

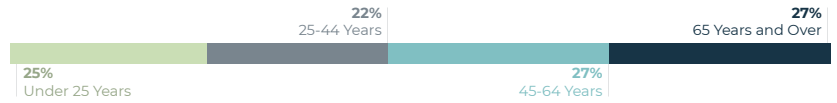
# Housing Profile: Barnstable

## Key Demographic and Economic Information

POPULATION	HOUSEHOLDS	HOUSEHOLD SIZE	HOUSING UNITS	MEDIAN HOME SALES PRICE (2024)	MEDIAN HOUSEHOLD INCOME (2024)	RESIDENTIAL PROPERTY TAX RATE
49,568	21,413	2.29	27,656	\$675,000	\$91,982	\$6.94 (FY25)

The Town of Barnstable is Cape Cod's largest town in both population and land area. Barnstable has a population of just over 49,500 year-round residents, according to the latest American Community Survey estimates. It is bordered by Cape Cod Bay on the north, Nantucket Sound on the south, Sandwich and Mashpee on the west, and Yarmouth on the east. The Town of Barnstable includes seven villages within its boundaries: Barnstable, Centerville, Cotuit, Hyannis, Marstons Mills, Osterville, and West Barnstable. Each village has unique and significant cultural and historical qualities. It also includes two Community Activity Centers in Hyannis and Osterville.

### Barnstable by Age



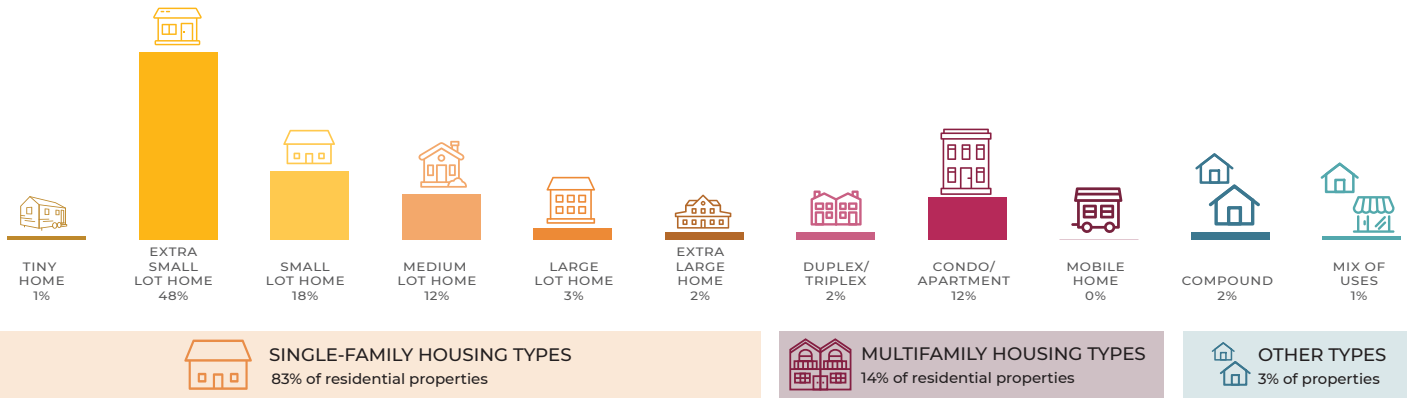
### Barnstable by Race



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

## 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. In Barnstable, about 83% of residential properties are single-family homes; about 14% 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](http://www.cccom.link/ht)



**SINGLE-FAMILY HOUSING TYPES**  
83% of residential properties

**MULTIFAMILY HOUSING TYPES**  
14% of residential properties

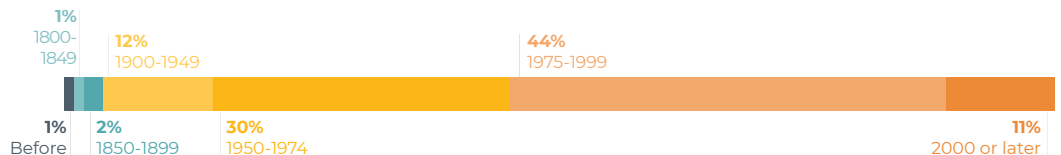
**OTHER TYPES**  
3% of properties

(Totals may not equal 100% due to rounding)

## Housing Stock by Year Built

Consistent with regional development patterns, about 75% of Barnstable's housing stock was built between 1950 and 1999. About 11% has been built since 2000.

