

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.

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Chart 1. Net International Migration as of 2019

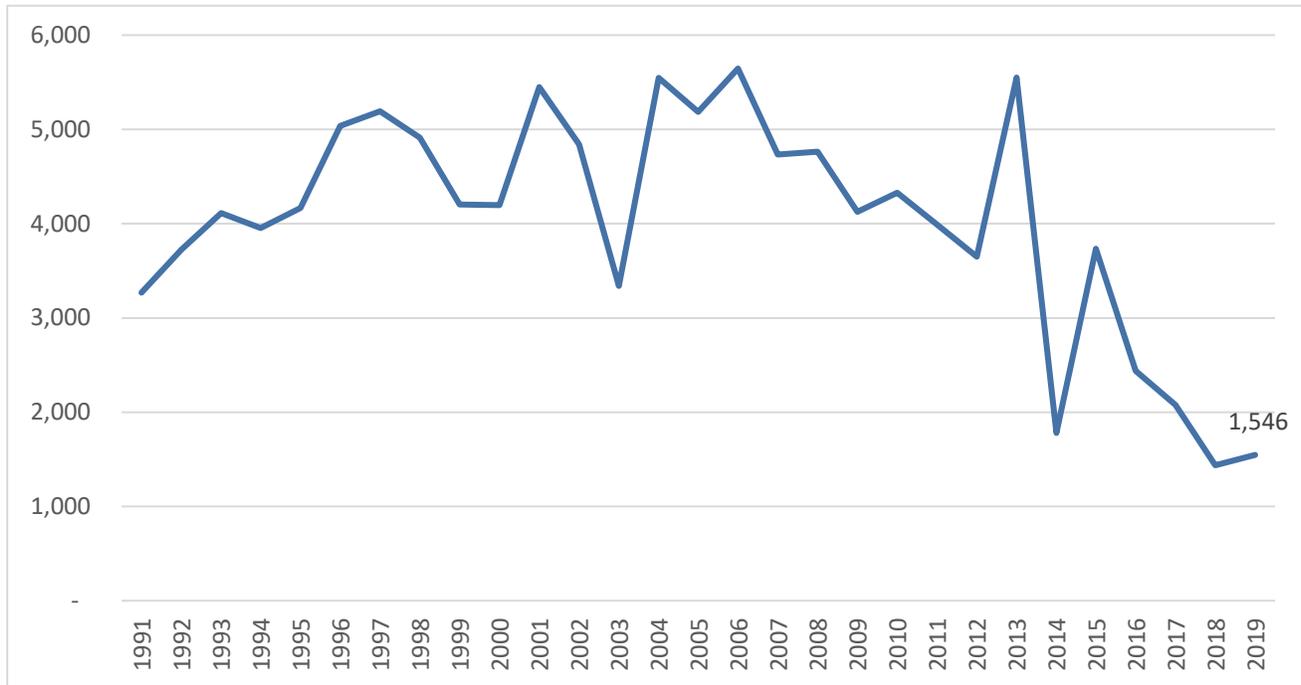


Table 1. Population By Place of Birth in 2018

	New Mexico	U.S.
Total Population, by Place of Birth	2,095,428	327,167,439
Native /1	1,896,906	282,438,718
Foreign-Born /2	198,522	44,728,721
Naturalized	81,684	22,629,737
Not a U.S. Citizen	116,838	22,098,984
Percent, Foreign-Born	9%	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

	New Mexico		U.S.	
Total Foreign-born Population, Excl. Born at Sea	198,522	% share	17,528	% share
Born in Europe	12,246	6%	3,923	22%
Born in Asia	27,004	14%	3,853	22%
Born in Africa	4,734	2%	385	2%
Born in Oceania	767	0%	209	1%
Born in Latin America	151,368	76%	8,410	48%
Born in Northern America	2,403	1%	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
New Mexico	(in %)	(in \$)
Total	67.6	\$48,059
Native	68.1	\$49,611
Foreign Born	39.8	\$37,076
Naturalized	49.9	\$45,401
Not a U.S. Citizen	53.2	\$31,802
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

