

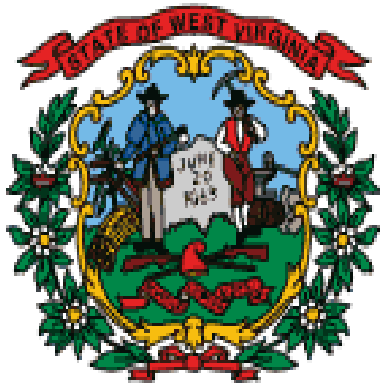
State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

State Economic Data for Engaging in International Real Estate

West Virginia



**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

West Virginia

29,954 Foreign Born Population in 2017

2% *Percent of Population*

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

23,582 Non-immigrant Admissions in 2017

1% *Percent of Population*

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

\$10,557 Total Exports and Imports in 2017 (million U.S. dollars)

14% *Percent of State Gross Domestic Product*

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

29 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

	West Virginia	U.S.
Total Population, by Place of Birth	1,815,857	325,719,178
Native /1	1,785,903	281,193,323
Foreign-Born /2	29,954	44,525,855
Naturalized	15,690	21,948,732
Not a U.S. Citizen	14,264	22,577,123
Percent, Foreign-Born	2%	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

	West Virginia	U.S.
Total Foreign-born Population, Excl. Born at Sea	29,954	44,525,458
Born in Europe	5,903	4,818,662
Born in Asia	12,372	13,907,844
Born in Africa	3,797	2,293,028
Born in Oceania	369	263,965
Born in Latin America	5,869	22,425,056
Born in Northern America	1,644	816,903

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

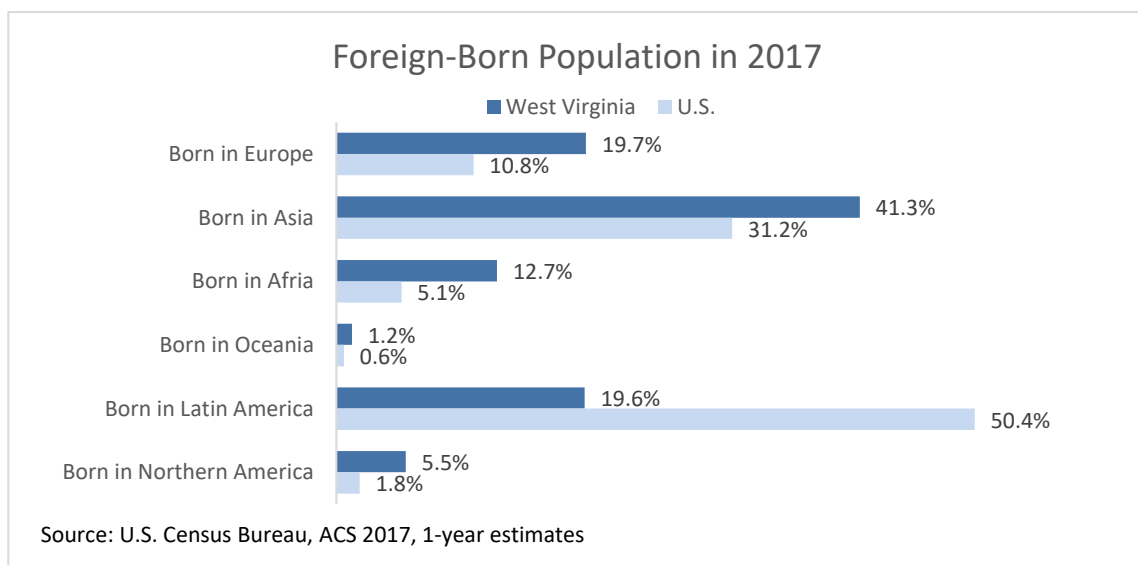


Table 3. Unemployment Rate in 2012-2017

	West Virginia	U.S.
Total Population	7.2	6.6
Native	7.2	6.7
Foreign-Born	6.0	5.8
Naturalized	5.0	4.8
Not a U.S. Citizen	7.0	6.6

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

Table 4. Educational Attainment in 2012-2017

	West Virginia	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	12.0	19.1
Native	11.9	19.6
Foreign-Born	20.3	17.0
Naturalized	20.8	20.6
Not a U.S. Citizen	19.6	13.3
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	7.9	11.8
Native	7.5	11.6
Foreign-Born	25.8	12.7
Naturalized	25.8	14.5
Not a U.S. Citizen	25.7	10.7

