

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 Rhode Island

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

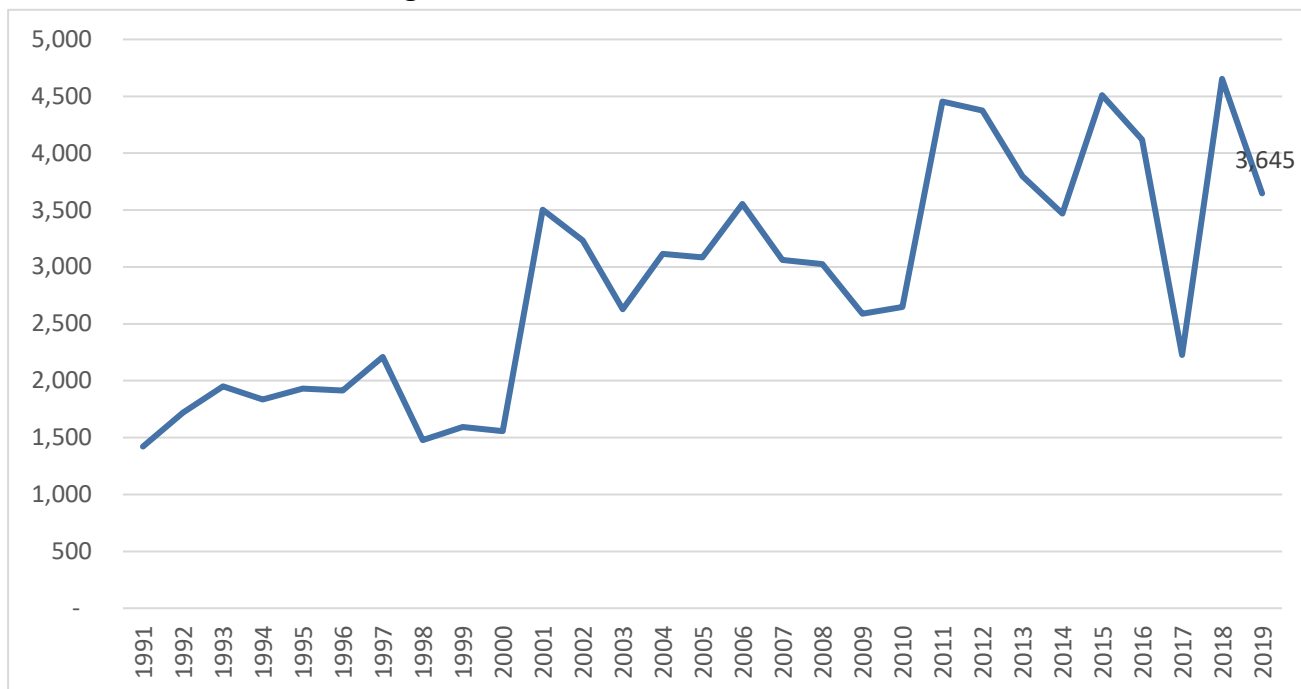


Table 1. Population By Place of Birth in 2018

	Rhode Island	U.S.
Total Population, by Place of Birth	1,057,315	327,167,439
Native /1	918,252	282,438,718
Foreign-Born /2	139,063	44,728,721
Naturalized	84,365	22,629,737
Not a U.S. Citizen	54,698	22,098,984
Percent, Foreign-Born	13%	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

	Rhode Island		U.S.	
Total Foreign-born Population, Excl. Born at Sea	139,063	% share	17,528	% share
Born in Europe	26,058	19%	3,923	22%
Born in Asia	28,909	21%	3,853	22%
Born in Africa	17,841	13%	385	2%
Born in Oceania	217	0%	209	1%
Born in Latin America	63,702	46%	8,410	48%
Born in Northern America	2,336	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
Rhode Island	(in %)	(in \$)
Total	60.3	\$63,296
Native	62.7	\$66,493
Foreign Born	56.8	\$49,920
Naturalized	75.9	\$54,747
Not a U.S. Citizen	24.7	\$40,592
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

	Rhode Island	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	19.9	19.4
Native	21.2	19.9
Foreign-Born	13.4	17.4
Naturalized	14.2	20.7
Not a U.S. Citizen	12.3	13.8
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	13.4	12.1
Native	14.0	11.9
Foreign-Born	10.6	13.1
Naturalized	9.8	14.8
Not a U.S. Citizen	11.7	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

