

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

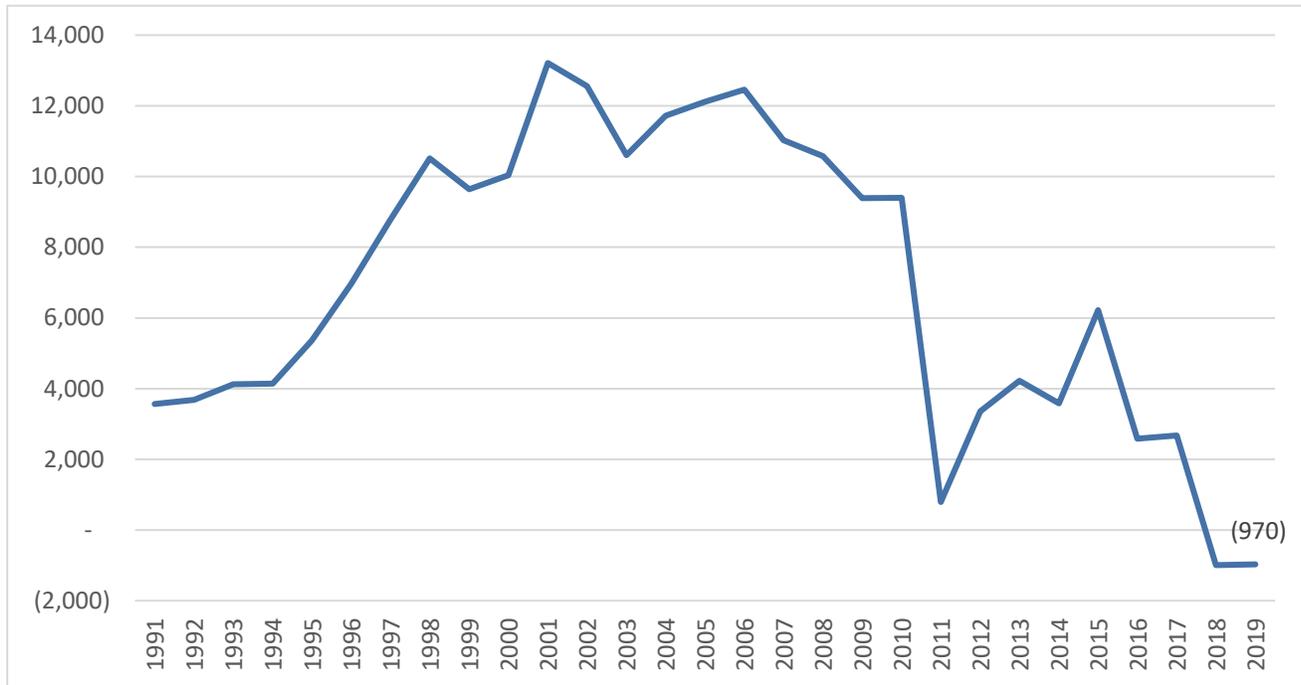


Table 1. Population By Place of Birth in 2018

	Nevada	U.S.
Total Population, by Place of Birth	3,034,392	327,167,439
Native /1	2,446,706	282,438,718
Foreign-Born /2	587,686	44,728,721
Naturalized	302,223	22,629,737
Not a U.S. Citizen	285,463	22,098,984
Percent, Foreign-Born	19%	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

	Nevada		U.S.	
Total Foreign-born Population, Excl. Born at Sea	587,686	% share	17,528	% share
Born in Europe	44,865	8%	3,923	22%
Born in Asia	184,580	31%	3,853	22%
Born in Africa	23,496	4%	385	2%
Born in Oceania	3,326	1%	209	1%
Born in Latin America	320,982	55%	8,410	48%
Born in Northern America	10,437	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
Nevada	(in %)	(in \$)
Total	55.8	\$57,598
Native	56.6	\$59,626
Foreign Born	56.6	\$51,386
Naturalized	69.7	\$60,594
Not a U.S. Citizen	35.9	\$41,983
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

	Nevada	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	15.9	19.4
Native	16.4	19.9
Foreign-Born	14.4	17.4
Naturalized	18.7	20.7
Not a U.S. Citizen	10.0	13.8
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	8.4	12.1
Native	9.2	11.9
Foreign-Born	6.0	13.1
Naturalized	8.1	14.8
Not a U.S. Citizen	3.8	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

