

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



**National Association of REALTORS®
Research Division**

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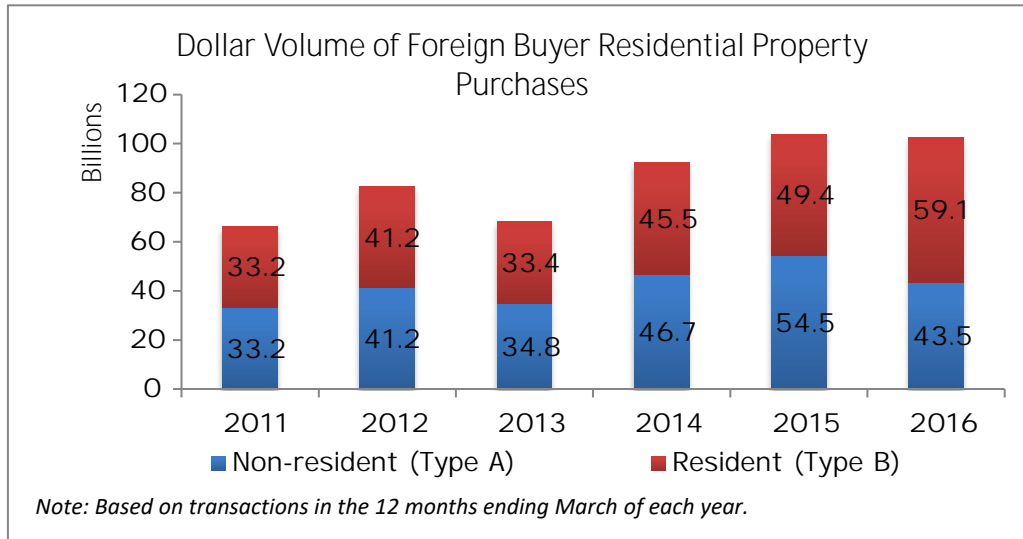
Table of Contents

| | |
|---|----|
| Introduction | 1 |
| Table 1. Population by Place of Birth | 2 |
| Table 2. Foreign-born Population | 2 |
| Table 3. Language Spoken at Home | 3 |
| Table 4. Median Age (years) | 4 |
| Table 5. Educational Attainment | 4 |
| Table 6. Home Ownership and Median Income | 5 |
| Table 7. Persons Obtaining Permanent Residence Status | 6 |
| Table 8. Non-Immigrant Admissions | 7 |
| Table 9. Non-Immigrant (I-94) Admission Class | 7 |
| Table 10. Immigration by Origination Region and Country | 8 |
| Table 11. Employment of Multinational Companies | 9 |
| Table 12. Top 25 Export Destinations | 10 |
| Table 13. Top 25 Import Origins | 11 |

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

| | Mississippi | U.S. |
|-------------------------------------|-------------|-------------|
| Total Population, by Place of Birth | 2,992,333 | 321,418,821 |
| Native /1 | 2,920,075 | 278,128,449 |
| Foreign-Born /2 | 72,258 | 43,290,372 |
| Naturalized | 24,140 | 20,697,103 |
| Not a U.S. Citizen | 48,118 | 22,593,269 |
| Percent, Foreign-Born | 2% | 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

| | Mississippi | U.S. |
|--|-------------|------------|
| Total Foreign-born Population, Excl. Born at Sea | 72,258 | 43,289,646 |
| Born in Europe | 7,919 | 4,789,662 |
| Born in Asia | 20,727 | 13,249,179 |
| Born in Africa | 4,312 | 2,062,257 |
| Born in Oceania | 525 | 238,663 |
| Born in Latin America | 37,182 | 22,111,409 |
| Born in Northern America | 1,593 | 838,476 |

