

Housing Profile: Bourne

Key Demographic and Economic Information

POPULATION	HOUSEHOLDS	HOUSEHOLD SIZE	HOUSING UNITS	MEDIAN HOME SALES PRICE (2024)	MEDIAN HOUSEHOLD INCOME (2024)	RESIDENTIAL PROPERTY TAX RATE
20,323	8,902	2.22	11,747	\$635,000	\$91,058	\$7.81 (FY25)

The Town of Bourne has an estimated year-round population of over 20,300 residents. It is bordered by Plymouth on the north, Falmouth on the south, Wareham on the west, and Sandwich on the east. About 17% of homes in the town are seasonal, which is lower than the region as a whole (33%). It has coastline along Buttermilk Bay and Buzzards Bay to the west and Cape Cod Bay to the north. The Town of Bourne includes one Community Activity Center within its boundaries in the downtown Buzzards Bay area. Joint Base Cape Cod and the presence of the Cape Cod Canal are two unique features of Bourne.

Bourne by Age



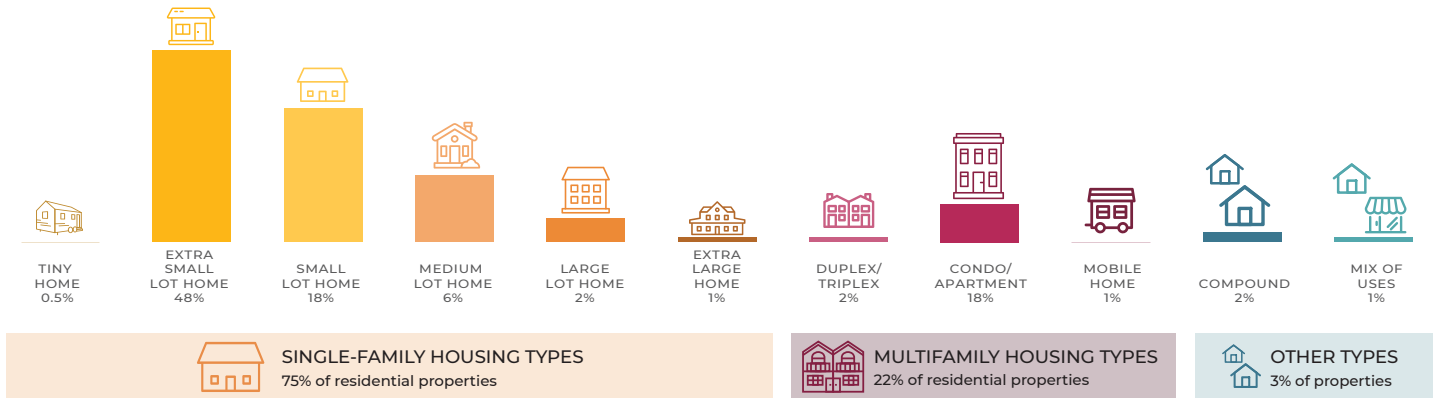
Bourne by Race



(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 Bourne, about 75% of residential properties are single-family homes; about 22% are multifamily properties. About 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.ccom.link/ht

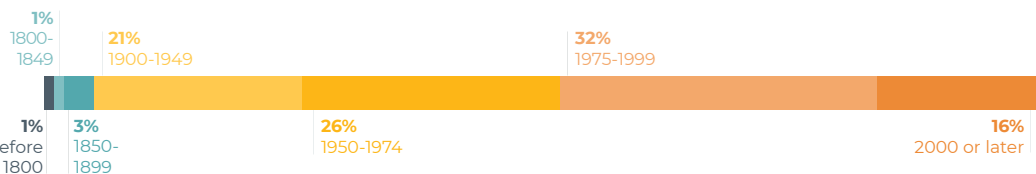


(Totals may not equal 100% due to rounding)

Housing Stock by Year Built

Like the region, the majority of housing units in the town were built between 1950 and 1999. Bourne has a relatively high share of homes built between 1900 and 1949.

(Assessors' data and CCC housing typology analysis)



Owners and Renters

There are just over 8,900 year-round occupied housing units in Bourne; of these, 75% are owner-occupied and 25% are renter-occupied.

