Buying a cheap home in Spain: key facts

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

On 21 November 2026, RealHunt lists 191 homes for sale in Spain, each one checked by a person. In Spain, the median asking price of those 191 homes is €97,000 (€1,217 per m2, from the 187 homes with a known size); the cheapest costs €38,000 and the most expensive €348,000. Taxes and fees add about 7.5–14% to the price of a home in Spain (figures as of 2026).

Key facts

Homes on RealHunt	191
Median asking price	€97,000
Median price per m2	€1,217 (187 homes with a known size)
Median size	85 m2
Cheapest and most expensive	€38,000 · €348,000
Median RealHunt score (70 to 98)	85
Taxes and fees to buy	7.5–14% of the price (as of 2026)
Can foreigners buy?	Yes, no restrictions at present; the government has proposed a 100% tax on (or ban for) non-EU non-resident buyers, not enacted.
Yearly property tax	IBI 0.4-1.1% of cadastral value (municipal), plus imputed income tax on unlet homes.
Date of these figures	21 November 2026
What the buying costs are made of	New build: 10% IVA + 0.5-1.5% AJD stamp duty + notary 0.5-1% + legal 1-2%; resale: ITP transfer tax 6-11% instead of IVA/AJD.
Tax on rental income	Non-residents: EU/EEA 19% on net income; non-EU 24% on gross with no deductions.

The steps to buy

1. Get an NIE 2. Open a Spanish bank account 3. Reserve with an arras contract 4. Check the house 5. Sign at the notary and register 6. Pay the transfer tax

The best-scored homes today

€38,000 · 2-bedroom house with terrace in Alpujarra de la Sierra · score 94 · realhunt.co/deal/es-alpujarra-de-la-sierra-38k-35809

€55,000 · Village house with a panoramic sea-and-mountain terrace in Rossell, Castellón · score 94 · realhunt.co/deal/es-rossell-55k-187471380

€59,000 · 5-bedroom house with terrace in Sorvilán · score 94 · realhunt.co/deal/es-sorvilan-59k-76765

Sources of the rules and costs

https://www.globalpropertyguide.com/europe/spain/buying-guide
https://www.taxesforexpats.com/country-guides/spain/property-tax-in-spain-non-residents.html
https://www.globalpropertyguide.com/europe/spain/rental-yields
https://www.globalinvestments.net/properties/guides/spain-rental-yields-and-returns

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