

Housing Profile: Barnstable County

Key Demographic and Economic Information

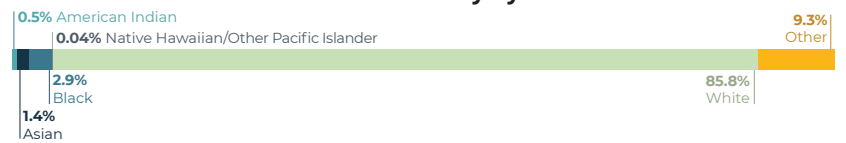
POPULATION	HOUSEHOLDS	HOUSEHOLD SIZE	HOUSING UNITS	MEDIAN HOME SALES PRICE (2022)	MEDIAN HOUSEHOLD INCOME (2021)
228,996	98,163	2.3	164,885	\$638,500	\$82,619

Barnstable County has a year-round population of nearly 229,000 according to the most recent Decennial Census. The median household income is about \$82,600, lower than the Massachusetts median household income of approximately \$89,000. The County is also older than the state and a significant portion of the housing stock, 36%, is used for seasonal use or as second homes. The 15 towns that comprise Barnstable County are all unique but face many similar challenges when it comes to housing affordability and availability.

Barnstable County by Age



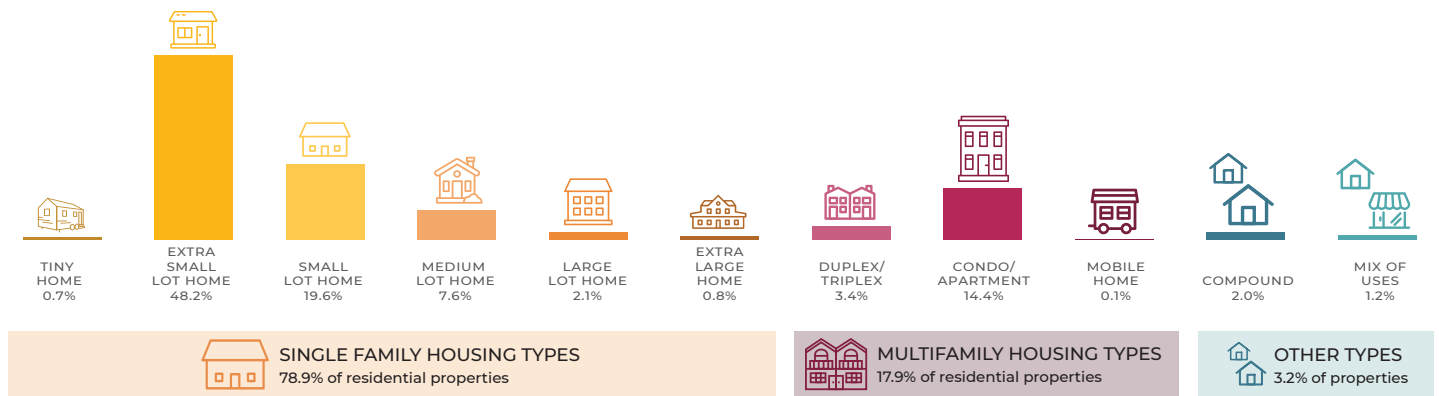
Barnstable County by Race



(2020 Decennial Census; American Community Survey (ACS) 2021 5-year Estimates; Cape Cod and Islands Association of Realtors; Massachusetts Department of Revenue)

