

Business Data For Engaging in International Real Estate Transactions in Nevada



**National Association of REALTORS®
Research Division**

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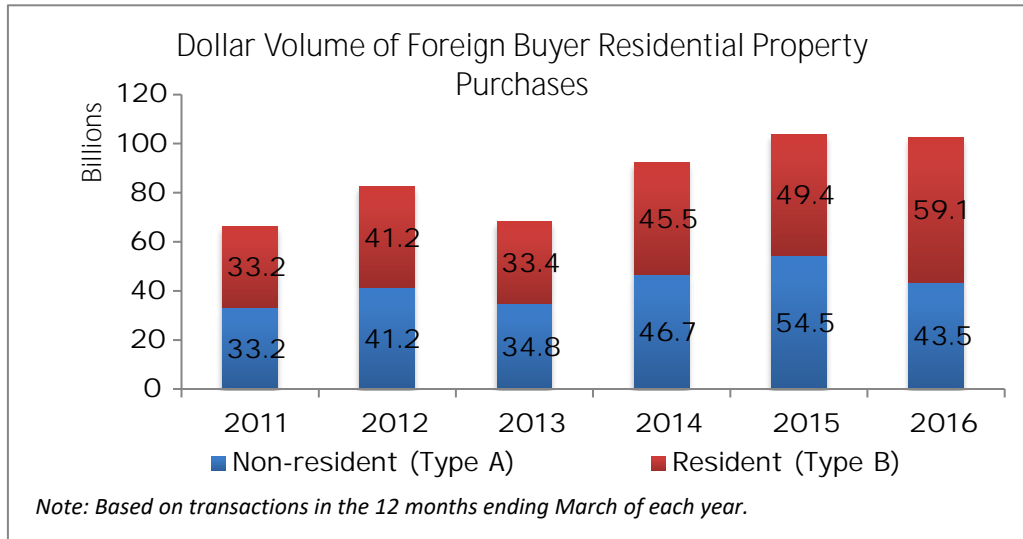
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Introduction

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

	Nevada	U.S.
Total Population, by Place of Birth	2,890,845	321,418,821
Native /1	2,332,675	278,128,449
Foreign-Born /2	558,170	43,290,372
Naturalized	261,316	20,697,103
Not a U.S. Citizen	296,854	22,593,269
Percent, Foreign-Born	19%	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

	Nevada	U.S.
Total Foreign-born Population, Excl. Born at Sea	558,170	43,289,646
Born in Europe	43,935	4,789,662
Born in Asia	168,153	13,249,179
Born in Afria	21,027	2,062,257
Born in Oceania	2,171	238,663
Born in Latin America	313,790	22,111,409
Born in Northern America	9,094	838,476

