

2.4 Million Jobs Supported By REITs

Study estimates the current economic contribution of all US REITs in the United States.

Highlights

- The economic contribution of REITs in 2018 was 2.4 million FTE jobs.
- REITs directly employed 276,000 FTE employees.
- REITs invested \$55.3 billion in capital expenditures to maintain and upgrade existing properties and construction.

Key Results

EY was commissioned by the Nareit to estimate the current economic contribution of all REITs (including public listed, public non-listed, and private REITs) in the U.S. Today, REITs in the United States own more than \$3 trillion of gross real estate assets and public REIT portfolios included more than 520,000 properties at year-end 2018.

The total economic contribution of U.S. REITs in 2018 was 2.4 million full-time equivalent (FTE) jobs and \$148.2 billion of labor income.

REITs also paid over \$19 billion in property taxes in 2018.

REIT Economic Contributions

The figure below summarizes the REIT contributions to U.S. employment activity.

- REIT operations supported 955,000 FTE jobs and \$60.2 billion in labor income.
- Capital expenditures and new construction supported 879,000 FTE jobs and \$57.0 billion in labor income.
- Dividends distributed and interest payments to investors supported 521,000 jobs and \$31.0 billion in labor income.

Total Economic Contribution of REIT Activities in 2018

(Billions of Dollars and Thousands of Full-Time Equivalent Jobs)

REIT Activity	Direct	Indirect & Induced	Total
Operations			
Labor income	\$15.2	\$45.1	\$60.2
Employment	276	679	955
Dividend and interest payments			
Labor income	\$0.0	\$31.0	\$31.0
Employment	0	521	521
Construction			
Labor income	\$26.7	\$30.3	\$57.0
Employment	415	464	879
Total			
Labor income	\$41.9	\$106.3	\$148.2
Employment	691	1,663	2,354

Total Economic Contribution of REIT Activities in 2018 by State

State	Economic Contribution (FTEs)	Property Taxes Paid (\$ M)
Alabama	23,000	90
Alaska	2,000	10
Arizona	65,000	350
Arkansas	16,000	50
California	370,000	2,910
Colorado	44,000	340
Connecticut	29,000	190
Delaware	3,000	20
District of Columbia	19,000	350
Florida	155,000	1,340
Georgia	92,000	620
Hawaii	16,000	190
Idaho	6,000	30
Illinois	94,000	740
Indiana	29,000	220
Iowa	9,000	70
Kansas	13,000	80
Kentucky	17,000	100
Louisiana	27,000	120
Maine	8,000	40
Maryland	43,000	440
Massachusetts	70,000	790
Michigan	40,000	240
Minnesota	31,000	270
Mississippi	22,000	90
Missouri	27,000	180
Montana	7,000	20
Nebraska	6,000	40
Nevada	31,000	190
New Hampshire	7,000	40
New Jersey	88,000	840
New Mexico	12,000	40
New York	212,000	2,650
North Carolina	53,000	350
North Dakota	3,000	20
Ohio	50,000	310
Oklahoma	28,000	80
Oregon	22,000	130
Pennsylvania	69,000	540
Rhode Island	4,000	30
South Carolina	24,000	170
South Dakota	3,000	10
Tennessee	35,000	250
Texas	203,000	1,930
Utah	9,000	70
Vermont	2,000	10
Virginia	131,000	930
Washington	52,000	390
West Virginia	7,000	40
Wisconsin	20,000	140
Wyoming	3,000	5

Source: EY, Economic contribution of REITs in the United States in 2018, January 2020.