Buying a cheap home in Japan: key facts

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

On 21 November 2026, RealHunt lists 38 homes for sale in Japan, each one checked by a person. In Japan, the median asking price of those 38 homes is €54,280 (€468 per m2, from the 22 homes with a known size); the cheapest costs €7,400 and the most expensive €159,600. Taxes and fees add about 6–9% to the price of a home in Japan (figures as of 2026).

Key facts

Homes on RealHunt	38
Median asking price	€54,280
Median price per m2	€468 (22 homes with a known size)
Median size	92 m2
Cheapest and most expensive	€7,400 · €159,600
Median RealHunt score (70 to 98)	86
Taxes and fees to buy	6–9% of the price (as of 2026)
Can foreigners buy?	Yes. Foreigners can buy freehold land and homes on the same terms as Japanese citizens, even on a tourist visa, though buying does not give a visa or residency.
Yearly property tax	Fixed asset tax is 1.4% of the government's assessed value, plus city planning tax of up to 0.3% in urban areas, and small residential plots get a lower tax base.
Date of these figures	21 November 2026
What the buying costs are made of	The buyer pays an agent fee capped at 3% plus ¥60,000 plus 10% consumption tax (with a special cap of up to ¥330,000 including tax for cheap vacant homes up to ¥8 million), registration tax of 1.5% on land (until March 2029) and 2% standard on the building, real estate acquisition tax of 3% of assessed value, stamp duty, and a judicial scrivener fee of about ¥100,000 to ¥200,000.
Tax on rental income	Rent paid to a non-resident is subject to 20.42% withholding (except when an individual rents it as their own home), and the owner must file a tax return each year through a tax representative in Japan to settle the final tax.

The steps to buy

1. Find a home and agent 2. Submit a written offer 3. Hear the property explanation 4. Sign and pay a deposit 5. Pay and register 6. File reports and name a tax representative

The best-scored homes today

€7,400 · Mountain chalet with a wood stove and a loft in the Hida forest · score 91 · realhunt.co/deal/jp-takayama-shokawa-chalet-7k-179056

€10,240 · Mountain cabin with hot-spring water on tap, a big deck and a far sea view in Izu · score 91 · realhunt.co/deal/jp-izu-amagi-cabin-onsen-10k-835694

€11,380 · Furnished log cabin on stilts with a deck in the Hida forest · score 91 · realhunt.co/deal/jp-takayama-log-cabin-11k-225929

Sources of the rules and costs

8 sources, listed with their links on https://realhunt.co/costs/japan

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