

**Business Data For Engaging in
International Real Estate Transactions in
Alabama**



**National Association of REALTORS®
Research Division**

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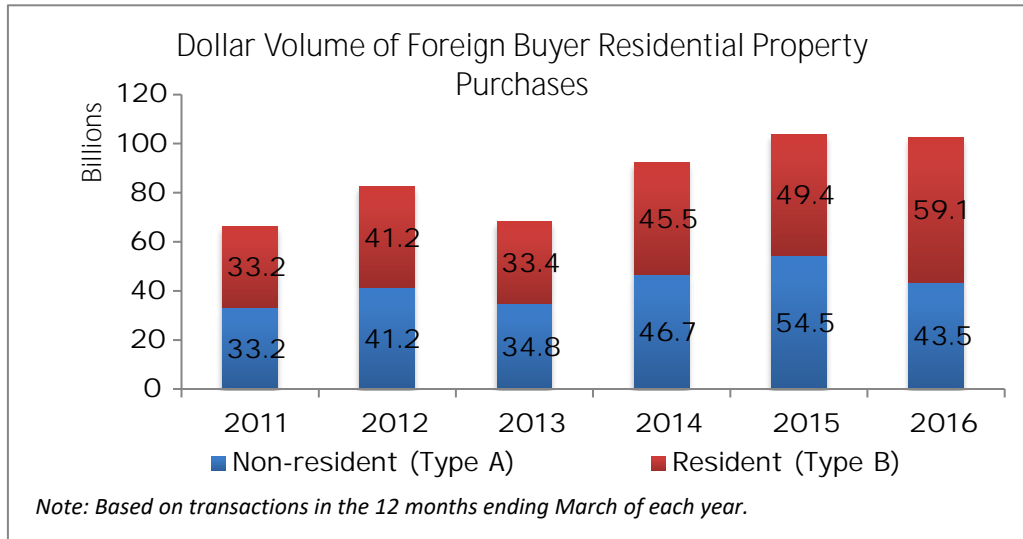
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Introduction

In its *2016 National Association of REALTORS® Profile of International Activity in U.S. Residential Real Estate*, NAR estimated that foreign buyers purchased \$102.6 billion of residential property from

same period. Foreign buyers who reside outside of the United States (Type A) accounted for 41 percent of the dollar volume, while foreign buyers who are recent immigrants (less than two years) or who are temporarily residing in the United States for business, work, education, or vacation purposes (Type B) accounted for an even larger fraction, 59 percent.



The continued expansion of trade and investment among countries and the accompanying mobility and migration of people opens greater opportunities for transacting with international clients. Cultural affinity, foreign language capabilities, and an awareness of business trends are important in cultivating relationships with international clients and bringing the transaction to a successful conclusion.

This Report provides state-level business and economic data that can be used to enhance the knowledge and expertise of those seeking to conduct and assist international real estate transactions with non-U.S. residents and recent immigrants to the United States.

to international transactions as well as the ability to direct specific questions to other NAR resources. For

<http://www.realtor.org/global> and the NAR Research webpage at <http://www.realtor.org/research-and-statistics>.

Table 1. Population By Place of Birth in 2015

	Alabama	U.S.
Total Population, by Place of Birth	4,858,979	321,418,821
Native /1	4,689,007	278,128,449
Foreign-Born /2	169,972	43,290,372
Naturalized	61,631	20,697,103
Not a U.S. Citizen	108,341	22,593,269
Percent, Foreign-Born	3%	13%

/1 The 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 2015, 1-year estimates, Table DP02

Table 2. Foreign-Born Population in 2015

	Alabama	U.S.
Total Foreign-born Population, Excl. Born at Sea	169,972	43,289,646
Born in Europe	20,758	4,789,662
Born in Asia	47,701	13,249,179
Born in Afria	9,621	2,062,257
Born in Oceania	1,100	238,663
Born in Latin America	88,111	22,111,409
Born in Northern America	2,681	838,476

