

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 South Carolina

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Chart 1. Net International Migration as of 2019

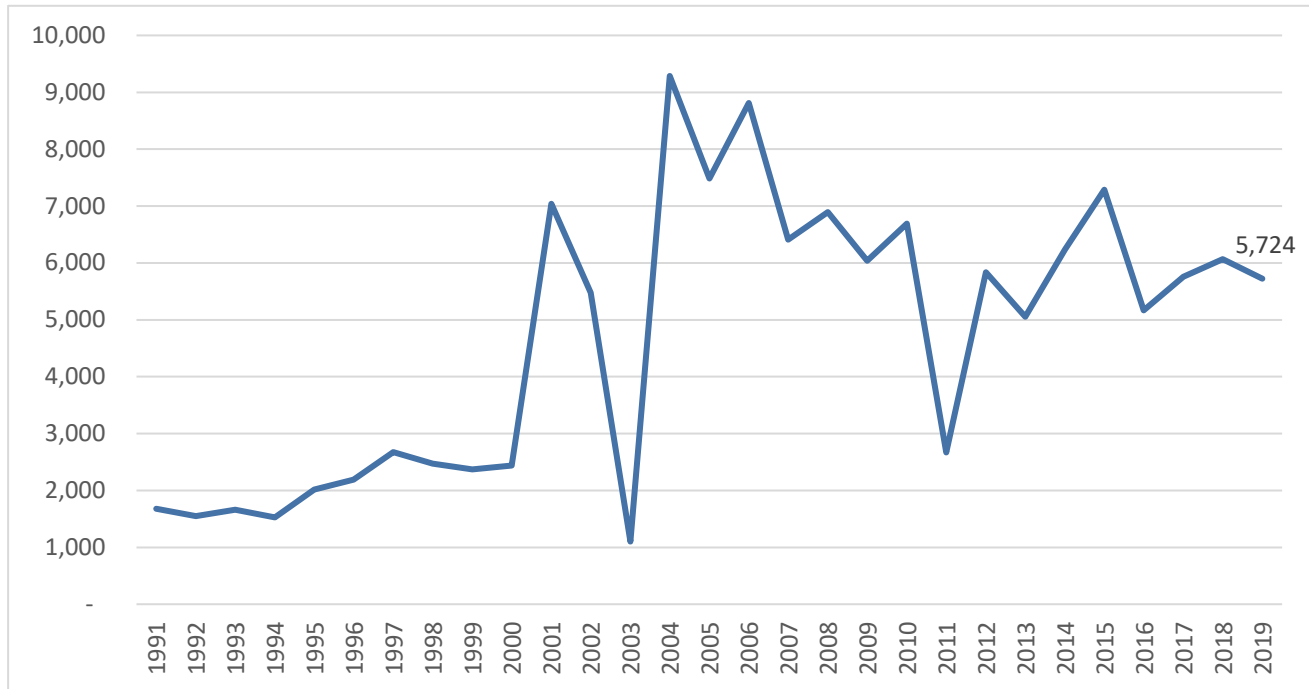


Table 1. Population By Place of Birth in 2018

	South Carolina	U.S.
Total Population, by Place of Birth	5,084,127	327,167,439
Native /1	4,827,362	282,438,718
Foreign-Born /2	256,765	44,728,721
Naturalized	111,188	22,629,737
Not a U.S. Citizen	145,577	22,098,984
Percent, Foreign-Born	5%	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

	South Carolina		U.S.	
Total Foreign-born Population, Excl. Born at Sea	256,765	% share	17,528	% share
Born in Europe	48,247	19%	3,923	22%
Born in Asia	64,016	25%	3,853	22%
Born in Africa	7,743	3%	385	2%
Born in Oceania	1,033	0%	209	1%
Born in Latin America	126,041	49%	8,410	48%
Born in Northern America	9,685	4%	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
South Carolina	(in %)	(in \$)
Total	68.9	\$51,015
Native	69.6	\$51,191
Foreign Born	34.2	\$47,981
Naturalized	49.1	\$58,847
Not a U.S. Citizen	39.0	\$40,242
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

	South Carolina	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	17.4	19.4
Native	17.5	19.9
Foreign-Born	16.2	17.4
Naturalized	21.0	20.7
Not a U.S. Citizen	12.5	13.8
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	10.0	12.1
Native	9.8	11.9
Foreign-Born	12.6	13.1
Naturalized	15.8	14.8
Not a U.S. Citizen	10.1	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

