

2020 State Economic Data for Engaging in International Real Estate

National Association of REALTORS®
Research Group



NATIONAL
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REALTORS®

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.

Indicators for Engaging in International Real Estate in Alabama

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Chart 1. Net International Migration as of 2019

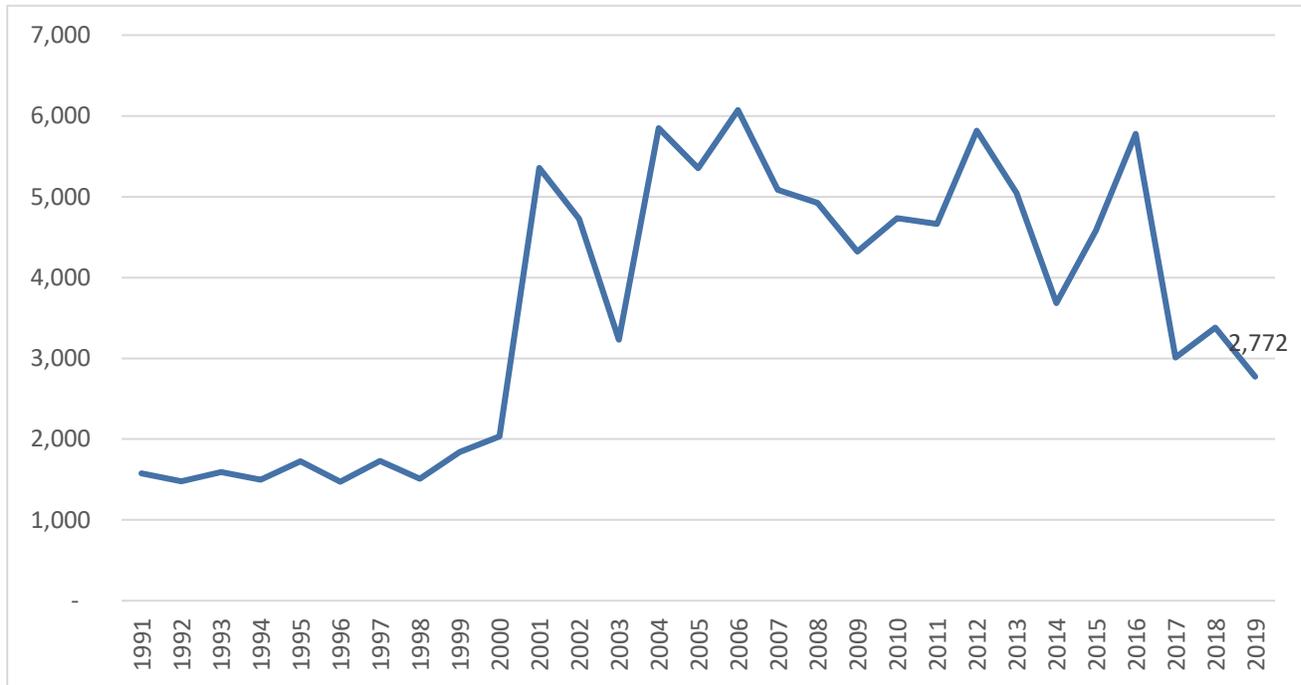


Table 1. Population By Place of Birth in 2018

	Alabama	U.S.
Total Population, by Place of Birth	4,887,871	327,167,439
Native /1	4,725,304	282,438,718
Foreign-Born /2	162,567	44,728,721
Naturalized	67,130	22,629,737
Not a U.S. Citizen	95,437	22,098,984
Percent, Foreign-Born	3%	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

	Alabama		U.S.	
		% share		% share
Total Foreign-born Population, Excl. Born at Sea	162,567		17,528	
Born in Europe	20,756	13%	3,923	22%
Born in Asia	52,581	32%	3,853	22%
Born in Africa	8,245	5%	385	2%
Born in Oceania	1,018	1%	209	1%
Born in Latin America	77,139	47%	8,410	48%
Born in Northern America	2,828	2%	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
	(in %)	(in \$)
Alabama		
Total	68.6	\$48,486
Native	69.1	\$48,594
Foreign Born	56.1	\$45,516
Naturalized	63.2	\$60,243
Not a U.S. Citizen	39.7	\$36,943
U.S.		
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

