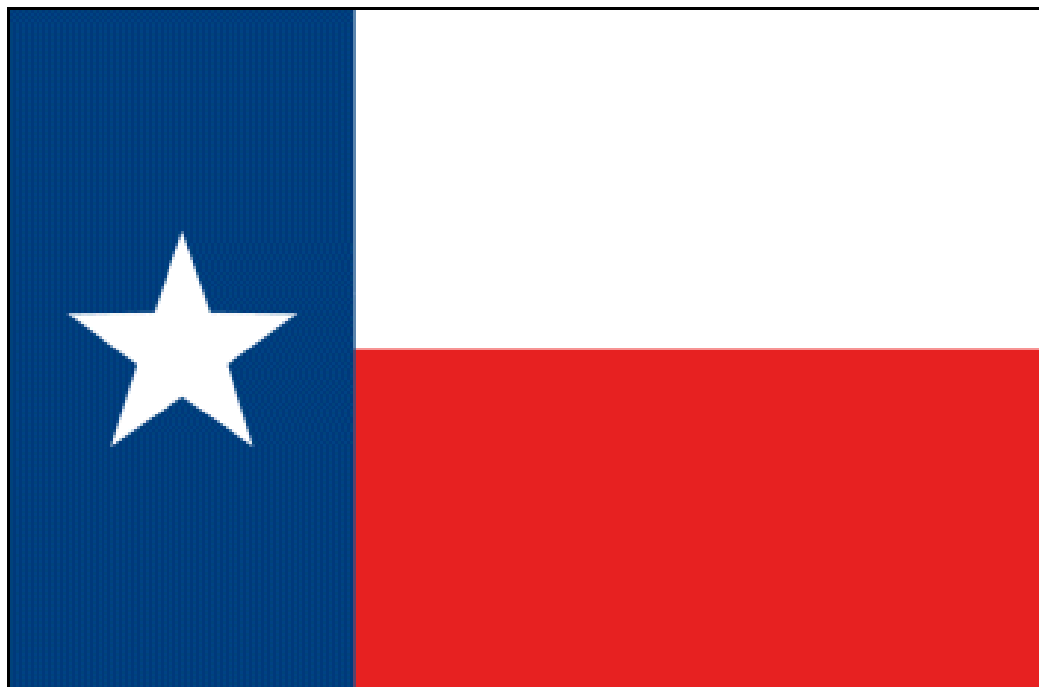
State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

**State Economic Data
for Engaging in International Real Estate**

Texas



**National Association of REALTORS®
Research Group**

May 2019

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.

Global Integration Indicators

Texas

4,854,140 Foreign Born Population in 2017

17% *Percent of Population*

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

7,530,879 Non-immigrant Admissions in 2017

27% *Percent of Population*

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

\$527,555 Total Exports and Imports in 2017 (million U.S. dollars)

32% *Percent of State Gross Domestic Product*

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

597 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

	Texas	U.S.
Total Population, by Place of Birth	28,304,596	325,719,178
Native /1	23,450,456	281,193,323
Foreign-Born /2	4,854,140	44,525,855
Naturalized	1,812,428	21,948,732
Not a U.S. Citizen	3,041,712	22,577,123
Percent, Foreign-Born	17%	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

	Texas	U.S.
Total Foreign-born Population, Excl. Born at Sea	4,854,140	44,525,458
Born in Europe	197,677	4,818,662
Born in Asia	1,065,742	13,907,844
Born in Africa	251,532	2,293,028
Born in Oceania	12,973	263,965
Born in Latin America	3,276,474	22,425,056
Born in Northern America	49,742	816,903

