

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.

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Chart 1. Net International Migration as of 2019

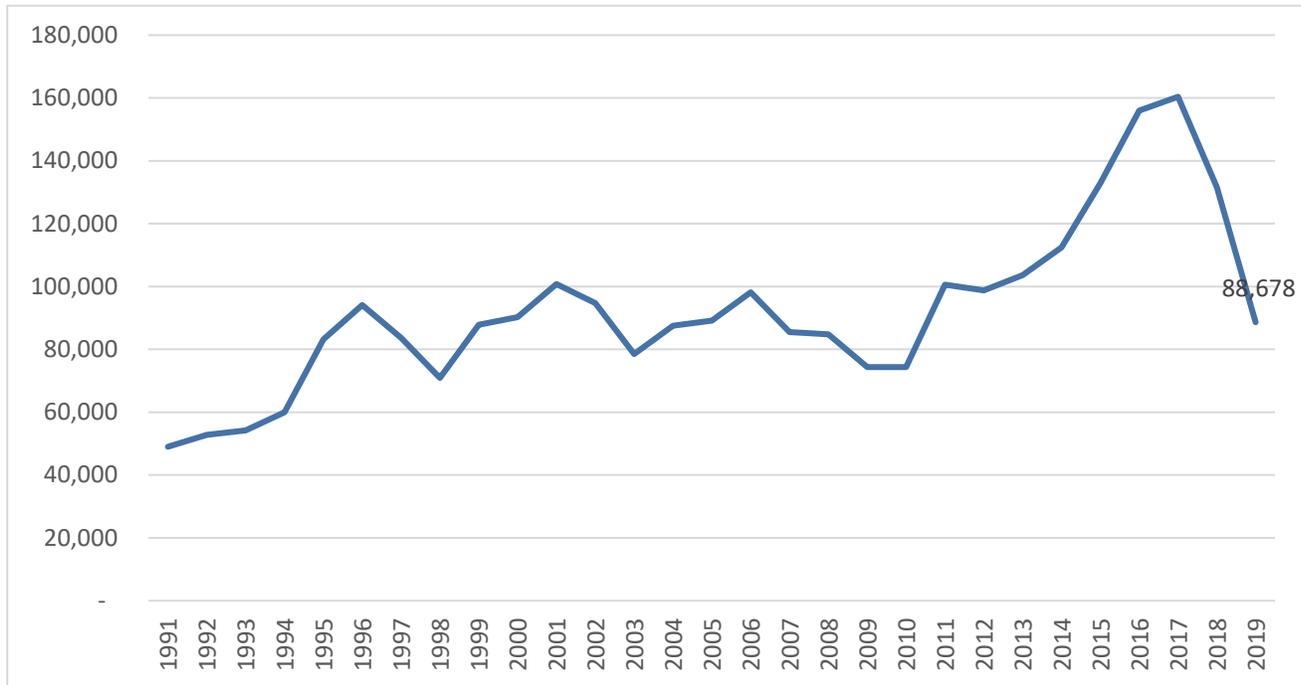


Table 1. Population By Place of Birth in 2018

	Florida	U.S.
Total Population, by Place of Birth	21,299,325	327,167,439
Native /1	16,823,894	282,438,718
Foreign-Born /2	4,475,431	44,728,721
Naturalized	2,545,885	22,629,737
Not a U.S. Citizen	1,929,546	22,098,984
Percent, Foreign-Born	21%	14%

/1 The 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

	Florida		U.S.	
		% share		% share
Total Foreign-born Population, Excl. Born at Sea	4,475,431		17,528	
Born in Europe	422,628	9%	3,923	22%
Born in Asia	470,679	11%	3,853	22%
Born in Africa	71,673	2%	385	2%
Born in Oceania	9,889	0%	209	1%
Born in Latin America	3,383,130	76%	8,410	48%
Born in Northern America	117,432	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
	(in %)	(in \$)
Florida		
Total	65.0	\$53,267
Native	67.3	\$54,944
Foreign Born	56.9	\$47,351
Naturalized	74.7	\$52,540
Not a U.S. Citizen	37.1	\$39,662
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

	Florida	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	18.5	19.4
Native	19.0	19.9
Foreign-Born	17.2	17.4
Naturalized	18.7	20.7
Not a U.S. Citizen	15.1	13.8
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	10.6	12.1
Native	10.8	11.9
Foreign-Born	10.2	13.1
Naturalized	11.5	14.8
Not a U.S. Citizen	8.5	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

