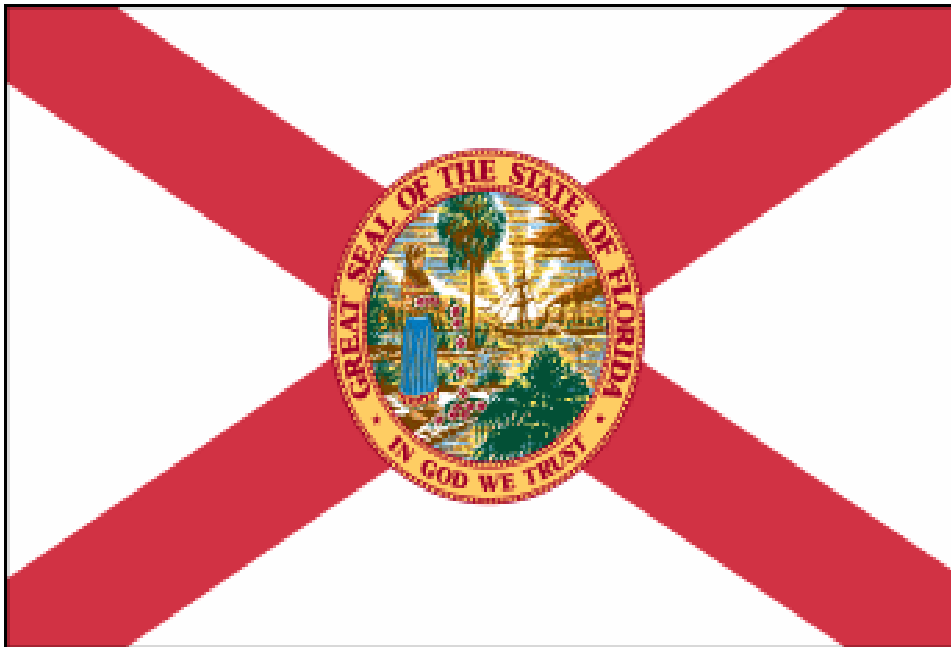


**Business Data For Engaging in
International Real Estate Transactions in
Florida**



**National Association of REALTORS®
Research Division**

November 2016



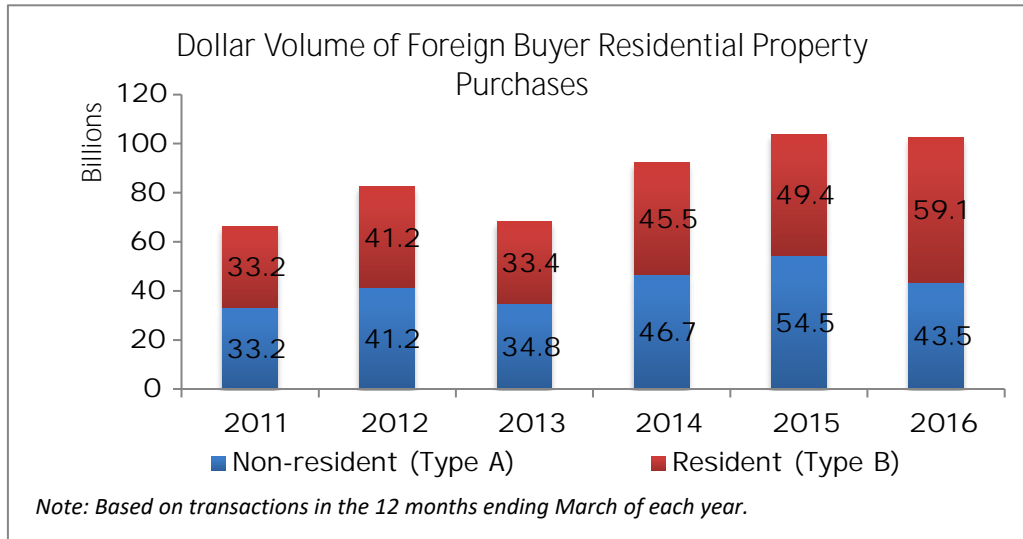
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Introduction