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

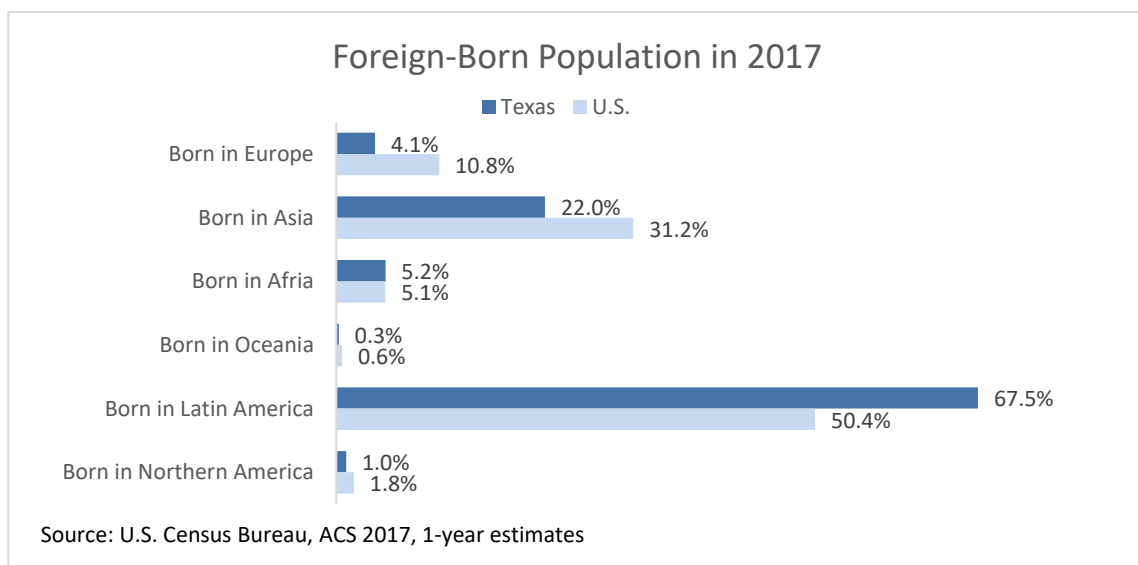


Table 3. Unemployment Rate in 2012-2017

	Texas	U.S.
Total Population	5.8	6.6
Native	6.1	6.7
Foreign-Born	4.8	5.8
Naturalized	4.0	4.8
Not a U.S. Citizen	5.2	6.6

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

Table 4. Educational Attainment in 2012-2017

	Texas	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	18.8	19.1
Native	20.3	19.6
Foreign-Born	13.9	17.0
Naturalized	19.5	20.6
Not a U.S. Citizen	10.2	13.3
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	9.9	11.8
Native	9.8	11.6
Foreign-Born	9.9	12.7
Naturalized	13.6	14.5
Not a U.S. Citizen	7.6	10.7

#N/A - Data not available

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

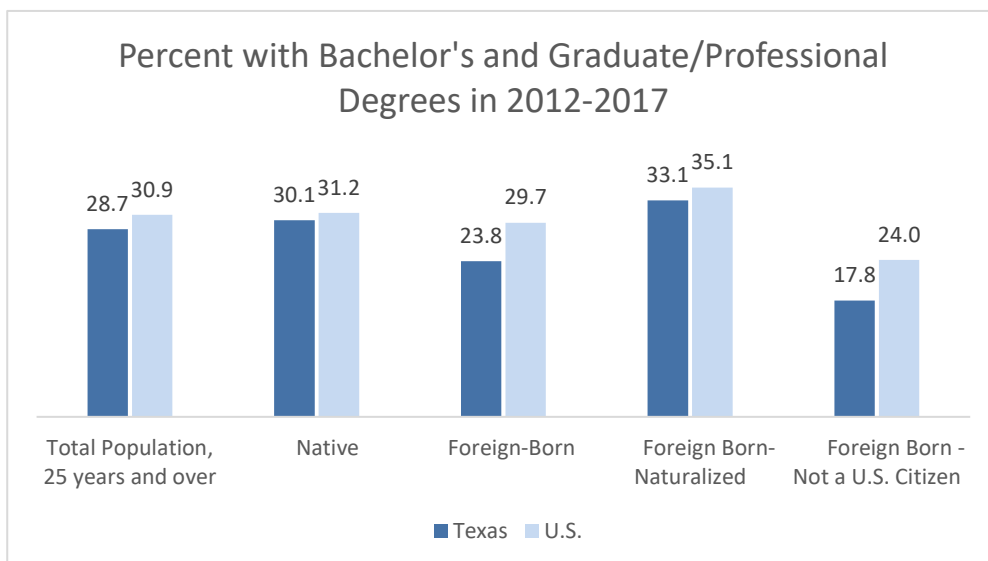


Table 5. Home Ownership and Median Household Income in 2012-2017

	Home Ownership Rate (in %)	Median HH Income (in \$)
Texas		
Total	62.0	57,051
Native	63.2	60,249
Foreign Born	57.3	46,656
Naturalized	74.7	60,640
Not a U.S. Citizen	44.0	38,882
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