	Florida	U.S.
Civilian Population 16 years old and over	3.7	3.7
Native	3.7	3.8
Foreign-Born	3.5	3.4
Naturalized	2.9	2.8
Not a U.S. Citizen	4.4	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

	Florida	U.S.
Percent of Civilian Labor Force 16 years ol and over		
Total Population, 25 years and over	71.0	68.6
Native	81.4	79.5
Foreign-Born	84.6	83.7
Naturalized	83.0	80.7
Not a U.S. Citizen	86.6	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

	Florida	U.S.
2005	122,915	1,122,257
2006	155,986	1,266,129
2007	126,277	1,052,415
2008	133,445	1,107,126
2009	127,006	1,130,818
2010	107,276	1,042,625
2011	109,229	1,062,040
2012	103,047	1,031,631
2013	102,939	990,553
2014	109,310	1,016,518
2015	118,873	1,051,031
2016	136,337	1,183,505
2017	127,609	1,127,167
2018	130,405	1,096,611

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

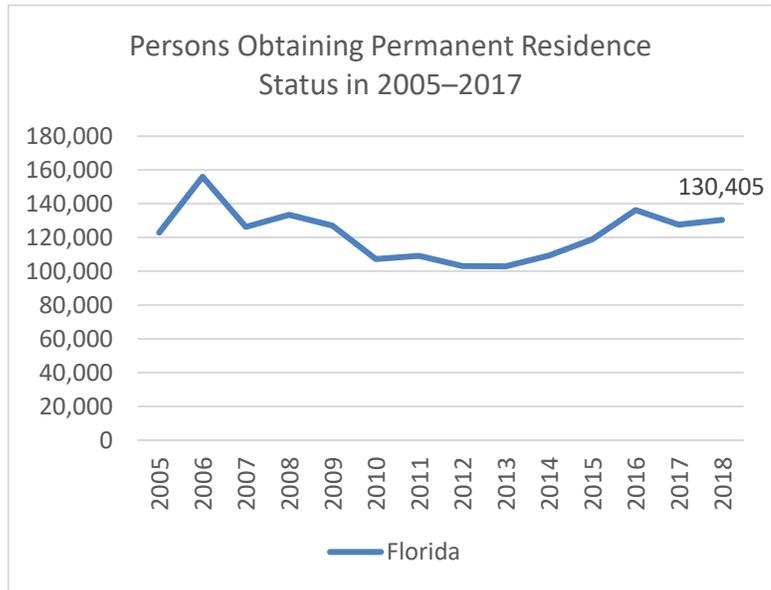


Table 8. Non-immigrant Admissions

	Florida	U.S.
2005	5,061,923	32,003,435
2006	4,942,206	33,667,328
2007	5,418,830	37,149,651
2008	5,978,898	39,381,928
2009	5,538,668	36,231,554
2010	6,064,266	46,471,516
2011	6,690,019	46,471,516
2012	7,234,508	53,887,286
2013	8,089,139	61,052,260
2014	9,180,841	74,930,606
2015	10,253,858	76,638,236
2016	12,271,450	76,786,751
2017	11,036,484	77,643,267
2018	11,128,657	81,279,692

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

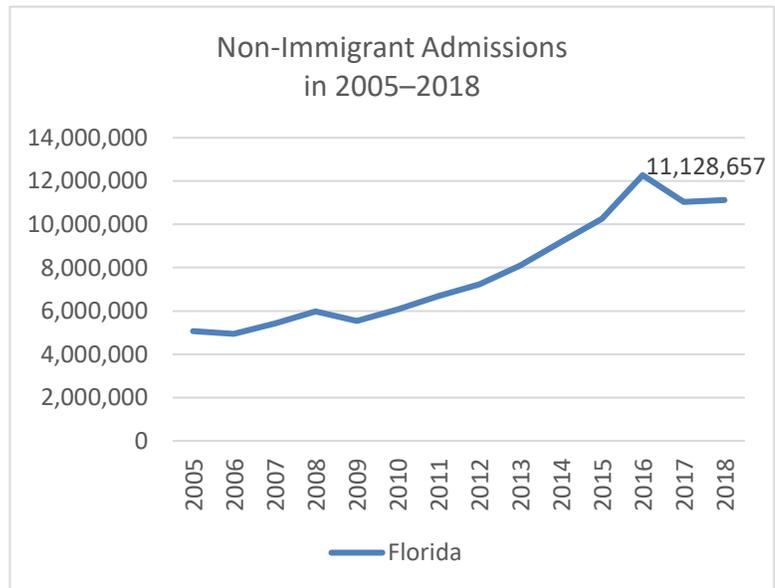


Table 9. Non-immigrant admissions (I-94 only)

