

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 West Virginia

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Chart 1. Net International Migration as of 2019

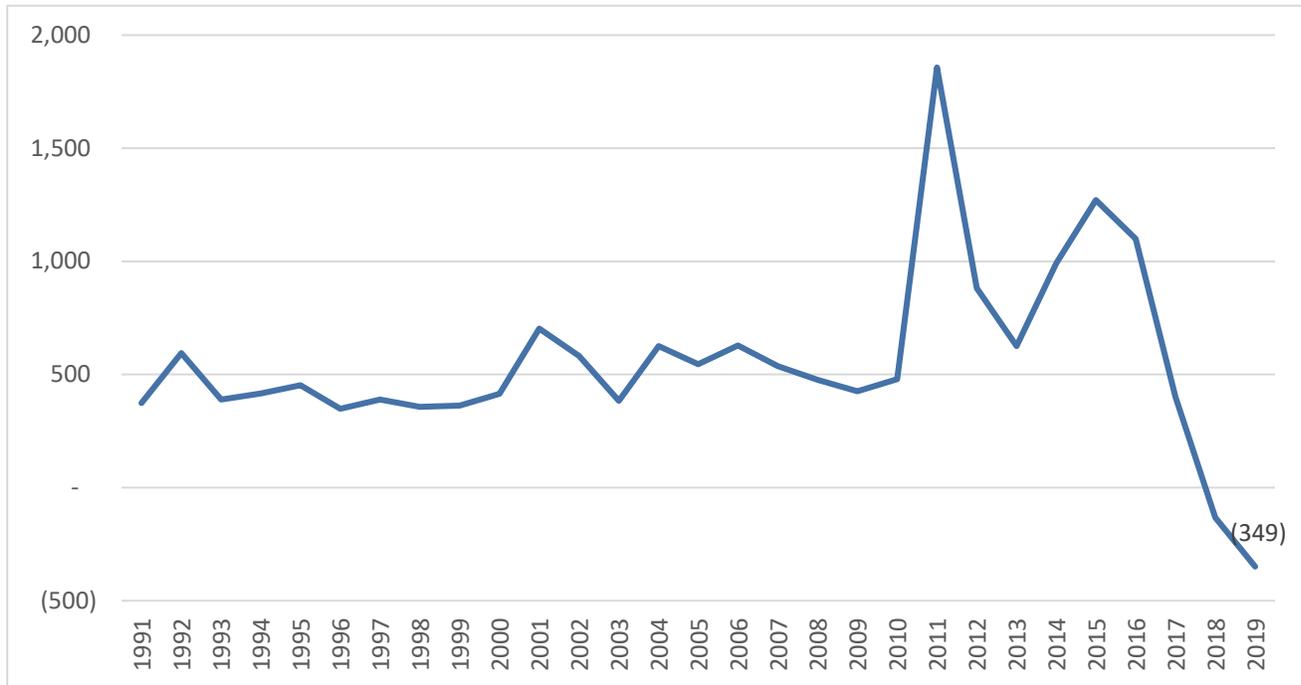


Table 1. Population By Place of Birth in 2018

	West Virginia	U.S.
Total Population, by Place of Birth	1,805,832	327,167,439
Native /1	1,778,227	282,438,718
Foreign-Born /2	27,605	44,728,721
Naturalized	14,303	22,629,737
Not a U.S. Citizen	13,302	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

	West Virginia		U.S.	
Total Foreign-born Population, Excl. Born at Sea	27,605	% share	17,528	% share
Born in Europe	5,162	19%	3,923	22%
Born in Asia	12,370	45%	3,853	22%
Born in Africa	2,058	7%	385	2%
Born in Oceania	101	0%	209	1%
Born in Latin America	7,060	26%	8,410	48%
Born in Northern America	854	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
West Virginia	(in %)	(in \$)
Total	72.9	\$44,921
Native	73.2	\$44,808
Foreign Born	50.9	\$51,616
Naturalized	67.6	\$61,670
Not a U.S. Citizen	31.2	\$39,829
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

	West Virginia	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	12.2	19.4
Native	12.1	19.9
Foreign-Born	21.2	17.4
Naturalized	22.3	20.7
Not a U.S. Citizen	19.9	13.8
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	8.0	12.1
Native	7.7	11.9
Foreign-Born	24.5	13.1
Naturalized	24.8	14.8
Not a U.S. Citizen	24.2	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

