2026
Texas REALTORS®
International Residential Transactions

July 2026

CONTENTS

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 2025–March 2026. This period is referenced in the report as "2026" while the prior survey period is referred to as "2025".

Respondents

NAR sent out the survey to Texas REALTORS® from April 6 through 30, 2026, of which 1,627 members responded to the survey and 164 respondents reported working with an international client.

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.

2026 Report Highlights

$4.0 Billion

dollar volume of homes purchased by foreign buyers

- 2.3% of Texas REALTORS® sales transactions
- 7,780 foreign purchases

62%

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

Top foreign buyers

- Mexico (35% of foreign buyers)
- India (14%)
- China (9%)
- Nigeria (5%)
- United Kingdom (5%)

$375,000

median price of homes purchased

- compared to $333,600 median price of all Texas REALTORS® home sales

38%

paid all-cash

57%

of foreign buyers purchased a primary residence

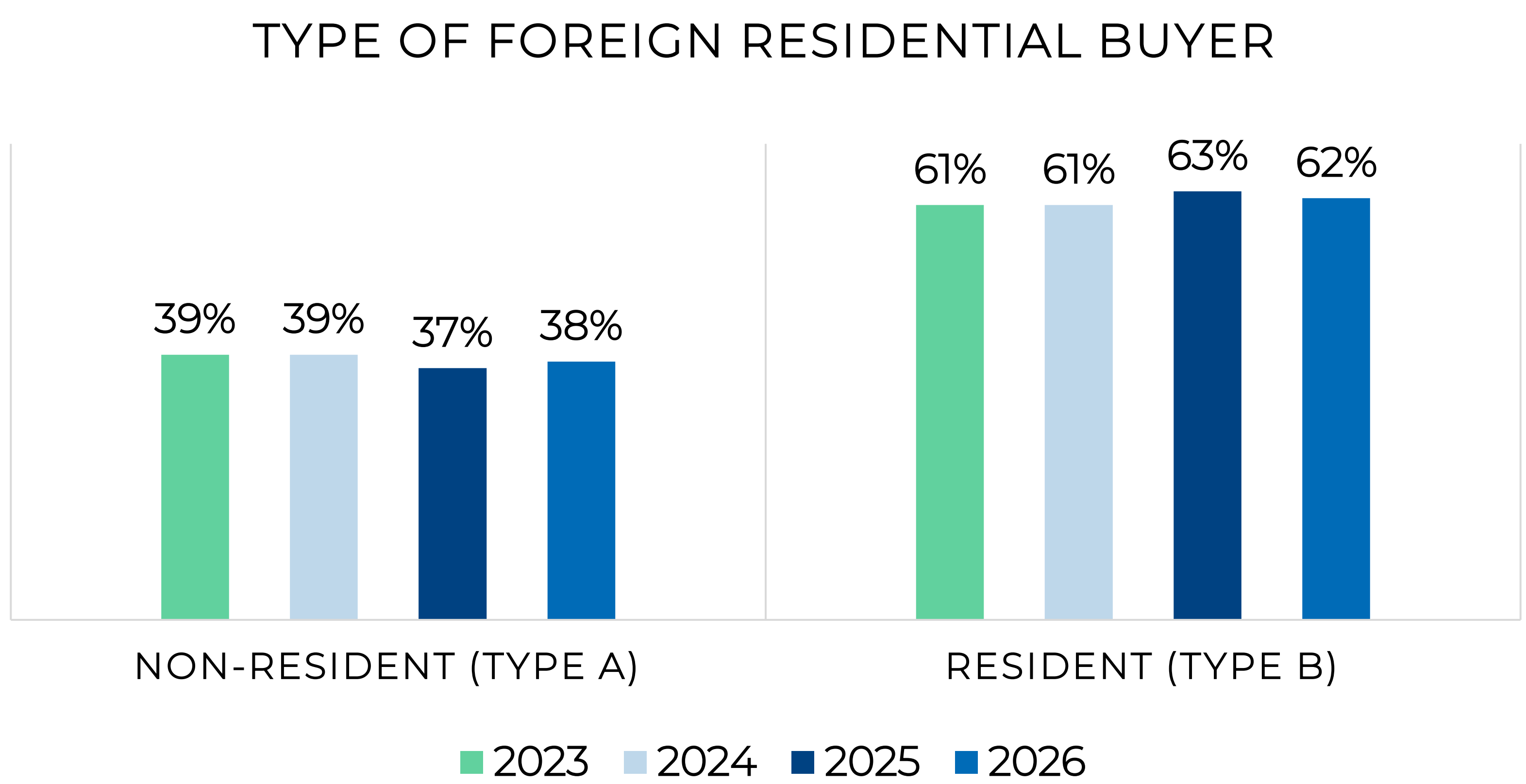
76%

of international leads were from personal/business contacts

INTERNATIONAL RESIDENTIAL BUYERS

Still Majority Resident Foreign Buyers (Type B)

