Buying a cheap home in Greece: key facts

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

On 21 November 2026, RealHunt lists 27 homes for sale in Greece, each one checked by a person. In Greece, the median asking price of those 27 homes is €155,000 (€1,477 per m2, from the 26 homes with a known size); the cheapest costs €68,000 and the most expensive €199,000. Taxes and fees add about 5.5–7% to the price of a home in Greece (figures as of 2026).

Key facts

Homes on RealHunt	27
Median asking price	€155,000
Median price per m2	€1,477 (26 homes with a known size)
Median size	85 m2
Cheapest and most expensive	€68,000 · €199,000
Median RealHunt score (70 to 98)	86
Taxes and fees to buy	5.5–7% of the price (as of 2026)
Can foreigners buy?	Yes. Buyers from outside the EU and EFTA need a permit to buy in designated border areas (parts of northern Greece and eastern Aegean islands such as the Dodecanese and Rhodes). The government has announced a 15% transfer tax for non-EU buyers of homes from 1 January 2027, not yet final in September 2026.
Yearly property tax	Owners on 1 January pay the unified property tax (ENFIA), calculated per property from its location, size, age and official zone value, with an extra charge if total Greek property exceeds €500,000.
Date of these figures	21 November 2026
What the buying costs are made of	Transfer tax 3.09% of the price or the taxable value, whichever is higher; notary about 0.8-1% plus VAT; land registry fees about 0.5-0.7%; lawyer 1-2% plus VAT; if an agent is used, the buyer usually pays a commission of 1-3% plus VAT on top.
Tax on rental income	Non-residents pay Greek tax on Greek rental income at 15% up to €12,000, 25% to €24,000, 35% to €36,000 and 45% above, after a flat 5% deduction for expenses.

The steps to buy

1. Get a Greek tax number 2. Hire a lawyer 3. Check the title 4. Sign a private agreement 5. Pay the transfer tax 6. Sign the deed and register it

The best-scored homes today

€109,000 · Three-bedroom village house with a vine-covered terrace and sea views in Messinia · score 93 · realhunt.co/deal/gr-messinia-vasilitsi-sea-view-109k

€115,000 · Whitewashed Cretan village house with a roof terrace and spiral stairs · score 91 · realhunt.co/deal/gr-crete-choumeriako-renovated-115k

€68,000 · Two-level stone house with a sea view in Marathokampos, Samos · score 90 · realhunt.co/deal/gr-samos-agia-triada-68k-20601330

Sources of the rules and costs

5 sources, listed with their links on https://realhunt.co/costs/greece

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