(ACS 2024 5-year Estimates)



Seasonality

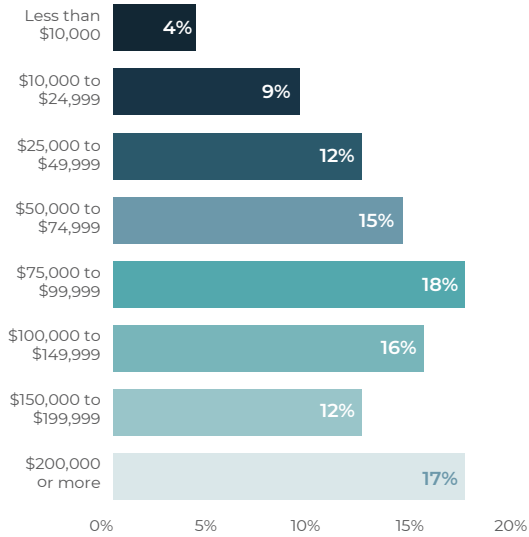
Less than one-fifth of all housing units in Bourne are used for seasonal, recreational, or occasional use, which is less than most towns in the region. (ACS 2024 5-year Estimates)



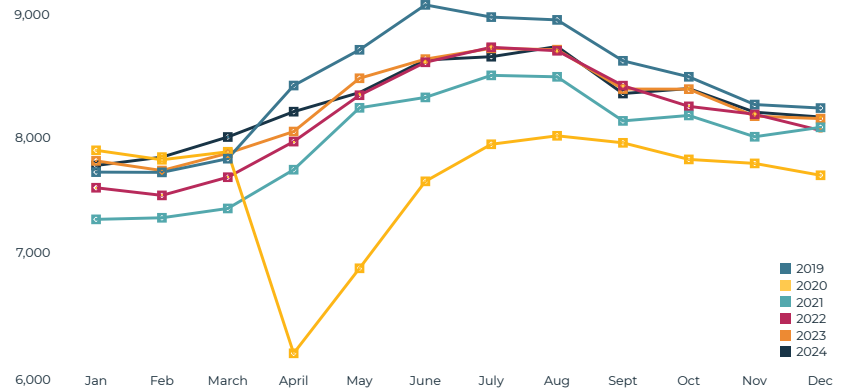
Wages, Employment, and Housing Affordability

Households per Income Bracket

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

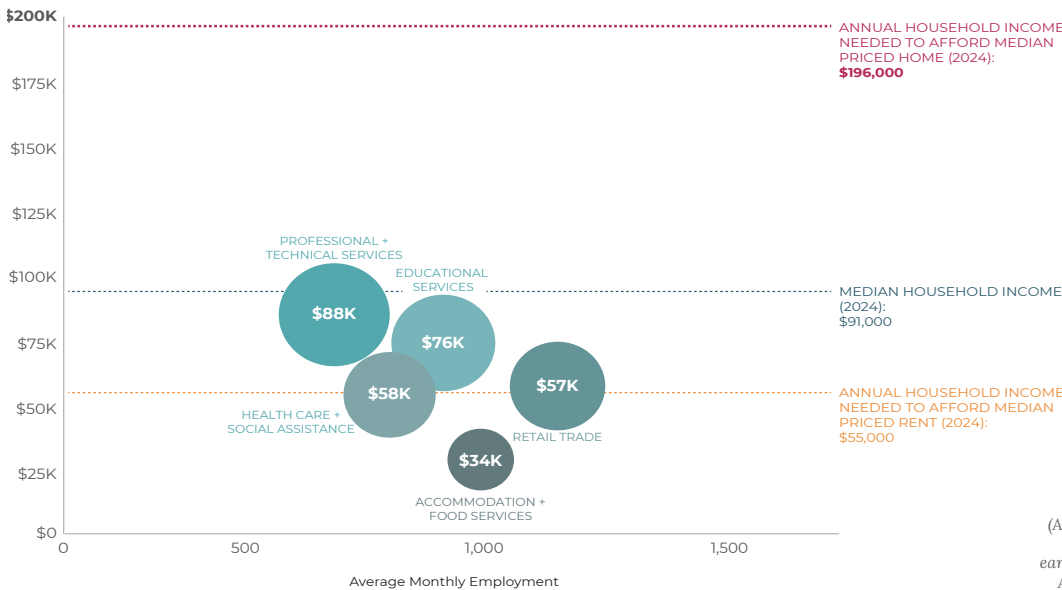


Employment by Month



Like much of the region, employment in Bourne is seasonal. In 2019 employment peaked in June at 18% 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 into 2024. (MA Department of Economic Research, ES-202 data)

Housing Affordability



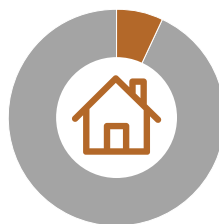
In 2024 the median price for a home was \$635,000, a 2% decrease from 2023. In 2025 it continued to decline to \$610,000. Average wages in the town's largest industries by employment fall well below what is needed to affordably purchase a home at median sales prices (affordably purchase means a household spends 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)

