

2020 State Economic Data for Engaging in International Real Estate

National Association of REALTORS®
Research Group



NATIONAL
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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.

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Chart 1. Net International Migration as of 2019

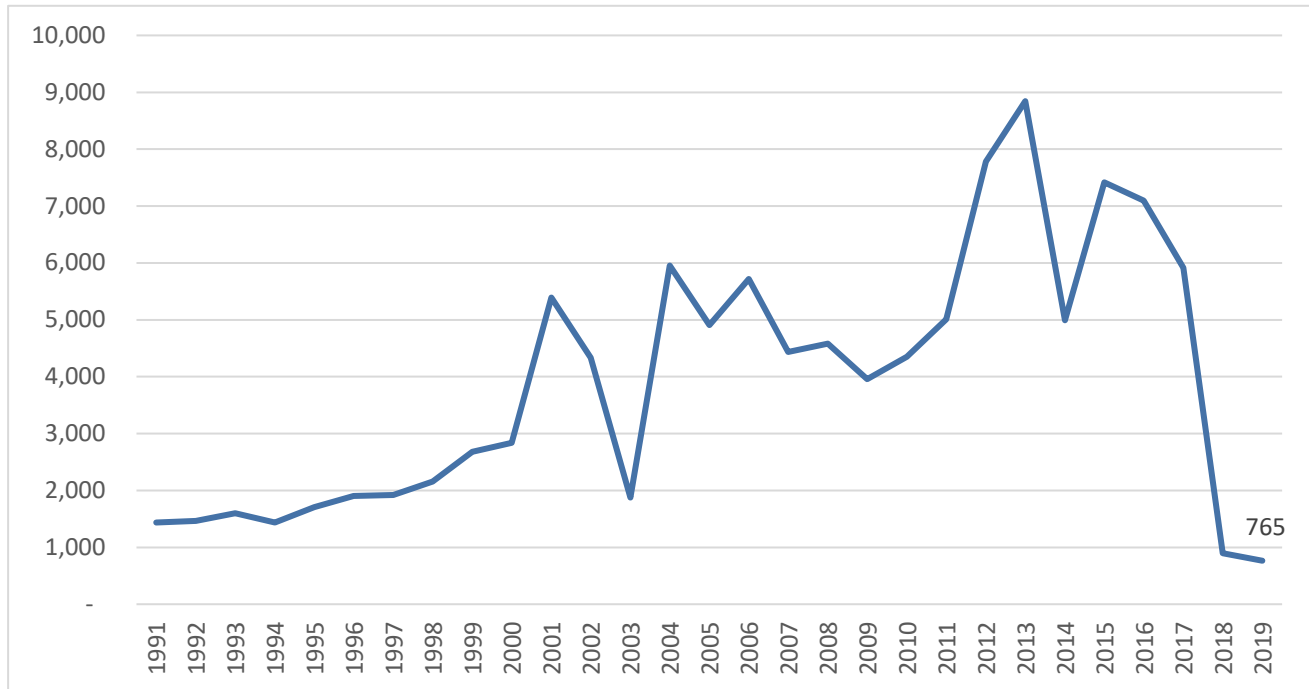


Table 1. Population By Place of Birth in 2018

	Kentucky	U.S.
Total Population, by Place of Birth	4,468,402	327,167,439
Native /1	4,299,056	282,438,718
Foreign-Born /2	169,346	44,728,721
Naturalized	68,807	22,629,737
Not a U.S. Citizen	100,539	22,098,984
Percent, Foreign-Born	4%	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

	Kentucky		U.S.	
		% share		% share
Total Foreign-born Population, Excl. Born at Sea	169,346		17,528	
Born in Europe	23,895	14%	3,923	22%
Born in Asia	57,613	34%	3,853	22%
Born in Africa	16,160	10%	385	2%
Born in Oceania	1,737	1%	209	1%
Born in Latin America	67,508	40%	8,410	48%
Born in Northern America	2,433	1%	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 \$)
Kentucky		
Total	67.0	\$48,392
Native	67.9	\$48,505
Foreign Born	48.1	\$45,816
Naturalized	68.3	\$56,244
Not a U.S. Citizen	25.4	\$38,692
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

