

America's Global Buyers & Opportunities

Matt Christopherson | Director, Business & Consumer Research

August 13, 2026

2026 INTERNATIONAL TRANSACTIONS IN U.S. RESIDENTIAL REAL ESTATE

2026 Report



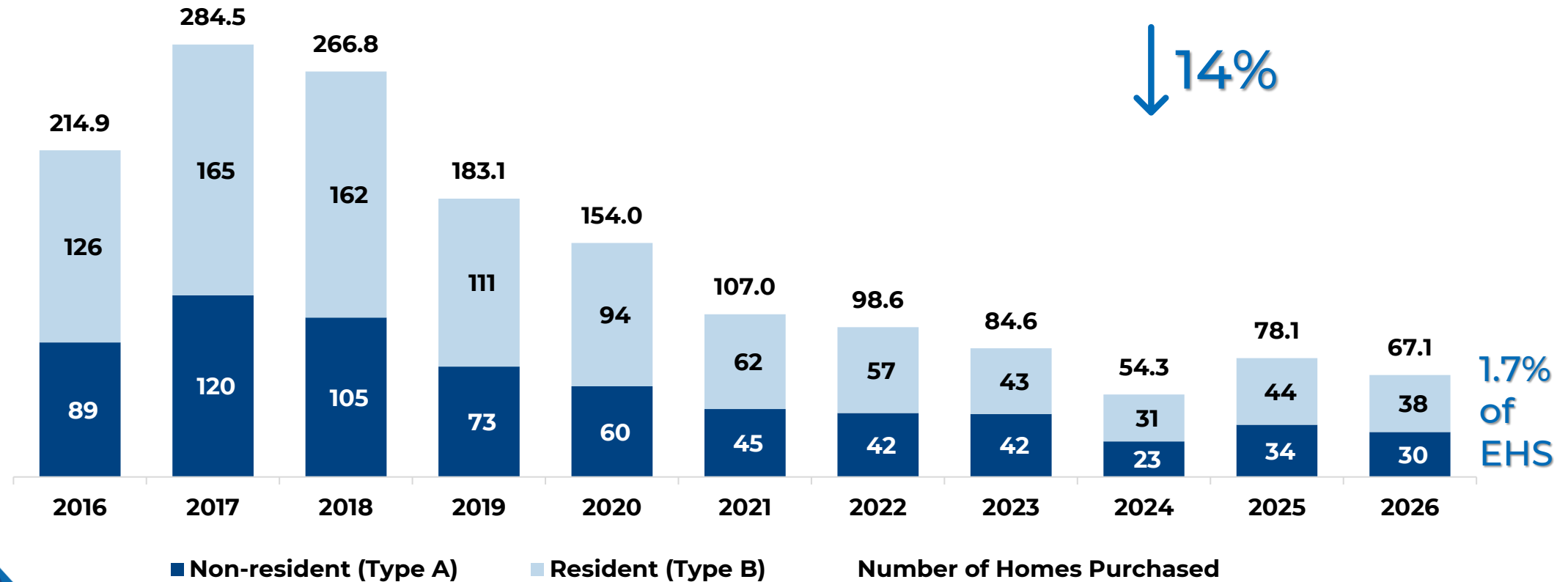
- **Survey of 4,970 REALTORS®**
- **April 2026; Annually since 2009**
 - April 2025 - March 2026
- **International Buyers: Origin, Location, Preferences**
- **Client Transactions: Price, Financing, Sources of Leads**
- **Localized reports also available**



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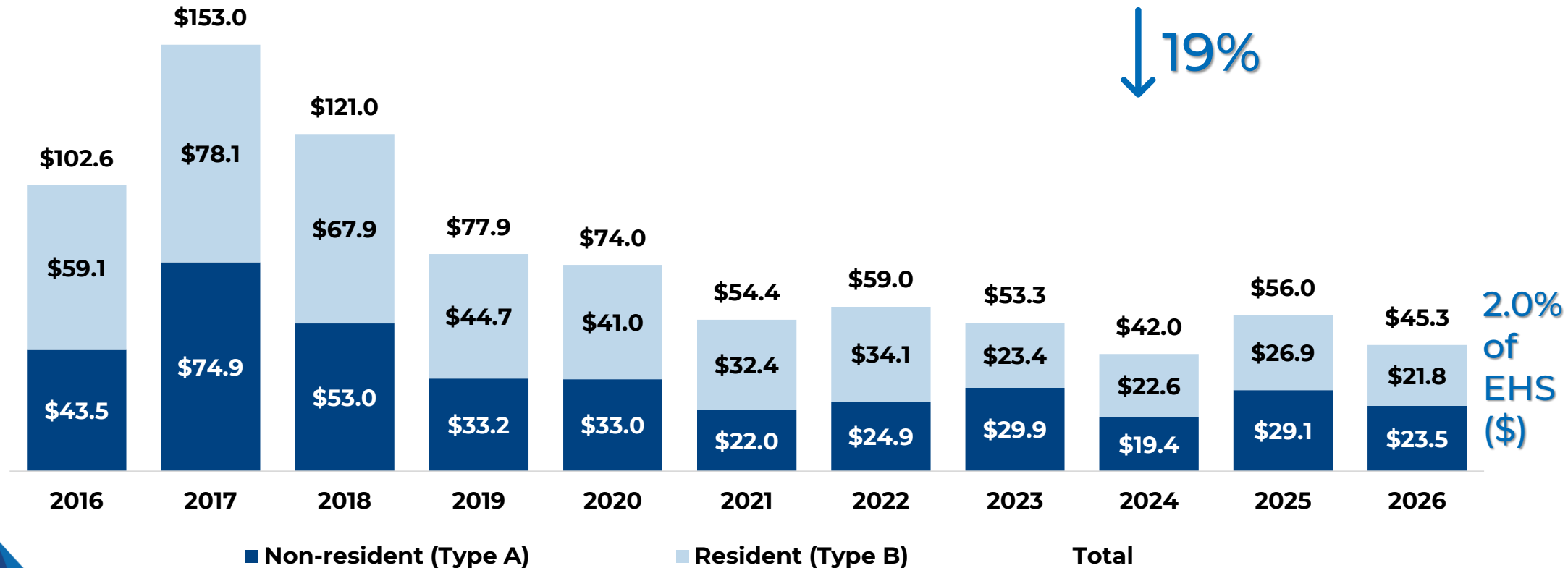
Number of Existing-Home Purchases by Foreign Buyers (in Thousands)



