Buying a cheap home in Colombia: key facts

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

On 21 November 2026, RealHunt lists 3 homes for sale in Colombia, each one checked by a person. In Colombia, the median asking price of those 3 homes is €176,300 (€1,377 per m2, from the 3 homes with a known size); the cheapest costs €165,200 and the most expensive €203,500. With 3 homes this is a small sample, so the median for Colombia is a rough guide.

Key facts

Homes on RealHunt	3 (small sample)
Median asking price	€176,300
Median price per m2	€1,377 (3 homes with a known size)
Median size	132 m2
Cheapest and most expensive	€165,200 · €203,500
Median RealHunt score (70 to 98)	86
Can foreigners buy?	Yes. A home bought by a foreigner counts as foreign investment, which needs no prior authorization and is treated the same as investment by residents. When the money comes in through the foreign exchange market, the exchange declaration serves as its registration with the Banco de la República.
Yearly property tax	Impuesto predial unificado: each municipality sets the rate between 5 and 16 per thousand of the cadastral value (avalúo catastral).
Date of these figures	21 November 2026
What the buying costs are made of	Notary fees of 3 per thousand of the price (2026), customarily split between buyer and seller; registry fees of 9.11 to 13.33 per thousand depending on the price, plus 2%, paid by whoever asks for the registration, usually the buyer; and the registration tax (impuesto de registro), whose rate each department sets.

The best-scored homes today

€165,200 · Fully remodelled three-bedroom house in a gated complex with pool, Santa Marta · score 86 · realhunt.co/deal/co-santa-marta-remodelled-house-pool-rodadero-590m

€176,300 · Two-storey house with a mountain-view balcony and estate pool in Santa Fe de Antioquia · score 86 · realhunt.co/deal/co-santa-fe-de-antioquia-house-mountain-view-pool-650m

€203,500 · Sea-view four-bed flat on the 16th floor one block from Marbella beach, Cartagena · score 85 · realhunt.co/deal/co-cartagena-marbella-sea-view-flat-four-bed-750m

Sources of the rules and costs

https://normograma.dian.gov.co/dian/compilacion/docs/decreto_0119_2017.htm

https://www.banrep.gov.co/es/politica-monetaria-cambiaria/regulacion-operaciones-cambiarias/inversion-extranjera-colombia-colombiana-exterior

https://www.gerencie.com/tarifas-notariales-y-registrales-en-colombia.html

https://normas.cra.gov.co/gestor/docs/ley_0044_1990.htm

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