

2024

Texas REALTORS®

International Residential Transactions

July 2024



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About the Survey



Objective

The objective of this survey is to gather information about international residential real estate transactions of Texas REALTORS® members during April 2023–March 2024. This period is referenced in the report as “2024” while the prior survey period is referred to as “2023”.



Respondents

NAR sent out the survey to Texas REALTORS® from April 4 through May 19, 2024, of which 4,391 members responded to the survey and 460 respondents reported working with an international client. The margin of error at a 95 percent level of confidence is +/-1.5 percent.

Who is an International Client?

In this study, the term *international or foreign client* refers to two types of non-U.S. citizens:

Non-resident (Type A): non-U.S. citizens who primarily reside outside the U.S. and who don't stay in the U.S. year-round.

Resident (Type B): non-U.S. citizens who reside in the U.S. on non-immigrant visas (e.g., diplomats, foreign students, foreign workers) or recent immigrants who have been in the U.S. for less than two years as of the time of the transaction.

2024 Report Highlights

\$3.5 Billion

dollar volume of homes purchased by foreign buyers

2.1% of Texas REALTORS® sales transactions

6,900 foreign purchases

61%

of foreign buyers resided in the U.S. on visas or as recent immigrants

Top foreign buyers

Mexico (37% of foreign buyers)

India (9%)

China (6%)

Canada (4%)

United Kingdom (3%)