	South Carolir	U.S.
Civilian Population 16 years old and over	3.8	3.7
Native	3.9	3.8
Foreign-Born	2.8	3.4
Naturalized	2.3	2.8
Not a U.S. Citizen	3.3	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

	South Carolina	U.S.
Percent of Civilian Labor Force 16 years ol and over		
Total Population, 25 years and over	82.7	68.6
Native	79.5	79.5
Foreign-Born	82.7	83.7
Naturalized	79.6	80.7
Not a U.S. Citizen	84.9	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

	South Carolina	U.S.
2005	5,028	1,122,257
2006	5,291	1,266,129
2007	4,788	1,052,415
2008	4,241	1,107,126
2009	4,747	1,130,818
2010	4,401	1,042,625
2011	4,216	1,062,040
2012	3,924	1,031,631
2013	4,266	990,553
2014	4,233	1,016,518
2015	4,417	1,051,031
2016	5,104	1,183,505
2017	5,027	1,127,167
2018	5,078	1,096,611

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

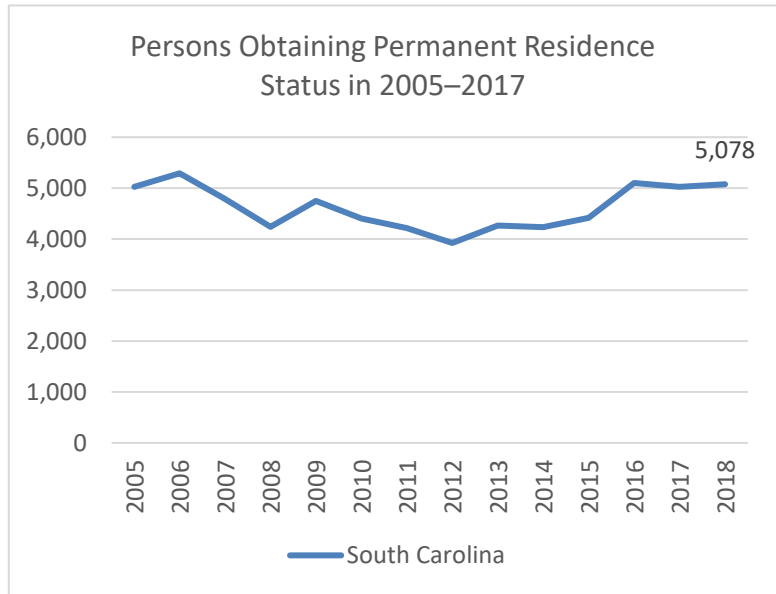


Table 8. Non-immigrant Admissions

	South Carolina	U.S.
2005	98,527	32,003,435
2006	108,650	33,667,328
2007	117,471	37,149,651
2008	117,944	39,381,928
2009	95,215	36,231,554
2010	104,238	46,471,516
2011	109,604	46,471,516
2012	111,489	53,887,286
2013	131,490	61,052,260
2014	153,556	74,930,606
2015	170,649	76,638,236
2016	203,365	76,786,751
2017	204,080	77,643,267
2018	228,061	81,279,692

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

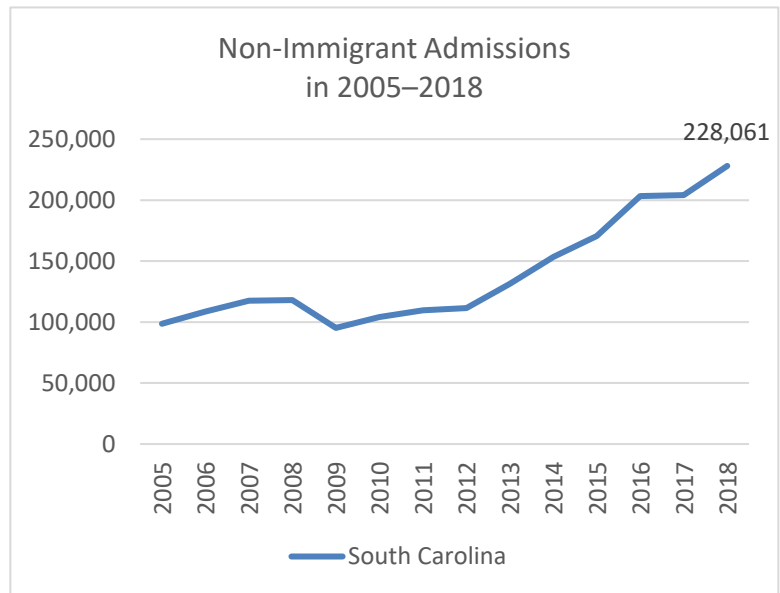


Table 9. Non-immigrant admissions (I-94 only)