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

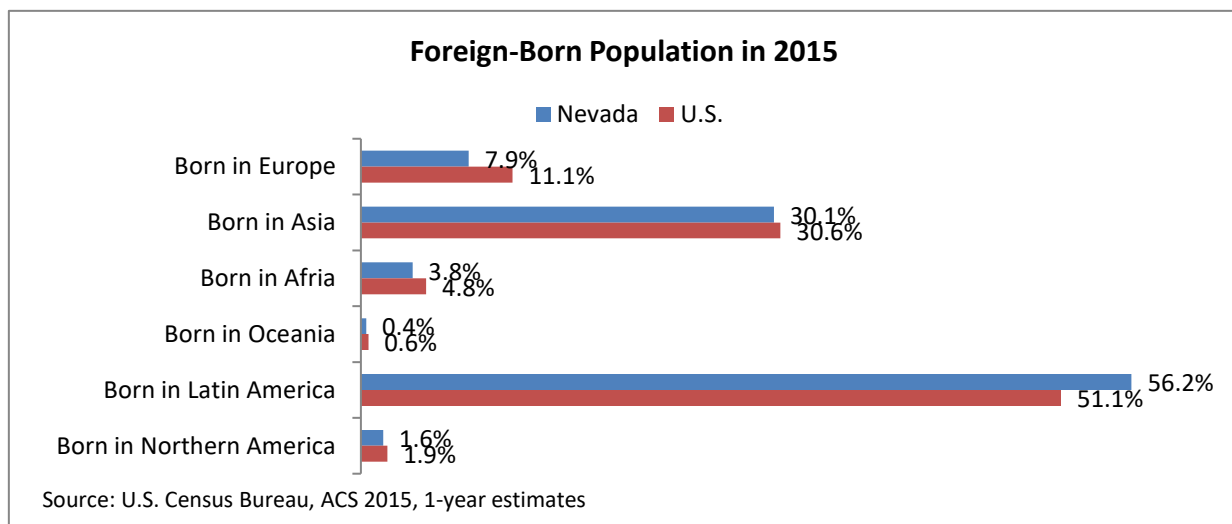


Table 3. Language Spoken at Home in 2015

	Nevada	U.S.
Population, 5 years and over	2,713,912	301,625,014
Speak English Only	1,894,135	236,908,935
Speak Language Other Than English	819,777	64,716,079
Spanish	575,678	40,045,795
Other Indo-European	66,581	11,137,271
Asian	149,187	10,501,131
Other Languages	28,331	3,031,882

As percent of Population, 5 years and over:

Speak English Only	69.8%	78.5%
Speak Language Other Than English	30.2%	21.5%
Speak Spanish Other Than English	21.2%	13.3%
Speak Other Indo-European Other Than English	2.5%	3.7%
Speak Asian Other than English	5.5%	3.5%
Speak Other Languages Other Than English	1.0%	1.0%

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

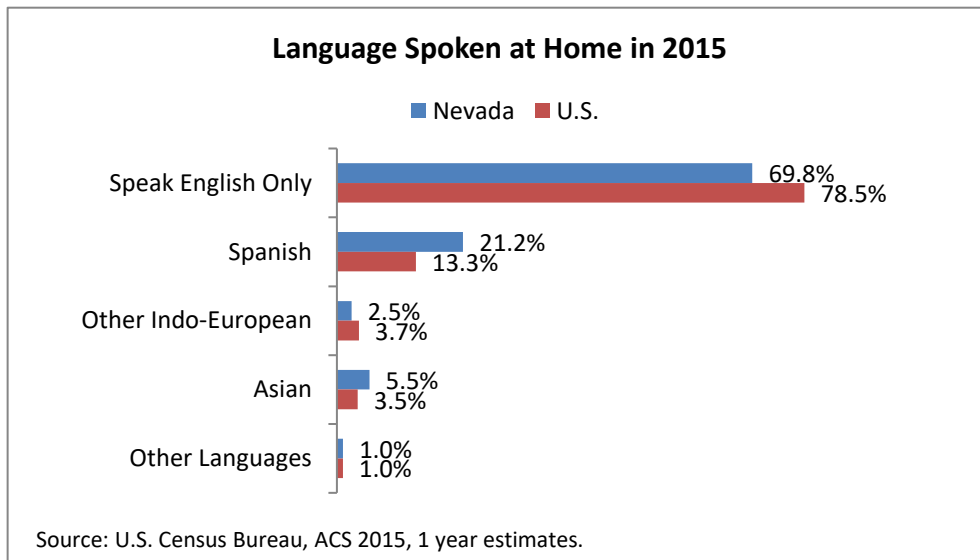


Table 4. Median Age (years) in 2010-2014

	Nevada	U.S.
Median Age		
Total Population	36.9	37.4
Native	34.1	35.9
Foreign-Born	42.7	42.6
Naturalized	49.8	50.2
Not a U.S. Citizen	37.9	36.8

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

Table 5. Educational Attainment in 2010-2014

	Nevada	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	14.9	18.3
Native	15.4	18.7
Foreign-Born	13.3	16.3
Naturalized	18.1	20.2
Not a U.S. Citizen	9.1	12.5
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	7.7	11.0
Native	8.4	10.9
Foreign-Born	5.5	11.7
Naturalized	7.5	13.9
Not a U.S. Citizen	3.7	9.6

