

# 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>

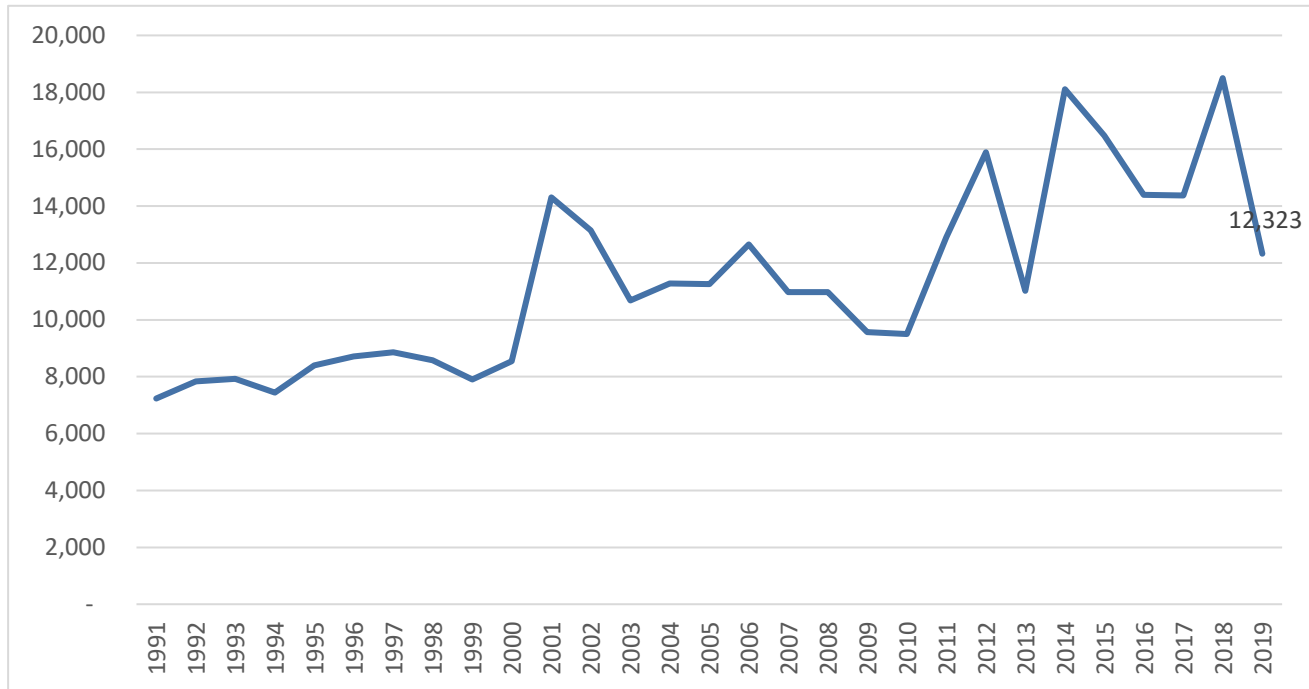
<https://www.nar.realtor/commercial-investment-real-estate>

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

## Indicators for Engaging in International Real Estate in Connecticut

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



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

	Connecticut	U.S.
Total Population, by Place of Birth	3,572,665	327,167,439
Native /1	3,052,403	282,438,718
Foreign-Born /2	520,262	44,728,721
Naturalized	275,693	22,629,737
Not a U.S. Citizen	244,569	22,098,984
Percent, Foreign-Born	15%	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**

	Connecticut		U.S.	
Total Foreign-born Population, Excl. Born at Sea	520,262	% share	17,528	% share
Born in Europe	112,292	22%	3,923	22%
Born in Asia	126,036	24%	3,853	22%
Born in Africa	26,645	5%	385	2%
Born in Oceania	1,372	0%	209	1%
Born in Latin America	239,563	46%	8,410	48%
Born in Northern America	14,354	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>Connecticut</b>		
Total	66.3	\$76,106
Native	68.4	\$78,218
Foreign Born	56.6	\$66,426
Naturalized	77.0	\$73,208
Not a U.S. Citizen	33.2	\$58,242
<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**

	Connecticut	U.S.
<b>Percent With Bachelor's Degree</b>		
Total Population, 25 years and over	21.7	19.4
Native	22.5	19.9
Foreign-Born	18.5	17.4
Naturalized	19.5	20.7
Not a U.S. Citizen	17.3	13.8
<b>Percent With Graduate or Professional Degree</b>		
Total Population, 25 years and over	17.2	12.1
Native	17.2	11.9
Foreign-Born	17.0	13.1
Naturalized	17.6	14.8
Not a U.S. Citizen	16.3	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**