	Nevada	U.S.
Civilian Population 16 years old and over	4.4	3.7
Native	4.6	3.8
Foreign-Born	3.6	3.4
Naturalized	2.9	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

	Nevada	U.S.
Percent of Civilian Labor Force 16 years ol and over		
Total Population, 25 years and over	79.8	68.6
Native	81.1	79.5
Foreign-Born	88.2	83.7
Naturalized	85.6	80.7
Not a U.S. Citizen	90.6	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

	Nevada	U.S.
2005	9,823	1,122,257
2006	14,713	1,266,129
2007	12,308	1,052,415
2008	11,768	1,107,126
2009	12,334	1,130,818
2010	10,803	1,042,625
2011	10,449	1,062,040
2012	10,343	1,031,631
2013	9,886	990,553
2014	10,089	1,016,518
2015	11,053	1,051,031
2016	11,555	1,183,505
2017	12,733	1,127,167
2018	10,851	1,096,611

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

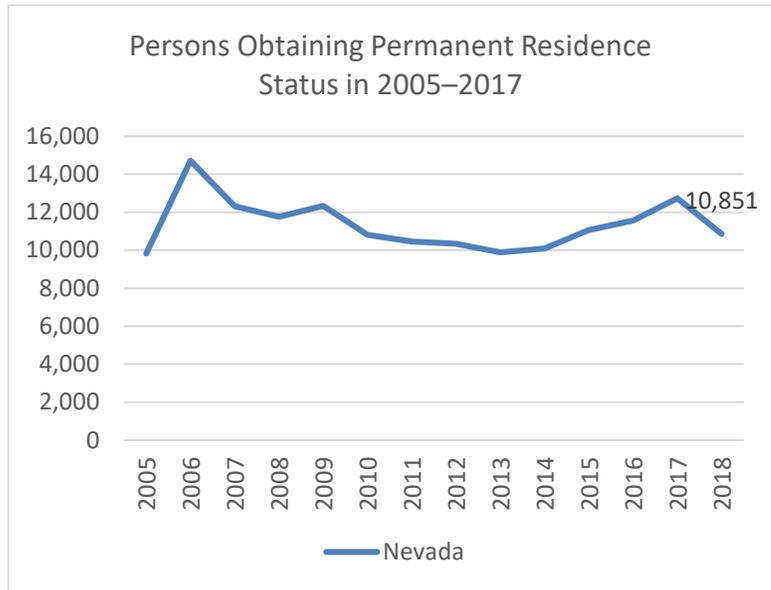


Table 8. Non-immigrant Admissions

	Nevada	U.S.
2005	1,004,080	32,003,435
2006	1,067,921	33,667,328
2007	1,182,712	37,149,651
2008	1,299,009	39,381,928
2009	1,089,367	36,231,554
2010	1,481,485	46,471,516
2011	1,729,040	46,471,516
2012	1,793,376	53,887,286
2013	2,128,680	61,052,260
2014	2,293,655	74,930,606
2015	2,489,732	76,638,236
2016	2,797,238	76,786,751
2017	2,789,898	77,643,267
2018	2,910,086	81,279,692

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

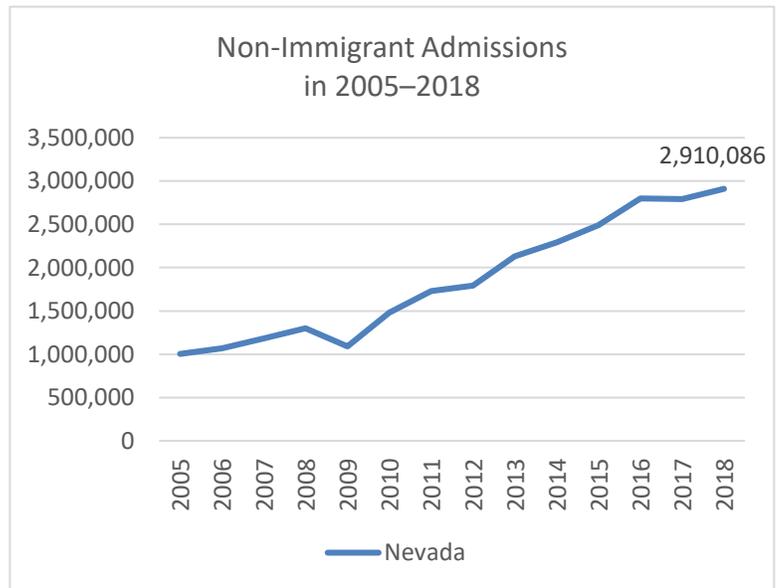


Table 9. Non-immigrant admissions (I-94 only)