#N/A - Data not available

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

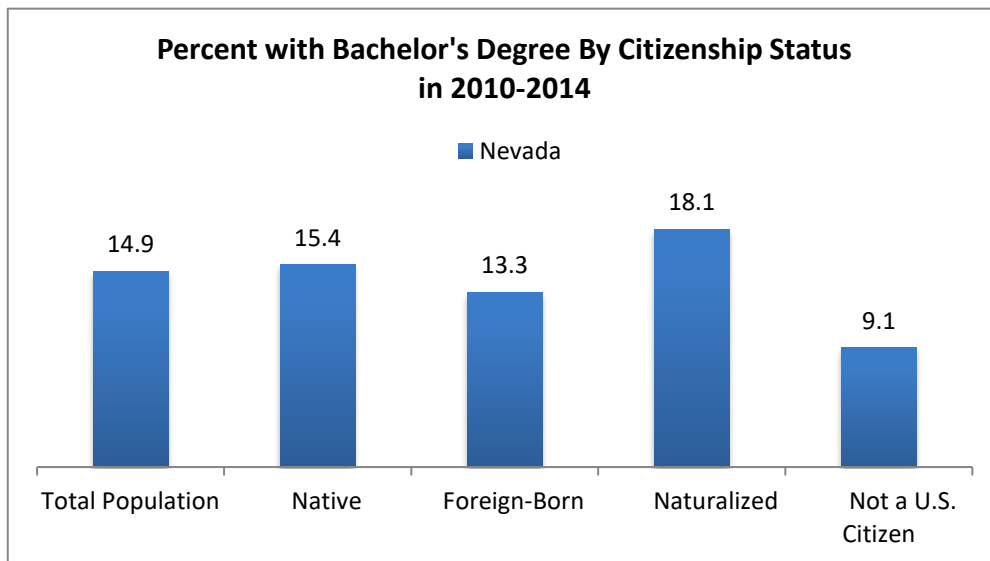


Table 6. Home Ownership and Median Household Income in 2010-2014

Nevada	Home Ownership Rate (in %)	Median HH Income (in \$)
Total	55.7	52,205
Native	56.8	54,158
Foreign Born	51.4	45,417
Naturalized	65.1	54,413
Not a U.S. Citizen	35.7	37,185
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

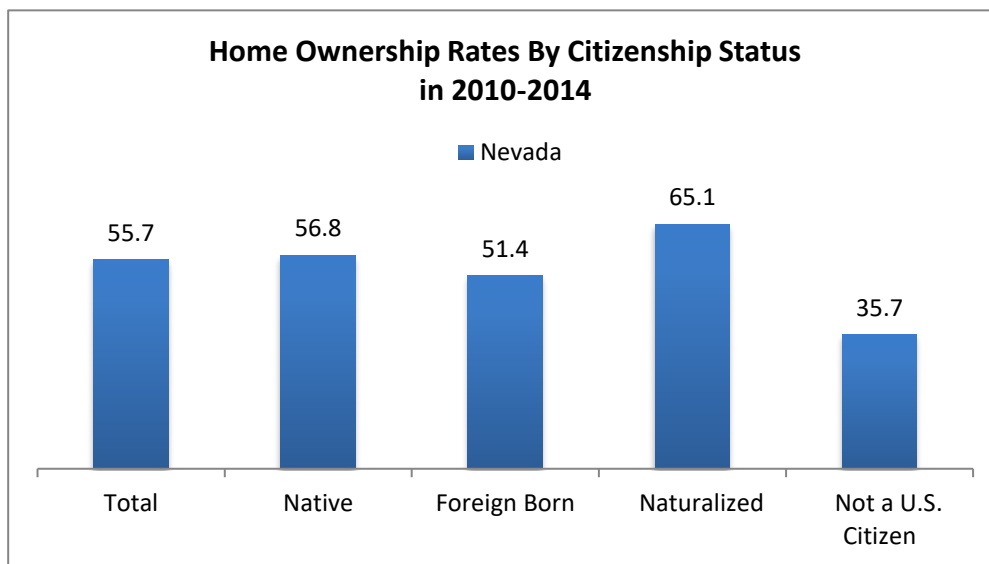
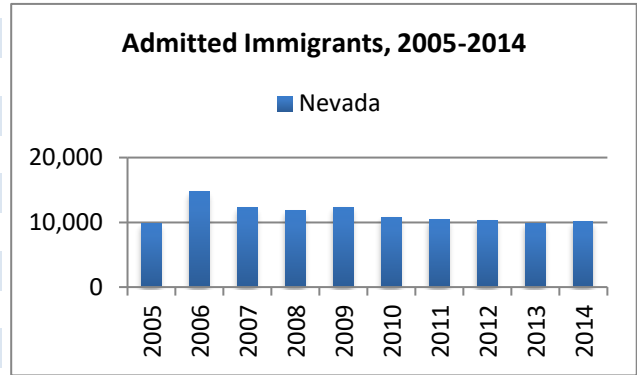