Note: Based on transactions in the 12 months ending March of each year.

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Dollar Volume of Existing-Home Purchases by Foreign Buyers (in Billions)



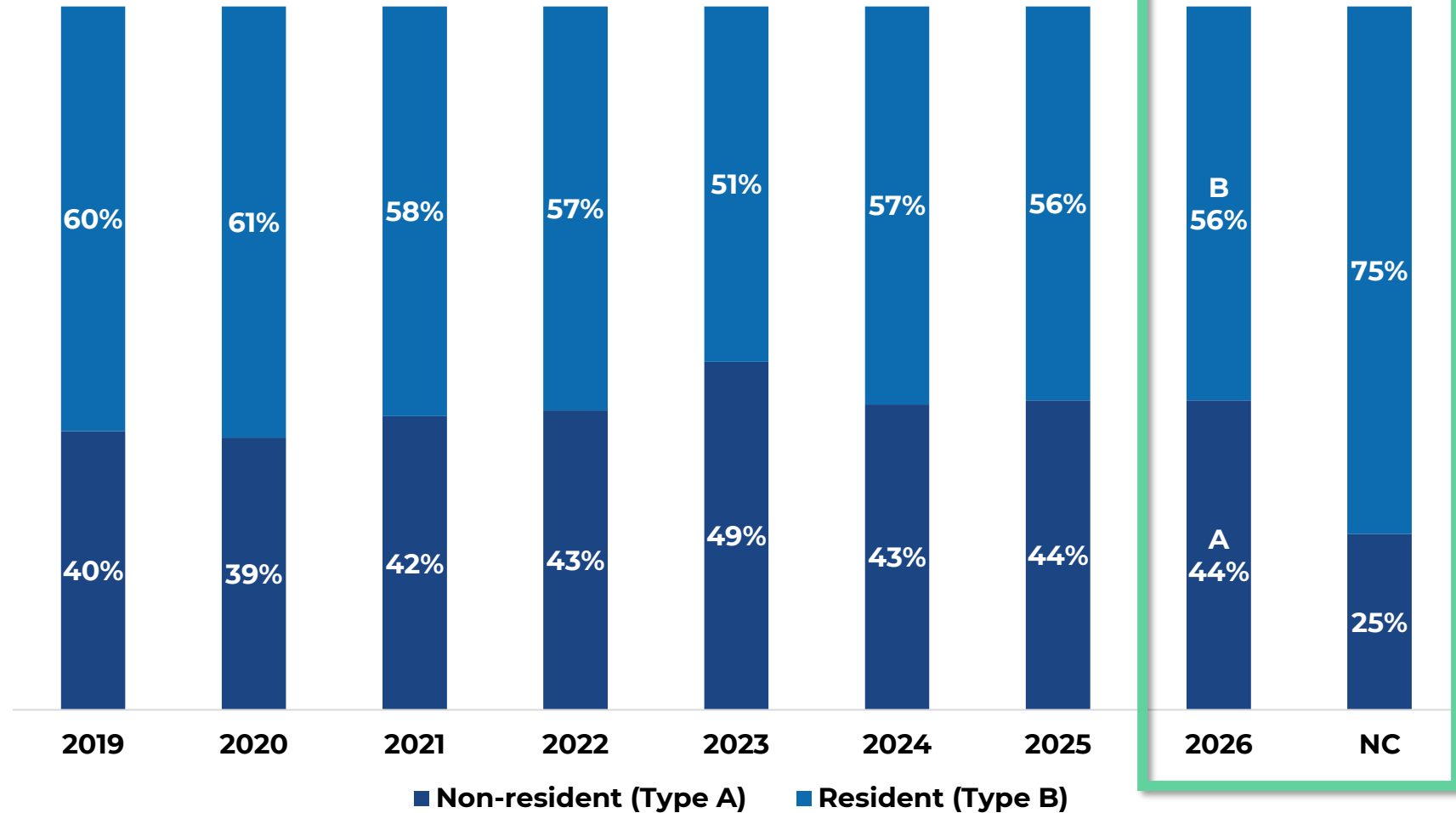
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Foreign Buyer Types

Non-resident foreigners (Type A):
Non-U.S. citizens with
permanent residences outside
the U.S.

Resident foreigners (Type B):
Non-U.S. citizens who are recent
immigrants (less than two years
at the time of the transaction) or
non-immigrant visa holders who
reside for more than six months
in the U.S. for professional,
educational, or other reasons.



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Poll #1



Where were the most foreign buyers from this past year?

A. China

B. Canada

C. United Kingdom

D. Brazil

Poll #1



Where were the most foreign buyers from this past year?

