

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.

Indicators for Engaging in International Real Estate in Mississippi

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Chart 1. Net International Migration as of 2019

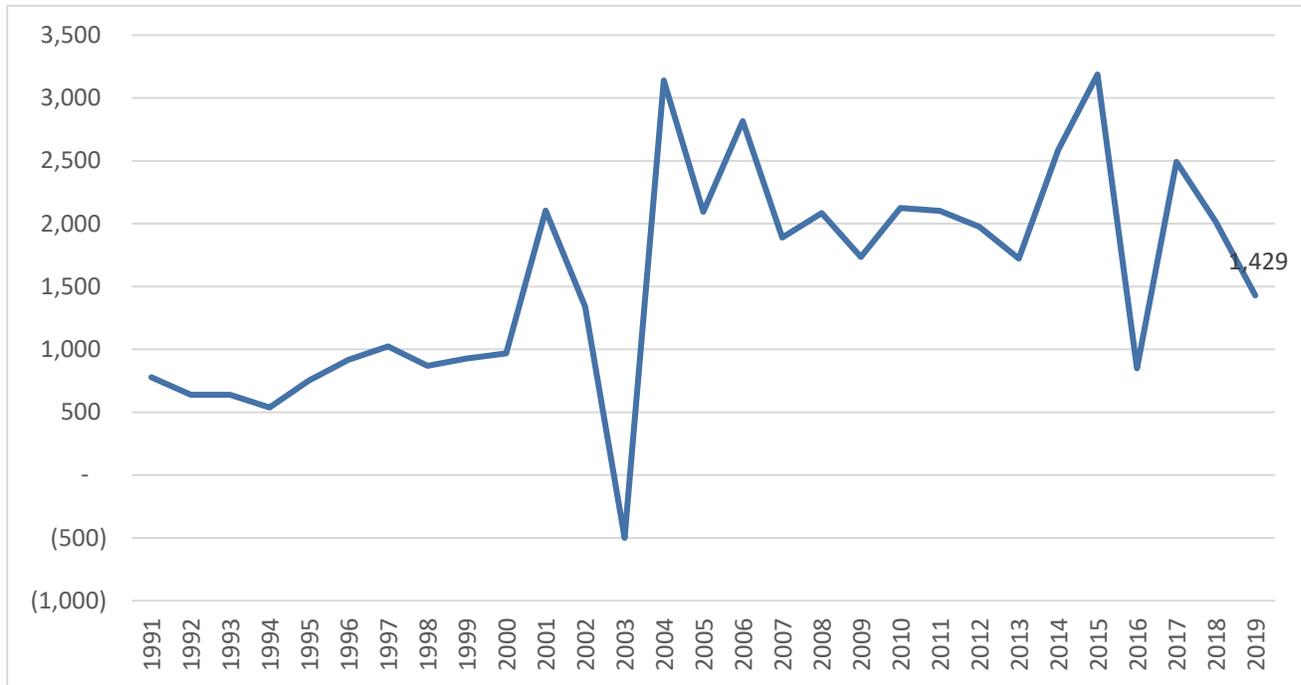


Table 1. Population By Place of Birth in 2018

	Mississippi	U.S.
Total Population, by Place of Birth	2,986,530	327,167,439
Native /1	2,915,670	282,438,718
Foreign-Born /2	70,860	44,728,721
Naturalized	26,595	22,629,737
Not a U.S. Citizen	44,265	22,098,984
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 2018, 1-year estimates, Table DP02

Table 2. Foreign-Born Population in 2018

	Mississippi		U.S.	
Total Foreign-born Population, Excl. Born at Sea	70,860	% share	17,528	% share
Born in Europe	9,517	13%	3,923	22%
Born in Asia	22,507	32%	3,853	22%
Born in Africa	3,008	4%	385	2%
Born in Oceania	465	1%	209	1%
Born in Latin America	33,945	48%	8,410	48%
Born in Northern America	1,418	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
Mississippi	(in %)	(in \$)
Total	68.2	\$43,567
Native	68.6	\$43,499
Foreign Born	52.9	\$46,442
Naturalized	70.0	\$57,930
Not a U.S. Citizen	34.4	\$39,742
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