	Alabama	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	15.6	19.4
Native	15.6	19.9
Foreign-Born	16.2	17.4
Naturalized	21.0	20.7
Not a U.S. Citizen	13.0	13.8
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	9.3	12.1
Native	9.1	11.9
Foreign-Born	14.2	13.1
Naturalized	19.2	14.8
Not a U.S. Citizen	10.9	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

	Alabama	U.S.
Civilian Population 16 years old and over	3.8	3.7
Native	3.8	3.8
Foreign-Born	2.6	3.4
Naturalized	2.3	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

	Alabama	U.S.
Percent of Civilian Labor Force 16 years ol and over		
Total Population, 25 years and over	80.0	68.6
Native	79.0	79.5
Foreign-Born	84.3	83.7
Naturalized	80.7	80.7
Not a U.S. Citizen	86.5	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

	Alabama	U.S.
2005	4,200	1,122,257
2006	4,277	1,266,129
2007	3,393	1,052,415
2008	3,877	1,107,126
2009	3,891	1,130,818
2010	3,740	1,042,625
2011	4,063	1,062,040
2012	3,873	1,031,631
2013	3,848	990,553
2014	3,685	1,016,518
2015	3,928	1,051,031
2016	4,736	1,183,505
2017	3,801	1,127,167
2018	3,737	1,096,611

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

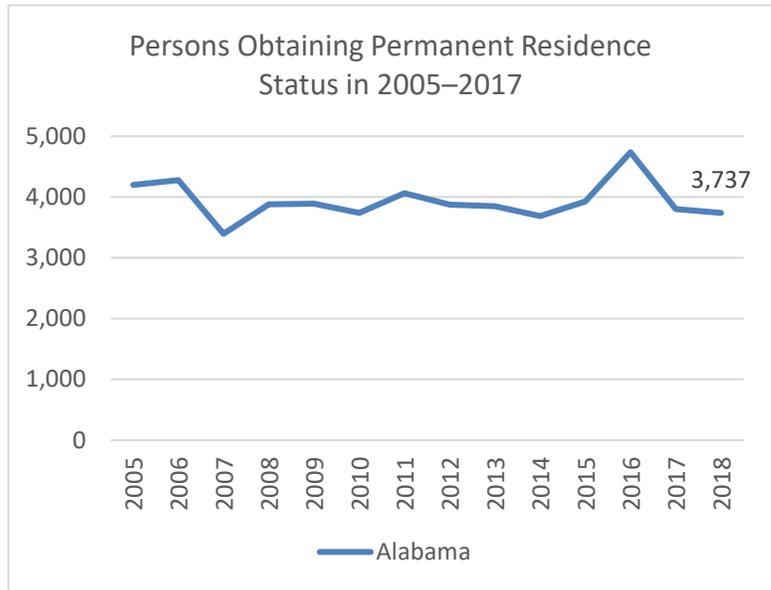


Table 8. Non-immigrant Admissions

	Alabama	U.S.
2005	75,127	32,003,435
2006	71,983	33,667,328
2007	76,855	37,149,651
2008	81,349	39,381,928
2009	69,010	36,231,554
2010	80,400	46,471,516
2011	110,896	46,471,516
2012	105,711	53,887,286
2013	126,745	61,052,260
2014	141,337	74,930,606
2015	151,470	76,638,236
2016	172,285	76,786,751
2017	158,217	77,643,267
2018	178,589	81,279,692

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

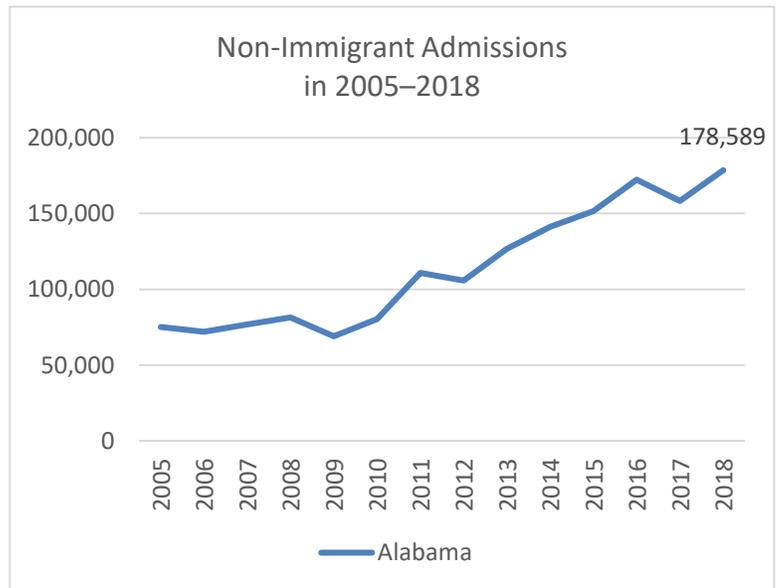


Table 9. Non-immigrant admissions (I-94 only)