#N/A - Data not available

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

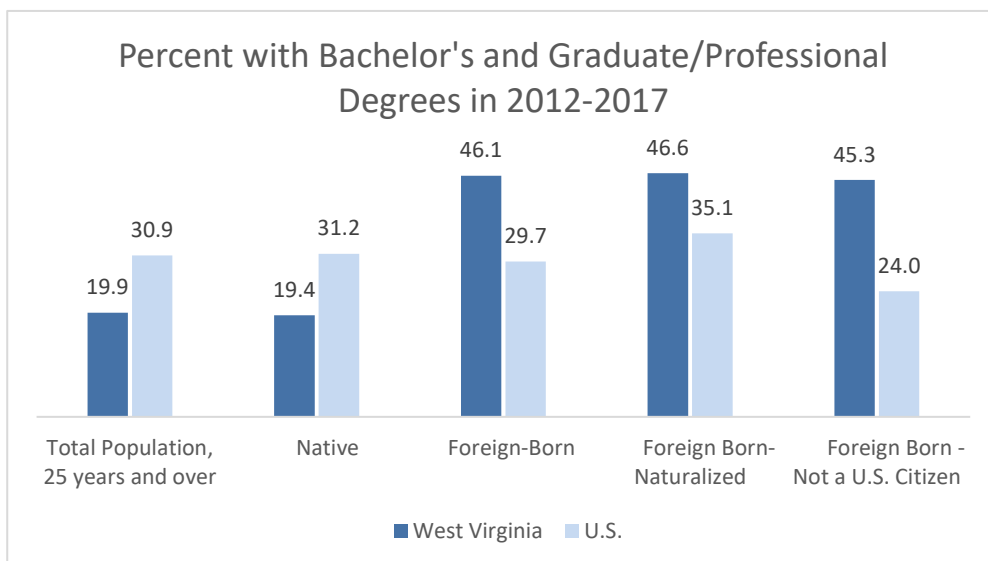


Table 5. Home Ownership and Median Household Income in 2012-2017

	Home Ownership Rate (in %)	Median HH Income (in \$)
West Virginia		
Total	72.7	44,061
Native	73.1	43,936
Foreign Born	53.4	51,540
Naturalized	69.1	57,911
Not a U.S. Citizen	30.6	43,538
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

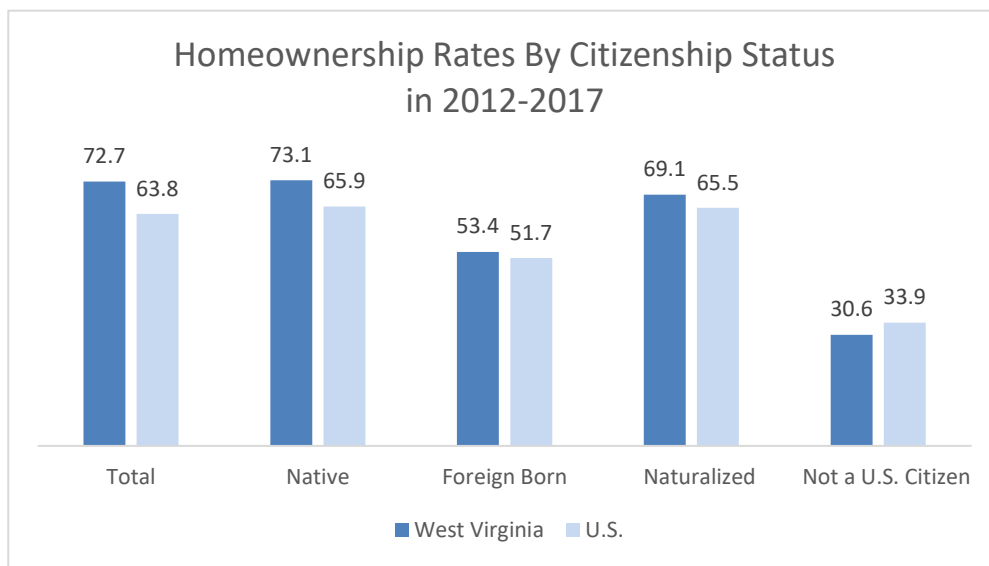
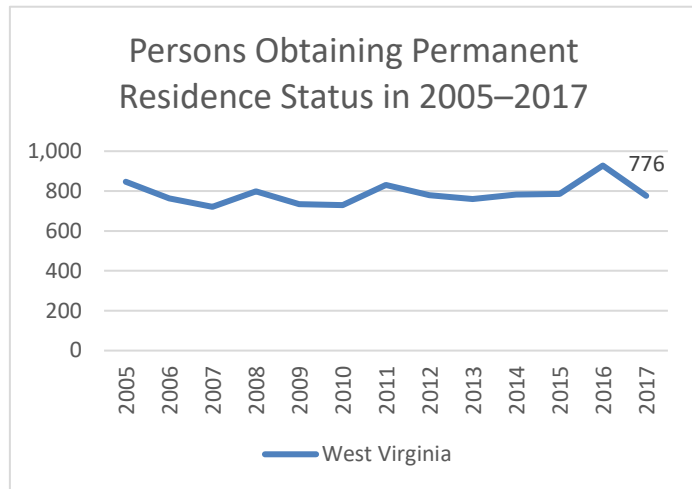


