Buying a cheap home in the Dominican Republic: key facts

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

On 21 November 2026, RealHunt lists 5 homes for sale in the Dominican Republic, each one checked by a person. In the Dominican Republic, the median asking price of those 5 homes is €201,200 (€2,282 per m2, from the 4 homes with a known size); the cheapest costs €150,000 and the most expensive €223,600. Taxes and fees add about 4.25–7% to the price of a home in the Dominican Republic (figures as of 2026). With 5 homes this is a small sample, so the median for the Dominican Republic is a rough guide.

Key facts

Homes on RealHunt	5 (small sample)
Median asking price	€201,200
Median price per m2	€2,282 (4 homes with a known size)
Median size	103 m2
Cheapest and most expensive	€150,000 · €223,600
Median RealHunt score (70 to 98)	88
Taxes and fees to buy	4.25–7% of the price (as of 2026)
Can foreigners buy?	Yes. Foreigners have the same rights as Dominican citizens to buy land and homes, with no restrictions.
Yearly property tax	The yearly IPI tax is 1% of the part of a person's total Dominican property value, as assessed by the tax office DGII, above RD$10,695,494 in 2026, so a single cheap home is often below the threshold.
Date of these figures	21 November 2026
What the buying costs are made of	The buyer pays a 3% transfer tax (0% for qualifying first purchases under CONFOTUR tourism incentives), legal fees of about 1-2% and notary fees of about 0.25-1%, plus registration costs, while the seller pays the 2-3% agent fee.
Tax on rental income	Rent paid abroad to a non-resident is generally subject to 27% withholding.

The steps to buy

1. Get a tax ID (RNC) 2. Check the title 3. Sign a promise of sale 4. Sign the deed before a notary 5. Pay the transfer tax 6. Register the title

The best-scored homes today

€223,600 · Oceanfront 3-bed flat in Juan Dolio with wide Caribbean views · score 90 · realhunt.co/deal/dr-juan-dolio-224k-441923

€187,800 · Furnished front-line flat in Juan Dolio with a sea-view balcony · score 89 · realhunt.co/deal/dr-juan-dolio-188k-425359

€223,600 · Front-line beach flat in Juan Dolio with pool and jacuzzi · score 88 · realhunt.co/deal/dr-juan-dolio-224k-447078

Sources of the rules and costs

https://www.globalpropertyguide.com/latin-america/dominican-republic/buying-guide
https://www.globalpropertyguide.com/latin-america/dominican-republic/taxes-and-costs
https://clicinmobiliaria.com/en/articles/compradores/como-comprar-propiedad-rd-siendo-extranjero-guia-completa
https://inmobiliario.do/en/global-property-guide-updates-its-dominican-tax-information-sheet-without-incorporating-law-3026/

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