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	53,767	54,840	51,348	47,312	51,739
Business Traveler, Other /2	55,696	64,318	86,546	77,152	90,113
Students and exchange visitors/3	12,164	13,241	13,684	13,055	13,910
Temporary workers and families/4	15,293	14,891	16,437	16,210	18,465
Diplomats/other representatives/5	2,611	2,597	2,535	2,490	2,540
All other classes	1,728	1,517	1,656	1,929	1,732
Unknown	78	1,728	79	69	90
Alabama	141,337	153,132	172,285	158,217	178,589
U.S.	74,930,606	76,638,236	76,786,751	77,643,267	81,279,692

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:

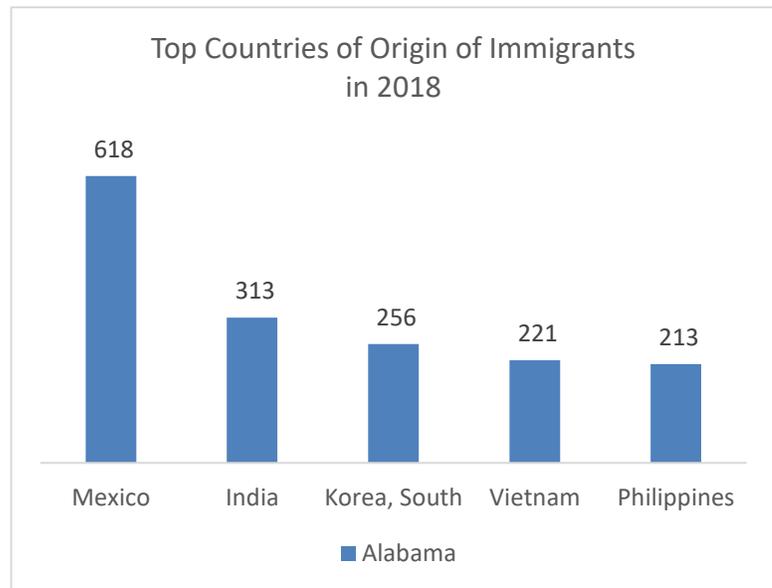
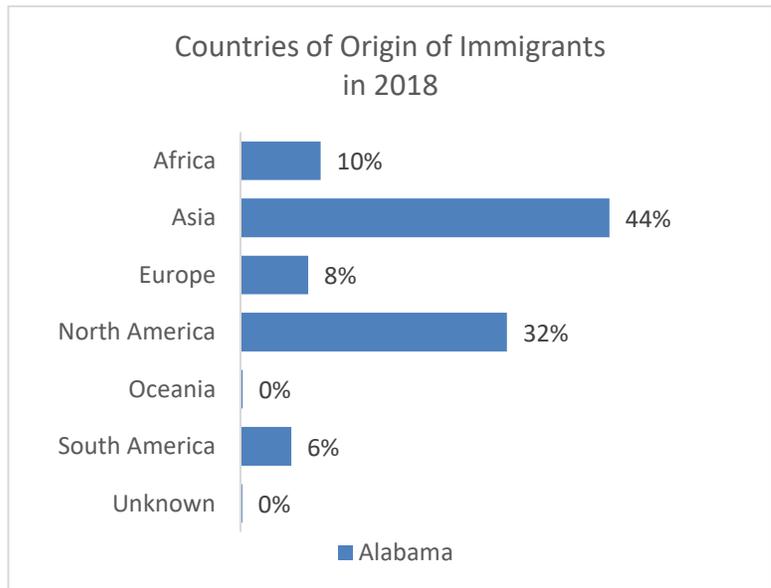
Admissions represent counts of events, i.e., arrivals, not unique individuals.

