

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

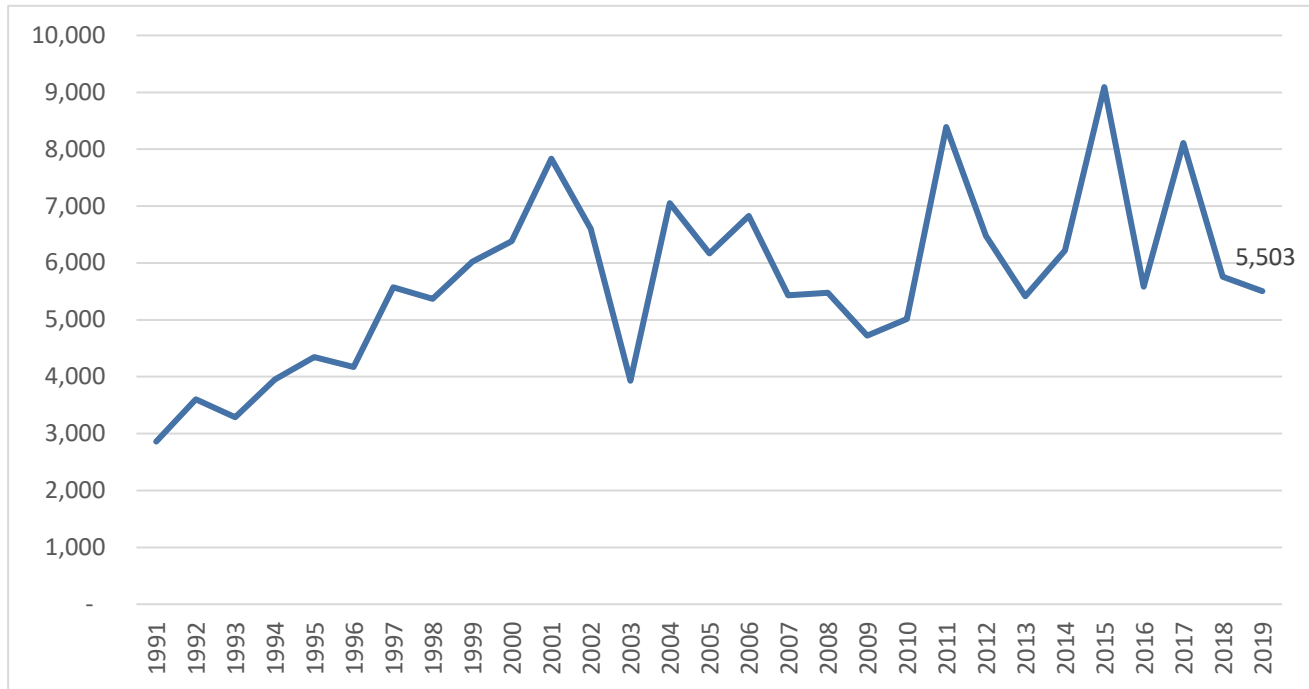


Table 1. Population By Place of Birth in 2018

	Missouri	U.S.
Total Population, by Place of Birth	6,126,452	327,167,439
Native /1	5,868,062	282,438,718
Foreign-Born /2	258,390	44,728,721
Naturalized	127,336	22,629,737
Not a U.S. Citizen	131,054	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

	Missouri		U.S.	
Total Foreign-born Population, Excl. Born at Sea	258,390	% share	17,528	% share
Born in Europe	47,185	18%	3,923	22%
Born in Asia	106,882	41%	3,853	22%
Born in Africa	27,874	11%	385	2%
Born in Oceania	3,726	1%	209	1%
Born in Latin America	68,770	27%	8,410	48%
Born in Northern America	3,953	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

	Home Ownership Rate	Median HH Income
	(in %)	(in \$)
Missouri		
Total	66.8	\$53,560
Native	67.5	\$53,656
Foreign Born	60.0	\$51,412
Naturalized	69.6	\$60,003
Not a U.S. Citizen	33.9	\$43,452
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

	Missouri	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	17.7	19.4
Native	17.6	19.9
Foreign-Born	18.6	17.4
Naturalized	20.6	20.7
Not a U.S. Citizen	16.6	13.8
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	10.9	12.1
Native	10.5	11.9
Foreign-Born	20.7	13.1
Naturalized	20.3	14.8
Not a U.S. Citizen	21.1	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

