

# 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>

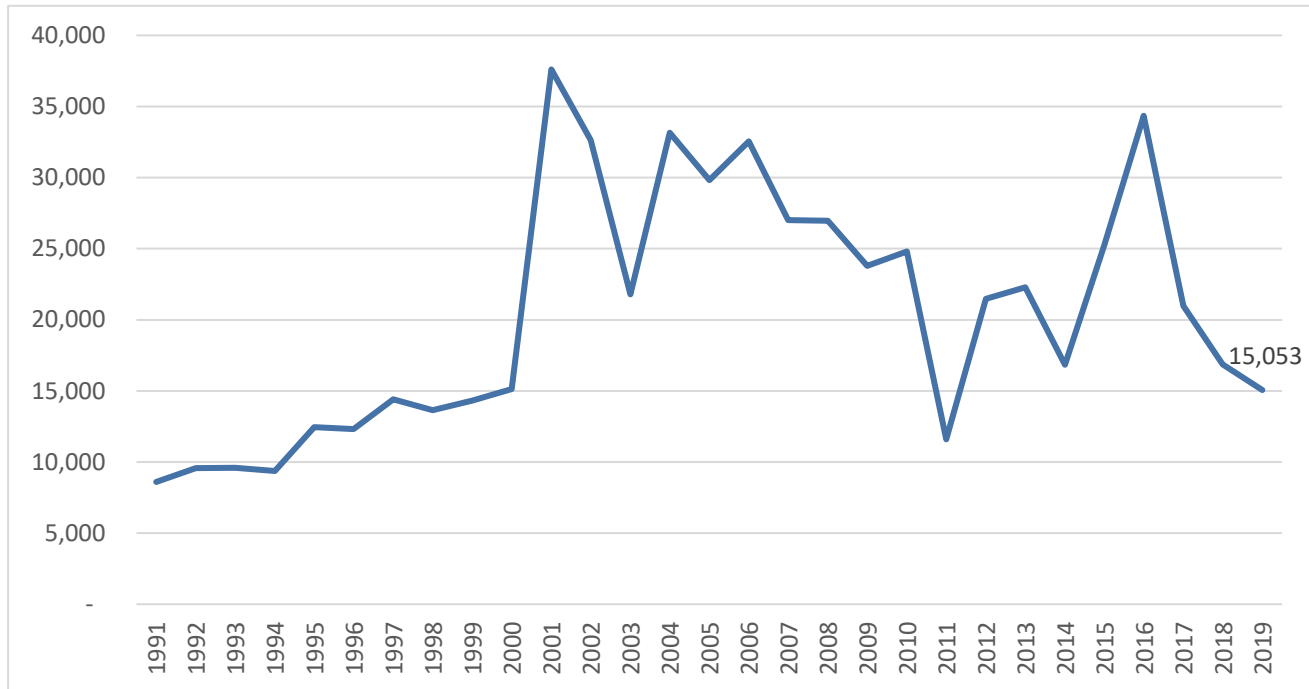
<https://www.nar.realtor/commercial-investment-real-estate>

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

## Indicators for Engaging in International Real Estate in Georgia

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



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

	Georgia	U.S.
Total Population, by Place of Birth	10,519,475	327,167,439
Native /1	9,455,402	282,438,718
Foreign-Born /2	1,064,073	44,728,721
Naturalized	480,192	22,629,737
Not a U.S. Citizen	583,881	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**

	<b>Georgia</b>		<b>U.S.</b>	
		% share		% share
Total Foreign-born Population, Excl. Born at Sea	1,064,073		17,528	
Born in Europe	84,198	8%	3,923	22%
Born in Asia	328,900	31%	3,853	22%
Born in Africa	114,396	11%	385	2%
Born in Oceania	5,995	1%	209	1%
Born in Latin America	512,576	48%	8,410	48%
Born in Northern America	18,008	2%	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**

	<b>Home Ownership Rate</b>	<b>Median HH Income</b>
	(in %)	(in \$)
<b>Georgia</b>		
Total	63.1	\$55,679
Native	63.9	\$55,713
Foreign Born	54.5	\$55,433
Naturalized	64.2	\$66,226
Not a U.S. Citizen	38.7	\$46,100
<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**