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	784,616	803,227	850,201	875,402	836,445
Business Traveler, Other /2	1,481,769	1,658,582	1,867,622	1,879,609	2,036,418
Students and exchange visitors/3	5,987	6,308	18,768	7,310	7,722
Temporary workers and families/4	15,785	17,052	51,307	22,143	24,461
Diplomats/other representatives/5	3,832	3,277	4,641	3,888	3,917
All other classes	1,382	1,050	4,067	823	741
Unknown	284	1,382	632	723	382
Nevada	2,293,655	2,490,878	2,797,238	2,789,898	2,910,086
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:

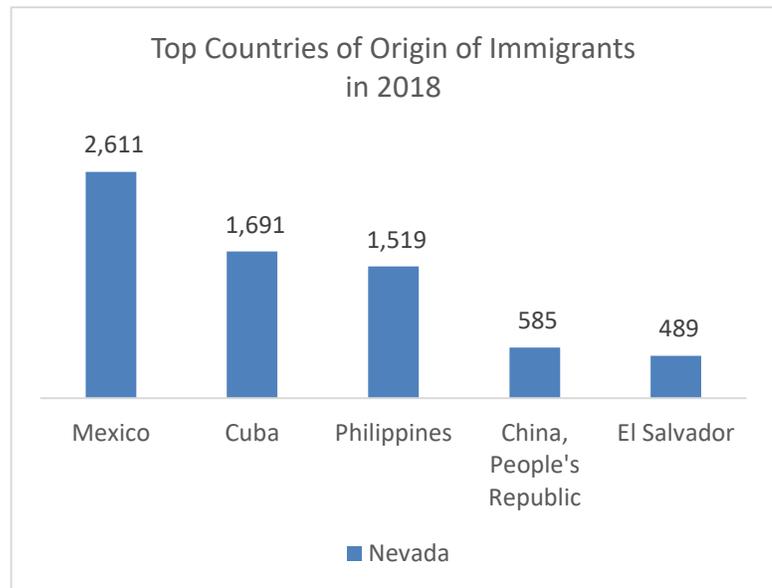
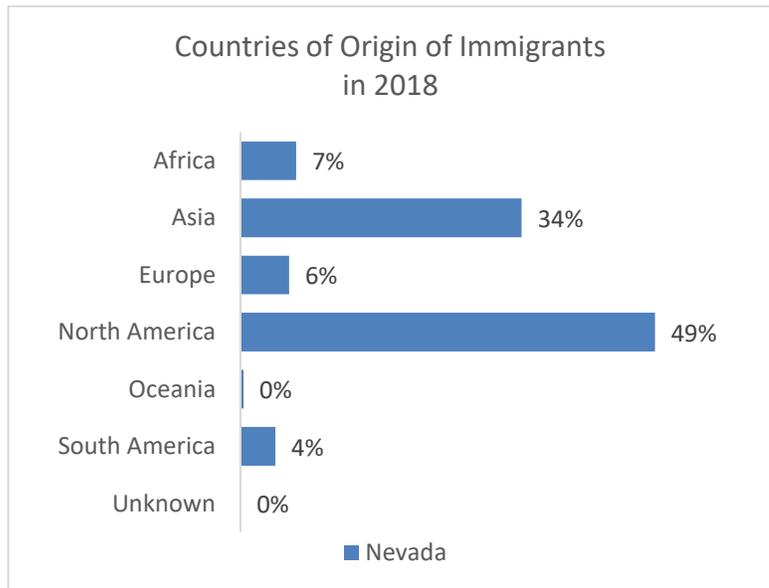
Admissions represent counts of events, i.e., arrivals, not unique individuals.