Accounted for 62% of Foreign Buyers



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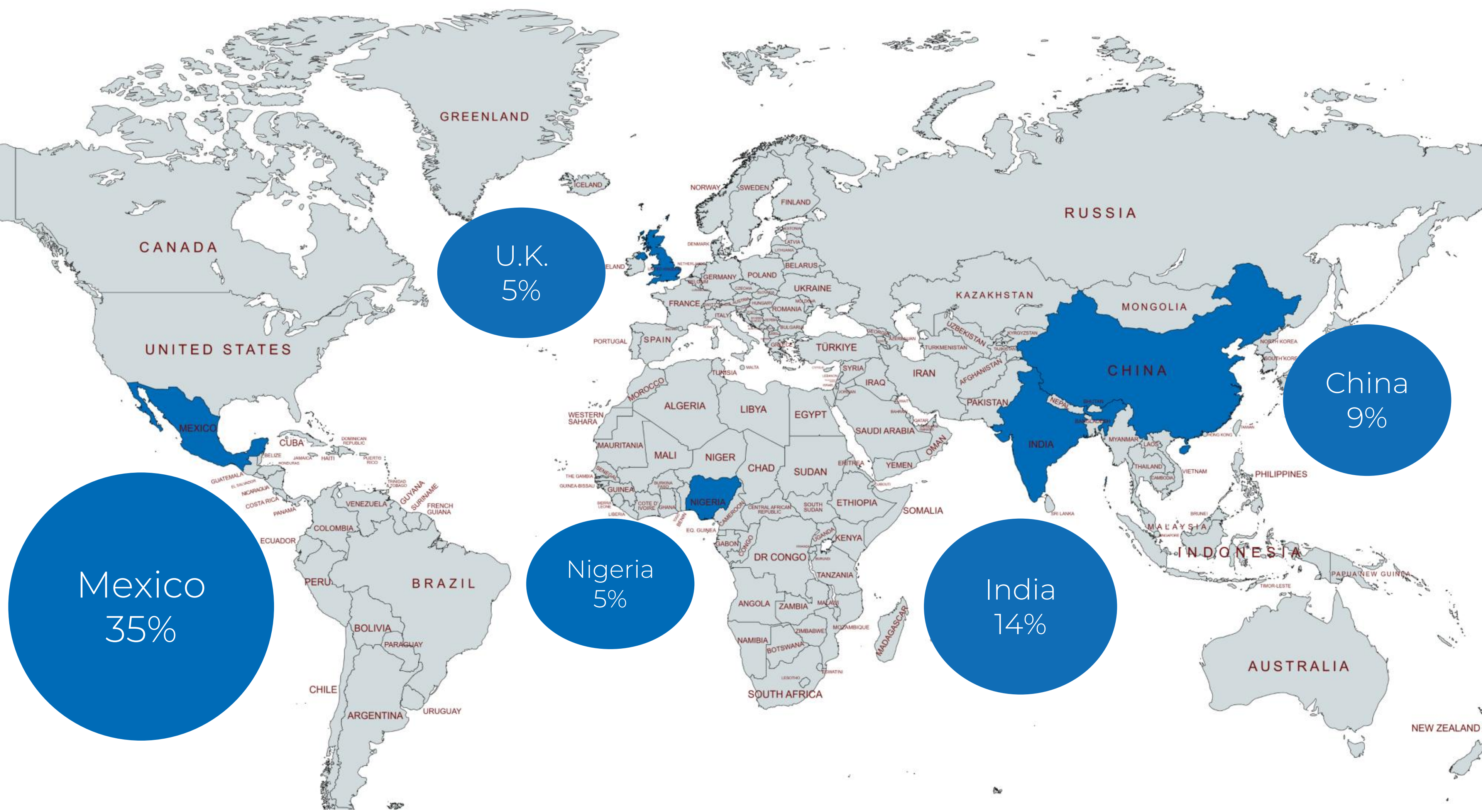
Mexico, India, China: Top Foreign Buyers



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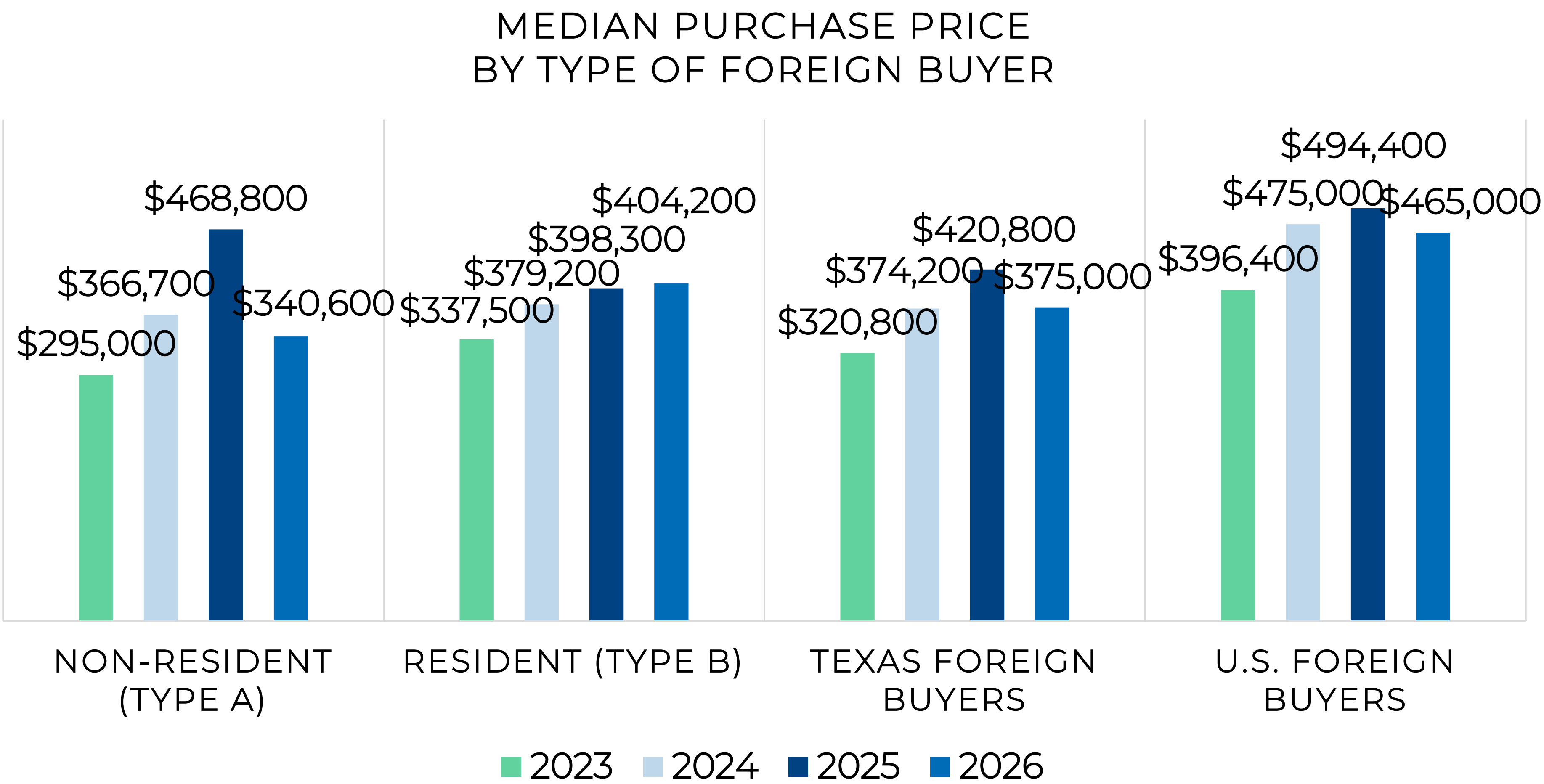
Foreign Buyer Median Price: $375,000

