

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**

Wisconsin



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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

Wisconsin

288,052 Foreign Born Population in 2017

5% *Percent of Population*

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

208,651 Non-immigrant Admissions in 2017

4% *Percent of Population*

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

\$50,173 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.*

99 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

	Wisconsin	U.S.
Total Population, by Place of Birth	5,795,483	325,719,178
Native /1	5,507,431	281,193,323
Foreign-Born /2	288,052	44,525,855
Naturalized	134,202	21,948,732
Not a U.S. Citizen	153,850	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

	Wisconsin	U.S.
Total Foreign-born Population, Excl. Born at Sea	288,052	44,525,458
Born in Europe	48,948	4,818,662
Born in Asia	112,287	13,907,844
Born in Africa	13,264	2,293,028
Born in Oceania	2,366	263,965
Born in Latin America	103,714	22,425,056
Born in Northern America	7,473	816,903

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

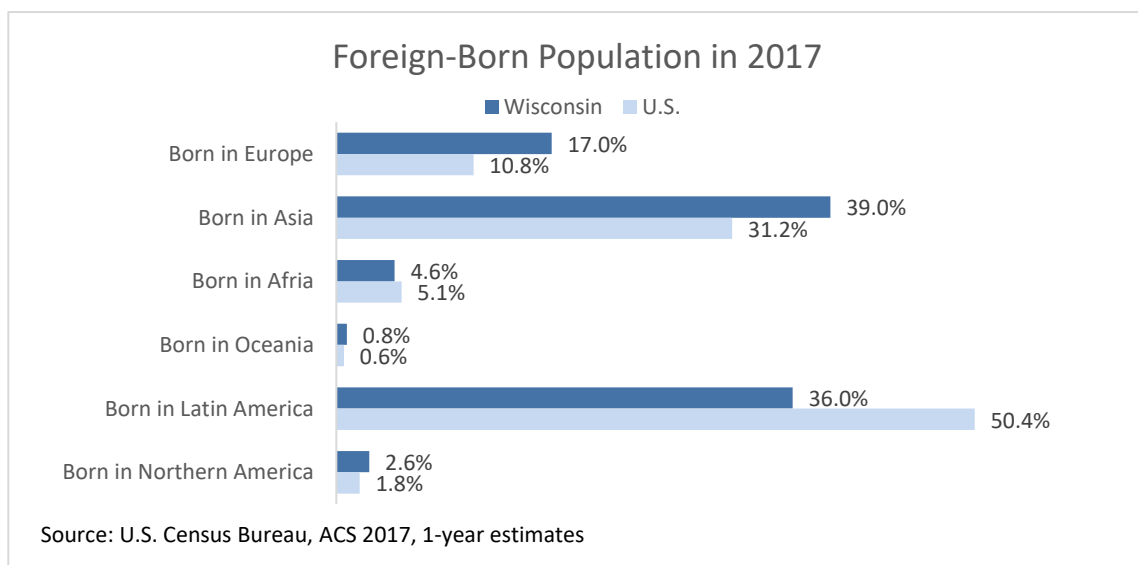


Table 3. Unemployment Rate in 2012-2017

	Wisconsin	U.S.
Total Population	4.7	6.6
Native	4.7	6.7
Foreign-Born	4.8	5.8
Naturalized	4.2	4.8
Not a U.S. Citizen	5.3	6.6

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

Table 4. Educational Attainment in 2012-2017

	Wisconsin	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	19.2	19.1
Native	19.4	19.6
Foreign-Born	15.0	17.0
Naturalized	17.9	20.6
Not a U.S. Citizen	12.4	13.3
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	9.9	11.8
Native	9.5	11.6
Foreign-Born	16.2	12.7
Naturalized	17.1	14.5
Not a U.S. Citizen	15.3	10.7

