

2020 State Economic Data for Engaging in International Real Estate

National Association of REALTORS®
Research Group



NATIONAL
ASSOCIATION OF
REALTORS®

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.

Indicators for Engaging in International Real Estate in Idaho

Chart 1. Net International Migration	2
Table 1. Population by Place of Birth	2
Table 2. Foreign-born Population	3
Table 3. Home Ownership and Median Income	3
Table 4. Educational Attainment	4
Table 5. Unemployment Rate	4
Table 6. Wage and Salary Workers	4
Table 7. Persons Obtaining Permanent Residence Status	5
Table 8. Non-Immigrant Admissions	5
Table 9. Non-Immigrant (I-94) Admission Class	6
Table 10. Immigration by Origination Region and Country	7
Table 11. Employment of Multinational Companies	8
Table 12. Top 25 Export Destinations	9
Table 13. Top 25 Import Origins	10

Chart 1. Net International Migration as of 2019

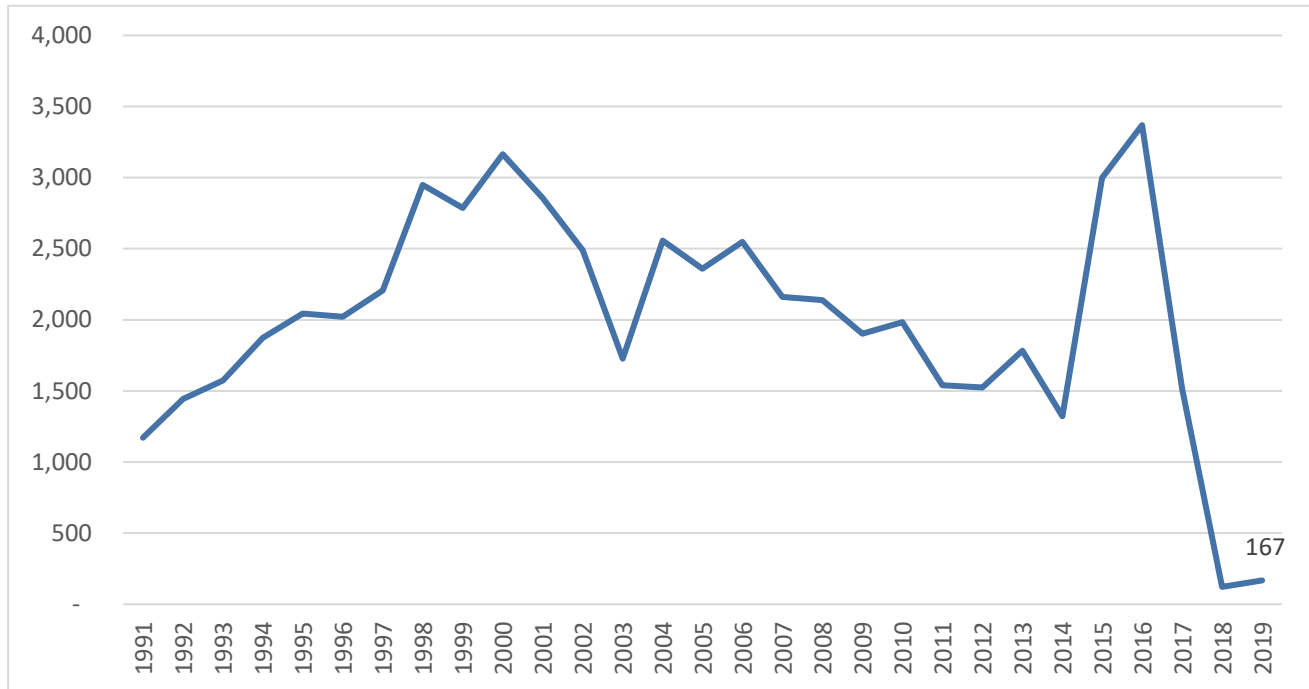


Table 1. Population By Place of Birth in 2018

	Idaho	U.S.
Total Population, by Place of Birth	1,754,208	327,167,439
Native /1	1,648,980	282,438,718
Foreign-Born /2	105,228	44,728,721
Naturalized	45,441	22,629,737
Not a U.S. Citizen	59,787	22,098,984
Percent, Foreign-Born	6%	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

