

# 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>

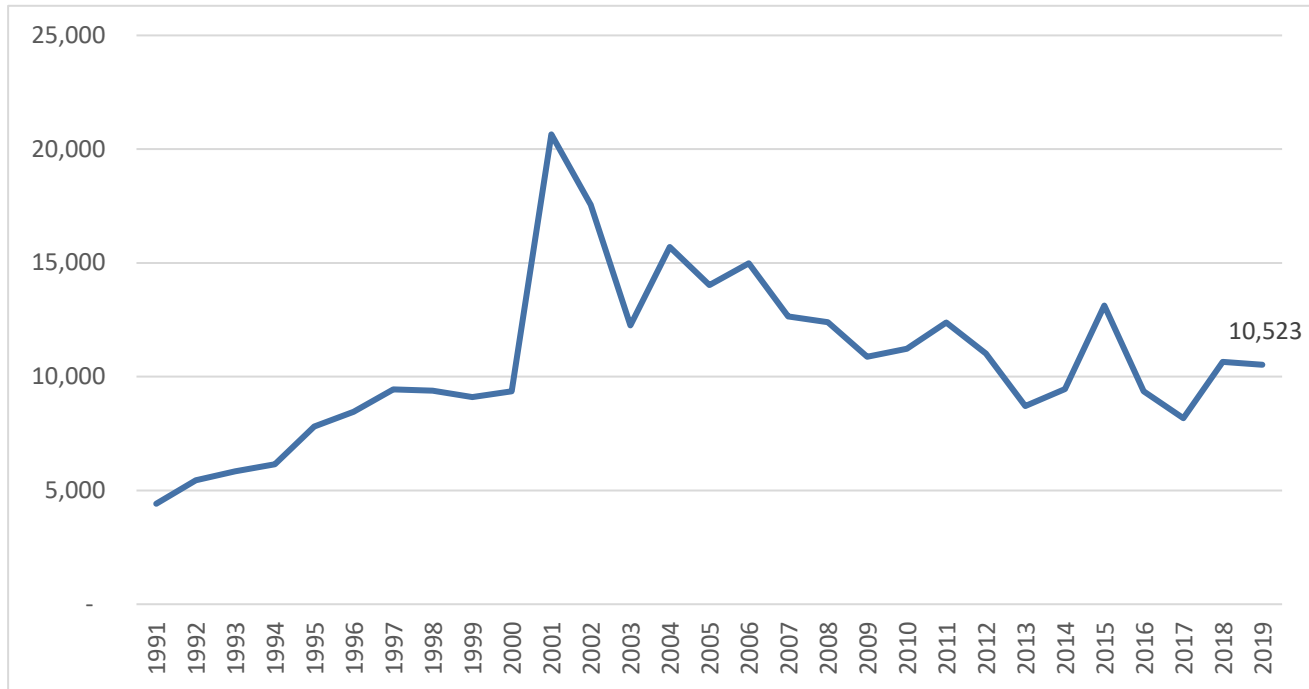
<https://www.nar.realtor/commercial-investment-real-estate>

For inquiries, email us at [Data@nar.realtor](mailto:Data@nar.realtor).

## Indicators for Engaging in International Real Estate in Colorado

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**Chart 1. Net International Migration as of 2019**



**Table 1. Population By Place of Birth in 2018**

	Colorado	U.S.
Total Population, by Place of Birth	5,695,564	327,167,439
Native /1	5,146,383	282,438,718
Foreign-Born /2	549,181	44,728,721
Naturalized	247,015	22,629,737
Not a U.S. Citizen	302,166	22,098,984
Percent, Foreign-Born	10%	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**

	Colorado		U.S.	
Total Foreign-born Population, Excl. Born at Sea	549,181	% share	17,528	% share
Born in Europe	72,249	13%	3,923	22%
Born in Asia	139,970	25%	3,853	22%
Born in Africa	38,463	7%	385	2%
Born in Oceania	4,129	1%	209	1%
Born in Latin America	279,398	51%	8,410	48%
Born in Northern America	14,972	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
	(in %)	(in \$)
<b>Colorado</b>		
Total	64.9	\$68,811
Native	66.4	\$70,831
Foreign Born	55.5	\$54,100
Naturalized	70.9	\$64,459
Not a U.S. Citizen	36.1	\$46,178
<b>U.S.</b>		
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**