A. China

B. Canada

C. United Kingdom

D. Brazil

Top Origins of Foreign Buyers

1 **Canada**
16% of foreign buyers
\$5.2B

2 **Mexico**
14% of foreign buyers
\$5.0B

3 **China**
11% of foreign buyers
\$7.6B

4 **India**
9% of foreign buyers
\$3.7B

5 **United Kingdom**
4% of foreign buyers
\$1.2B

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North Carolina

- Canada
- India
- Japan

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Top Destinations of Foreign Purchases

1

Florida

20% of foreign purchases

4

New Jersey

4% of foreign purchases

2

California

19% of foreign purchases

5

Georgia

4% of foreign purchases

3

Texas

12% of foreign purchases

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Georgia

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3

Texas

12% of foreign purchases

★

North Carolina

2% of foreign purchases

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Poll #2



What share of foreign buyers completed the purchase with only cash last year?

A. 42%

C. 48%

B. 35%

D. 27%

Poll #2



What share of foreign buyers completed the purchase with only cash last year?

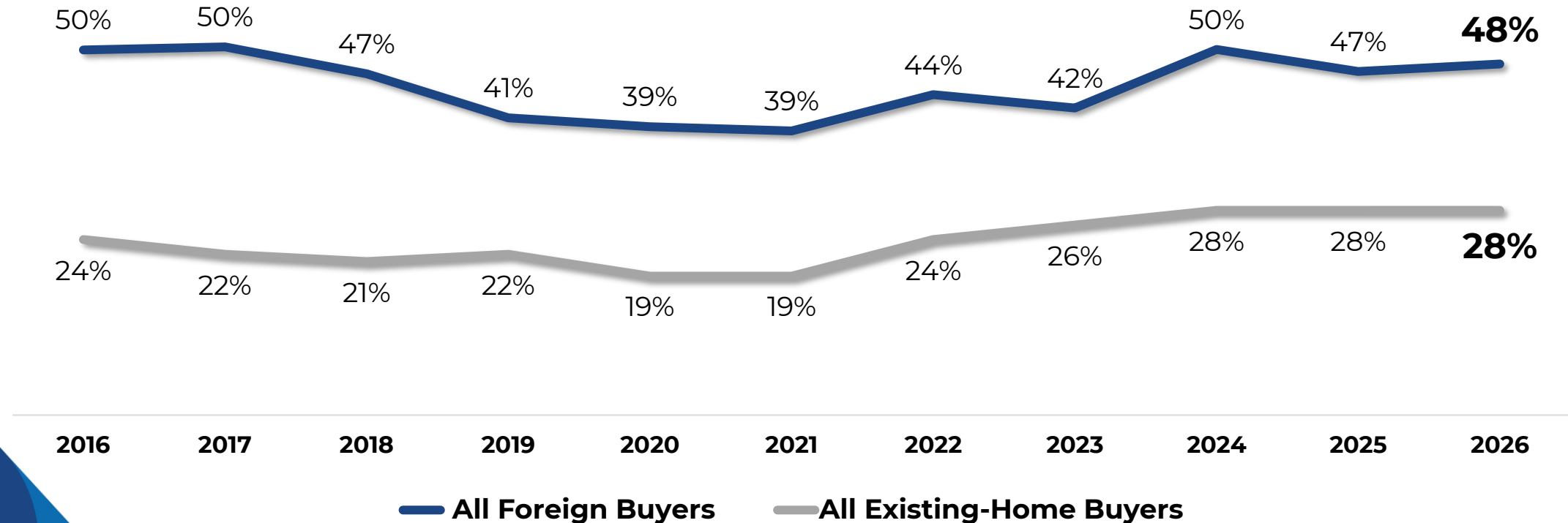
A. 42%

B. 35%

C. 48%

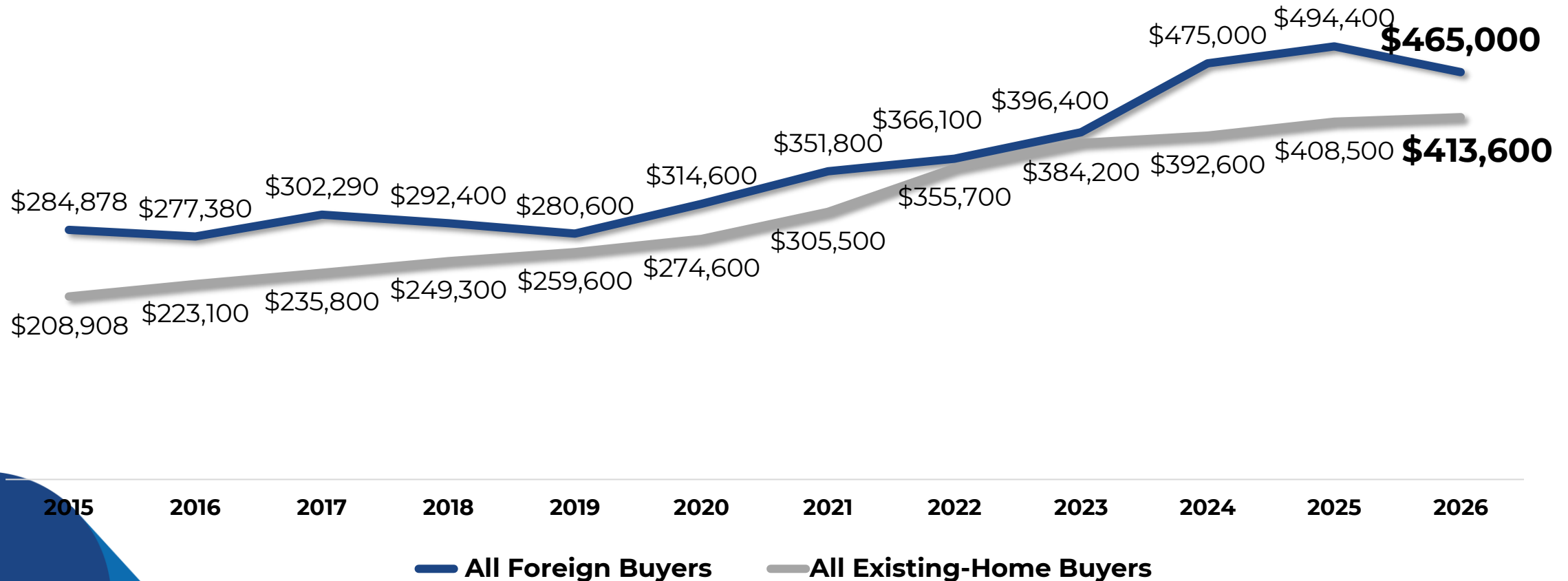
D. 27%

All-Cash Remains Higher Among Foreign Buyers



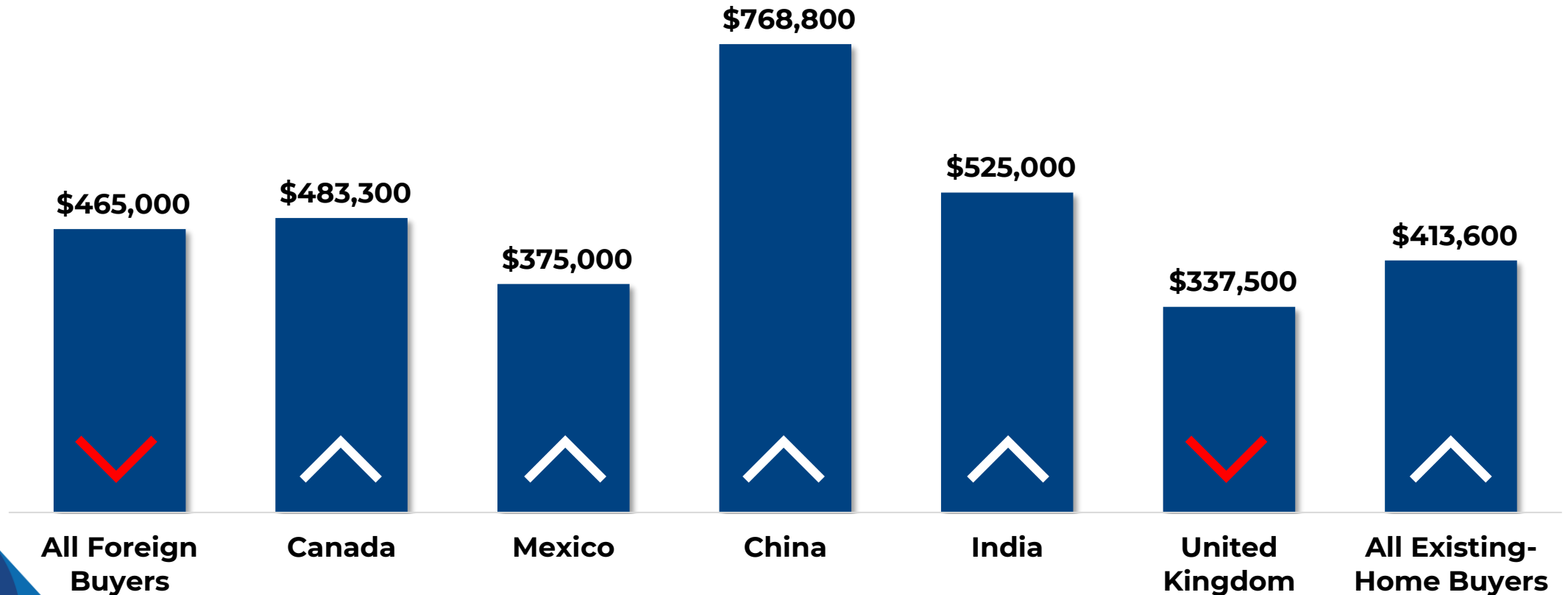
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Foreign Buyer Median Purchase Price Decreased, Higher than Domestic



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Median Purchase Price of Foreign Buyers, by Origin



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Poll #3



What was the most common use of property among Canadian buyers?

- A. Vacation home
- B. Residential rental
- C. Both (vacation & rental)
- D. Primary residence

Poll #3



What was the most common use of property among Canadian buyers?

