

Texas International Homebuyers Report

2016 Edition

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About the 2016 Texas International Homebuyers Report

The Texas International Homebuyers Report is based on survey data from the 2016 Profile of International Home Buying Activity by the National Association of Realtors, the 2010 – 2014 American Community Survey by the U.S. Census Bureau and the 2014 Yearbook of Immigration Statistics by the U.S. Office of Immigration Statistics. The Texas Association of Realtors distributes insights about the Texas housing market each month, including quarterly market statistics, trends among homebuyers and sellers, luxury home sales, condominium sales and more. To view the Texas International Homebuyers Report in its entirety, visit TexasRealEstate.com.

About the Texas Association of Realtors

With more than 100,000 members, the Texas Association of REALTORS® is a professional membership organization that represents all aspects of real estate in Texas. We advocate on behalf of Texas REALTORS® and private-property owners to keep homeownership affordable, protect private-property rights, and promote public policies that benefit homeowners. Visit TexasRealEstate.com to learn more.



Executive Summary

Texas home sales purchased by international homebuyers added more than \$10 billion to the Texas economy from April 2015 and March 2016.

Homes purchased by international buyers accounted for 7 percent (214,885 home sales) of all U.S. home sales and 6.75 percent (\$102.6 billion) of total U.S. home sales dollar volume between April 2015 and March 2016. This is a 3 percent increase in international home sales but a 1.25 percent decrease in international home sales dollar volume from the same time period last year. Approximately 10 percent, or 21,488 home sales and \$10.2 billion, of this activity occurred in Texas – a 2 percent increase from the same time frame last year.

From April 2015 to March 2016, Texas drew nearly equal percentages of homebuyers from both Latin America (including Mexico) and Asia/Oceania (including China and India). Thirty-four percent of international homebuyers were from Asia/Oceania, while 36 percent of homebuyers were from Latin American. European homebuyers comprised 12 percent of international home purchases, followed by African buyers at 8 percent and Canadian buyers at 4 percent.

Texas had the highest volume of homebuyers from India of any state from April 2015 to March 2016, with one in five (20 percent) Indian homebuyers purchasing a home in the U.S. purchasing a home in Texas. Texas also continued to have the highest share of homebuyers from Mexico, with more than one in three (35 percent) of international homebuyers from Mexico purchasing a home in Texas.

Sources:

2016 Profile of International Home Buying Activity, National Association of Realtors

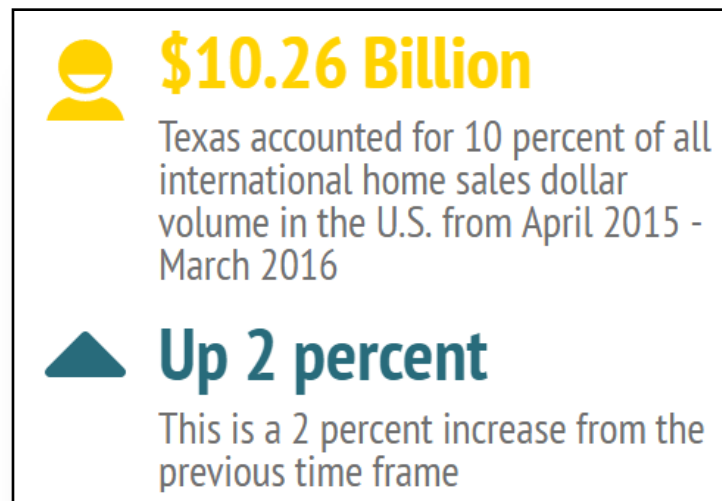
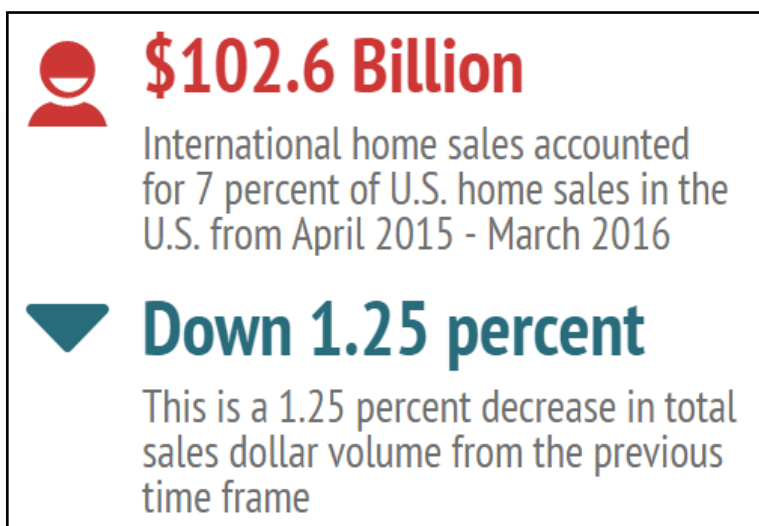
US Census Bureau, 2010-2014 American Community Survey (ACS)

2014 Yearbook of Immigration Statistics, Office of Immigration Statistics, Homeland Security

Migration Policy Institute – 2014 Data Hub

Home sales by international buyers are on the rise both in Texas and internationally. From April 2015 to March 2016, one in 10 of homes purchased by international buyers were purchased in Texas.