	Idaho		U.S.	
Total Foreign-born Population, Excl. Born at Sea	105,228	% share	17,528	% share
Born in Europe	10,832	10%	3,923	22%
Born in Asia	21,460	20%	3,853	22%
Born in Africa	1,990	2%	385	2%
Born in Oceania	354	0%	209	1%
Born in Latin America	65,398	62%	8,410	48%
Born in Northern America	5,194	5%	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 \$)
Idaho		
Total	69.3	\$53,089
Native	70.0	\$53,727
Foreign Born	59.0	\$45,707
Naturalized	74.1	\$52,303
Not a U.S. Citizen	46.1	\$40,605
U.S.		
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

	Idaho	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	18.2	19.4
Native	18.9	19.9
Foreign-Born	10.6	17.4
Naturalized	14.7	20.7
Not a U.S. Citizen	7.7	13.8
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	8.7	12.1
Native	8.8	11.9
Foreign-Born	7.4	13.1
Naturalized	9.3	14.8
Not a U.S. Citizen	6.1	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

	Idaho	U.S.
Civilian Population 16 years old and over	2.9	3.7
Native	2.9	3.8
Foreign-Born	2.7	3.4
Naturalized	1.6	2.8
Not a U.S. Citizen	3.5	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

	Idaho	U.S.
Percent of Civilian Labor Force 16 years ol and over		
Total Population, 25 years and over	72.6	68.6
Native	77.1	79.5
Foreign-Born	87.3	83.7
Naturalized	82.7	80.7
Not a U.S. Citizen	90.4	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

	Idaho	U.S.
2005	2,768	1,122,257
2006	2,377	1,266,129
2007	2,044	1,052,415
2008	2,766	1,107,126
2009	3,120	1,130,818
2010	2,556	1,042,625
2011	2,602	1,062,040
2012	2,428	1,031,631
2013	2,120	990,553
2014	2,202	1,016,518
2015	2,531	1,051,031
2016	2,562	1,183,505
2017	2,709	1,127,167
2018	2,728	1,096,611

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

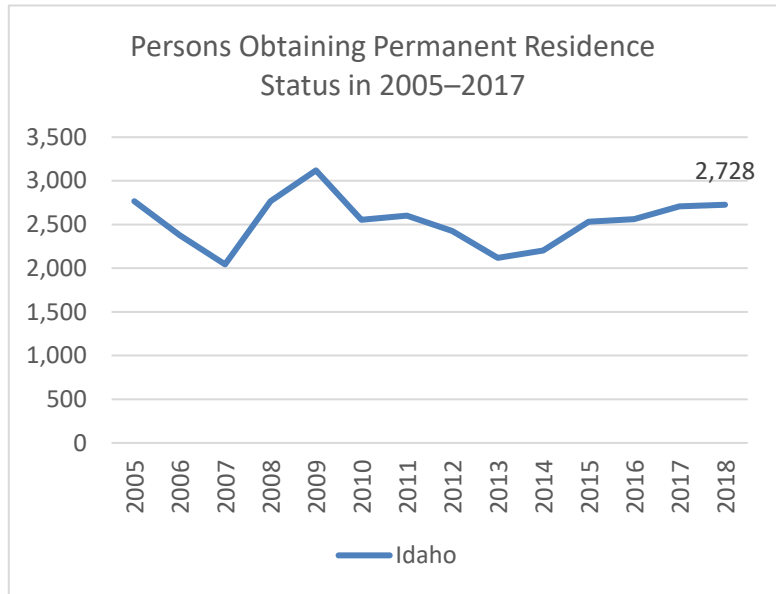


Table 8. Non-immigrant Admissions

	Idaho	U.S.
2005	24,433	32,003,435
2006	26,975	33,667,328
2007	29,401	37,149,651
2008	31,089	39,381,928
2009	27,919	36,231,554
2010	30,337	46,471,516
2011	34,121	46,471,516
2012	35,330	53,887,286
2013	41,208	61,052,260
2014	42,825	74,930,606
2015	48,292	76,638,236
2016	59,309	76,786,751
2017	62,887	77,643,267
2018	63,114	81,279,692

