

# 2020 State Economic Data for Engaging in International Real Estate

National Association of REALTORS®  
Research Group



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International migration and trade and investment among countries open opportunities for working with international clients. This Report provides state-level economic data that point to the potential of working with international clients interested in purchasing U.S. residential or commercial real estate for primary residence, vacation home, investment rental property, or business uses.

According to the *2019 National Association of REALTORS® Profile of International Activity in U.S. Residential Real Estate*, foreign buyers purchased \$77.9 billion of residential property during April 2018–March 2019, or five percent of the \$1.6 trillion of total existing home sales during the same period.

The *2020 Commercial Real Estate International Business Trends* reported \$4.3 billion in commercial transactions with foreign clients in 2018 among REALTORS® who are typically engaged in commercial transactions of less than \$1 million per transaction.

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/international-real-estate>

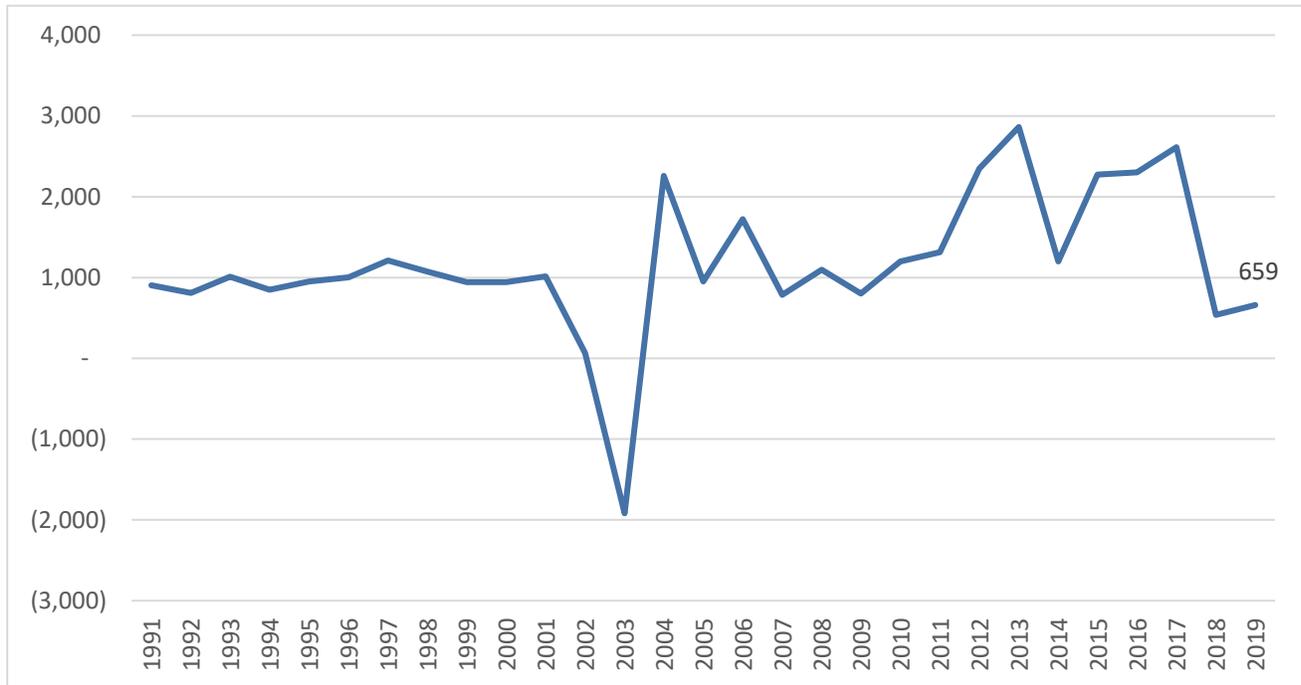
<https://www.nar.realtor/commercial-investment-real-estate>

For inquiries, email us at [Data@nar.realtor](mailto:Data@nar.realtor).