	Missouri	U.S.
Civilian Population 16 years old and over	3.2	3.7
Native	3.2	3.8
Foreign-Born	2.7	3.4
Naturalized	2.1	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

	Missouri	U.S.
Percent of Civilian Labor Force 16 years ol and over		
Total Population, 25 years and over	76.2	68.6
Native	82.0	79.5
Foreign-Born	86.1	83.7
Naturalized	84.1	80.7
Not a U.S. Citizen	88.0	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

	Missouri	U.S.
2005	8,742	1,122,257
2006	6,852	1,266,129
2007	6,459	1,052,415
2008	7,078	1,107,126
2009	7,142	1,130,818
2010	7,151	1,042,625
2011	7,048	1,062,040
2012	6,635	1,031,631
2013	6,345	990,553
2014	6,419	1,016,518
2015	6,731	1,051,031
2016	6,868	1,183,505
2017	7,707	1,127,167
2018	7,638	1,096,611

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

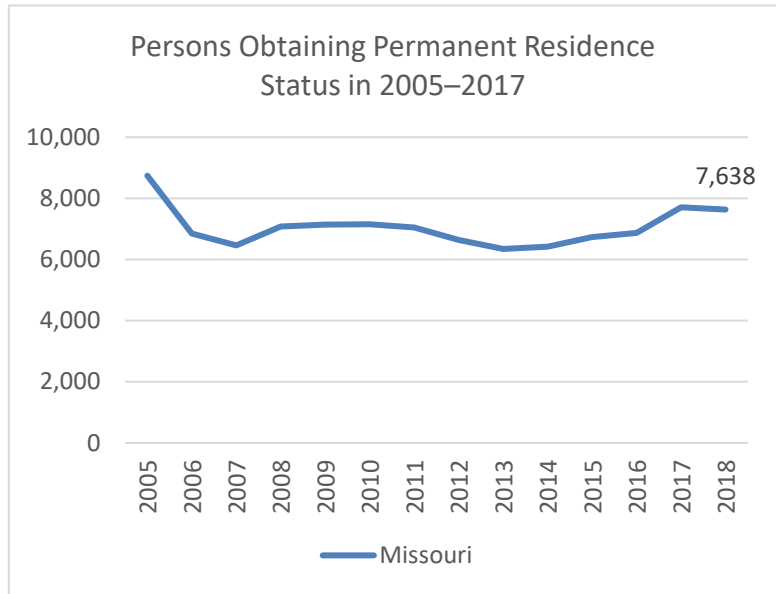


Table 8. Non-immigrant Admissions

	Missouri	U.S.
2005	106,655	32,003,435
2006	101,566	33,667,328
2007	117,467	37,149,651
2008	118,427	39,381,928
2009	104,332	36,231,554
2010	122,628	46,471,516
2011	128,921	46,471,516
2012	130,308	53,887,286
2013	149,231	61,052,260
2014	153,062	74,930,606
2015	171,859	76,638,236
2016	203,157	76,786,751
2017	200,621	77,643,267
2018	210,341	81,279,692

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

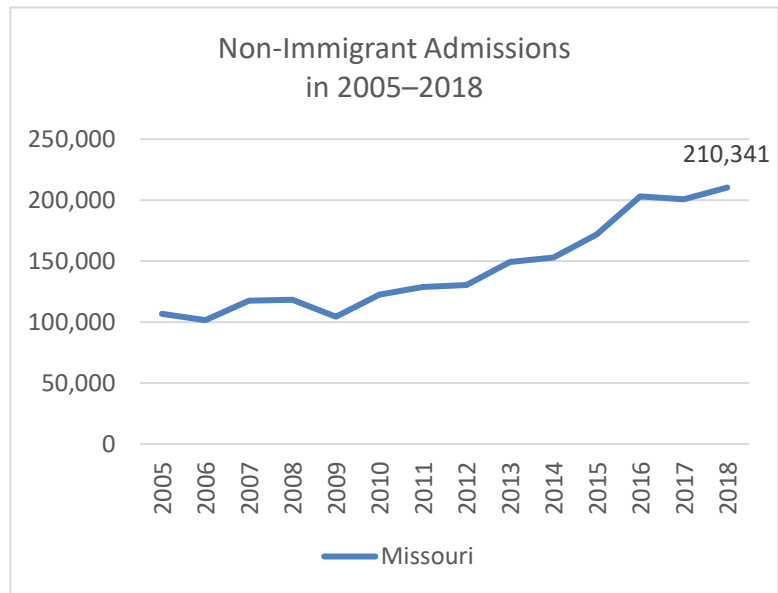


Table 9. Non-immigrant admissions (I-94 only)

