

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 North Carolina

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Chart 1. Net International Migration as of 2019

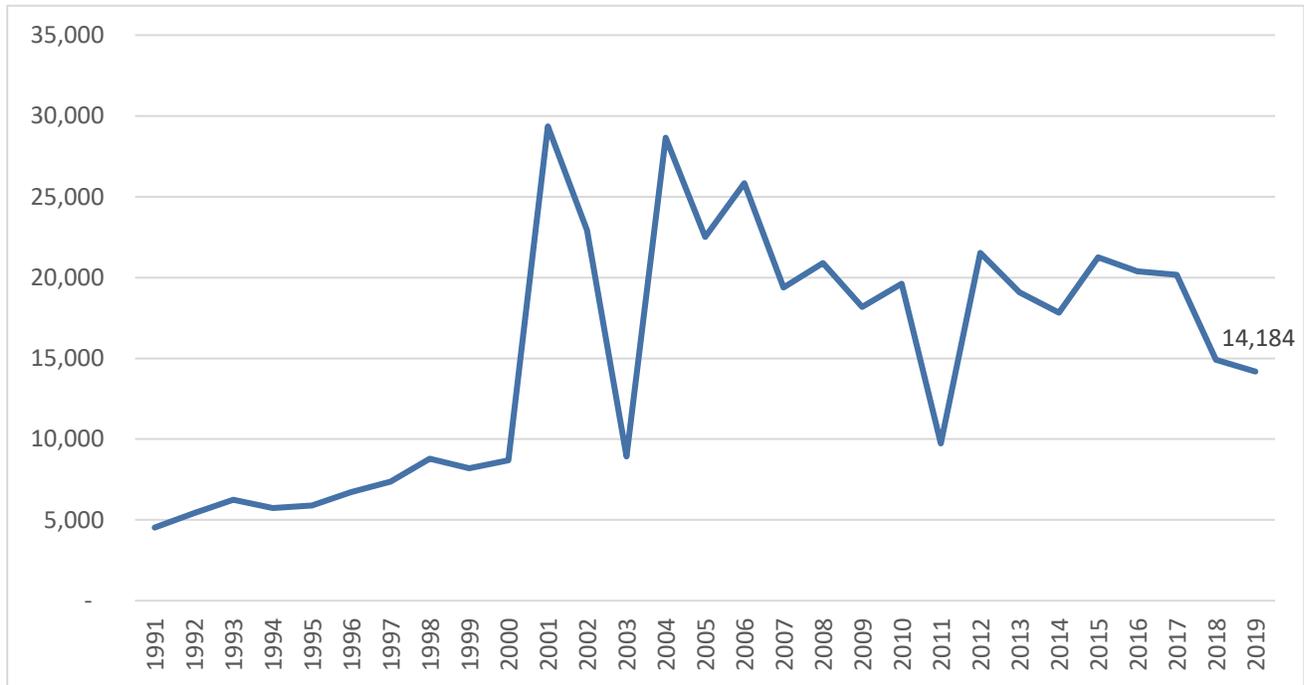


Table 1. Population By Place of Birth in 2018

	North Carolina	U.S.
Total Population, by Place of Birth	10,383,620	327,167,439
Native /1	9,559,443	282,438,718
Foreign-Born /2	824,177	44,728,721
Naturalized	322,458	22,629,737
Not a U.S. Citizen	501,719	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

	North Carolina		U.S.	
Total Foreign-born Population, Excl. Born at Sea	824,177	% share	17,528	% share
Born in Europe	84,782	10%	3,923	22%
Born in Asia	234,510	28%	3,853	22%
Born in Africa	57,793	7%	385	2%
Born in Oceania	4,711	1%	209	1%
Born in Latin America	423,690	51%	8,410	48%
Born in Northern America	18,691	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 \$)
North Carolina		
Total	65.0	\$52,413
Native	66.1	\$52,808
Foreign Born	29.3	\$48,123
Naturalized	38.8	\$62,702
Not a U.S. Citizen	38.8	\$40,139
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

	North Carolina	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	19.6	19.4
Native	19.9	19.9
Foreign-Born	16.6	17.4
Naturalized	22.1	20.7
Not a U.S. Citizen	12.9	13.8
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	10.9	12.1
Native	10.6	11.9
Foreign-Born	14.2	13.1
Naturalized	19.1	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