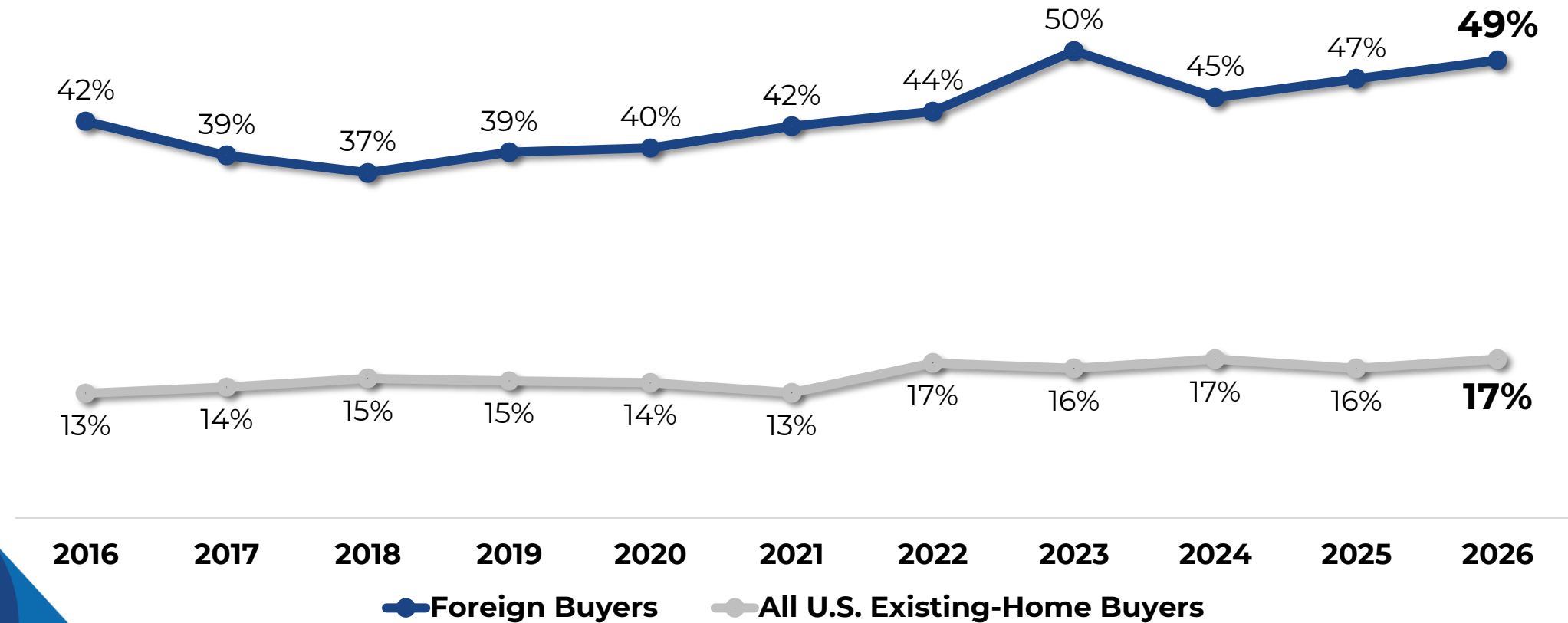
A. Vacation home

B. Residential rental

C. Both (vacation & rental)

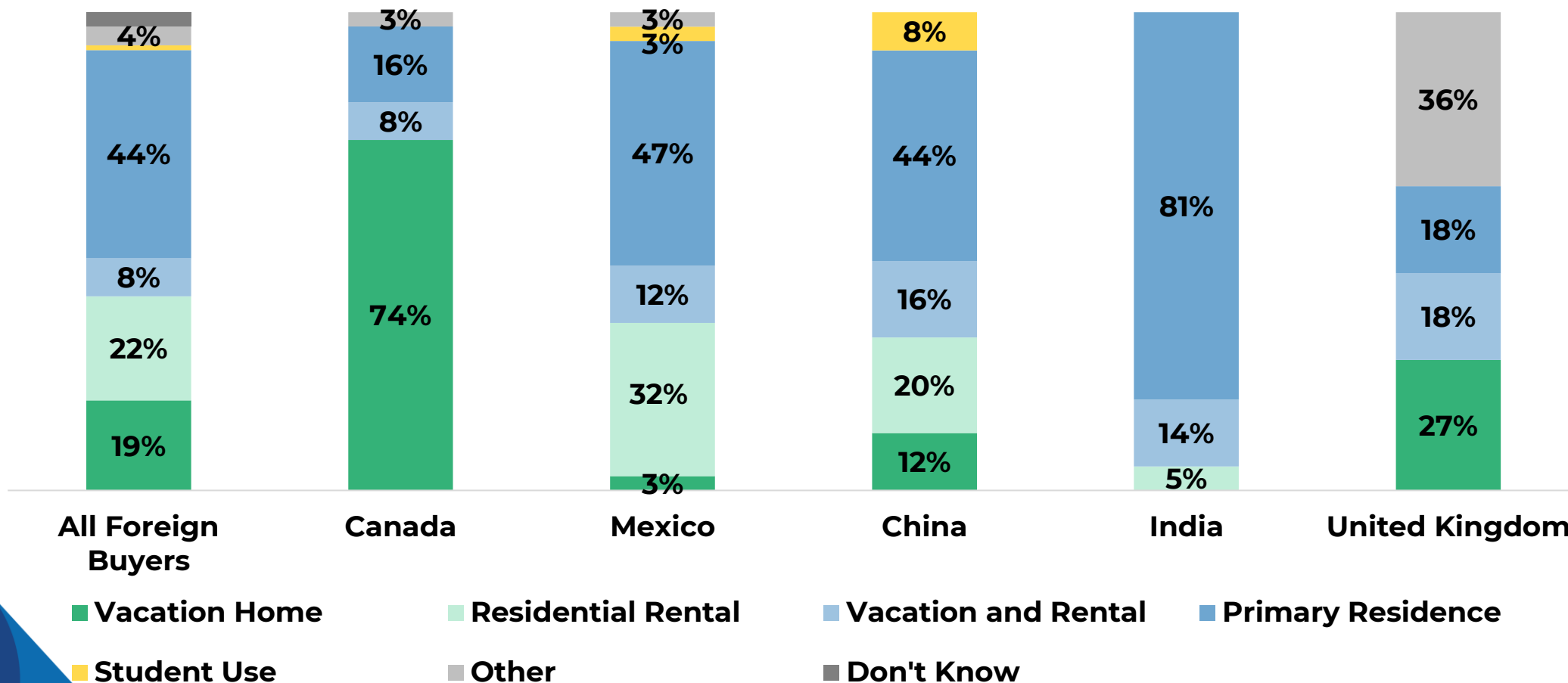
D. Primary residence

More Foreign Buyers Purchased for Use as Vacation Home, Rental, or Both