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

	Florida	U.S.
Total Population, by Place of Birth	20,271,272	321,418,821
Native /1	16,185,032	278,128,449
Foreign-Born /2	4,086,240	43,290,372
Naturalized	2,195,000	20,697,103
Not a U.S. Citizen	1,891,240	22,593,269
Percent, Foreign-Born	20%	13%

/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 2015, 1-year estimates, Table DP02

Table 2. Foreign-Born Population in 2015

	Florida	U.S.
Total Foreign-born Population, Excl. Born at Sea	4,086,240	43,289,646
Born in Europe	379,264	4,789,662
Born in Asia	443,918	13,249,179
Born in Africa	73,457	2,062,257
Born in Oceania	7,788	238,663
Born in Latin America	3,068,878	22,111,409
Born in Northern America	112,935	838,476

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

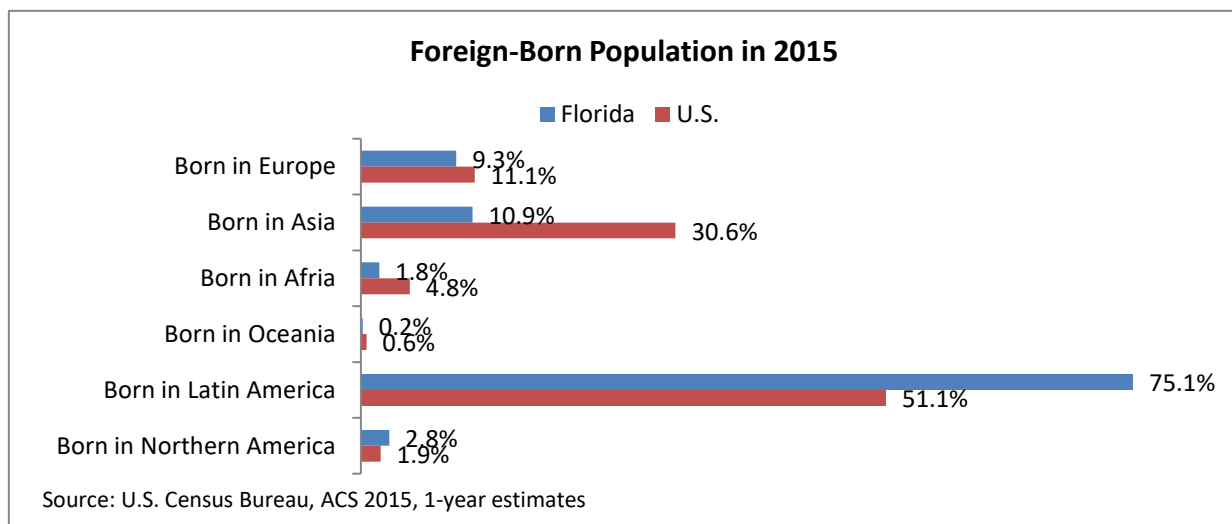


Table 3. Language Spoken at Home in 2015

	Florida	U.S.
Population, 5 years and over	19,172,999	301,625,014
Speak English Only	13,620,187	236,908,935
Speak Language Other Than English	5,552,812	64,716,079
Spanish	4,091,288	40,045,795
Other Indo-European	1,047,607	11,137,271
Asian	301,315	10,501,131
Other Languages	112,602	3,031,882

As percent of Population, 5 years and over:

Speak English Only	71.0%	78.5%
Speak Language Other Than English	29.0%	21.5%
Speak Spanish Other Than English	21.3%	13.3%
Speak Other Indo-European Other Than English	5.5%	3.7%
Speak Asian Other than English	1.6%	3.5%
Speak Other Languages Other Than English	0.6%	1.0%