	Connecticut	U.S.
Civilian Population 16 years old and over	4.3	3.7
Native	4.3	3.8
Foreign-Born	4.4	3.4
Naturalized	3.3	2.8
Not a U.S. Citizen	5.6	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**

	Connecticut	U.S.
<b>Percent of Civilian Labor Force 16 years ol and over</b>		
Total Population, 25 years and over	80.1	68.6
Native	80.0	79.5
Foreign-Born	84.5	83.7
Naturalized	83.3	80.7
Not a U.S. Citizen	85.7	86.7

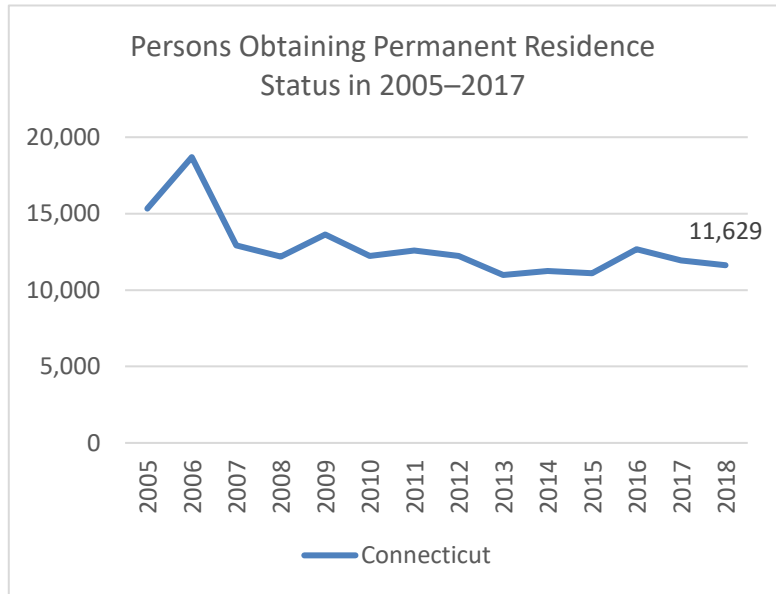
#N/A - Data not available

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

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

	Connecticut	U.S.
2005	15,334	1,122,257
2006	18,697	1,266,129
2007	12,932	1,052,415
2008	12,190	1,107,126
2009	13,632	1,130,818
2010	12,222	1,042,625
2011	12,577	1,062,040
2012	12,237	1,031,631
2013	10,985	990,553
2014	11,252	1,016,518
2015	11,102	1,051,031
2016	12,669	1,183,505
2017	11,938	1,127,167
2018	11,629	1,096,611

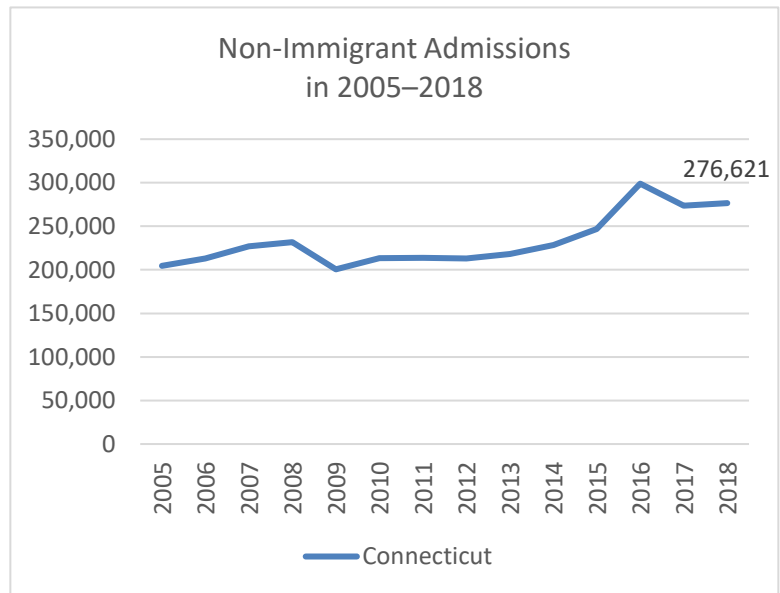
Source of data: Department of Homeland Security Yearbook of Immigration Statistics, Table 4.