Current Housing Stock

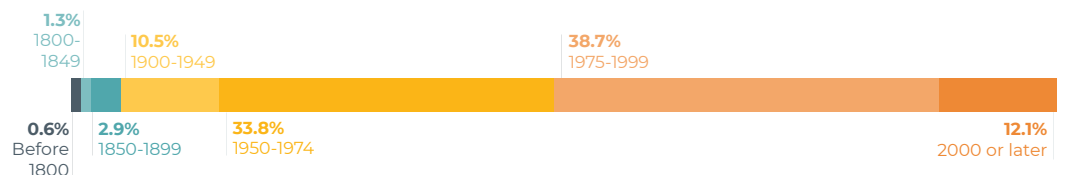
The Cape Cod Commission conducted a housing typology study using local assessors' data and state class property codes. The graph below shows the distribution of various types of residences using this data, which differs slightly from American Community Survey counts. County-wide, nearly 80% of residential properties are single family homes; almost 18% are multifamily properties. The remaining 3.2% are other types of properties. Other properties may be a single home or may be multifamily homes such as compounds, which may include multiple houses on one parcel occupied by different households or a single family home with a guest house. Mix of uses are properties that have at least one residence on them but also have some sort of other use such as agricultural or commercial. For more information on the housing typology and categories visit: cccom.link/ht



Housing Stock by Year Built

Almost 90% of the region's housing stock is more than 20 years old. The vast majority of housing units in the region were built between 1950 and 1999.

(Assessors' data and CCC housing typology analysis)



Owners and Renters

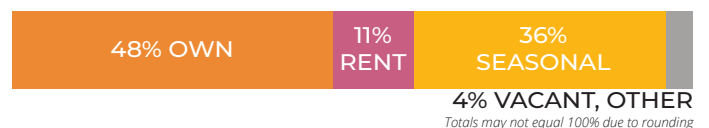
There are about 98,000 year-round occupied housing units in the region; of these, 81% are owner-occupied and 19% are renter-occupied.

(ACS 2021 5-year Estimates)



Seasonality

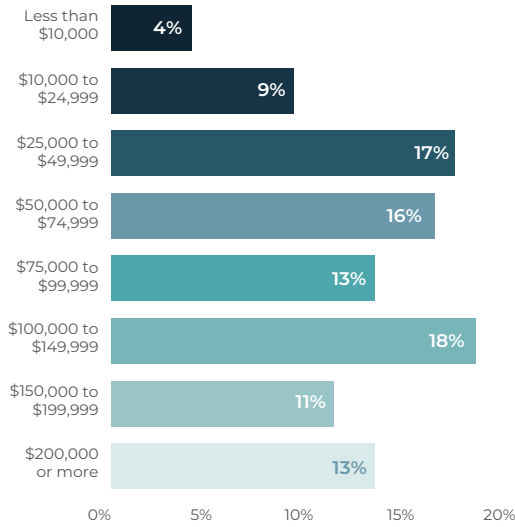
Approximately 36% of all housing units in the region are used for seasonal, recreational, or occasional use. (ACS 2021 5-year Estimates)



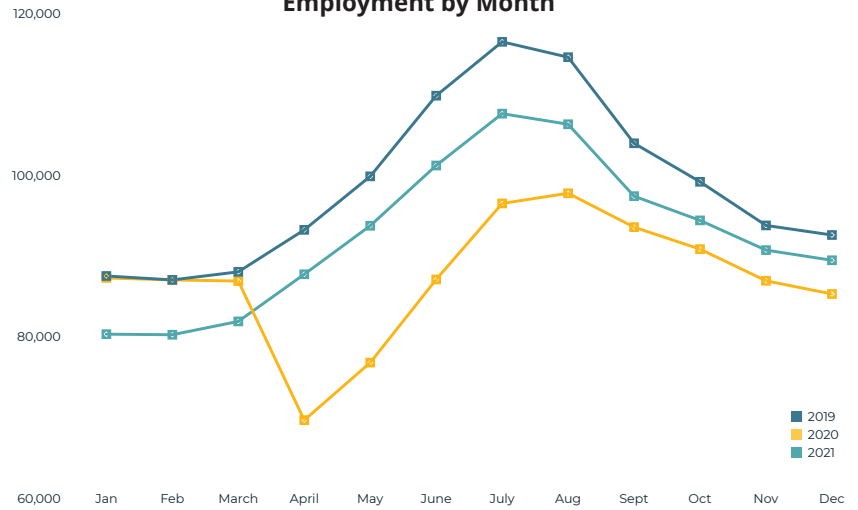
Wages, Employment, and Housing Affordability

Households per Income Bracket

(ACS 2021 5-year Estimates)



