Buying a cheap home in Denmark: key facts

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

On 21 November 2026, RealHunt lists 46 homes for sale in Denmark, each one checked by a person. In Denmark, the median asking price of those 46 homes is €93,200 (€790 per m2, from the 44 homes with a known size); the cheapest costs €35,400 and the most expensive €160,000. Taxes and fees add about 1.5–3% to the price of a home in Denmark (figures as of 2026).

Key facts

Homes on RealHunt	46
Median asking price	€93,200
Median price per m2	€790 (44 homes with a known size)
Median size	115 m2
Cheapest and most expensive	€35,400 · €160,000
Median RealHunt score (70 to 98)	88
Taxes and fees to buy	1.5–3% of the price (as of 2026)
Can foreigners buy?	Without Danish domicile or 5 years of past residence you need permission from the Department of Civil Affairs (Civilstyrelsen); EU/EEA citizens who live and are registered in Denmark can buy a permanent home without permission by signing a declaration to the Land Registration Court. Holiday homes (sommerhuse) need permission, which is only given to people with particularly strong ties to Denmark, such as many years of holidays there.
Yearly property tax	Owners pay property value tax (ejendomsværdiskat) of 0.51% on 80% of the official valuation (1.4% above DKK 9.2 million) plus municipal land tax (grundskyld) at a rate set by each municipality, capped at 30 per mille of the land value.
Date of these figures	21 November 2026
What the buying costs are made of	Registration fee on the deed (tinglysningsafgift) of DKK 1,850 plus 0.6% of the price, about 1% for a buyer's lawyer, and, if you borrow, a mortgage registration fee of DKK 1,825 plus 1.25% of the loan; the seller normally pays the agent.
Tax on rental income	A non-resident who rents out a Danish home is taxed in Denmark on the profit under the ordinary Danish rules; staying in Denmark more than 3 months at a time or 180 days a year, or working there, makes you fully tax liable.

The steps to buy

1. Check if you need permission 2. Get a Danish tax number 3. Set a budget with a bank 4. Make an offer and sign with conditions 5. Let your lawyer check the documents 6. Register the deed

The best-scored homes today

€79,800 · 198 m2 family villa near the Limfjord for under €80k · score 98 · realhunt.co/deal/dk-ranum-79k-6d9fbd

Sources of the rules and costs

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

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