	2014	2015	2016	2017	2018
Business Traveler, Visa waiver /1	55,134	54,679	55,635	61,656	65,736
Business Traveler, Other /2	66,857	81,289	108,081	101,885	118,898
Students and exchange visitors/3	11,936	12,097	13,083	13,239	13,061
Temporary workers and families/4	17,746	20,128	23,838	24,658	28,029
Diplomats/other representatives/5	693	987	1,182	1,106	1,073
All other classes	1,115	1,400	1,442	1,407	1,188
Unknown	75	1,115	104	129	76
South Carolina	153,556	171,695	203,365	204,080	228,061
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:

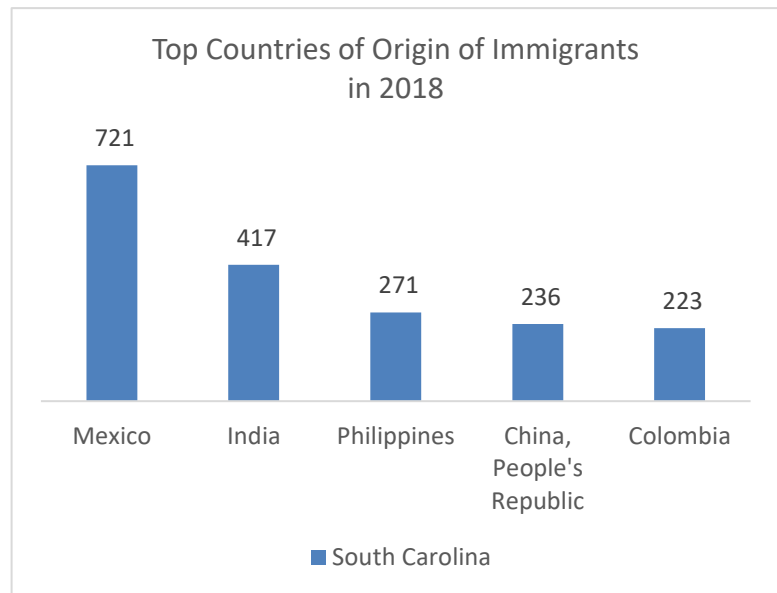
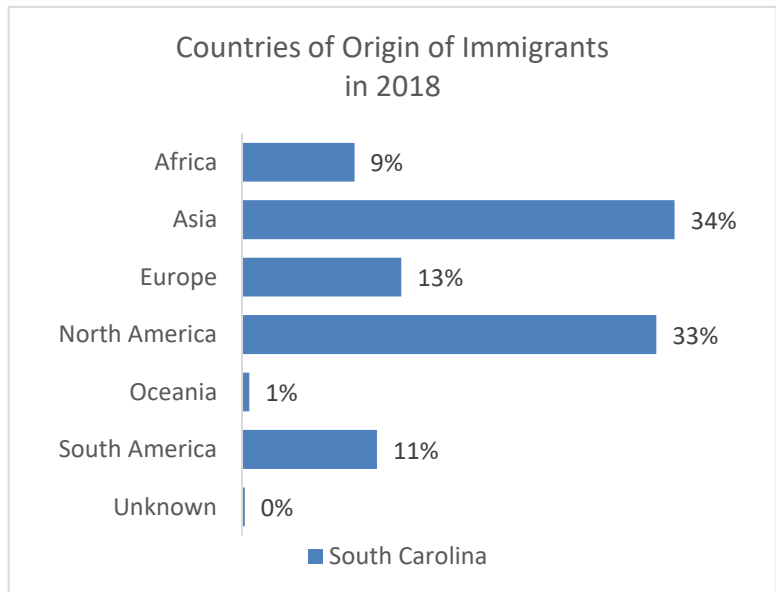
Admissions represent counts of events, i.e., arrivals, not unique individuals.