	Kentucky	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	13.8	19.4
Native	13.7	19.9
Foreign-Born	16.3	17.4
Naturalized	19.2	20.7
Not a U.S. Citizen	14.3	13.8
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	9.8	12.1
Native	9.5	11.9
Foreign-Born	16.1	13.1
Naturalized	18.7	14.8
Not a U.S. Citizen	14.3	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

	Kentucky	U.S.
Civilian Population 16 years old and over	3.6	3.7
Native	3.6	3.8
Foreign-Born	3.2	3.4
Naturalized	2.7	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

	Kentucky	U.S.
Percent of Civilian Labor Force 16 years ol and over		
Total Population, 25 years and over	78.3	68.6
Native	80.1	79.5
Foreign-Born	86.0	83.7
Naturalized	84.3	80.7
Not a U.S. Citizen	87.1	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

	Kentucky	U.S.
2005	5,265	1,122,257
2006	5,504	1,266,129
2007	4,340	1,052,415
2008	5,315	1,107,126
2009	5,260	1,130,818
2010	4,930	1,042,625
2011	5,403	1,062,040
2012	5,243	1,031,631
2013	5,159	990,553
2014	5,634	1,016,518
2015	5,647	1,051,031
2016	7,098	1,183,505
2017	7,537	1,127,167
2018	8,734	1,096,611

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

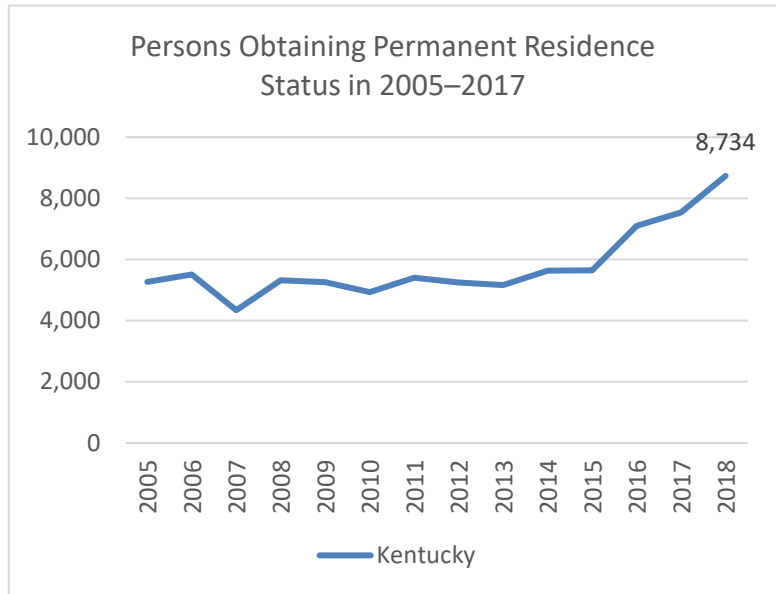


Table 8. Non-immigrant Admissions

	Kentucky	U.S.
2005	68,428	32,003,435
2006	70,731	33,667,328
2007	79,612	37,149,651
2008	82,221	39,381,928
2009	65,307	36,231,554
2010	80,499	46,471,516
2011	81,918	46,471,516
2012	81,974	53,887,286
2013	93,191	61,052,260
2014	92,938	74,930,606
2015	103,919	76,638,236
2016	133,336	76,786,751
2017	125,011	77,643,267
2018	135,957	81,279,692

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

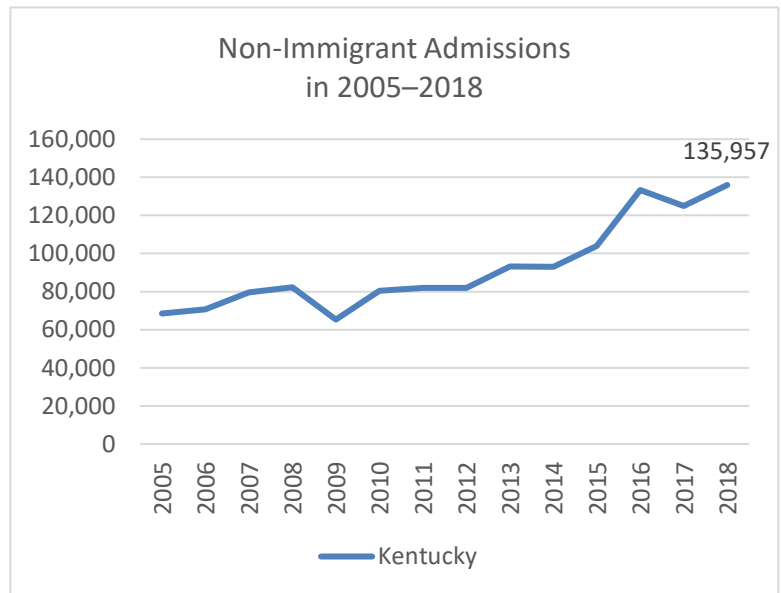


Table 9. Non-immigrant admissions (I-94 only)