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

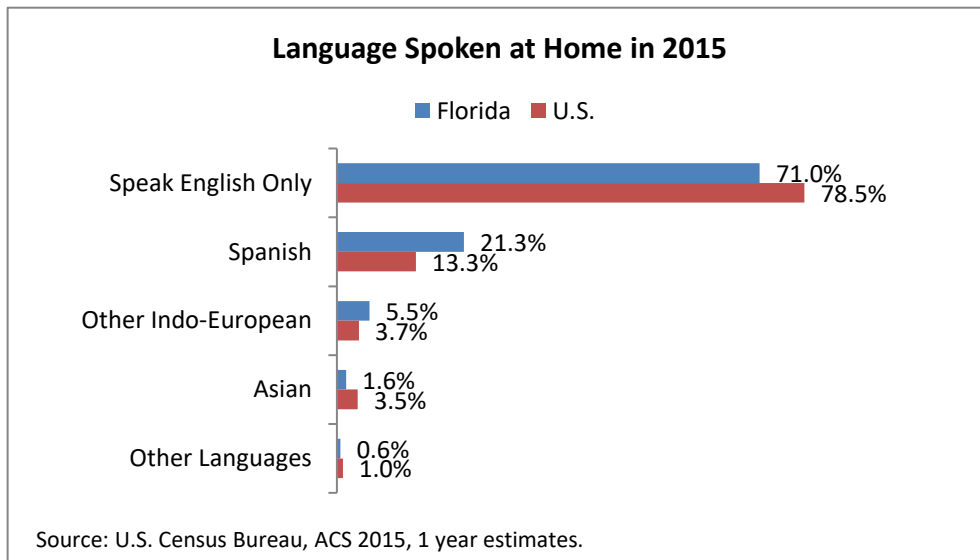


Table 4. Median Age (years) in 2010-2014

	Florida	U.S.
Median Age		
Total Population	41.2	37.4
Native	38.9	35.9
Foreign-Born	46.6	42.6
Naturalized	52.8	50.2
Not a U.S. Citizen	39.8	36.8

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

Table 5. Educational Attainment in 2010-2014

	Florida	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	17.1	18.3
Native	17.6	18.7
Foreign-Born	15.7	16.3
Naturalized	17.6	20.2
Not a U.S. Citizen	13.4	12.5
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	9.6	11.0
Native	9.8	10.9
Foreign-Born	9.1	11.7
Naturalized	10.6	13.9
Not a U.S. Citizen	7.2	9.6

#N/A - Data not available

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

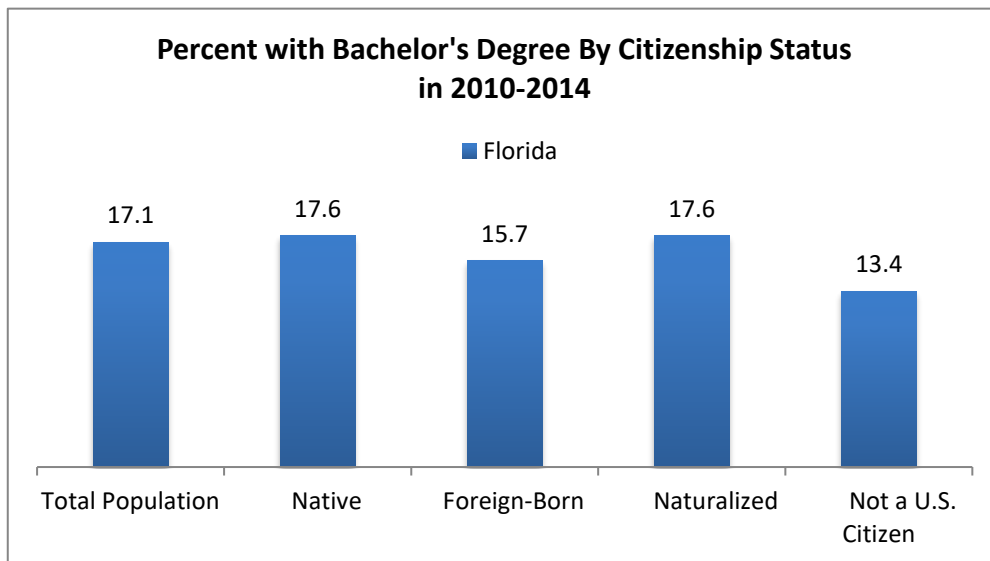


Table 6. Home Ownership and Median Household Income in 2010-2014

Florida	Home Ownership Rate (in %)	Median HH Income (in \$)
Total	66.1	47,212
Native	68.0	48,989
Foreign Born	59.2	41,289
Naturalized	71.2	46,372
Not a U.S. Citizen	40.1	34,862
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