	West Virginia	U.S.
Civilian Population 16 years old and over	3.6	3.7
Native	3.6	3.8
Foreign-Born	2.8	3.4
Naturalized	2.0	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

	West Virginia	U.S.
Percent of Civilian Labor Force 16 years old and over		
Total Population, 25 years and over	78.1	68.6
Native	76.8	79.5
Foreign-Born	75.7	83.7
Naturalized	76.2	80.7
Not a U.S. Citizen	75.1	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

	West Virginia	U.S.
2005	847	1,122,257
2006	763	1,266,129
2007	721	1,052,415
2008	798	1,107,126
2009	734	1,130,818
2010	729	1,042,625
2011	830	1,062,040
2012	779	1,031,631
2013	760	990,553
2014	783	1,016,518
2015	786	1,051,031
2016	928	1,183,505
2017	776	1,127,167
2018	675	1,096,611

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

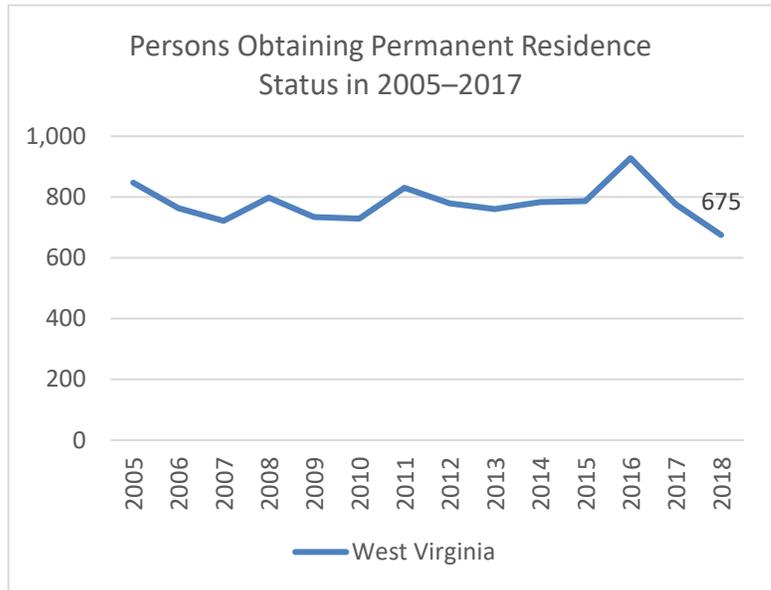


Table 8. Non-immigrant Admissions

	West Virginia	U.S.
2005	13,368	32,003,435
2006	14,003	33,667,328
2007	15,267	37,149,651
2008	15,162	39,381,928
2009	13,851	36,231,554
2010	15,875	46,471,516
2011	16,821	46,471,516
2012	16,728	53,887,286
2013	17,590	61,052,260
2014	19,228	74,930,606
2015	20,494	76,638,236
2016	23,915	76,786,751
2017	23,582	77,643,267
2018	24,364	81,279,692

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

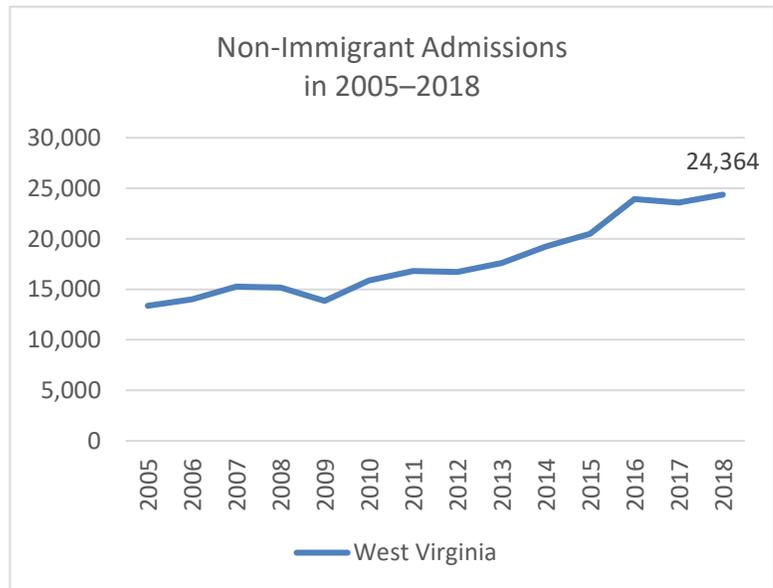


Table 9. Non-immigrant admissions (I-94 only)

