Buying a cheap home in Poland: key facts

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

On 21 November 2026, RealHunt lists 31 homes for sale in Poland, each one checked by a person. In Poland, the median asking price of those 31 homes is €75,170 (€1,139 per m2, from the 31 homes with a known size); the cheapest costs €53,693 and the most expensive €90,600. Taxes and fees add about 2.5–4% to the price of a home in Poland (figures as of 2026).

Key facts

Homes on RealHunt	31
Median asking price	€75,170
Median price per m2	€1,139 (31 homes with a known size)
Median size	62 m2
Cheapest and most expensive	€53,693 · €90,600
Median RealHunt score (70 to 98)	84
Taxes and fees to buy	2.5–4% of the price (as of 2026)
Can foreigners buy?	EU, EEA and Swiss citizens buy on the same terms as Poles. Other foreigners can buy an apartment without a permit, but usually need a permit from the Ministry of the Interior (MSWiA) to buy a house or land.
Yearly property tax	Owners pay a local property tax (podatek od nieruchomosci) set by the commune, capped in 2026 at PLN 1.25 per m2 of usable floor space for flats and houses.
Date of these figures	21 November 2026
What the buying costs are made of	Tax on civil law transactions (PCC) 2% of the value, paid by the buyer within 14 days of the deed; notary fee (taksa notarialna) capped at PLN 1,010 plus 0.4% of the value above PLN 60,000, plus 23% VAT; court fee of PLN 200 to enter ownership in the land register (plus PLN 100 for a new register); optional lawyer about 1%; the agent fee (about 2-3%) depends on the agreement.
Tax on rental income	Private rental income is taxed as a flat lump sum (ryczalt) of 8.5% of revenue up to PLN 100,000 a year and 12.5% above that.

The steps to buy

1. Get a PESEL number 2. Check if you need a permit 3. Sign a preliminary agreement 4. Do due diligence 5. Sign the notarial deed 6. Pay the PCC tax

The best-scored homes today

€57,120 · 127 m2 four-room flat with a loggia and pantry in Bytom · score 96 · realhunt.co/deal/pl-bytom-57k-186977

€60,547 · Bright 78 m2 four-room flat in Sosnowiec, no agent fee · score 94 · realhunt.co/deal/pl-sosnowiec-61k-790712

€53,693 · Two-level flat with its own garden and garage in Jedrzejów · score 93 · realhunt.co/deal/pl-jedrzejow-54k-977114

Sources of the rules and costs

https://www.globalpropertyguide.com/Europe/Poland/buying-guide

https://mubi.pl/poradniki/koszty-dodatkowe-przy-zakupie-nieruchomosci/

https://ksiegowosc.infor.pl/podatki/podatki-osobiste/podatek-od-nieruchomosci/7324737,podatek-od-nieruchomosci-2026-stawki-maksymalne-125-zl-za-1-m2-mieszkania-domu-3553-zl-za-1-m2-biura-magazynu-sklepu.html

https://www.rsm.global/poland/sites/default/files/media/attachments/RE%20tax%20factsheet%202026%20poland.pdf

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