Table 7. Persons Obtaining Permanent Residence Status

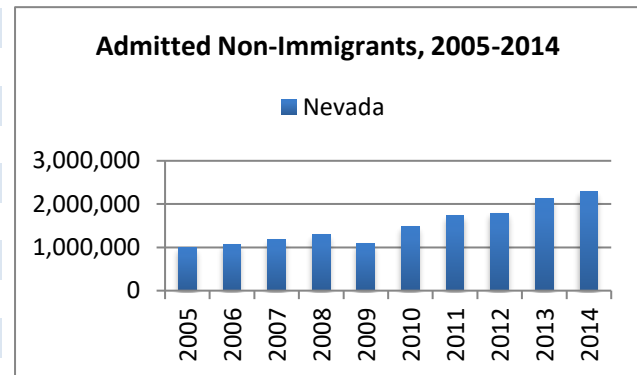
	Nevada	U.S.
2005	9,823	1,122,257
2006	14,713	1,266,129
2007	12,308	1,052,415
2008	11,768	1,107,126
2009	12,334	1,130,818
2010	10,803	1,042,625
2011	10,449	1,062,040
2012	10,343	1,031,631
2013	9,886	990,553
2014	10,089	1,016,518



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



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	672,516	704,670	731,604	747,467	784,616
Business Traveler, Other /2	781,191	1,000,019	1,037,436	1,356,664	1,481,769
Students and exchange visitors/3	5,653	5,409	4,960	5,015	5,987
Temporary workers and families/4	11,218	12,152	12,746	14,145	15,785
Diplomats/other representatives/5	2,381	2,224	2,646	2,602	3,832
All other classes	863	808	792	986	1,382
Unknown	7,663	3,758	3,192	1,801	284
Nevada	1,481,485	1,729,040	1,793,376	2,128,680	2,293,655
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.