	Colorado	U.S.
<b>Percent With Bachelor's Degree</b>		
Total Population, 25 years and over	25.2	19.4
Native	26.5	19.9
Foreign-Born	15.8	17.4
Naturalized	20.9	20.7
Not a U.S. Citizen	11.8	13.8
<b>Percent With Graduate or Professional Degree</b>		
Total Population, 25 years and over	15.0	12.1
Native	15.3	11.9
Foreign-Born	12.5	13.1
Naturalized	16.5	14.8
Not a U.S. Citizen	9.4	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**

	Colorado	U.S.
Civilian Population 16 years old and over	3.2	3.7
Native	3.2	3.8
Foreign-Born	2.6	3.4
Naturalized	2.3	2.8
Not a U.S. Citizen	2.8	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**

	Colorado	U.S.
<b>Percent of Civilian Labor Force 16 years ol and over</b>		
Total Population, 25 years and over	78.2	68.6
Native	79.6	79.5
Foreign-Born	85.3	83.7
Naturalized	81.1	80.7
Not a U.S. Citizen	88.2	86.7

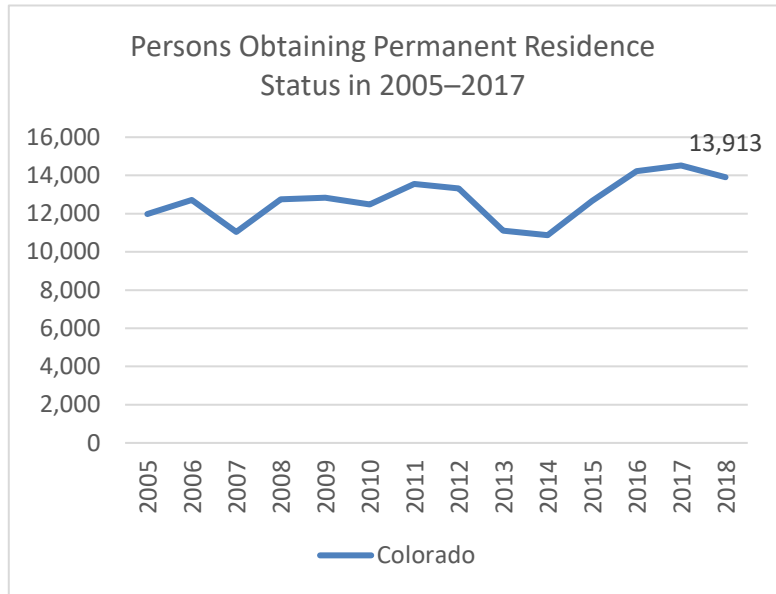
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Source: U.S. Census Bureau, ACS 2013-2018, 5-year estimates, Table S0501

**Table 7. Persons Obtaining Permanent Residence Status**

	Colorado	U.S.
2005	11,975	1,122,257
2006	12,713	1,266,129
2007	11,039	1,052,415
2008	12,741	1,107,126
2009	12,841	1,130,818
2010	12,489	1,042,625
2011	13,547	1,062,040
2012	13,327	1,031,631
2013	11,108	990,553
2014	10,872	1,016,518
2015	12,661	1,051,031
2016	14,225	1,183,505
2017	14,520	1,127,167
2018	13,913	1,096,611

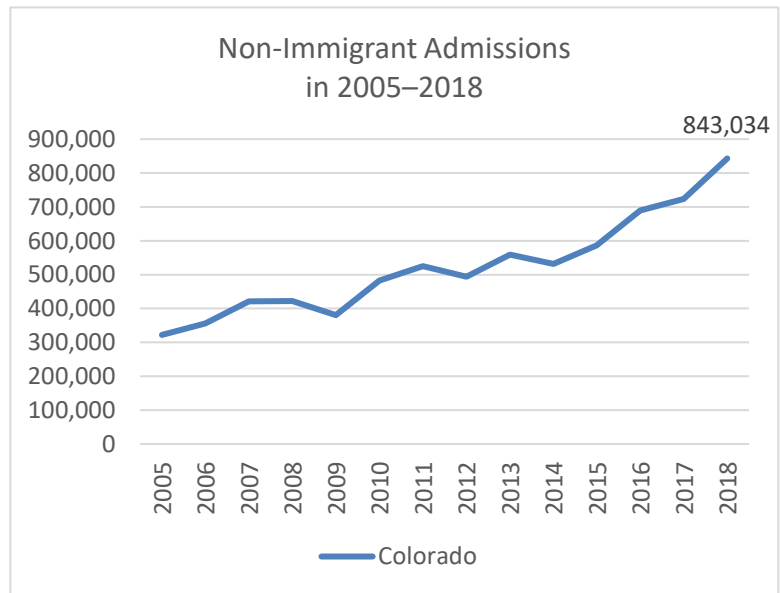
Source of data: Department of Homeland Security Yearbook of Immigration Statistics, Table 4.