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	39,128	39,731	40,463	42,686	41,795
Business Traveler, Other /2	72,403	87,152	116,432	112,865	123,710
Students and exchange visitors/3	24,709	26,679	25,223	24,760	24,250
Temporary workers and families/4	14,967	16,593	19,174	18,610	18,943
Diplomats/other representatives/5	1,228	1,171	1,027	1,145	1,161
All other classes	589	483	765	476	411
Unknown	38	589	73	79	71
Missouri	153,062	172,398	203,157	200,621	210,341
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:

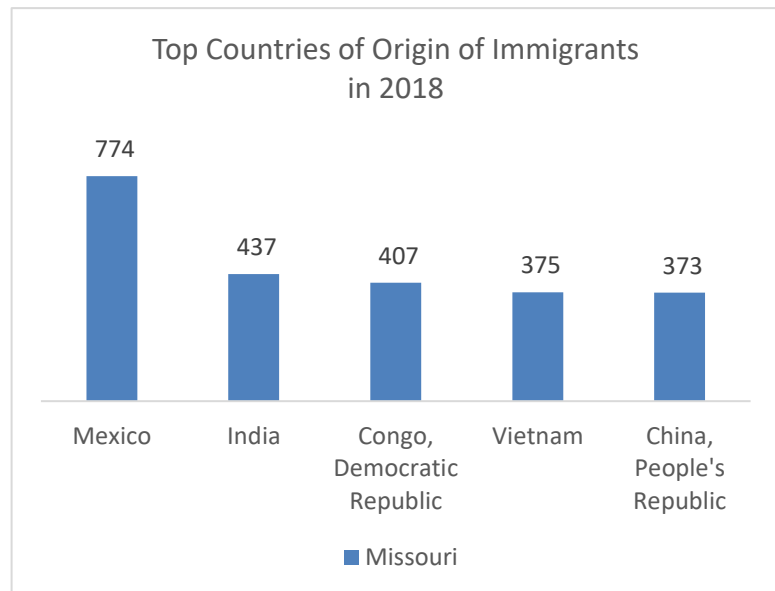
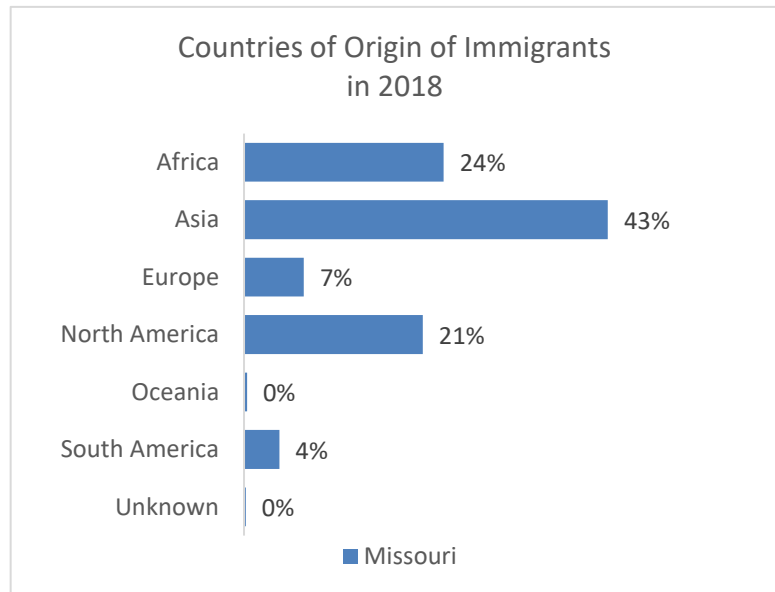
Admissions represent counts of events, i.e., arrivals, not unique individuals.