## Indicators for Engaging in International Real Estate in Alaska

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**Chart 1. Net International Migration as of 2019**



**Table 1. Population By Place of Birth in 2018**

	Alaska	U.S.
Total Population, by Place of Birth	737,438	327,167,439
Native /1	676,654	282,438,718
Foreign-Born /2	60,784	44,728,721
Naturalized	36,275	22,629,737
Not a U.S. Citizen	24,509	22,098,984
Percent, Foreign-Born	8%	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 2018, 1-year estimates, Table DP02

**Table 2. Foreign-Born Population in 2018**

	Alaska		U.S.	
Total Foreign-born Population, Excl. Born at Sea	60,784	% share	17,528	% share
Born in Europe	7,134	12%	3,923	22%
Born in Asia	32,940	54%	3,853	22%
Born in Africa	2,315	4%	385	2%
Born in Oceania	3,736	6%	209	1%
Born in Latin America	10,808	18%	8,410	48%
Born in Northern America	3,851	6%	748	4%

Source: U.S. Census Bureau, ACS 2018, 1-year estimates, Table DP02

**Table 3. Home Ownership and Median Household Income in 2013-2018**

	Home Ownership Rate	Median HH Income
<b>Alaska</b>	<b>(in %)</b>	<b>(in \$)</b>
Total	64.0	\$76,715
Native	64.7	\$77,385
Foreign Born	58.3	\$68,862
Naturalized	72.4	\$73,430
Not a U.S. Citizen	39.3	\$61,909
<b>U.S.</b>		
Total	63.8	\$60,293
Native	65.9	\$60,968
Foreign Born	54.0	\$56,293
Naturalized	69.3	\$66,078
Not a U.S. Citizen	34.0	\$46,323

#N/A - Data not available

Source: U.S. Census Bureau, ACS 2013-2018, 5-year estimates, Table S0501

**Table 4. Educational Attainment in 2013-2018**

	Alaska	U.S.
<b>Percent With Bachelor's Degree</b>		
Total Population, 25 years and over	18.4	19.4
Native	18.4	19.9
Foreign-Born	18.8	17.4
Naturalized	19.6	20.7
Not a U.S. Citizen	17.5	13.8
<b>Percent With Graduate or Professional Degree</b>		
Total Population, 25 years and over	10.8	12.1
Native	11.0	11.9
Foreign-Born	8.7	13.1
Naturalized	9.5	14.8
Not a U.S. Citizen	7.3	11.2

#N/A - Data not available

Source: U.S. Census Bureau, ACS 2013-2018, 5-year estimates, Table S0501

**Table 5. Unemployment Rate in 2013-2018**

	Alaska	U.S.
Civilian Population 16 years old and over	4.9	3.7
Native	5.2	3.8
Foreign-Born	2.5	3.4
Naturalized	2.2	2.8
Not a U.S. Citizen	2.8	4.0

#N/A - Data not available

Source: U.S. Census Bureau, ACS 2013-2018, 5-year estimates, Table S0501

**Table 6. Wage and Salary workers in 2013-2018**

	Alaska	U.S.
<b>Percent of Civilian Labor Force 16 years ol and over</b>		
Total Population, 25 years and over	79.0	68.6
Native	66.7	79.5
Foreign-Born	77.3	83.7
Naturalized	71.4	80.7
Not a U.S. Citizen	85.4	86.7