	North Carolina	U.S.
Civilian Population 16 years old and over	3.8	3.7
Native	3.9	3.8
Foreign-Born	3.4	3.4
Naturalized	2.8	2.8
Not a U.S. Citizen	3.7	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

	North Carolina	U.S.
Percent of Civilian Labor Force 16 years old and over		
Total Population, 25 years and over	78.7	68.6
Native	79.1	79.5
Foreign-Born	86.4	83.7
Naturalized	81.8	80.7
Not a U.S. Citizen	89.3	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

	North Carolina	U.S.
2005	16,710	1,122,257
2006	18,987	1,266,129
2007	15,469	1,052,415
2008	15,174	1,107,126
2009	18,562	1,130,818
2010	16,112	1,042,625
2011	17,571	1,062,040
2012	17,487	1,031,631
2013	16,798	990,553
2014	17,152	1,016,518
2015	18,495	1,051,031
2016	20,811	1,183,505
2017	21,184	1,127,167
2018	20,838	1,096,611

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

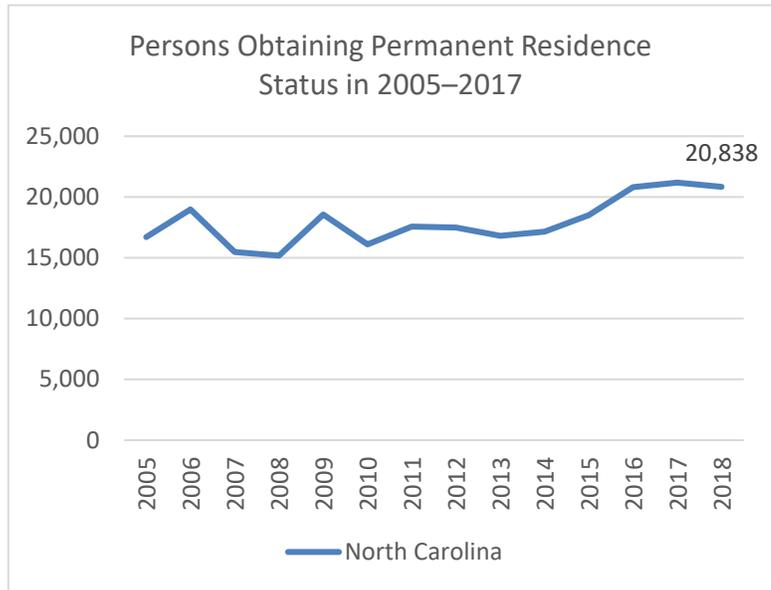


Table 8. Non-immigrant Admissions

	North Carolina	U.S.
2005	224,801	32,003,435
2006	235,417	33,667,328
2007	260,616	37,149,651
2008	264,875	39,381,928
2009	227,639	36,231,554
2010	251,703	46,471,516
2011	272,111	46,471,516
2012	283,962	53,887,286
2013	314,486	61,052,260
2014	354,083	74,930,606
2015	402,304	76,638,236
2016	493,951	76,786,751
2017	478,602	77,643,267
2018	500,393	81,279,692

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

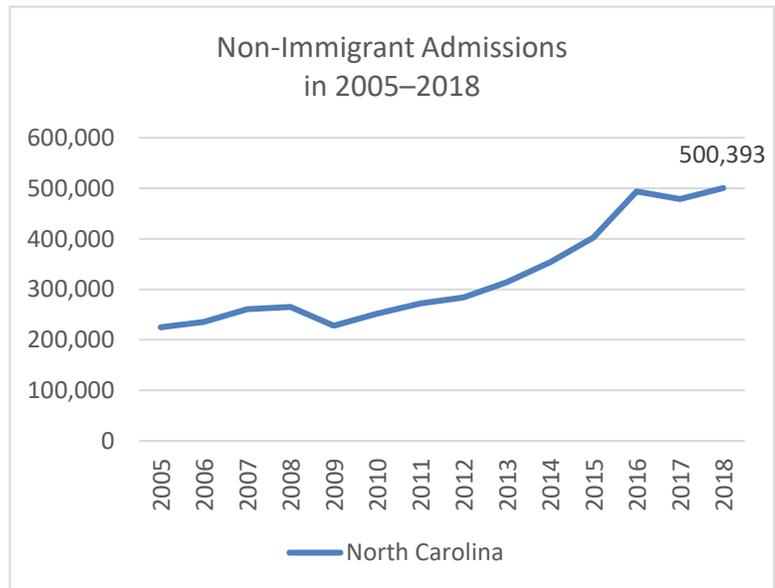


Table 9. Non-immigrant admissions (I-94 only)