**Table 8. Non-immigrant Admissions**

	Colorado	U.S.
2005	322,198	32,003,435
2006	355,991	33,667,328
2007	420,822	37,149,651
2008	421,955	39,381,928
2009	380,741	36,231,554
2010	482,403	46,471,516
2011	524,967	46,471,516
2012	493,617	53,887,286
2013	559,247	61,052,260
2014	532,119	74,930,606
2015	586,605	76,638,236
2016	689,269	76,786,751
2017	723,067	77,643,267
2018	843,034	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	173,182	182,823	176,265	180,667	194,346
Business Traveler, Other /2	301,630	341,195	438,288	473,476	574,612
Students and exchange visitors/3	24,630	26,434	28,761	27,357	28,878
Temporary workers and families/4	28,000	31,992	40,632	37,030	40,255
Diplomats/other representatives/5	2,945	2,984	3,173	3,211	3,947
All other classes	1,596	1,002	1,813	890	681
Unknown	136	1,596	337	436	315
<b>Colorado</b>	<b>532,119</b>	<b>588,026</b>	<b>689,269</b>	<b>723,067</b>	<b>843,034</b>
<b>U.S.</b>	<b>74,930,606</b>	<b>76,638,236</b>	<b>76,786,751</b>	<b>77,643,267</b>	<b>81,279,692</b>

<sup>1</sup> Includes GB, GMB, GT, GMT, WB, and WT admissions.

<sup>2</sup> Includes B1, B2 and a limited number of Border Crossing Card (BCC) admissions.

<sup>3</sup> Includes principals, spouses, and children (F, J, M admissions).

<sup>4</sup> Includes principals, spouses, and children (CW1, E, H, I, L, O, P, Q, R, TD and TN admissions).

<sup>5</sup> 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.



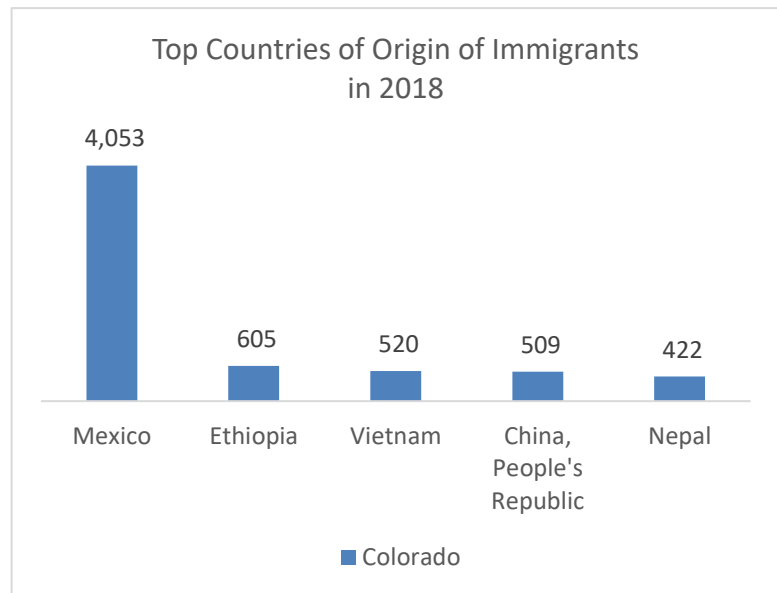
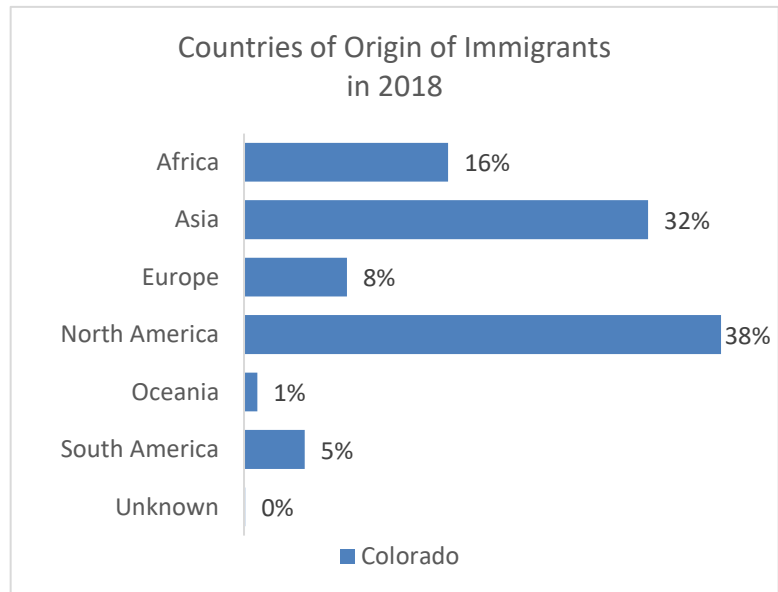
**Table 10. Immigration by Origination Region and Country in 2018**