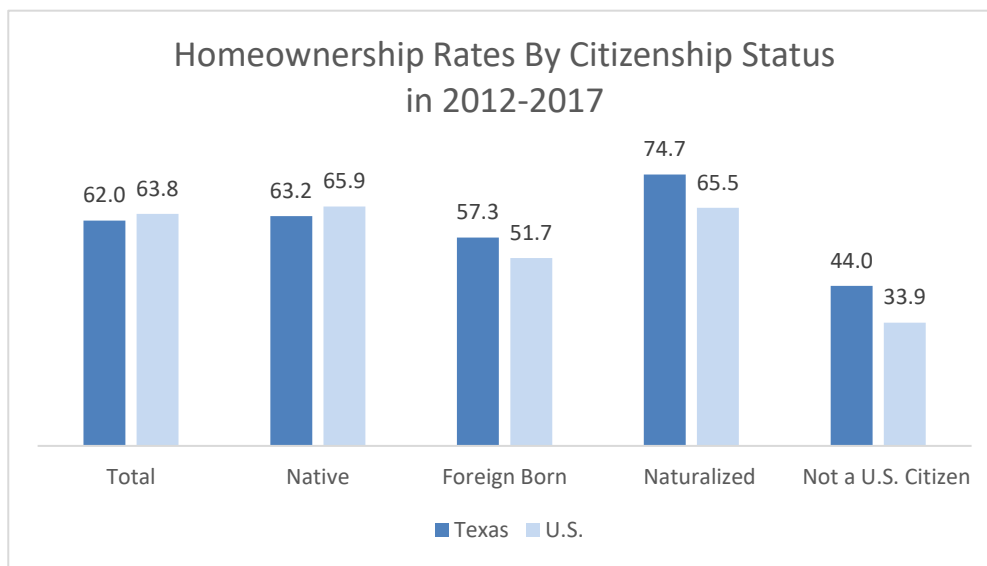
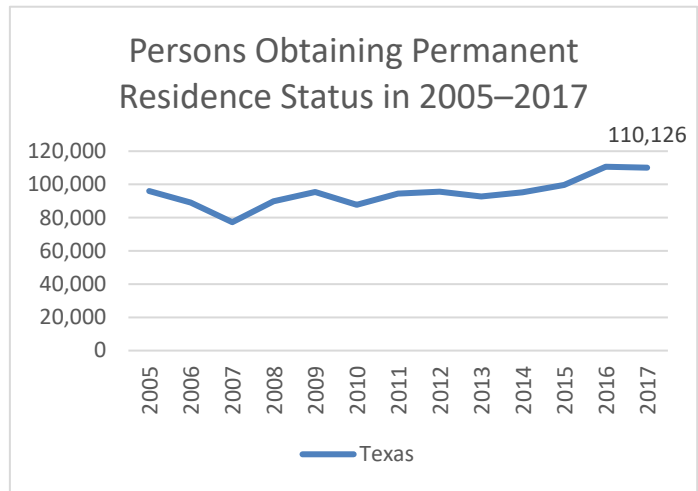


