Buying a cheap home in the Czech Republic: key facts

Figures of 21 November 2026. Source: RealHunt, https://realhunt.co/homes/czech-republic

On 21 November 2026, RealHunt lists 3 homes for sale in the Czech Republic, each one checked by a person. In the Czech Republic, the median asking price of those 3 homes is €159,600 (€1,464 per m2, from the 3 homes with a known size); the cheapest costs €130,900 and the most expensive €179,700. With 3 homes this is a small sample, so the median for the Czech Republic is a rough guide.

Key facts

Homes on RealHunt	3 (small sample)
Median asking price	€159,600
Median price per m2	€1,464 (3 homes with a known size)
Median size	109 m2
Cheapest and most expensive	€130,900 · €179,700
Median RealHunt score (70 to 98)	84
Can foreigners buy?	Yes. Foreigners can buy homes and land in the Czech Republic on the same terms as Czechs: the limits on homes ended on 1 May 2009 and those on farmland and forest on 1 May 2011.
Yearly property tax	Owners pay a yearly tax on land and buildings (dan z nemovitých vecí); from 2024 the rates rose to 1.8 times their old level on average, and each municipality can multiply the tax by a local coefficient between 0.5 and 5. The return is due by 31 January and the tax by 31 May.
Date of these figures	21 November 2026
What the buying costs are made of	There is no real estate transfer tax: it was abolished for purchases registered in the land register from December 2019. The land register (katastr nemovitostí) charges an administrative fee of CZK 2,000 for each application to register the sale (návrh na vklad); the notary or lawyer who draws up the contract is paid on top.

The best-scored homes today

€130,900 · Maintained brick house with a heat pump and garden in Lomnicka near Plesná, Cheb · score 85 · realhunt.co/deal/cz-lomnicka-plesna-brick-house-heat-pump-131k

€159,600 · Renovated single-storey house with a 50 m2 terrace and big garden in Castohostice · score 84 · realhunt.co/deal/cz-castohostice-renovated-four-room-house-big-garden-160k

€179,700 · Bright flat with two long balconies and a view over the old town of Litomerice · score 77 · realhunt.co/deal/cz-litomerice-two-balcony-flat-old-town-view-180k

Sources of the rules and costs

https://mf.gov.cz/cs/ministerstvo/media/materialy-na-jednani-vlady/2010/materialy-na-jednani-vlady-24-11-10-3198

https://mzv.gov.cz/riyadh/en/trade_and_economy/acquisition_of_real_estate_in_the_czech/index.html

https://www.e15.cz/magazin/novela-zakona-umoznila-nakup-nemovitosti-cizinci-976918

https://financnisprava.gov.cz/cs/dane/dane/dan-z-nabyti-nemovitych-veci/informace-stanoviska-a-sdeleni/zruseni-dane-z-nabyti-nemovitych-veci

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