Housing Profile: Barnstable County

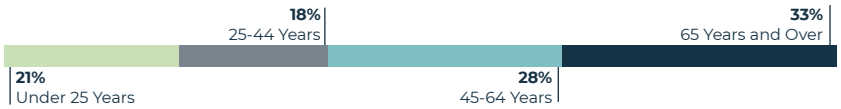
Key Demographic and Economic Information

POPULATION	HOUSEHOLDS	HOUSEHOLD SIZE	HOUSING UNITS	MEDIAN HOME SALES PRICE (2024)	MEDIAN HOUSEHOLD INCOME (2024)
231,668	**105,777**	**2.16**	**166,215**	**$715,000**	**$95,241**

Barnstable County has a year-round population of a little over 231,600 according to the most recent American Community Survey estimates. The median household income is slightly over $95,000, which is less than the Massachusetts median household income of approximately $104,828. A significant portion of the County's housing stock (33%) 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.

(American Community Survey (ACS) 2024 5-year Estimates; Cape Cod and Islands Association of Realtors; totals may not equal 100% due to rounding)

Barnstable County by Age

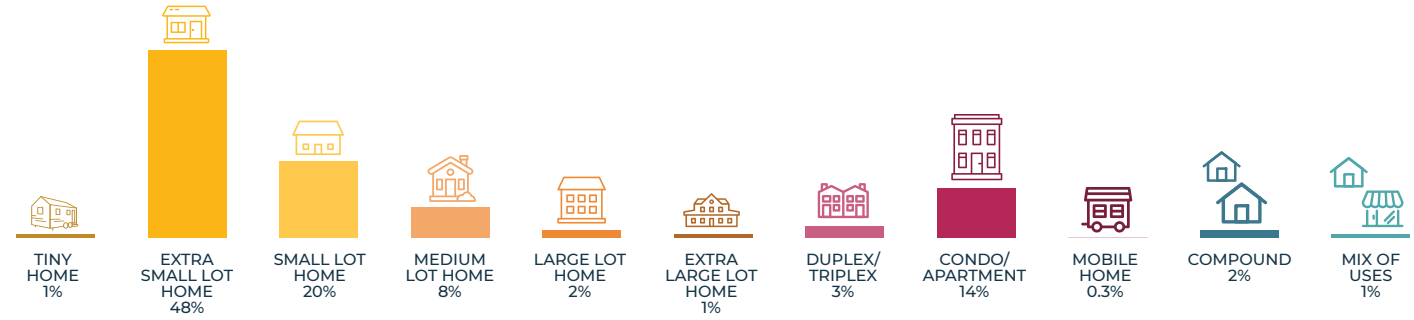


Barnstable County by Race



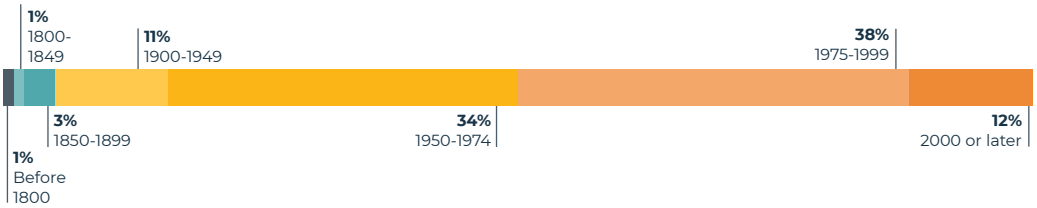
Current Housing Stock

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, about 79% of residential properties are single-family homes; about 17% are multifamily properties. The remaining 3% 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: www.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 an estimated 105,777 year-round occupied housing units in the region; of these, 81% are owner-occupied and 19% are renter-occupied. *(ACS 2024 5-year Estimates)*



Seasonality

About one-fifth of all housing units are used for seasonal, recreational, or occasional use. *(ACS 2024 5-year Estimates)*