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	27,816	28,322	33,919	32,233	31,548
Business Traveler, Other /2	33,922	43,403	66,432	58,750	70,385
Students and exchange visitors/3	10,889	10,776	10,031	9,018	8,864
Temporary workers and families/4	19,846	21,008	22,086	24,297	24,521
Diplomats/other representatives/5	125	129	322	335	319
All other classes	288	240	427	289	252
Unknown	52	288	119	89	68
Kentucky	92,938	104,166	133,336	125,011	135,957
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:

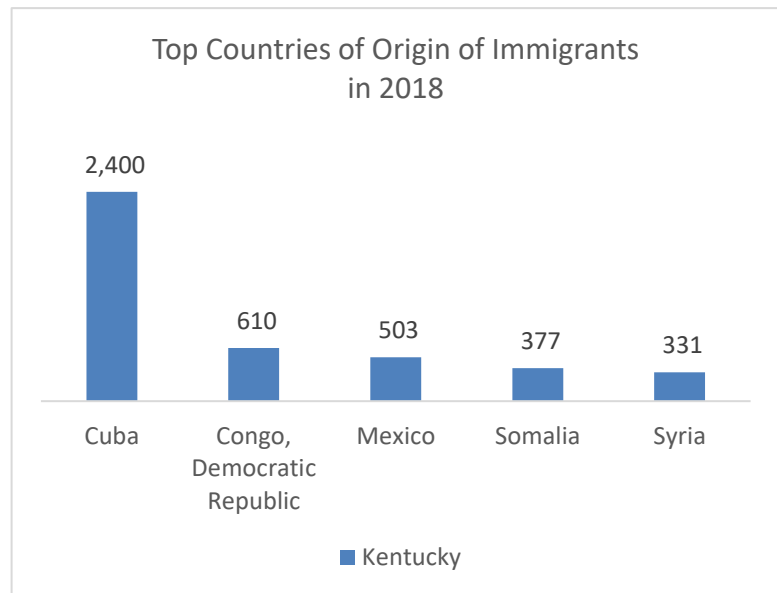
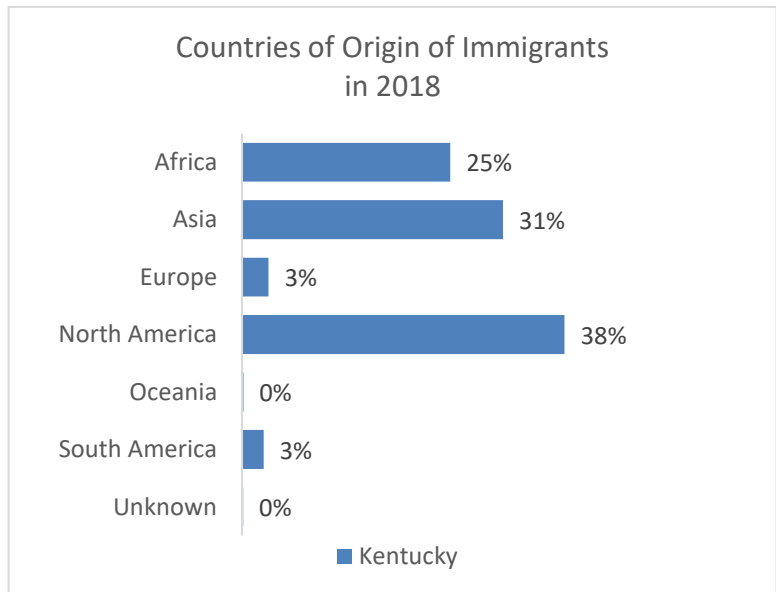
Admissions represent counts of events, i.e., arrivals, not unique individuals.