Table 6. Persons Obtaining Permanent Residence Status

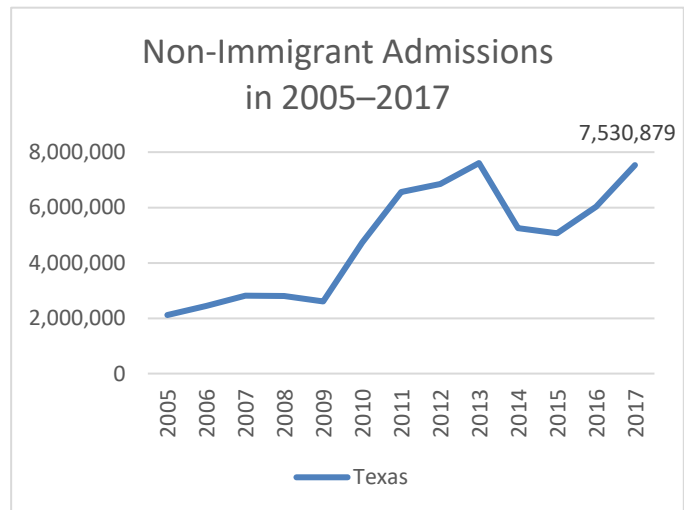
	Texas	U.S.
2005	95,951	1,122,257
2006	89,027	1,266,129
2007	77,278	1,052,415
2008	89,811	1,107,126
2009	95,384	1,130,818
2010	87,750	1,042,625
2011	94,481	1,062,040
2012	95,557	1,031,631
2013	92,674	990,553
2014	95,295	1,016,518
2015	99,727	1,051,031
2016	110,651	1,183,505
2017	110,126	1,127,167



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

Table 7. Non-immigrant Admissions

	Texas	U.S.
2005	2,115,742	32,003,435
2006	2,450,389	33,667,328
2007	2,819,241	37,149,651
2008	2,802,857	39,381,928
2009	2,601,837	36,231,554
2010	4,739,265	46,471,516
2011	6,559,787	46,471,516
2012	6,854,454	53,887,286
2013	7,605,578	61,052,260
2014	5,248,779	74,930,606
2015	5,064,473	76,638,236
2016	6,029,795	76,786,751
2017	7,530,879	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	569,936	536,579	545,495	655,252	594,144
Business Traveler, Other /2	6,294,913	4,232,032	4,035,452	4,790,913	6,369,965
Students and exchange visitors/3	191,477	122,567	123,844	145,896	129,853
Temporary workers and families/4	418,753	297,735	307,453	376,503	385,996
Diplomats/other representatives/5	24,828	19,943	20,776	21,848	22,871
All other classes	94,253	38,153	29,715	36,400	25,771
Unknown	244	1,770	38,153	2,983	2,279
Texas	7,594,404	5,248,779	5,100,888	6,029,795	7,530,879
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.