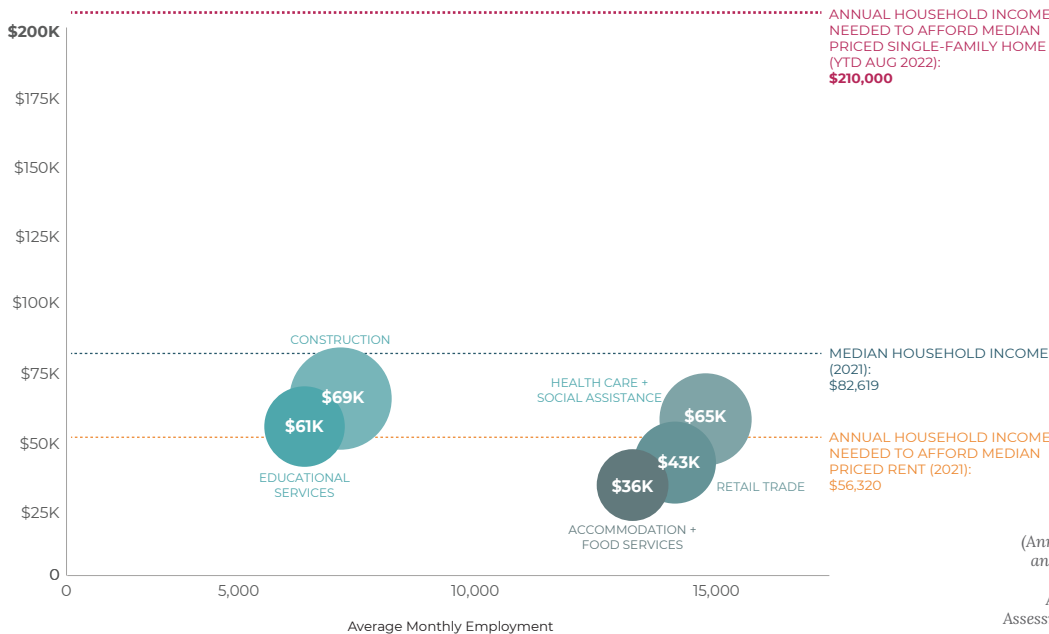
Employment by Month



Employment in the region is highly seasonal, given the draw as a tourism and second-homeowner destination. In 2019 employment peaked in July at 34% more than the low in February. Due to the pandemic, 2020 patterns were significantly different, but in 2021 started to return to pre-pandemic levels and trends.

(MA Labor Market Information, ES-202 data)

Housing Affordability



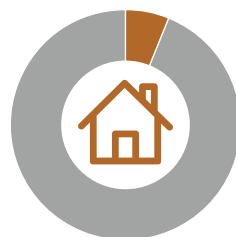
In 2021 the median price for a home for sale in the region was \$570,000. In 2022, prices increased to a median home sales price of \$638,500, a 12% increase. Average wages in the county's largest industries by employment fall well below what is needed to affordably purchase a home at median sales prices (affordably purchase means a household spends 30% or less on housing costs). While the median gross rent, according to the American Community Survey, is more affordable, availability of year-round rental housing is very limited.

(Annual income refers to a household's earnings, while annual wage refers to an individual's earnings. Data: Cape Cod and Islands Association of Realtors; 2021 ACS 5-Yr Estimates; 2022 Cape Cod Housing Needs Assessment; MA Labor Market Information, ES-202 data)

Affordable Housing Units

The Massachusetts Subsidized Housing Inventory is used to measure a community's stock of low- or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law, which encourages communities to have 10% of their housing stock be affordable for low- to moderate-income households. While housing developed under Chapter 40B is eligible for inclusion on the inventory, other types of housing also qualify to count toward a community's affordable housing stock.

SUBSIDIZED HOUSING INVENTORY (SHI) UNITS

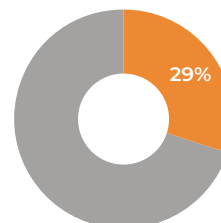


6.2% of the region's housing units are listed on the SHI

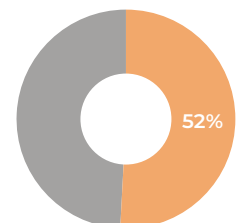
(Numbers are from DHCD as of February 14, 2023 and subject to change. These numbers do not yet reflect 2020 Census data as the necessary data are not yet available.)