Lower than median of all U.S. foreign buyers ($465,000)



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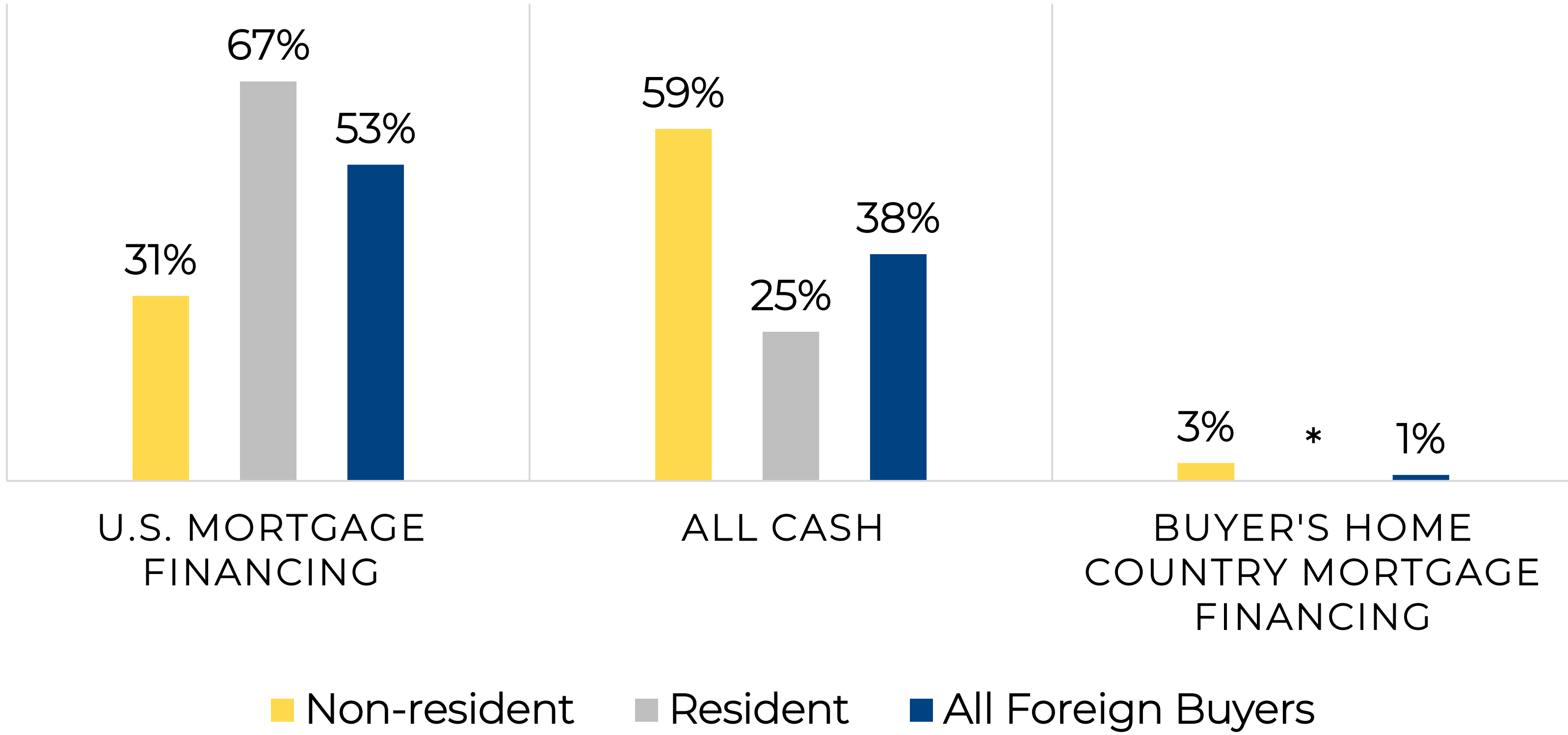
38% of Foreign Buyers Paid All-Cash