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

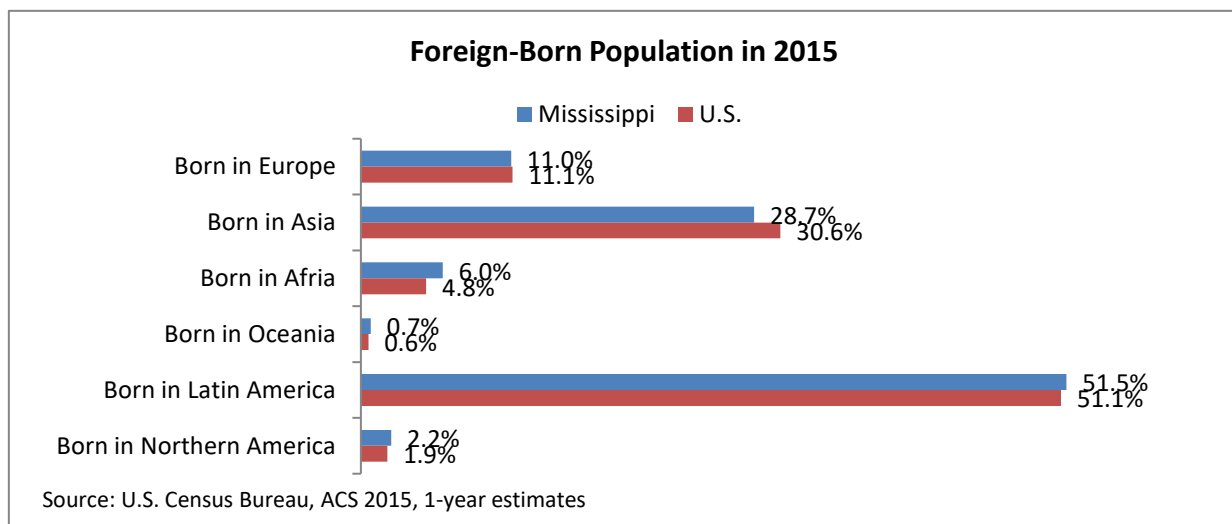


Table 3. Language Spoken at Home in 2015

| | Mississippi | U.S. |
|-----------------------------------|-------------|-------------|
| Population, 5 years and over | 2,803,484 | 301,625,014 |
| Speak English Only | 2,694,069 | 236,908,935 |
| Speak Language Other Than English | 109,415 | 64,716,079 |
| Spanish | 67,547 | 40,045,795 |
| Other Indo-European | 17,362 | 11,137,271 |
| Asian | 17,515 | 10,501,131 |
| Other Languages | 6,991 | 3,031,882 |

As percent of Population, 5 years and over:

| | | |
|--|-------|-------|
| Speak English Only | 96.1% | 78.5% |
| Speak Language Other Than English | 3.9% | 21.5% |
| Speak Spanish Other Than English | 2.4% | 13.3% |
| Speak Other Indo-European Other Than English | 0.6% | 3.7% |
| Speak Asian Other than English | 0.6% | 3.5% |
| Speak Other Languages Other Than English | 0.2% | 1.0% |

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

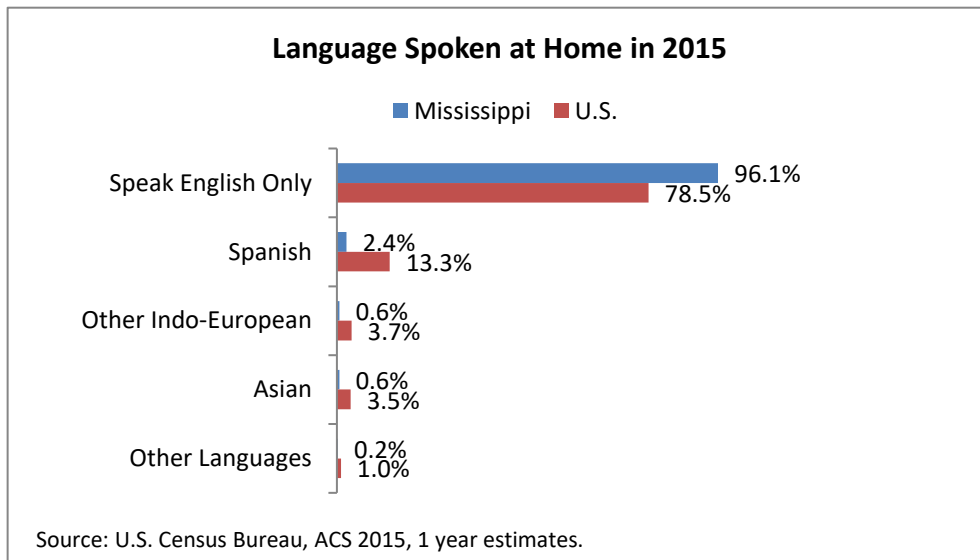


Table 4. Median Age (years) in 2010-2014

| | Mississippi | U.S. |
|--------------------|-------------|------|
| Median Age | | |
| Total Population | 36.3 | 37.4 |
| Native | 36.3 | 35.9 |
| Foreign-Born | 37.6 | 42.6 |
| Naturalized | 47.4 | 50.2 |
| Not a U.S. Citizen | 33.4 | 36.8 |