	Georgia	U.S.
<b>Percent With Bachelor's Degree</b>		
Total Population, 25 years and over	18.9	19.4
Native	18.9	19.9
Foreign-Born	19.0	17.4
Naturalized	24.1	20.7
Not a U.S. Citizen	14.8	13.8
<b>Percent With Graduate or Professional Degree</b>		
Total Population, 25 years and over	11.7	12.1
Native	11.4	11.9
Foreign-Born	14.2	13.1
Naturalized	18.0	14.8
Not a U.S. Citizen	11.0	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**

	Georgia	U.S.
Civilian Population 16 years old and over	4.0	3.7
Native	4.1	3.8
Foreign-Born	3.1	3.4
Naturalized	2.9	2.8
Not a U.S. Citizen	3.2	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**

	Georgia	U.S.
<b>Percent of Civilian Labor Force 16 years ol and over</b>		
Total Population, 25 years and over	82.1	68.6
Native	79.1	79.5
Foreign-Born	85.4	83.7
Naturalized	82.8	80.7
Not a U.S. Citizen	87.5	86.7

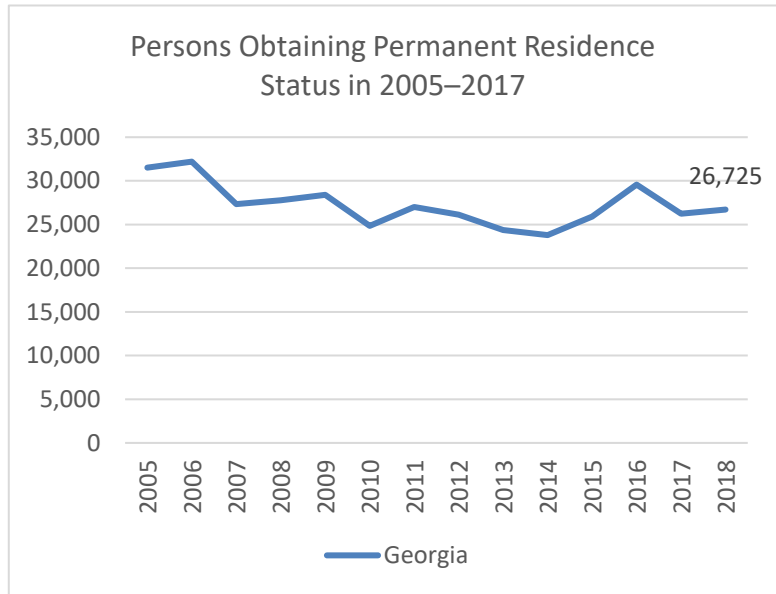
#N/A - Data not available

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

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

	Georgia	U.S.
2005	31,527	1,122,257
2006	32,202	1,266,129
2007	27,353	1,052,415
2008	27,769	1,107,126
2009	28,396	1,130,818
2010	24,833	1,042,625
2011	27,015	1,062,040
2012	26,134	1,031,631
2013	24,387	990,553
2014	23,792	1,016,518
2015	25,919	1,051,031
2016	29,572	1,183,505
2017	26,242	1,127,167
2018	26,725	1,096,611

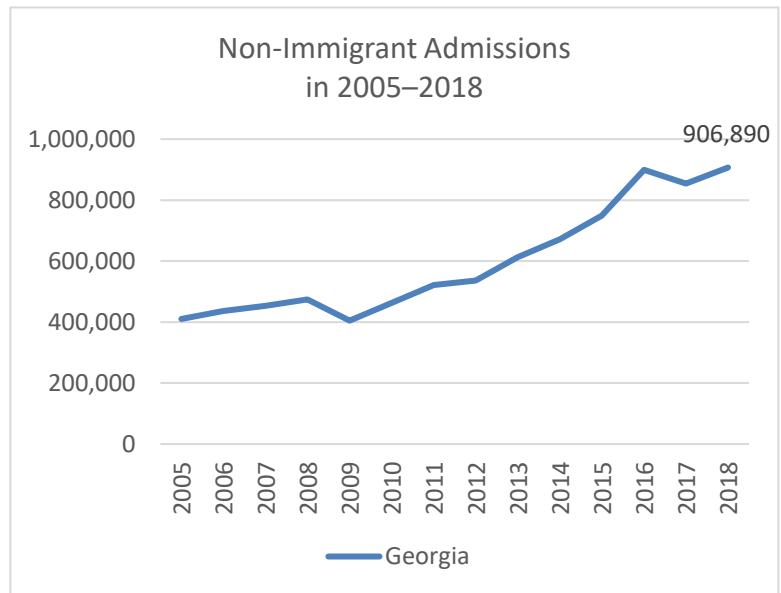
Source of data: Department of Homeland Security Yearbook of Immigration Statistics, Table 4.