(Assessors' data and CCC housing typology analysis)



(Totals may not equal 100% due to rounding)

## Owners and Renters

There are just over 21,400 year-round occupied housing units in Barnstable; of these, 76% are owner-occupied and 24% are renter-occupied. (ACS 2024 5-year Estimates)



## Seasonality

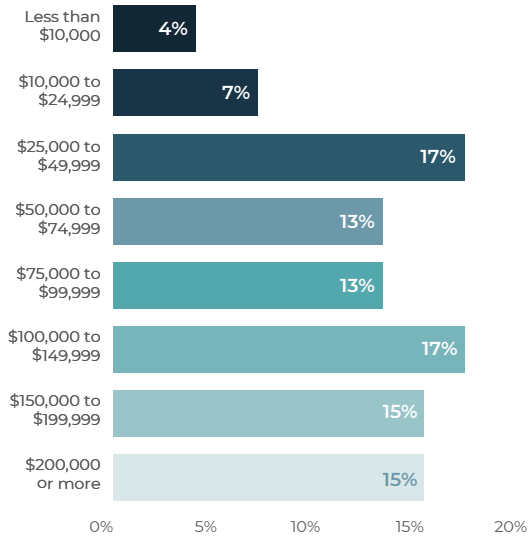
About one-fifth of all housing units are used for seasonal, recreational, or occasional use. (ACS 2024 5-year Estimates)



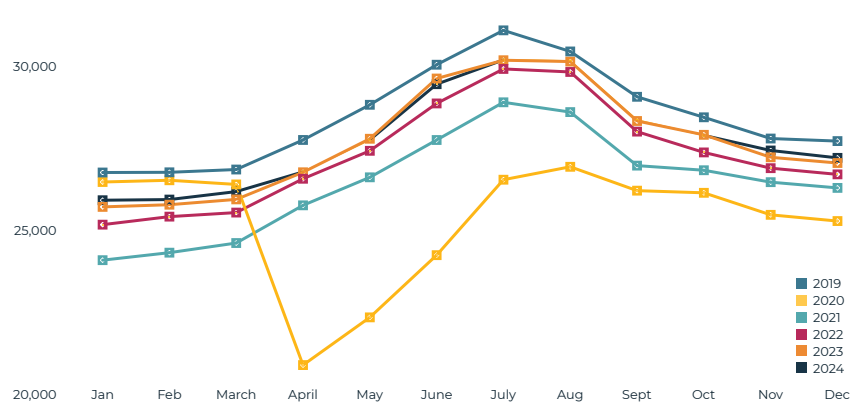
## Wages, Employment, and Housing Affordability

### Households per Income Bracket

(ACS 2024 5-year Estimates; Totals may not equal 100% due to rounding)

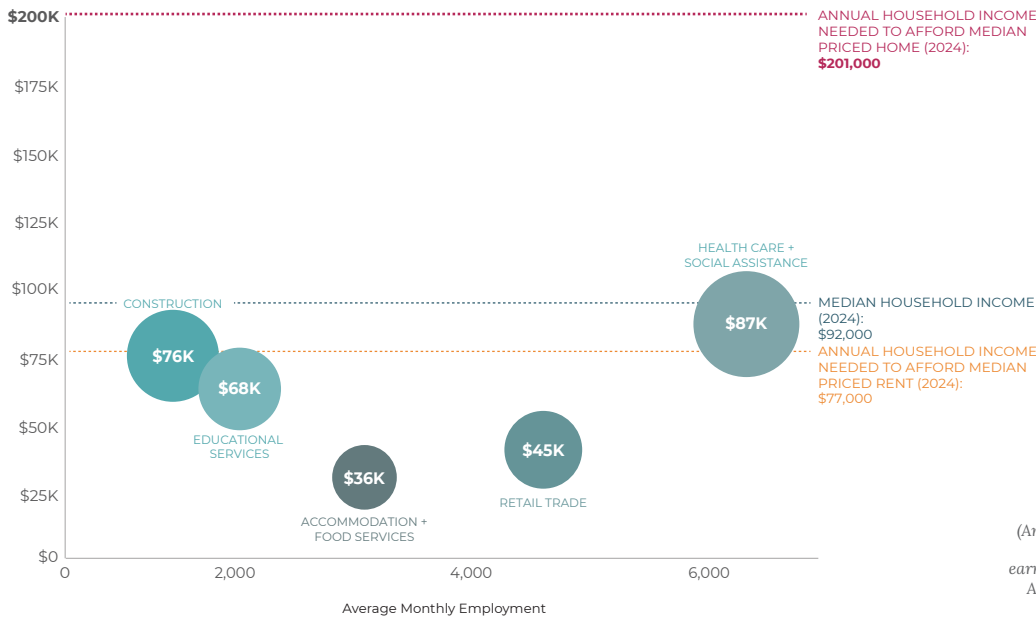


### Employment by Month



Barnstable is one of the less seasonal towns in the region. However, employment in the town still typically increases in the summer months. In 2019 employment peaked in July at 16% more than the low in January. 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