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

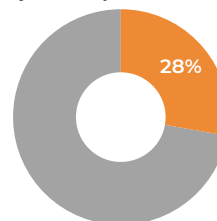


7.1% of housing units

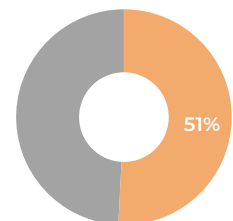
(Numbers are from EOHLIC as of September 30, 2025 and subject to change)

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 Bourne spend 30% or more of income on housing costs

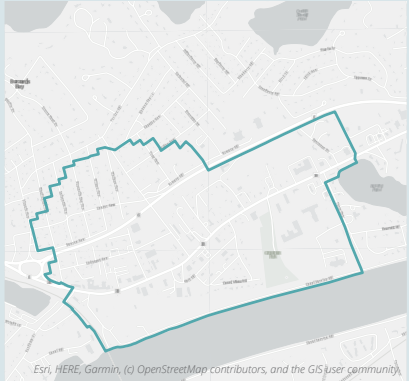


... of renter households in Bourne spend 30% or more of income on housing costs


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 at a scale that fits in with the community's character. The vision for these areas is to accommodate these uses 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. Bourne has one identified Community Activity Center in the downtown Buzzards Bay area.

Buzzards Bay




Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community




COMMUNITY ACTIVITY CENTER AREA (ACRES)

174



ESTIMATED HOUSING UNITS

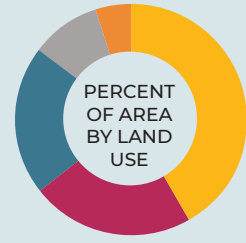
234



ESTIMATED HOUSING UNITS (PER ACRE)

1.3

The Buzzards Bay Community Activity Center is focused around Route 6, south of Buttermilk Bay and north of the Canal, and the commercial uses there. It is surrounded primarily by compactly developed residential land, which comprises close to half of the Community Activity Center area in terms of land use.

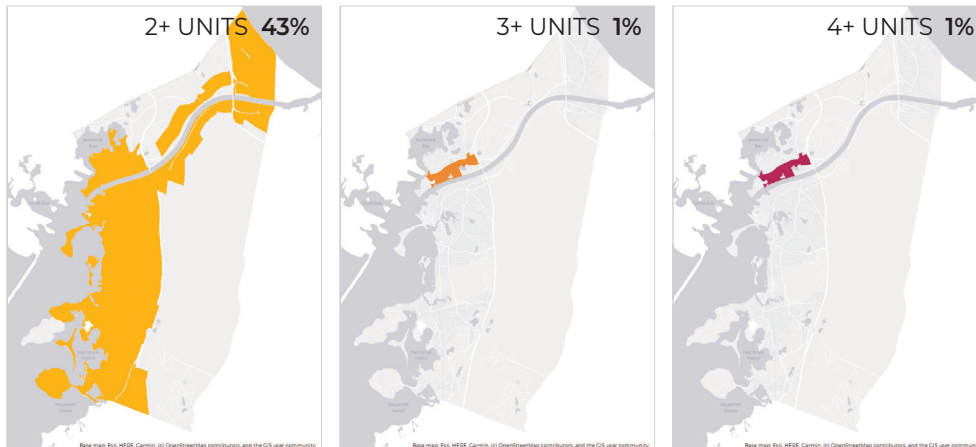



PERCENT OF AREA BY LAND USE

- Residential **42%**
- Commercial **22%**
- Tax Exempt **21%**
- Multiple Uses **5%**
- Industrial **10%**

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 Bourne, two units are allowed by-right in much of the town while three or four or more units are allowed by-right in the Buzzards Bay area.

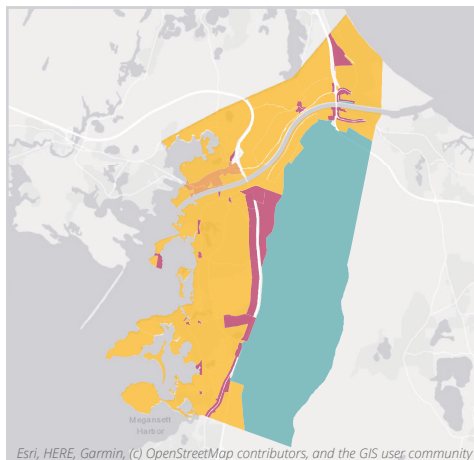




Inclusionary Zoning Policy

Inclusionary zoning requires developers to designate a percentage of the units in certain projects as available to lower and moderate income households.

✔ ADOPTED



Zoning Districts

As with most Cape towns, the majority of the town is zoned for residential uses, as can be seen in the map and the graph. Unique to Bourne and Sandwich is that there is a significant portion of land zoned for other uses due to the presence of 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 town.