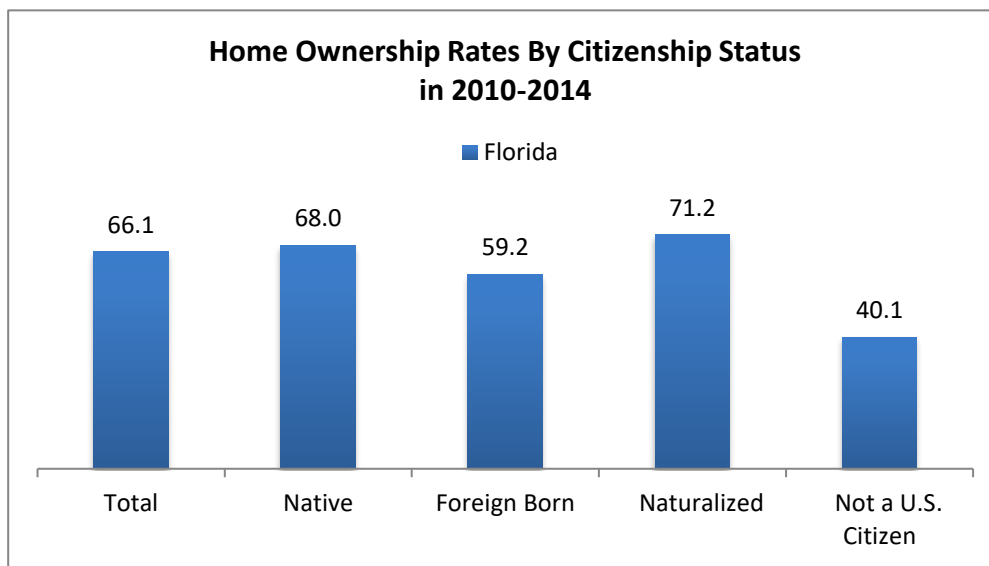
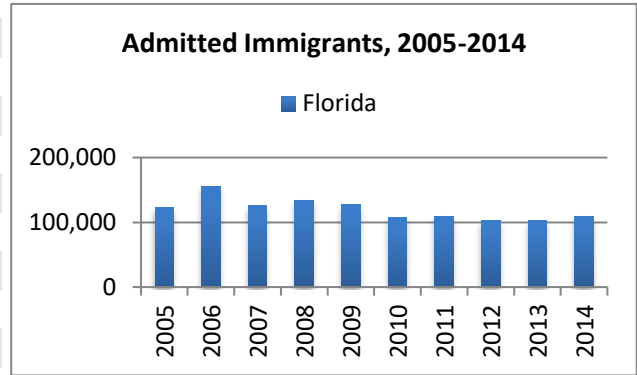


Table 7. Persons Obtaining Permanent Residence Status

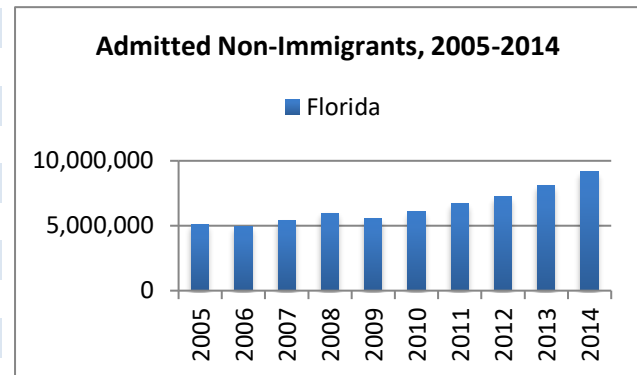
	Florida	U.S.
2005	122,915	1,122,257
2006	155,986	1,266,129
2007	126,277	1,052,415
2008	133,445	1,107,126
2009	127,006	1,130,818
2010	107,276	1,042,625
2011	109,229	1,062,040
2012	103,047	1,031,631
2013	102,939	990,553
2014	109,310	1,016,518