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	8,734
Africa	2,159
Asia	2,707
Europe	275
North America	3,345
Oceania	14
South America	223
Unknown	11
COUNTRY	
Total	8,734
Cuba	2,400
Congo, Democratic Republic	610
Mexico	503
Somalia	377
Syria	331
India	313
Nepal	278
Burma	249
Iraq	248
Philippines	241
China, People's Republic	197
Tanzania	180
Vietnam	132
Guatemala	122
Ethiopia	105
Kenya	102
Bhutan	100
Rwanda	86
Uganda	78
Nigeria	74
Jordan	66
Malaysia	66
Haiti	64
Thailand	64
Honduras	56
Pakistan	56

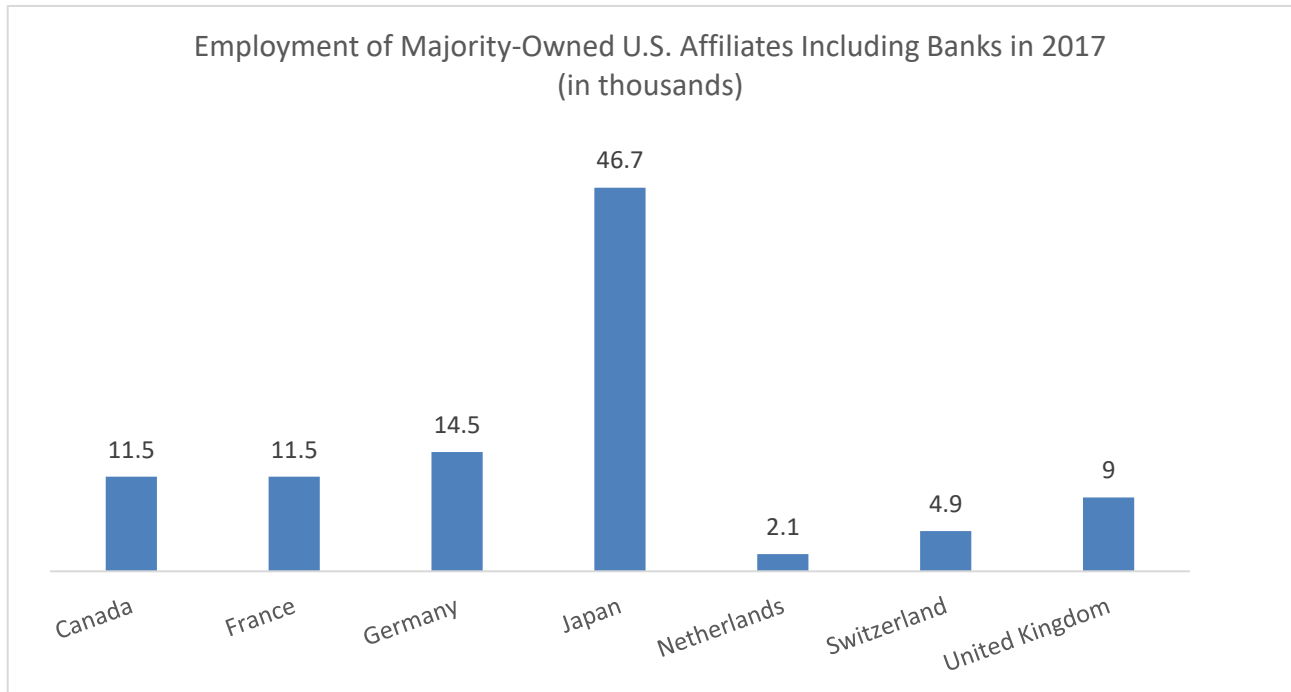


D-Data withheld to limit disclosure

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	\$31,757	1.91
Top 25	\$30,231	95.2
Canada	\$7,752	24.4
France	\$3,315	10.4
United Kingdom	\$2,960	9.3
Brazil	\$2,488	7.8
Mexico	\$2,273	7.2
China	\$2,181	6.9
Netherlands	\$1,311	4.1
Germany	\$1,164	3.7
Japan	\$1,080	3.4
Singapore	\$866	2.7
Austria	\$792	2.5
Malaysia	\$595	1.9
Korea, South	\$518	1.6
Hong Kong	\$481	1.5
Australia	\$350	1.1
Italy	\$344	1.1
Belgium	\$317	1.0
Sweden	\$288	0.9
United Arab Emirates	\$243	0.8
Spain	\$194	0.6
Taiwan	\$178	0.6
India	\$158	0.5
Ireland	\$141	0.4
Saudi Arabia	\$135	0.4
Israel	\$109	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.