	Mississippi	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	13.5	19.4
Native	13.5	19.9
Foreign-Born	13.6	17.4
Naturalized	16.2	20.7
Not a U.S. Citizen	11.8	13.8
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	8.3	12.1
Native	8.2	11.9
Foreign-Born	12.2	13.1
Naturalized	16.1	14.8
Not a U.S. Citizen	9.5	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

	Mississippi	U.S.
Civilian Population 16 years old and over	4.7	3.7
Native	4.7	3.8
Foreign-Born	3.1	3.4
Naturalized	2.8	2.8
Not a U.S. Citizen	3.3	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

	Mississippi	U.S.
Percent of Civilian Labor Force 16 years ol and over		
Total Population, 25 years and over	82.8	68.6
Native	76.1	79.5
Foreign-Born	79.1	83.7
Naturalized	77.7	80.7
Not a U.S. Citizen	80.0	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

	Mississippi	U.S.
2005	1,829	1,122,257
2006	1,480	1,266,129
2007	1,593	1,052,415
2008	1,679	1,107,126
2009	1,652	1,130,818
2010	1,709	1,042,625
2011	1,666	1,062,040
2012	1,583	1,031,631
2013	1,716	990,553
2014	1,587	1,016,518
2015	1,587	1,051,031
2016	2,149	1,183,505
2017	1,793	1,127,167
2018	1,643	1,096,611

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

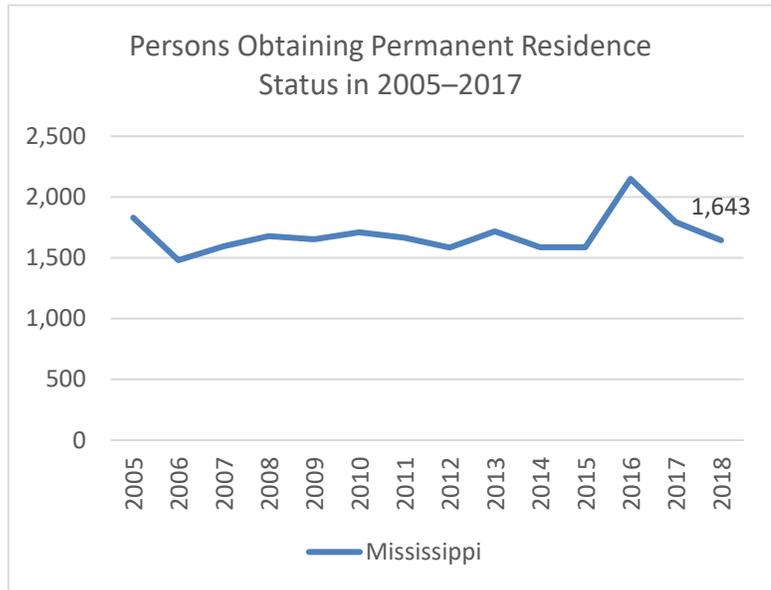


Table 8. Non-immigrant Admissions

	Mississippi	U.S.
2005	23,743	32,003,435
2006	25,197	33,667,328
2007	29,391	37,149,651
2008	27,442	39,381,928
2009	24,473	36,231,554
2010	28,318	46,471,516
2011	33,804	46,471,516
2012	33,540	53,887,286
2013	38,682	61,052,260
2014	42,733	74,930,606
2015	46,524	76,638,236
2016	54,117	76,786,751
2017	53,895	77,643,267
2018	58,182	81,279,692