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

Table 5. Educational Attainment in 2010-2014

| | Mississippi | U.S. |
|---|-------------|------|
| Percent With Bachelor's Degree | | |
| Total Population, 25 years and over | 12.9 | 18.3 |
| Native | 12.9 | 18.7 |
| Foreign-Born | 12.8 | 16.3 |
| Naturalized | 17.3 | 20.2 |
| Not a U.S. Citizen | 10.0 | 12.5 |
| Percent With Graduate or Professional Degree | | |
| Total Population, 25 years and over | 7.5 | 11.0 |
| Native | 7.4 | 10.9 |
| Foreign-Born | 10.9 | 11.7 |
| Naturalized | 13.7 | 13.9 |
| Not a U.S. Citizen | 9.0 | 9.6 |

#N/A - Data not available

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

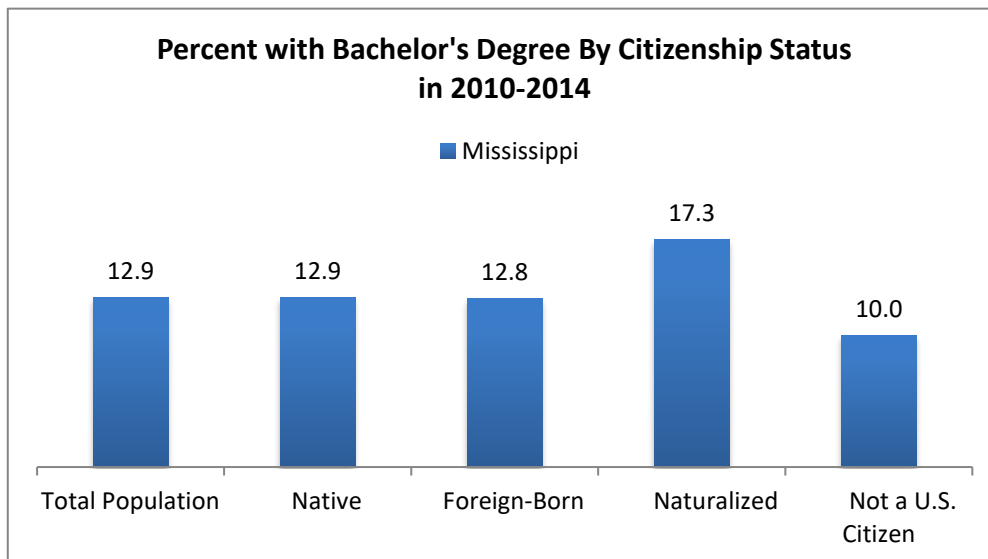


Table 6. Home Ownership and Median Household Income in 2010-2014

| | Home Ownership Rate (in %) | Median HH Income (in \$) |
|--------------------|-------------------------------|-----------------------------|
| Mississippi | | |
| Total | 68.9 | 39,464 |
| Native | 69.3 | 39,376 |
| Foreign Born | 50.2 | 42,699 |
| Naturalized | 70.8 | 50,685 |
| Not a U.S. Citizen | 32.5 | 37,160 |
| 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