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	7,638
Africa	1,810
Asia	3,300
Europe	543
North America	1,621
Oceania	27
South America	321
Unknown	16
COUNTRY	
Total	7,638
Mexico	774
India	437
Congo, Democratic Republic	407
Vietnam	375
China, People's Republic	373
Philippines	331
Iraq	303
Syria	298
Cuba	294
Somalia	232
Kenya	230
Ethiopia	163
Nigeria	158
Afghanistan	136
Pakistan	113
Nepal	112
Korea, South	104
Brazil	99
El Salvador	99
Canada	85
Ukraine	77
United Kingdom	77
Burma	76
Jordan	73
Guatemala	72
Honduras	71

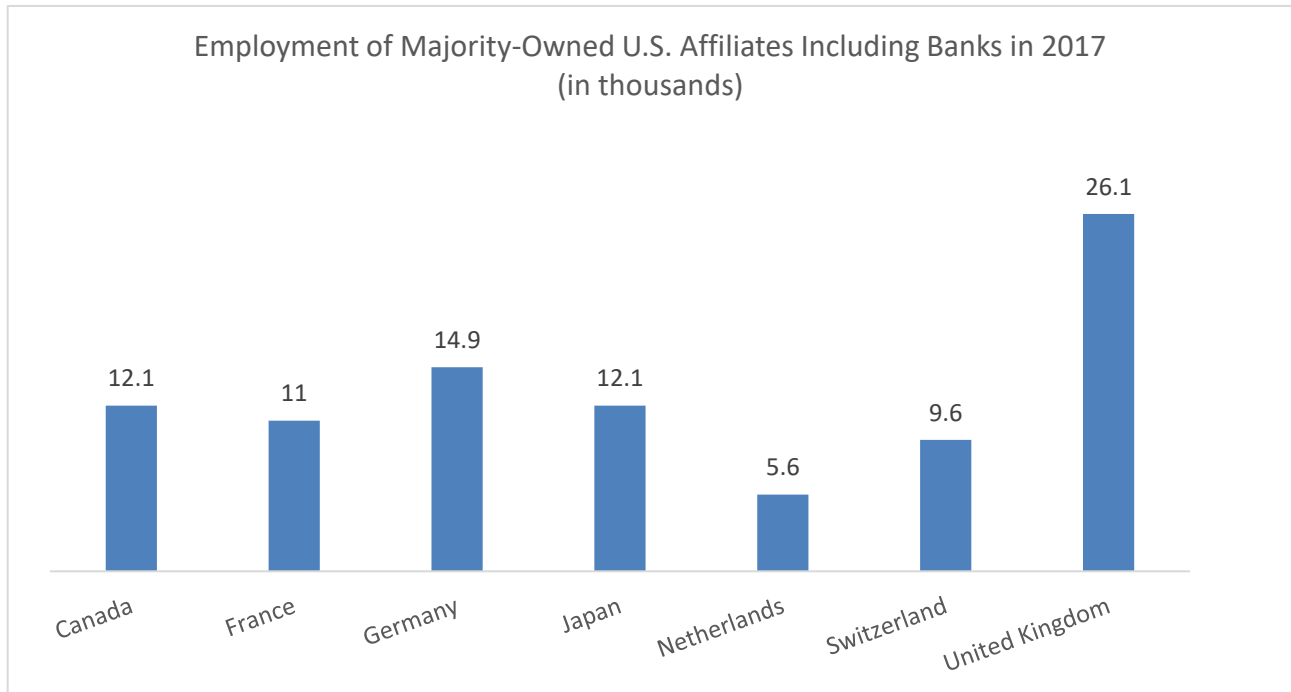


D-Data withheld to limit disclosure

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	\$14,500	0.87
Top 25	\$13,369	92.2
Canada	\$5,546	38.2
Mexico	\$2,611	18.0
China	\$783	5.4
Japan	\$533	3.7
Belgium	\$495	3.4
Germany	\$437	3.0
Korea, South	\$336	2.3
United Kingdom	\$323	2.2
Australia	\$314	2.2
France	\$245	1.7
Brazil	\$233	1.6
Netherlands	\$196	1.4
Singapore	\$180	1.2
Italy	\$177	1.2
India	\$129	0.9
Saudi Arabia	\$103	0.7
Vietnam	\$101	0.7
Chile	\$91	0.6
Thailand	\$88	0.6
Ireland	\$85	0.6
Hong Kong	\$78	0.5
Switzerland	\$76	0.5
Taiwan	\$76	0.5
Malaysia	\$74	0.5
Indonesia	\$59	0.4

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.