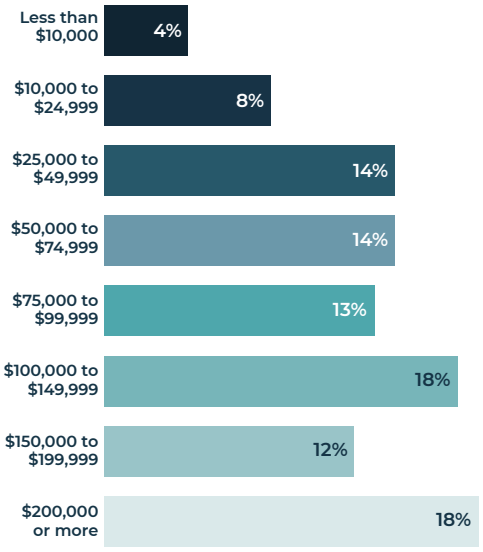


3% VACANT, OTHER

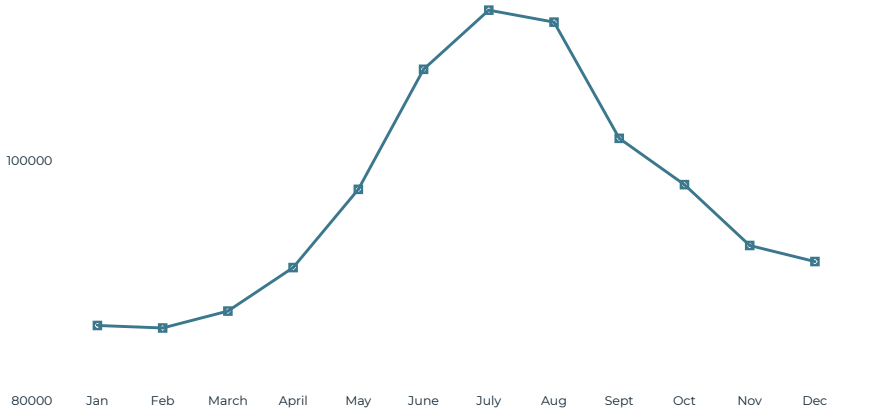
Wages, Employment, and Housing Affordability

Households per Income Bracket

(ACS 2024 5-year Estimates)



Employment by Month



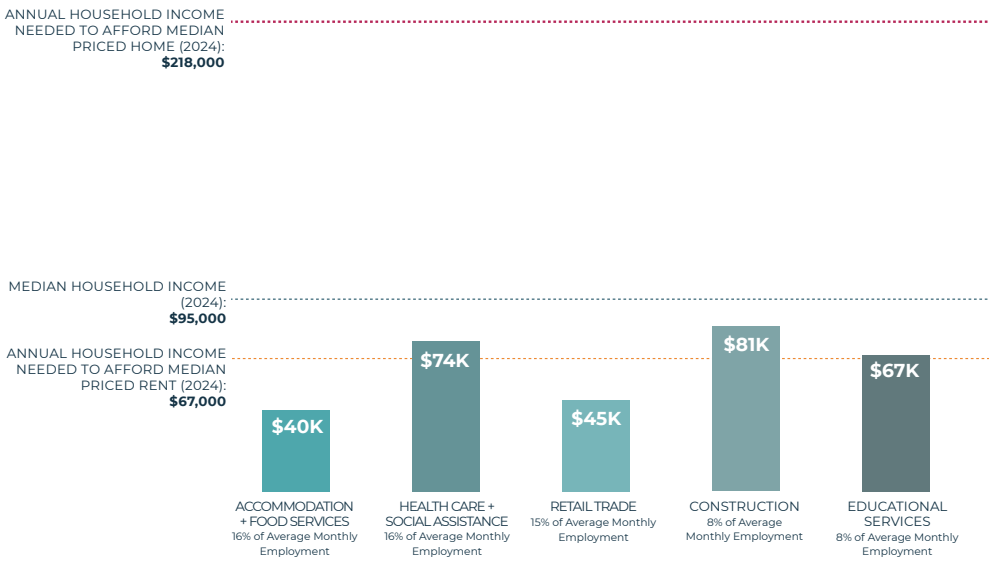
Employment in the region is highly seasonal, given the draw as a tourism and second-homeowner destination. In 2019 employment peaked in July at 34% more than the low in February. Due to the pandemic, 2020 patterns were significantly different, but in 2021 started to return to pre-pandemic levels and trends, which continued through 2022, 2023, and 2024. *(MA Department of Economic Research, ES-202 data)*