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	10,851
Africa	720
Asia	3,640
Europe	630
North America	5,367
Oceania	40
South America	452
Unknown	2
COUNTRY	
Total	10,851
Mexico	2,611
Cuba	1,691
Philippines	1,519
China, People's Republic	585
El Salvador	489
Ethiopia	337
Vietnam	234
India	199
Guatemala	190
Iran	139
Korea, South	112
Thailand	112
Afghanistan	110
Canada	104
Colombia	104
Russia	95
Brazil	92
Peru	92
Bulgaria	87
Honduras	75
Israel	69
Nigeria	69
United Kingdom	65
Eritrea	60
Pakistan	57
Dominican Republic	56

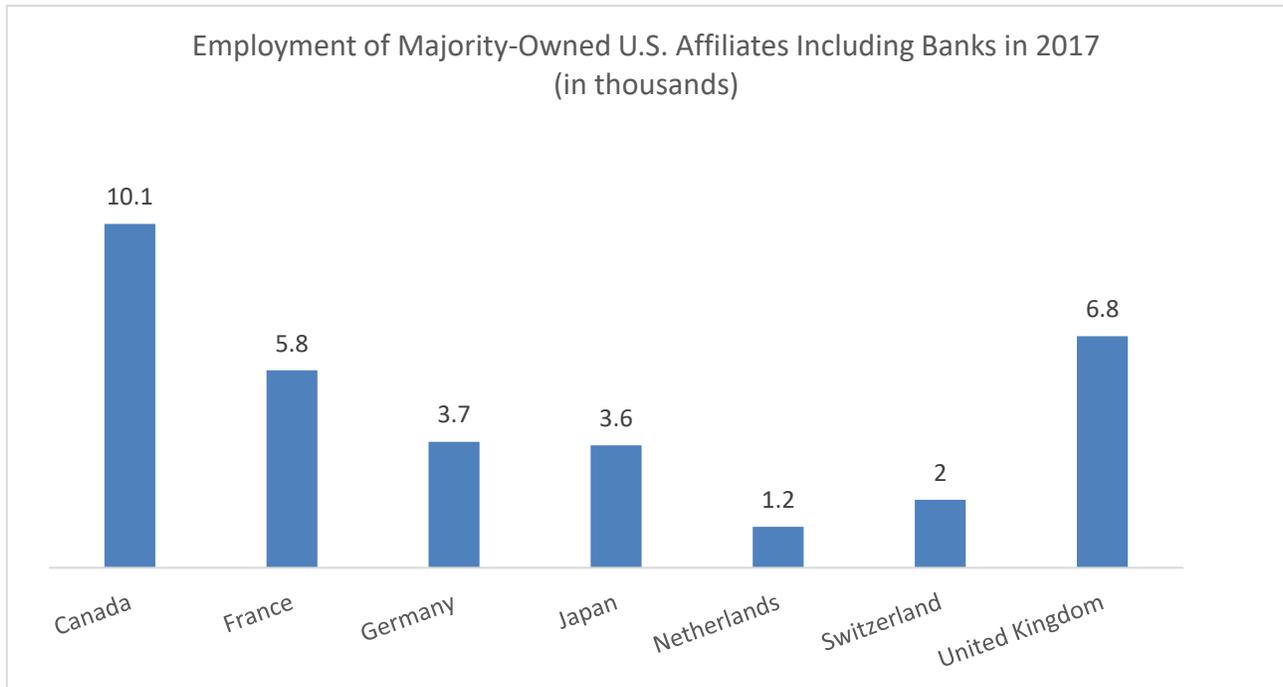


D-Data withheld to limit disclosure

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	\$11,085	0.67
Top 25	\$10,400	93.8
Switzerland	\$3,410	30.8
India	\$1,672	15.1
Canada	\$1,191	10.7
China	\$917	8.3
Mexico	\$589	5.3
Germany	\$355	3.2
Hong Kong	\$249	2.2
Japan	\$247	2.2
Australia	\$197	1.8
United Kingdom	\$171	1.5
Netherlands	\$160	1.4
Korea, South	\$145	1.3
Brazil	\$140	1.3
Malaysia	\$138	1.2
Singapore	\$121	1.1
Saudi Arabia	\$90	0.8
Spain	\$88	0.8
Peru	\$74	0.7
United Arab Emirates	\$72	0.6
Philippines	\$69	0.6
France	\$68	0.6
Belgium	\$61	0.5
South Africa	\$59	0.5
Taiwan	\$59	0.5
Chile	\$58	0.5

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.