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	2,921,085	3,106,583	3,320,805	3,373,660	3,368,152
Business Traveler, Other /2	5,842,313	6,713,838	8,253,310	7,174,144	7,262,632
Students and exchange visitors/3	105,742	117,184	171,624	130,466	133,021
Temporary workers and families/4	177,134	198,641	388,523	229,595	239,131
Diplomats/other representatives/5	19,587	19,337	25,163	20,752	22,665
All other classes	110,938	94,400	105,392	98,136	92,228
Unknown	4,042	110,938	6,633	9,731	10,828
Florida	9,180,841	10,360,921	12,271,450	11,036,484	11,128,657
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:

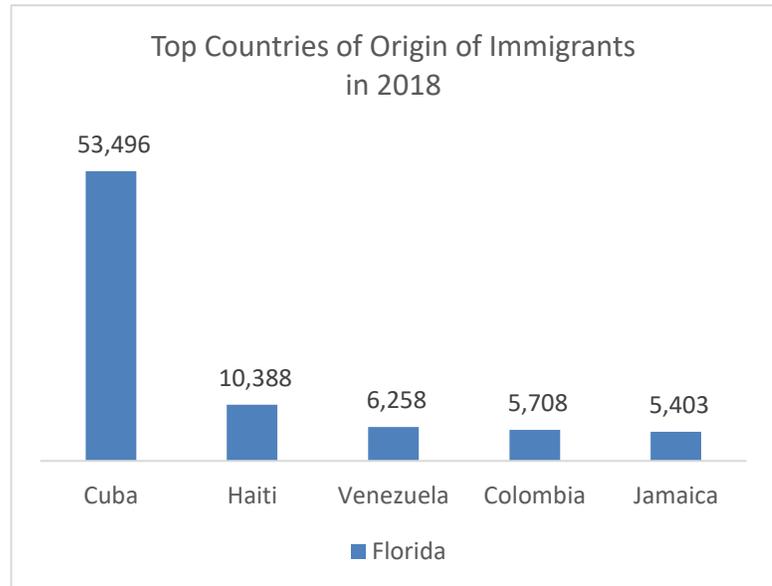
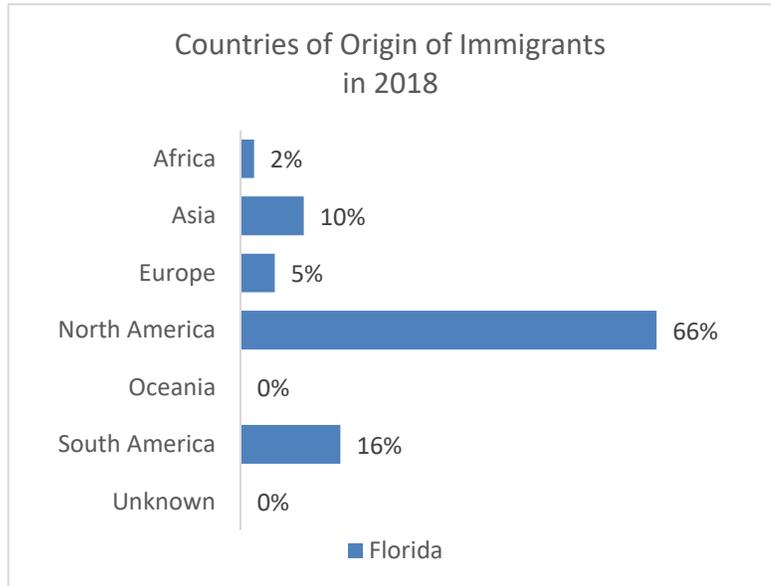
Admissions represent counts of events, i.e., arrivals, not unique individuals.