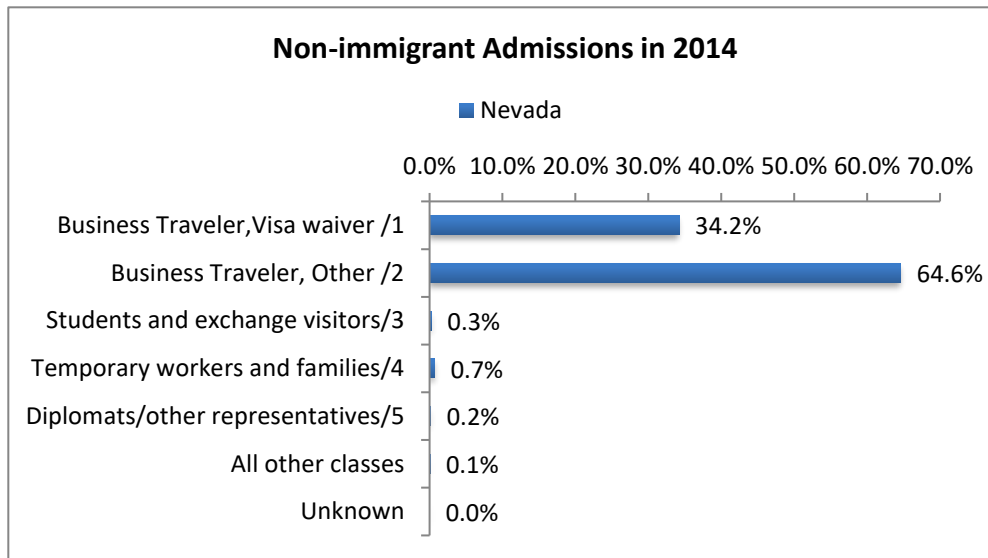
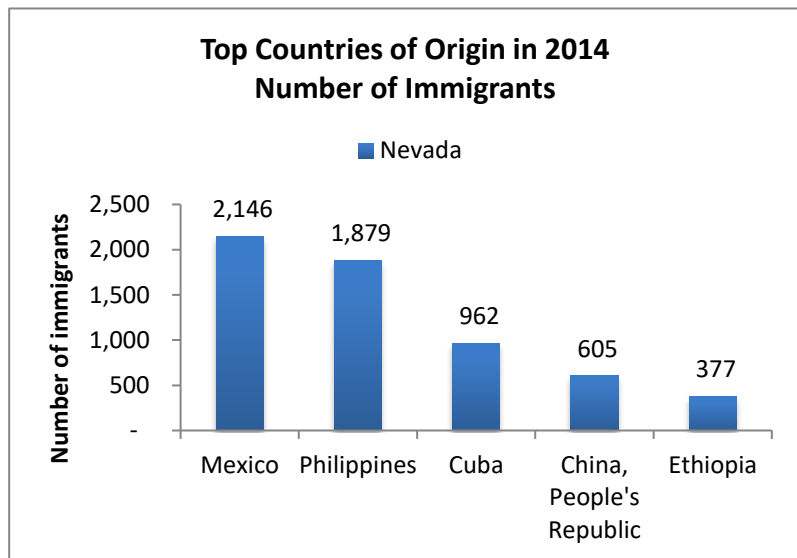
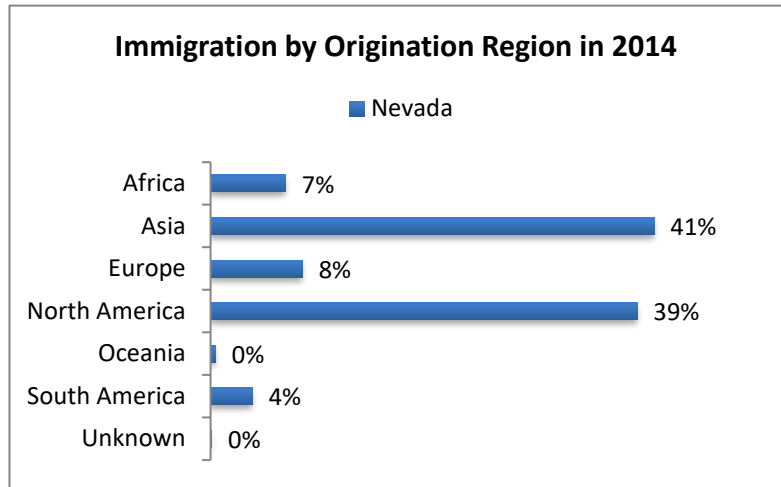


Table 10. Immigration by Origination Region and Country in 2014

REGION	
Total	10,089
Africa	698
Asia	4,122
Europe	855
North America	3,963
Oceania	48
South America	390
Unknown	13
COUNTRY	
Total	10,089
Mexico	2,146
Philippines	1,879
Cuba	962
China, People's Republic	605
Ethiopia	377
El Salvador	265
India	236
Vietnam	195
Canada	169
Guatemala	152
Iran	149
Korea, South	141
Bulgaria	131
Thailand	116
United Kingdom	102
Colombia	95
Russia	94
Israel	84
Peru	80
Brazil	77
Afghanistan	71
Honduras	69
Bangladesh	67
Iraq	64
Pakistan	63
Armenia	60



