

2020 State Economic Data for Engaging in International Real Estate

National Association of REALTORS®
Research Group



NATIONAL
ASSOCIATION OF
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 District of Columbia

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Chart 1. Net International Migration as of 2019

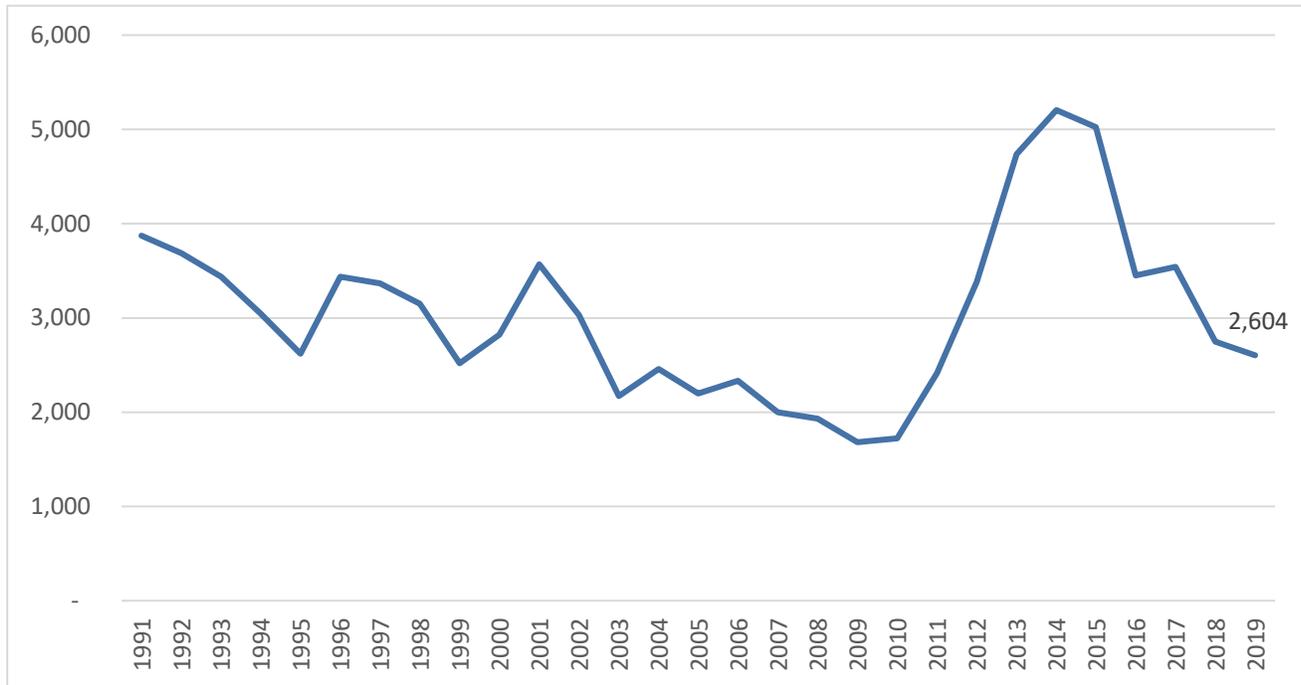


Table 1. Population By Place of Birth in 2018

	District of Columbia	U.S.
Total Population, by Place of Birth	702,455	327,167,439
Native /1	604,609	282,438,718
Foreign-Born /2	97,846	44,728,721
Naturalized	44,289	22,629,737
Not a U.S. Citizen	53,557	22,098,984
Percent, Foreign-Born	14%	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

	District of Columbia		U.S.	
Total Foreign-born Population, Excl. Born at Sea	97,846	% share	17,528	% share
Born in Europe	18,290	19%	3,923	22%
Born in Asia	20,299	21%	3,853	22%
Born in Africa	16,871	17%	385	2%
Born in Oceania	726	1%	209	1%
Born in Latin America	38,941	40%	8,410	48%
Born in Northern America	2,719	3%	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
District of Columbia	(in %)	(in \$)
Total	41.8	\$82,604
Native	42.7	\$83,361
Foreign Born	57.2	\$78,329
Naturalized	68.4	\$83,434
Not a U.S. Citizen	23.3	\$72,851
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