Housing Cost Burdened

A household is considered cost burdened when housing costs exceed more than 30% of monthly income. (ACS 2021 5-year Estimates)



... of owner households in Barnstable County spend 30% or more of income on housing costs

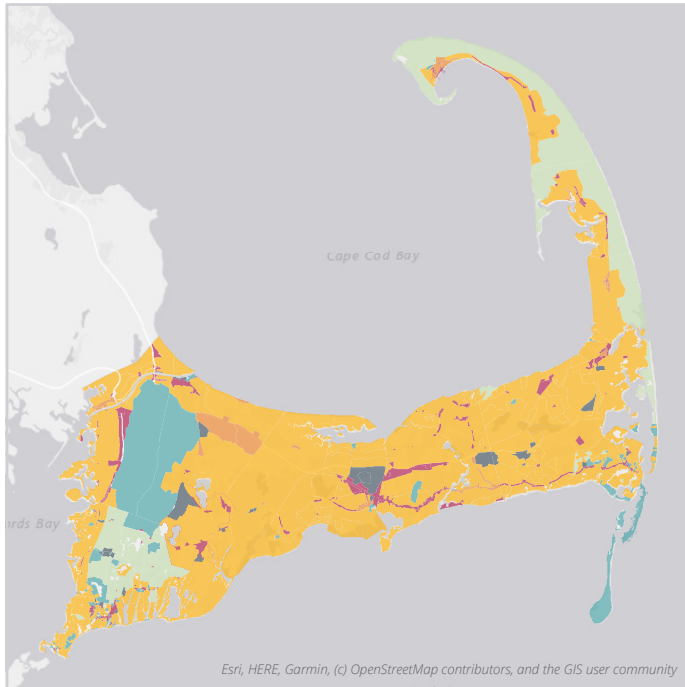


... of renter households in Barnstable County spend 30% or more of income on housing costs

Community Activity Centers

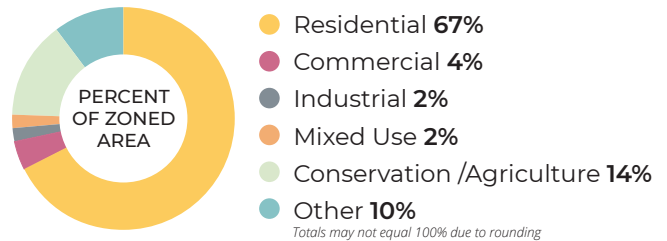
Community Activity Centers are one of eight Placetypes, areas with similar natural and built characteristics, identified in the 2018 Regional Policy Plan. Community Activity Centers are areas with a concentration of business activity, community activity, and a compact built environment that may be suitable for additional housing and a mix of uses. They are typically more walkable and densely developed than other Placetypes and often contain concentrations of historic buildings that contribute to the region's unique character. The vision for these areas is to accommodate a mixed-use and multifamily development in a walkable, vibrant area, preserve historic buildings, and to provide diverse services, shopping, recreation, civic spaces, housing, and job opportunities, with adequate infrastructure and pedestrian amenities to support development. The Cape Cod Commission identified seventeen Community Activity Centers across the region.

CAPE COD PLACETYPES



Zoning Districts

The vast majority of land in the region is zoned for residential uses, as can be seen in the map and the graph below. Some of the primary uses for zones in the other category include those related to harbor and marina uses, municipal uses, and Joint Base Cape Cod. These zoning categories are broad and do not capture the many nuances of the specific zoning regulations for each district, nor do they include overlay districts, but help to provide a summary of the distribution of land available for certain types of uses throughout the region.



CAPE COD
COMMISSION

The Town Housing Profiles have been created as a data resource by the Cape Cod Commission. Explore more data related to housing, demographics, and the economy at datacapecod.org.

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