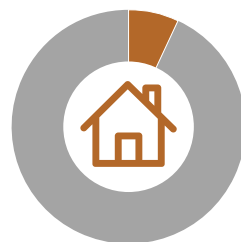
In 2024 the median home sales price was \$675,000, a 4% increase from 2023. In 2025 it was up to \$715,000. Average wages in the town's largest industries by employment fall well below what is needed to affordably purchase a home at median sales prices (affordably purchase means a household spends 30% 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 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)

### 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.

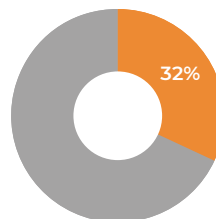
### SUBSIDIZED HOUSING INVENTORY UNITS



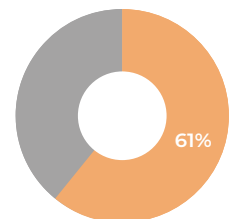
**7.2%** of housing units  
(Numbers are from EOHLC as of September 30, 2025 and subject to change)

### Housing Cost Burdened

A household is considered cost burdened when housing costs exceed 30% of monthly income. (ACS 2024 5-year Estimates)



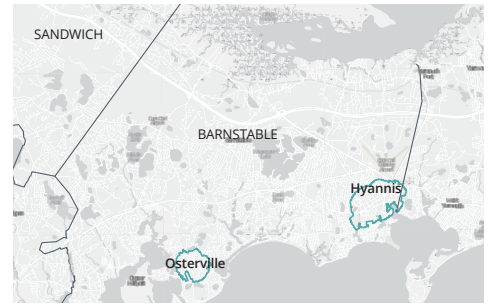
... of owner households in Barnstable spend 30% or more of income on housing costs



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

## Community Activity Centers

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 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. Barnstable has two identified Community Activity Centers in the villages of Hyannis and Osterville.



### Hyannis



COMMUNITY ACTIVITY CENTER AREA (ACRES)

**768**



ESTIMATED HOUSING UNITS

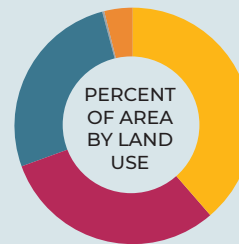
**1,480**



ESTIMATED HOUSING UNITS (PER ACRE)

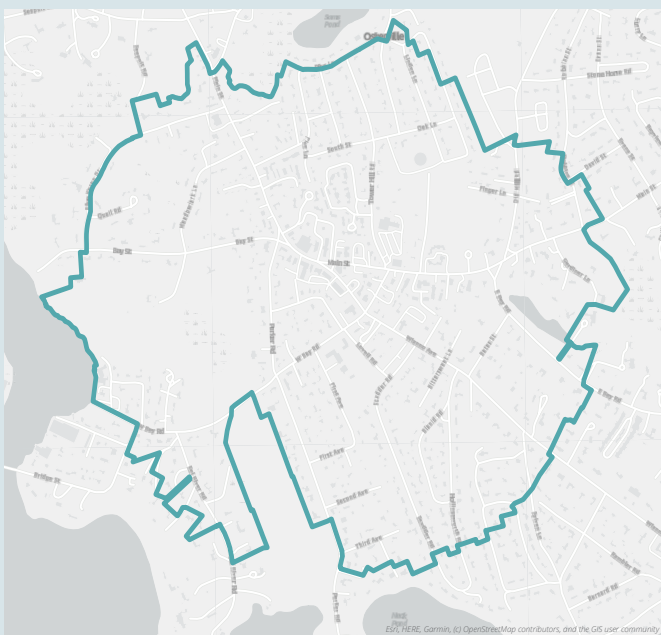
**1.9**

The Hyannis Community Activity Center is one of the larger ones in the region. It encompasses downtown Hyannis, including Main Street, and a small portion of it is in Yarmouth. It has a somewhat more even distribution of land uses, with a much higher proportion of commercial land use compared to the Osterville Community Activity Center.



- Residential **39%**
  - Commercial **31%**
  - Tax Exempt **26%**
  - Industrial **0.2%**
  - Multiple Uses **4%**
- Totals may not equal 100% due to rounding

### Osterville



COMMUNITY ACTIVITY CENTER AREA (ACRES)

**365**



ESTIMATED HOUSING UNITS

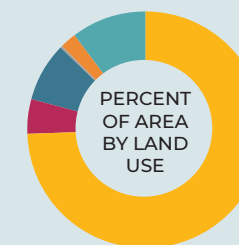
**612**



ESTIMATED HOUSING UNITS (PER ACRE)