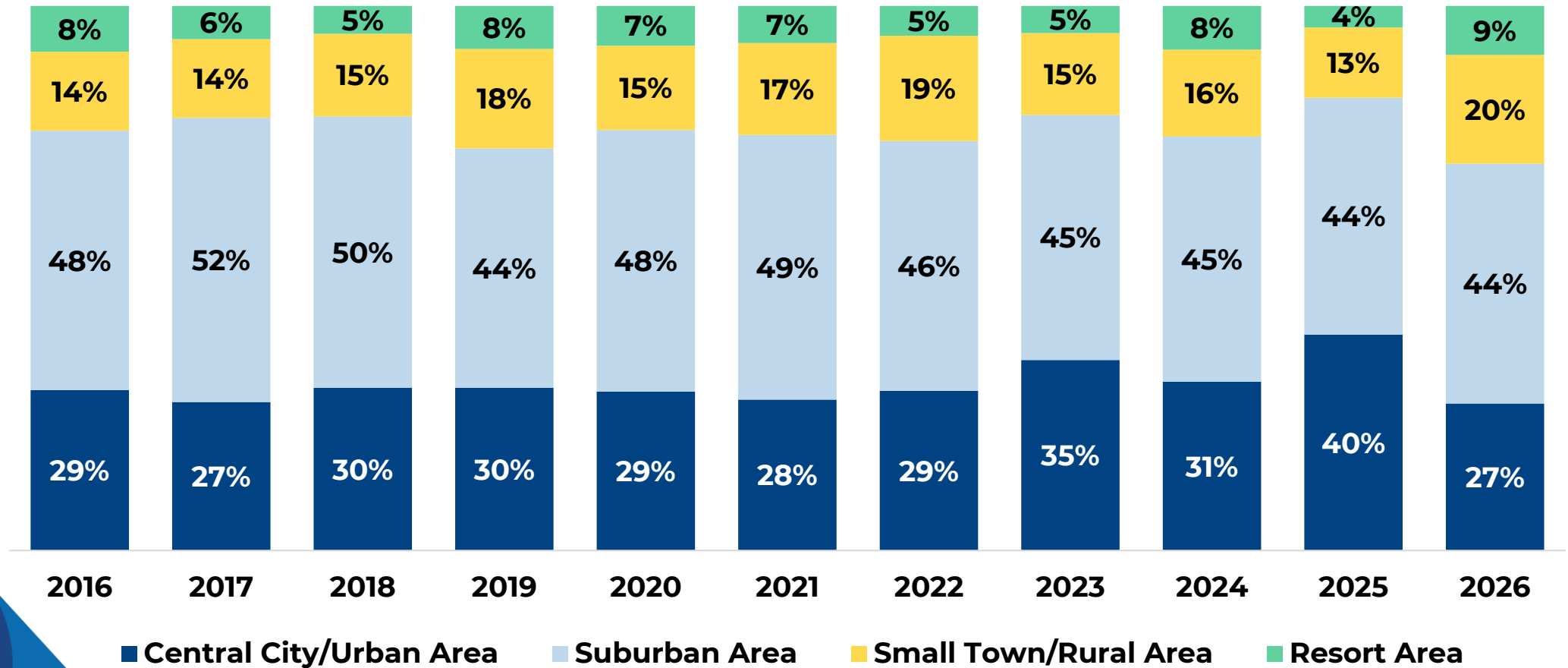
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Intended Use Among Major Foreign Buyers



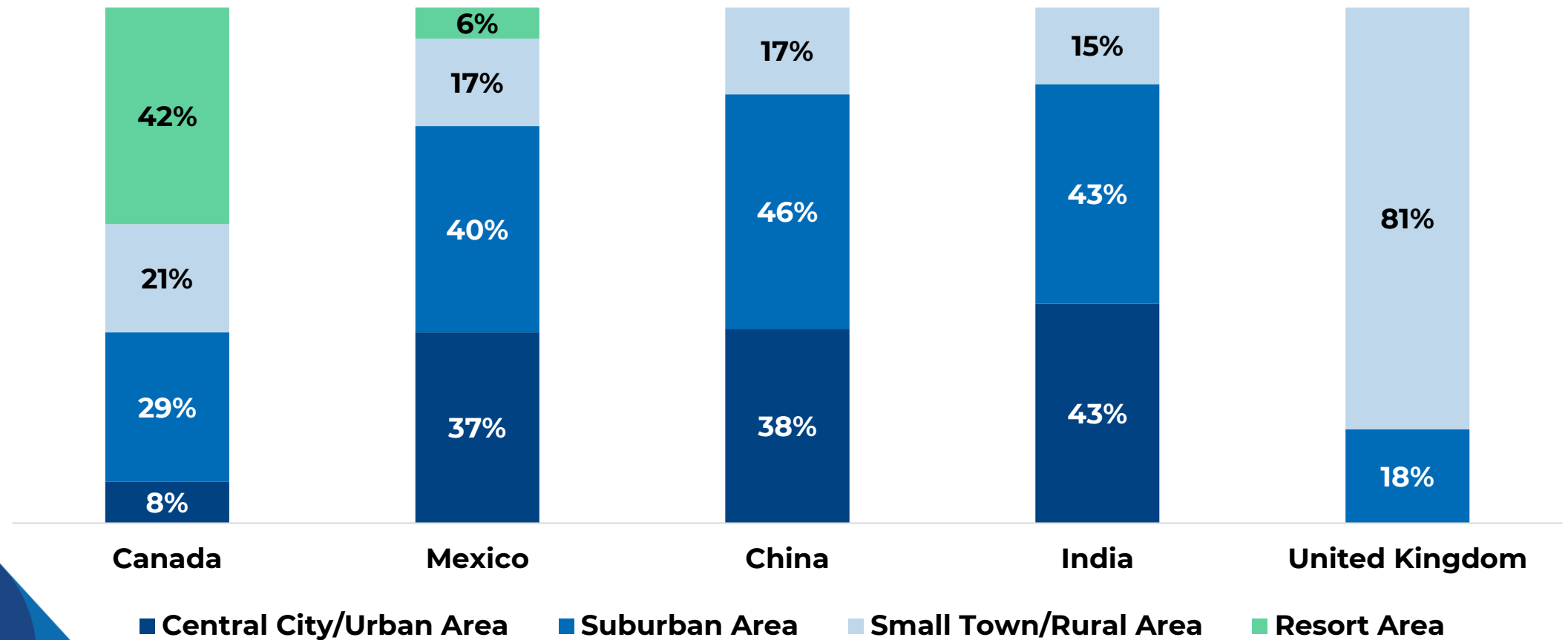
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Foreign Buyers More Often Purchase in Central Cities