#N/A - Data not available

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

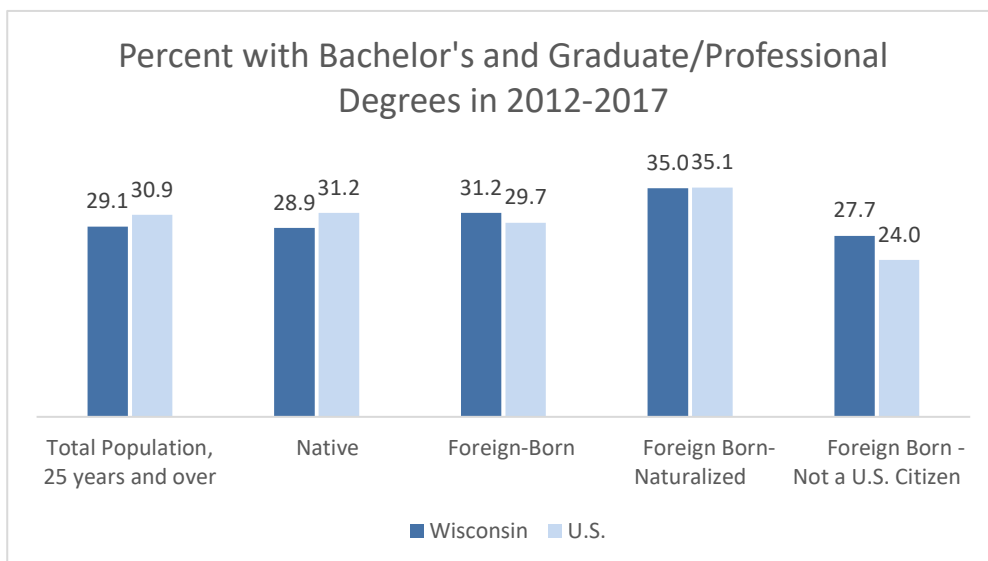


Table 5. Home Ownership and Median Household Income in 2012-2017

	Home Ownership Rate (in %)	Median HH Income (in \$)
Wisconsin		
Total	67.0	56,759
Native	67.8	57,149
Foreign Born	50.2	49,421
Naturalized	67.3	56,976
Not a U.S. Citizen	33.4	43,712
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

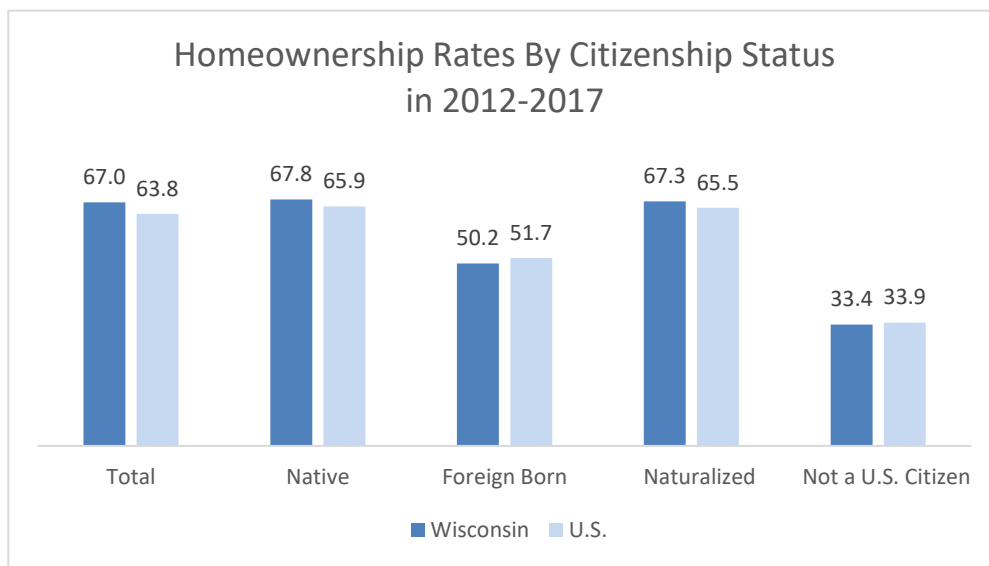
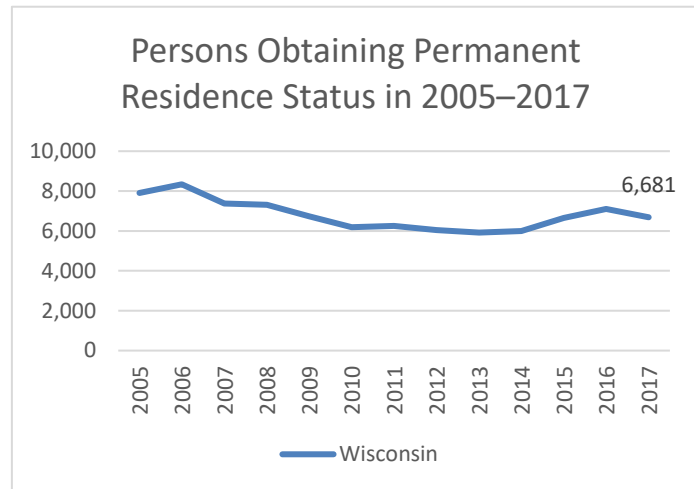