	New Mexico	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	15.3	19.4
Native	16.1	19.9
Foreign-Born	9.5	17.4
Naturalized	12.0	20.7
Not a U.S. Citizen	7.6	13.8
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	11.8	12.1
Native	12.2	11.9
Foreign-Born	8.9	13.1
Naturalized	13.5	14.8
Not a U.S. Citizen	5.7	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

	New Mexico	U.S.
Civilian Population 16 years old and over	4.1	3.7
Native	4.2	3.8
Foreign-Born	3.6	3.4
Naturalized	2.6	2.8
Not a U.S. Citizen	4.2	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

	New Mexico	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	77.6	83.7
Naturalized	70.7	80.7
Not a U.S. Citizen	82.1	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

	New Mexico	U.S.
2005	3,513	1,122,257
2006	3,805	1,266,129
2007	3,112	1,052,415
2008	3,509	1,107,126
2009	3,887	1,130,818
2010	3,528	1,042,625
2011	3,767	1,062,040
2012	3,714	1,031,631
2013	3,664	990,553
2014	3,359	1,016,518
2015	3,626	1,051,031
2016	4,104	1,183,505
2017	4,002	1,127,167
2018	4,296	1,096,611

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

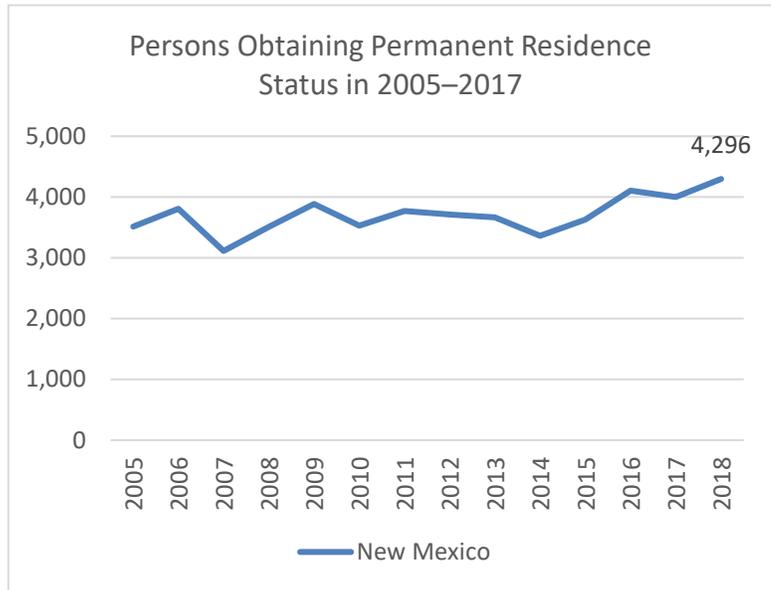


Table 8. Non-immigrant Admissions

	New Mexico	U.S.
2005	152,868	32,003,435
2006	176,951	33,667,328
2007	250,413	37,149,651
2008	226,477	39,381,928
2009	245,265	36,231,554
2010	544,126	46,471,516
2011	630,960	46,471,516
2012	570,067	53,887,286
2013	587,505	61,052,260
2014	307,393	74,930,606
2015	310,227	76,638,236
2016	369,908	76,786,751
2017	599,912	77,643,267
2018	750,245	81,279,692

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

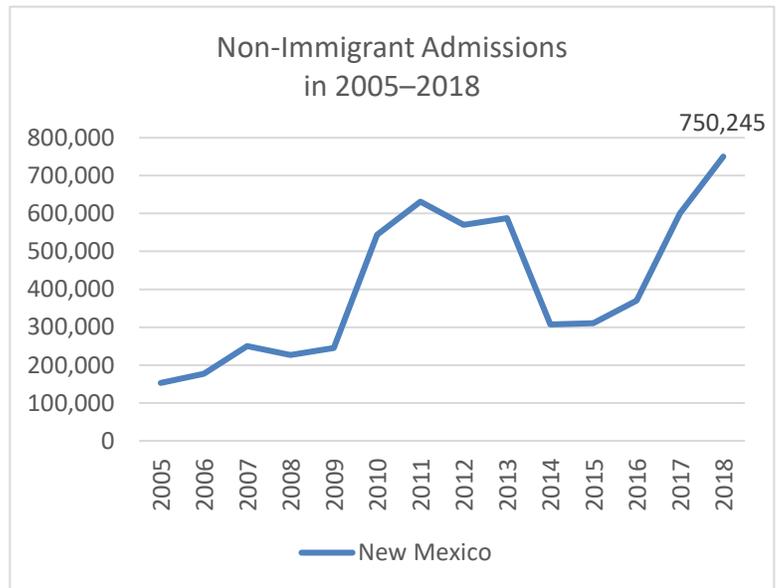


Table 9. Non-immigrant admissions (I-94 only)