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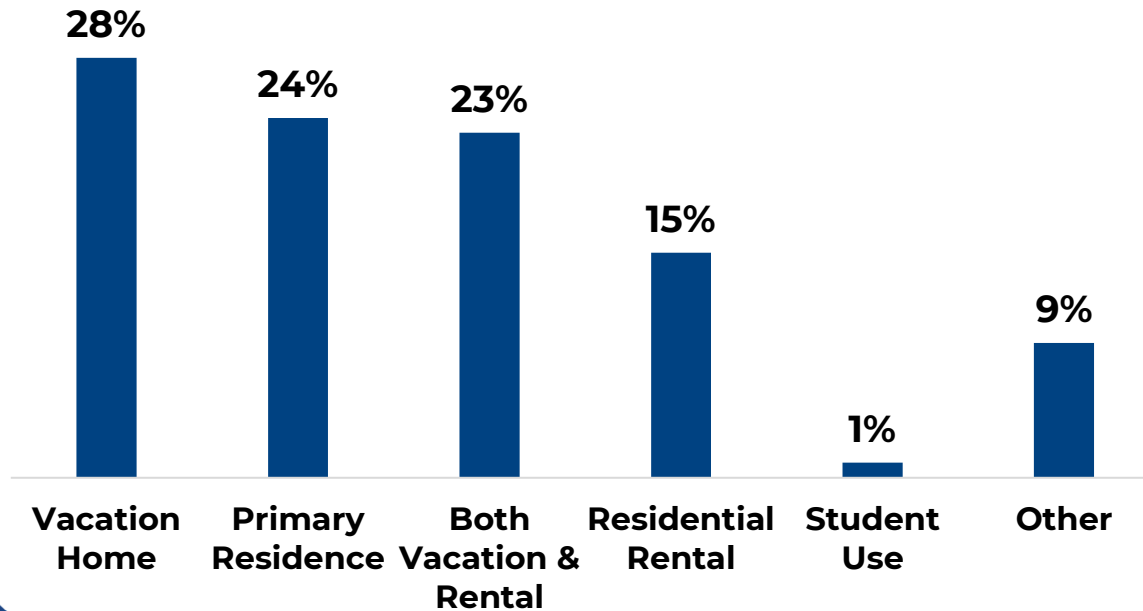
Location Preference Among Major Foreign Buyers



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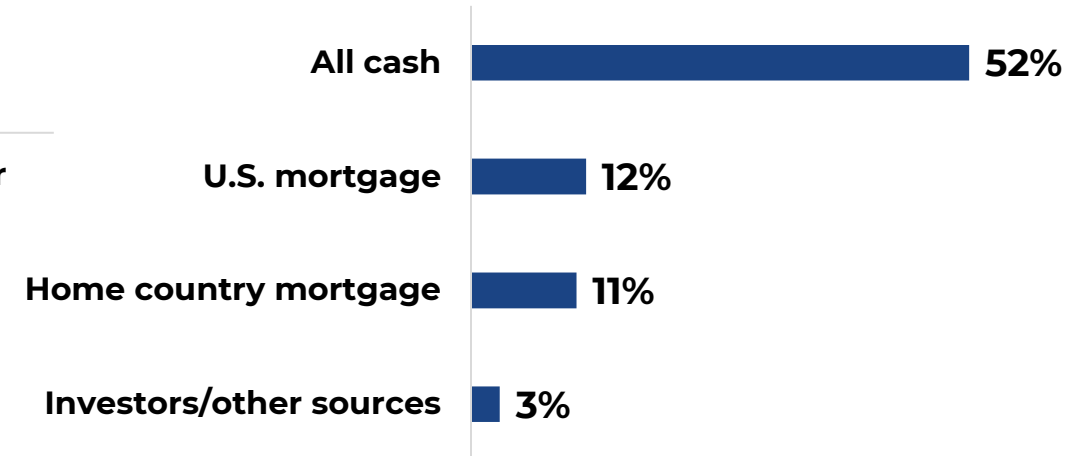
10% U.S. Clients Searched for Properties Abroad