**Table 8. Non-immigrant Admissions**

	Georgia	U.S.
2005	409,942	32,003,435
2006	436,905	33,667,328
2007	453,518	37,149,651
2008	474,429	39,381,928
2009	404,747	36,231,554
2010	462,403	46,471,516
2011	521,281	46,471,516
2012	536,372	53,887,286
2013	612,675	61,052,260
2014	671,754	74,930,606
2015	749,069	76,638,236
2016	899,618	76,786,751
2017	854,521	77,643,267
2018	906,890	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	227,892	239,366	248,272	263,817	263,741
Business Traveler, Other /2	332,772	389,820	512,656	452,341	489,549
Students and exchange visitors/3	37,408	39,788	40,486	40,703	43,001
Temporary workers and families/4	61,465	68,610	86,487	87,088	100,228
Diplomats/other representatives/5	6,907	7,303	7,199	7,006	7,130
All other classes	5,015	3,889	3,999	3,035	2,836
Unknown	295	5,015	519	531	405
<b>Georgia</b>	<b>671,754</b>	<b>753,791</b>	<b>899,618</b>	<b>854,521</b>	<b>906,890</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.

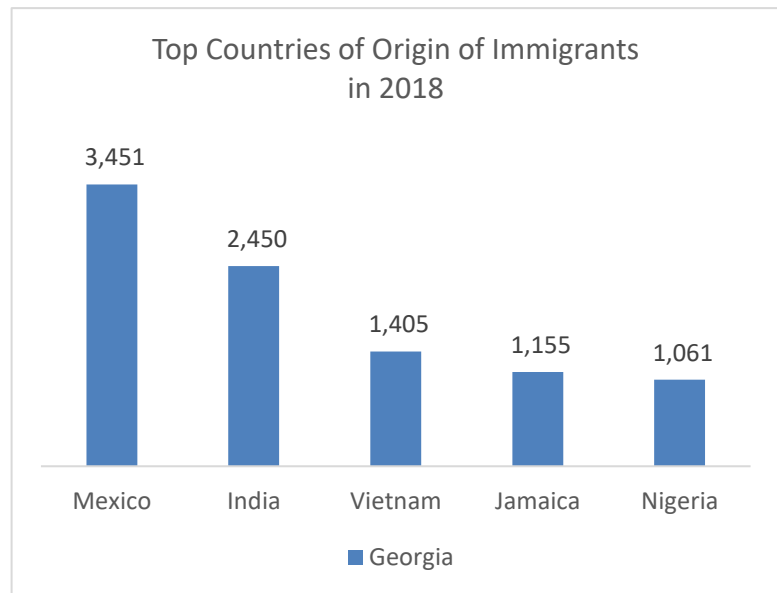
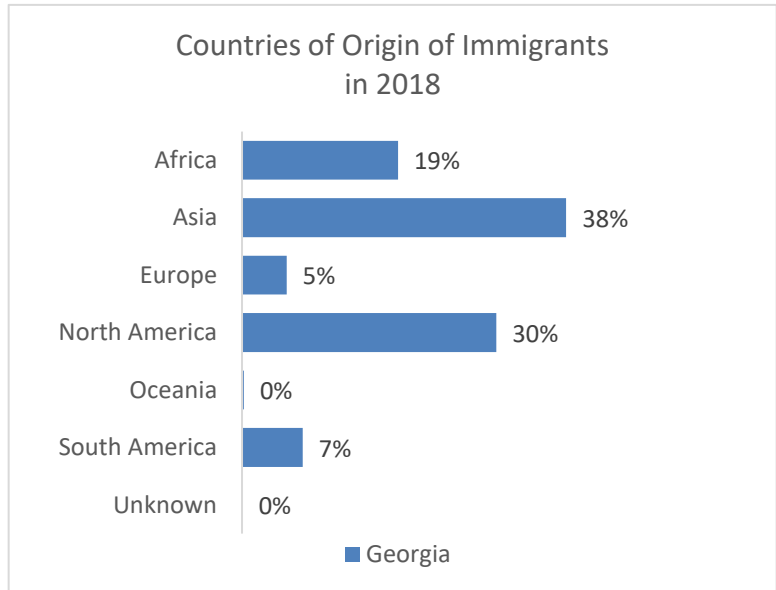
The majority of short-term admissions from Canada and Mexico are excluded.