Table 6. Persons Obtaining Permanent Residence Status

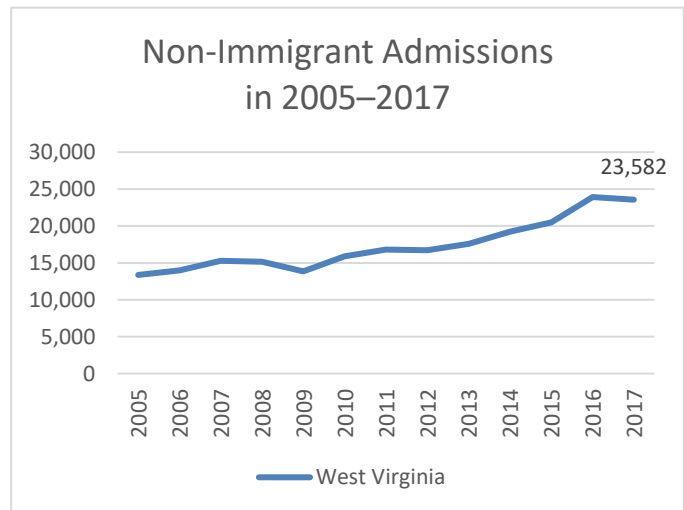
	West Virginia	U.S.
2005	847	1,122,257
2006	763	1,266,129
2007	721	1,052,415
2008	798	1,107,126
2009	734	1,130,818
2010	729	1,042,625
2011	830	1,062,040
2012	779	1,031,631
2013	760	990,553
2014	783	1,016,518
2015	786	1,051,031
2016	928	1,183,505
2017	776	1,127,167



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

Table 7. Non-immigrant Admissions

	West Virginia	U.S.
2005	13,368	32,003,435
2006	14,003	33,667,328
2007	15,267	37,149,651
2008	15,162	39,381,928
2009	13,851	36,231,554
2010	15,875	46,471,516
2011	16,821	46,471,516
2012	16,728	53,887,286
2013	17,590	61,052,260
2014	19,228	74,930,606
2015	20,494	76,638,236
2016	23,915	76,786,751
2017	23,582	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	4,871	5,157	4,989	5,244	5,876
Business Traveler, Other /2	6,067	6,735	7,323	10,287	9,117
Students and exchange visitors/3	5,025	5,280	5,994	6,037	6,057
Temporary workers and families/4	1,494	1,888	1,951	2,051	2,215
Diplomats/other representatives/5	75	106	164	183	234
All other classes	50	61	68	98	69
Unknown	171	1	61	15	14
West Virginia	17,753	19,228	20,550	23,915	23,582
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.