	District of Columbia	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	24.4	19.4
Native	25.5	19.9
Foreign-Born	19.0	17.4
Naturalized	22.2	20.7
Not a U.S. Citizen	16.4	13.8
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	33.2	12.1
Native	32.7	11.9
Foreign-Born	35.6	13.1
Naturalized	35.3	14.8
Not a U.S. Citizen	35.8	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

	District of Co	U.S.
Civilian Population 16 years old and over	5.1	3.7
Native	5.4	3.8
Foreign-Born	3.6	3.4
Naturalized	3.5	2.8
Not a U.S. Citizen	3.6	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

	District of Columbia	U.S.
Percent of Civilian Labor Force 16 years ol and over		
Total Population, 25 years and over	81.8	68.6
Native	70.4	79.5
Foreign-Born	75.8	83.7
Naturalized	73.5	80.7
Not a U.S. Citizen	77.4	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

	District of Columbia	U.S.
2005	2,457	1,122,257
2006	3,775	1,266,129
2007	2,541	1,052,415
2008	2,652	1,107,126
2009	2,934	1,130,818
2010	2,897	1,042,625
2011	2,724	1,062,040
2012	2,811	1,031,631
2013	2,981	990,553
2014	3,169	1,016,518
2015	2,976	1,051,031
2016	3,114	1,183,505
2017	2,885	1,127,167
2018	2,775	1,096,611

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

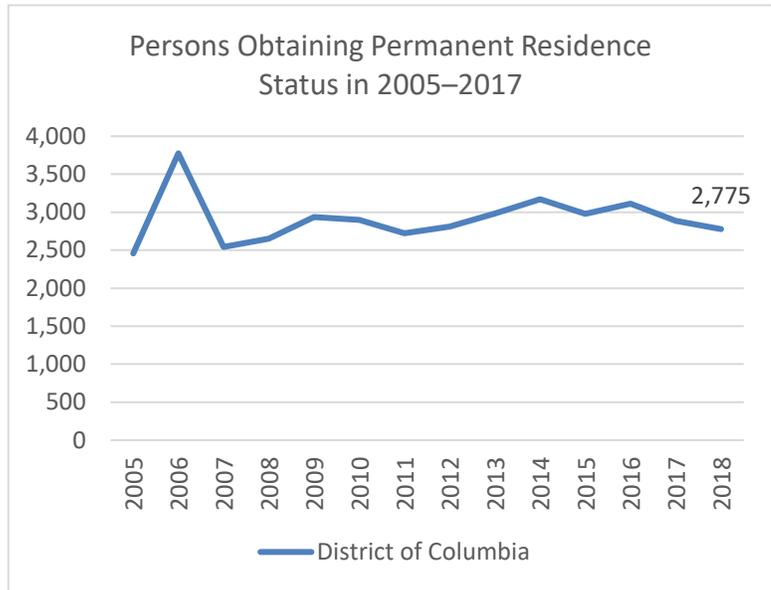


Table 8. Non-immigrant Admissions

	District of Columb	U.S.
2005	316,687	32,003,435
2006	312,585	33,667,328
2007	325,881	37,149,651
2008	357,198	39,381,928
2009	344,761	36,231,554
2010	372,865	46,471,516
2011	396,615	46,471,516
2012	405,915	53,887,286
2013	434,495	61,052,260
2014	498,628	74,930,606
2015	517,111	76,638,236
2016	576,000	76,786,751
2017	543,928	77,643,267
2018	535,633	81,279,692