Source: U.S. Census Bureau, ACS 2015, 1-year estimates, Table DP02

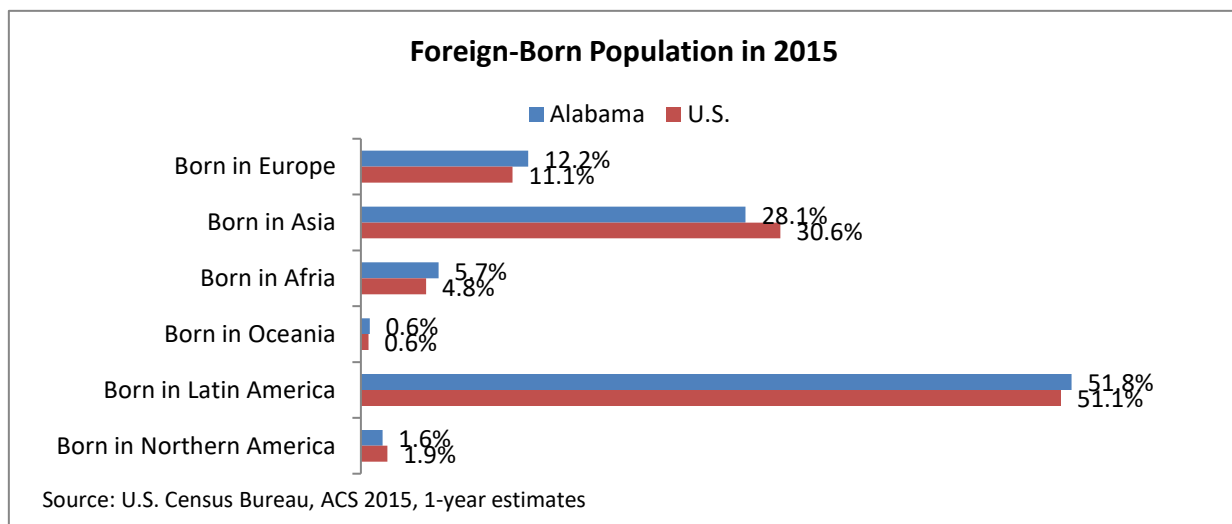


Table 3. Language Spoken at Home in 2015

	Alabama	U.S.
Population, 5 years and over	4,573,857	301,625,014
Speak English Only	4,340,562	236,908,935
Speak Language Other Than English	233,295	64,716,079
Spanish	149,576	40,045,795
Other Indo-European	35,754	11,137,271
Asian	36,719	10,501,131
Other Languages	11,246	3,031,882

As percent of Population, 5 years and over:

Speak English Only	94.9%	78.5%
Speak Language Other Than English	5.1%	21.5%
Speak Spanish Other Than English	3.3%	13.3%
Speak Other Indo-European Other Than English	0.8%	3.7%
Speak Asian Other than English	0.8%	3.5%
Speak Other Languages Other Than English	0.2%	1.0%