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

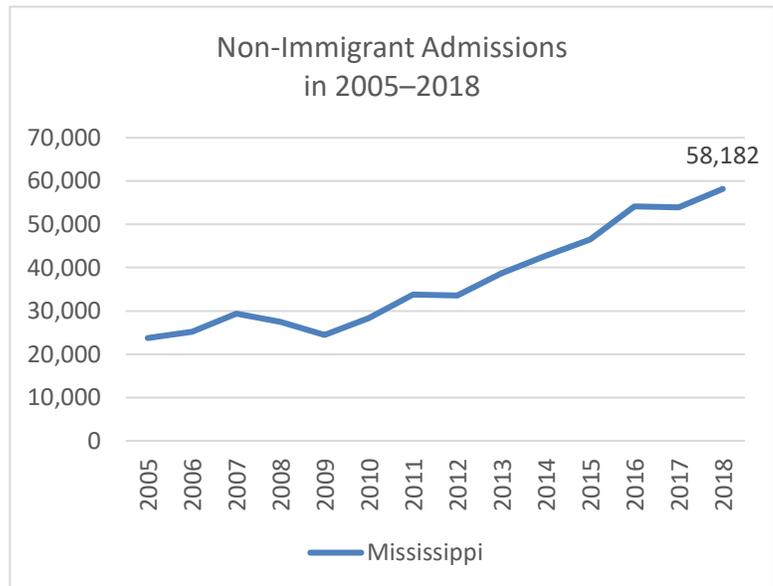


Table 9. Non-immigrant admissions (I-94 only)

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	10,130	10,514	10,031	10,748	10,780
Business Traveler, Other /2	18,833	21,101	28,463	27,653	31,000
Students and exchange visitors/3	4,498	4,912	4,652	4,304	4,298
Temporary workers and families/4	8,111	8,886	9,802	10,015	11,015
Diplomats/other representatives/5	578	670	661	751	740
All other classes	559	392	486	399	330
Unknown	24	559	22	25	19
Mississippi	42,733	47,034	54,117	53,895	58,182
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:

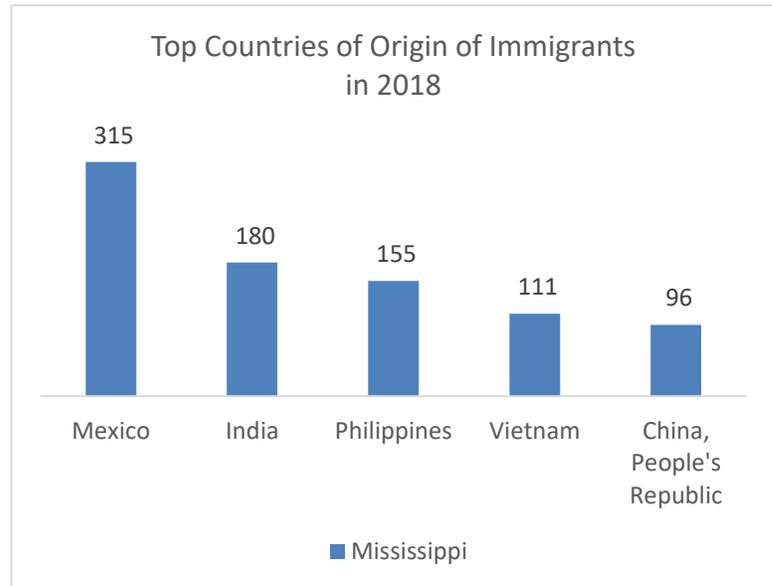
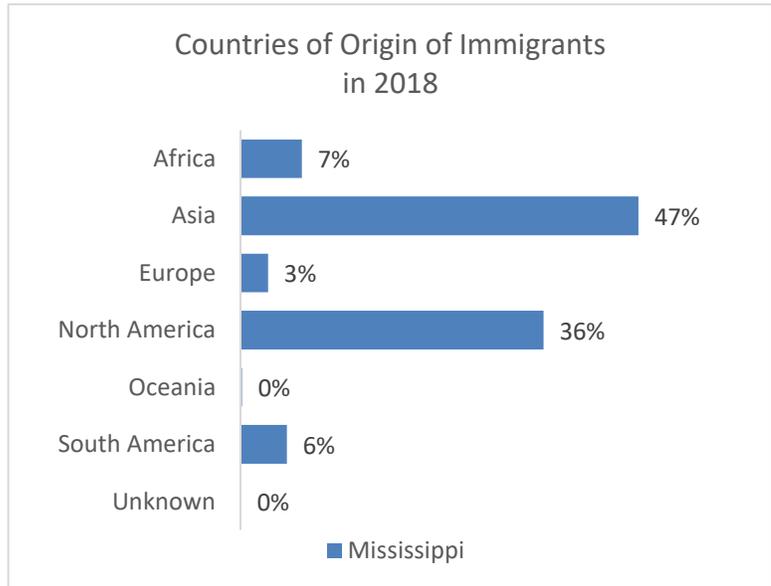
Admissions represent counts of events, i.e., arrivals, not unique individuals.