\$374,200

median price of homes purchased

\$337,500 median price of Texas REALTORS® home sales

43%

paid all-cash

49%

of foreign buyers purchased a primary residence

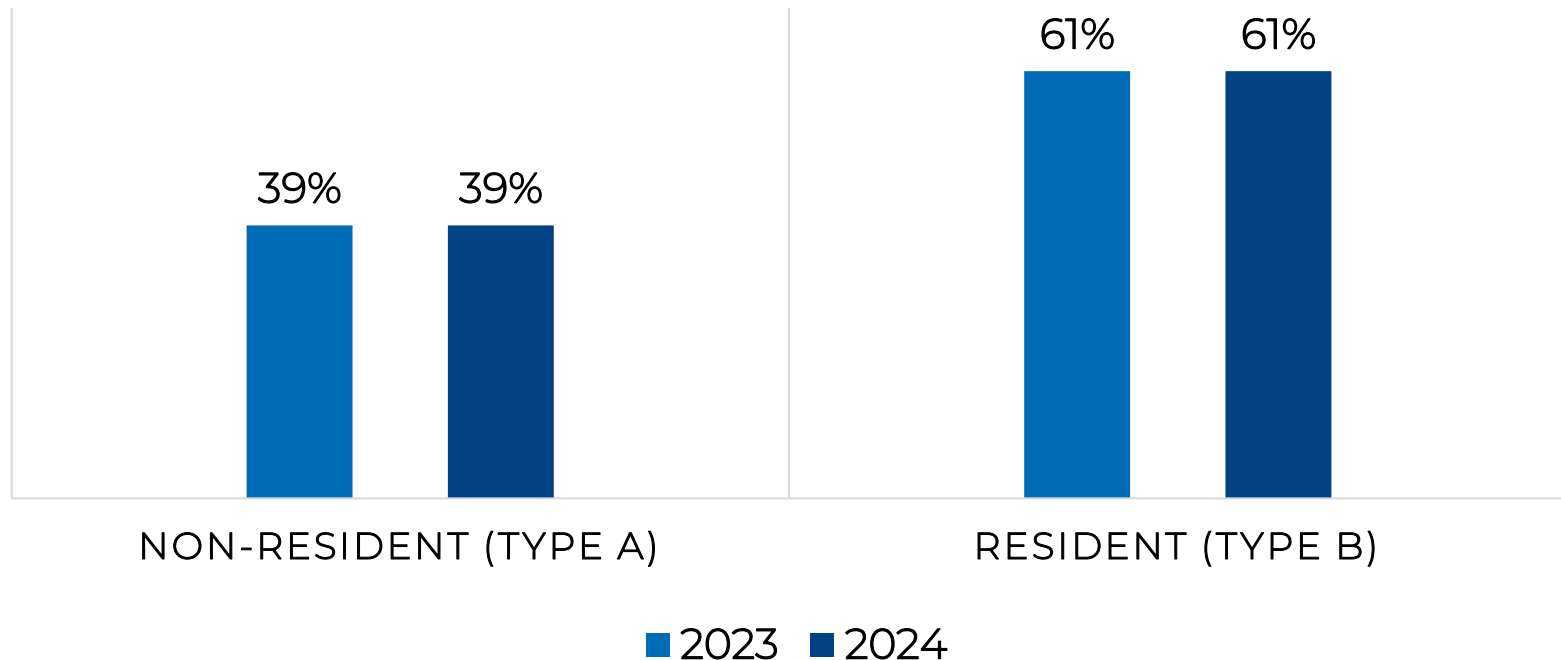
73%

of international leads were from personal/business contacts

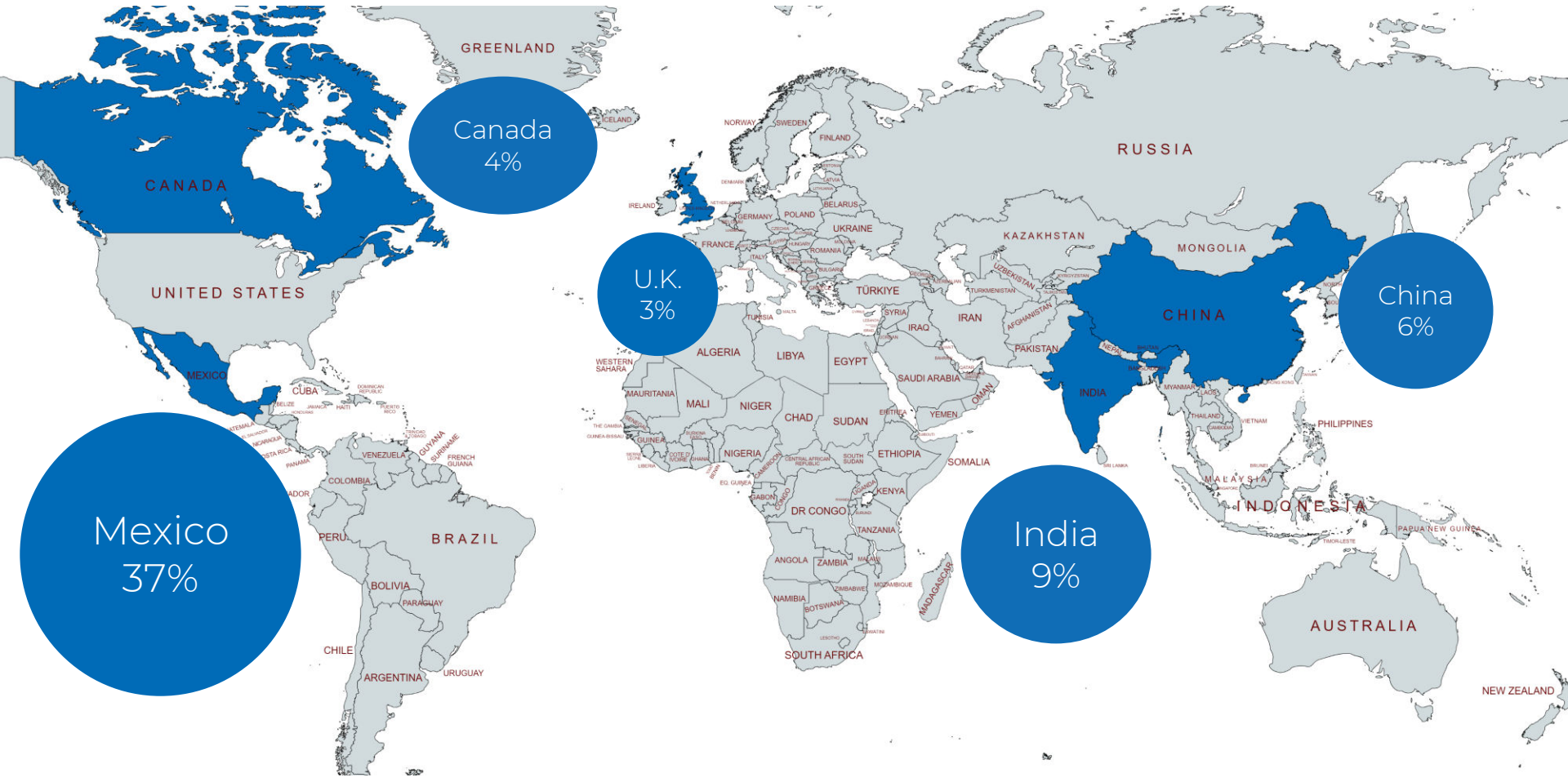
INTERNATIONAL RESIDENTIAL BUYERS