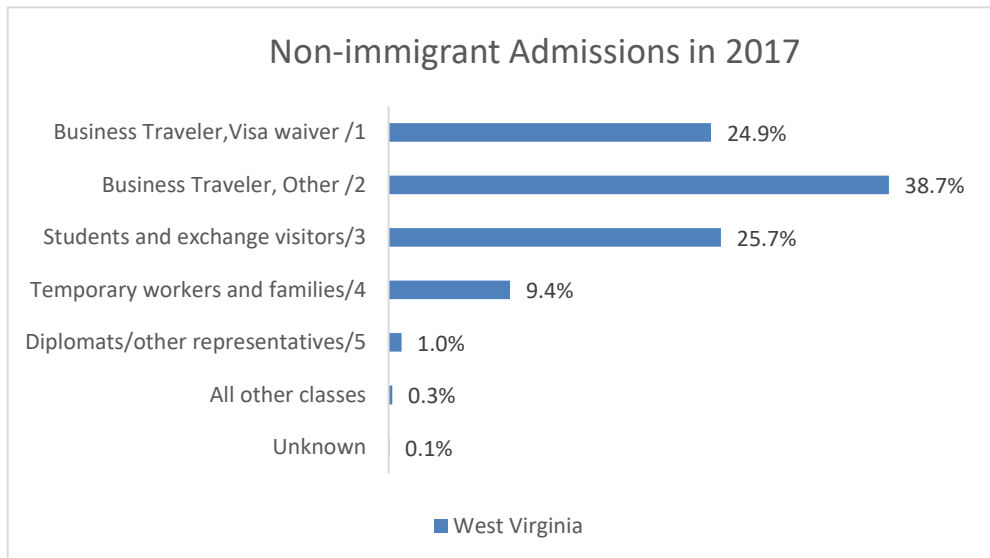
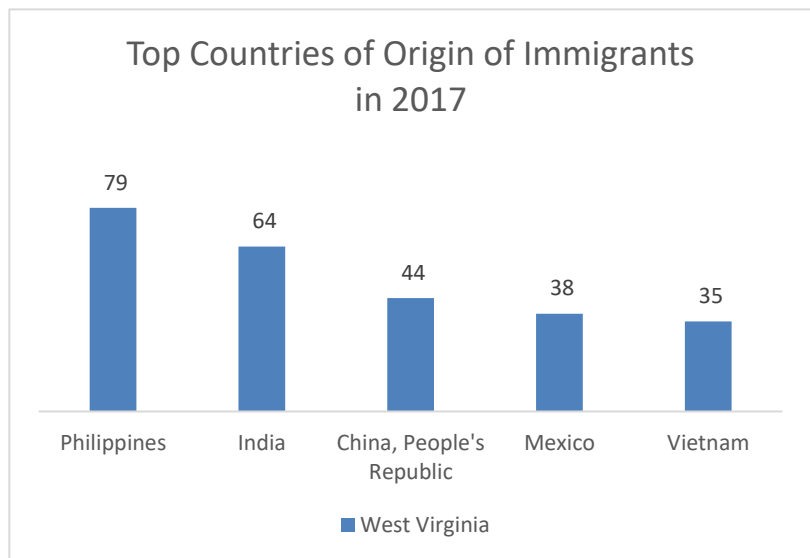
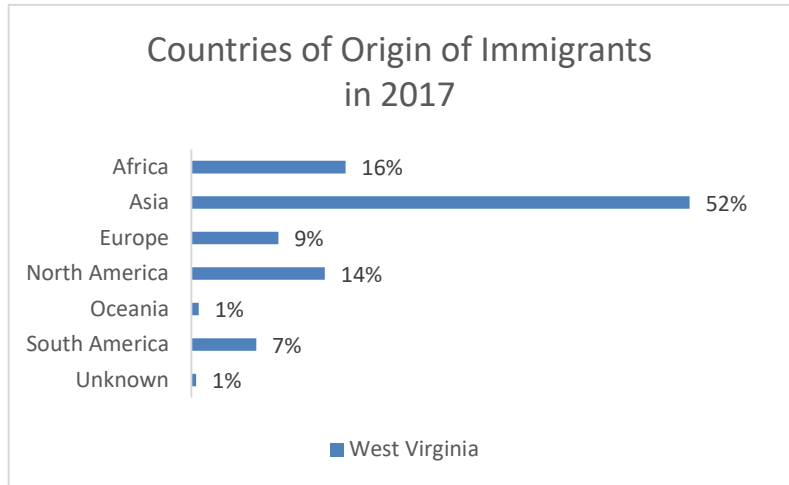


Table 9. Immigration by Origination Region and Country in 2017

REGION	
Total	776
Africa	126
Asia	407
Europe	71
North America	109
Oceania	6
South America	53
Unknown	4
COUNTRY	
Total	776
Philippines	79
India	64
China, People's Republic	44
Mexico	38
Vietnam	35
Ethiopia	34
Pakistan	26
Iran	23
Jamaica	21
Syria	21
Bangladesh	20
Nigeria	20
United Kingdom	17
Colombia	14
El Salvador	13
Cameroon	12
Ukraine	12
Brazil	11
Nepal	11
Korea, South	10
Peru	10
Canada	8
Germany	8
Italy	8
Japan	8
Jordan	8