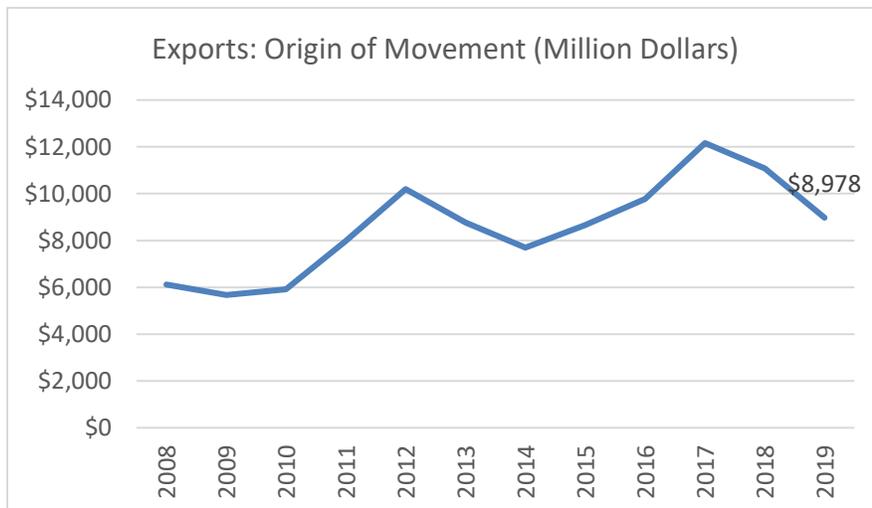


Table 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

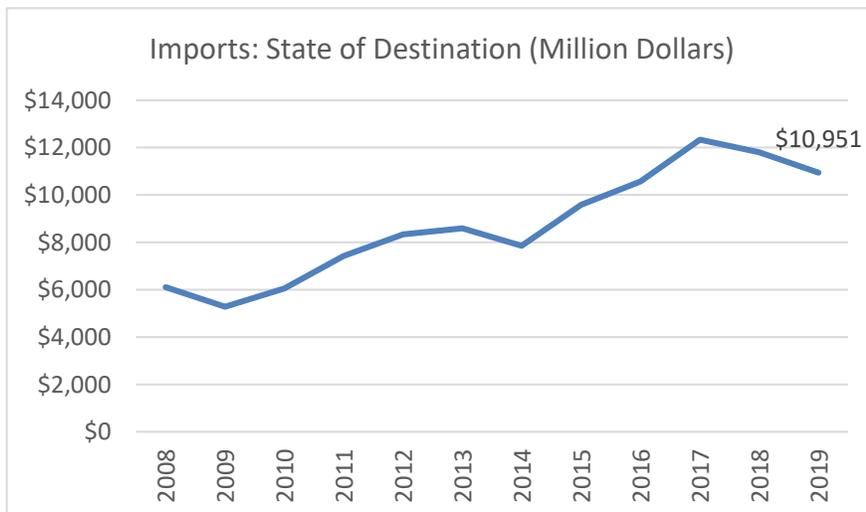
Country	2018 Dollar Volume	Percent Share
World	\$11,799	0.46
Top 25	\$11,205	95.0
China	\$3,966	33.6
Korea, South	\$1,007	8.5
Canada	\$928	7.9
Mexico	\$737	6.2
Taiwan	\$616	5.2
France	\$549	4.7
Japan	\$469	4.0
Malaysia	\$463	3.9
Germany	\$342	2.9
India	\$300	2.5
Vietnam	\$242	2.0
United Kingdom	\$228	1.9
Thailand	\$211	1.8
Philippines	\$193	1.6
Israel	\$191	1.6
Switzerland	\$129	1.1
Belgium	\$97	0.8
Italy	\$94	0.8
Indonesia	\$83	0.7
Spain	\$68	0.6
Australia	\$62	0.5
Bangladesh	\$61	0.5
Sri Lanka	\$59	0.5
Singapore	\$58	0.5
Hong Kong	\$53	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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