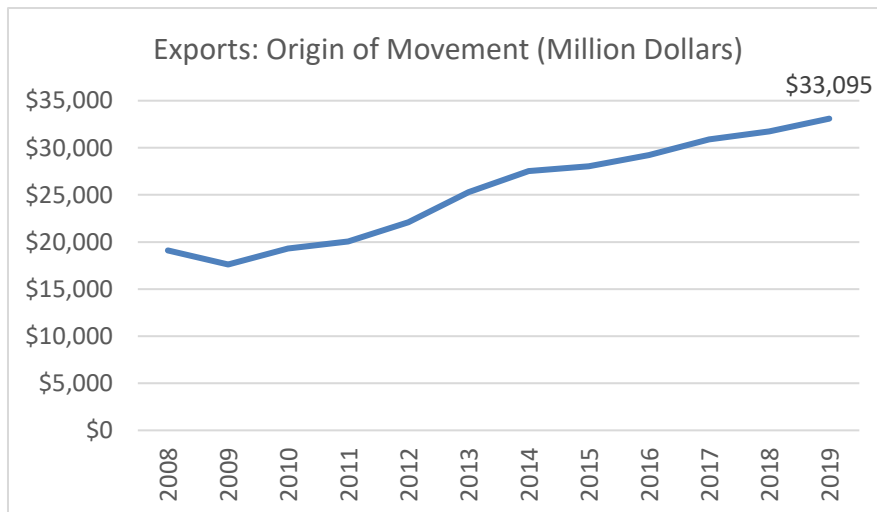


Table 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

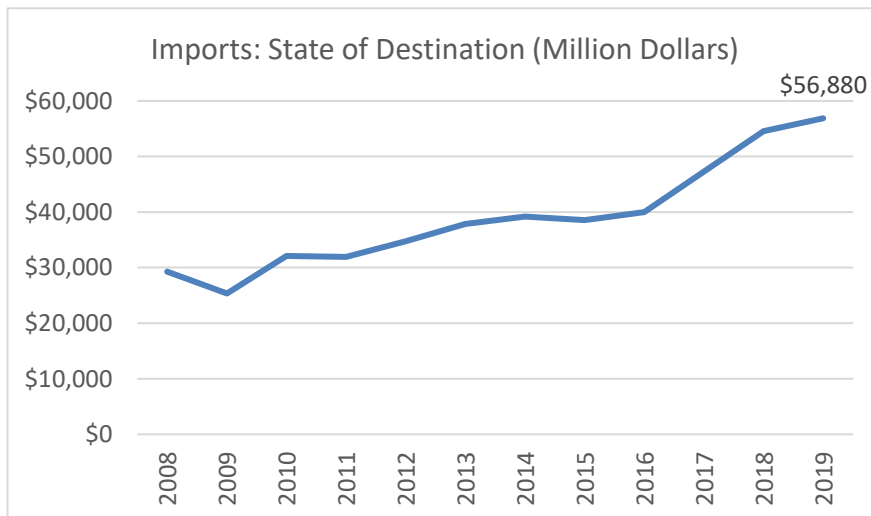
Country	2018 Dollar Volume	Percent Share
World	\$54,559	2.15
Top 25	\$51,981	95.3
China	\$8,224	15.1
Mexico	\$6,770	12.4
Switzerland	\$6,620	12.1
Japan	\$5,134	9.4
Ireland	\$4,229	7.8
Canada	\$4,081	7.5
Germany	\$2,757	5.1
France	\$2,509	4.6
India	\$1,475	2.7
United Kingdom	\$1,306	2.4
Italy	\$1,260	2.3
Belgium	\$1,115	2.0
Netherlands	\$845	1.5
Korea, South	\$692	1.3
Singapore	\$684	1.3
Philippines	\$620	1.1
Taiwan	\$608	1.1
Austria	\$569	1.0
Vietnam	\$542	1.0
Thailand	\$487	0.9
Sweden	\$445	0.8
Malaysia	\$398	0.7
Israel	\$210	0.4
Brazil	\$208	0.4
Spain	\$191	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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