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	1,643
Africa	120
Asia	780
Europe	54
North America	594
Oceania	3
South America	91
Unknown	1
COUNTRY	
Total	1,643
Mexico	315
India	180
Philippines	155
Vietnam	111
China, People's Republic	96
Honduras	57
Jamaica	50
Yemen	41
Dominican Republic	37
Guatemala	32
Iran	27
El Salvador	26
Cuba	25
Nigeria	23
Brazil	22
Korea, South	22
Pakistan	20
Canada	17
Morocco	17
Colombia	16
Jordan	16
Peru	16
Venezuela	16
Nepal	14
Cambodia	13
Germany	13

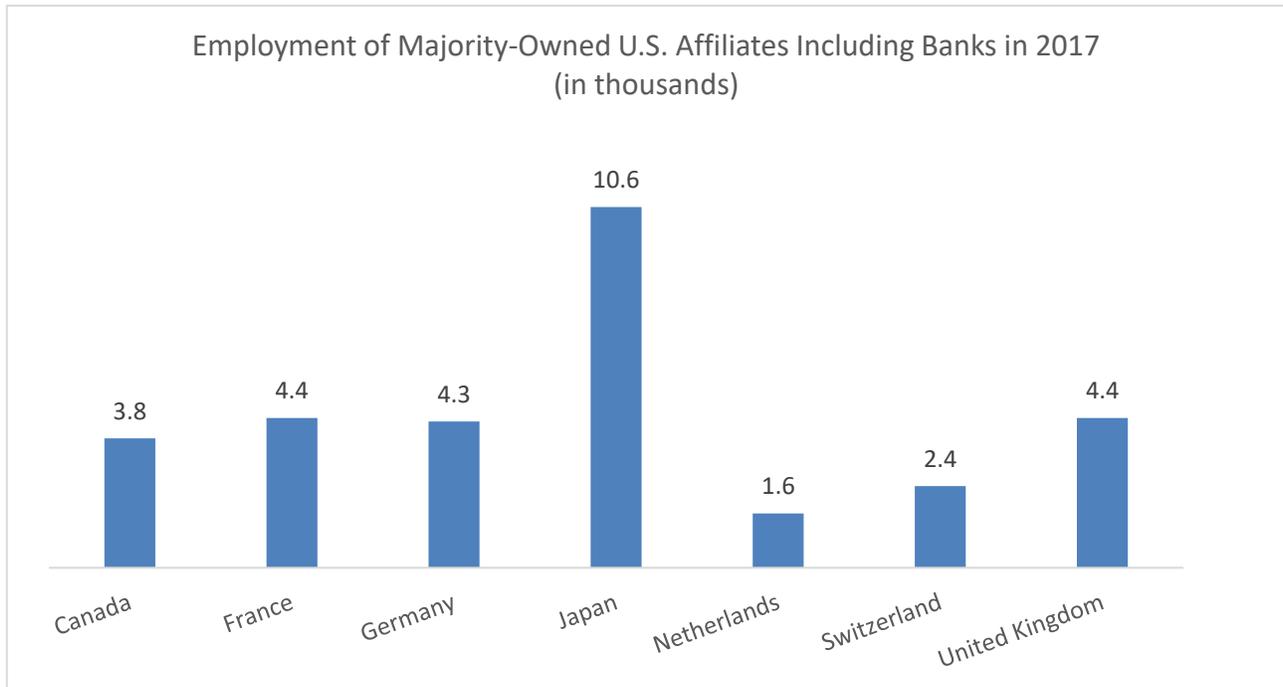


D-Data withheld to limit disclosure

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	\$11,808	0.71
Top 25	\$10,109	85.6
Canada	\$2,221	18.8
Mexico	\$1,182	10.0
Panama	\$1,158	9.8
China	\$638	5.4
Japan	\$526	4.5
Belgium	\$515	4.4
Netherlands	\$495	4.2
Honduras	\$475	4.0
Brazil	\$426	3.6
Guatemala	\$385	3.3
Germany	\$206	1.7
Gibraltar	\$191	1.6
United Kingdom	\$179	1.5
Chile	\$151	1.3
United Arab Emirates	\$139	1.2
Singapore	\$137	1.2
Korea, South	\$137	1.2
Peru	\$136	1.2
Australia	\$136	1.2
El Salvador	\$124	1.0
Indonesia	\$119	1.0
Vietnam	\$118	1.0
France	\$111	0.9
Bangladesh	\$106	0.9
India	\$101	0.9

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.