48% among all U.S. foreign buyers nationally

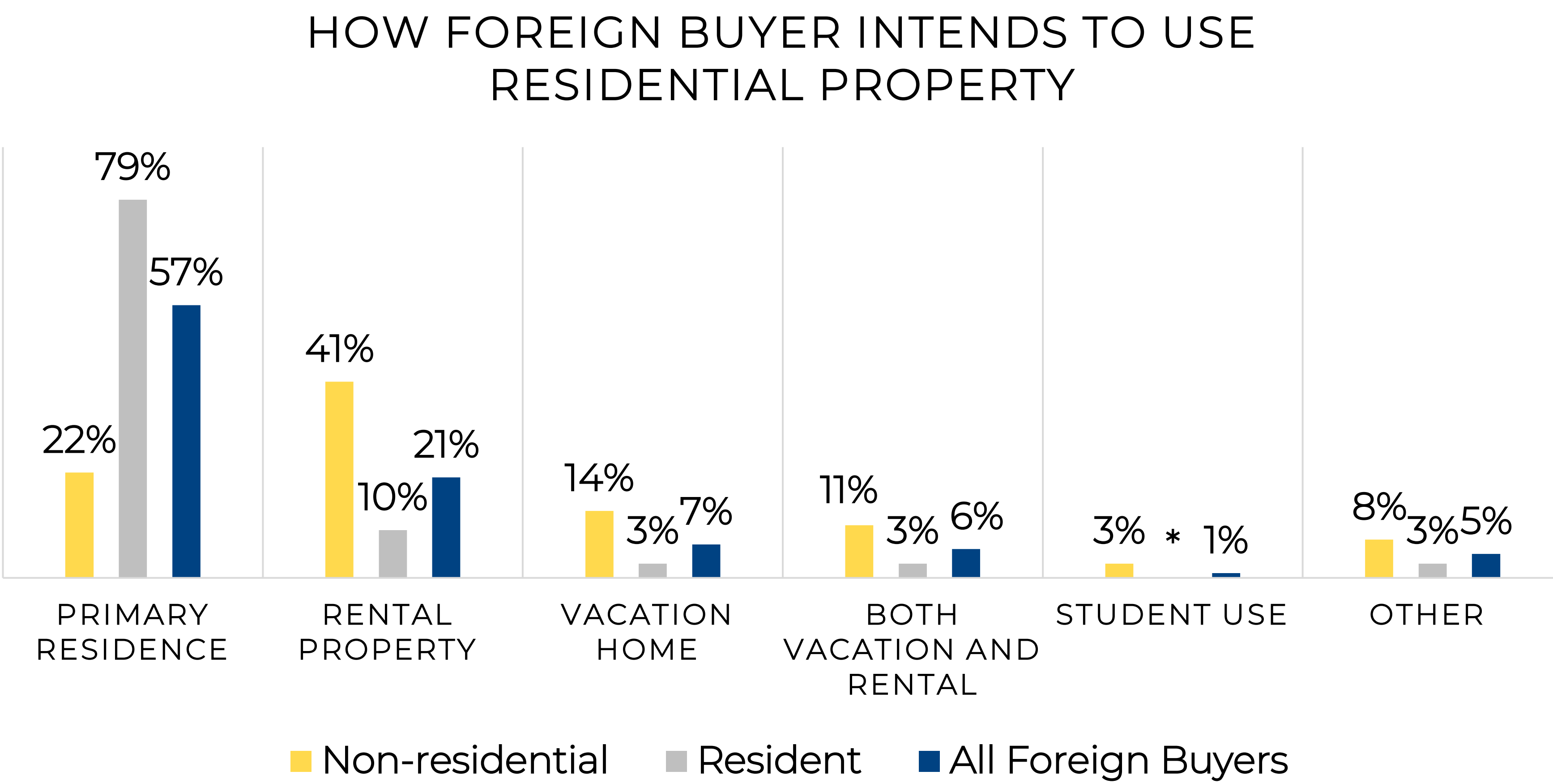
FINANCING BY TYPE OF FOREIGN BUYER



*less than one percent

57% Purchased a Primary Residence

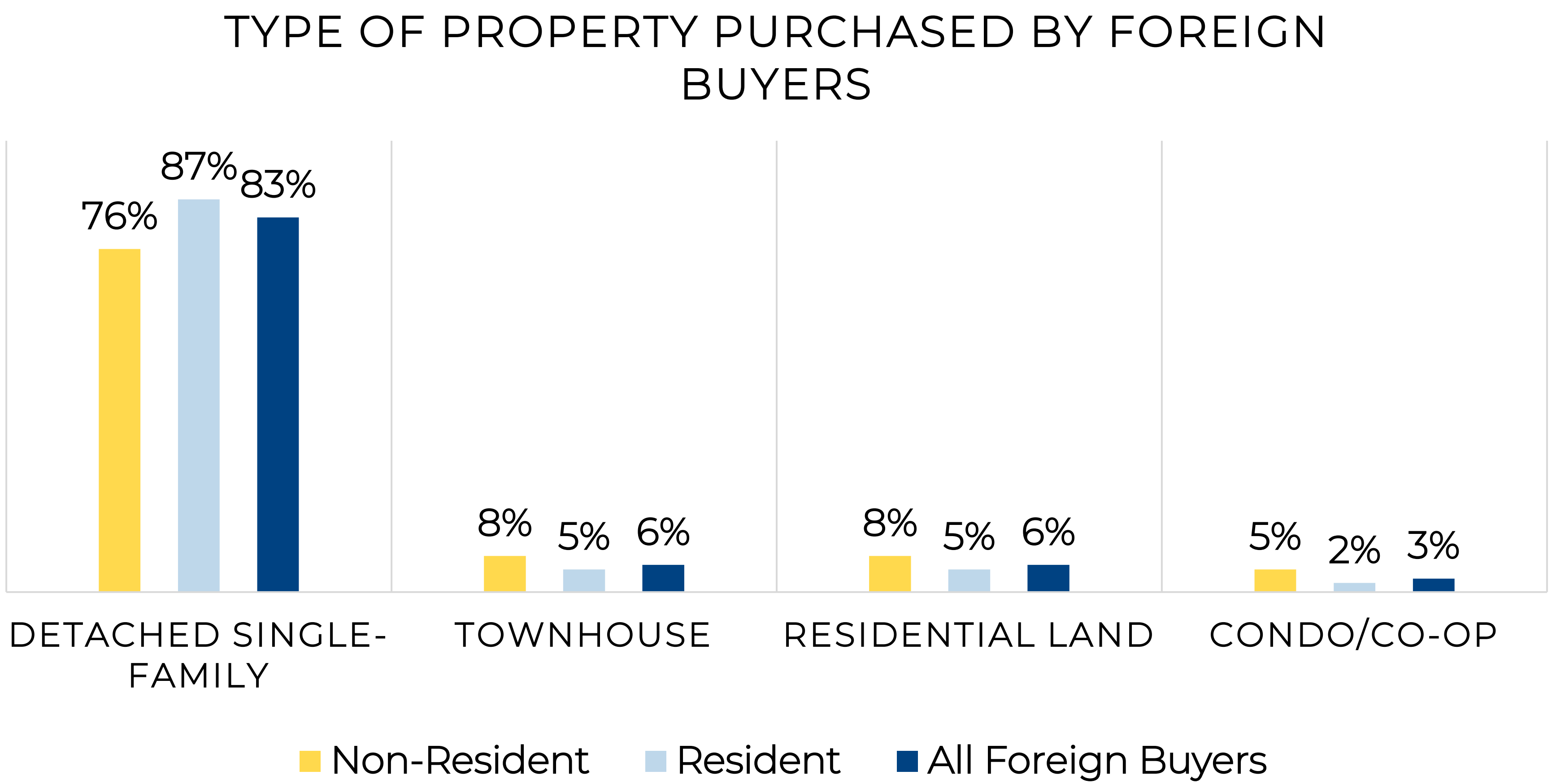
Higher share among resident buyers (79%)