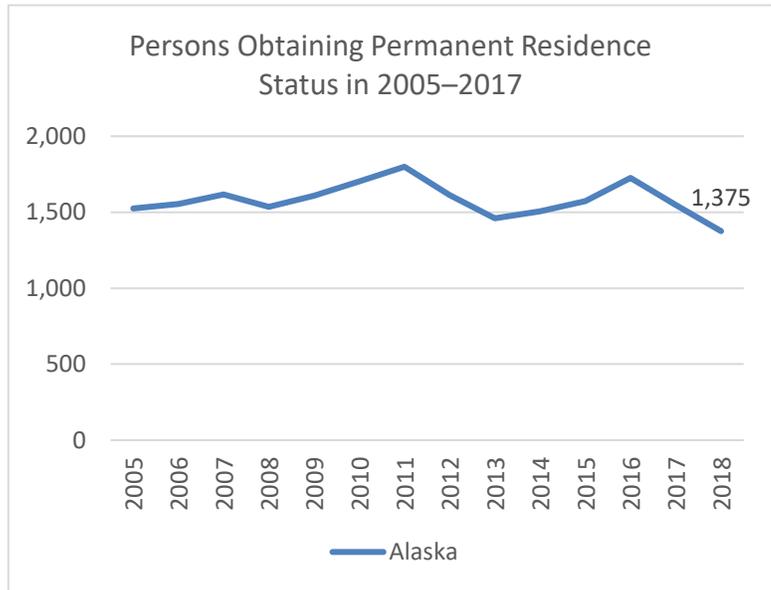
#N/A - Data not available

Source: U.S. Census Bureau, ACS 2013-2018, 5-year estimates, Table S0501

**Table 7. Persons Obtaining Permanent Residence Status**

	Alaska	U.S.
2005	1,524	1,122,257
2006	1,554	1,266,129
2007	1,617	1,052,415
2008	1,534	1,107,126
2009	1,608	1,130,818
2010	1,703	1,042,625
2011	1,799	1,062,040
2012	1,612	1,031,631
2013	1,460	990,553
2014	1,505	1,016,518
2015	1,572	1,051,031
2016	1,726	1,183,505
2017	1,547	1,127,167
2018	1,375	1,096,611

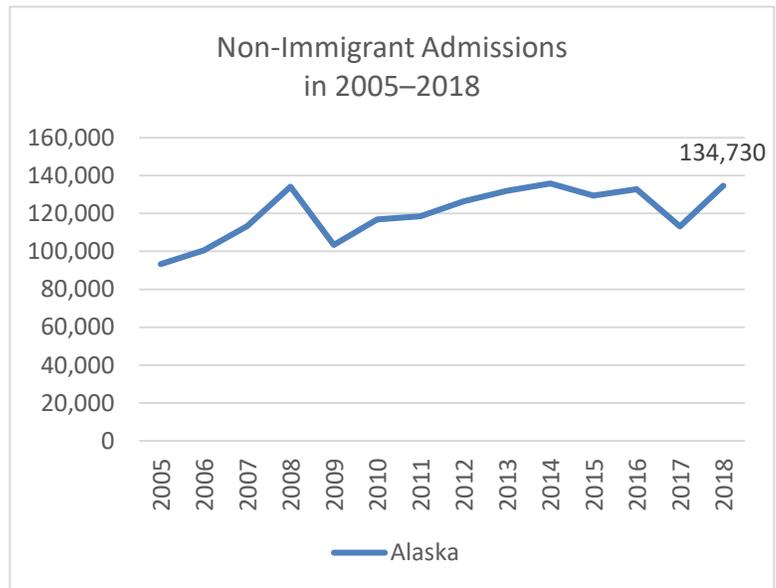
Source of data: Department of Homeland Security Yearbook of Immigration Statistics, Table 4.



**Table 8. Non-immigrant Admissions**

	Alaska	U.S.
2005	93,296	32,003,435
2006	100,647	33,667,328
2007	113,347	37,149,651
2008	134,165	39,381,928
2009	103,441	36,231,554
2010	116,789	46,471,516
2011	118,594	46,471,516
2012	126,464	53,887,286
2013	131,918	61,052,260
2014	135,859	74,930,606
2015	129,399	76,638,236
2016	132,857	76,786,751
2017	113,111	77,643,267
2018	134,730	81,279,692

Source of data: Department of Homeland Security Yearbook of Immigration Statistics, Table 30.



