Buying a cheap home in Uruguay: key facts

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

On 21 November 2026, RealHunt lists 4 homes for sale in Uruguay, each one checked by a person. In Uruguay, the median asking price of those 4 homes is €180,300 (€1,649 per m2, from the 4 homes with a known size); the cheapest costs €150,300 and the most expensive €186,300. Taxes and fees add about 5–8% to the price of a home in Uruguay (figures as of 2026). With 4 homes this is a small sample, so the median for Uruguay is a rough guide.

Key facts

Homes on RealHunt	4 (small sample)
Median asking price	€180,300
Median price per m2	€1,649 (4 homes with a known size)
Median size	113 m2
Cheapest and most expensive	€150,300 · €186,300
Median RealHunt score (70 to 98)	85
Taxes and fees to buy	5–8% of the price (as of 2026)
Can foreigners buy?	Yes. There are no limits on the types of property foreign buyers can purchase in Uruguay, and they have the same property rights as citizens.
Date of these figures	21 November 2026
What the buying costs are made of	Transfer tax (ITP) of 2% for the buyer and 2% for the seller, on the cadastral value (valor real) set by the Dirección Nacional de Catastro; notary fees of about 3%; and an agent's fee of about 3%.

The best-scored homes today

€150,300 · Brick chalet with three bedrooms one block from the beach in La Aguada, La Paloma · score 85 · realhunt.co/deal/uy-la-aguada-brick-chalet-one-block-from-beach-165k

€180,300 · Timber-ceiling house with fireplace and barbecue under 100 m from the sea, Playa Grande · score 85 · realhunt.co/deal/uy-piriapolis-playa-grande-house-near-sea-198k

€150,300 · Recently built three-bed house three blocks from the beach in La Paloma, Rocha · score 82 · realhunt.co/deal/uy-la-paloma-new-house-three-blocks-from-beach-165k

Sources of the rules and costs

https://www.gub.uy/direccion-general-impositiva/comunicacion/publicaciones/impuesto-trasmisiones-patrimoniales-itp
https://www.globalpropertyguide.com/Latin-America/Uruguay/Buying-Guide

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