*less than one percent

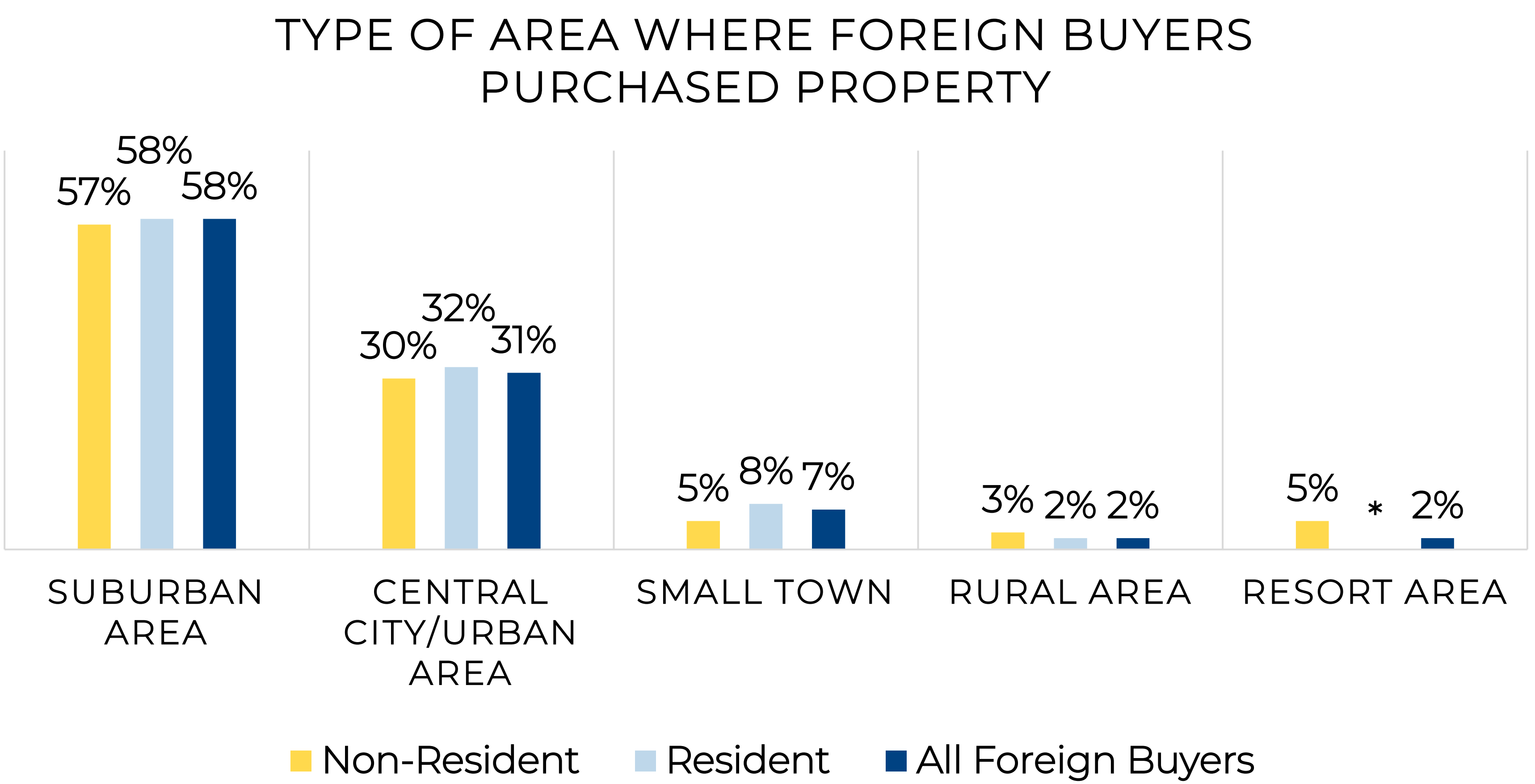
83% Purchased Detached Single-family Homes