**Table 8. Non-immigrant Admissions**

	Connecticut	U.S.
2005	204,608	32,003,435
2006	212,993	33,667,328
2007	227,032	37,149,651
2008	231,819	39,381,928
2009	200,576	36,231,554
2010	213,225	46,471,516
2011	213,844	46,471,516
2012	212,981	53,887,286
2013	218,108	61,052,260
2014	228,401	74,930,606
2015	246,796	76,638,236
2016	298,926	76,786,751
2017	273,681	77,643,267
2018	276,621	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	79,647	80,168	83,931	88,757	89,058
Business Traveler, Other /2	92,438	106,905	150,163	119,894	121,141
Students and exchange visitors/3	26,145	28,114	29,835	30,941	31,208
Temporary workers and families/4	28,046	29,654	32,631	32,118	33,498
Diplomats/other representatives/5	1,327	1,261	1,249	1,113	1,175
All other classes	699	594	902	557	384
Unknown	99	699	215	301	157
<b>Connecticut</b>	<b>228,401</b>	<b>247,395</b>	<b>298,926</b>	<b>273,681</b>	<b>276,621</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.

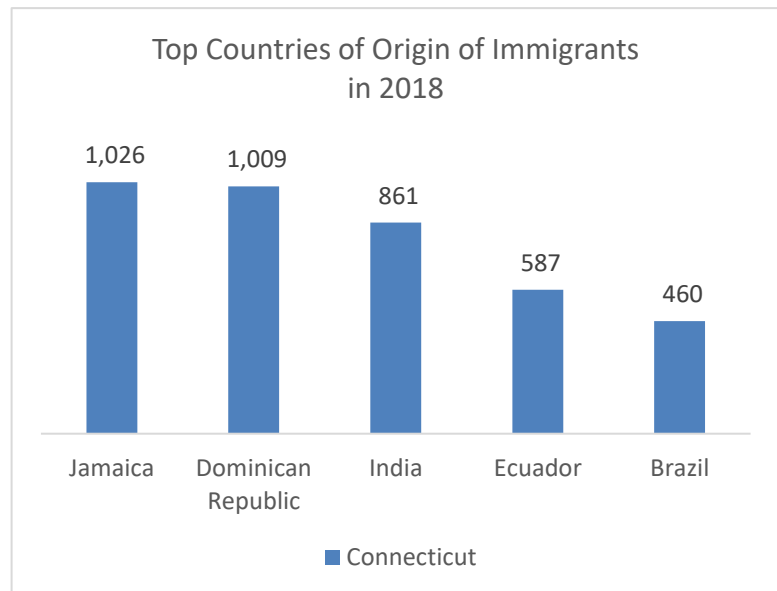
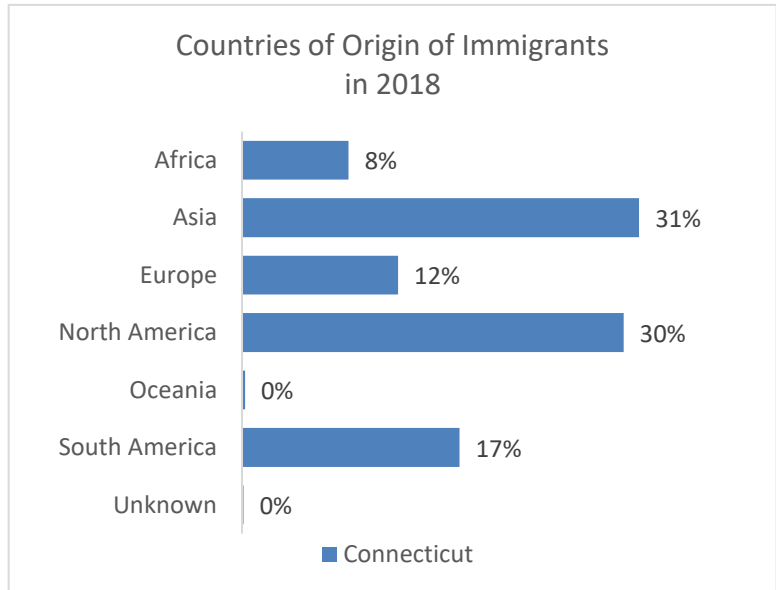
The majority of short-term admissions from Canada and Mexico are excluded.