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	18,577	17,000	24,731	19,042	17,775
Business Traveler, Other /2	275,819	280,377	326,077	566,095	715,089
Students and exchange visitors/3	6,131	5,828	7,360	6,141	6,897
Temporary workers and families/4	3,294	3,267	7,974	5,329	7,909
Diplomats/other representatives/5	3,213	3,491	3,109	3,047	2,393
All other classes	299	208	558	187	149
Unknown	60	299	99	71	33
New Mexico	307,393	310,470	369,908	599,912	750,245
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:

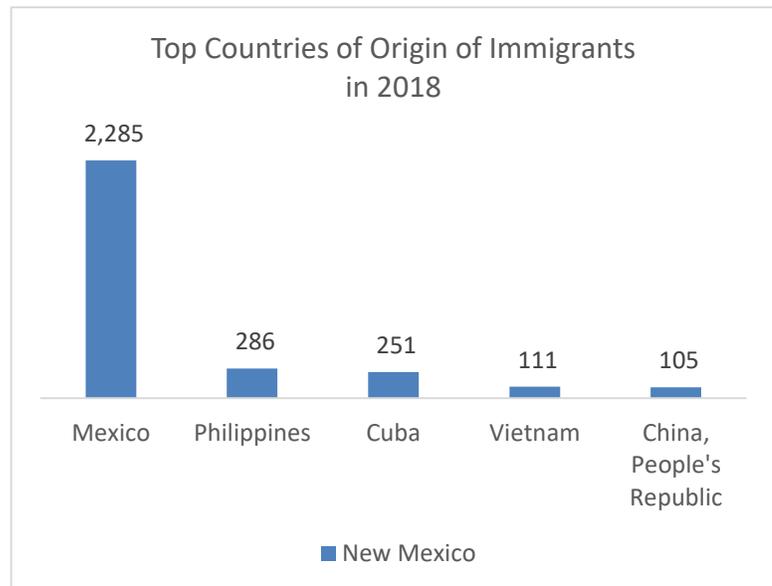
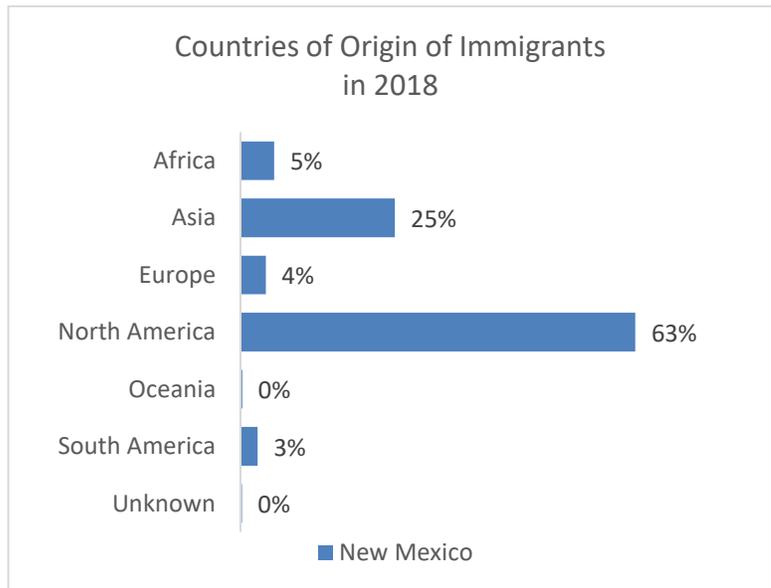
Admissions represent counts of events, i.e., arrivals, not unique individuals.