	Rhode Island	U.S.
Civilian Population 16 years old and over	3.9	3.7
Native	3.8	3.8
Foreign-Born	4.6	3.4
Naturalized	3.3	2.8
Not a U.S. Citizen	6.3	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

	Rhode Island	U.S.
Percent of Civilian Labor Force 16 years ol and over		
Total Population, 25 years and over	84.4	68.6
Native	81.5	79.5
Foreign-Born	89.0	83.7
Naturalized	86.5	80.7
Not a U.S. Citizen	92.1	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

	Rhode Island	U.S.
2005	3,852	1,122,257
2006	4,778	1,266,129
2007	3,354	1,052,415
2008	3,735	1,107,126
2009	4,156	1,130,818
2010	4,027	1,042,625
2011	3,681	1,062,040
2012	3,798	1,031,631
2013	3,337	990,553
2014	3,297	1,016,518
2015	3,610	1,051,031
2016	4,194	1,183,505
2017	4,102	1,127,167
2018	4,336	1,096,611

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

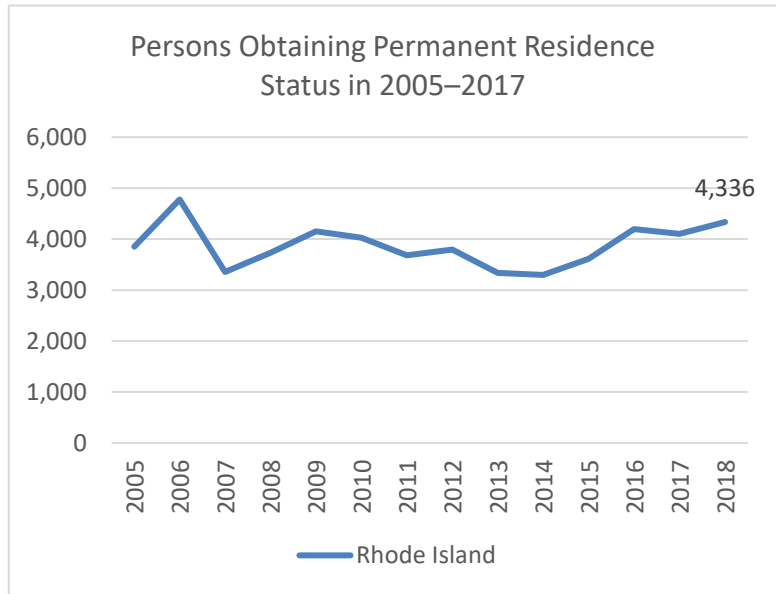


Table 8. Non-immigrant Admissions

	Rhode Island	U.S.
2005	43,926	32,003,435
2006	45,648	33,667,328
2007	49,530	37,149,651
2008	50,476	39,381,928
2009	45,335	36,231,554
2010	49,572	46,471,516
2011	50,912	46,471,516
2012	51,755	53,887,286
2013	54,676	61,052,260
2014	57,539	74,930,606
2015	63,240	76,638,236
2016	74,320	76,786,751
2017	70,981	77,643,267
2018	76,650	81,279,692

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

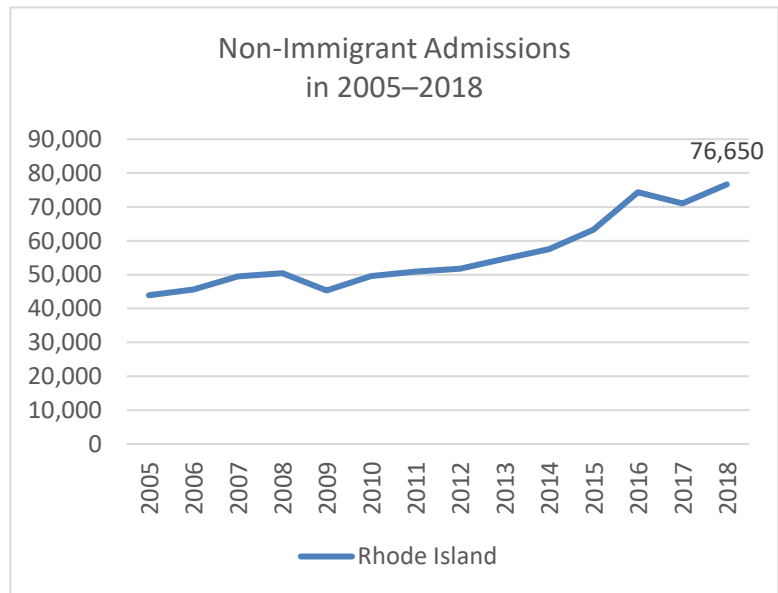


Table 9. Non-immigrant admissions (I-94 only)