Source of data: Department of Homeland Security
Yearbook of Immigration Statistics, Table 30.

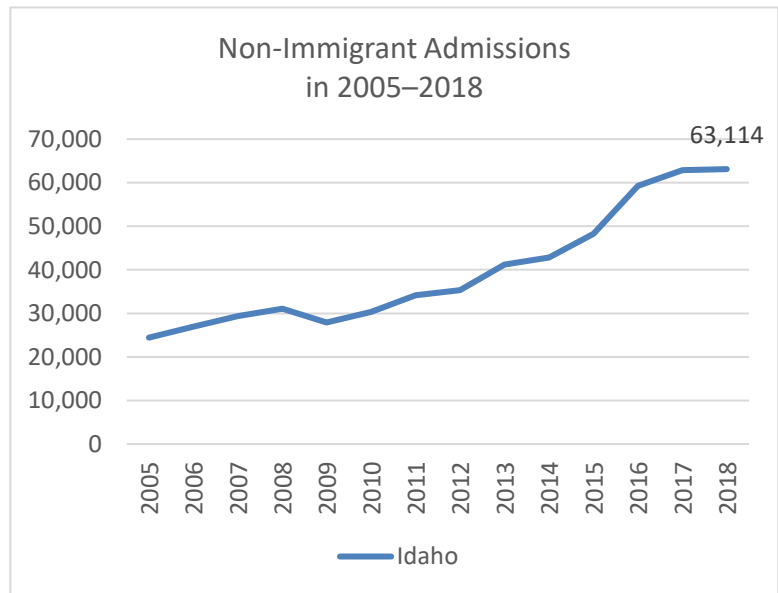


Table 9. Non-immigrant admissions (I-94 only)

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	14,730	16,539	16,826	17,672	17,516
Business Traveler, Other /2	16,093	18,549	28,757	31,236	31,444
Students and exchange visitors/3	6,327	6,843	6,027	5,639	5,000
Temporary workers and families/4	4,904	5,565	6,768	7,451	8,197
Diplomats/other representatives/5	508	603	673	657	753
All other classes	243	167	210	171	142
Unknown	20	243	48	61	62
Idaho	42,825	48,509	59,309	62,887	63,114
U.S.	74,930,606	76,638,236	76,786,751	77,643,267	81,279,692

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:

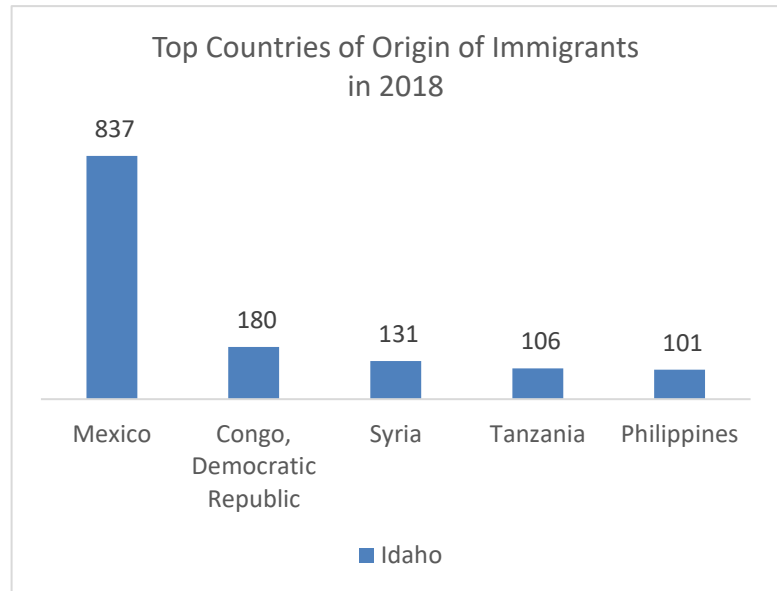
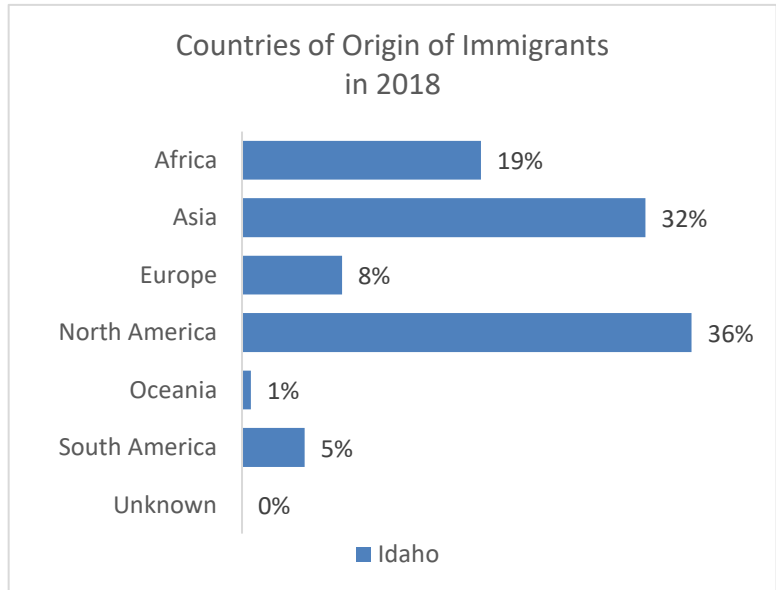
Admissions represent counts of events, i.e., arrivals, not unique individuals.

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

Source: U.S. Department of Homeland Security, Yearbook of Immigration Statistics, Table 30.

Table 10. Immigration by Origination Region and Country in 2018

REGION	
Total	2,728
Africa	516
Asia	871
Europe	216
North America	971
Oceania	19
South America	135
Unknown	-
COUNTRY	
Total	2,728
Mexico	837
Congo, Democratic Republic	180
Syria	131
Tanzania	106
Philippines	101
Iraq	100
China, People's Republic	93
Afghanistan	52
Canada	48
Nepal	44
Italy	43
Iran	41
Uganda	41
Peru	39
Ukraine	39
Vietnam	35
India	32
Thailand	31
Korea, South	30
Brazil	28
Guatemala	28
Japan	24
El Salvador	22
Russia	22
Bhutan	21
Pakistan	21