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	5,157	4,989	5,244	5,876	6,054
Business Traveler, Other /2	6,735	7,323	10,287	9,117	9,417
Students and exchange visitors/3	5,280	5,994	6,037	6,057	6,208
Temporary workers and families/4	1,888	1,951	2,051	2,215	2,439
Diplomats/other representatives/5	106	164	183	234	199
All other classes	61	68	98	69	41
Unknown	1	61	15	14	6
West Virginia	19,228	20,550	23,915	23,582	24,364
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	675
Africa	100
Asia	353
Europe	58
North America	122
Oceania	3
South America	37
Unknown	2
COUNTRY	
Total	675
Philippines	89
China, People's Republic	66
India	31
Mexico	31
Ethiopia	28
Vietnam	25
Nepal	24
El Salvador	23
Jamaica	18
Nigeria	18
Pakistan	15
Peru	15
Bangladesh	13
United Kingdom	12
Cuba	11
Colombia	10
Germany	10
Syria	10
Dominican Republic	9
Brazil	8
Burma	8
Canada	8
Eritrea	8
Honduras	8
Iraq	8
Turkey	8

D-Data withheld to limit disclosure

Source: U.S. Department of Homeland Security

Yearbook of Immigration Statistics, 2017, Supplemental Table 1.

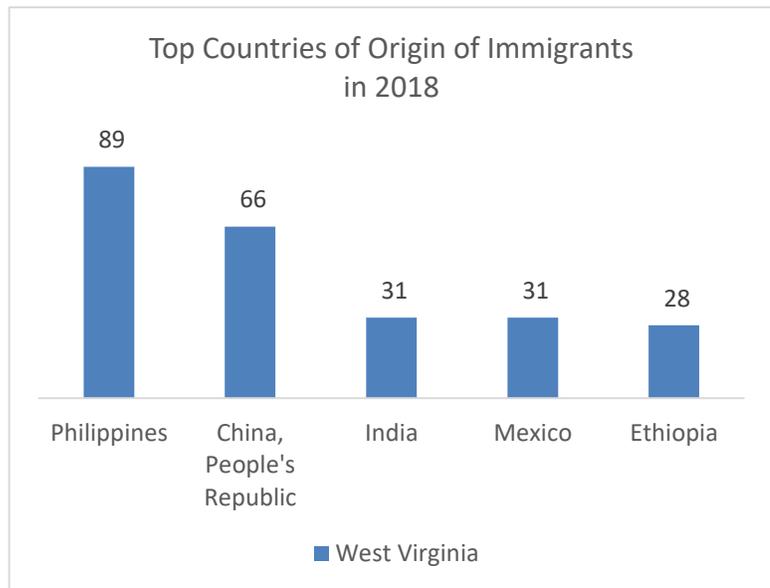
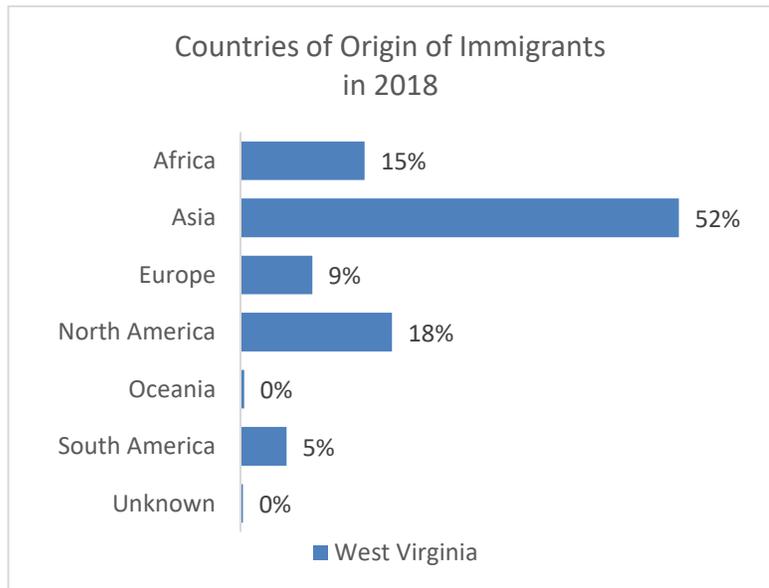
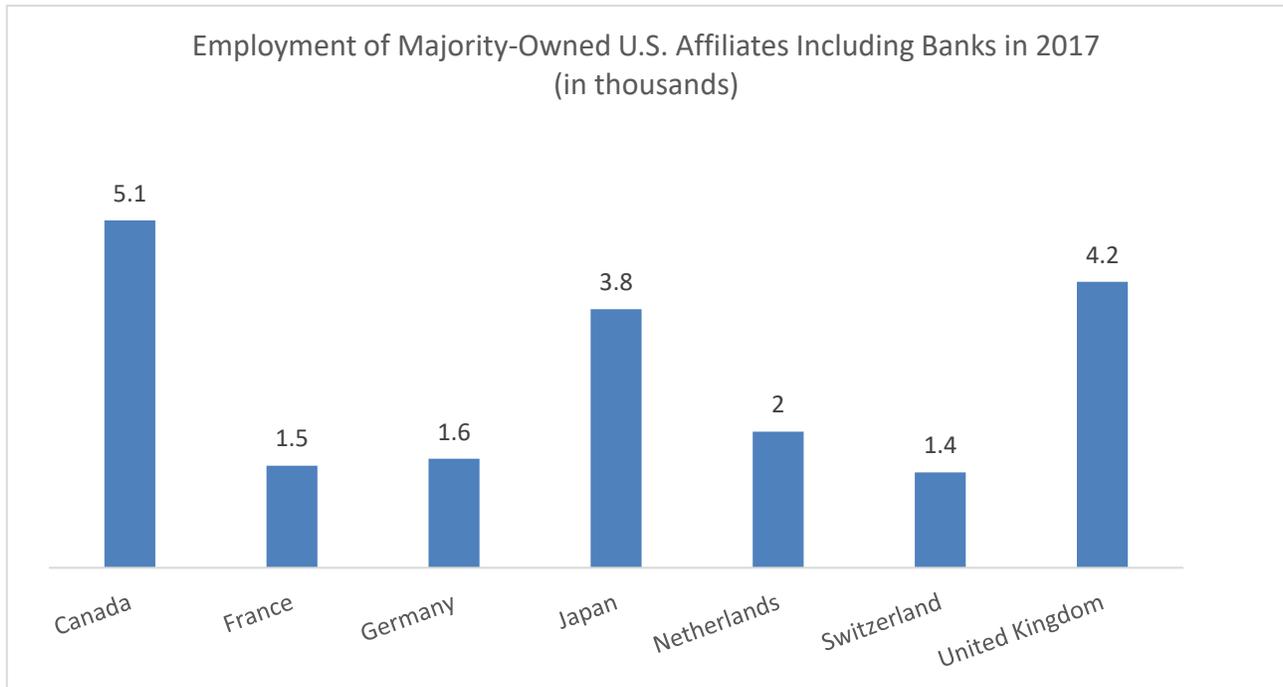


Table 11. Employment of Majority-Owned U.S. Affiliates of Foreign Multinational Companies



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	\$8,124	0.49
Top 25	\$7,640	94.0
Canada	\$1,294	15.9
India	\$1,047	12.9
Netherlands	\$664	8.2
Ukraine	\$649	8.0
Brazil	\$489	6.0
China	\$484	6.0
Belgium	\$327	4.0
Japan	\$285	3.5
Korea, South	\$273	3.4
Germany	\$228	2.8
Mexico	\$226	2.8
France	\$223	2.7
Italy	\$213	2.6
United Kingdom	\$208	2.6
Turkey	\$189	2.3
Morocco	\$178	2.2
Egypt	\$109	1.3
Spain	\$96	1.2
Poland	\$81	1.0
Argentina	\$72	0.9
Hong Kong	\$71	0.9
Singapore	\$66	0.8
Croatia	\$65	0.8
Taiwan	\$55	0.7
Finland	\$49	0.6

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.

