Buying a cheap home in the Netherlands: key facts

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

On 21 November 2026, RealHunt lists 18 homes for sale in the Netherlands, each one checked by a person. In the Netherlands, the median asking price of those 18 homes is €325,000 (€4,286 per m2, from the 18 homes with a known size); the cheapest costs €299,000 and the most expensive €339,500. Taxes and fees add about 2–9% to the price of a home in the Netherlands (figures as of 2026).

Key facts

Homes on RealHunt	18
Median asking price	€325,000
Median price per m2	€4,286 (18 homes with a known size)
Median size	74 m2
Cheapest and most expensive	€299,000 · €339,500
Median RealHunt score (70 to 98)	88
Taxes and fees to buy	2–9% of the price (as of 2026)
Can foreigners buy?	Yes. There are no nationality or residence rules and no surcharge for foreign buyers. Some cities, such as The Hague, restrict renting out cheaper homes after purchase without a permit (opkoopbescherming).
Yearly property tax	Owners pay municipal property tax (onroerendezaakbelasting, OZB) on the official WOZ value, at a rate each municipality sets, which in practice is a per mille figure; tenants of homes do not pay it.
Date of these figures	21 November 2026
What the buying costs are made of	Transfer tax (overdrachtsbelasting) of 8% if you will not live in the home, such as a buy-to-let or holiday home, or 2% if it becomes your main home; a notary fee for the transfer deed of around EUR 500; Kadaster registration fees; and mortgage costs if you borrow; the seller pays its own agent.
Tax on rental income	Non-residents declare Dutch property in box 3, where tax is 36% on a deemed return of 6% of the property's value in 2026, after a tax-free allowance of EUR 59,357 per person, regardless of actual rent.

The steps to buy

1. Get a BSN 2. Set up payment and money 3. Make an offer 4. Use the 3-day cooling-off period 5. Pay the deposit 6. Sign the deed and register

The best-scored homes today

€299,000 · Remodelled corner flat with a south balcony over the canal, Reigersbos · score 94 · realhunt.co/deal/nl-amsterdam-299k-563619

€325,000 · 107 m2 corner flat on the 10th floor with views over nature, Amsterdam · score 94 · realhunt.co/deal/nl-amsterdam-325k-505653

€299,000 · Three-room flat with a 14 m2 south terrace next to Reigersbos metro · score 93 · realhunt.co/deal/nl-amsterdam-299k-968188

Sources of the rules and costs

9 sources, listed with their links on https://realhunt.co/costs/netherlands

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