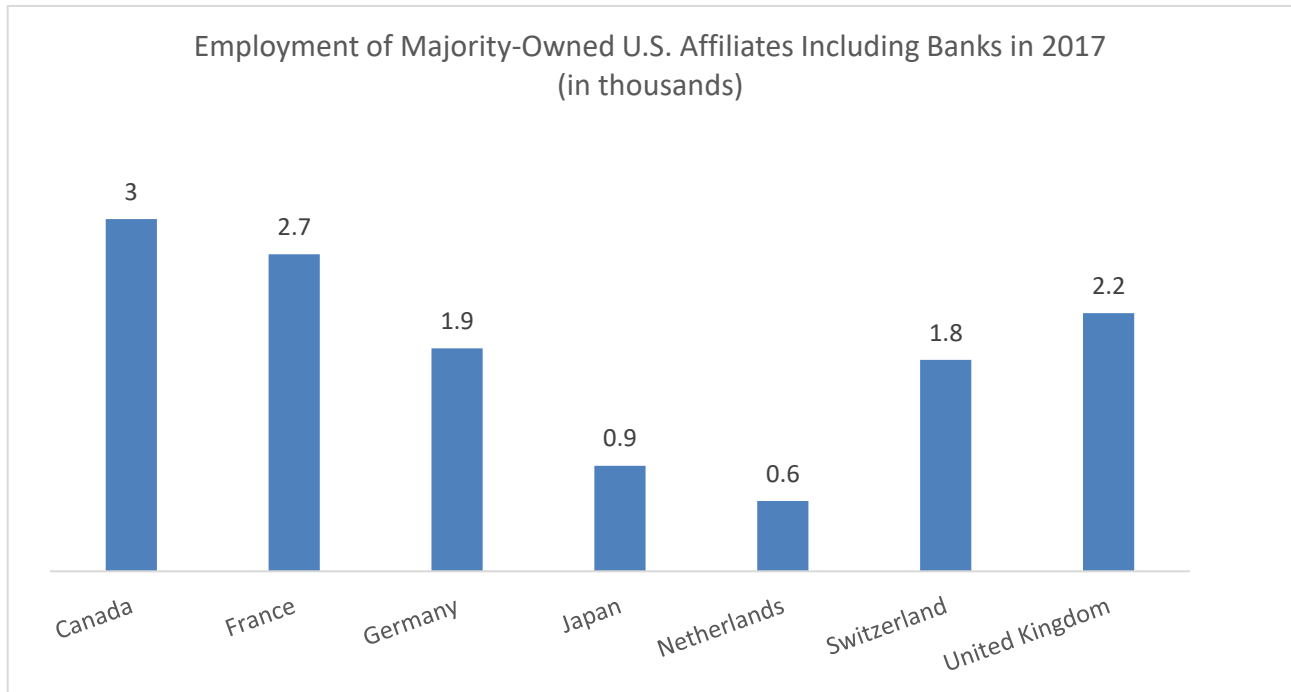


D-Data withheld to limit disclosure

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	\$4,022	0.24
Top 25	\$3,838	95.4
Canada	\$926	23.0
Taiwan	\$675	16.8
China	\$417	10.4
Singapore	\$345	8.6
Mexico	\$230	5.7
Japan	\$215	5.4
United Kingdom	\$189	4.7
Malaysia	\$111	2.8
Hong Kong	\$109	2.7
Korea, South	\$108	2.7
Netherlands	\$94	2.3
Australia	\$72	1.8
Philippines	\$68	1.7
Germany	\$58	1.4
France	\$33	0.8
Brazil	\$32	0.8
Spain	\$30	0.7
New Zealand	\$22	0.5
Chile	\$20	0.5
Thailand	\$18	0.5
Italy	\$15	0.4
Ireland	\$14	0.4
Denmark	\$12	0.3
Peru	\$12	0.3
Vietnam	\$12	0.3

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.