Source: U.S. Census Bureau, ACS 2015, 1-year estimates, Table DP02

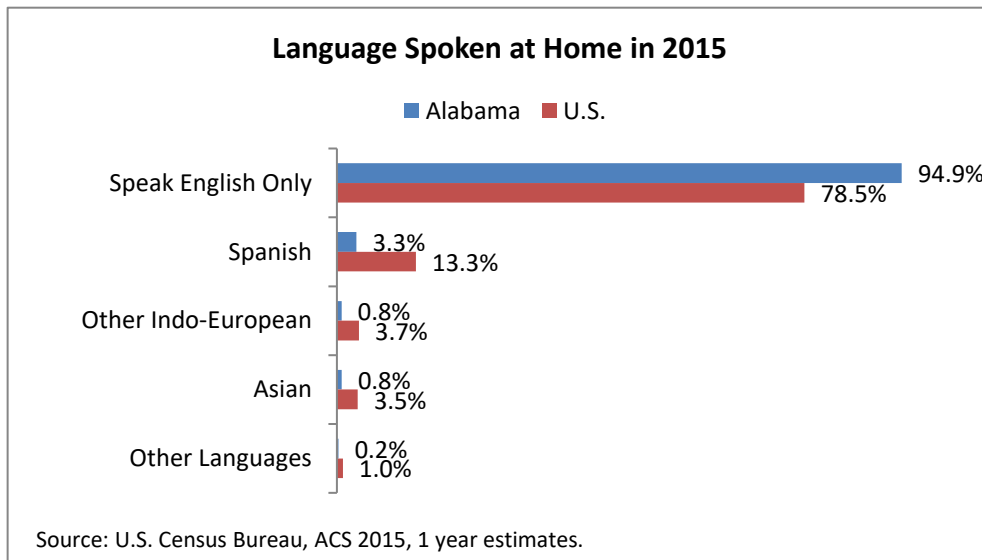


Table 4. Median Age (years) in 2010-2014

	Alabama	U.S.
Median Age		
Total Population	38.2	37.4
Native	38.4	35.9
Foreign-Born	36.3	42.6
Naturalized	47.6	50.2
Not a U.S. Citizen	32.8	36.8

Source: U.S. Census Bureau, ACS 2010-2014, 5-year estimates, Table S0501

Table 5. Educational Attainment in 2010-2014

	Alabama	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	14.5	18.3
Native	14.5	18.7
Foreign-Born	14.2	16.3
Naturalized	18.7	20.2
Not a U.S. Citizen	11.6	12.5
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	8.6	11.0
Native	8.4	10.9
Foreign-Born	13.2	11.7
Naturalized	17.1	13.9
Not a U.S. Citizen	10.9	9.6

#N/A - Data not available

Source: U.S. Census Bureau, ACS 2010-2014, 5-year estimates, Table S0501

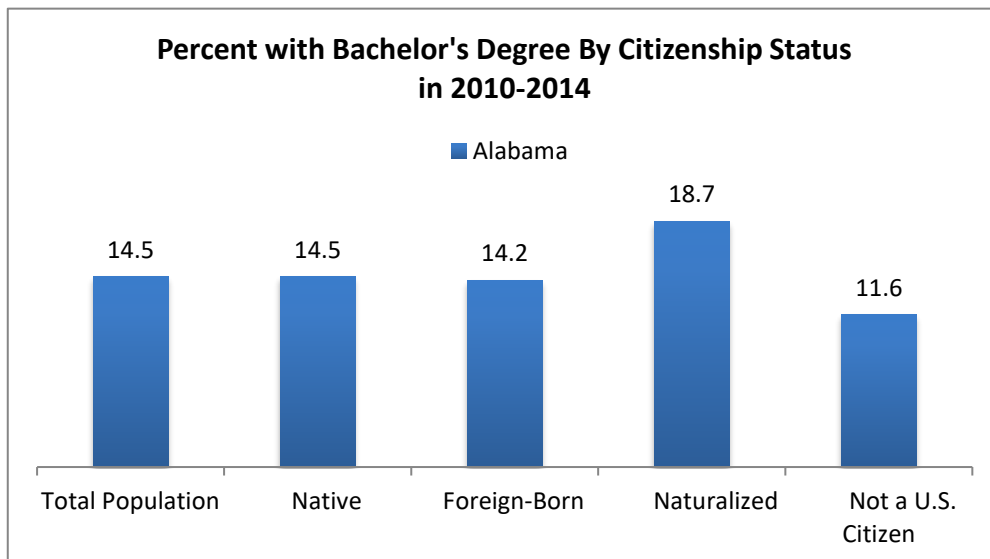


Table 6. Home Ownership and Median Household Income in 2010-2014

Alabama	Home Ownership Rate (in %)	Median HH Income (in \$)
Total	69.2	43,511
Native	69.9	43,607
Foreign Born	49.0	41,222
Naturalized	71.1	52,346
Not a U.S. Citizen	34.2	34,908
U.S.		
Total	64.4	53,482
Native	66.5	54,224
Foreign Born	51.6	49,221
Naturalized	66.0	58,993
Not a U.S. Citizen	34.1	40,064