Housing Affordability

In 2024 the median price for a home was $715,000, a 7% increase from 2023. In 2025 it was up to $739,000 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 up to 30% of income 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 income from all sources, while annual wage refers to an individual's earnings from employment. Data: Cape Cod and Islands Association of Realtors; 2024 ACS 5-Yr Estimates; MA Department of Economic Research, ES-202 data)

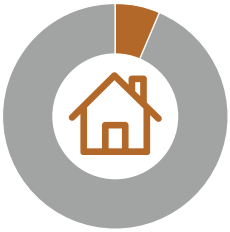
AVERAGE WAGES FOR THE TOP INDUSTRIES BY EMPLOYMENT COMPARED WITH MEDIAN HOUSEHOLD INCOME AND INCOME NEEDED TO AFFORDABLY BUY OR RENT A HOME



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

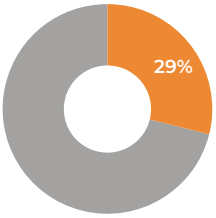


6.7% of the region's housing units are listed on the SHI

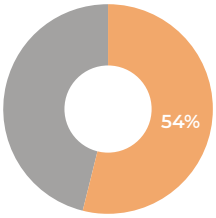
(Numbers are from EOHLC as of September 30, 2025 and subject to change)

Housing Cost Burdened

A household is considered cost burdened when housing costs exceed 30% of monthly income. *(ACS 2024 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

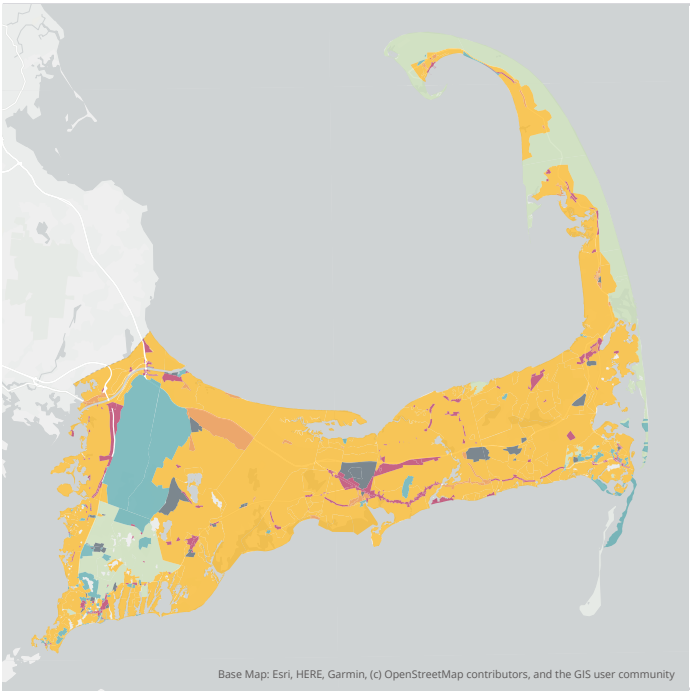
Community Activity Centers

There are eight Placetypes, which are areas with similar natural and built characteristics, identified in the Regional Policy Plan, and include Natural Areas, Rural Development Areas, Suburban Development Areas, Historic Areas, Maritime Areas, Community Activity Centers, Industrial Activity Centers, and Military and Transportation Areas. Community Activity Centers, one of the eight Placetypes, 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 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 sixteen Community Activity Centers across the region with the 2025 Regional Policy Plan update.

CAPE COD PLACETYPES

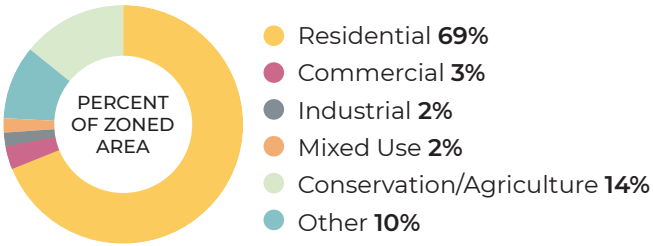






Zoning

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.

CAPECODCOMMISSION.ORG · DATACAPECOD.ORG