Resident Foreign Buyers (Type B) Accounted for 61% of Foreign Buyers

TYPE OF FOREIGN RESIDENTIAL BUYER



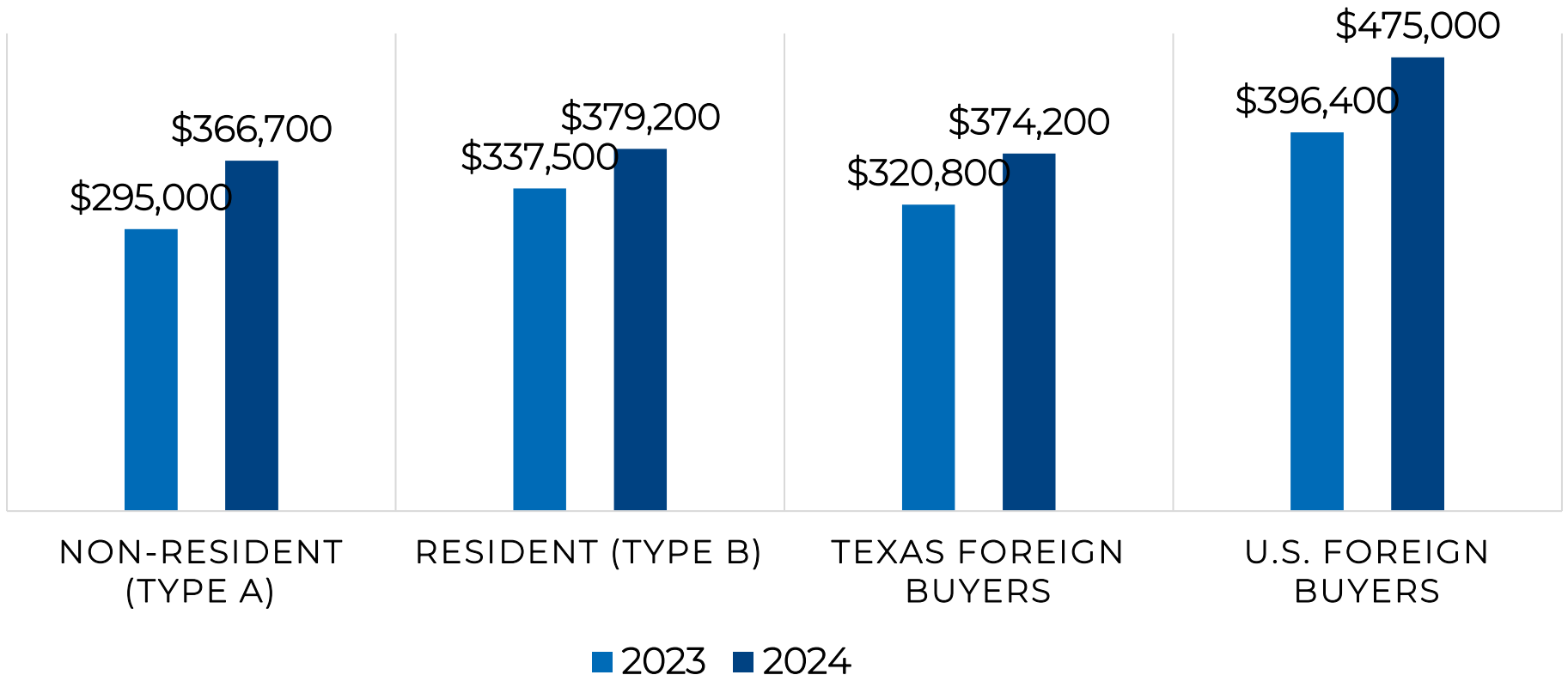
Mexico & India: Top Foreign Buyers



Foreign Buyer Median Price: \$374,200

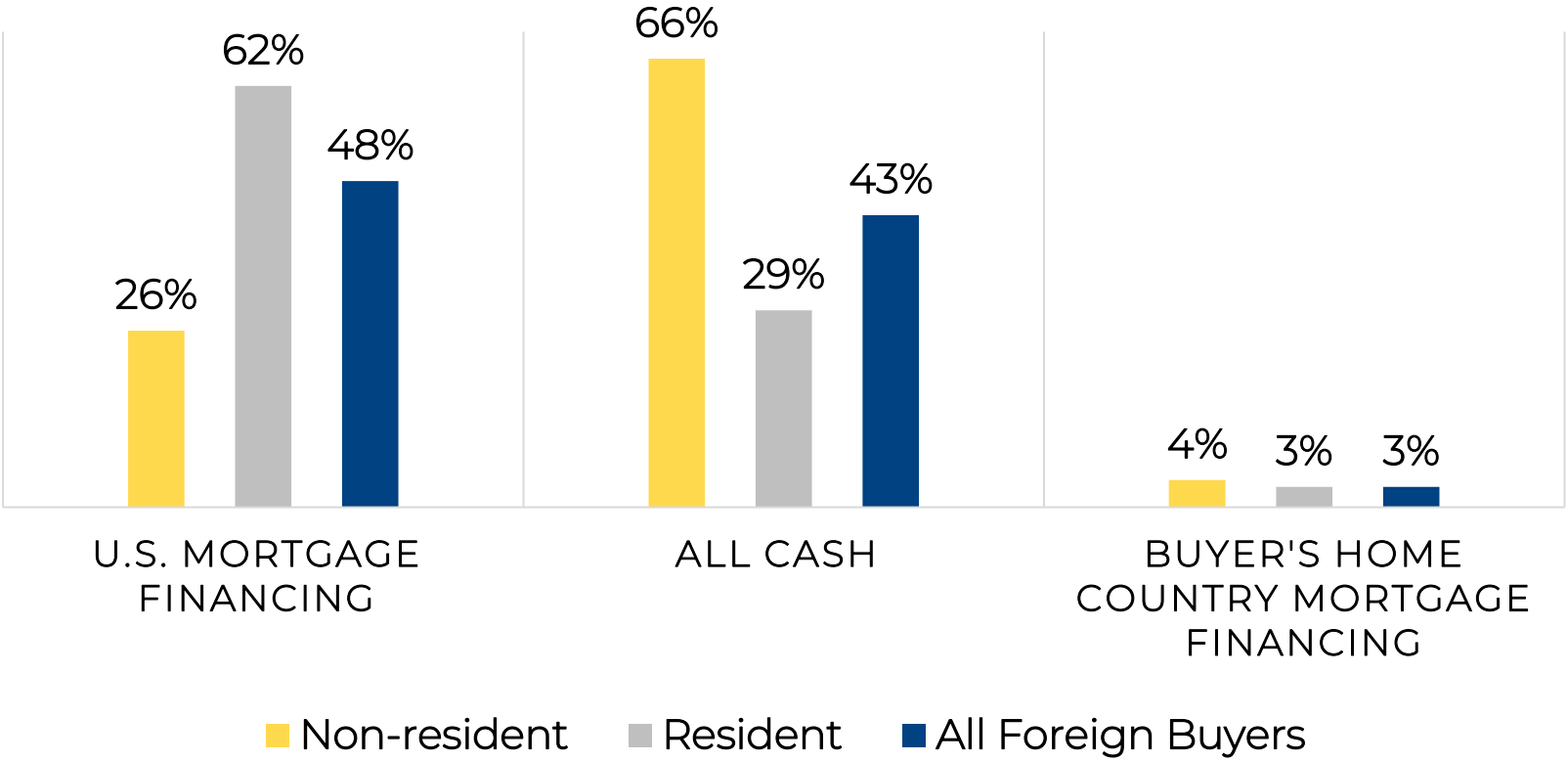
Lower than median of all U.S. foreign buyers (\$475,000)

