

State Economic Data for Engaging in International Real Estate

2019

National Association of REALTORS® Research Group

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Maryland



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Foreign residential and commercial buyers are an important niche market for REALTORS®.

According to the *2018 National Association of REALTORS® Profile of International Activity in U.S. Residential Real Estate*, **foreign buyers purchased \$121 billion of residential property during April 2017—March 2018**, or eight percent of the \$1.6 trillion of total existing home sales during the same period.

The *2019 Commercial Real Estate International Business Trends* reported **\$4.8 billion in commercial transactions with foreign clients in 2018** among REALTORS® typically engaged in commercial transactions of less than \$1 million per transaction.

The continued expansion of trade and investment among countries and the accompanying mobility and migration of people opens greater opportunities for transacting with international clients. This Report provides state-level economic data that can be used to enhance the knowledge and expertise of those seeking to conduct and assist international real estate transactions with non-U.S. residents and recent immigrants to the United States.

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/commercial-investment-real-estate>

<https://www.nar.realtor/international-real-estate>

For inquiries, email us at Data@realtors.org.

Global Integration Indicators

Maryland

927,936 Foreign Born Population in 2017

15% *Percent of Population*

14% *vs. Percent of Population, U.S.*

459,173 Non-immigrant Admissions in 2017

8% *Percent of Population*

24% *vs. Percent of Population, U.S.*

\$41,571 Total Exports and Imports in 2017 (million U.S. dollars)

10% *Percent of State Gross Domestic Product*

20% *vs. Percent of Gross Domestic Product, U.S.*

118 Employment of Majority-Owned U.S. Affiliates in 2016 (thousands)

4% *Percent of Nonfarm Employment*

5% *vs. Percent of Nonfarm Employment, U.S.*

Table 1. Population By Place of Birth in 2017

	Maryland	U.S.
Total Population, by Place of Birth	6,052,177	325,719,178
Native /1	5,124,241	281,193,323
Foreign-Born /2	927,936	44,525,855
Naturalized	487,180	21,948,732
Not a U.S. Citizen	440,756	22,577,123
Percent, Foreign-Born	15%	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 2017, 1-year estimates, Table DP02

Table 2. Foreign-Born Population in 2017

	Maryland	U.S.
Total Foreign-born Population, Excl. Born at Sea	927,936	44,525,458
Born in Europe	85,064	4,818,662
Born in Asia	303,807	13,907,844
Born in Africa	161,993	2,293,028
Born in Oceania	3,340	263,965
Born in Latin America	364,853	22,425,056
Born in Northern America	8,879	816,903

