

2.6 Million Jobs Supported By REITs

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

Highlights

- The economic contribution of REITs in 2019 was 2.6 million FTE jobs.
- REITs directly employed 274 thousand FTE employees.
- REITs invested \$85.0 billion in capital expenditures for new construction and to maintain and upgrade existing properties.

Key Results

EY was commissioned by Nareit to estimate the current economic contribution of all U.S. REITs (including public listed, public non-listed, and private REITs) in the United States. Today, REITs in the United States own more than \$3.5 trillion of gross real estate assets and public REIT portfolios included more than 516 thousand properties at year-end 2019.

The total economic contribution of U.S. REITs in 2019 was 2.6 million full-time equivalent (FTE) jobs and \$173.3 billion of labor income.

REITs also paid nearly \$21 billion in property taxes in 2019.

REIT Economic Contributions

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

- REIT operations supported 919 thousand FTE jobs and \$63.6 billion in labor income.
- Capital expenditures and new construction supported 1.2 million FTE jobs and \$79.4 billion in labor income.
- Dividends distributed and interest payments to investors supported 489 thousand jobs and \$30.3 billion in labor income.

Total Economic Contribution of REIT Activities in 2019

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

REIT Activity	Direct	Indirect & Induced	Total
Operations			
Labor income	\$19.7	\$43.9	\$63.6
Employment	274	645	919
Dividend and interest payments			
Labor income	\$0.0	\$30.3	\$30.3
Employment	0	489	489
Construction			
Labor income	\$37.1	\$42.3	\$79.4
Employment	563	649	1,211
Total			
Labor income	\$56.8	\$116.5	\$173.3
Employment	837	1,783	2,619

Total Economic Contribution of REIT Activities in 2019 by State

State	Economic Contribution (FTEs 000)	Property Taxes Paid (\$ M)
Alabama	27	120
Alaska	2	10
Arizona	72	370
Arkansas	18	70
California	426	3,790
Colorado	49	400
Connecticut	29	200
Delaware	3	20
District of Columbia	17	250
Florida	177	1,630
Georgia	108	760
Hawaii	15	150
Idaho	7	30
Illinois	113	850
Indiana	33	270
Iowa	10	50
Kansas	13	80
Kentucky	20	100
Louisiana	28	160
Maine	8	40
Maryland	47	390
Massachusetts	75	850
Michigan	37	240
Minnesota	26	230
Mississippi	22	100
Missouri	28	240
Montana	7	20
Nebraska	6	30
Nevada	43	150
New Hampshire	7	60
New Jersey	97	850
New Mexico	11	50
New York	225	2,450
North Carolina	62	450
North Dakota	4	20
Ohio	56	390
Oklahoma	25	90
Oregon	26	180
Pennsylvania	76	560
Rhode Island	4	20
South Carolina	28	220
South Dakota	3	10
Tennessee	40	280
Texas	234	2,200
Utah	10	60
Vermont	2	10
Virginia	156	870
Washington	59	420
West Virginia	8	40
Wisconsin	20	100
Wyoming	3	10

Source: EY, Economic contribution of REITs in the United States in 2019, March 2021.