Buying a cheap home in Mexico: key facts

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

On 21 November 2026, RealHunt lists 14 homes for sale in Mexico, each one checked by a person. In Mexico, the median asking price of those 14 homes is €97,100 (€1,266 per m2, from the 14 homes with a known size); the cheapest costs €50,575 and the most expensive €216,600. Taxes and fees add about 3.5–8% to the price of a home in Mexico (figures as of 2026).

Key facts

Homes on RealHunt	14
Median asking price	€97,100
Median price per m2	€1,266 (14 homes with a known size)
Median size	75 m2
Cheapest and most expensive	€50,575 · €216,600
Median RealHunt score (70 to 98)	86
Taxes and fees to buy	3.5–8% of the price (as of 2026)
Can foreigners buy?	Yes, but in the Restricted Zone (within 50 km of the coast or 100 km of borders, which covers Tulum and Playa del Carmen) only through a fideicomiso bank trust or a Mexican company; direct ownership elsewhere.
Yearly property tax	Municipal predial, set locally on cadastral value; usually small, often less than HOA fees.
Date of these figures	21 November 2026
What the buying costs are made of	Acquisition tax 2-5% + notary 0.5-1% + legal 1-1.5% (GPG 3.5-7.5%), plus 0.5-1.5% for fideicomiso/permit setup; TheLatinvestor budgets 5-8%.
Tax on rental income	Non-residents: 25% ISR withholding on gross rent; plus 16% IVA on short-term stays (Airbnb remits on its bookings).

The steps to buy

1. Check the restricted zone 2. Choose how to hold title 3. Check the title 4. Sign the purchase contract 5. Close with a notary 6. Register the deed

The best-scored homes today

€50,575 · 2-bed apartment in San Pedro Tlaquepaque, Jalisco · score 93 · realhunt.co/deal/san-pedro-tlaquepaque-50575

€80,920 · 3-bed apartment near the beach in Mazatlán, Sinaloa · score 90 · realhunt.co/deal/mazatlan-80920

€70,805 · 2-bed house in Tonalá, Jalisco · score 89 · realhunt.co/deal/tonala-70805

Sources of the rules and costs

https://www.globalpropertyguide.com/north-america/mexico/buying-guide
https://thelatinvestor.com/blogs/news/full-list-property-taxes-mexico
https://olahabitat.com/blog/str-taxes-mexico/
https://mayankey.com/blog/retur-q-vacation-rental-laws-quintana-roo-2026/

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