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	5,078
Africa	452
Asia	1,739
Europe	640
North America	1,665
Oceania	29
South America	542
Unknown	11
COUNTRY	
Total	5,078
Mexico	721
India	417
Philippines	271
China, People's Republic	236
Colombia	223
Vietnam	219
Jamaica	179
Honduras	151
Cuba	120
Brazil	99
Guatemala	98
United Kingdom	96
Dominican Republic	94
Canada	92
Ukraine	88
Venezuela	79
Germany	76
Uzbekistan	70
Egypt	68
Nigeria	64
Costa Rica	60
El Salvador	59
Russia	54
Korea, South	51
Peru	48
Thailand	41

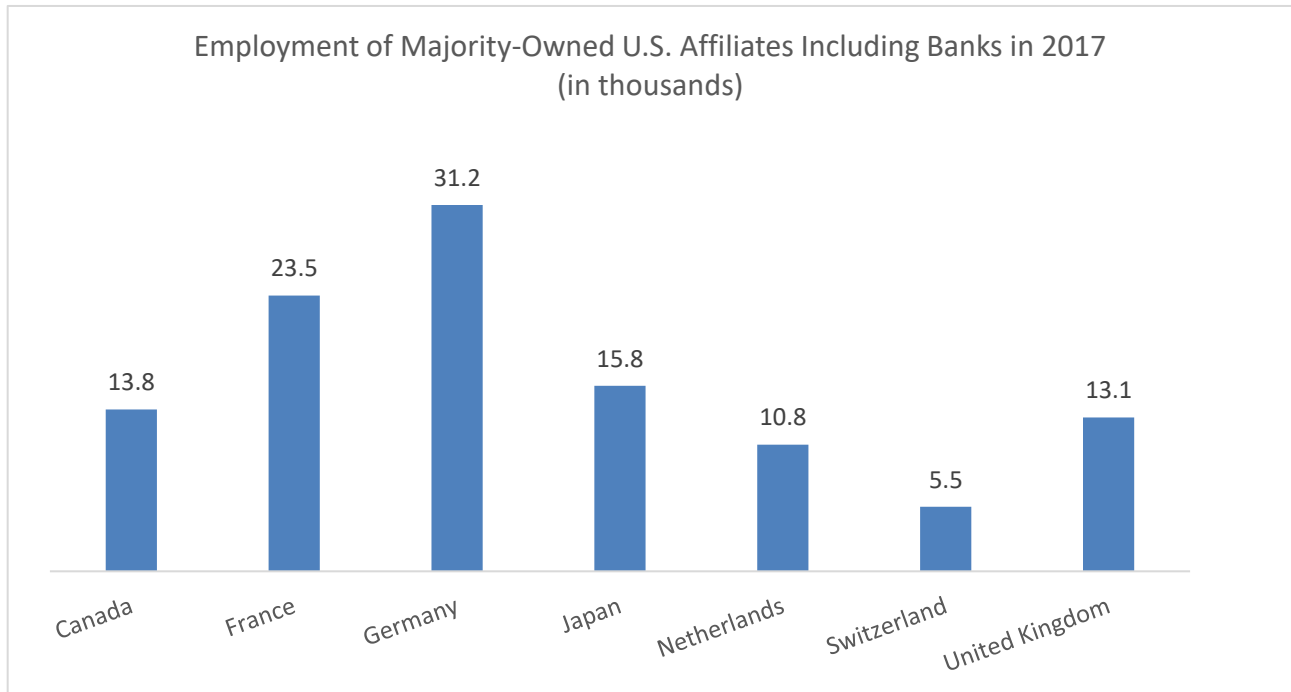


D-Data withheld to limit disclosure

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	\$34,637	2.08
Top 25	\$31,116	89.8
China	\$5,637	16.3
Canada	\$3,970	11.5
Germany	\$3,770	10.9
Mexico	\$2,762	8.0
United Kingdom	\$2,416	7.0
Singapore	\$1,866	5.4
Japan	\$1,640	4.7
United Arab Emirates	\$1,183	3.4
Australia	\$844	2.4
Taiwan	\$794	2.3
Belgium	\$763	2.2
Korea, South	\$665	1.9
Brazil	\$587	1.7
France	\$497	1.4
Saudi Arabia	\$482	1.4
India	\$444	1.3
Spain	\$439	1.3
Norway	\$350	1.0
South Africa	\$345	1.0
Italy	\$319	0.9
Netherlands	\$319	0.9
Russia	\$282	0.8
Chile	\$280	0.8
Colombia	\$244	0.7
Malaysia	\$219	0.6

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.