MEDIAN PURCHASE PRICE BY TYPE OF FOREIGN BUYER



48% of Foreign Buyers Paid All-Cash (50% among all U.S. foreign buyers)

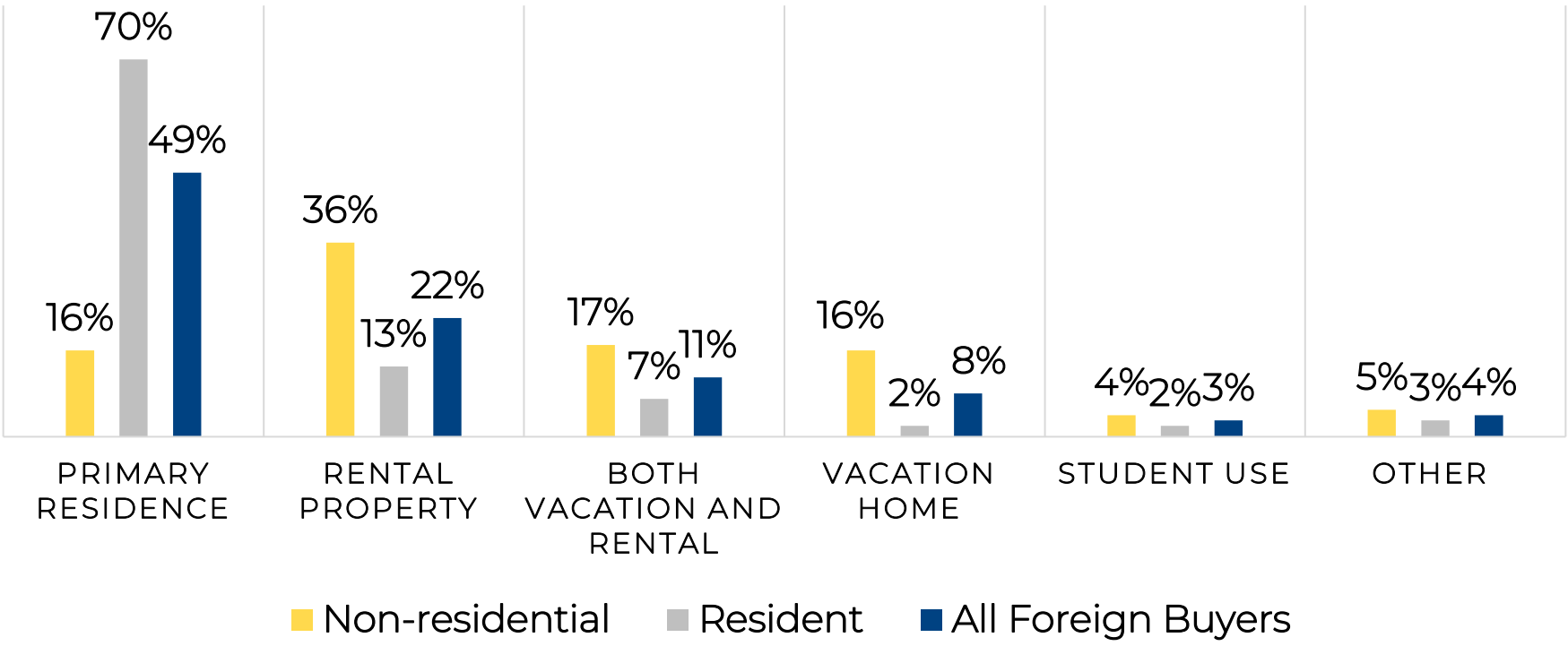
FINANCING BY TYPE OF FOREIGN BUYER



49% Purchased a Primary Residence

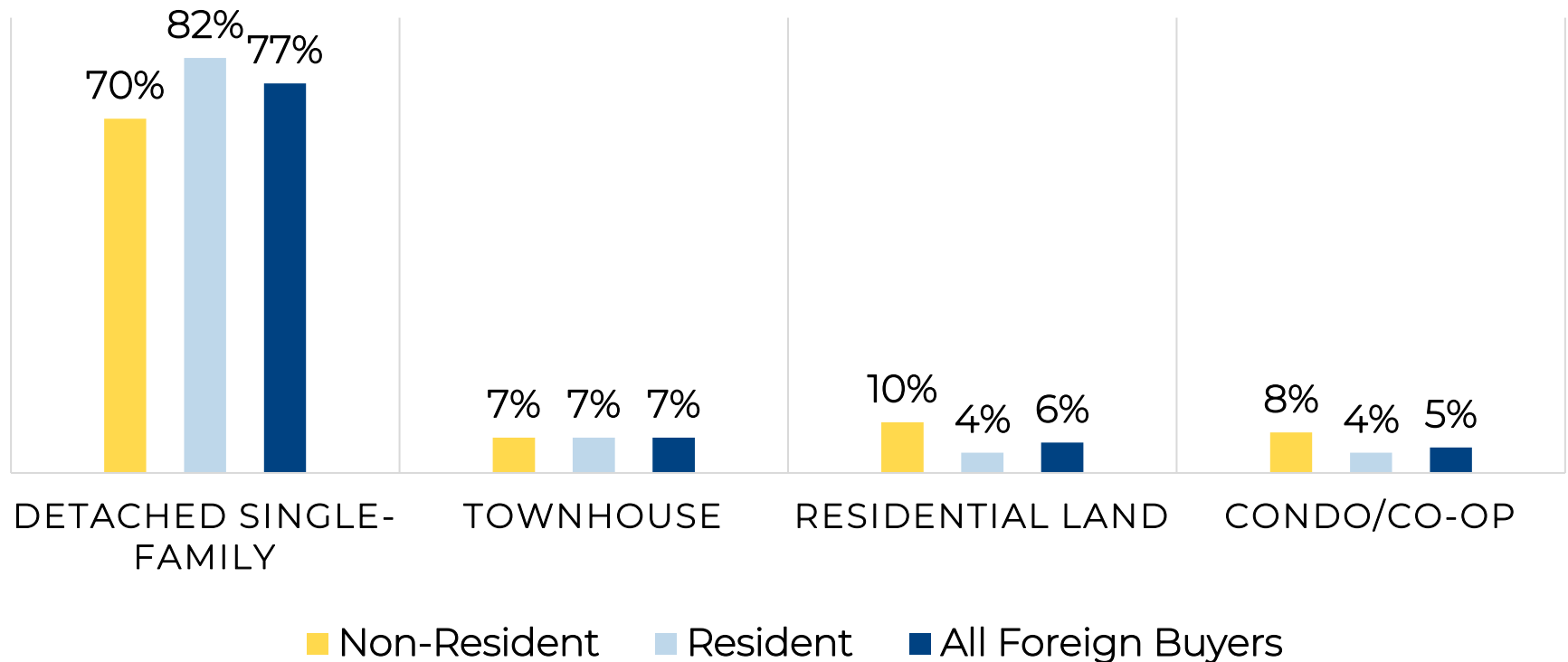
Higher share among resident buyers (70%)