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	18,787	20,131	20,562	23,405	26,012
Business Traveler, Other /2	22,635	26,435	35,796	30,074	31,986
Students and exchange visitors/3	10,557	10,822	10,932	10,919	11,363
Temporary workers and families/4	4,259	4,678	5,605	5,124	5,762
Diplomats/other representatives/5	922	825	977	935	1,157
All other classes	326	300	381	462	311
Unknown	53	326	67	62	59
Rhode Island	57,539	63,517	74,320	70,981	76,650
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:

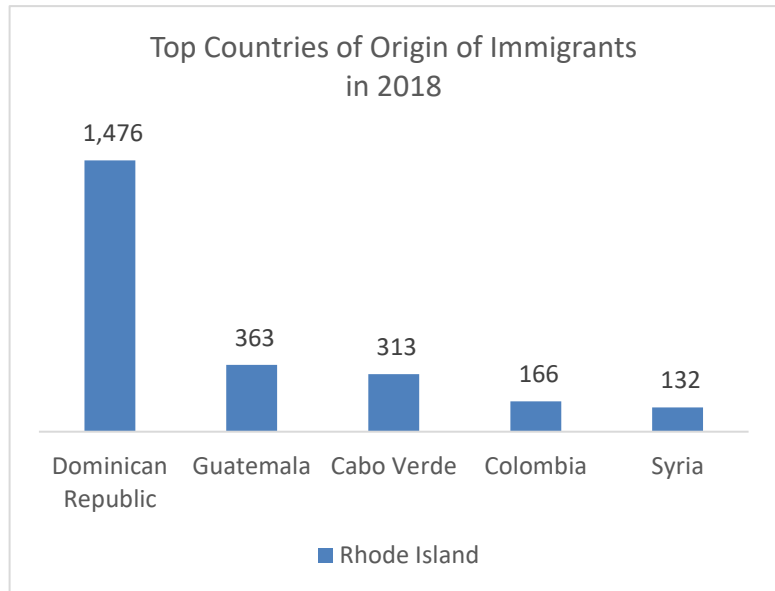
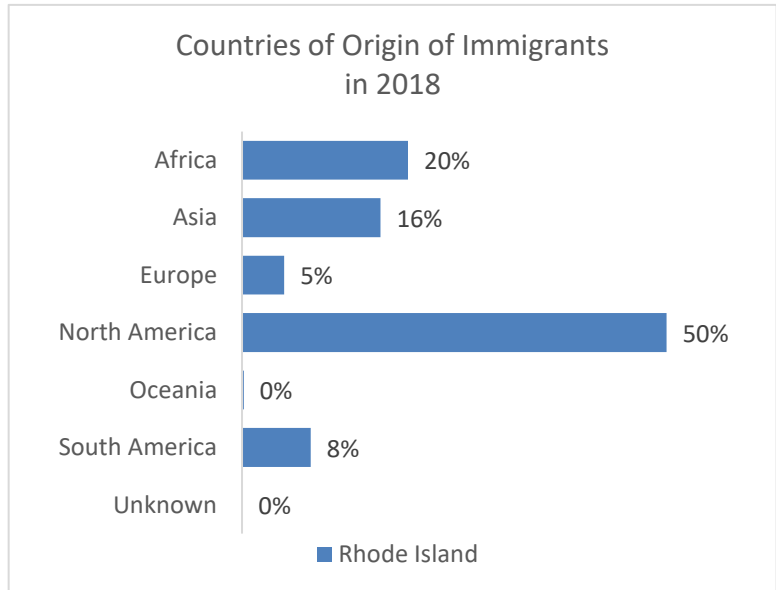
Admissions represent counts of events, i.e., arrivals, not unique individuals.