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

Table 8. Non-immigrant Admissions

	Florida	U.S.
2005	5,061,923	32,003,435
2006	4,942,206	33,667,328
2007	5,418,830	37,149,651
2008	5,978,898	39,381,928
2009	5,538,668	36,231,554
2010	6,064,266	46,471,516
2011	6,690,019	46,471,516
2012	7,234,508	53,887,286
2013	8,089,139	61,052,260
2014	9,180,841	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	2,523,218	2,766,935	2,893,804	2,871,429	2,921,085
Business Traveler, Other /2	3,146,923	3,539,375	3,960,617	4,823,058	5,842,313
Students and exchange visitors/3	86,493	89,825	88,031	93,064	105,742
Temporary workers and families/4	136,350	142,285	145,484	158,389	177,134
Diplomats/other representatives/5	16,435	15,860	16,019	17,039	19,587
All other classes	97,328	100,508	101,215	100,612	110,938
Unknown	57,519	35,231	29,338	25,548	4,042
Florida	6,064,266	6,690,019	7,234,508	8,089,139	9,180,841
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.

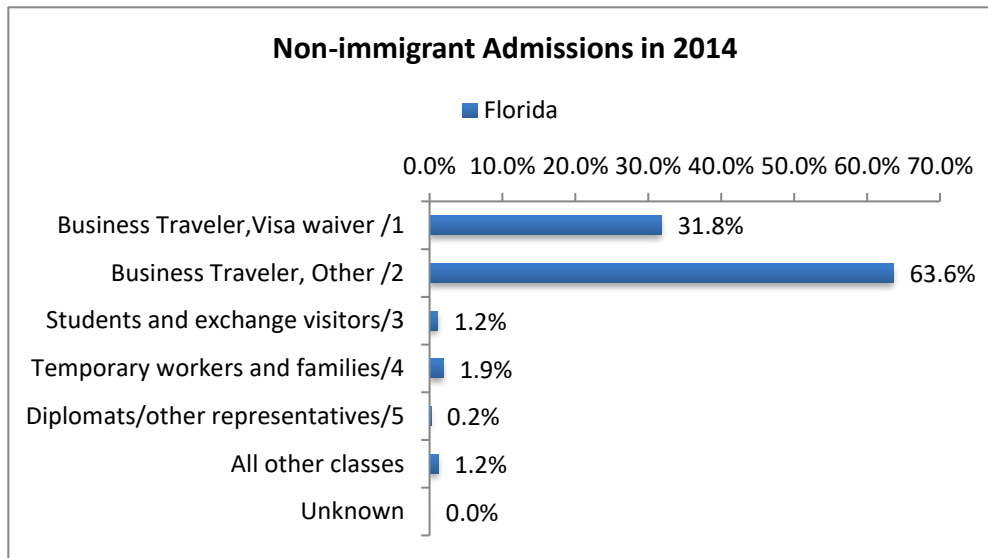
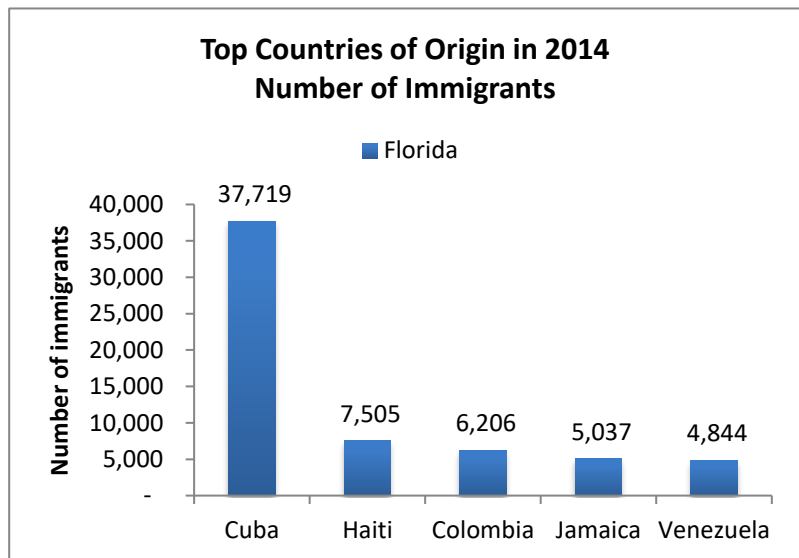
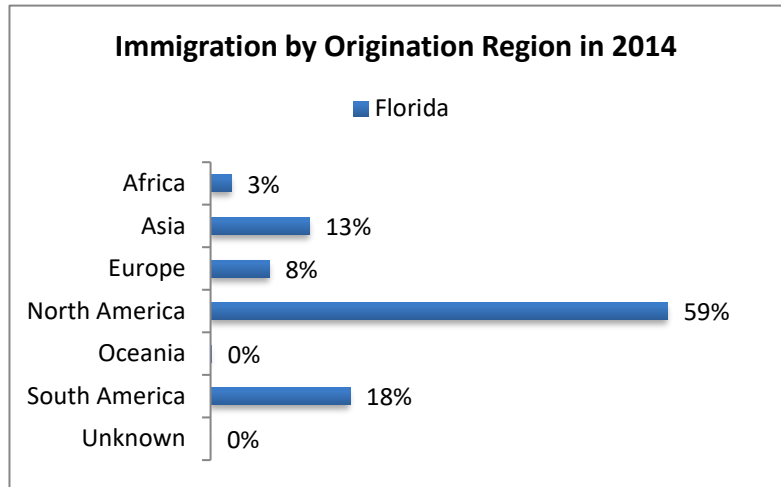