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	11,629
Africa	981
Asia	3,655
Europe	1,436
North America	3,513
Oceania	27
South America	2,002
Unknown	15
COUNTRY	
Total	11,629
Jamaica	1,026
Dominican Republic	1,009
India	861
Ecuador	587
Brazil	460
China, People's Republic	430
Haiti	392
Syria	342
Peru	333
Colombia	323
Albania	308
Bangladesh	295
Mexico	283
Pakistan	256
Guatemala	254
Philippines	215
Ghana	213
Poland	180
Afghanistan	167
Ukraine	167
Vietnam	164
United Kingdom	139
Honduras	126
Guyana	119
Korea, South	114
El Salvador	103

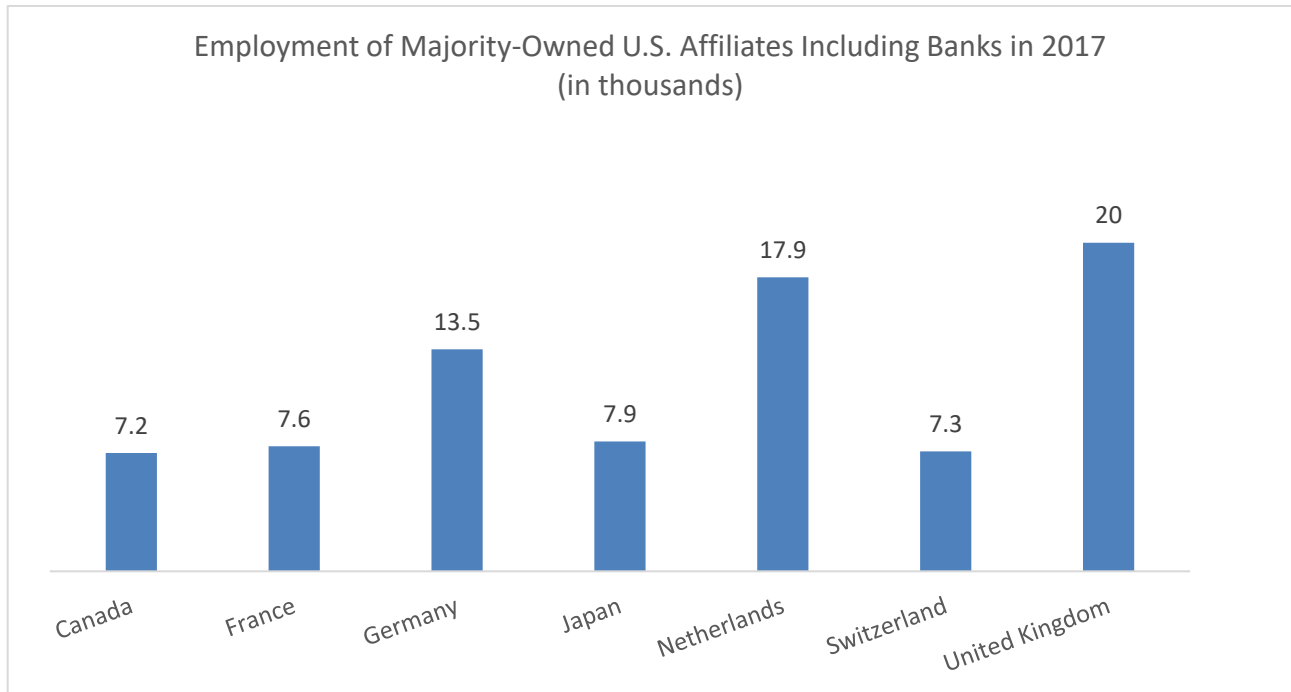


D-Data withheld to limit disclosure

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)**

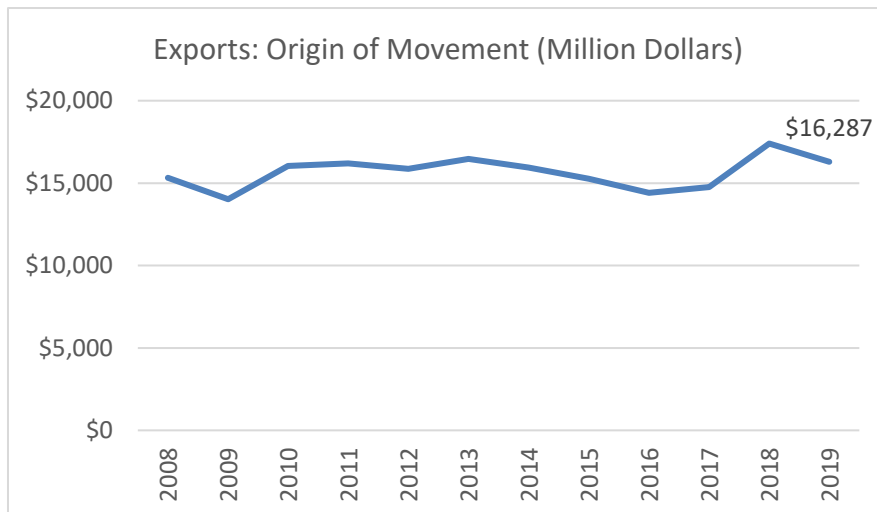
Country	2018 Dollar Volume	Percent Share
World	\$17,400	1.05
Top 25	\$15,865	91.2
France	\$3,178	18.3
Germany	\$2,332	13.4
Canada	\$1,952	11.2
United Kingdom	\$1,486	8.5
Mexico	\$948	5.5
China	\$944	5.4
Netherlands	\$771	4.4
Japan	\$629	3.6
Singapore	\$623	3.6
Korea, South	\$423	2.4
Belgium	\$243	1.4
Taiwan	\$230	1.3
Israel	\$207	1.2
Poland	\$206	1.2
Brazil	\$205	1.2
United Arab Emirates	\$190	1.1