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	130,405
Africa	2,840
Asia	13,131
Europe	7,138
North America	86,314
Oceania	153
South America	20,733
Unknown	96
COUNTRY	
Total	130,405
Cuba	53,496
Haiti	10,388
Venezuela	6,258
Colombia	5,708
Jamaica	5,403
Dominican Republic	4,344
Mexico	4,048
Brazil	3,475
Philippines	2,452
Honduras	2,269
India	1,982
Peru	1,776
China, People's Republic	1,635
Vietnam	1,530
Ecuador	1,349
Nicaragua	1,228
Guatemala	1,172
El Salvador	1,020
Argentina	935
Canada	911
United Kingdom	899
Russia	801
Bangladesh	662
Ukraine	626
Syria	608
Spain	575

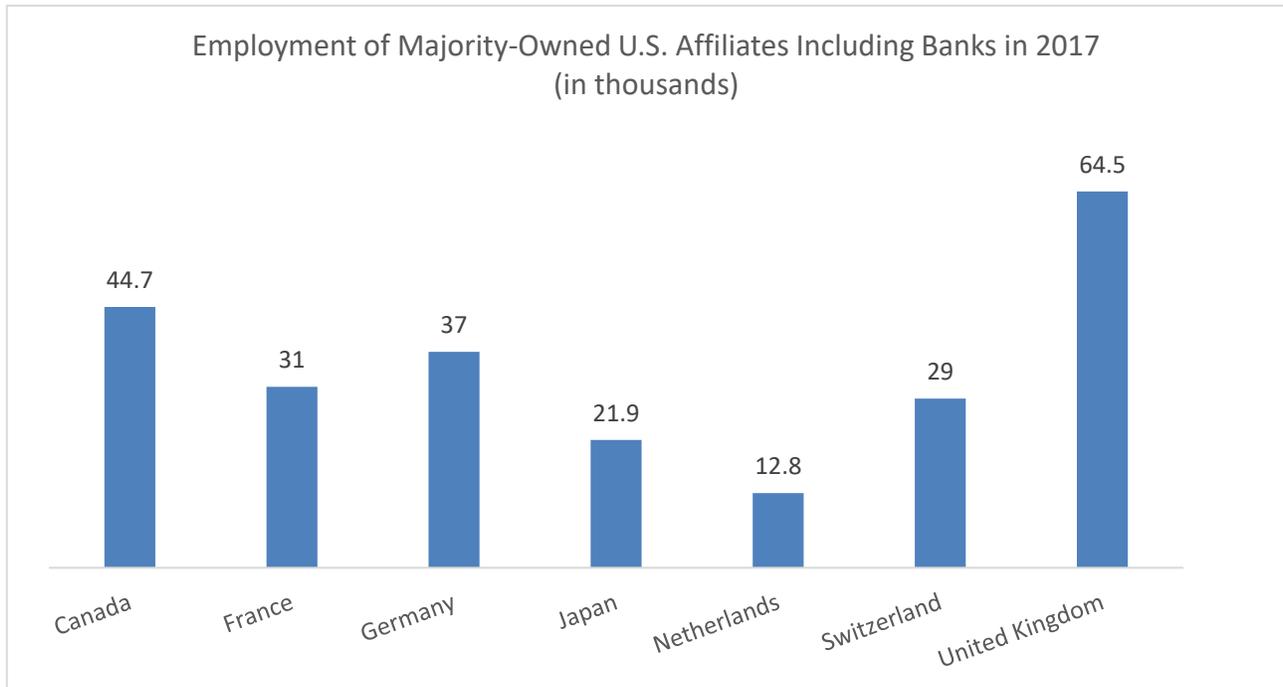


D-Data withheld to limit disclosure

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	\$57,241	3.44
Top 25	\$41,929	73.2
Brazil	\$4,510	7.9
Canada	\$3,749	6.5
Mexico	\$3,335	5.8
Colombia	\$2,431	4.2
Germany	\$2,297	4.0
United Kingdom	\$2,103	3.7
China	\$2,074	3.6
Chile	\$1,928	3.4
Paraguay	\$1,781	3.1
Dominican Republic	\$1,674	2.9
Peru	\$1,497	2.6
Argentina	\$1,361	2.4
Costa Rica	\$1,179	2.1
Panama	\$1,152	2.0
Netherlands	\$1,139	2.0
Switzerland	\$1,112	1.9
Bahamas	\$1,067	1.9
France	\$1,049	1.8
Japan	\$1,012	1.8
Ecuador	\$986	1.7
Hong Kong	\$957	1.7
United Arab Emirates	\$949	1.7
Italy	\$923	1.6
Guatemala	\$881	1.5
Korea, South	\$782	1.4

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.