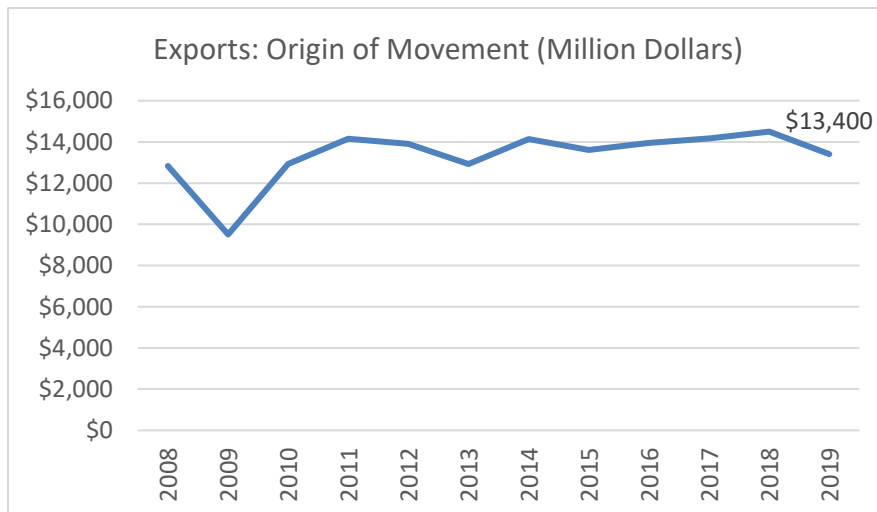


Table 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

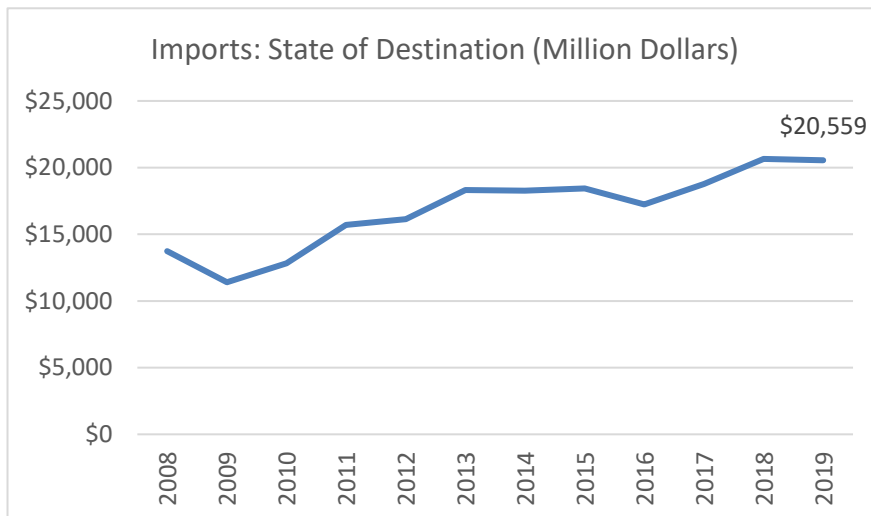
Country	2018 Dollar Volume	Percent Share
World	\$20,652	0.81
Top 25	\$19,425	94.1
China	\$4,900	23.7
Canada	\$4,233	20.5
Mexico	\$3,558	17.2
Germany	\$1,446	7.0
United Arab Emirates	\$818	4.0
Taiwan	\$442	2.1
Japan	\$419	2.0
India	\$407	2.0
Belgium	\$338	1.6
Italy	\$336	1.6
France	\$318	1.5
United Kingdom	\$285	1.4
Turkey	\$252	1.2
Netherlands	\$237	1.1
Korea, South	\$235	1.1
Philippines	\$200	1.0
Thailand	\$137	0.7
Switzerland	\$130	0.6
Finland	\$126	0.6
Israel	\$123	0.6
Vietnam	\$123	0.6
Brazil	\$101	0.5
Spain	\$92	0.4
Dominican Republic	\$90	0.4
Singapore	\$79	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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