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	113,855	119,017	126,700	129,806	129,889
Business Traveler, Other /2	153,911	188,687	259,772	239,385	255,158
Students and exchange visitors/3	31,114	33,055	34,736	36,161	37,780
Temporary workers and families/4	51,311	57,927	68,309	68,790	73,763
Diplomats/other representatives/5	2,214	2,212	2,128	2,635	2,518
All other classes	1,514	1,215	1,950	1,498	1,001
Unknown	164	1,514	356	327	284
North Carolina	354,083	403,627	493,951	478,602	500,393
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	20,838
Africa	3,042
Asia	7,083
Europe	1,664
North America	7,532
Oceania	64
South America	1,426
Unknown	27
COUNTRY	
Total	20,838
Mexico	3,566
India	1,440
El Salvador	802
China, People's Republic	770
Honduras	730
Vietnam	717
Philippines	609
Dominican Republic	590
Cuba	580
Syria	576
Congo, Democratic Republic	523
Colombia	442
Pakistan	380
Ukraine	320
Guatemala	312
Nigeria	302
Burma	292
Nepal	280
Jamaica	278
Brazil	264
United Kingdom	259
Korea, South	254
Russia	240
Canada	225
Afghanistan	209
Venezuela	208

D-Data withheld to limit disclosure

Source: U.S. Department of Homeland Security

Yearbook of Immigration Statistics, 2017, Supplemental Table 1.