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	4,336
Africa	855
Asia	713
Europe	217
North America	2,186
Oceania	9
South America	354
Unknown	2
COUNTRY	
Total	4,336
Dominican Republic	1,476
Guatemala	363
Cabo Verde	313
Colombia	166
Syria	132
Liberia	128
Nigeria	100
China, People's Republic	99
Haiti	81
India	80
El Salvador	66
Mexico	55
Brazil	52
Ghana	51
Philippines	49
Congo, Democratic Republic	48
Jamaica	45
Portugal	44
Cambodia	42
Korea, South	41
Venezuela	39
Vietnam	37
Bolivia	36
Honduras	32
United Kingdom	32
Iraq	31

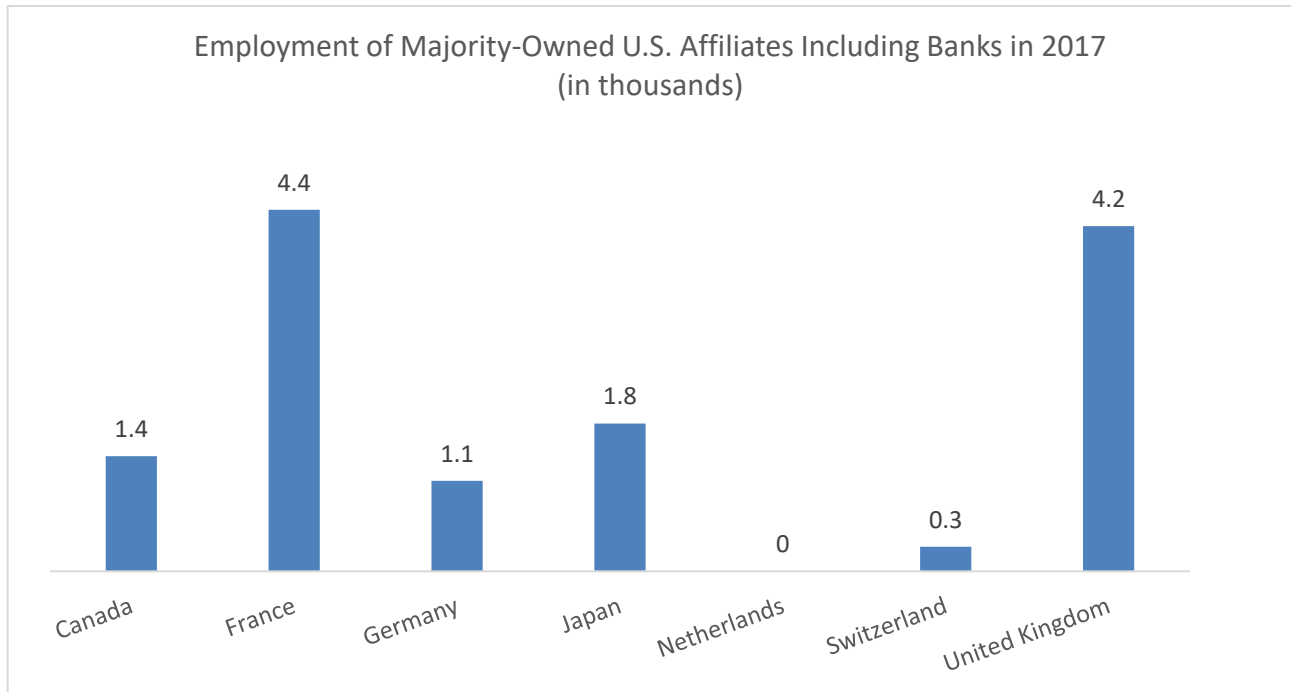


D-Data withheld to limit disclosure

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	\$2,400	0.14
Top 25	\$2,149	89.6
Canada	\$512	21.3
Dominican Republic	\$240	10.0
Mexico	\$199	8.3
China	\$144	6.0
Turkey	\$131	5.4
Germany	\$123	5.1
Italy	\$122	5.1
Singapore	\$66	2.7
Japan	\$64	2.6
Korea, South	\$63	2.6
Ireland	\$60	2.5
United Kingdom	\$56	2.4
Hong Kong	\$49	2.1
Egypt	\$47	2.0
France	\$40	1.7
Belgium	\$33	1.4
Taiwan	\$31	1.3
Thailand	\$29	1.2
Brazil	\$26	1.1
Malaysia	\$22	0.9
Costa Rica	\$21	0.9
India	\$20	0.8
Israel	\$19	0.8
Saudi Arabia	\$17	0.7
Netherlands	\$17	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.