Texas accounted for 10 percent, or 21,488 home sales and \$10.26 billion, of all international home sales in the U.S. from April 2015 to March 2016. This is a 2 percent increase from April 2014 to March 2015.



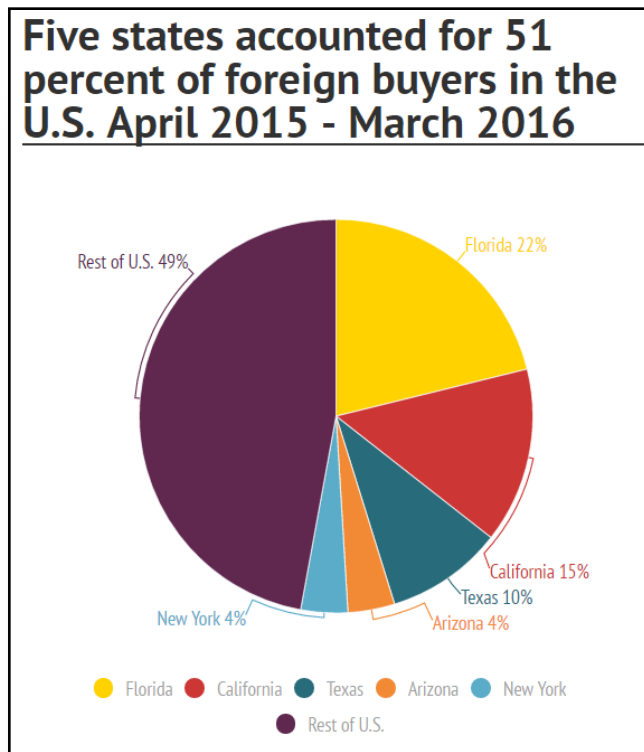
Approximately 214,885 of U.S. home sales from April 2015 – March 2016 were purchased by international homebuyers, a 3 percent increase from the previous time frame. At the same time, home sales dollar volume of homes purchased by foreign buyers experienced a 1.25 percent, or \$102.6 billion, decrease from the same time period last year.

From April 2015 – March 2016, Texas ranked No. 3 in the U.S. for international home sales volume by state, preceded by Florida (22 percent) and California (15 percent).

Five states accounted for 51 percent of foreign buyers from April 2015 – March 2016. In addition to Florida, California and Texas, Arizona accounted for 4 percent and New York accounted for 4 percent of home sales by international homebuyers.