Source: U.S. Census Bureau, ACS 2017, 1-year estimates, Table DP02

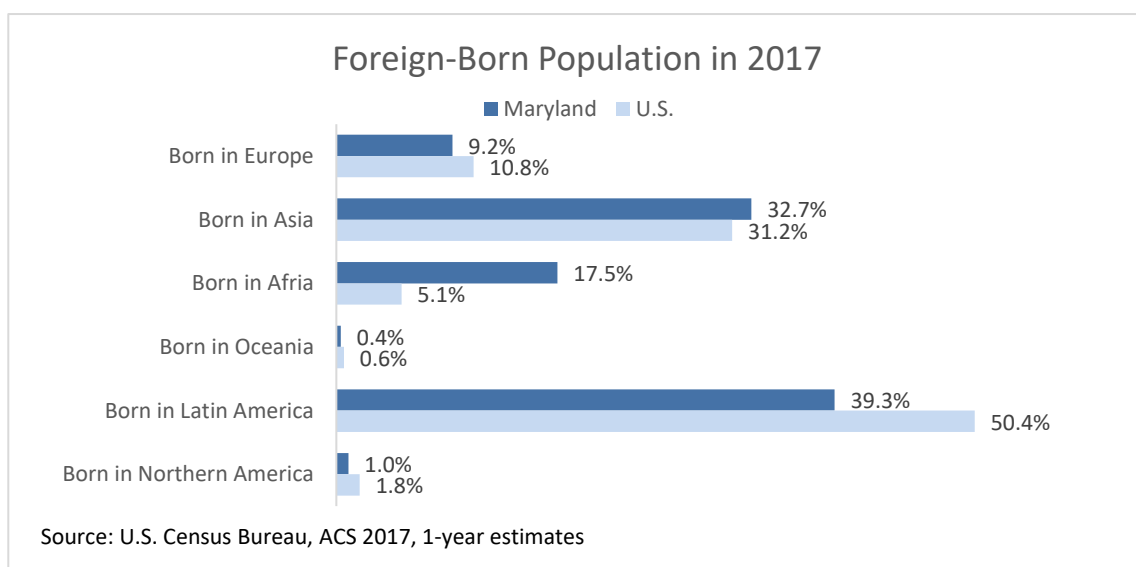


Table 3. Unemployment Rate in 2012-2017

	Maryland	U.S.
Total Population	6.1	6.6
Native	6.3	6.7
Foreign-Born	5.4	5.8
Naturalized	4.3	4.8
Not a U.S. Citizen	6.5	6.6

Source: U.S. Census Bureau, ACS 2010-2014, 5-year estimates, Table S0501

Table 4. Educational Attainment in 2012-2017

	Maryland	U.S.
Percent With Bachelor's Degree		
Total Population, 25 years and over	21.0	19.1
Native	21.1	19.6
Foreign-Born	20.7	17.0
Naturalized	24.6	20.6
Not a U.S. Citizen	16.1	13.3
Percent With Graduate or Professional Degree		
Total Population, 25 years and over	18.0	11.8
Native	17.2	11.6
Foreign-Born	21.2	12.7
Naturalized	25.2	14.5
Not a U.S. Citizen	16.7	10.7

#N/A - Data not available

Source: U.S. Census Bureau, ACS 2012-2017, 5-year estimates, Table S0501

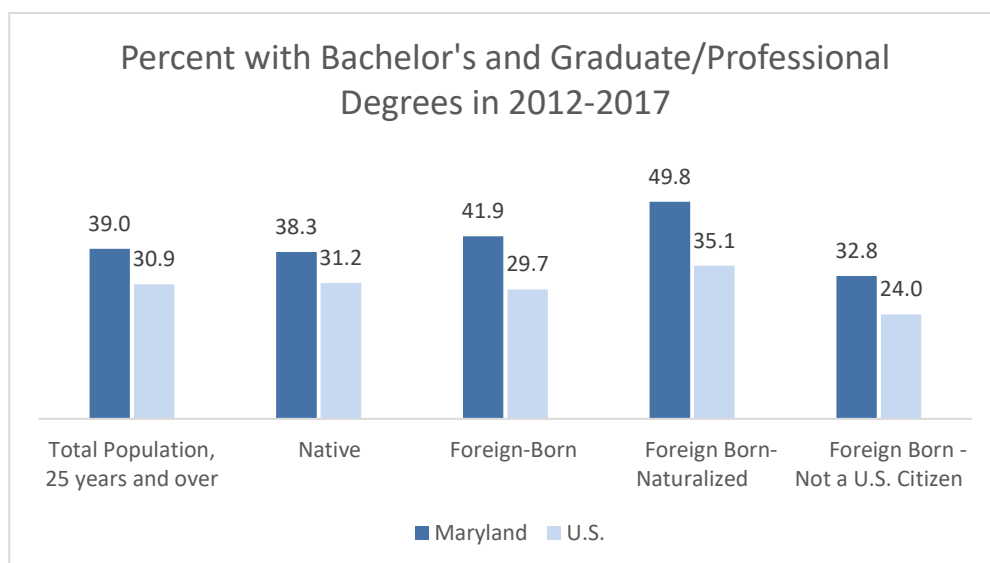


Table 5. Home Ownership and Median Household Income in 2012-2017

	Home Ownership Rate (in %)	Median HH Income (in \$)
Maryland		
Total	66.8	78,916
Native	68.6	79,430
Foreign Born	57.2	76,119
Naturalized	71.7	88,292
Not a U.S. Citizen	34.7	62,802
U.S.		
Total	63.8	57,652
Native	65.9	58,432
Foreign Born	51.7	53,420
Naturalized	65.5	63,346
Not a U.S. Citizen	33.9	43,612