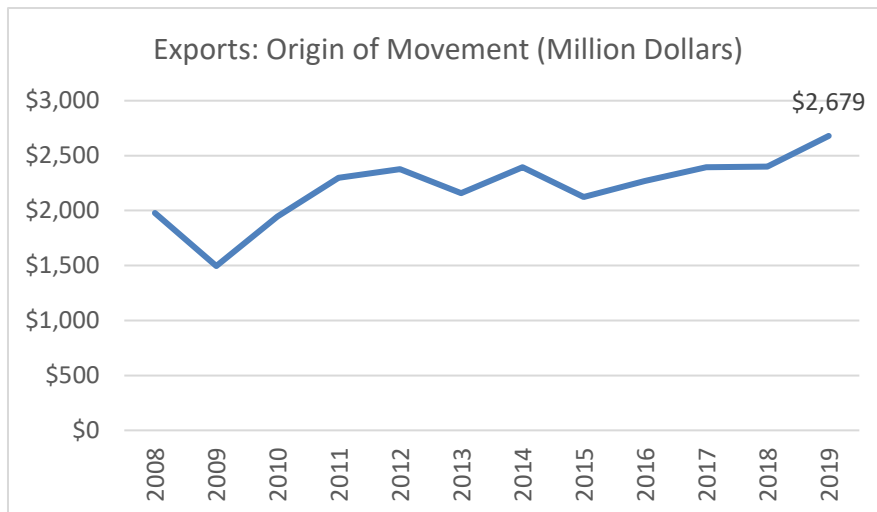


Table 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

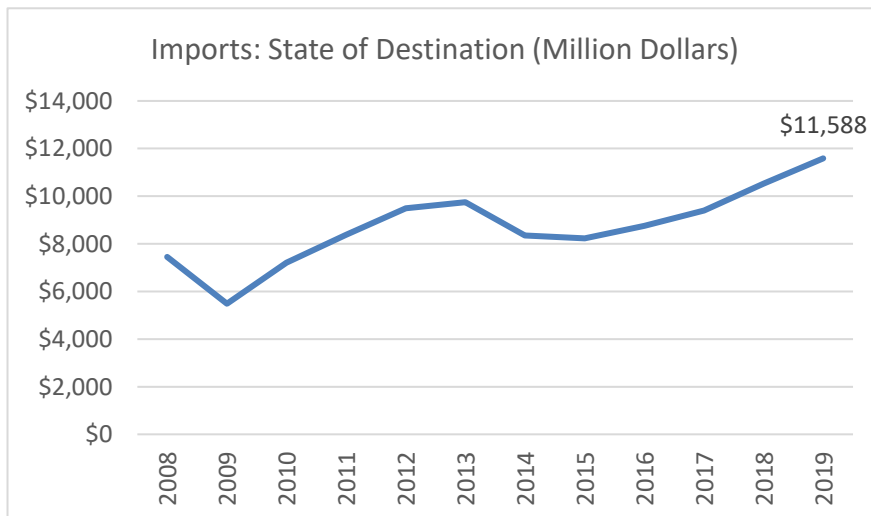
Country	2018 Dollar Volume	Percent Share
World	\$10,525	0.41
Top 25	\$10,234	97.2
Mexico	\$2,504	23.8
Germany	\$2,261	21.5
China	\$972	9.2
Slovakia	\$966	9.2
Japan	\$733	7.0
Canada	\$624	5.9
United Kingdom	\$452	4.3
France	\$314	3.0
Costa Rica	\$205	1.9
Netherlands	\$156	1.5
Spain	\$139	1.3
Ireland	\$138	1.3
Belgium	\$102	1.0
Austria	\$100	1.0
Hungary	\$98	0.9
Italy	\$94	0.9
India	\$61	0.6
Thailand	\$55	0.5
Portugal	\$52	0.5
Taiwan	\$41	0.4
Switzerland	\$37	0.3
Vietnam	\$35	0.3
Korea, South	\$33	0.3
Norway	\$31	0.3
Russia	\$30	0.3

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