# Buying a cheap home in Canada: key facts

Figures of 21 November 2026. Source: RealHunt, https://realhunt.co/homes/canada

On 21 November 2026, RealHunt lists 16 homes for sale in Canada, each one checked by a person. In Canada, the median asking price of those 16 homes is €99,500 (€963 per m2, from the 16 homes with a known size); the cheapest costs €55,842 and the most expensive €190,700. Taxes and fees add about 1.5–4% to the price of a home in Canada (figures as of 2026).

## Key facts

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| **Homes on RealHunt** | 16 |
| **Median asking price** | €99,500 |
| **Median price per m2** | €963 (16 homes with a known size) |
| **Median size** | 124 m2 |
| **Cheapest and most expensive** | €55,842 · €190,700 |
| **Median RealHunt score (70 to 98)** | 86 |
| **Taxes and fees to buy** | 1.5–4% of the price (as of 2026) |
| **Can foreigners buy?** | Mostly not for now: a federal ban stops non-Canadians from buying homes in cities and larger towns until January 1, 2027, with exceptions such as work permit holders and spouses of citizens or permanent residents. The ban does not cover rural areas and small towns, and the government has said it does not plan simply to extend it, but a replacement is being studied. |
| **Yearly property tax** | Property tax is set by each city as a share of assessed value, from about 0.3% in Vancouver to 2.12% in Saint John in 2026. |
| **Date of these figures** | 21 November 2026 |
| **What the buying costs are made of** | Buyers usually pay provincial land transfer tax on a sliding scale (Ontario: 0.5% up to $55,000 and 1% from $55,000 to $250,000), legal fees of about $500 to $1,500, title insurance of about $250 and an inspection of $300 to $1,000, while the seller usually pays the agents; foreign buyers also pay Ontario's 25% non-resident speculation tax anywhere in Ontario and British Columbia's 20% additional tax in Metro Vancouver and four other regions. |
| **Tax on rental income** | Non-residents have 25% of gross rent withheld, but they can file a Section 216 return to pay tax on net rent instead, and Form NR6 lets the agent withhold on net rent. |

## The steps to buy

1. Check if you can buy 2. Check provincial foreign buyer taxes 3. Hire a real estate lawyer 4. Make an offer 5. Close the sale 6. Arrange rental tax filings

## The best-scored homes today

€86,962 · Updated 2-bed house in Glace Bay, Nova Scotia · score 94 · realhunt.co/deal/glace-bay-86962

€90,400 · Big family house with sea views over the Strait of Canso · score 92 · realhunt.co/deal/ca-mulgrave-90k-623450

€123,400 · Updated five-bedroom house with a bathroom for every bedroom in Twillingate, Newfoundland · score 90 · realhunt.co/deal/ca-twillingate-nl-five-bed-house-each-room-ensuite-194k

## Sources of the rules and costs

10 sources, listed with their links on https://realhunt.co/costs/canada

Prices are asking prices in euros from the original listings; medians describe the homes RealHunt lists, not the whole market. General information, not legal or tax advice. Free to quote with a link (CC BY 4.0). Questions: carlos@equinoxinvestmentgroup.com