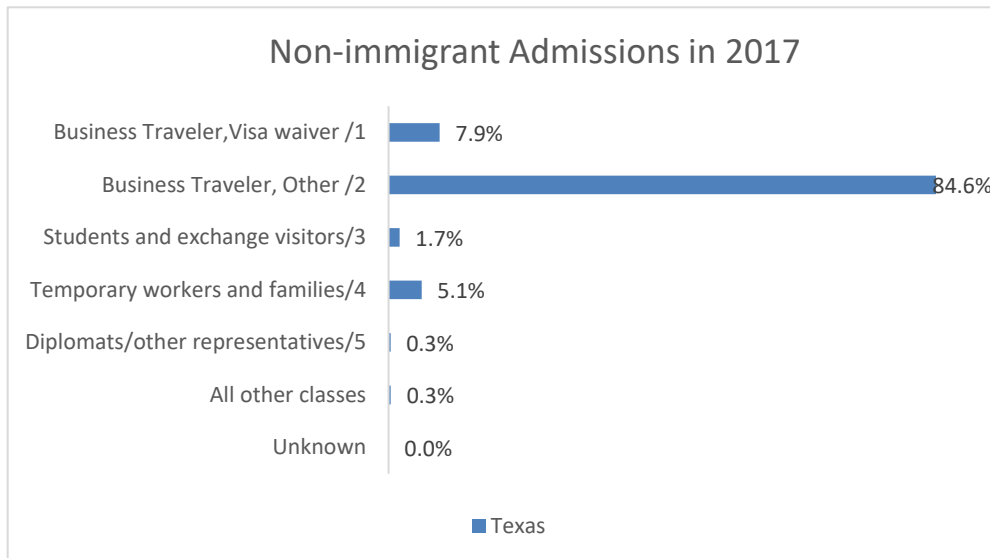
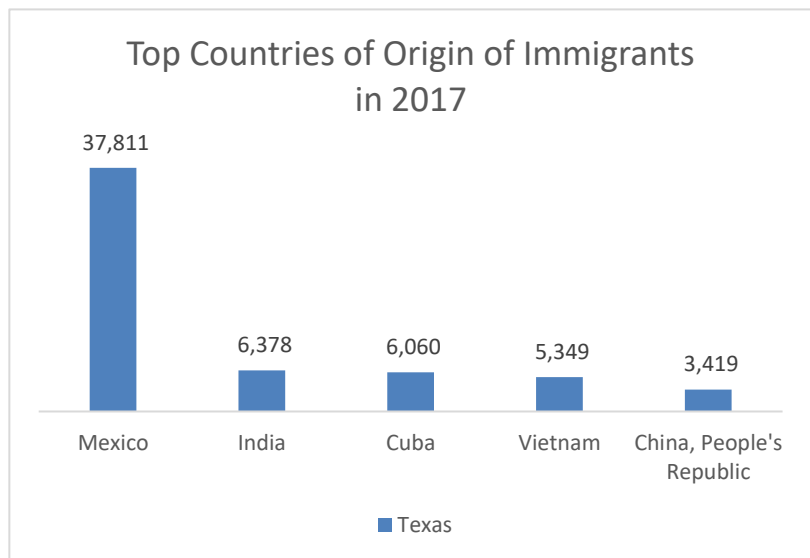
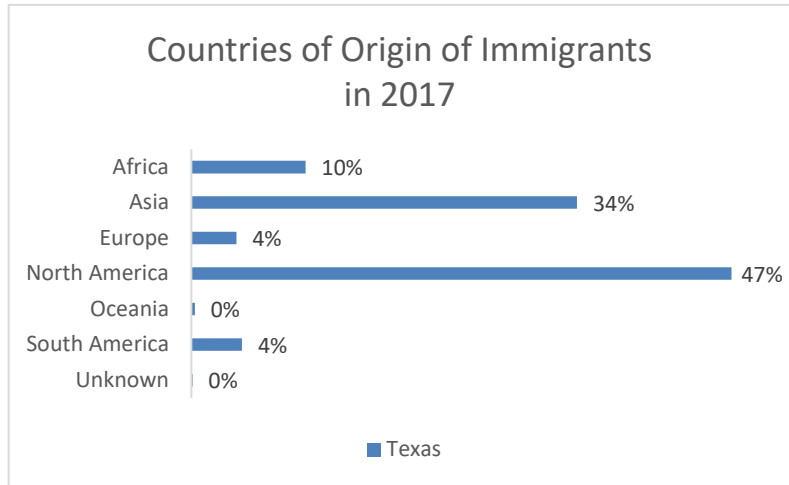


Table 9. Immigration by Origination Region and Country in 2017

REGION	
Total	110,126
Africa	11,027
Asia	37,247
Europe	4,352
North America	52,162
Oceania	327
South America	4,891
Unknown	120
COUNTRY	
Total	110,126
Mexico	37,811
India	6,378
Cuba	6,060
Vietnam	5,349
China, People's Republic	3,419
El Salvador	3,322
Philippines	2,783
Nigeria	2,629
Afghanistan	2,385
Iraq	2,230
Pakistan	2,206
Burma	1,654
Nepal	1,609
Honduras	1,513
Iran	1,453
Korea, South	1,417
Venezuela	1,400
Colombia	1,240
Congo, Democratic Republic	1,152
Ethiopia	1,061
United Kingdom	1,055
Brazil	952
Canada	933
Kenya	880
Guatemala	662
Cameroon	658