**Table 9. Non-immigrant admissions (I-94 only)**

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	67,494	66,080	58,575	56,402	61,149
Business Traveler, Other /2	59,352	53,831	62,398	46,528	59,209
Students and exchange visitors/3	2,494	2,759	3,701	3,365	4,245
Temporary workers and families/4	3,944	4,440	5,386	3,903	7,431
Diplomats/other representatives/5	537	656	771	795	775
All other classes	1,939	1,574	1,960	2,034	1,840
Unknown	99	1,939	66	84	81
<b>Alaska</b>	<b>135,859</b>	<b>131,279</b>	<b>132,857</b>	<b>113,111</b>	<b>134,730</b>
<b>U.S.</b>	<b>74,930,606</b>	<b>76,638,236</b>	<b>76,786,751</b>	<b>77,643,267</b>	<b>81,279,692</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:

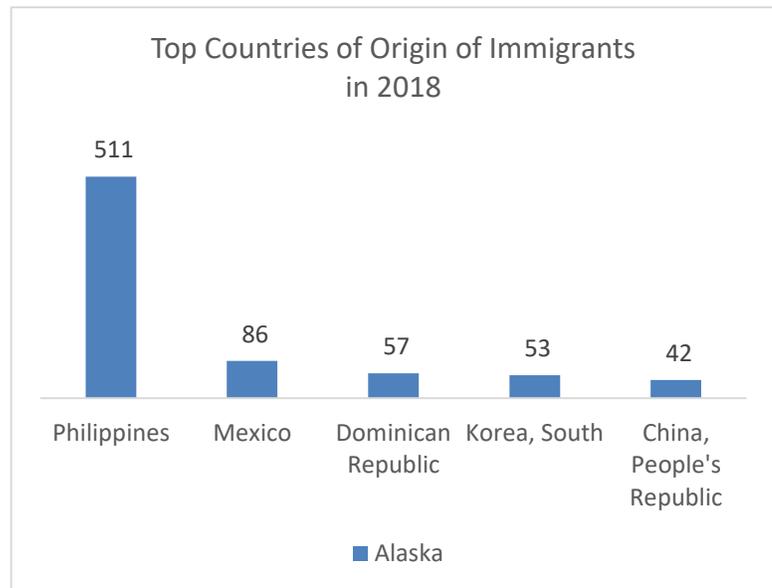
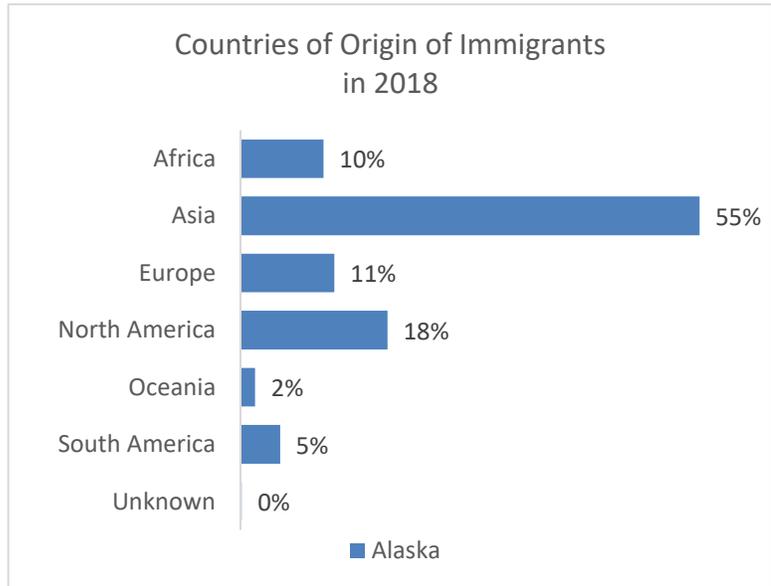
Admissions represent counts of events, i.e., arrivals, not unique individuals.

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 10. Immigration by Origination Region and Country in 2018**

REGION	
Total	1,375
Africa	136
Asia	753
Europe	154
North America	241
Oceania	24
South America	65
Unknown	2
COUNTRY	
Total	1,375
Philippines	511
Mexico	86
Dominican Republic	57
Korea, South	53
China, People's Republic	42
Canada	33
Ukraine	33
Vietnam	31
Somalia	30
Thailand	28
Colombia	22
El Salvador	21
Ethiopia	21
Macedonia	19
Russia	19
Serbia	19
Samoa	18
Kenya	15
Nepal	15
United Kingdom	15
Peru	14
Laos	13
Nigeria	13
Brazil	10
Egypt	10
India	10

