Buying a cheap home in Ireland: key facts

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

On 21 November 2026, RealHunt lists 4 homes for sale in Ireland, each one checked by a person. In Ireland, the median asking price of those 4 homes is €230,000 (€2,255 per m2, from the 4 homes with a known size); the cheapest costs €170,000 and the most expensive €230,000. Taxes and fees add about 2.5–3.5% to the price of a home in Ireland (figures as of 2026). With 4 homes this is a small sample, so the median for Ireland is a rough guide.

Key facts

Homes on RealHunt	4 (small sample)
Median asking price	€230,000
Median price per m2	€2,255 (4 homes with a known size)
Median size	102 m2
Cheapest and most expensive	€170,000 · €230,000
Median RealHunt score (70 to 98)	80
Taxes and fees to buy	2.5–3.5% of the price (as of 2026)
Can foreigners buy?	Yes. There are no restrictions on foreigners buying homes in Ireland, and owning a home does not give a right to live there.
Yearly property tax	Local Property Tax (LPT): from 2026 a home valued up to €240,000 pays a basic €95 a year and one valued €240,001 to €315,000 pays €235; each council can raise or lower the basic rate by up to 15%, and most raised it by 15% for 2026.
Date of these figures	21 November 2026
What the buying costs are made of	Stamp duty of 1% of the price up to €1 million (2% from €1 million to €1.5 million and 6% above), solicitor's fees of about 1-1.5% plus 23% VAT, and registration fees of €425 to €800; the seller pays the estate agent, whose fee is usually built into the asking price.

The best-scored homes today

€170,000 · Renovated village house with an A3 energy rating near Killala harbour, Mayo · score 83 · realhunt.co/deal/ie-killala-renovated-village-house-a3-energy-170k

€230,000 · Sea-view two-bed end-of-terrace house above the Atlantic in Kilkieran, Connemara · score 80 · realhunt.co/deal/ie-kilkieran-connemara-sea-view-two-bed-house-230k

€230,000 · Three-bed marina-view apartment with roof terrace and boat berth in Leitrim Village · score 80 · realhunt.co/deal/ie-leitrim-village-marina-view-apartment-berth-230k

Sources of the rules and costs

https://revenue.ie/en/tax-professionals/ebrief/2025/no-0042025.aspx
https://www.revenue.ie/en/property/local-property-tax/valuing-your-property/valuation-bands-rates.aspx
https://www.globalpropertyguide.com/Europe/Ireland/buying-guide

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