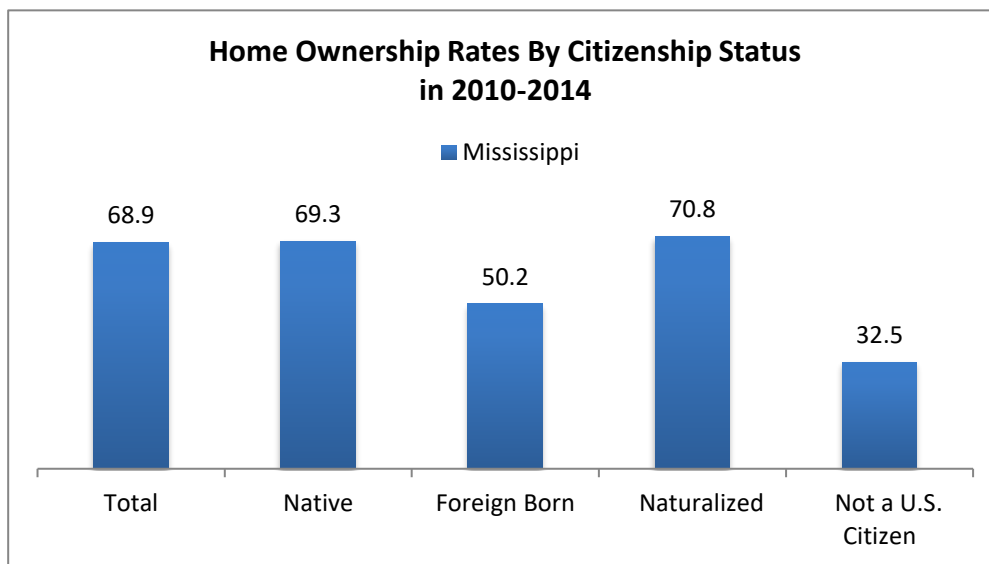
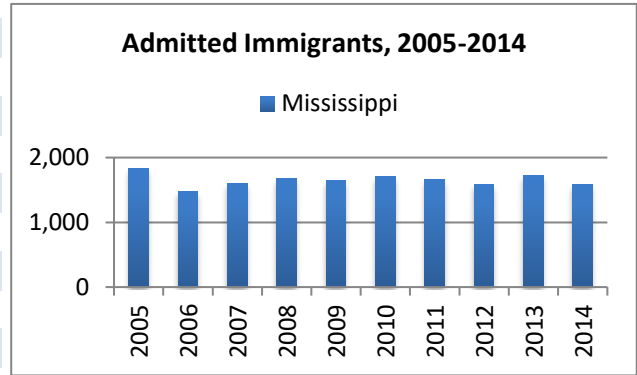


Table 7. Persons Obtaining Permanent Residence Status

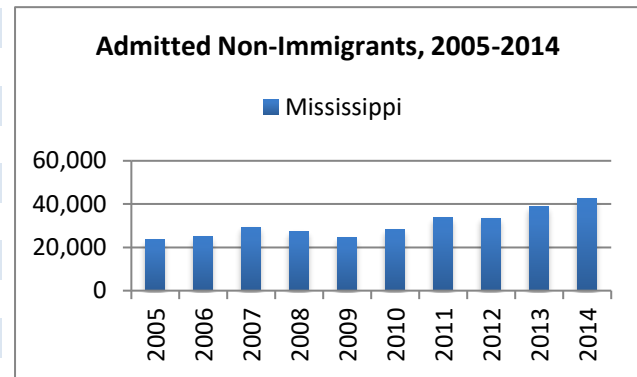
| | Mississippi | U.S. |
|------|-------------|-----------|
| 2005 | 1,829 | 1,122,257 |
| 2006 | 1,480 | 1,266,129 |
| 2007 | 1,593 | 1,052,415 |
| 2008 | 1,679 | 1,107,126 |
| 2009 | 1,652 | 1,130,818 |
| 2010 | 1,709 | 1,042,625 |
| 2011 | 1,666 | 1,062,040 |
| 2012 | 1,583 | 1,031,631 |
| 2013 | 1,716 | 990,553 |
| 2014 | 1,587 | 1,016,518 |



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

Table 8. Non-immigrant Admissions

| | Mississippi | U.S. |
|------|-------------|------------|
| 2005 | 23,743 | 32,003,435 |
| 2006 | 25,197 | 33,667,328 |
| 2007 | 29,391 | 37,149,651 |
| 2008 | 27,442 | 39,381,928 |
| 2009 | 24,473 | 36,231,554 |
| 2010 | 28,318 | 46,471,516 |
| 2011 | 33,804 | 46,471,516 |
| 2012 | 33,540 | 53,887,286 |
| 2013 | 38,682 | 61,052,260 |
| 2014 | 42,733 | 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 | 7,725 | 10,500 | 10,005 | 10,112 | 10,130 |
| Business Traveler, Other /2 | 9,929 | 11,472 | 12,045 | 16,911 | 18,833 |
| Students and exchange visitors/3 | 4,152 | 4,427 | 3,887 | 4,072 | 4,498 |
| Temporary workers and families/4 | 5,497 | 6,282 | 6,558 | 6,612 | 8,111 |
| Diplomats/other representatives/5 | 509 | 614 | 519 | 518 | 578 |
| All other classes | 400 | 437 | 463 | 397 | 559 |
| Unknown | 106 | 72 | 63 | 60 | 24 |
| Mississippi | 28,318 | 33,804 | 33,540 | 38,682 | 42,733 |
| 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.