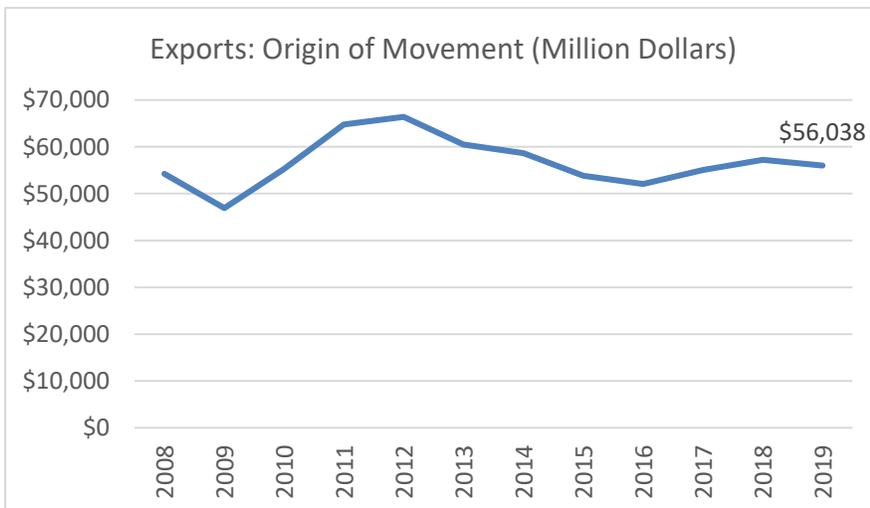


Table 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

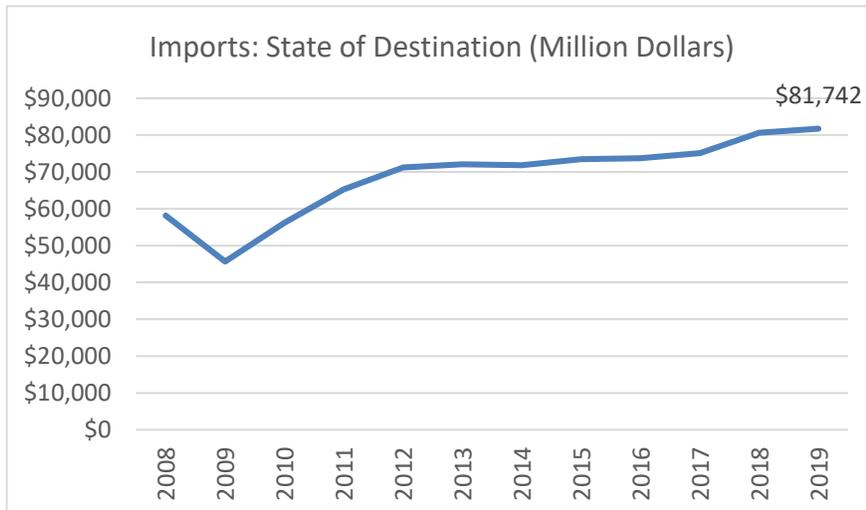
Country	2018 Dollar Volume	Percent Share
World	\$80,613	3.17
Top 25	\$67,301	83.5
China	\$14,153	17.6
Mexico	\$7,539	9.4
Canada	\$4,835	6.0
Germany	\$4,314	5.4
Brazil	\$4,213	5.2
France	\$3,120	3.9
Chile	\$2,824	3.5
Colombia	\$2,302	2.9
Japan	\$2,211	2.7
Vietnam	\$2,152	2.7
Italy	\$2,134	2.6
United Kingdom	\$2,089	2.6
India	\$1,711	2.1
Spain	\$1,409	1.7
Malaysia	\$1,312	1.6
Taiwan	\$1,277	1.6
Dominican Republic	\$1,260	1.6
Guatemala	\$1,232	1.5
Switzerland	\$1,163	1.4
Honduras	\$1,129	1.4
Korea, South	\$1,108	1.4
Peru	\$1,072	1.3
Costa Rica	\$957	1.2
Thailand	\$934	1.2
Ecuador	\$853	1.1

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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