Table 6. Persons Obtaining Permanent Residence Status

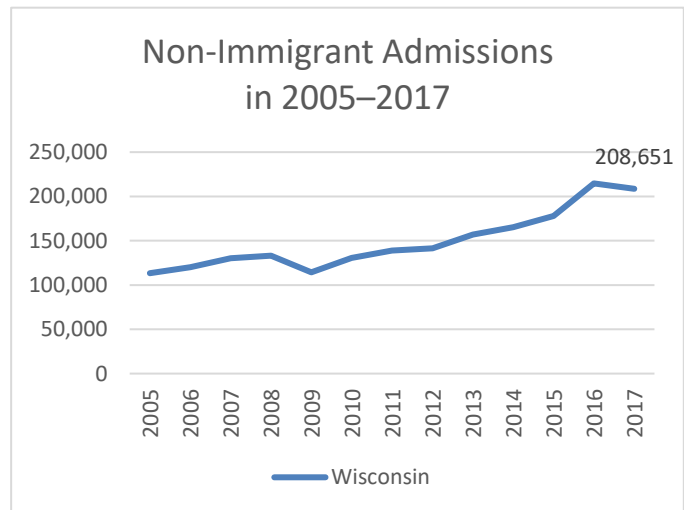
	Wisconsin	U.S.
2005	7,907	1,122,257
2006	8,339	1,266,129
2007	7,381	1,052,415
2008	7,306	1,107,126
2009	6,727	1,130,818
2010	6,189	1,042,625
2011	6,245	1,062,040
2012	6,049	1,031,631
2013	5,918	990,553
2014	5,997	1,016,518
2015	6,655	1,051,031
2016	7,111	1,183,505
2017	6,681	1,127,167



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

Table 7. Non-immigrant Admissions

	Wisconsin	U.S.
2005	113,346	32,003,435
2006	119,990	33,667,328
2007	130,232	37,149,651
2008	133,090	39,381,928
2009	114,368	36,231,554
2010	130,435	46,471,516
2011	138,809	46,471,516
2012	141,410	53,887,286
2013	157,128	61,052,260
2014	165,414	74,930,606
2015	178,072	76,638,236
2016	214,704	76,786,751
2017	208,651	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	52,046	53,205	53,108	55,644	56,307
Business Traveler, Other /2	67,843	72,526	82,476	112,246	104,990
Students and exchange visitors/3	22,240	23,530	24,423	25,126	25,904
Temporary workers and families/4	14,090	15,161	17,014	20,435	20,355
Diplomats/other representatives/5	276	305	560	457	407
All other classes	462	620	448	686	567
Unknown	31	67	620	110	121
Wisconsin	156,988	165,414	178,649	214,704	208,651
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.