HOW FOREIGN BUYER INTENDS TO USE RESIDENTIAL PROPERTY



77% Purchased Detached Single-family Homes (76% among all U.S. foreign buyers)

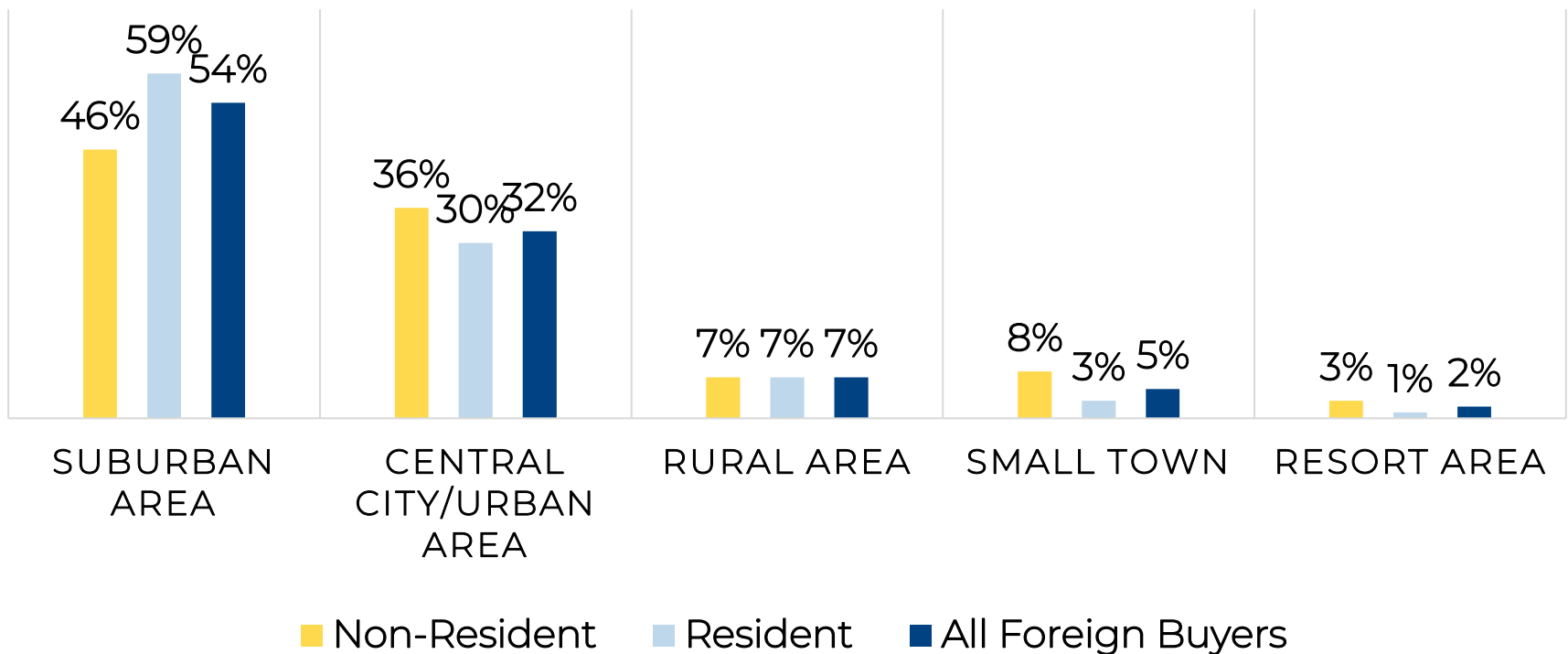
TYPE OF PROPERTY PURCHASED BY FOREIGN BUYERS



54% Purchased Property in a Suburban Area

Higher share among resident foreign buyers (59%)

