Buying a cheap home in Germany: key facts

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

On 21 November 2026, RealHunt lists 21 homes for sale in Germany, each one checked by a person. In Germany, the median asking price of those 21 homes is €55,000 (€1,053 per m2, from the 21 homes with a known size); the cheapest costs €40,000 and the most expensive €199,000. Taxes and fees add about 5–8.5% to the price of a home in Germany (figures as of 2026).

Key facts

Homes on RealHunt	21
Median asking price	€55,000
Median price per m2	€1,053 (21 homes with a known size)
Median size	51 m2
Cheapest and most expensive	€40,000 · €199,000
Median RealHunt score (70 to 98)	80
Taxes and fees to buy	5–8.5% of the price (as of 2026)
Can foreigners buy?	Yes. There are no restrictions on foreigners buying property in Germany, though non-EU buyers usually need a bigger down payment to get a loan.
Yearly property tax	Owners pay property tax (Grundsteuer), calculated since 2025 as assessed value x a tax rate x a municipal multiplier (Hebesatz) that each municipality sets.
Date of these figures	21 November 2026
What the buying costs are made of	Real estate transfer tax (Grunderwerbsteuer) of 3.5% to 6.5% depending on the state (3.5% in Bavaria, 6.5% in Brandenburg, North Rhine-Westphalia, Saarland and Schleswig-Holstein), plus notary and land registry fees (Notar- und Grundbuchkosten) of about 1.5-2%; if the seller hired the agent, the buyer pays half the commission by law, which is extra.
Tax on rental income	Non-resident owners are taxed in Germany on net rental income at the normal progressive income tax rates, but without the basic tax-free allowance (Grundfreibetrag).

The steps to buy

1. Find a home and arrange money 2. Get independent advice 3. Sign before a notary 4. Secure a priority notice 5. Pay the transfer tax and the price 6. Get registered as owner

The best-scored homes today

€40,000 · Sunny attic flat with a balcony for €40,000 in Chemnitz · score 87 · realhunt.co/deal/de-chemnitz-40k-931045

€50,000 · 72 m2 flat in a listed building near the university, vacant · score 86 · realhunt.co/deal/de-chemnitz-50k-665910

€55,000 · 65 m2 attic flat with skylights and a balcony in Chemnitz-Gablenz · score 84 · realhunt.co/deal/de-chemnitz-55k-462680

Sources of the rules and costs

https://www.globalpropertyguide.com/Europe/germany/Buying-Guide
https://www.rosepartner.de/en/property-germany-legal-tax.html
https://www.baufi24.de/grunderwerbsteuer/
https://finanzamt-bw.fv-bwl.de/,Lde/Startseite/Service/Wie+errechnet+sich+die+Grundsteuer_

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