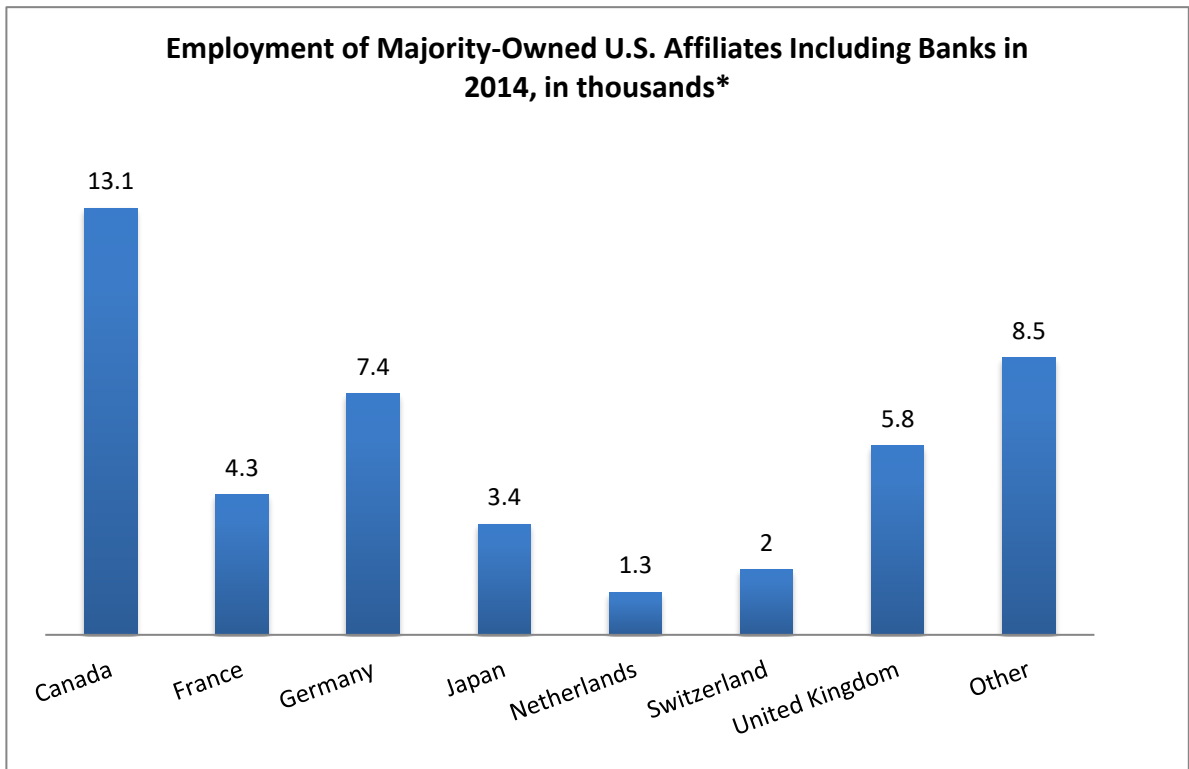
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Source: U.S. Department of Homeland Security

Yearbook of Immigration Statistics, 2014, Supplemental Table 1.

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

Total Employed (thousands) 46



* 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	10,261	8,658		
Top 25	9,711	8,126	94.6	93.9
Switzerland	3,777	2,426	36.8	28.0
India	1,830	1,721	17.8	19.9
Canada	1,422	1,280	13.9	14.8
Mexico	336	447	3.3	5.2
China	561	425	5.5	4.9
Hong Kong	159	270	1.6	3.1
Japan	216	157	2.1	1.8
Israel	129	142	1.3	1.6
United Kingdom	162	111	1.6	1.3
Australia	159	104	1.6	1.2
Malaysia	61	104	0.6	1.2
Belgium	91	102	0.9	1.2
Germany	116	96	1.1	1.1
Korea, South	117	91	1.1	1.1
Singapore	95	85	0.9	1.0
Netherlands	71	84	0.7	1.0
Brazil	50	65	0.5	0.7
France	73	61	0.7	0.7
Philippines	15	57	0.1	0.7
Italy	53	55	0.5	0.6
Argentina	64	51	0.6	0.6
South Africa	83	49	0.8	0.6
Vietnam	6	49	0.1	0.6
Macau	23	49	0.2	0.6
Taiwan	42	43	0.4	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	8,331	9,590		
Top 25	7,629	9,201	91.6	95.9
China	2,750	4,567	33.0	47.6
Canada	767	777	9.2	8.1
Malaysia	420	549	5.0	5.7
Mexico	358	475	4.3	5.0
Taiwan	302	383	3.6	4.0
Israel	144	325	1.7	3.4
Korea, South	1,465	223	17.6	2.3
United Kingdom	130	222	1.6	2.3
India	101	221	1.2	2.3
Philippines	191	213	2.3	2.2
France	120	197	1.4	2.1
Germany	134	144	1.6	1.5
Japan	94	119	1.1	1.2
Thailand	96	110	1.2	1.1
Vietnam	51	94	0.6	1.0
Belgium	66	93	0.8	1.0
Italy	62	84	0.7	0.9
Hong Kong	26	77	0.3	0.8
Switzerland	72	62	0.9	0.6
Indonesia	68	54	0.8	0.6
Cambodia	20	46	0.2	0.5
Australia	47	45	0.6	0.5
Bangladesh	17	44	0.2	0.5
Netherlands	30	38	0.4	0.4
Singapore	100	38	1.2	0.4

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