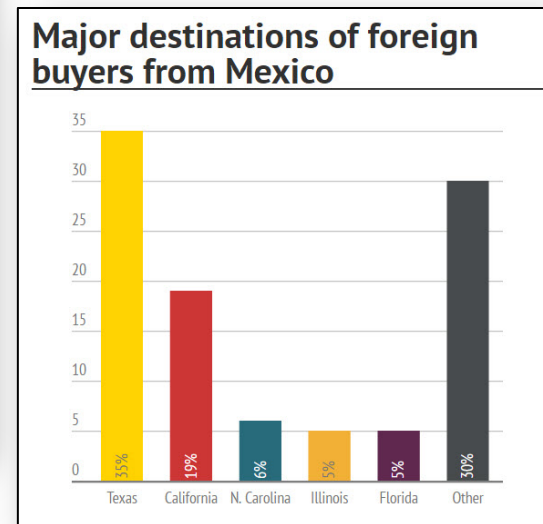
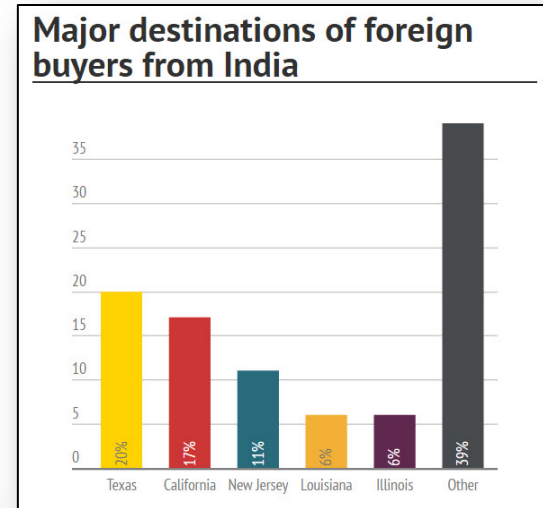
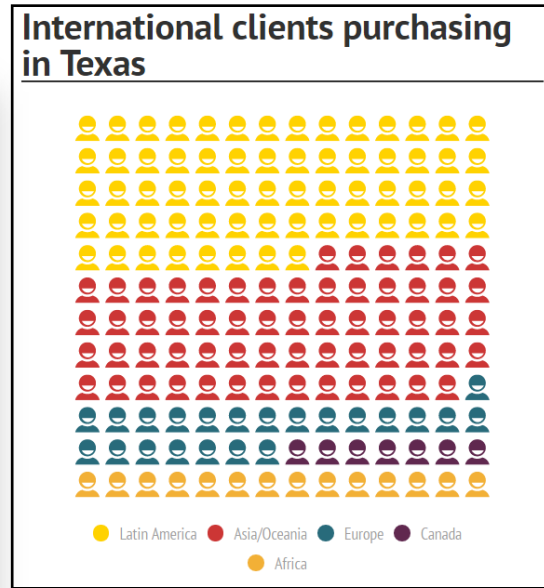
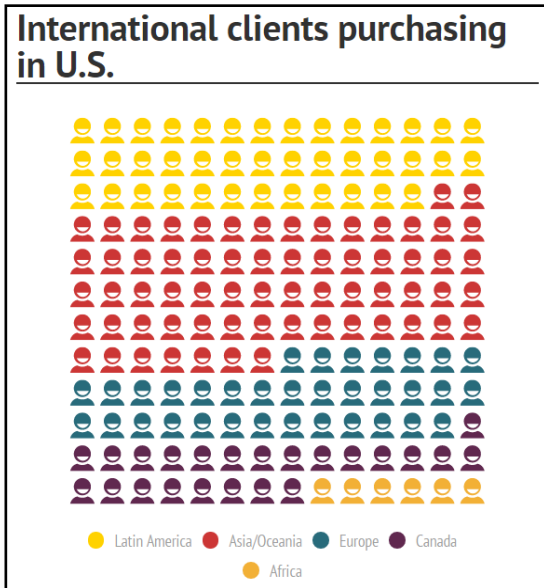
Texas real estate is in increasingly in demand among homebuyers from around the world. The volume of Texas homes purchased by buyers from Asia/Oceania (including China) is now equivalent to the number of Texas homes purchased by buyers from Latin America (including Mexico).

From April 2015 to March 2016, 36 percent of Texas homes purchased by international buyers were purchased from buyers in Latin America, while 34 percent were purchased from buyers in Asia/Oceania. European homebuyers accounted for 12 percent of international home sales in Texas during the same time frame.



In particular, Texas is a hub for international homebuyers from India. From April 2015 to March 2016, Texas led the U.S. in volume of homebuyers from India.

Of the international homebuyers who purchased a home in the U.S. during this time frame, one in five Indian buyers (20 percent) and more than one in three Mexican buyers (35 percent) purchased in Texas.



Sources:
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 US Census Bureau, 2010-2014 American Community Survey (ACS)
 2014 Yearbook of Immigration Statistics, Office of Immigration Statistics, Homeland Security
 Migration Policy Institute – 2014 Data Hub


Texas continues to be a hub for migration to the U.S. In 2014, Texas rose to No. 2 in the U.S. for foreign-born population size and continues to be No. 7 in the U.S. for percentage of foreign-born residents among the entire state population.


Of the 1,016,518 people who immigrated to the United States in 2014, 9.4 percent (95,295 people) moved to Texas.

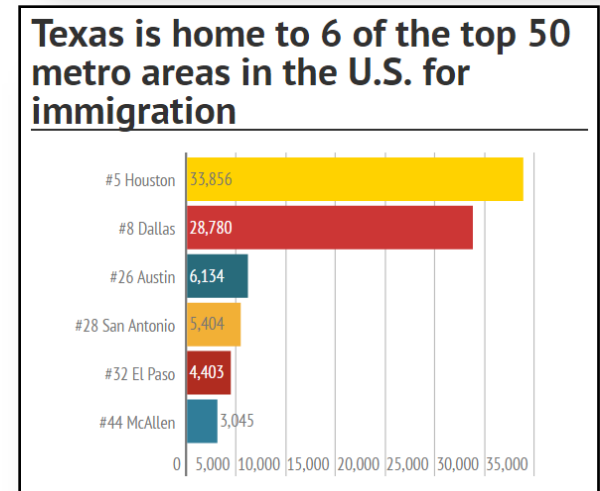
Texas outpaces the nation in percentage of immigrant population. Eighty-three percent of Texans are native to the U.S. compared to 87 percent nationally.