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 10. Immigration by Origination Region and Country in 2018

REGION	
Total	3,737
Africa	358
Asia	1,645
Europe	302
North America	1,188
Oceania	10
South America	226
Unknown	8
COUNTRY	
Total	3,737
Mexico	618
India	313
Korea, South	256
Vietnam	221
Philippines	213
China, People's Republic	201
Guatemala	143
Cuba	81
Pakistan	78
Brazil	67
Germany	65
Jamaica	65
Nigeria	62
Kenya	59
Honduras	57
Colombia	51
Nepal	50
United Kingdom	45
Canada	44
Dominican Republic	42
Jordan	40
El Salvador	35
Ukraine	35
Venezuela	35
Haiti	34
Bangladesh	31

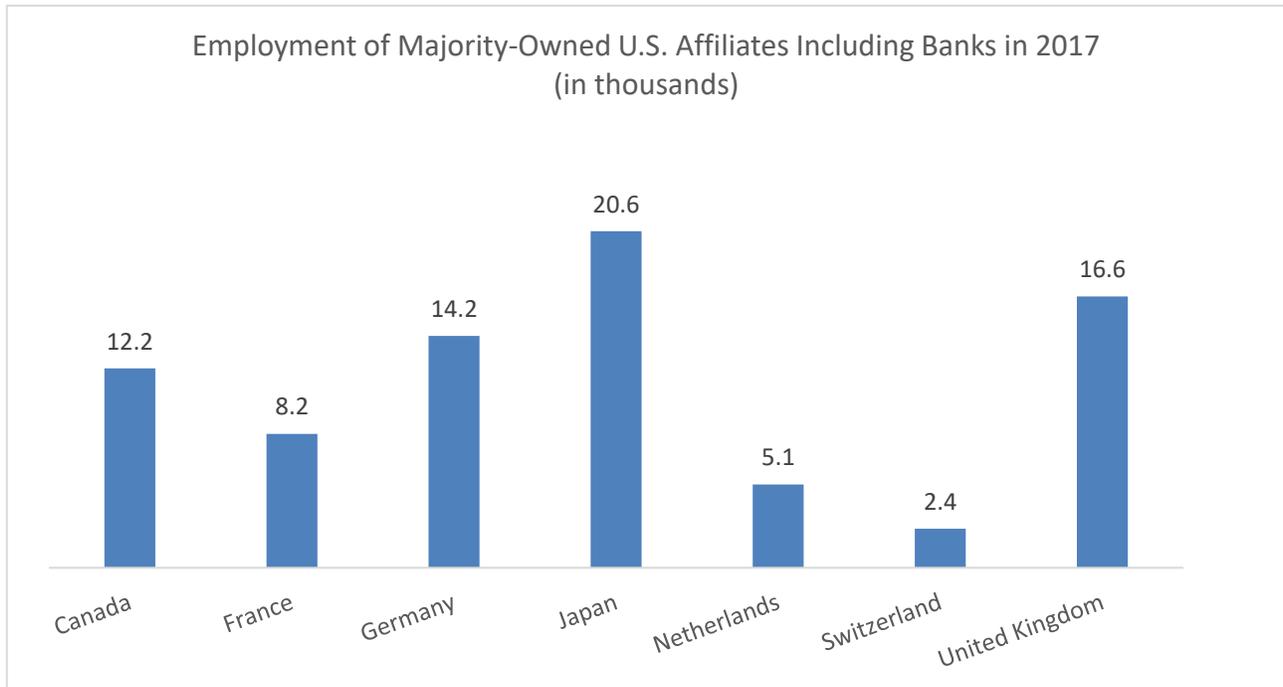


D-Data withheld to limit disclosure

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	\$21,349	1.28
Top 25	\$18,821	88.2
Canada	\$4,066	19.0
China	\$3,046	14.3
Mexico	\$2,576	12.1
Germany	\$2,550	11.9
Japan	\$821	3.8
India	\$692	3.2
Brazil	\$668	3.1
Korea, South	\$521	2.4
Belgium	\$504	2.4
France	\$434	2.0
Netherlands	\$355	1.7
United Kingdom	\$288	1.4
Dominican Republic	\$247	1.2
Argentina	\$236	1.1
Australia	\$232	1.1
Italy	\$211	1.0
Austria	\$206	1.0
Colombia	\$189	0.9
United Arab Emirates	\$186	0.9
Switzerland	\$145	0.7
Chile	\$139	0.7
Latvia	\$133	0.6
Hong Kong	\$130	0.6
Singapore	\$126	0.6
Jamaica	\$123	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.