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

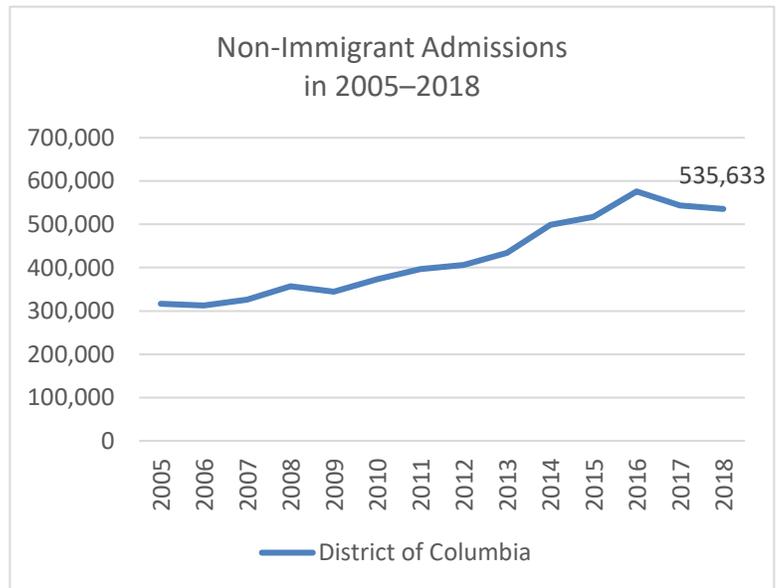


Table 9. Non-immigrant admissions (I-94 only)

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	193,742	187,677	176,013	191,640	180,668
Business Traveler, Other /2	187,921	209,320	274,873	228,378	227,433
Students and exchange visitors/3	29,340	31,228	31,834	31,210	32,223
Temporary workers and families/4	15,995	16,739	22,745	18,501	18,396
Diplomats/other representatives/5	69,687	70,783	68,833	72,942	75,874
All other classes	1,789	1,198	1,495	950	856
Unknown	154	1,789	207	307	183
District of Columbia	498,628	518,734	576,000	543,928	535,633
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:

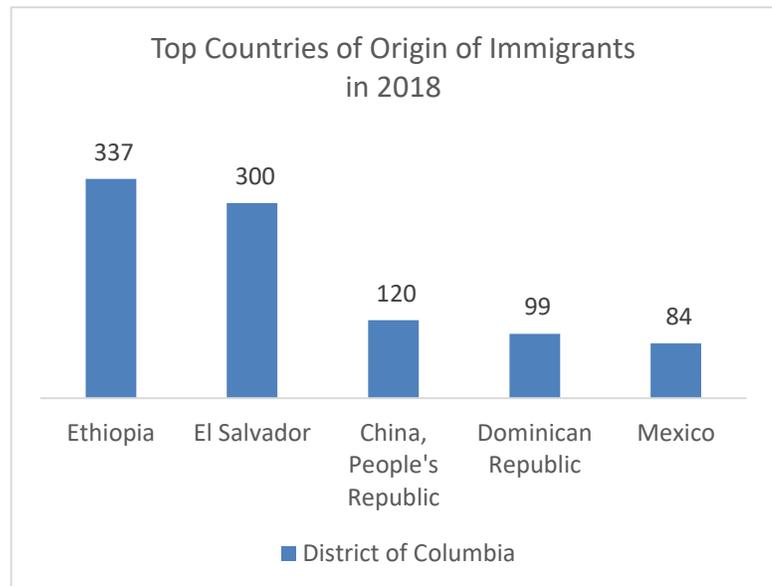
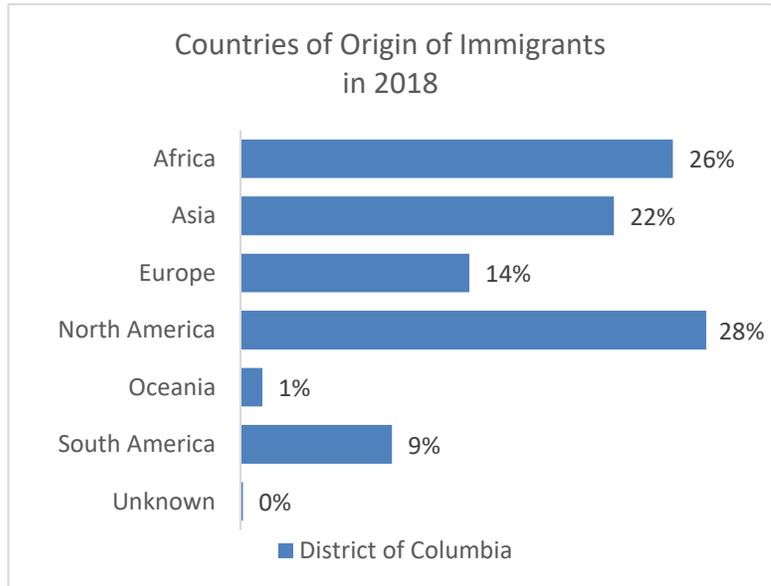
Admissions represent counts of events, i.e., arrivals, not unique individuals.

