

2020 State Economic Data for Engaging in International Real Estate

National Association of REALTORS®
Research Group



NATIONAL
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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.

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Chart 1. Net International Migration as of 2019

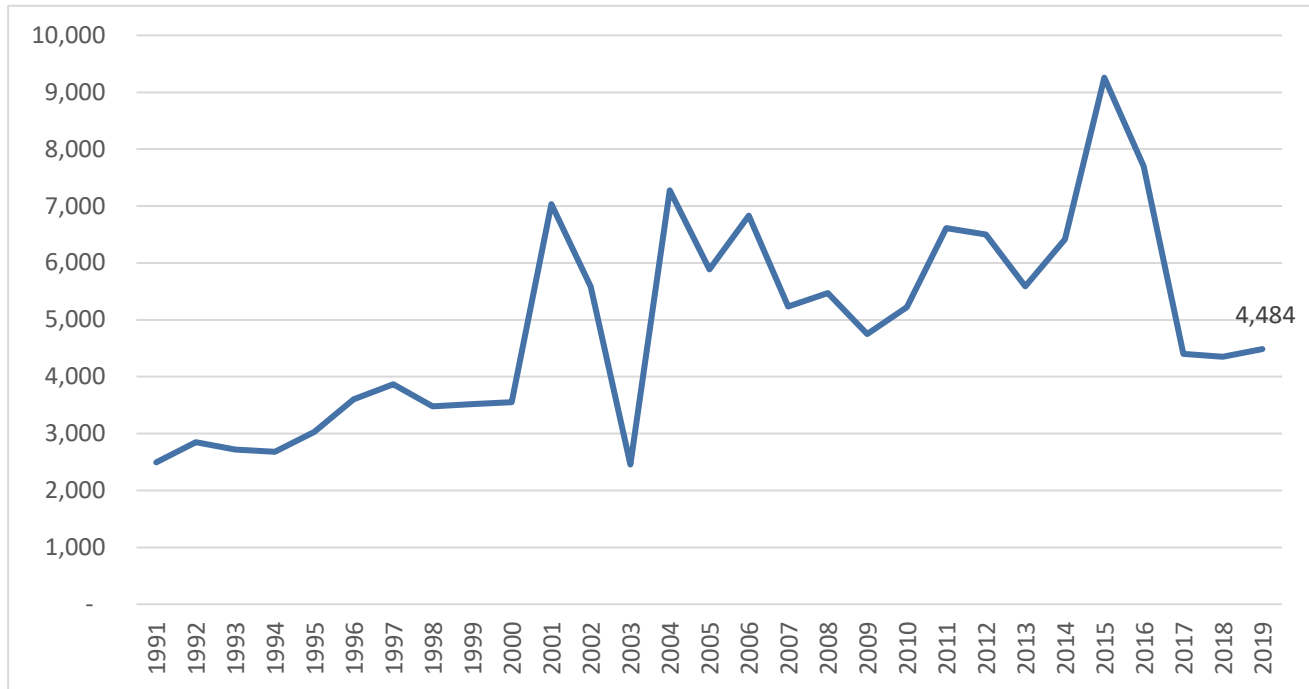


Table 1. Population By Place of Birth in 2018

	Oklahoma	U.S.
Total Population, by Place of Birth	3,943,079	327,167,439
Native /1	3,706,197	282,438,718
Foreign-Born /2	236,882	44,728,721
Naturalized	88,485	22,629,737
Not a U.S. Citizen	148,397	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

	Oklahoma		U.S.	
		% share		% share
Total Foreign-born Population, Excl. Born at Sea	236,882		17,528	
Born in Europe	16,827	7%	3,923	22%
Born in Asia	66,274	28%	3,853	22%
Born in Africa	13,584	6%	385	2%
Born in Oceania	1,472	1%	209	1%
Born in Latin America	134,303	57%	8,410	48%
Born in Northern America	4,422	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 \$)
Oklahoma		
Total	65.6	\$51,424
Native	66.3	\$52,007
Foreign Born	51.4	\$44,136
Naturalized	68.5	\$55,144
Not a U.S. Citizen	41.6	\$38,179
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

	Oklahoma	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	16.7	19.4
Native	17.0	19.9
Foreign-Born	12.5	17.4
Naturalized	17.0	20.7
Not a U.S. Citizen	9.8	13.8
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	8.5	12.1
Native	8.4	11.9
Foreign-Born	9.5	13.1
Naturalized	13.3	14.8
Not a U.S. Citizen	7.2	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