Six Texas Metropolitan Statistical Areas were in the top 50 MSAs for immigration. Houston moved up to No. 5, while Austin fell to No. 26, El Paso fell to No. 32 and McAllen fell to No. 44.

- No. 5 – Houston | Sugar Land | Baytown – 33,856
- No. 8 – Dallas | Fort Worth | Arlington – 28,780
- No. 26 – Austin | Round Rock | San Marcos – 6,134
- No. 28 – San Antonio | New Braunfels – 5,404
- No. 32 – El Paso – 4,403
- No. 44 – McAllen | Edinburg | Mission – 3,045

 **#2 in the U.S.**
Texas is the #2 state for foreign-born population size

 **#7 in the U.S.**
Texas is ranked #7 for foreign-born residents vs. total population size



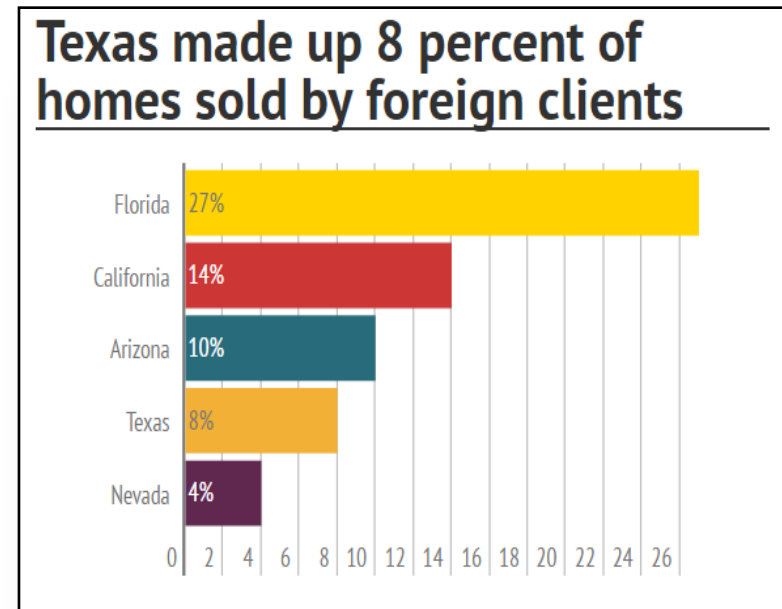
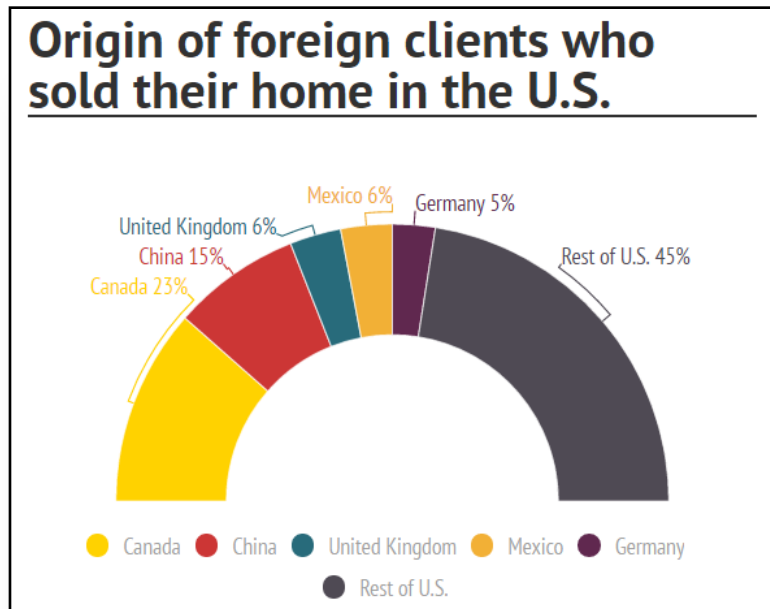
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A strengthening of the U.S. dollar led to an increased number of international clients selling their U.S. properties from April 2015 – March 2016. Of the U.S. properties sold by international homeowners during this time period, 8 percent of those homes were sold in Texas.

Texas ranked fourth in the U.S. for highest number of international home sellers, behind Florida (27 percent), California (14 percent) and Arizona (10 percent) and ahead of Nevada (4 percent).

Of the international clients who sold their homes in the U.S. during this time period, Canadian home sellers accounted for the most homes sold at 23 percent, followed by Chinese home sellers at 15 percent and home sellers from the United Kingdom and Mexico tied at 6 percent.



Sources:
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