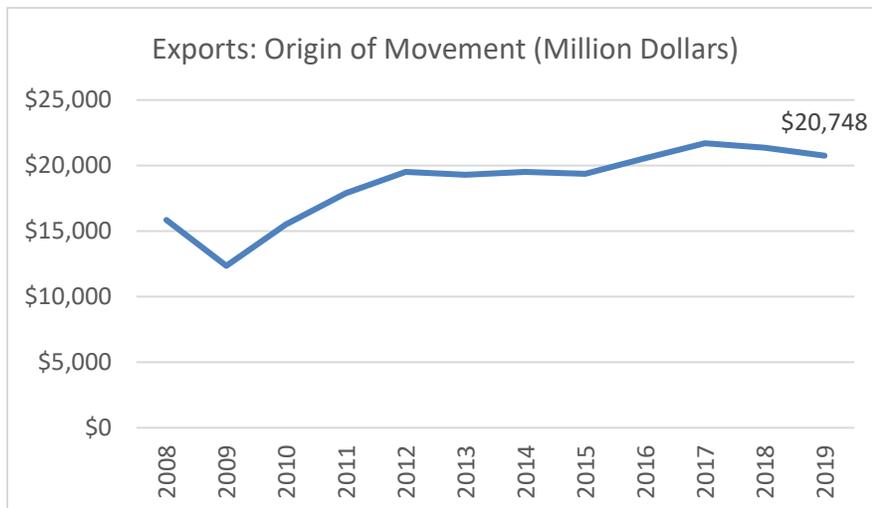


Table 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

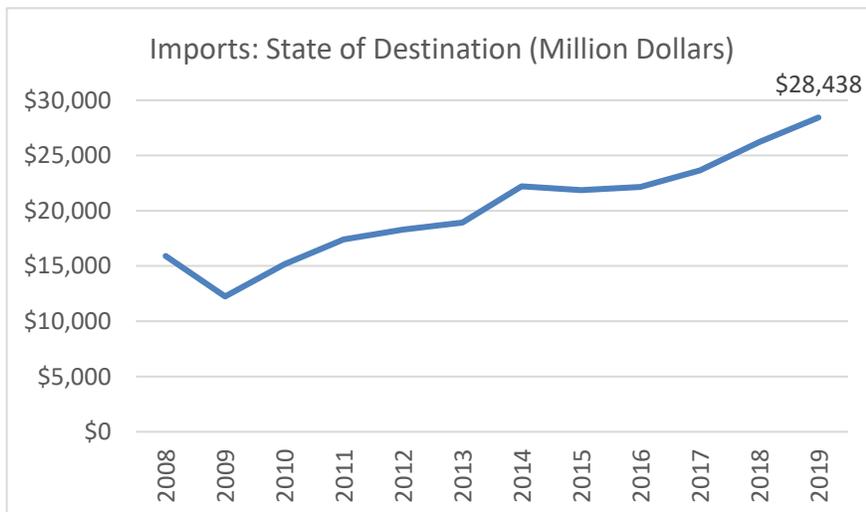
Country	2018 Dollar Volume	Percent Share
World	\$26,221	1.03
Top 25	\$23,803	90.8
Mexico	\$4,201	16.0
Korea, South	\$4,055	15.5
Germany	\$3,442	13.1
Canada	\$3,120	11.9
China	\$2,810	10.7
France	\$866	3.3
Japan	\$829	3.2
United Kingdom	\$719	2.7
Iraq	\$683	2.6
Vietnam	\$386	1.5
Italy	\$296	1.1
Brazil	\$269	1.0
India	\$248	0.9
Taiwan	\$222	0.8
Russia	\$195	0.7
Indonesia	\$180	0.7
Honduras	\$162	0.6
Czech Republic	\$162	0.6
Colombia	\$153	0.6
Spain	\$149	0.6
Bangladesh	\$136	0.5
Australia	\$135	0.5
Netherlands	\$133	0.5
Argentina	\$128	0.5
Switzerland	\$122	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.





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