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	2,775
Africa	716
Asia	618
Europe	379
North America	771
Oceania	36
South America	251
Unknown	4
COUNTRY	
Total	2,775
Ethiopia	337
El Salvador	300
China, People's Republic	120
Dominican Republic	99
Mexico	84
Nigeria	81
Colombia	71
Philippines	71
Honduras	63
Cameroon	61
United Kingdom	58
Guatemala	55
India	55
Jamaica	50
Brazil	49
Canada	41
France	37
Germany	34
Iran	31
Italy	31
Russia	30
Spain	30
Korea, South	29
Turkey	29
Peru	28
Vietnam	26

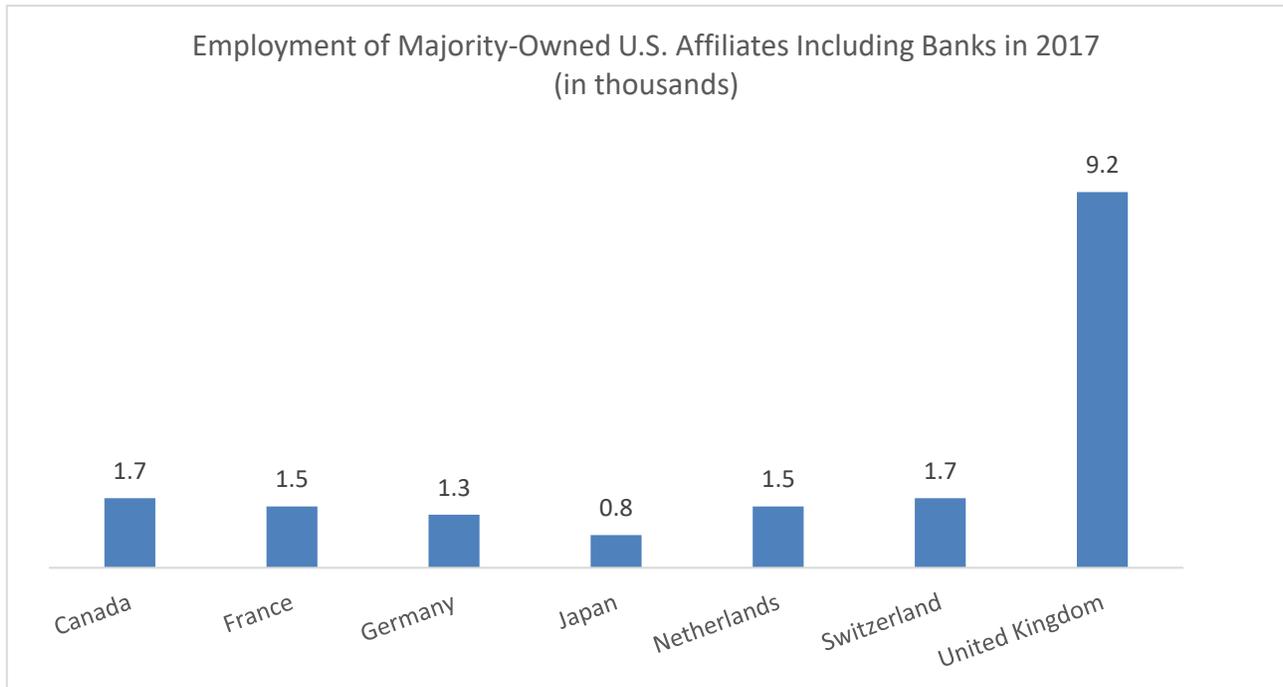


D-Data withheld to limit disclosure

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	\$2,726	0.16
Top 25	\$2,655	97.4
Qatar	\$704	25.8
United Arab Emirates	\$673	24.7
United Kingdom	\$457	16.7
Kuwait	\$146	5.4
Egypt	\$129	4.7
Morocco	\$95	3.5
France	\$95	3.5
Germany	\$43	1.6
Bahrain	\$42	1.5
Norway	\$39	1.4
Brazil	\$32	1.2
Italy	\$29	1.1
Mexico	\$23	0.8
Switzerland	\$21	0.8
Oman	\$20	0.7
Greece	\$17	0.6
Finland	\$14	0.5
Belgium	\$13	0.5
Sweden	\$11	0.4
India	\$9	0.3
Canada	\$9	0.3
Netherlands	\$8	0.3
Chile	\$8	0.3
Japan	\$8	0.3
Australia	\$8	0.3

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.