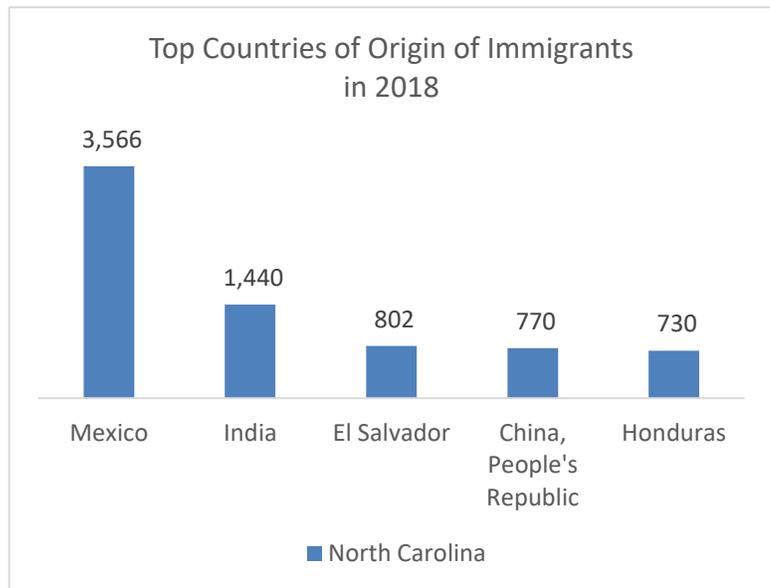
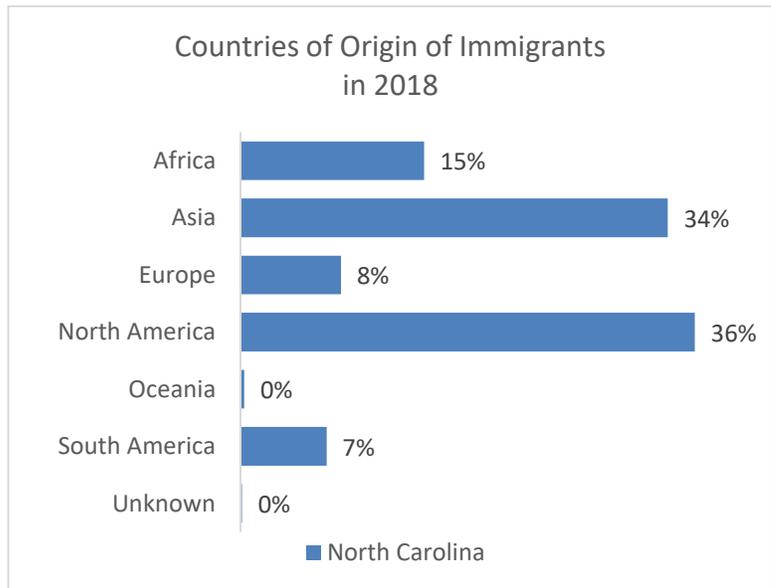
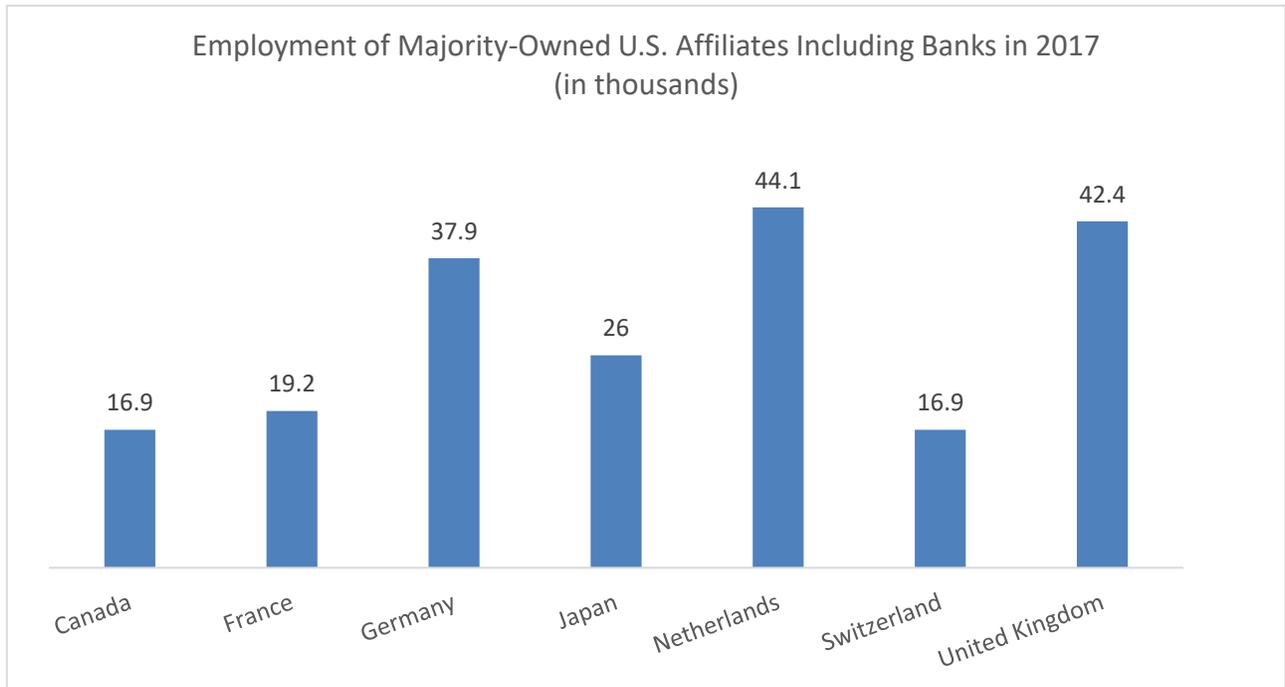


Table 11. Employment of Majority-Owned U.S. Affiliates of Foreign Multinational Companies



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	\$32,730	1.97
Top 25	\$28,617	87.4
Canada	\$6,628	20.2
Mexico	\$3,779	11.5
China	\$2,339	7.1
France	\$1,914	5.8
Japan	\$1,602	4.9
Saudi Arabia	\$1,404	4.3
Netherlands	\$1,046	3.2
Germany	\$1,018	3.1
United Kingdom	\$970	3.0
Belgium	\$904	2.8
Honduras	\$810	2.5
Ireland	\$687	2.1
Korea, South	\$621	1.9
Spain	\$620	1.9
Hong Kong	\$601	1.8
India	\$493	1.5
Brazil	\$481	1.5
Singapore	\$472	1.4
Australia	\$437	1.3
Italy	\$385	1.2
Dominican Republic	\$347	1.1
Taiwan	\$297	0.9
El Salvador	\$280	0.9
Indonesia	\$243	0.7
Vietnam	\$238	0.7

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.