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	4,296
Africa	231
Asia	1,054
Europe	173
North America	2,699
Oceania	12
South America	117
Unknown	10
COUNTRY	
Total	4,296
Mexico	2,285
Philippines	286
Cuba	251
Vietnam	111
China, People's Republic	105
India	99
Afghanistan	67
Iraq	54
Tanzania	52
Syria	42
Pakistan	39
Colombia	37
United Kingdom	37
Iran	36
El Salvador	33
Korea, South	33
Guatemala	28
Congo, Democratic Republic	26
Canada	25
Japan	25
Nepal	24
Venezuela	24
Germany	23
Honduras	23
Jamaica	23
Nigeria	23

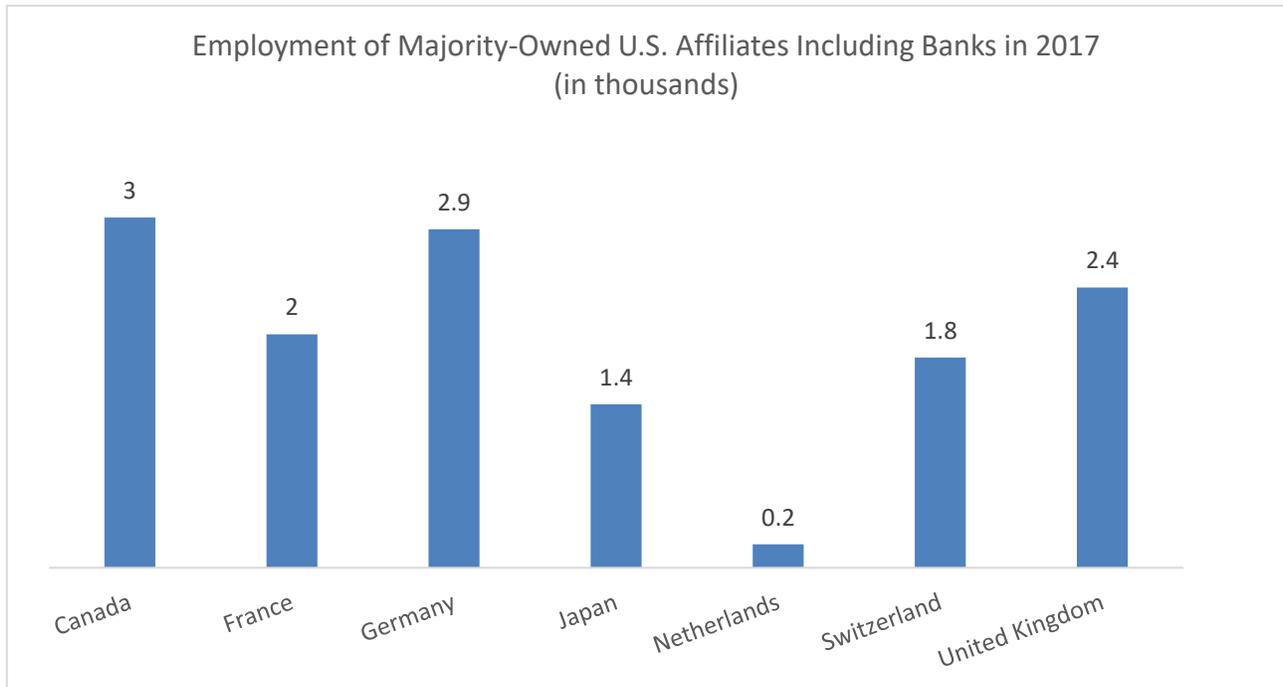


D-Data withheld to limit disclosure

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	\$3,655	0.22
Top 25	\$3,512	96.1
Mexico	\$1,419	38.8
China	\$1,105	30.2
Japan	\$241	6.6
Korea, South	\$121	3.3
Canada	\$116	3.2
Germany	\$63	1.7
Australia	\$42	1.2
Poland	\$38	1.0
Singapore	\$37	1.0
Belgium	\$36	1.0
Ireland	\$33	0.9
Netherlands	\$27	0.8
India	\$26	0.7
United Kingdom	\$25	0.7
Italy	\$23	0.6
Turkey	\$23	0.6
Chile	\$20	0.6
Brazil	\$19	0.5
Hong Kong	\$19	0.5
Israel	\$16	0.4
France	\$14	0.4
Taiwan	\$13	0.4
Thailand	\$13	0.3
Indonesia	\$12	0.3
Colombia	\$12	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.