	Oklahoma	U.S.
Civilian Population 16 years old and over	3.2	3.7
Native	3.3	3.8
Foreign-Born	2.5	3.4
Naturalized	1.9	2.8
Not a U.S. Citizen	2.8	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

	Oklahoma	U.S.
Percent of Civilian Labor Force 16 years ol and over		
Total Population, 25 years and over	83.0	68.6
Native	76.4	79.5
Foreign-Born	84.4	83.7
Naturalized	77.6	80.7
Not a U.S. Citizen	88.2	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

	Oklahoma	U.S.
2005	4,702	1,122,257
2006	4,590	1,266,129
2007	4,269	1,052,415
2008	4,306	1,107,126
2009	5,007	1,130,818
2010	4,627	1,042,625
2011	4,503	1,062,040
2012	4,646	1,031,631
2013	4,648	990,553
2014	4,441	1,016,518
2015	4,880	1,051,031
2016	5,960	1,183,505
2017	5,535	1,127,167
2018	5,938	1,096,611

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

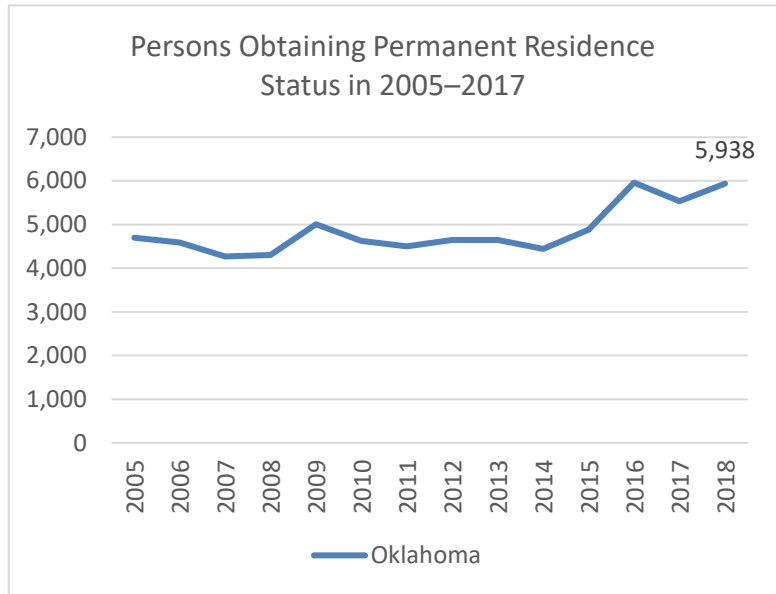


Table 8. Non-immigrant Admissions

	Oklahoma	U.S.
2005	58,653	32,003,435
2006	65,802	33,667,328
2007	74,028	37,149,651
2008	74,576	39,381,928
2009	69,662	36,231,554
2010	94,085	46,471,516
2011	103,382	46,471,516
2012	107,732	53,887,286
2013	126,349	61,052,260
2014	114,785	74,930,606
2015	119,419	76,638,236
2016	136,471	76,786,751
2017	146,374	77,643,267
2018	167,096	81,279,692

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

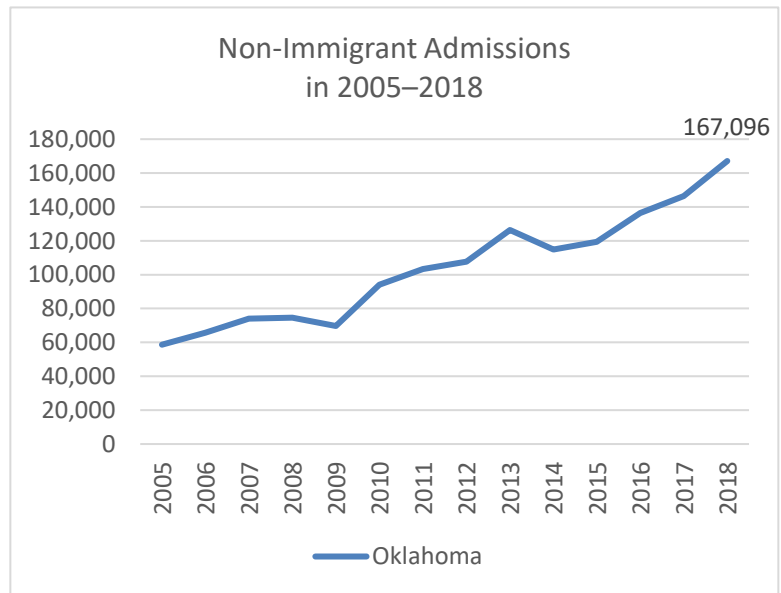


Table 9. Non-immigrant admissions (I-94 only)