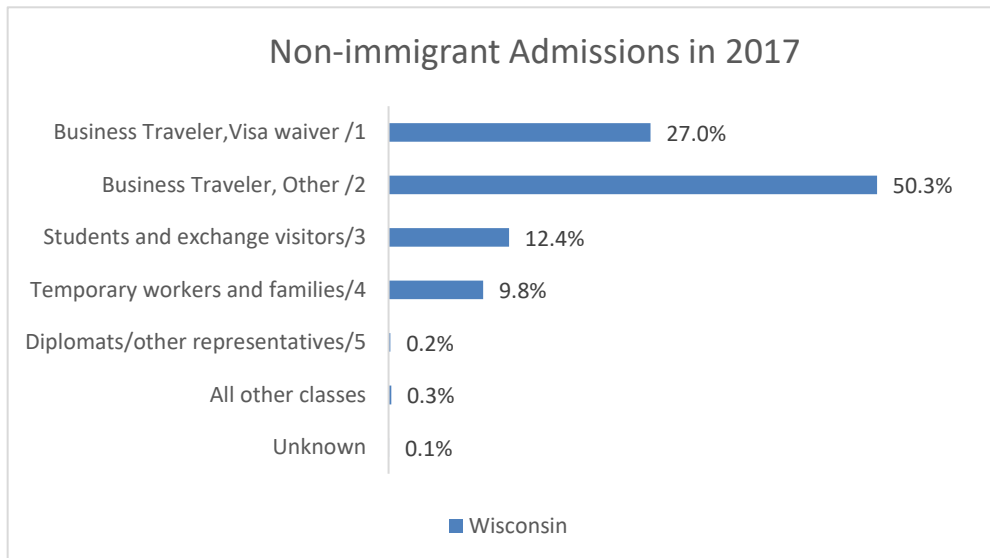
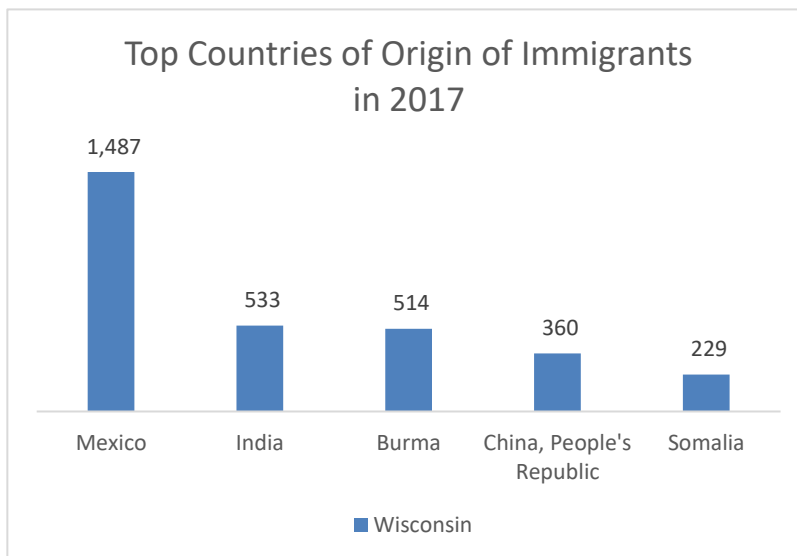
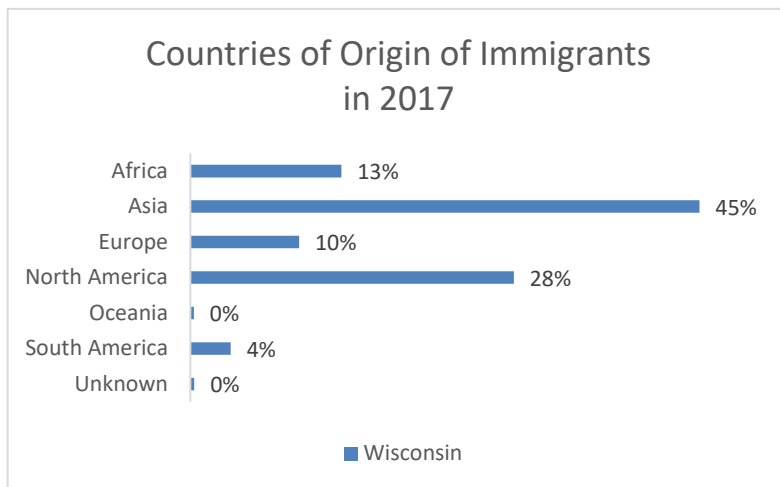


Table 9. Immigration by Origination Region and Country in 2017

REGION	
Total	6,681
Africa	885
Asia	2,983
Europe	637
North America	1,895
Oceania	21
South America	237
Unknown	23
COUNTRY	
Total	6,681
Mexico	1,487
India	533
Burma	514
China, People's Republic	360
Somalia	229
Philippines	213
Malaysia	208
Iraq	149
Thailand	144
Pakistan	116
Vietnam	113
Albania	99
Nepal	92
Canada	88
Congo, Democratic Republic	75
Ethiopia	75
United Kingdom	71
Colombia	69
Korea, South	66
Ukraine	65
Laos	64
Dominican Republic	63
Gambia	58
Jamaica	58
Jordan	55
Nigeria	47