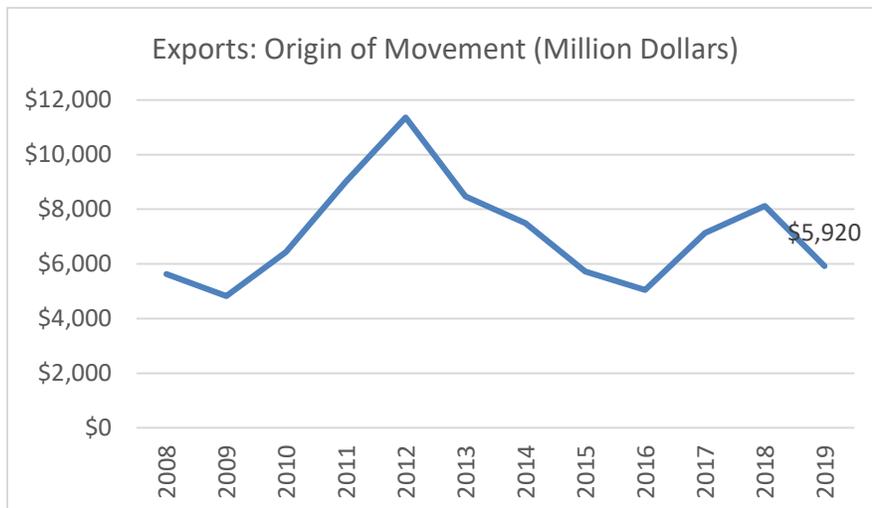


Table 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

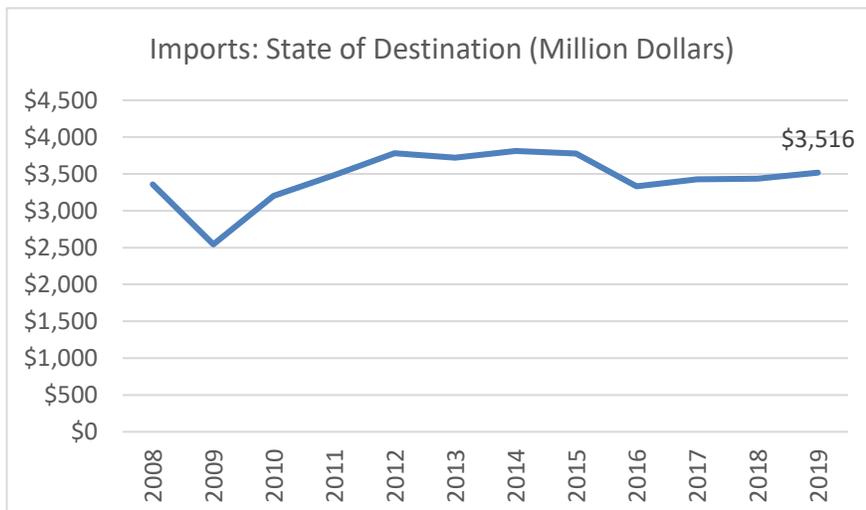
Country	2018 Dollar Volume	Percent Share
World	\$3,435	0.14
Top 25	\$3,346	97.4
Canada	\$1,370	39.9
Japan	\$749	21.8
Germany	\$241	7.0
China	\$235	6.8
France	\$104	3.0
Italy	\$98	2.8
Mexico	\$86	2.5
United Kingdom	\$59	1.7
India	\$51	1.5
Poland	\$49	1.4
Spain	\$47	1.4
Taiwan	\$47	1.4
Singapore	\$33	1.0
Brazil	\$27	0.8
Belgium	\$24	0.7
Netherlands	\$20	0.6
Pakistan	\$19	0.5
Korea, South	\$15	0.4
Switzerland	\$13	0.4
Luxembourg	\$12	0.3
Thailand	\$11	0.3
Austria	\$11	0.3
Vietnam	\$9	0.3
Australia	\$9	0.3
Norway	\$8	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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