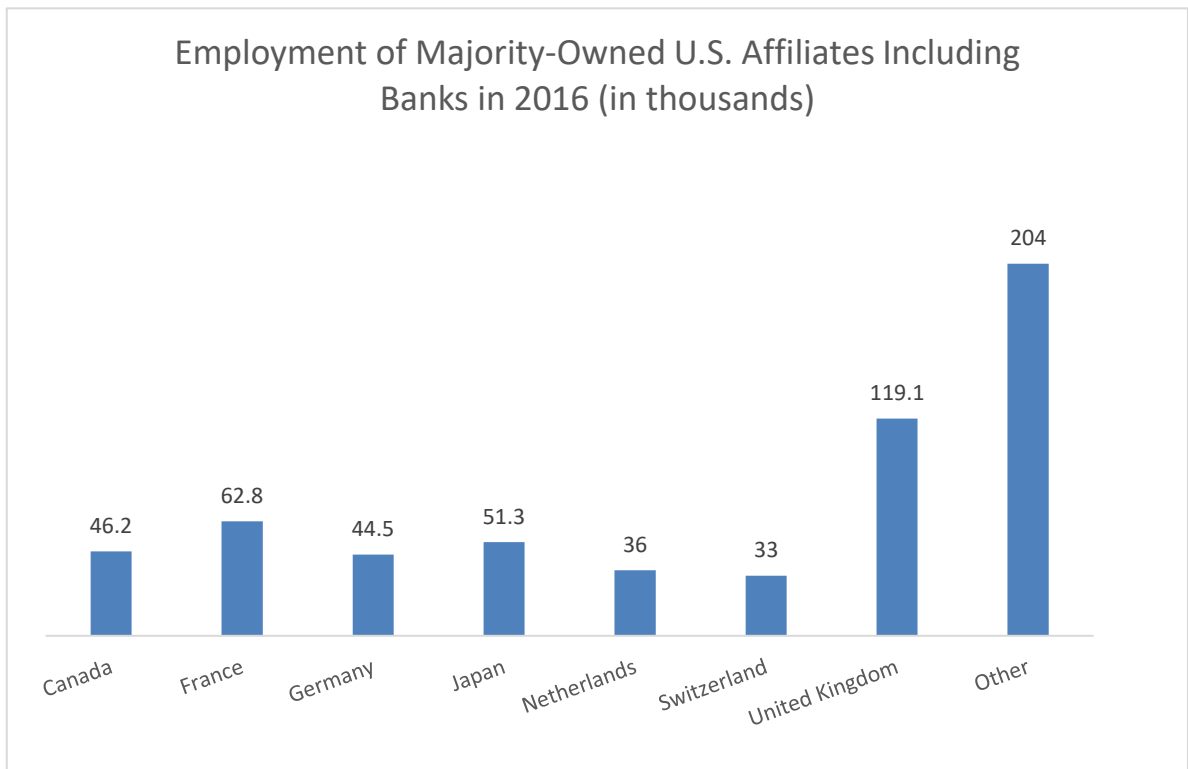


D-Data withheld to limit disclosure

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	315,448	19.0
Top 25	273,780	86.8
Mexico	109,749	34.8
Canada	27,443	8.7
China	16,587	5.3
Korea, South	13,178	4.2
Japan	11,869	3.8
Brazil	10,342	3.3
Netherlands	9,715	3.1
United Kingdom	8,423	2.7
Taiwan	7,256	2.3
Singapore	6,205	2.0
India	5,116	1.6
Colombia	4,649	1.5
Chile	4,637	1.5
Germany	4,181	1.3
Italy	4,076	1.3
Belgium	3,913	1.2
Venezuela	3,772	1.2
Peru	3,447	1.1
France	3,375	1.1
United Arab Emirates	3,171	1.0
Argentina	2,696	0.9
Ecuador	2,632	0.8
Hong Kong	2,505	0.8
Thailand	2,450	0.8
Saudi Arabia	2,392	0.8

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	304,623	12.0
Top 25	278,445	91.4
Mexico	107,020	35.1
China	44,495	14.6
Canada	20,205	6.6
Japan	16,735	5.5
Korea, South	8,893	2.9
Saudi Arabia	8,160	2.7
Germany	7,577	2.5
Malaysia	6,840	2.2
Vietnam	6,010	2.0
United Kingdom	5,374	1.8
Brazil	4,754	1.6
Venezuela	4,462	1.5
Iraq	4,285	1.4
Thailand	3,950	1.3
Italy	3,764	1.2
Russia	3,662	1.2
India	3,655	1.2
France	3,437	1.1
Taiwan	3,286	1.1
Ireland	2,731	0.9
Colombia	2,656	0.9
Spain	1,823	0.6
Netherlands	1,779	0.6
Israel	1,524	0.5
Singapore	1,368	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.