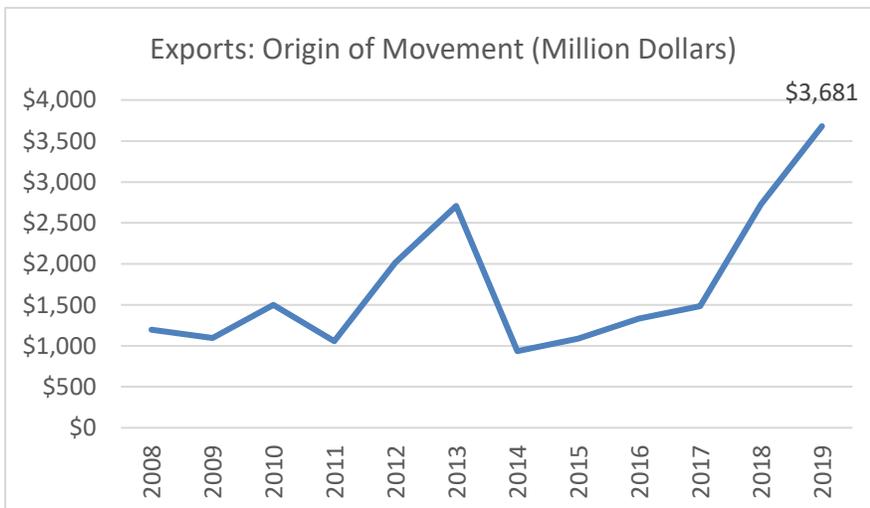


Table 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

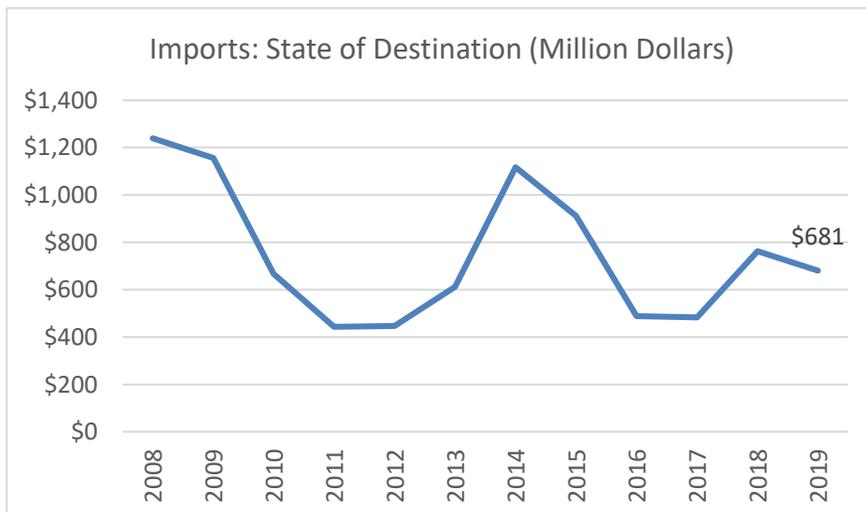
Country	2018 Dollar Volume	Percent Share
World	\$762	0.03
Top 25	\$718	94.1
China	\$221	29.1
Canada	\$85	11.2
Germany	\$72	9.5
United Kingdom	\$68	8.9
France	\$47	6.2
Japan	\$32	4.2
Norway	\$31	4.1
Argentina	\$28	3.6
Italy	\$16	2.1
Korea, South	\$14	1.9
Australia	\$12	1.6
Netherlands	\$12	1.5
Israel	\$12	1.5
Taiwan	\$11	1.4
Denmark	\$10	1.3
Switzerland	\$8	1.0
India	\$6	0.7
Ireland	\$5	0.6
Spain	\$5	0.6
Kuwait	\$4	0.6
Vietnam	\$4	0.5
Mexico	\$4	0.5
Estonia	\$4	0.5
Brazil	\$4	0.5
Czech Republic	\$3	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.





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