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	17,740	16,729	18,401	16,453	17,021
Business Traveler, Other /2	73,212	77,895	93,631	107,642	128,254
Students and exchange visitors/3	13,916	14,902	13,449	11,891	11,083
Temporary workers and families/4	8,418	8,376	9,420	8,534	9,287
Diplomats/other representatives/5	1,115	1,207	1,049	1,548	1,225
All other classes	365	279	471	270	203
Unknown	19	365	50	36	23
Oklahoma	114,785	119,753	136,471	146,374	167,096
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:

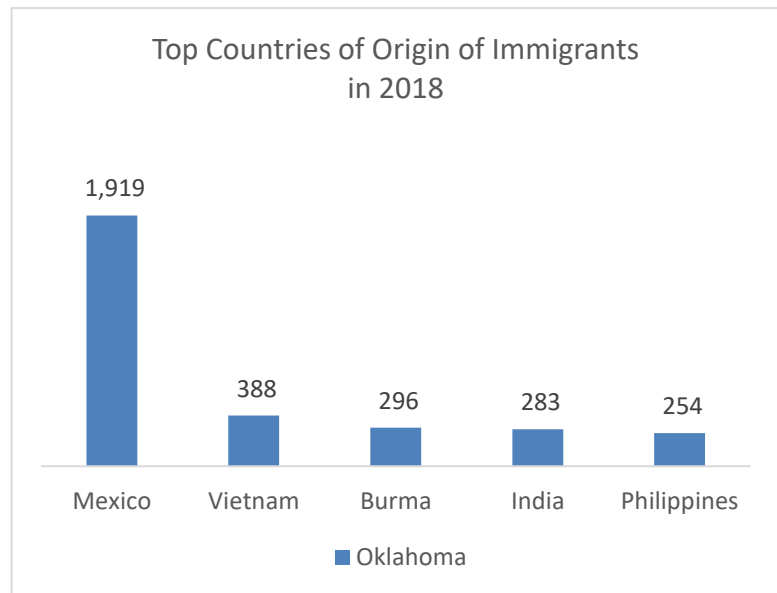
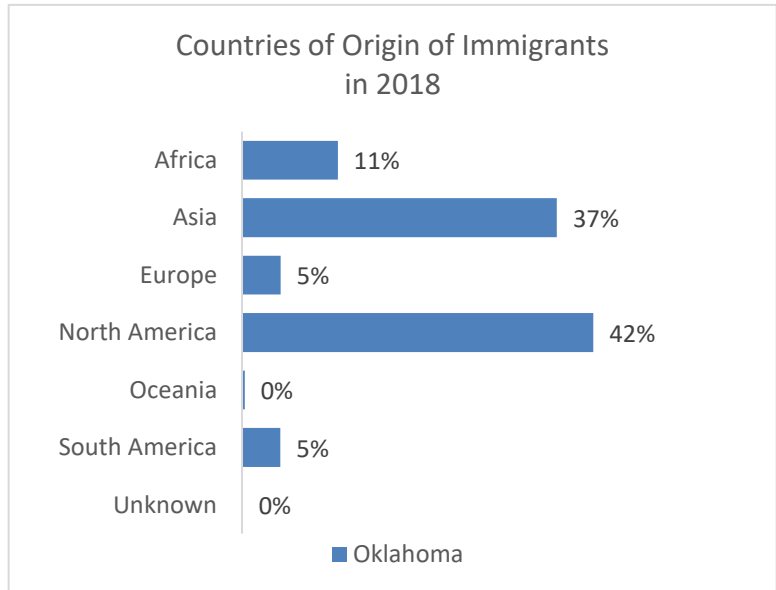
Admissions represent counts of events, i.e., arrivals, not unique individuals.