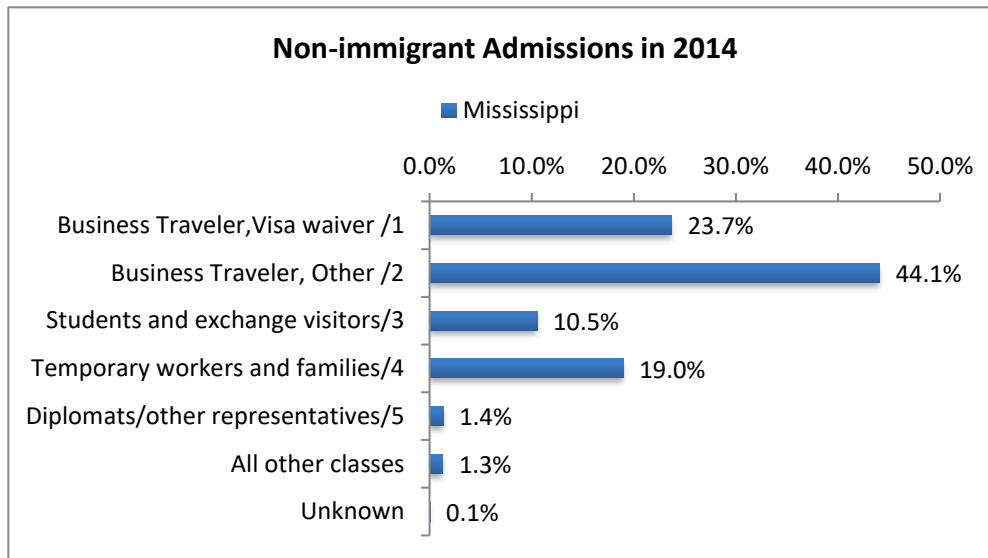
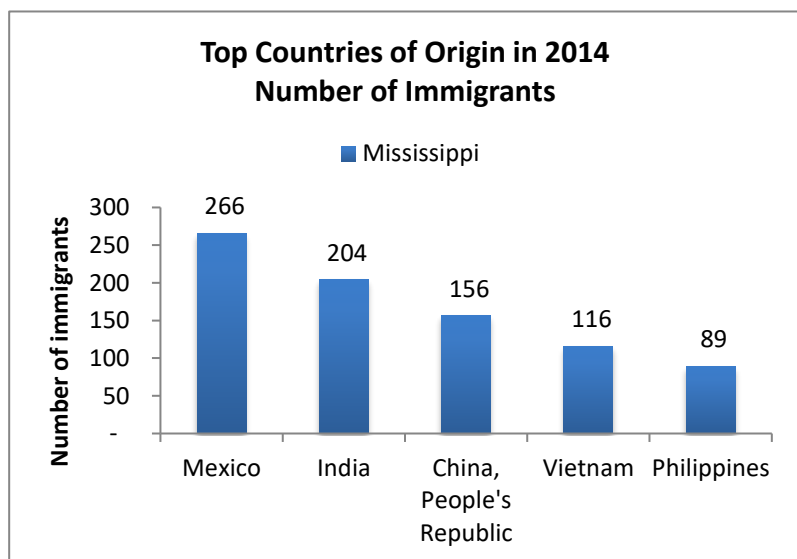
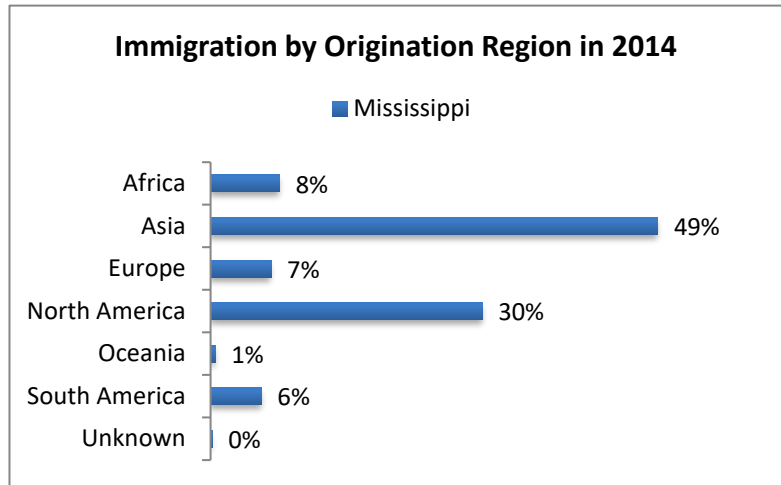