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	26,725
Africa	4,949
Asia	10,287
Europe	1,421
North America	8,065
Oceania	60
South America	1,927
Unknown	16
COUNTRY	
Total	26,725
Mexico	3,451
India	2,450
Vietnam	1,405
Jamaica	1,155
Nigeria	1,061
China, People's Republic	996
Korea, South	752
Ethiopia	706
Philippines	610
El Salvador	581
Cuba	571
Colombia	569
Bangladesh	499
Pakistan	494
Guatemala	459
Dominican Republic	450
Brazil	448
Congo, Democratic Republic	447
Ghana	442
Honduras	400
Syria	400
Haiti	348
Burma	339
Iran	316
Venezuela	307
United Kingdom	303

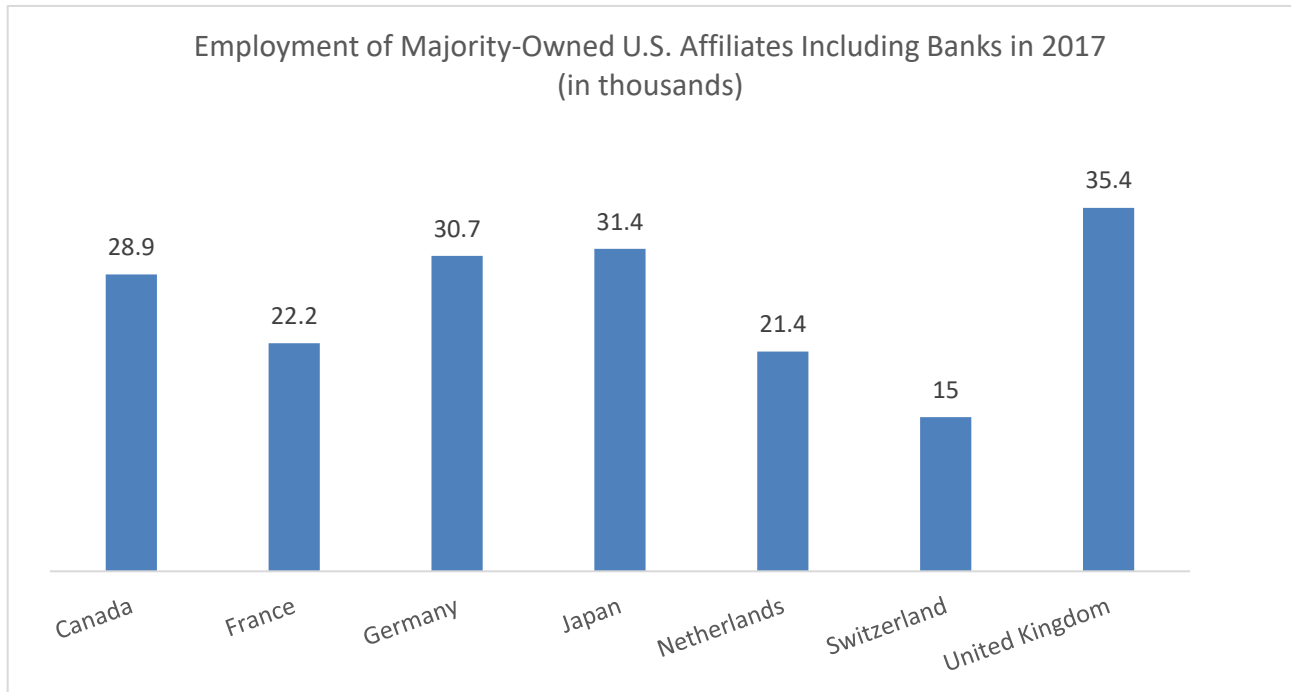


D-Data withheld to limit disclosure

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)**

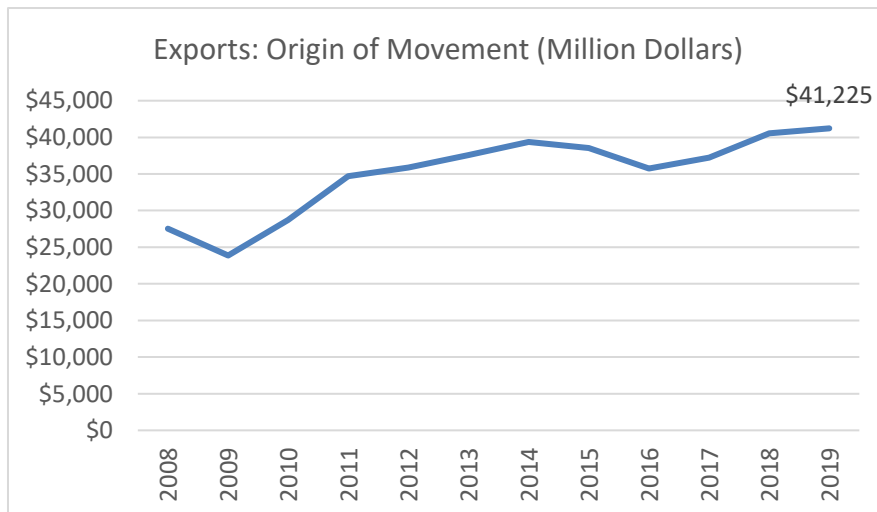
Country	2018 Dollar Volume	Percent Share
World	\$40,551	2.44
Top 25	\$31,743	78.3
Canada	\$6,230	15.4
Mexico	\$3,909	9.6
China	\$2,981	7.4
Germany	\$2,296	5.7
Singapore	\$1,634	4.0
United Kingdom	\$1,591	3.9
Japan	\$1,481	3.7
Netherlands	\$1,316	3.2
Korea, South	\$1,038	2.6
Brazil	\$842	2.1
United Arab Emirates	\$812	2.0