Table 10. Immigration by Origination Region and Country in 2014

REGION	
Total	109,310
Africa	2,907
Asia	13,890
Europe	8,266
North America	64,374
Oceania	169
South America	19,646
Unknown	58
COUNTRY	
Total	109,310
Cuba	37,719
Haiti	7,505
Colombia	6,206
Jamaica	5,037
Venezuela	4,844
Mexico	3,552
Dominican Republic	3,110
India	2,530
Brazil	2,220
Philippines	2,214
Peru	2,172
China, People's Republic	1,792
Honduras	1,627
Vietnam	1,412
Argentina	1,365
Ecuador	1,330
Nicaragua	1,294
United Kingdom	1,219
Canada	949
Russia	909
Egypt	886
Guatemala	762
Spain	740
El Salvador	658
Bangladesh	657
Trinidad and Tobago	608



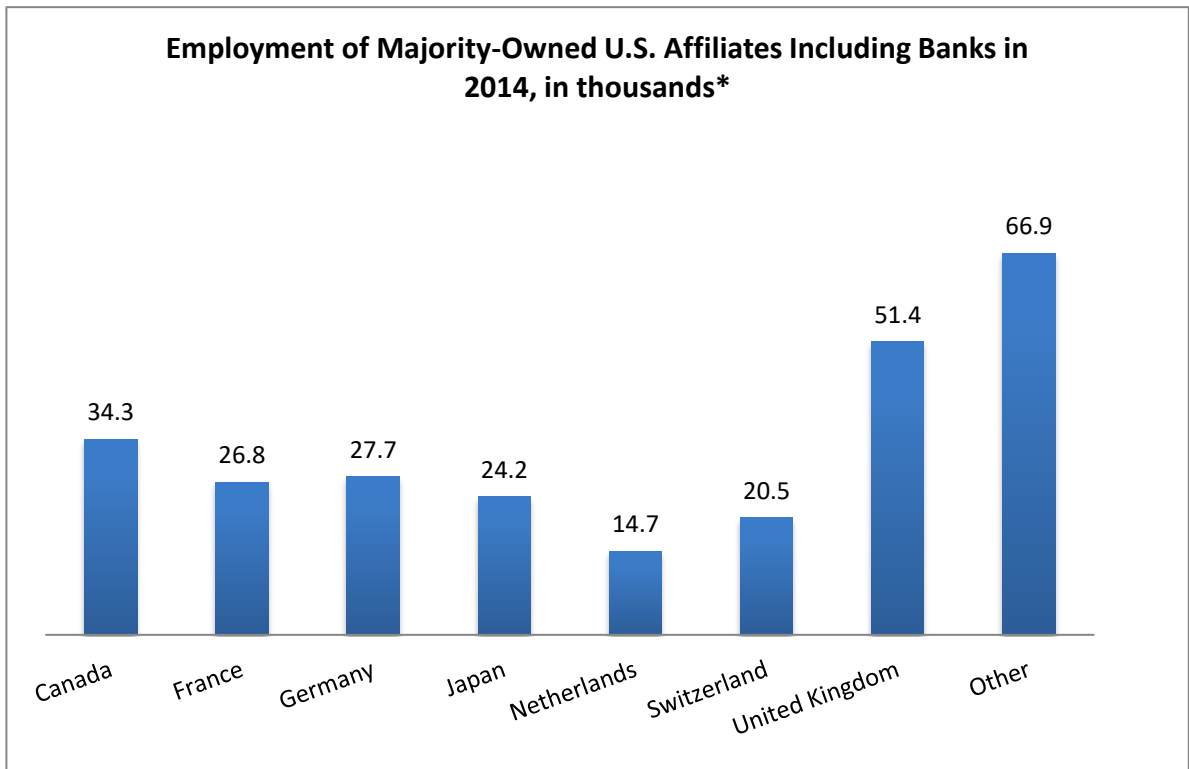
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Source: U.S. Department of Homeland Security