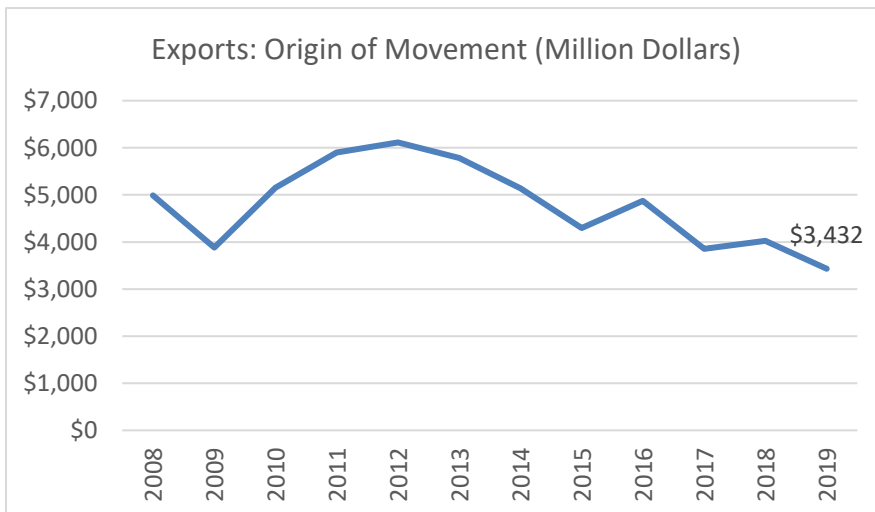


Table 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

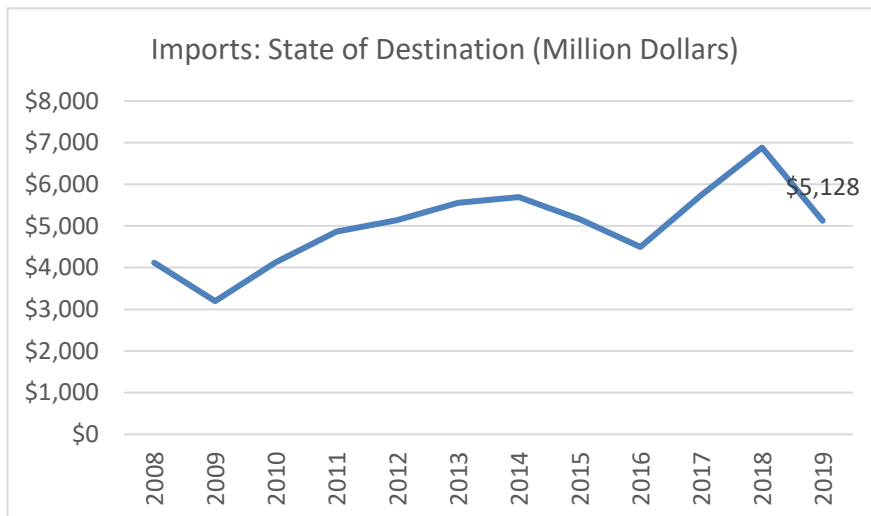
Country	2018 Dollar Volume	Percent Share
World	\$6,881	0.27
Top 25	\$6,763	98.3
China	\$2,884	41.9
Canada	\$1,125	16.4
Singapore	\$742	10.8
Taiwan	\$462	6.7
Malaysia	\$359	5.2
Japan	\$302	4.4
Mexico	\$222	3.2
Germany	\$96	1.4
Netherlands	\$85	1.2
Korea, South	\$73	1.1
United Kingdom	\$68	1.0
Greece	\$42	0.6
Chile	\$36	0.5
Israel	\$34	0.5
Italy	\$34	0.5
Cyprus	\$29	0.4
Thailand	\$27	0.4
France	\$21	0.3
India	\$21	0.3
Austria	\$20	0.3
Vietnam	\$20	0.3
Slovenia	\$19	0.3
United Arab Emirates	\$16	0.2
Peru	\$14	0.2
Brazil	\$11	0.2

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.





The National Association of REALTORS® is America's largest trade association, representing more than 1.4 million members, including NAR's institutes, societies and councils, involved in all aspects of the real estate industry. NAR membership includes brokers, salespeople, property managers, appraisers, counselors and others engaged in both residential and commercial real estate.

The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict Code of Ethics.

Working for America's property owners, the National Association provides a facility for professional development, research and exchange of information among its members and to the public and government for the purpose of preserving the free enterprise system and the right to own real property.

NATIONAL ASSOCIATION OF REALTORS® RESEARCH GROUP

The Mission of the NATIONAL ASSOCIATION OF REALTORS® Research Group is to produce timely, data-driven market analysis and authoritative business intelligence to serve members, and inform consumers, policymakers and the media in a professional and accessible manner.

To find out about other products from NAR's Research Group, visit nar.realtor/research-and-statistics

NATIONAL ASSOCIATION OF REALTORS®

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

data@realtors.org