Table 10. Immigration by Origination Region and Country in 2014

| REGION | |
|--------------------------|-------|
| Total | 1,587 |
| Africa | 121 |
| Asia | 784 |
| Europe | 106 |
| North America | 476 |
| Oceania | 8 |
| South America | 89 |
| Unknown | 3 |
| COUNTRY | |
| Total | 1,587 |
| Mexico | 266 |
| India | 204 |
| China, People's Republic | 156 |
| Vietnam | 116 |
| Philippines | 89 |
| Jamaica | 64 |
| Yemen | 36 |
| Dominican Republic | 29 |
| Honduras | 28 |
| Colombia | 26 |
| Pakistan | 26 |
| United Kingdom | 23 |
| Nigeria | 22 |
| Cuba | 20 |
| Canada | 19 |
| Guatemala | 18 |
| Germany | 17 |
| Iran | 17 |
| Peru | 17 |
| Ecuador | 15 |
| Korea, South | 15 |
| Bangladesh | 14 |
| Brazil | 14 |
| Ukraine | 14 |
| Kenya | 13 |
| Cambodia | 12 |



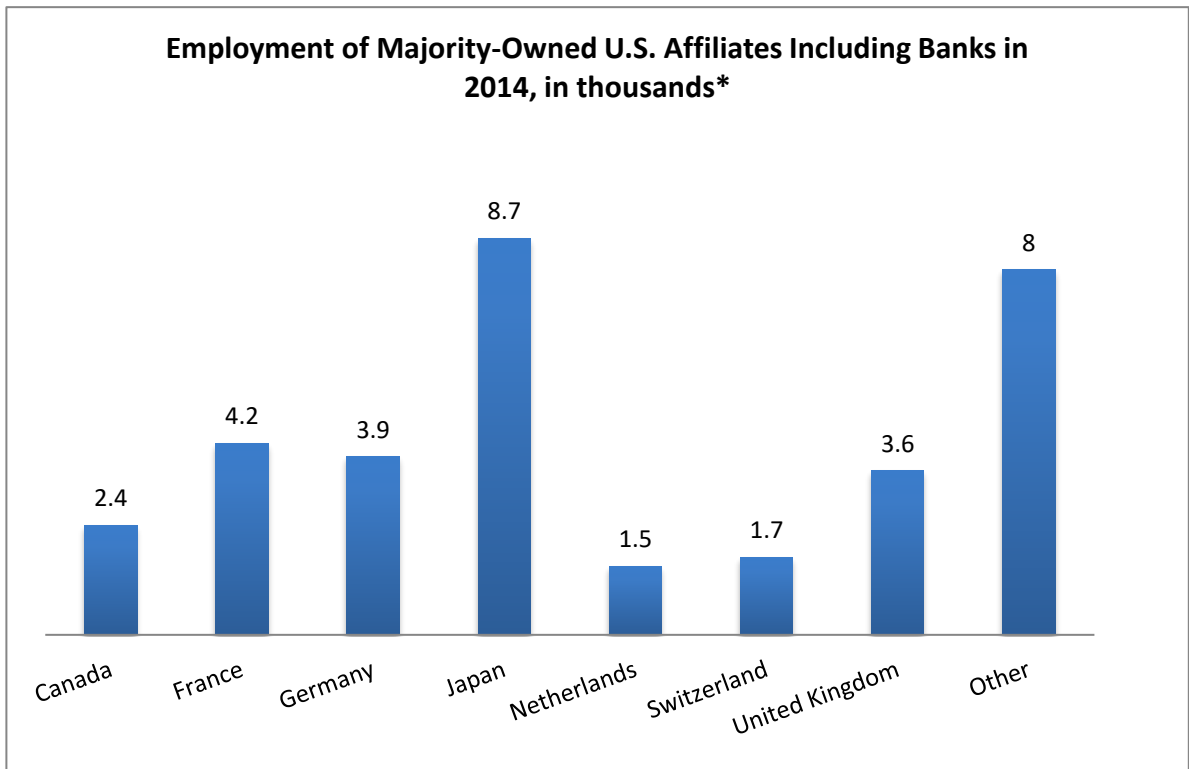
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Source: U.S. Department of Homeland Security

Yearbook of Immigration Statistics, 2014, Supplemental Table 1.