REGION	
Total	13,913
Africa	2,248
Asia	4,449
Europe	1,134
North America	5,254
Oceania	145
South America	669
Unknown	14
COUNTRY	
Total	13,913
Mexico	4,053
Ethiopia	605
Vietnam	520
China, People's Republic	509
Nepal	422
India	399
Philippines	350
Cuba	286
Iraq	286
Burma	270
Afghanistan	238
El Salvador	237
Somalia	220
Korea, South	196
United Kingdom	182
Canada	170
Guatemala	166
Colombia	156
Brazil	153
Congo, Democratic Republic	150
Peru	147
Syria	141
Russia	136
Ukraine	135
Ghana	134
Sudan	126

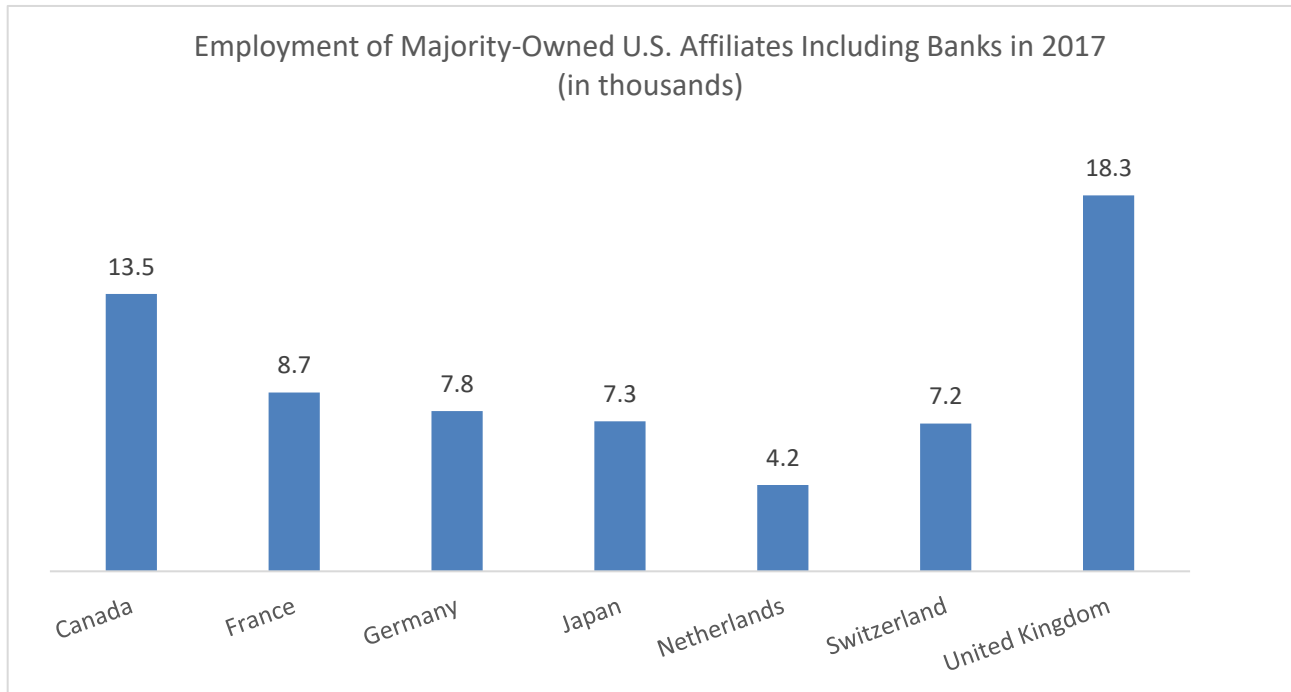
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Source: U.S. Department of Homeland Security

