Buying a cheap home in Switzerland: key facts

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

On 21 November 2026, RealHunt lists 10 homes for sale in Switzerland, each one checked by a person. In Switzerland, the median asking price of those 10 homes is €70,100 (€2,337 per m2, from the 10 homes with a known size); the cheapest costs €32,300 and the most expensive €88,400. Taxes and fees add about 1–5% to the price of a home in Switzerland (figures as of 2026).

Key facts

Homes on RealHunt	10
Median asking price	€70,100
Median price per m2	€2,337 (10 homes with a known size)
Median size	40 m2
Cheapest and most expensive	€32,300 · €88,400
Median RealHunt score (70 to 98)	82
Taxes and fees to buy	1–5% of the price (as of 2026)
Can foreigners buy?	Under the Lex Koller law, EU/EFTA citizens living in Switzerland and holders of a C permit buy like Swiss citizens, and non-EU holders of a B permit can buy a home they live in. People living abroad need a cantonal permit and can usually only buy one holiday home in a tourist area, within national quotas; a proposed tightening was under consultation in 2026.
Yearly property tax	More than half of the cantons charge an annual property tax (Liegenschaftssteuer), usually 0.01-0.3% of the assessed value, and owners also pay cantonal wealth tax on the property value minus the mortgage.
Date of these figures	21 November 2026
What the buying costs are made of	Transfer tax (Handänderungssteuer, droits de mutation) 0% to about 3.3% depending on the canton; notary about 0.1-0.5%; land register fee, a small fixed amount or percentage; optional lawyer 1-2%; the agent fee (2-3%) is paid by the seller.
Tax on rental income	Non-residents pay tax on net Swiss rental income at ordinary cantonal and communal rates plus federal direct tax, and some cantons set the rate using worldwide income.

The steps to buy

1. Check your Lex Koller status 2. Arrange financing 3. Find a property and make an offer 4. Sign the deed at a notary 5. Register the transfer

The best-scored homes today

€32,300 · 70 m2 modular house with heat pump, to move to your own plot · score 92 · realhunt.co/deal/ch-lengnau-30k-26130

€52,800 · Holiday cottage with winter garden by a bathing lake in Salgesch · score 85 · realhunt.co/deal/ch-salgesch-49k-76547

€42,600 · Fenced 2.5-room camping house with a sunny terrace in Raron · score 84 · realhunt.co/deal/ch-raron-40k-76568

Sources of the rules and costs

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

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