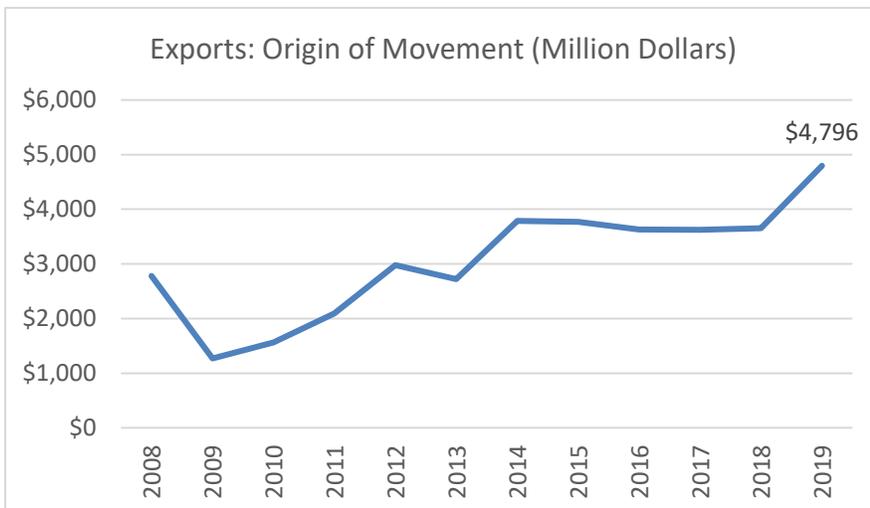


Table 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

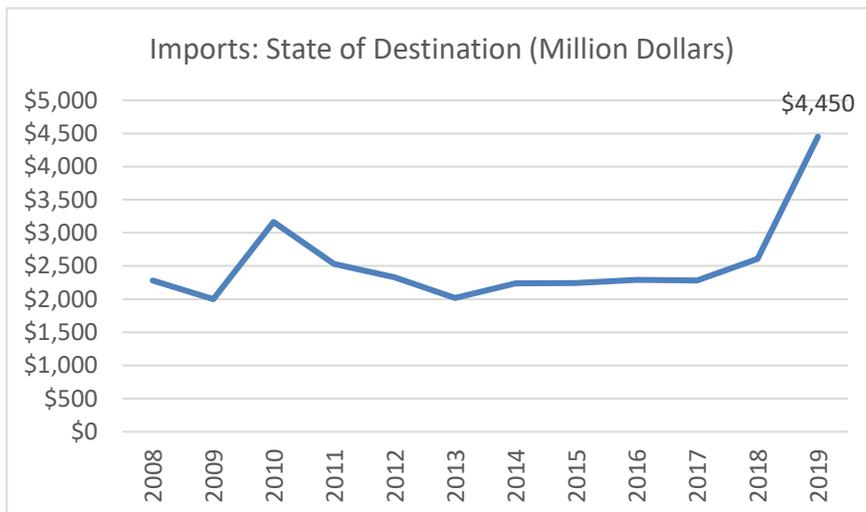
Country	2018 Dollar Volume	Percent Share
World	\$2,606	0.10
Top 25	\$2,566	98.5
Mexico	\$798	30.6
China	\$670	25.7
Canada	\$319	12.2
Austria	\$99	3.8
Netherlands	\$98	3.8
Germany	\$91	3.5
Taiwan	\$69	2.7
India	\$56	2.2
Japan	\$55	2.1
Switzerland	\$50	1.9
United Kingdom	\$49	1.9
Israel	\$38	1.4
France	\$28	1.1
Korea, South	\$23	0.9
Malaysia	\$19	0.7
Italy	\$18	0.7
Singapore	\$16	0.6
Ireland	\$16	0.6
Belgium	\$13	0.5
Thailand	\$8	0.3
Hong Kong	\$7	0.3
Spain	\$7	0.3
Czech Republic	\$7	0.3
Romania	\$5	0.2
Portugal	\$5	0.2

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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