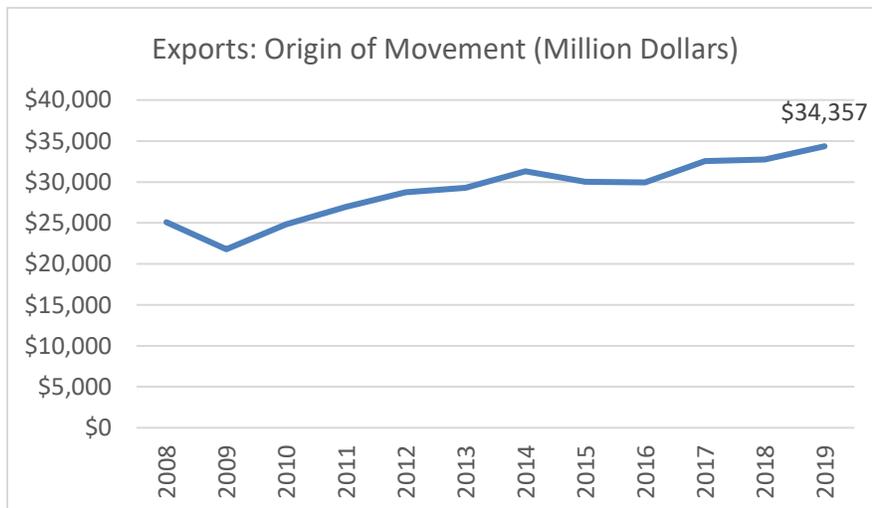


Table 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

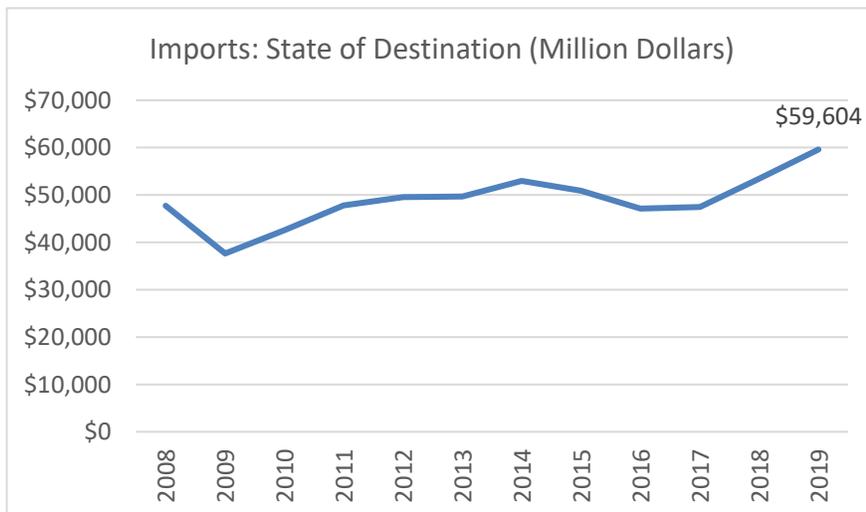
Country	2018 Dollar Volume	Percent Share
World	\$53,430	2.10
Top 25	\$46,870	87.7
China	\$11,174	20.9
Mexico	\$7,697	14.4
Canada	\$3,634	6.8
Germany	\$3,351	6.3
Japan	\$2,839	5.3
France	\$2,024	3.8
United Kingdom	\$1,710	3.2
Italy	\$1,672	3.1
Vietnam	\$1,491	2.8
India	\$1,369	2.6
Singapore	\$1,258	2.4
Taiwan	\$948	1.8
Korea, South	\$871	1.6
Honduras	\$867	1.6
Dominican Republic	\$736	1.4
Thailand	\$671	1.3
Turkey	\$582	1.1
El Salvador	\$573	1.1
Indonesia	\$561	1.0
Brazil	\$522	1.0
Austria	\$520	1.0
Netherlands	\$468	0.9
Sweden	\$463	0.9
Malaysia	\$451	0.8
Belgium	\$420	0.8

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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