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	5,938
Africa	675
Asia	2,220
Europe	273
North America	2,476
Oceania	19
South America	271
Unknown	4
COUNTRY	
Total	5,938
Mexico	1,919
Vietnam	388
Burma	296
India	283
Philippines	254
China, People's Republic	201
Cuba	172
Nigeria	167
Cameroon	124
Pakistan	100
Guatemala	96
Malaysia	92
Venezuela	82
Korea, South	80
Nepal	79
Honduras	75
Iran	63
United Kingdom	57
Ethiopia	55
Colombia	54
El Salvador	53
Iraq	53
Ghana	49
Peru	49
Brazil	46
Canada	46

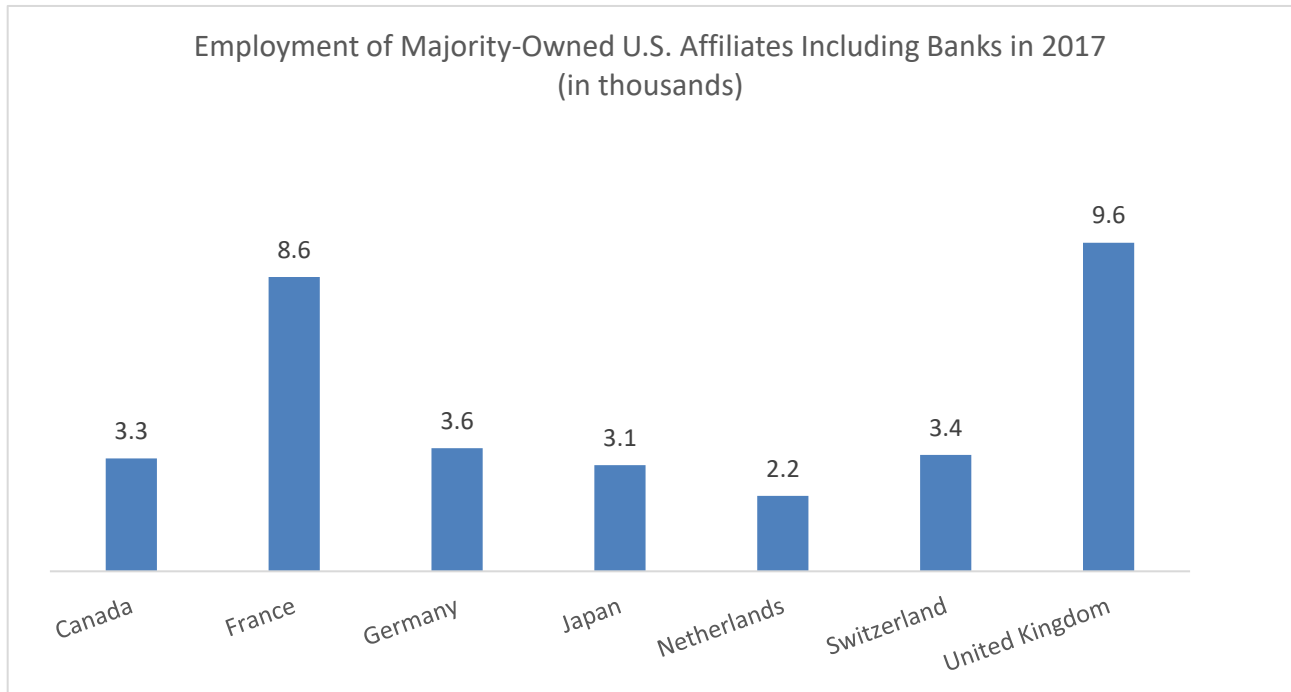


D-Data withheld to limit disclosure

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	\$6,102	0.37
Top 25	\$5,333	87.4
Canada	\$1,639	26.9
Mexico	\$783	12.8
Germany	\$612	10.0
Japan	\$296	4.8
Netherlands	\$246	4.0
China	\$203	3.3
Singapore	\$189	3.1
United Kingdom	\$157	2.6
Hong Kong	\$155	2.5
Australia	\$96	1.6
Korea, South	\$95	1.6
France	\$86	1.4
Israel	\$85	1.4
Vietnam	\$77	1.3
Saudi Arabia	\$72	1.2
Argentina	\$64	1.1
Colombia	\$64	1.0
South Africa	\$59	1.0
India	\$56	0.9
Norway	\$54	0.9
Italy	\$54	0.9
United Arab Emirates	\$50	0.8
Brazil	\$49	0.8
Indonesia	\$48	0.8
Chile	\$42	0.7

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.