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

Total Employed (thousands) 34



* 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 | 11,794 | 10,786 | | |
| Top 25 | 9,960 | 9,489 | 84.4 | 88.0 |
| Canada | 1,961 | 2,042 | 16.6 | 18.9 |
| Mexico | 1,166 | 1,129 | 9.9 | 10.5 |
| Panama | 2,159 | 1,107 | 18.3 | 10.3 |
| Guatemala | 307 | 538 | 2.6 | 5.0 |
| China | 863 | 517 | 7.3 | 4.8 |
| Honduras | 413 | 378 | 3.5 | 3.5 |
| Belgium | 333 | 335 | 2.8 | 3.1 |
| Gibraltar | 64 | 334 | 0.5 | 3.1 |
| Japan | 214 | 314 | 1.8 | 2.9 |
| Netherlands | 247 | 283 | 2.1 | 2.6 |
| Germany | 173 | 283 | 1.5 | 2.6 |
| Peru | 366 | 268 | 3.1 | 2.5 |
| Colombia | 277 | 227 | 2.4 | 2.1 |
| United Arab Emirates | 101 | 226 | 0.9 | 2.1 |
| El Salvador | 87 | 198 | 0.7 | 1.8 |
| Brazil | 348 | 183 | 2.9 | 1.7 |
| United Kingdom | 205 | 169 | 1.7 | 1.6 |
| Trinidad and Tobago | 7 | 152 | 0.1 | 1.4 |
| Saudi Arabia | 89 | 145 | 0.8 | 1.3 |
| Korea, South | 152 | 136 | 1.3 | 1.3 |
| Australia | 67 | 134 | 0.6 | 1.2 |
| Singapore | 137 | 123 | 1.2 | 1.1 |
| Chile | 92 | 106 | 0.8 | 1.0 |
| India | 44 | 85 | 0.4 | 0.8 |
| Turkey | 88 | 77 | 0.7 | 0.7 |

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 | 20,666 | 14,063 | | |
| Top 25 | 18,789 | 12,941 | 90.9 | 92.0 |
| China | 3,269 | 3,909 | 15.8 | 27.8 |
| Mexico | 4,530 | 1,411 | 21.9 | 10.0 |
| Venezuela | 2,596 | 1,220 | 12.6 | 8.7 |
| Canada | 906 | 1,079 | 4.4 | 7.7 |
| Japan | 752 | 834 | 3.6 | 5.9 |
| Germany | 564 | 662 | 2.7 | 4.7 |
| Colombia | 974 | 405 | 4.7 | 2.9 |
| United Kingdom | 819 | 359 | 4.0 | 2.6 |
| Brazil | 1,848 | 310 | 8.9 | 2.2 |
| Vietnam | 116 | 292 | 0.6 | 2.1 |
| Malaysia | 160 | 251 | 0.8 | 1.8 |
| Taiwan | 214 | 237 | 1.0 | 1.7 |
| India | 296 | 213 | 1.4 | 1.5 |
| Russia | 98 | 199 | 0.5 | 1.4 |
| Italy | 80 | 186 | 0.4 | 1.3 |
| Bangladesh | 84 | 186 | 0.4 | 1.3 |
| Nigeria | 676 | 168 | 3.3 | 1.2 |
| Belgium | 9 | 154 | 0.0 | 1.1 |
| France | 167 | 147 | 0.8 | 1.0 |
| Honduras | 116 | 142 | 0.6 | 1.0 |
| Korea, South | 106 | 139 | 0.5 | 1.0 |
| Netherlands | 154 | 133 | 0.7 | 0.9 |
| Norway | 11 | 125 | 0.1 | 0.9 |
| Philippines | 97 | 90 | 0.5 | 0.6 |
| Australia | 150 | 89 | 0.7 | 0.6 |

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