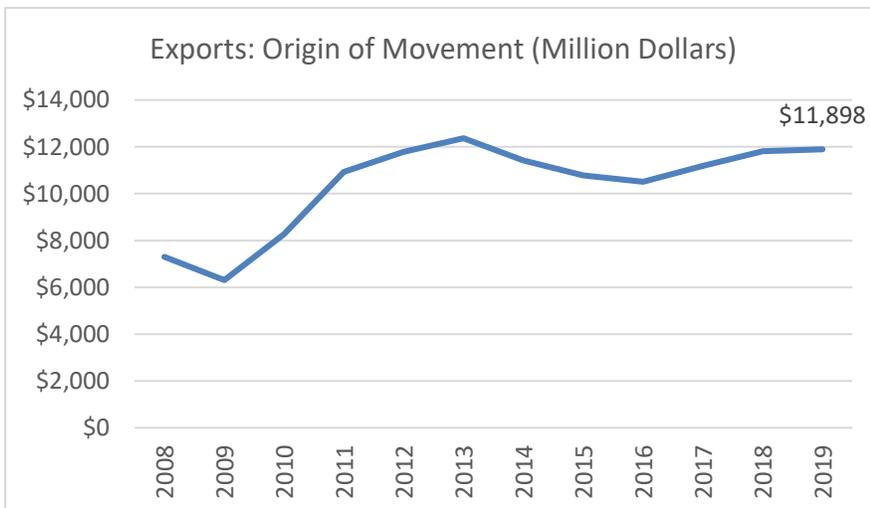


Table 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

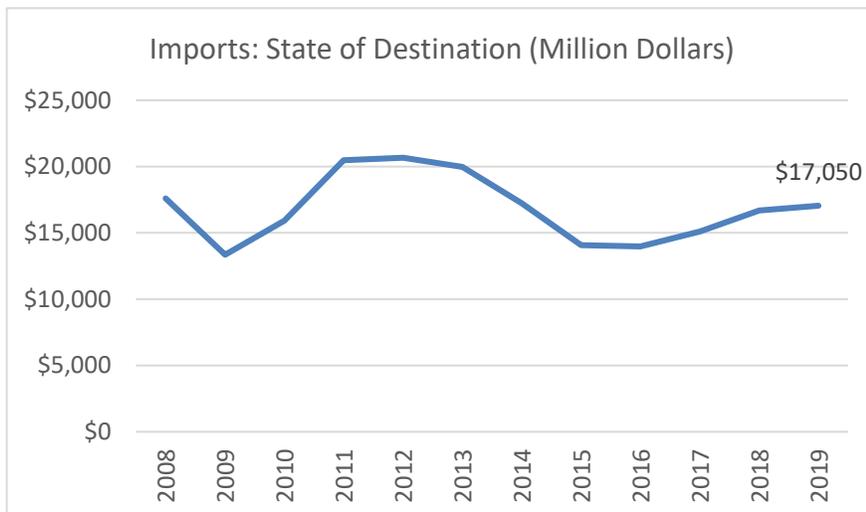
Country	2018 Dollar Volume	Percent Share
World	\$16,677	0.66
Top 25	\$14,956	89.7
China	\$4,157	24.9
Mexico	\$1,573	9.4
Venezuela	\$1,352	8.1
Canada	\$954	5.7
Japan	\$866	5.2
Germany	\$749	4.5
Belgium	\$638	3.8
Vietnam	\$448	2.7
Taiwan	\$357	2.1
Brazil	\$336	2.0
Ireland	\$320	1.9
Malaysia	\$317	1.9
France	\$290	1.7
Russia	\$282	1.7
United Kingdom	\$282	1.7
Italy	\$274	1.6
Ukraine	\$254	1.5
Nigeria	\$246	1.5
Bangladesh	\$226	1.4
Singapore	\$215	1.3
Korea, South	\$188	1.1
Cote d'Ivoire	\$171	1.0
Thailand	\$165	1.0
Honduras	\$155	0.9
India	\$142	0.9

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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