Higher than 76% among all U.S. foreign buyers nationally



58% Purchased Property in a Suburban Area

Higher than 44% among all U.S. foreign buyers nationally

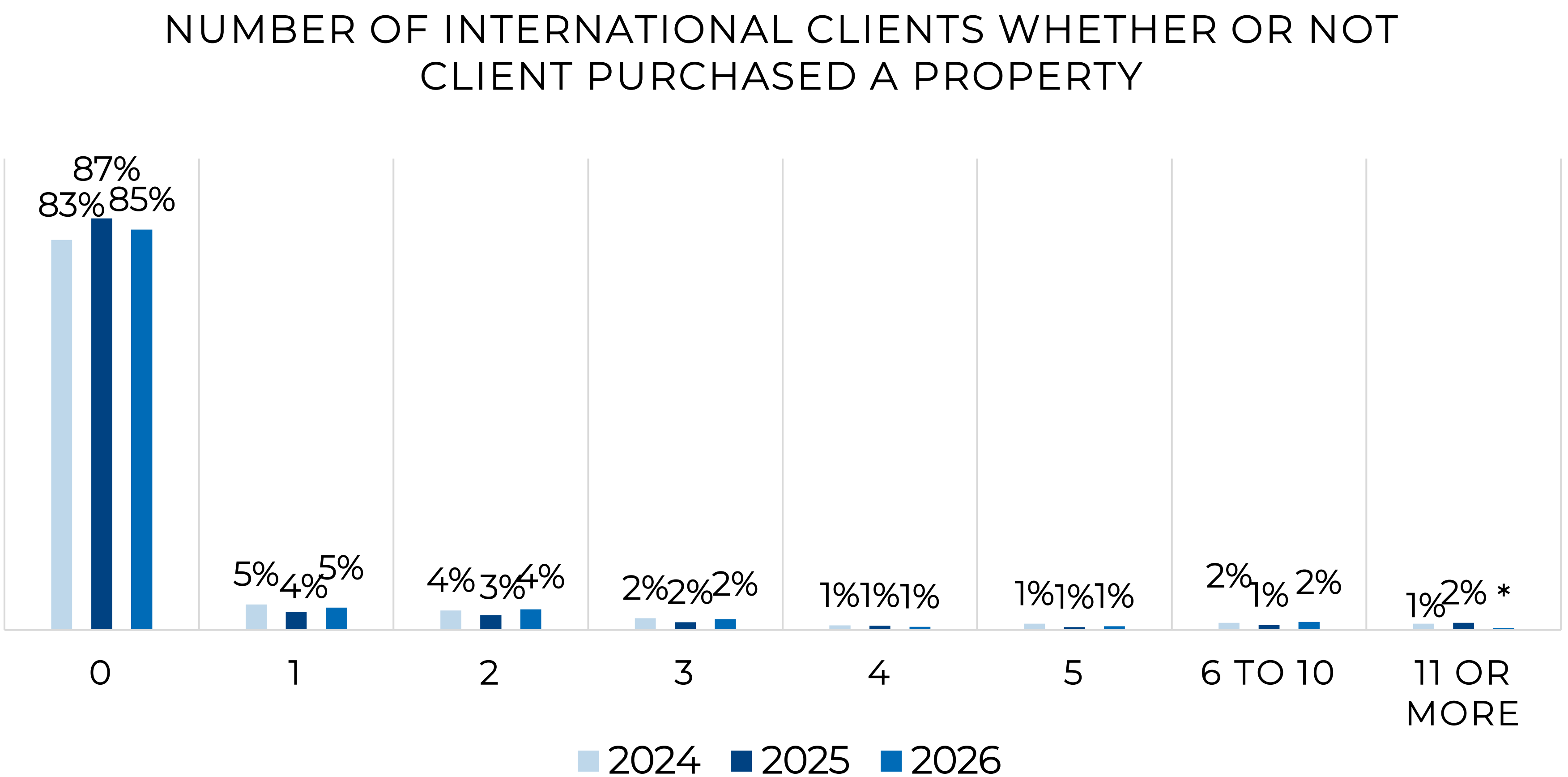


*less than one percent

INTERNATIONAL BUSINESS TRENDS

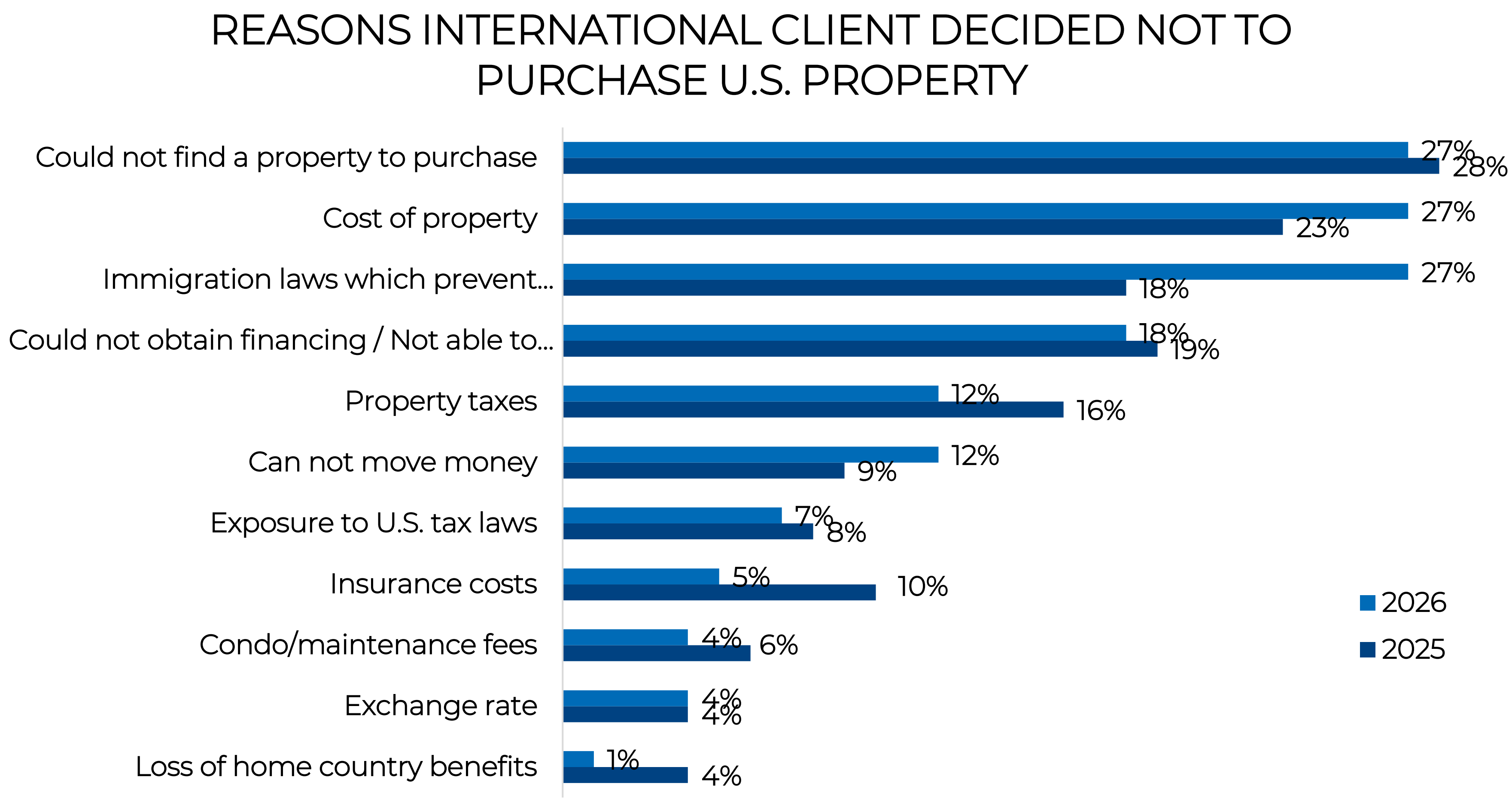
15% of Respondents Worked with a Foreign Client