#N/A - Data not available

Source: U.S. Census Bureau, ACS 2012-2017, 5-year estimates, Table S0501

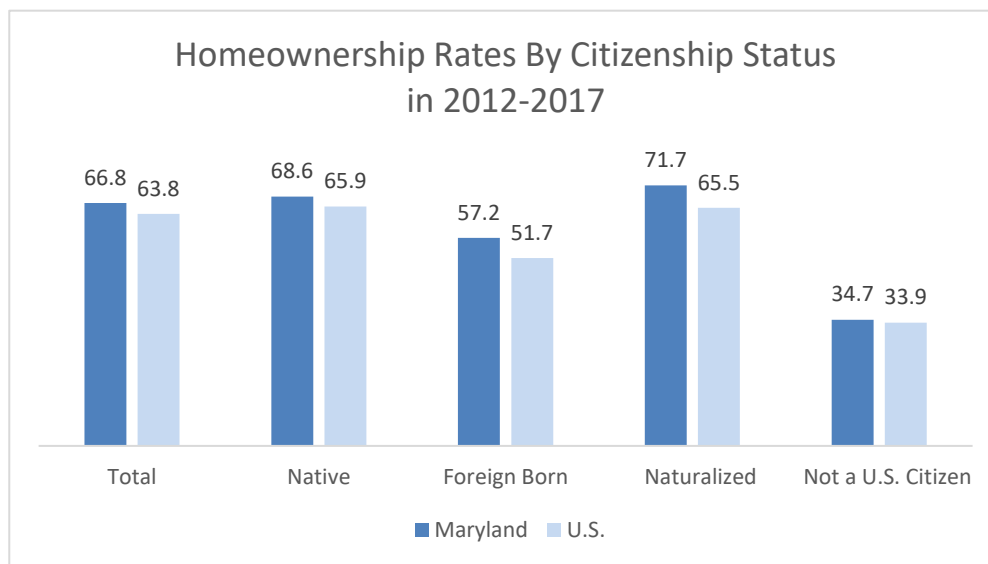
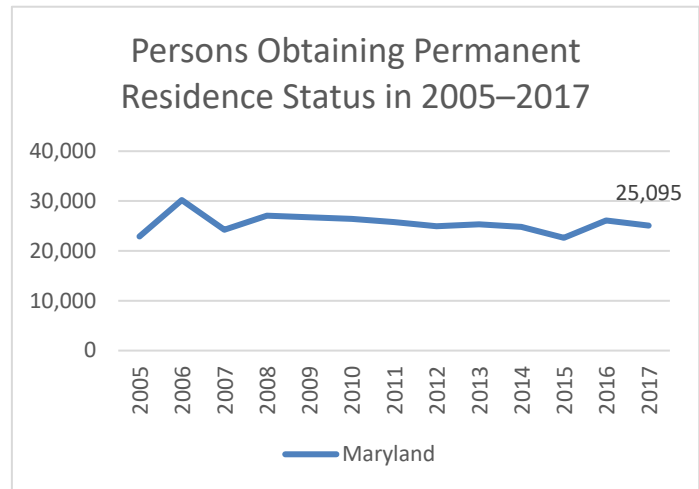


Table 6. Persons Obtaining Permanent Residence Status

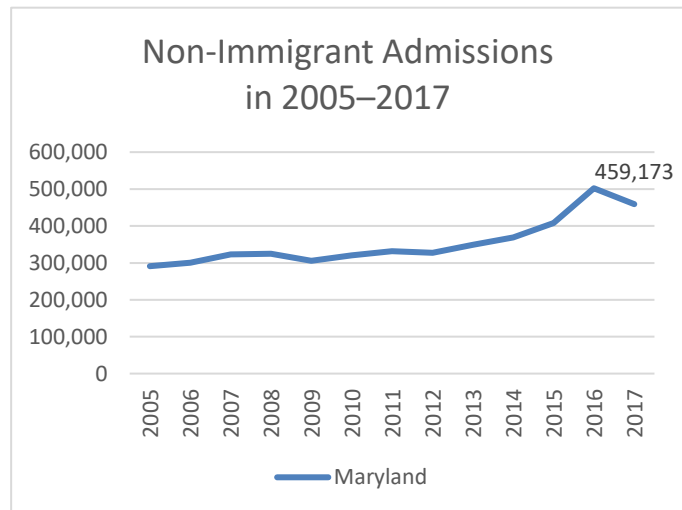
	Maryland	U.S.
2005	22,868	1,122,257
2006	30,199	1,266,129
2007	24,255	1,052,415
2008	27,062	1,107,126
2009	26,722	1,130,818
2010	26,450	1,042,625
2011	25,778	1,062,040
2012	24,971	1,031,631
2013	25,361	990,553
2014	24,787	1,016,518
2015	22,627	1,051,031
2016	26,077	1,183,505
2017	25,095	1,127,167