#N/A - Data not available

Source: U.S. Census Bureau, ACS 2010-2014, 5-year estimates, Table S0501

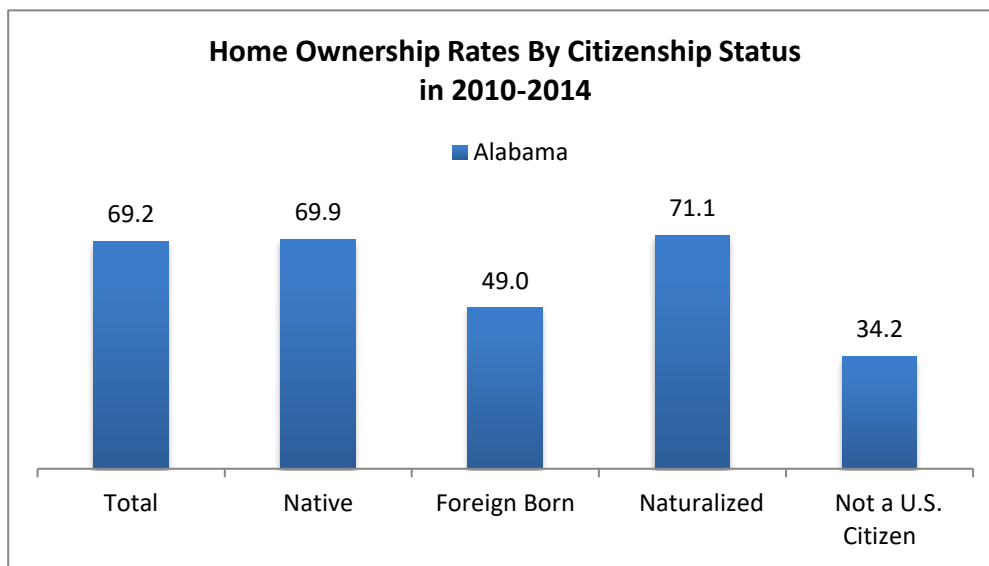
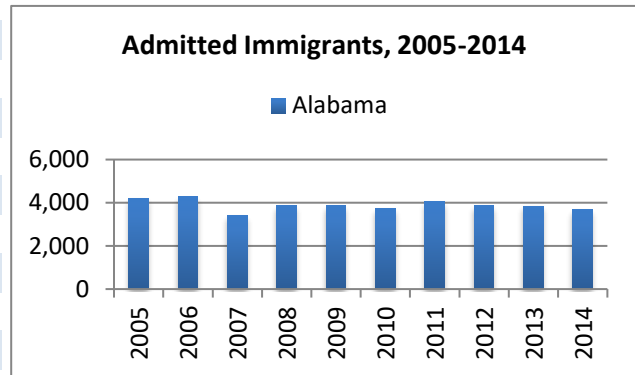


Table 7. Persons Obtaining Permanent Residence Status

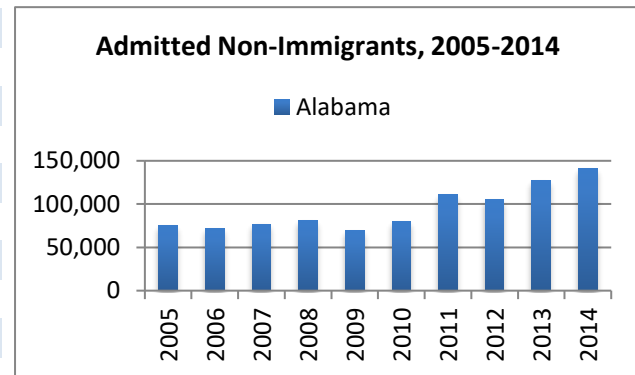
	Alabama	U.S.
2005	4,200	1,122,257
2006	4,277	1,266,129
2007	3,393	1,052,415
2008	3,877	1,107,126
2009	3,891	1,130,818
2010	3,740	1,042,625
2011	4,063	1,062,040
2012	3,873	1,031,631
2013	3,848	990,553
2014	3,685	1,016,518



Source of data: Department of Homeland Security
Yearbook of Immigration Statistics, 2014 ,Table 4.

Table 8. Non-immigrant Admissions

	Alabama	U.S.
2005	75,127	32,003,435
2006	71,983	33,667,328
2007	76,855	37,149,651
2008	81,349	39,381,928
2009	69,010	36,231,554
2010	80,400	46,471,516
2011	110,896	46,471,516
2012	105,711	53,887,286
2013	126,745	61,052,260
2014	141,337	74,930,606



Source of data: Department of Homeland Security
Yearbook of Immigration Statistics, 2014 ,Table 30.