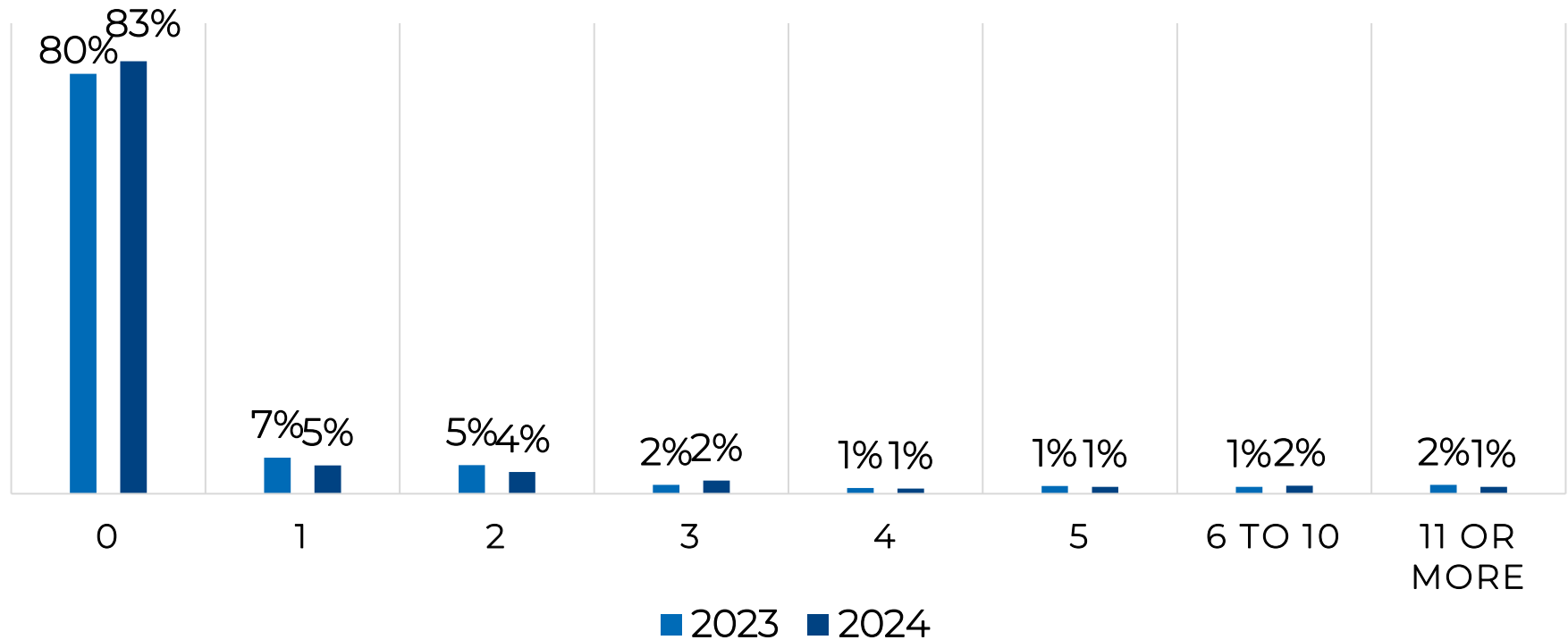
TYPE OF AREA WHERE FOREIGN BUYERS PURCHASED PROPERTY



INTERNATIONAL BUSINESS TRENDS

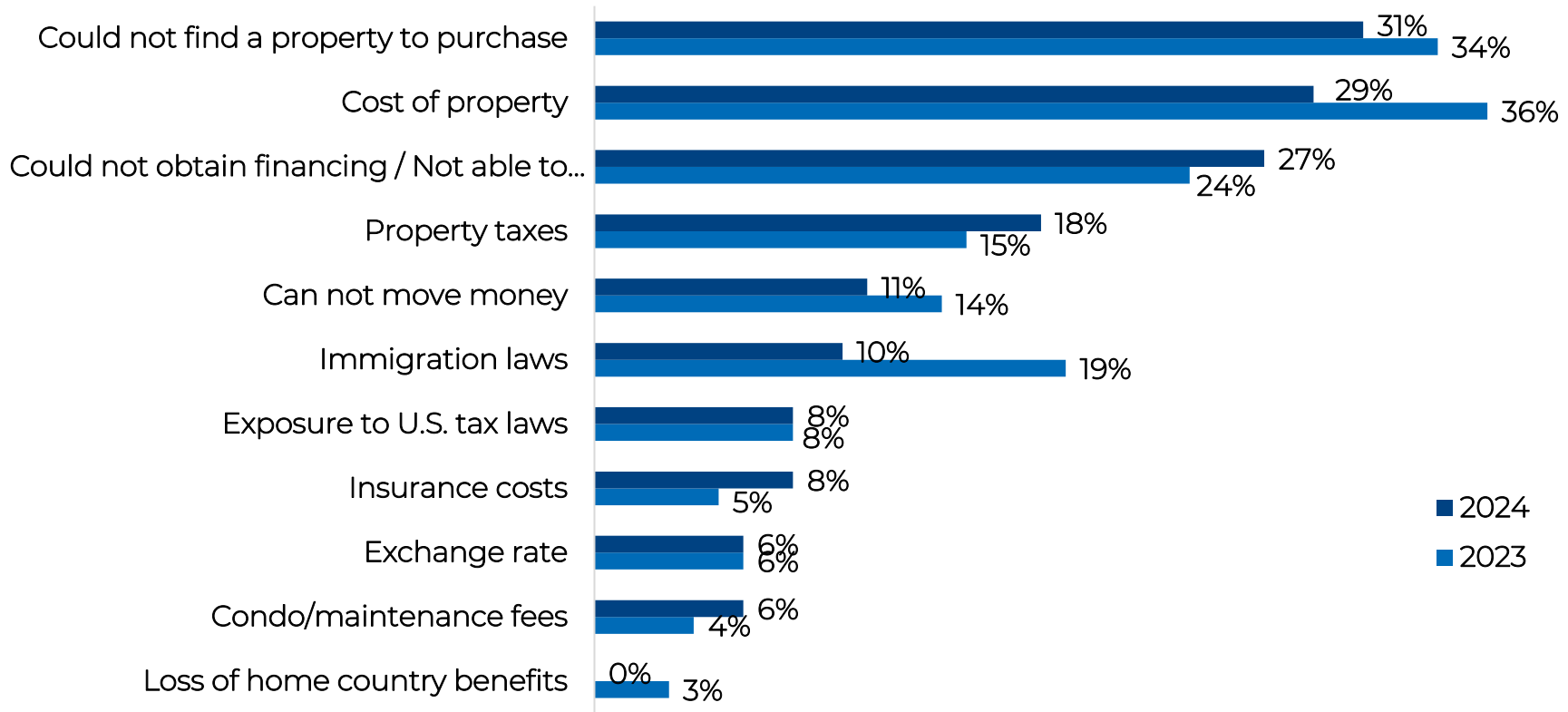
17% of Respondents Worked with a Foreign Client