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)**

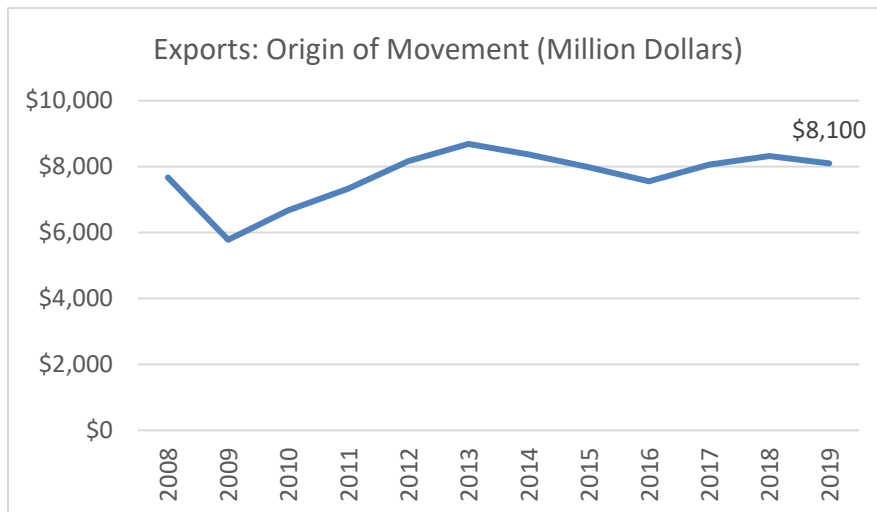
Country	2018 Dollar Volume	Percent Share
World	\$8,317	0.50
Top 25	\$7,512	90.3
Canada	\$1,435	17.3
Mexico	\$1,253	15.1
China	\$578	6.9
Korea, South	\$494	5.9
Japan	\$453	5.4
Malaysia	\$392	4.7
Netherlands	\$305	3.7
Germany	\$301	3.6
Hong Kong	\$243	2.9
Taiwan	\$223	2.7
United Kingdom	\$221	2.7
Philippines	\$194	2.3
Switzerland	\$191	2.3
France	\$182	2.2
Belgium	\$153	1.8
Australia	\$146	1.8
Brazil	\$142	1.7
Thailand	\$97	1.2
Italy	\$95	1.1
Singapore	\$89	1.1
India	\$86	1.0
Chile	\$69	0.8
Indonesia	\$66	0.8
New Zealand	\$54	0.6
Vietnam	\$52	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)**

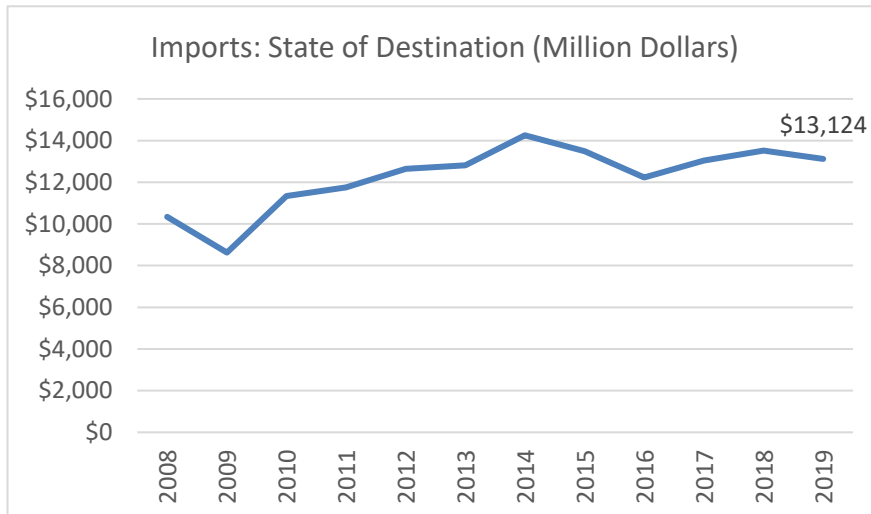
Country	2018 Dollar Volume	Percent Share
World	\$13,526	0.53
Top 25	\$12,899	95.4
Canada	\$3,928	29.0
China	\$2,007	14.8
Mexico	\$1,529	11.3
Switzerland	\$812	6.0
Germany	\$633	4.7
Taiwan	\$590	4.4
Korea, South	\$555	4.1
Australia	\$308	2.3
Italy	\$250	1.9
France	\$245	1.8
Denmark	\$228	1.7
India	\$214	1.6
United Kingdom	\$209	1.5
Malaysia	\$195	1.4
Vietnam	\$180	1.3
Sweden	\$178	1.3
Thailand	\$145	1.1
Japan	\$144	1.1
Austria	\$119	0.9
Spain	\$91	0.7
Philippines	\$87	0.6
Netherlands	\$75	0.6
Slovenia	\$67	0.5
Israel	\$57	0.4
Brazil	\$53	0.4

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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