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

	2010	2011	2012	2013	2014
Business Traveler, Visa waiver /1	26,650	54,448	49,235	55,656	53,767
Business Traveler, Other /2	26,716	28,323	28,688	41,505	55,696
Students and exchange visitors/3	9,704	10,174	9,986	10,646	12,164
Temporary workers and families/4	11,968	13,197	13,743	14,830	15,293
Diplomats/other representatives/5	2,909	2,487	2,409	2,263	2,611
All other classes	2,016	1,964	1,422	1,696	1,728
Unknown	437	303	228	149	78
Alabama	80,400	110,896	105,711	126,745	141,337
U.S.	46,471,516	46,471,516	53,887,286	61,052,260	74,930,606

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, 2014, Table 30.

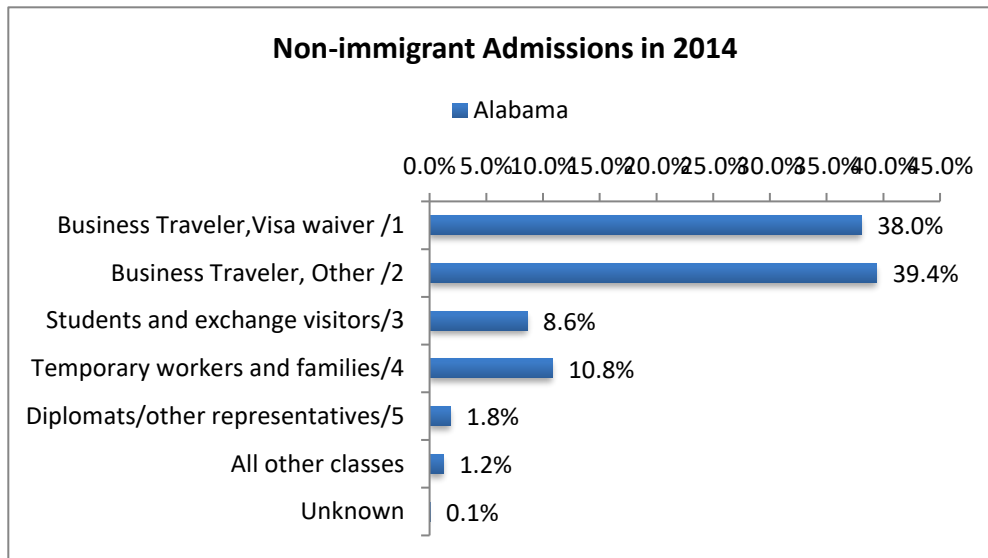
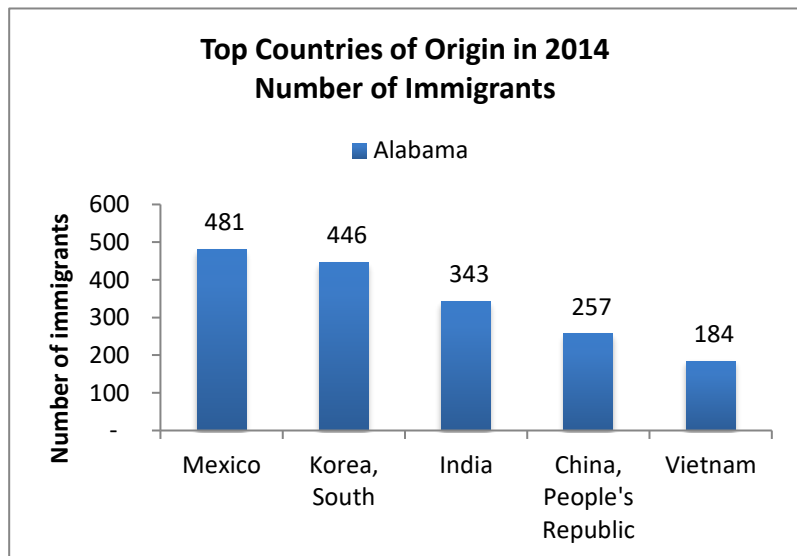
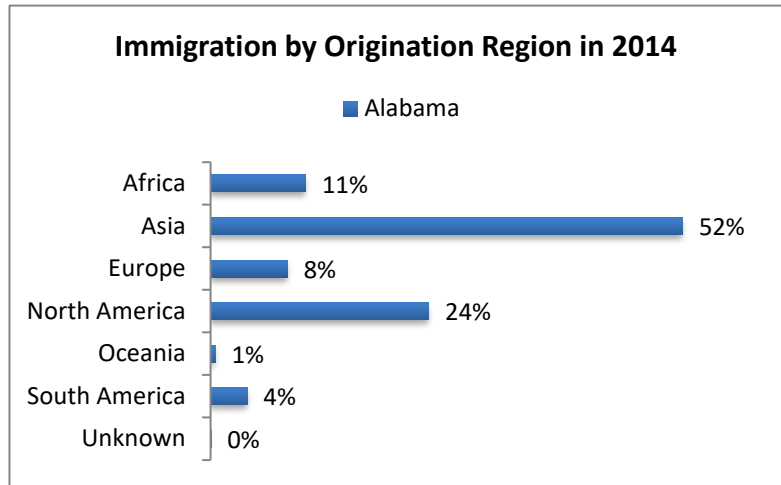