Up slightly from 13% last year

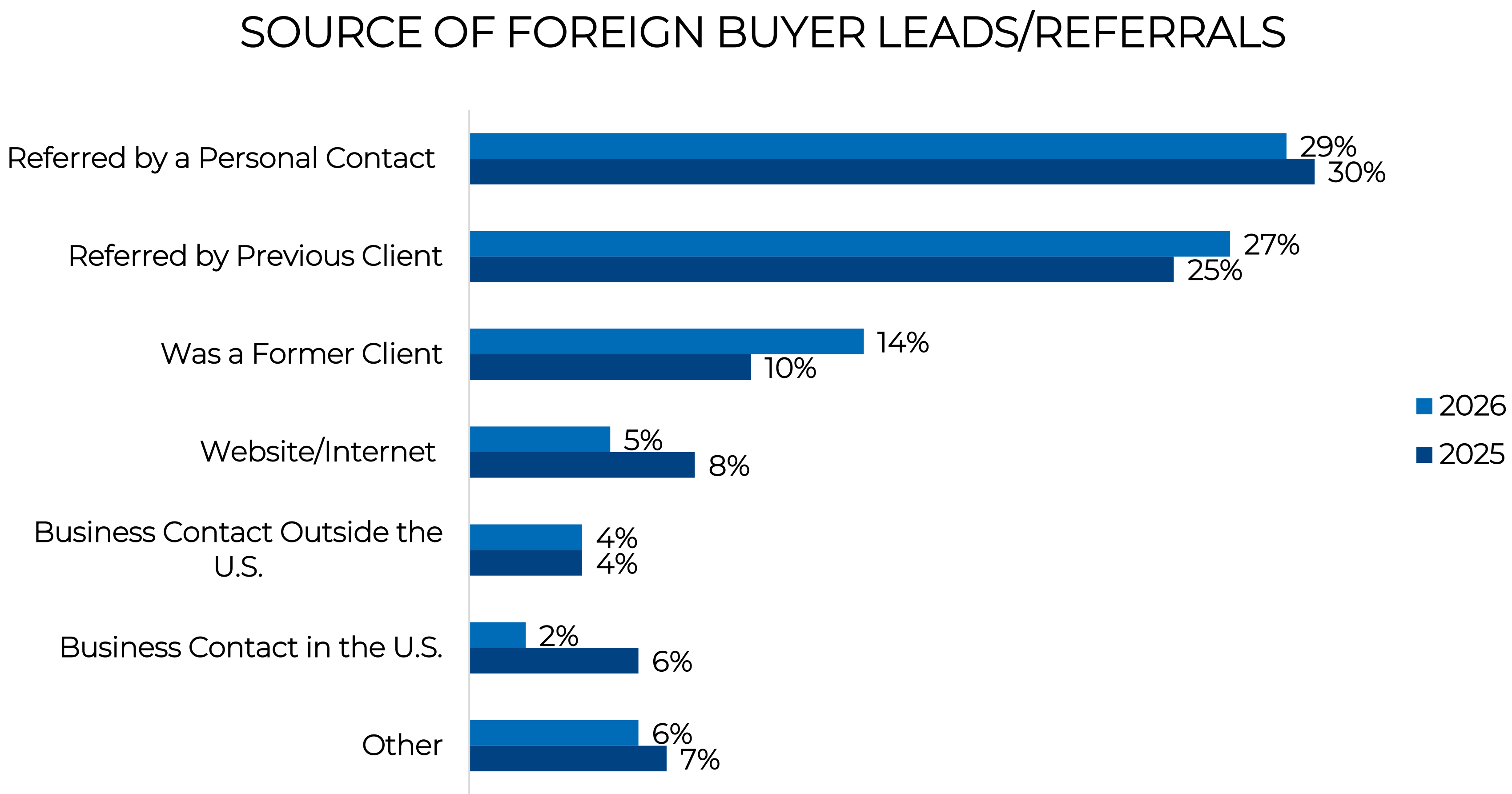


*less than one percent

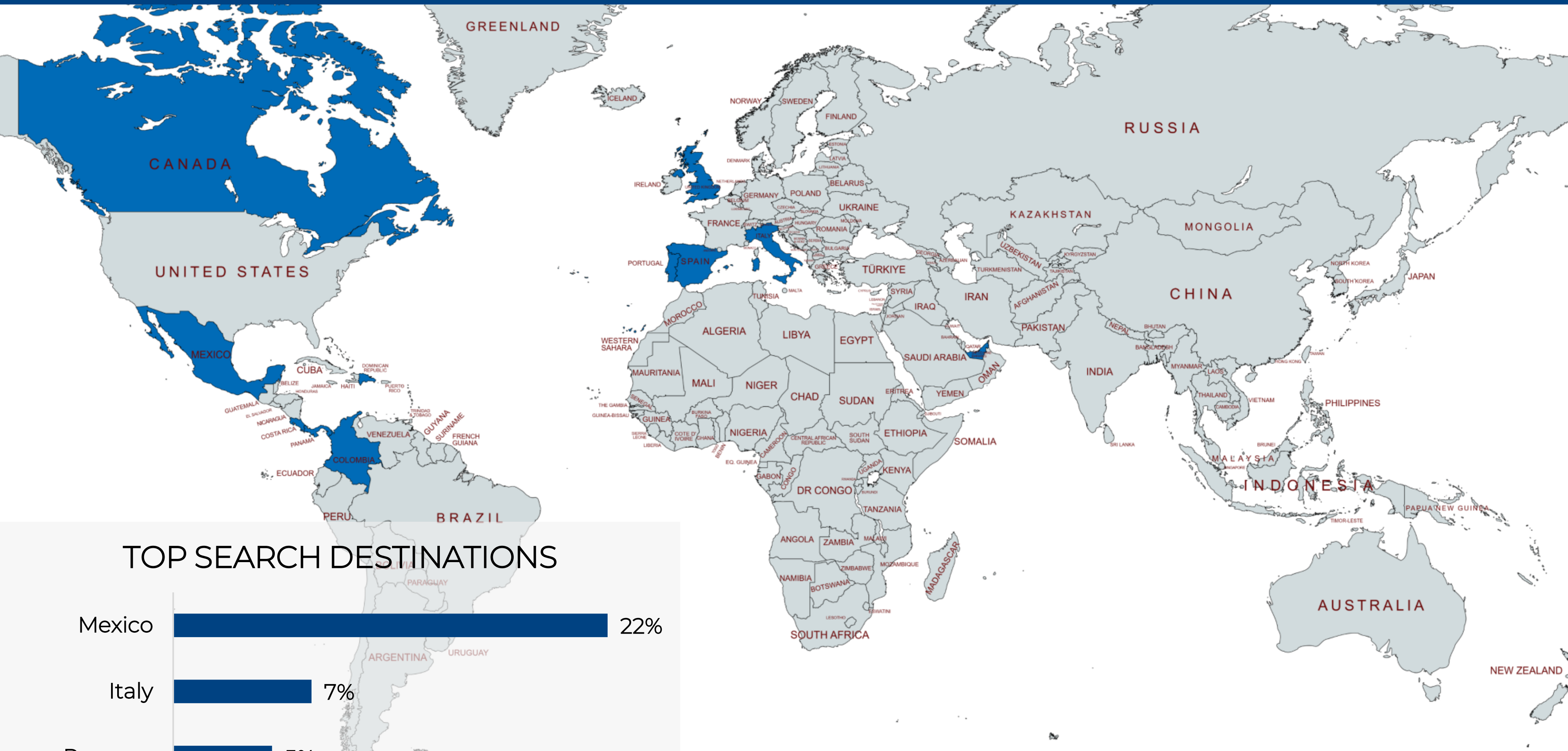
Inventory, Property Costs, Immigration Laws: Main Reasons Client Decided Not to/Could Not Purchase U.S. Property



76% of Referrals Were From Personal/Business Contacts



Only 5% of Respondents Reported Buyers Searching for Property Abroad (Down from 36% last year)



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Appendix: Calculation of Foreign Buyer Purchases in Texas

Estimation of Foreign Buyer Purchases in the state of Texas During April 2025-March 2026		
Line 1/1	Total foreign buyers who purchased property in the US	67,100
Line 2/1	Percent share of Texas to total foreign buyers purchasing US property	11.6%
Line 3	Foreign buyers who purchased property in the state of Texas	7,780
Line 4	Non-resident foreign buyer (Type A) share	38%
Line 5	Resident foreign buyer (Type B) share	62%
Line 6	Non-resident foreign buyer (Type A) homes purchased	2,956
Line 7	Resident foreign buyer (Type B) homes purchased	4,824
Line 8	Non-resident foreign buyer (Type A) average price	$607,700
Line 9	Resident foreign buyer (Type B) average price	$450,000
Line 10	Non-resident foreign buyer (Type A) dollar volume	$1,796,604,280
Line 11	Resident foreign buyer (Type B) dollar volume	$2,170,620,000
Line 12	Dollar volume of foreign buyer purchases in billion dollars	$4.0
Line 13	Dollar volume of foreign buyer purchases as a percent of Texas market	3.5%
Line 14	Number of foreign buyer purchases as a percent of Texas home sales	2.3%
Memo items		
	Texas residential homes, condos, and villas sold	336,143
	Median sales price	$333,600
	Texas market in dollar volume in billion dollars	$112

/1 Source: National Association of REALTORS® 2026 International Transactions in US Residential Real Estate

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

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With more than 145,000 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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