Buying a cheap home in the United States: key facts

Figures of 21 November 2026. Source: RealHunt, https://realhunt.co/homes/united-states

On 21 November 2026, RealHunt lists 62 homes for sale in the United States, each one checked by a person. In the United States, the median asking price of those 62 homes is €214,900 (€1,570 per m2, from the 62 homes with a known size); the cheapest costs €65,428 and the most expensive €447,600. Taxes and fees add about 2–5% to the price of a home in the United States (figures as of 2026).

Key facts

Homes on RealHunt	62
Median asking price	€214,900
Median price per m2	€1,570 (62 homes with a known size)
Median size	121 m2
Cheapest and most expensive	€65,428 · €447,600
Median RealHunt score (70 to 98)	86
Taxes and fees to buy	2–5% of the price (as of 2026)
Can foreigners buy?	Yes. There is no federal ban on foreigners buying homes, but about 30 states have added some limits, and Texas and Florida restrict buyers from certain countries such as China.
Yearly property tax	Property tax is set locally and in 2024 averaged about 1.22% of value across the largest city in each state, from 0.30% in Honolulu to 3.02% in Detroit.
Date of these figures	21 November 2026
What the buying costs are made of	Closing costs vary by state and typically run 2-5% of the loan amount, covering title search and title insurance, recording fees, attorney fees, appraisal and lender fees; since August 2024 the seller no longer has to pay the buyer's agent, so the buyer may pay it unless the seller agrees to; FIRPTA does not apply when you buy but does when a foreigner later sells, with the buyer generally withholding 15% of the sale price.
Tax on rental income	By default a non-resident pays 30% of gross rent (or a lower treaty rate), withheld at source, or can elect to treat the rent as business income and pay graduated rates on net income by filing Form 1040-NR and giving Form W-8ECI to the withholding agent.

The steps to buy

1. Check the state rules 2. Sign up with a buyer's agent 3. Make an offer 4. Do the checks 5. Close and record the deed 6. Set up your tax filing

The best-scored homes today

€78,426 · Updated 3-bed house in Huntington, West Virginia · score 95 · realhunt.co/deal/huntington-78426

€82,875 · Move-in ready 2-bed house in Chapmanville, West Virginia · score 95 · realhunt.co/deal/chapmanville-82875

€65,428 · Updated 3-bed townhouse in McKees Rocks, Pennsylvania · score 93 · realhunt.co/deal/mckees-rocks-65428

Sources of the rules and costs

7 sources, listed with their links on https://realhunt.co/costs/united-states

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