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

Table 7. Non-immigrant Admissions

	Maryland	U.S.
2005	291,045	32,003,435
2006	300,318	33,667,328
2007	322,619	37,149,651
2008	324,824	39,381,928
2009	305,418	36,231,554
2010	320,696	46,471,516
2011	331,779	46,471,516
2012	327,081	53,887,286
2013	349,169	61,052,260
2014	368,823	74,930,606
2015	408,337	76,638,236
2016	502,161	76,786,751
2017	459,173	77,643,267



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

Table 8. Non-immigrant admissions (I-94 only)

	2013	2014	2015	2016	2017
Business Traveler, Visa waiver /1	103,354	105,992	109,988	119,892	119,946
Business Traveler, Other /2	157,344	174,007	206,143	279,631	236,351
Students and exchange visitors/3	32,386	33,907	35,581	38,510	39,451
Temporary workers and families/4	24,256	24,936	25,703	32,020	30,333
Diplomats/other representatives/5	28,542	26,885	28,116	28,500	29,983
All other classes	2,623	2,865	2,566	3,202	2,696
Unknown	664	231	2,865	406	413
Maryland	349,169	368,823	410,962	502,161	459,173
U.S.	61,052,260	74,930,606	76,638,236	76,786,751	77,643,267

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.

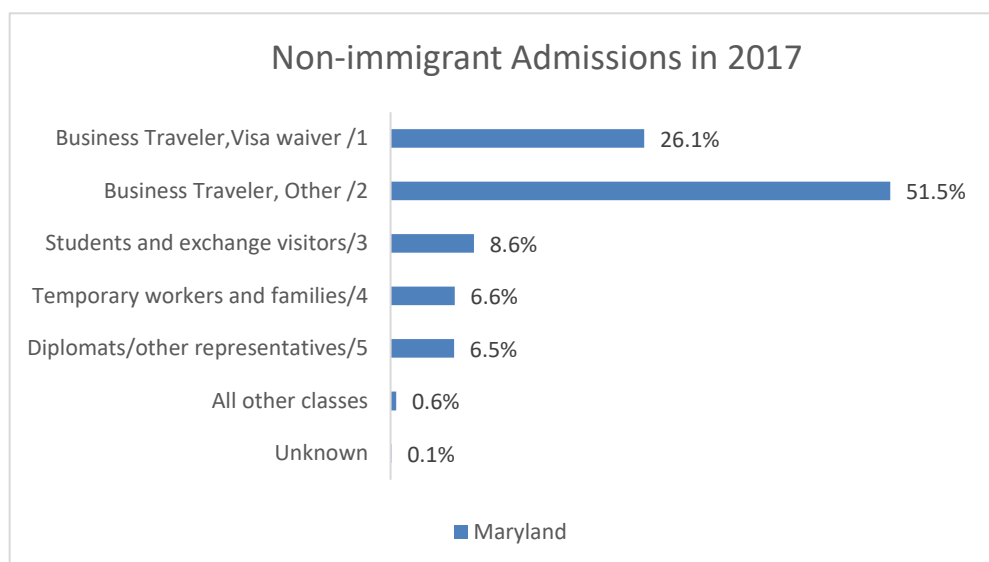


Table 9. Immigration by Origination Region and Country in 2017

REGION	
Total	25,095
Africa	7,749
Asia	9,328
Europe	1,368
North America	5,223
Oceania	51
South America	1,365
Unknown	11
COUNTRY	
Total	25,095
El Salvador	1,873
China, People's Republic	1,408
Nigeria	1,390
Ethiopia	1,389
Cameroon	1,353
India	1,291
Philippines	1,061
Jamaica	771
Nepal	718
Pakistan	698
Ghana	683
Afghanistan	590
Vietnam	547
Mexico	469
Dominican Republic	468
Sierra Leone	430
Burma	422
Iran	401
Guatemala	393
Korea, South	393
Haiti	380
Peru	345
Bangladesh	316
Liberia	283
Honduras	281
Kenya	248