Why U.S. Clients Searched for Residential Property Abroad



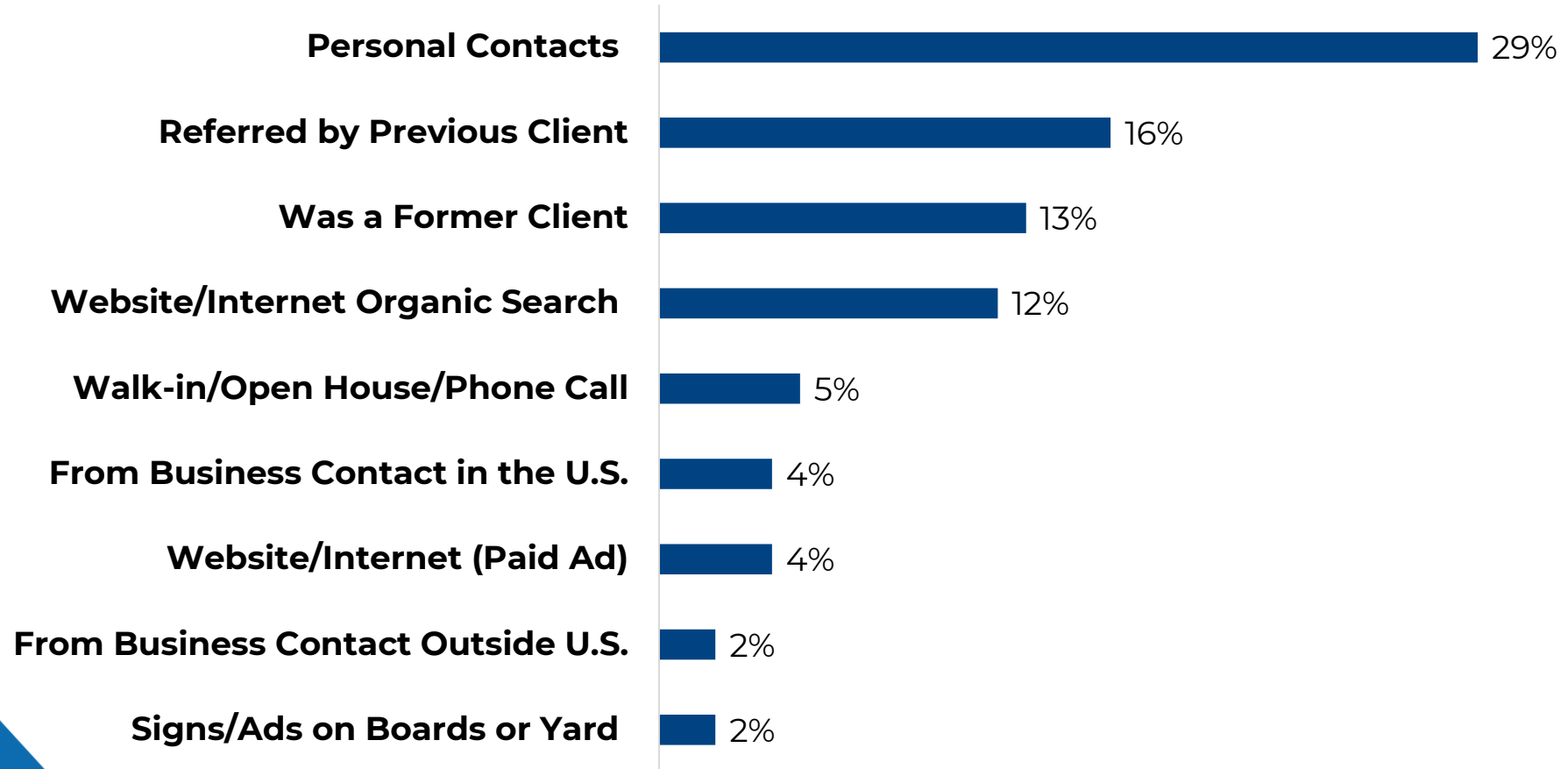
1. Mexico
2. Portugal
3. Canada
4. Costa Rica
5. Italy

How Purchase Was Made



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64% of Leads & Referrals from Clients & Contacts



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U.S. Association Global Engagement



25 Global Ambassadors

6 Global Coordinators

130 + Global Councils in 28 states

40+ Ambassador Associations



Global Coordinators Global Ambassadors

Denmark, Finland,
Norway, Sweden

Italy, Portugal, Spain

Ireland, UK

Andorra, France

Belgium, Netherlands

Austria, Germany

**Western
Europe**

Albania, Bulgaria,
Greece, Serbia

Czech Republic,
Hungary, Slovakia

Georgia, Moldova,
Romania

Latvia, Lithuania,
Poland, Ukraine

**Eastern
Europe**

Bahamas, Bermuda,
Dominican Republic,
Jamaica

Barbados, Belize,
Trinidad & Tobago

Guatemala, Honduras,
Mexico

Costa Rica, Panama, El
Salvador

**Central
America &
Caribbean**

Bolivia, Ecuador, Peru

Brazil, Colombia, Chile

Argentina, Paraguay,
Uruguay

**South
America**

China, Korea, Taiwan

Japan, Mongolia

Malaysia, Philippines,
Singapore

India, Thailand

Cambodia, Indonesia,
Vietnam

Australia,
New Zealand

Asia/Pacific

Lebanon, Turkey, UAE

Ghana, Nigeria, South
Africa, Uganda

**Middle East
& Africa**

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