Table 10. Immigration by Origination Region and Country in 2014

REGION	
Total	3,685
Africa	388
Asia	1,922
Europe	313
North America	889
Oceania	20
South America	150
Unknown	3
COUNTRY	
Total	3,685
Mexico	481
Korea, South	446
India	343
China, People's Republic	257
Vietnam	184
Philippines	143
Canada	82
Pakistan	78
Jamaica	77
Guatemala	75
Kenya	70
Germany	63
Nigeria	63
Nepal	59
United Kingdom	52
Yemen	48
Colombia	46
Thailand	43
Ukraine	41
Iran	40
Russia	39
Cuba	33
Japan	33
Bangladesh	31
Brazil	31
Afghanistan	28



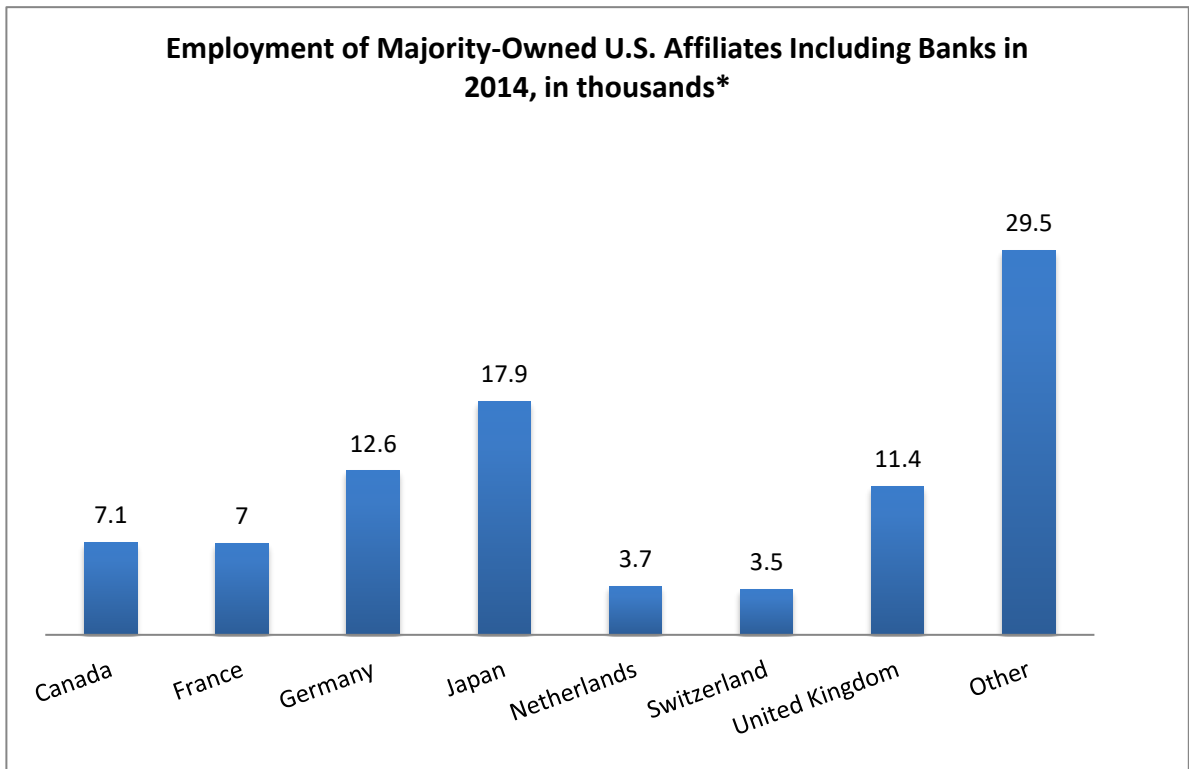
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Source: U.S. Department of Homeland Security