NUMBER OF INTERNATIONAL CLIENTS WHETHER OR NOT CLIENT PURCHASED A PROPERTY



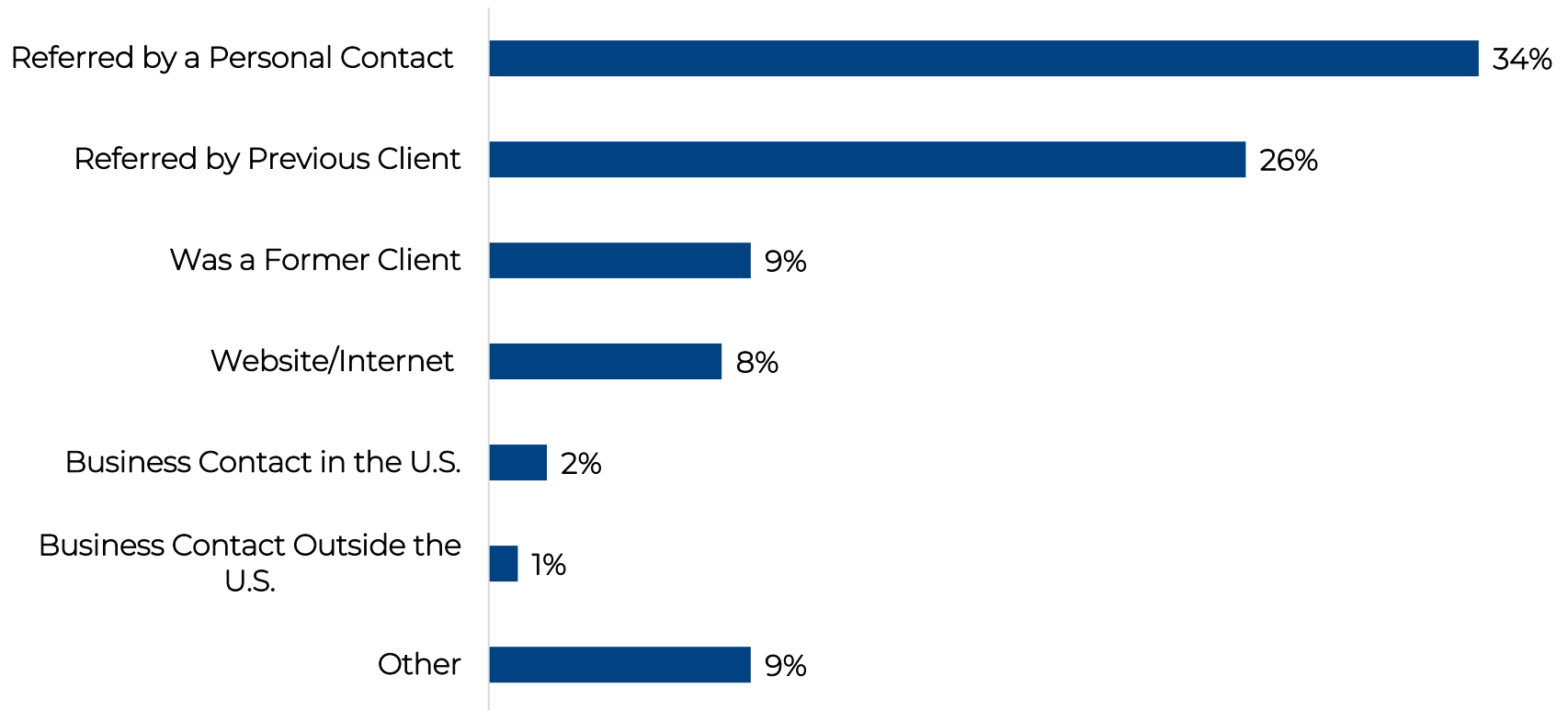
Inventory & Property Costs: Main Reasons Client Decided Not to Purchase U.S. Property