Yearbook of Immigration Statistics, 2014, Supplemental Table 1.

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

Total Employed (thousands) 267



* 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	66,223	53,844		
Top 25	51,113	39,144	77.2	72.7
Canada	3,846	3,875	5.8	7.2
Brazil	4,880	3,694	7.4	6.9
Mexico	2,228	2,714	3.4	5.0
Colombia	3,102	2,536	4.7	4.7
Venezuela	5,128	2,017	7.7	3.7
Germany	1,440	1,787	2.2	3.3
Dominican Republic	1,588	1,700	2.4	3.2
Peru	1,653	1,698	2.5	3.2
Chile	2,473	1,679	3.7	3.1
United Arab Emirates	1,685	1,538	2.5	2.9
Argentina	1,753	1,462	2.6	2.7
Switzerland	8,217	1,455	12.4	2.7
Panama	1,388	1,292	2.1	2.4
Costa Rica	1,083	1,260	1.6	2.3
United Kingdom	1,159	1,174	1.7	2.2
China	1,267	1,116	1.9	2.1
Paraguay	1,371	1,095	2.1	2.0
Bahamas	1,026	975	1.5	1.8
Ecuador	1,244	946	1.9	1.8
Saudi Arabia	530	937	0.8	1.7
Guatemala	901	921	1.4	1.7
Japan	1,046	904	1.6	1.7
Netherlands	896	853	1.4	1.6
Trinidad and Tobago	605	765	0.9	1.4
France	607	752	0.9	1.4

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	71,222	73,437		
Top 25	55,995	60,543	78.6	82.4
China	11,604	11,832	16.3	16.1
Mexico	5,621	5,552	7.9	7.6
Canada	4,056	4,199	5.7	5.7
Germany	1,918	3,976	2.7	5.4
France	3,126	3,585	4.4	4.9
Japan	4,230	3,274	5.9	4.5
Brazil	3,623	3,027	5.1	4.1
Vietnam	887	2,530	1.2	3.4
Colombia	3,984	2,311	5.6	3.1
Chile	1,342	2,114	1.9	2.9
United Kingdom	2,029	2,086	2.8	2.8
Italy	1,486	1,914	2.1	2.6
Korea, South	1,477	1,911	2.1	2.6
Switzerland	995	1,254	1.4	1.7
Ecuador	687	1,223	1.0	1.7
India	977	1,156	1.4	1.6
Dominican Republic	1,007	1,149	1.4	1.6
Venezuela	1,215	1,139	1.7	1.6
Peru	917	1,138	1.3	1.5
Taiwan	1,001	1,026	1.4	1.4
Spain	807	1,000	1.1	1.4
Honduras	601	967	0.8	1.3
Thailand	755	758	1.1	1.0
Trinidad and Tobago	1,127	717	1.6	1.0
Guatemala	523	709	0.7	1.0

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