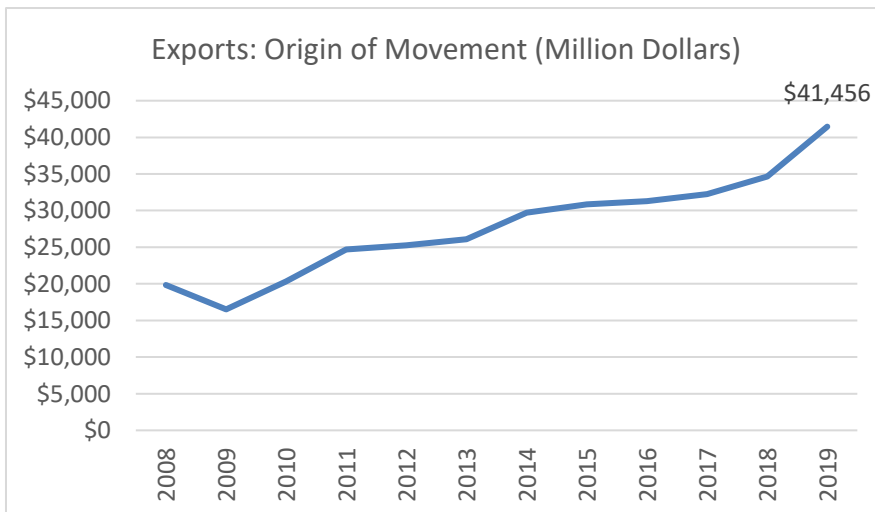


Table 13. Top 25 Import Origins of the State Based on 2018 Dollar Value (in Millions)

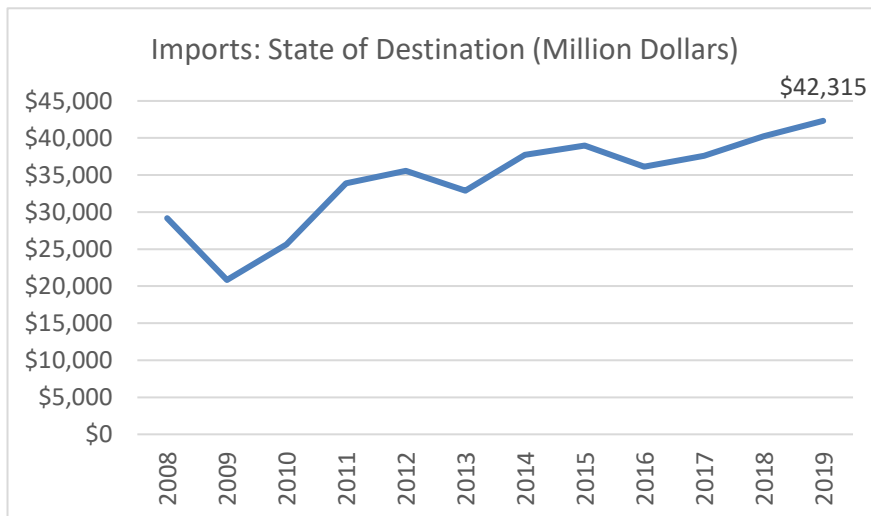
Country	2018 Dollar Volume	Percent Share
World	\$40,213	1.58
Top 25	\$35,601	88.5
China	\$7,280	18.1
Germany	\$6,926	17.2
Mexico	\$3,856	9.6
Canada	\$2,959	7.4
Japan	\$1,347	3.4
India	\$1,186	2.9
Austria	\$982	2.4
France	\$966	2.4
United Kingdom	\$939	2.3
Malaysia	\$862	2.1
Italy	\$783	1.9
Korea, South	\$768	1.9
Vietnam	\$738	1.8
Netherlands	\$680	1.7
Thailand	\$636	1.6
Taiwan	\$608	1.5
Spain	\$528	1.3
Russia	\$524	1.3
Brazil	\$477	1.2
Hungary	\$462	1.1
Czech Republic	\$451	1.1
Honduras	\$431	1.1
Indonesia	\$422	1.0
Israel	\$402	1.0
Belgium	\$388	1.0

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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