REASONS INTERNATIONAL CLIENT DECIDED NOT TO PURCHASE U.S. PROPERTY

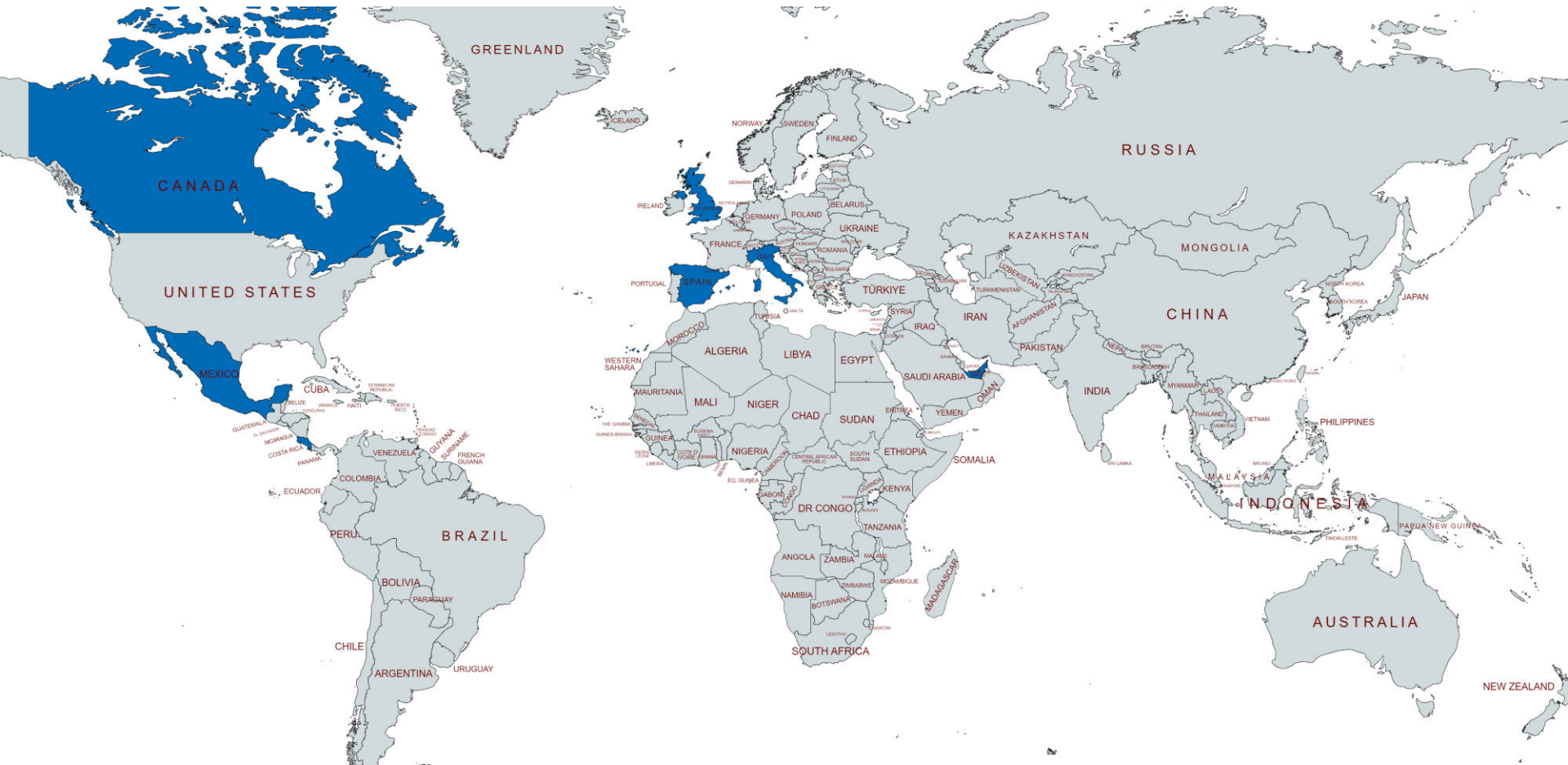


73% of Referrals Were From Personal/Business Contacts

SOURCE OF FOREIGN BUYER LEADS/REFERRALS



5% of Respondents Reported Buyers Searching for Property Abroad



Appendix: Calculation of Foreign Buyer Purchases in Texas

Estimation of Foreign Buyer Purchases in the state of Texas During April 2023-March 2024

Line 1/1	Total foreign buyers who purchased property in the US	54,300
Line 2/1	Percent share of Texas to total foreign buyers purchasing US property	12.7%
Line 3	Foreign buyers who purchased property in the state of Texas	6,900
Line 4	Non-resident foreign buyer (Type A) share	39%
Line 5	Resident foreign buyer (Type B) share	61%
Line 6	Non-resident foreign buyer (Type A) homes purchased	2,691
Line 7	Resident foreign buyer (Type B) homes purchased	4,209
Line 8	Non-resident foreign buyer (Type A) average price	\$572,200
Line 9	Resident foreign buyer (Type B) average price	\$469,500
Line 10	Non-resident foreign buyer (Type A) dollar volume	\$1,539,790,200
Line 11	Resident foreign buyer (Type B) dollar volume	\$1,976,125,500
Line 12	Dollar volume of foreign buyer purchases in billion dollars	\$3.5
Line 13	Dollar volume of foreign buyer purchases as a percent of Texas market	3.2%
Line 14	Number of foreign buyer purchases as a percent of Texas home sales	2.1%
Memo items		
	Texas residential homes, condos, and villas sold	327,906
	Median sales price	\$337,500
	Texas market in dollar volume in billion dollars	\$111

This study was conducted by the National Association of REALTORS® for the Texas REALTORS®.

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NATIONAL ASSOCIATION OF REALTORS®

The National Association of REALTORS® (NAR) is America's largest trade association, representing 1.5 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.

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TEXAS REALTORS®

With more than 150,000 members, Texas REALTORS® is a professional membership organization that represents all aspects of real estate in Texas. We are the advocate for REALTORS® and private property rights in Texas.

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