D-Data withheld to limit disclosure

Source: U.S. Department of Homeland Security

Yearbook of Immigration Statistics, 2017, Supplemental Table 1.

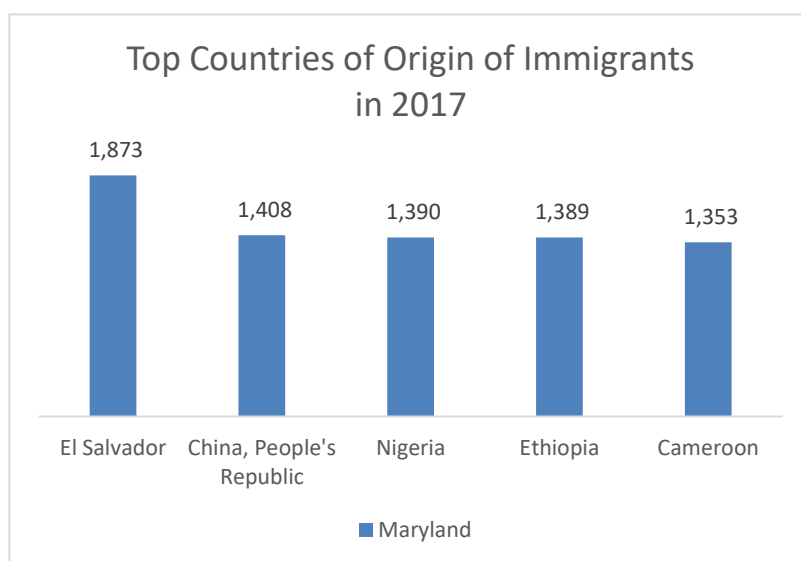
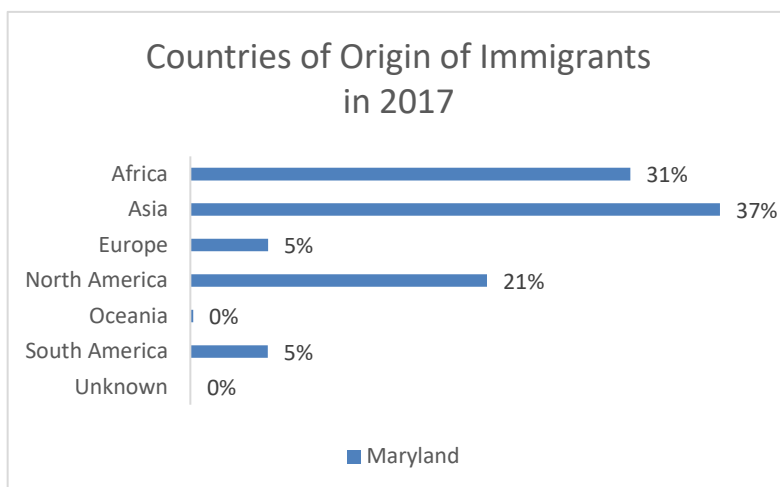
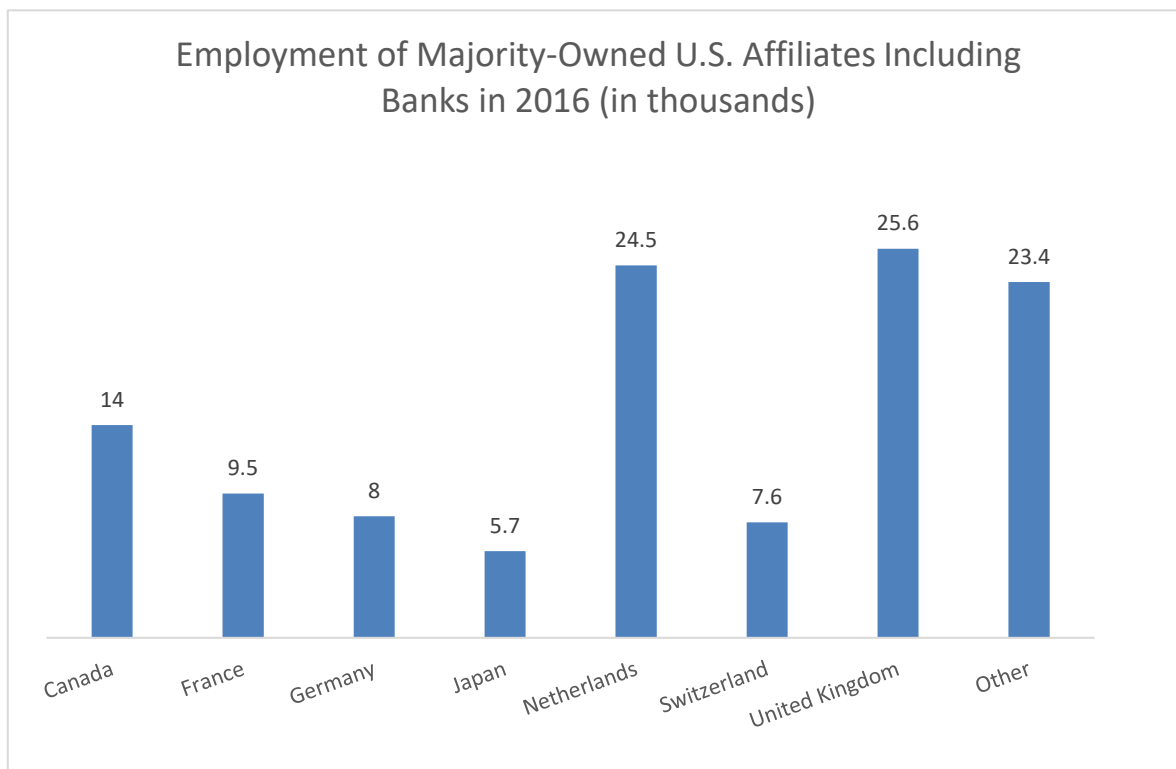