Yearbook of Immigration Statistics, 2014, Supplemental Table 1.

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

Total Employed (thousands) 93



* Value of 0 in the chart indicates that the data was suppressed.

Source: U.S. Bureau of Economic Analysis, Foreign Direct Investment in the U.S. (FDIUS), Majority-Owned U.S. Affiliates Table on Employment by State and Country, 2007-2014

Table 12. Top 25 Export Destinations of the State Based on 2015 Dollar Value (in Millions)

Country	2012 Dollar Volume	2015 Dollar Volume	2012 Share	2015 Share
World	19,577	19,370		
Top 25	16,878	17,647	86.2	91.1
Canada	3,964	4,058	20.2	20.9
China	2,389	3,151	12.2	16.3
Mexico	2,030	2,889	10.4	14.9
Germany	2,547	2,478	13.0	12.8
United Kingdom	693	610	3.5	3.1
Japan	809	519	4.1	2.7
Korea, South	465	464	2.4	2.4
France	411	448	2.1	2.3
Brazil	640	338	3.3	1.7
United Arab Emirates	133	284	0.7	1.5
Australia	247	269	1.3	1.4
Netherlands	242	212	1.2	1.1
India	227	202	1.2	1.0
Belgium	254	199	1.3	1.0
Saudi Arabia	167	195	0.9	1.0
Colombia	189	187	1.0	1.0
South Africa	159	179	0.8	0.9
Singapore	196	143	1.0	0.7
Hong Kong	204	136	1.0	0.7
Italy	179	132	0.9	0.7
Honduras	220	129	1.1	0.7
Dominican Republic	109	128	0.6	0.7
Thailand	184	107	0.9	0.6
Chile	106	95	0.5	0.5
Spain	115	95	0.6	0.5

Source: U.S. Census Bureau, State Trade Data by Country

Table 13. Top 25 Import Origins of the State Based on 2015 Dollar Value (in Millions)

Country	2012 Dollar Volume	2015 Dollar Volume	2012 Share	2015 Share
World	18,338	21,880		
Top 25	16,963	20,203	92.5	92.3
Korea, South	3,824	4,688	20.9	21.4
Germany	2,897	4,107	15.8	18.8
Mexico	1,186	2,869	6.5	13.1
China	1,958	2,175	10.7	9.9
Canada	1,618	2,047	8.8	9.4
Japan	1,182	1,015	6.4	4.6
Ecuador	4	258	0.0	1.2
Czech Republic	195	253	1.1	1.2
Vietnam	137	253	0.7	1.2
United Kingdom	177	242	1.0	1.1
Iraq	0	217	0.0	1.0
Taiwan	143	187	0.8	0.9
Colombia	307	176	1.7	0.8
Russia	96	175	0.5	0.8
Brazil	1,763	175	9.6	0.8
Honduras	246	170	1.3	0.8
Hungary	100	167	0.5	0.8
France	146	166	0.8	0.8
Italy	523	164	2.9	0.7
India	90	140	0.5	0.6
Australia	70	136	0.4	0.6
El Salvador	119	121	0.6	0.6
Spain	68	115	0.4	0.5
South Africa	45	95	0.2	0.4
Malaysia	72	91	0.4	0.4

Source: U.S. Census Bureau, State Trade Data by Country