Buying a cheap home in Portugal: key facts

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

On 21 November 2026, RealHunt lists 21 homes for sale in Portugal, each one checked by a person. In Portugal, the median asking price of those 21 homes is €130,000 (€1,364 per m2, from the 21 homes with a known size); the cheapest costs €48,000 and the most expensive €189,000. Taxes and fees add about 3–12% to the price of a home in Portugal (figures as of 2026).

Key facts

Homes on RealHunt	21
Median asking price	€130,000
Median price per m2	€1,364 (21 homes with a known size)
Median size	96 m2
Cheapest and most expensive	€48,000 · €189,000
Median RealHunt score (70 to 98)	85
Taxes and fees to buy	3–12% of the price (as of 2026)
Can foreigners buy?	Yes, same rights as Portuguese citizens (IMT increase for foreign second-home buyers announced Sept 2025).
Yearly property tax	IMI 0.3-0.45% of taxable value (urban), set by municipality.
Date of these figures	21 November 2026
What the buying costs are made of	IMT transfer tax 0-8% (progressive) + stamp duty 0.8% + notary/registry 0.9-1.2% + legal 1.25-2%.
Tax on rental income	Long-term: 25% flat for non-residents; short-term (AL) under the simplified regime only 35-50% of gross is taxable.

The steps to buy

1. Get a NIF 2. Sign a promissory contract 3. Check the house 4. Sign the deed 5. Pay the taxes

The best-scored homes today

€68,500 · Restored single-storey Alentejo house with reed ceilings near Mértola · score 91 · realhunt.co/deal/pt-mertola-68k-313027

€100,000 · Five-bedroom house with garage and balconies in a Trás-os-Montes village near Miranda do Douro · score 91 · realhunt.co/deal/pt-miranda-do-douro-100k-350867

€110,000 · Five-bedroom house with two kitchens, central heating and a new roof in Silvares, Fundão · score 91 · realhunt.co/deal/pt-silvares-110k-271372

Sources of the rules and costs

https://www.globalpropertyguide.com/europe/portugal/buying-guide
https://www.oncorporate.com/news/rental-income-tax-portugal
https://www.sovereigngroup.com/portugal/private-clients/new-rules-for-alojamento-local-al-licensing-in-portugal-2025/
https://www.globalpropertyguide.com/europe/portugal/rental-yields

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