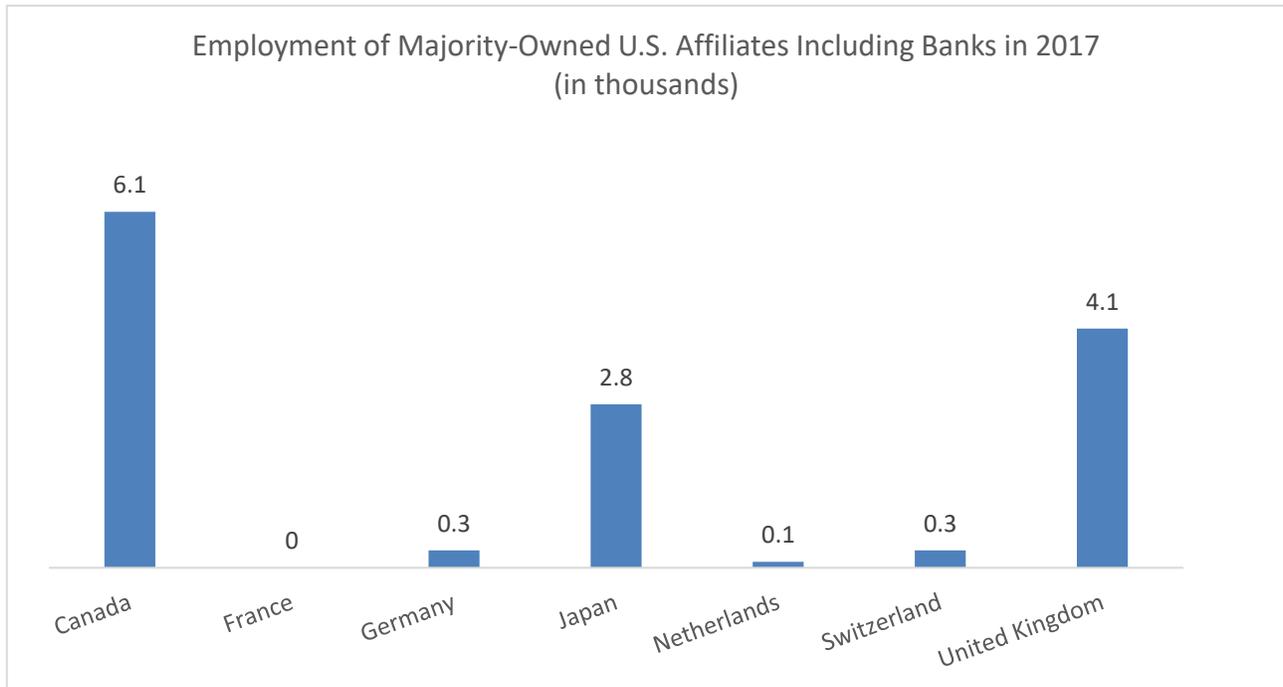


D-Data withheld to limit disclosure

Source: U.S. Department of Homeland Security

Yearbook of Immigration Statistics, 2017, Supplemental Table 1.