Hong Kong	\$179	1.0
Italy	\$173	1.0
Malaysia	\$157	0.9
Switzerland	\$153	0.9
Turkey	\$144	0.8
India	\$138	0.8
Dominican Republic	\$131	0.8
Australia	\$113	0.6
Spain	\$110	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)**

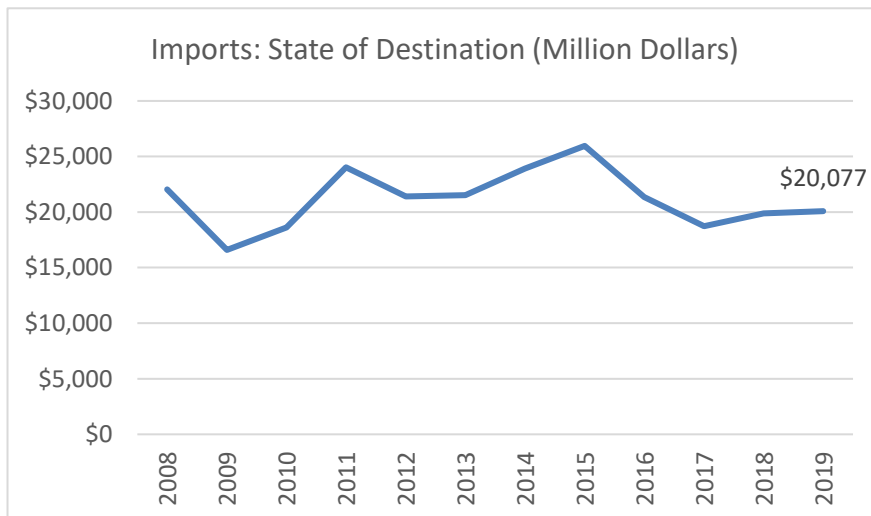
Country	2018 Dollar Volume	Percent Share
World	\$19,874	0.78
Top 25	\$17,974	90.4
Canada	\$3,587	18.0
Mexico	\$2,503	12.6
China	\$2,301	11.6
Germany	\$1,466	7.4
United Kingdom	\$1,176	5.9
France	\$727	3.7
Ireland	\$655	3.3
Italy	\$619	3.1
Netherlands	\$602	3.0
Singapore	\$501	2.5
Switzerland	\$452	2.3
Japan	\$423	2.1
Russia	\$414	2.1
Poland	\$257	1.3
Belgium	\$256	1.3
Brazil	\$255	1.3
Chile	\$244	1.2
Sweden	\$231	1.2
India	\$218	1.1
Taiwan	\$212	1.1
Korea, South	\$206	1.0
Vietnam	\$185	0.9
Norway	\$174	0.9
Spain	\$159	0.8
Israel	\$150	0.8

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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#### **NATIONAL ASSOCIATION OF REALTORS®**

Research Group  
500 New Jersey Avenue, NW  
Washington, DC 20001  
202-383-1000

[data@realtors.org](mailto:data@realtors.org)