**1.7**

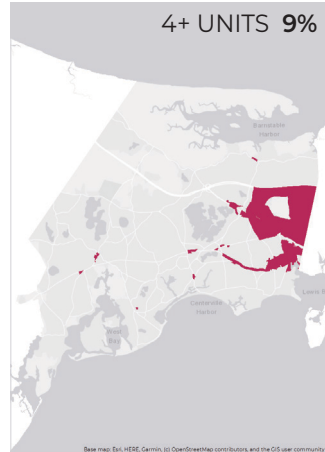
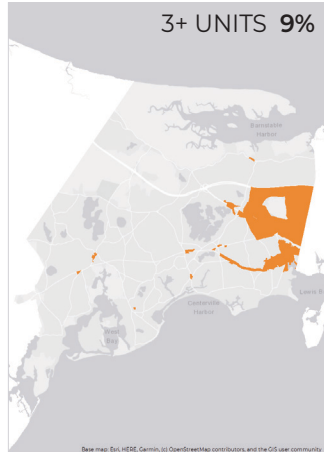
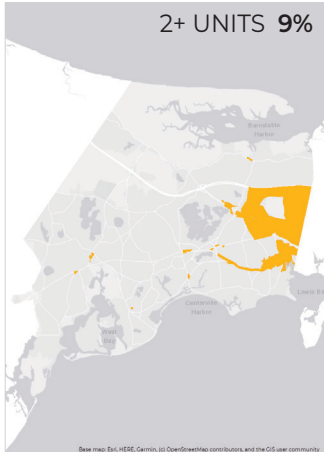

The Osterville Community Activity Center is focused around Osterville village and the commercial uses there. It is surrounded primarily by residential land, which comprises the vast majority of the Community Activity Center area in terms of land use.




- Residential **75%**
  - Commercial **5%**
  - Tax Exempt **8%**
  - Industrial **0.2%**
  - Multiple Uses **2%**
  - Other **10%**
- Totals may not equal 100% due to rounding

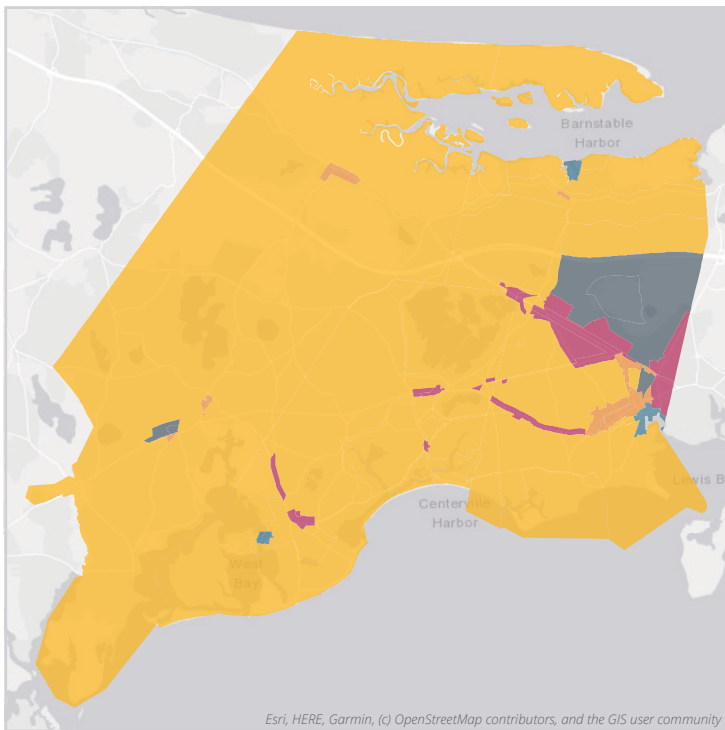
## Zoning

The amount of land zoned to allow multifamily housing developments varies by town, but generally follows a similar pattern as the region: most Cape towns prohibit or require special permit authorization for multifamily housing development and limit it to a small portion of town, while allowing for detached, single-family homes by-right throughout the community. The following maps are the result of a town-by-town analysis of land zoned to allow multifamily housing developments by-right (not including accessory dwelling units). In Barnstable the same areas allow two, three, and four or more units.

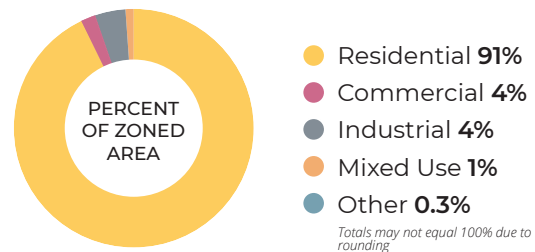
**Inclusionary Zoning Policy**  
 Inclusionary zoning requires developers to designate a percentage of the units in certain projects as available to lower and moderate income households.  
 Note: Barnstable's inclusionary affordable housing requirements are within the Town's general ordinances, not within the zoning ordinance.

 **ADOPTED**



### Zoning Districts

The vast majority of the town is zoned for residential uses (primarily single-family residential), as can be seen in the map and the graph below. Some of the primary uses for zones in the "other" category in Barnstable include those related to harbor and marina uses. 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 town.



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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](http://datacapecod.org).

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