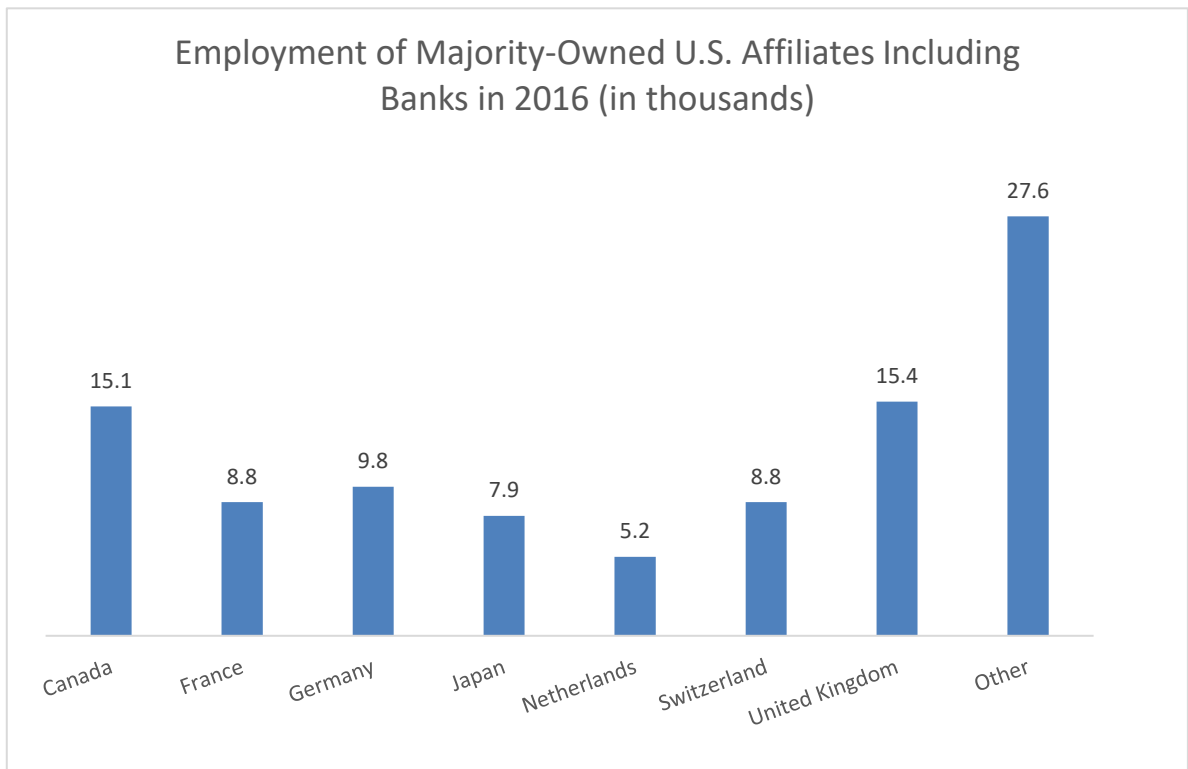


D-Data withheld to limit disclosure

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	22,709	1.4
Top 25	20,086	88.4
Canada	7,027	30.9
Mexico	3,453	15.2
China	1,633	7.2
Germany	814	3.6
United Kingdom	792	3.5
Japan	734	3.2
Korea, South	591	2.6
Australia	573	2.5
France	498	2.2
Netherlands	449	2.0
Belgium	398	1.8
Brazil	393	1.7
Italy	319	1.4
Hong Kong	291	1.3
India	280	1.2
Thailand	267	1.2
Singapore	221	1.0
United Arab Emirates	200	0.9
Taiwan	196	0.9
Chile	187	0.8
Saudi Arabia	186	0.8
Malaysia	156	0.7
Poland	148	0.7
South Africa	145	0.6
Spain	133	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	30,992	1.2
Top 25	29,078	93.8
China	8,171	26.4
Canada	4,806	15.5
Ireland	3,249	10.5
Mexico	2,901	9.4
Germany	1,925	6.2
Vietnam	993	3.2
Italy	881	2.8
India	765	2.5
Japan	697	2.2
Taiwan	649	2.1
United Kingdom	632	2.0
France	535	1.7
Korea, South	388	1.3
Indonesia	299	1.0
Singapore	255	0.8
Netherlands	243	0.8
Belgium	226	0.7
Malaysia	205	0.7
Spain	198	0.6
Philippines	191	0.6
Switzerland	190	0.6
Thailand	180	0.6
Finland	177	0.6
Turkey	172	0.6
Austria	149	0.5

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.