Buying a cheap home in Sweden: key facts

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

On 21 November 2026, RealHunt lists 41 homes for sale in Sweden, each one checked by a person. In Sweden, the median asking price of those 41 homes is €73,000 (€800 per m2, from the 24 homes with a known size); the cheapest costs €22,000 and the most expensive €187,400. Taxes and fees add about 1.5–3.5% to the price of a home in Sweden (figures as of 2026).

Key facts

Homes on RealHunt	41
Median asking price	€73,000
Median price per m2	€800 (24 homes with a known size)
Median size	116 m2
Cheapest and most expensive	€22,000 · €187,400
Median RealHunt score (70 to 98)	85
Taxes and fees to buy	1.5–3.5% of the price (as of 2026)
Can foreigners buy?	Yes. There are no citizenship or residence rules for buying a home in Sweden, but you need a Swedish personal identity number or coordination number (samordningsnummer) to register ownership.
Yearly property tax	Houses pay a municipal property fee (kommunal fastighetsavgift) of SEK 10,425 in 2026, or 0.75% of the tax value if that is lower.
Date of these figures	21 November 2026
What the buying costs are made of	Stamp duty on the title (lagfart) of 1.5% of the price or tax value, whichever is higher, plus a SEK 825 fee; if you borrow and need new mortgage deeds (pantbrev), 2% of their amount plus a SEK 375 fee; optional legal advice; the seller normally pays the agent, and a cooperative flat (bostadsrätt) has no lagfart.
Tax on rental income	Non-resident individuals pay 30% tax on net rental income as capital income; for a private home you can first deduct SEK 40,000 per property and 20% of the rent (the 20% does not apply to a bostadsrätt).

The steps to buy

1. Get a coordination number 2. Open a Swedish bank account 3. Find a home and arrange money 4. Inspect before you commit 5. Sign the purchase contract 6. Apply for title at Lantmäteriet

The best-scored homes today

€25,960 · Cosy villa with sauna, 100 m from the river · score 93 · realhunt.co/deal/DdPBLT2CLlb

€54,000 · Cottage on 6,148 m2 of garden and woodland near two lakes · score 93 · realhunt.co/deal/DcNI1r5oM57

€62,300 · Three-bedroom brick townhouse with a garden near the south coast in Skivarp · score 93 · realhunt.co/deal/se-skivarp-62k-1795989

Sources of the rules and costs

https://www.globalpropertyguide.com/europe/sweden/buying-guide
https://www.nordea.se/privat/produkter/bolan/kopa-bostad/lagfart.html
https://www.nordea.se/privat/produkter/bolan/kopa-bostad/pantbrev.html
https://www.skatteverket.se/privat/skatter/beloppochprocent/2026.4.1522bf3f19aea8075ba89.html

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