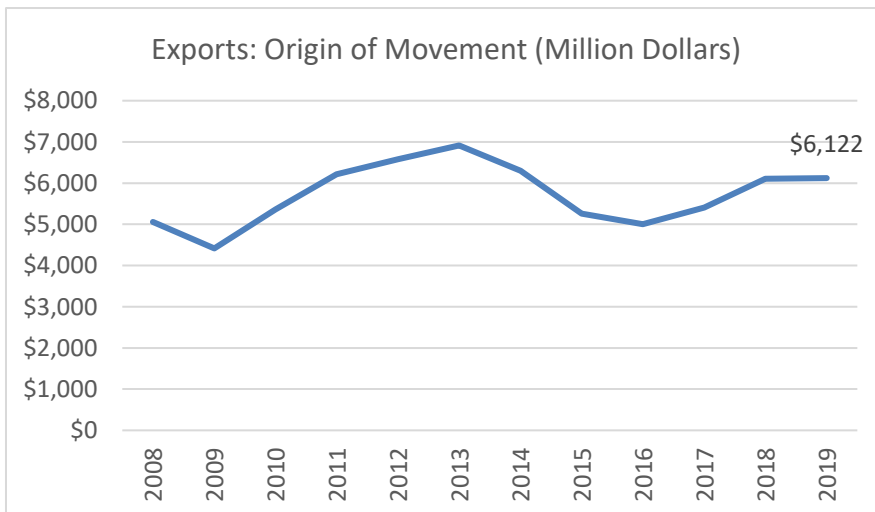


Table 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

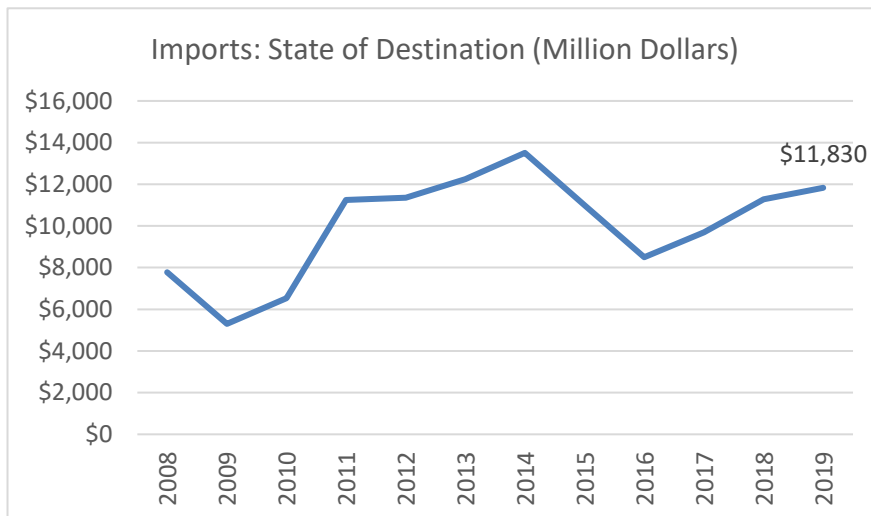
Country	2018 Dollar Volume	Percent Share
World	\$11,278	0.44
Top 25	\$10,711	95.0
Canada	\$4,306	38.2
China	\$2,767	24.5
Mexico	\$797	7.1
Germany	\$365	3.2
United Kingdom	\$356	3.2
Japan	\$334	3.0
India	\$218	1.9
South Africa	\$189	1.7
Italy	\$178	1.6
Taiwan	\$176	1.6
France	\$141	1.3
Korea, South	\$127	1.1
Vietnam	\$105	0.9
Thailand	\$92	0.8
Philippines	\$62	0.6
Singapore	\$62	0.5
Bangladesh	\$58	0.5
Indonesia	\$51	0.4
Netherlands	\$51	0.4
Belgium	\$51	0.4
Australia	\$50	0.4
Spain	\$48	0.4
Brazil	\$44	0.4
Turkey	\$43	0.4
Austria	\$42	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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NATIONAL ASSOCIATION OF REALTORS®

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

data@realtors.org