**Table 11. Employment of Majority-Owned U.S. Affiliates of Foreign Multinational Companies**



Source: US Bureau of Economic Analysis

**Table 12. Top 25 Export Destinations of the State Based on 2018 Dollar Value (in Millions)**

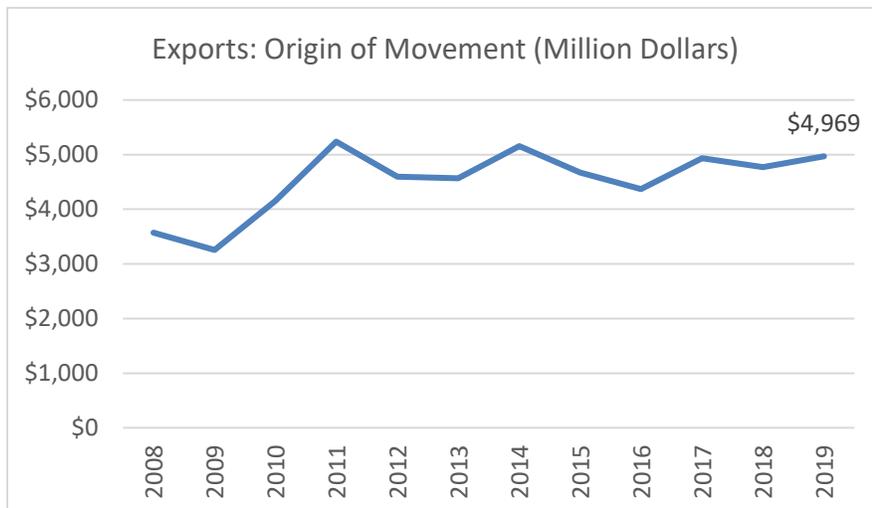
Country	2018 Dollar Volume	Percent Share
World	\$4,773	0.29
Top 25	\$4,706	98.6
China	\$1,019	21.4
Korea, South	\$886	18.6
Japan	\$792	16.6
Canada	\$647	13.6
Netherlands	\$263	5.5
Germany	\$209	4.4
Spain	\$167	3.5
Australia	\$132	2.8
France	\$83	1.7
Italy	\$74	1.5
Belgium	\$70	1.5
Singapore	\$58	1.2
Finland	\$54	1.1
Thailand	\$45	0.9
Mexico	\$33	0.7
Taiwan	\$26	0.5
Poland	\$21	0.4
United Kingdom	\$21	0.4
Malaysia	\$20	0.4
Ukraine	\$19	0.4
Israel	\$19	0.4
Lithuania	\$19	0.4
Portugal	\$10	0.2
Vietnam	\$10	0.2
Indonesia	\$9	0.2

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 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)**

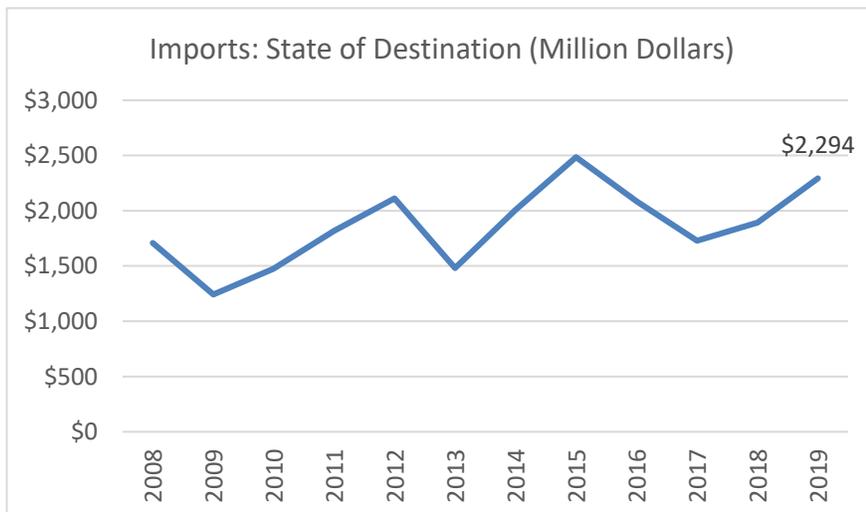
Country	2018 Dollar Volume	Percent Share
World	\$1,894	0.07
Top 25	\$1,867	98.6
Korea, South	\$553	29.2
Canada	\$518	27.3
China	\$311	16.4
Thailand	\$119	6.3
Japan	\$98	5.2
Malaysia	\$45	2.4
Germany	\$34	1.8
Taiwan	\$30	1.6
Philippines	\$28	1.5
Mexico	\$23	1.2
United Kingdom	\$14	0.8
Italy	\$11	0.6
Singapore	\$11	0.6
France	\$11	0.6
Russia	\$9	0.5
India	\$8	0.4
Denmark	\$8	0.4
Finland	\$5	0.3
Australia	\$5	0.3
Venezuela	\$5	0.3
Argentina	\$5	0.2
Austria	\$4	0.2
Vietnam	\$4	0.2
Norway	\$4	0.2
Netherlands	\$4	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.





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