Belgium	\$766	1.9
Australia	\$753	1.9
India	\$717	1.8
Hong Kong	\$621	1.5
Italy	\$609	1.5
France	\$608	1.5
Turkey	\$582	1.4
Taiwan	\$544	1.3
Chile	\$473	1.2
Spain	\$434	1.1
Dominican Republic	\$387	1.0
Vietnam	\$380	0.9
Indonesia	\$373	0.9
Saudi Arabia	\$367	0.9

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)**

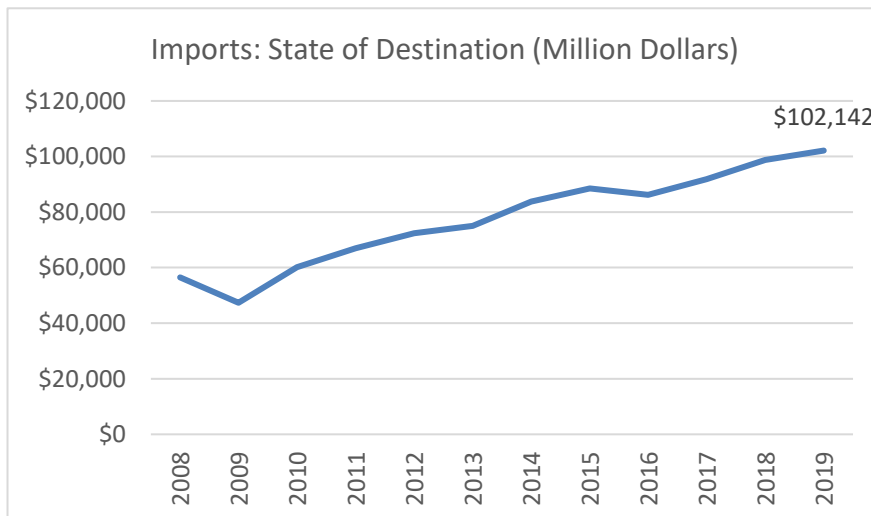
Country	2018 Dollar Volume	Percent Share
World	\$98,782	3.88
Top 25	\$89,252	90.4
China	\$23,687	24.0
Germany	\$9,828	9.9
Mexico	\$6,946	7.0
Japan	\$6,107	6.2
Korea, South	\$5,963	6.0
United Kingdom	\$5,098	5.2
Canada	\$4,576	4.6
Singapore	\$3,556	3.6
India	\$2,345	2.4
Italy	\$2,289	2.3
Taiwan	\$2,258	2.3
France	\$2,250	2.3
Thailand	\$2,002	2.0
Vietnam	\$1,511	1.5
Malaysia	\$1,477	1.5
Chile	\$1,472	1.5
Indonesia	\$1,348	1.4
Ireland	\$1,060	1.1
Austria	\$1,035	1.0
Netherlands	\$999	1.0
Brazil	\$807	0.8
Sweden	\$698	0.7
Finland	\$667	0.7
Belgium	\$650	0.7
Hungary	\$623	0.6

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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