Table 10. Employment of Majority-Owned U.S. Affiliates of Foreign Multinational Companies



Source: US Bureau of Economic Analysis

Table 11. Top 25 Export Destinations of the State Based on 2015 Dollar Value (in Millions)

Country	2018 Dollar Volume	Percent Share
World	12,076	0.7
Top 25	10,191	84.4
Canada	1,641	13.6
Japan	1,121	9.3
France	1,118	9.3
Saudi Arabia	607	5.0
Germany	591	4.9
Netherlands	587	4.9
China	578	4.8
United Kingdom	504	4.2
Mexico	417	3.5
Belgium	409	3.4
India	398	3.3
Singapore	216	1.8
Italy	213	1.8
Korea, South	199	1.6
Egypt	188	1.6
Morocco	182	1.5
Chile	159	1.3
Brazil	156	1.3
Argentina	148	1.2
Taiwan	144	1.2
Turkey	141	1.2
Australia	131	1.1
Israel	118	1.0
Hong Kong	116	1.0
Nigeria	107	0.9

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

Country	2018 Dollar Volume	Percent Share
World	35,173	1.4
Top 25	30,625	87.1
United Kingdom	4,388	12.5
Germany	4,173	11.9
China	3,583	10.2
Japan	3,330	9.5
Canada	2,112	6.0
Mexico	1,998	5.7
Finland	1,196	3.4
Brazil	951	2.7
Thailand	812	2.3
Sweden	803	2.3
India	737	2.1
Russia	718	2.0
Indonesia	635	1.8
Italy	599	1.7
South Africa	551	1.6
Austria	516	1.5
Korea, South	503	1.4
Chile	470	1.3
France	468	1.3
Australia	448	1.3
Netherlands	426	1.2
Vietnam	340	1.0
Ireland	294	0.8
Norway	292	0.8
Spain	284	0.8

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.