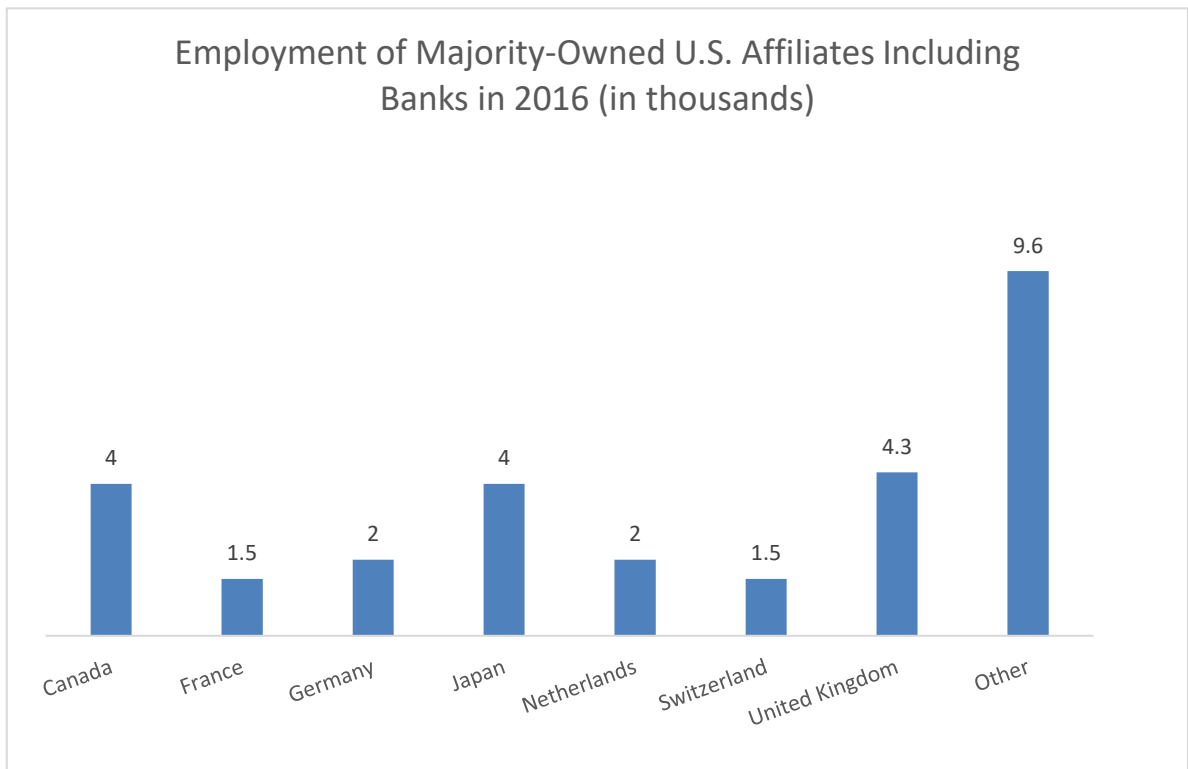


D-Data withheld to limit disclosure

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	8,124	0.5
Top 25	7,640	94.0
Canada	1,294	15.9
India	1,047	12.9
Netherlands	664	8.2
Ukraine	649	8.0
Brazil	489	6.0
China	484	6.0
Belgium	327	4.0
Japan	285	3.5
Korea, South	273	3.4
Germany	228	2.8
Mexico	226	2.8
France	223	2.7
Italy	213	2.6
United Kingdom	208	2.6
Turkey	189	2.3
Morocco	178	2.2
Egypt	109	1.3
Spain	96	1.2
Poland	81	1.0
Argentina	72	0.9
Hong Kong	71	0.9
Singapore	66	0.8
Croatia	65	0.8
Taiwan	55	0.7
Finland	49	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	3,435	0.1
Top 25	3,346	97.4
Canada	1,370	39.9
Japan	749	21.8
Germany	241	7.0
China	235	6.8
France	104	3.0
Italy	98	2.8
Mexico	86	2.5
United Kingdom	59	1.7
India	51	1.5
Poland	49	1.4
Spain	47	1.4
Taiwan	47	1.4
Singapore	33	1.0
Brazil	27	0.8
Belgium	24	0.7
Netherlands	20	0.6
Pakistan	19	0.5
Korea, South	15	0.4
Switzerland	13	0.4
Luxembourg	12	0.3
Thailand	11	0.3
Austria	11	0.3
Vietnam	9	0.3
Australia	9	0.3
Norway	8	0.2

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.