

Housing Profile: Sandwich

Key Demographic and Economic Information

POPULATION	HOUSEHOLDS	HOUSEHOLD SIZE	HOUSING UNITS	MEDIAN HOME SALES PRICE (2024)	MEDIAN HOUSEHOLD INCOME (2024)	RESIDENTIAL PROPERTY TAX RATE
20,522	8,438	2.41	10,052	\$732,000	\$122,486	\$10.57 (FY25)

The Town of Sandwich has an estimated population of just over 20,500 year-round residents. It is the town with the highest median income and the lowest percentage of seasonal homes in the region (only 13% of housing units are seasonal in town compared with 33% for the region). It is also one of the youngest towns in the region, with a median age of 51.8 years, lower than the region's median age of 55.4 years. Joint Base Cape Cod lies partially within the town's borders. The town contains one Community Activity Center within its boundaries.

Sandwich by Age



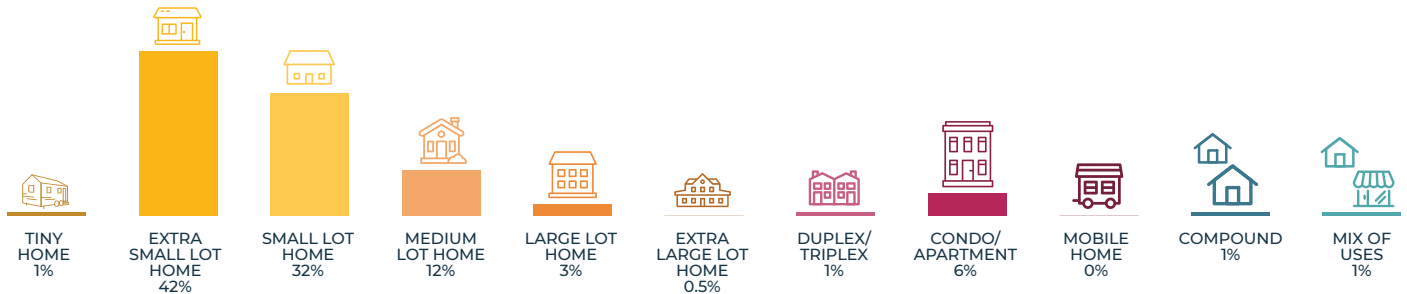
Sandwich by Race



(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 Sandwich, about 90% of residential properties are single family homes; about 7% are multifamily properties. Approximately 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: www.ccom.link/ht



SINGLE-FAMILY HOUSING TYPES
90% of residential properties

MULTIFAMILY HOUSING TYPES
7% of residential properties

OTHER TYPES
2% of properties

Housing Stock by Year Built

Like the region, the vast majority of housing units in the town were built between 1950 and 1999; over half between 1975 and 1999 alone. About 12% of Sandwich's housing stock has been built in the 21st century. (Assessors' data and CCC housing typology analysis)



Owners and Renters

There are roughly 8,438 year-round occupied housing units in Sandwich; of these, 89% are owner-occupied and 11% are renter-occupied. (ACS 2024 5-year Estimates)



Seasonality

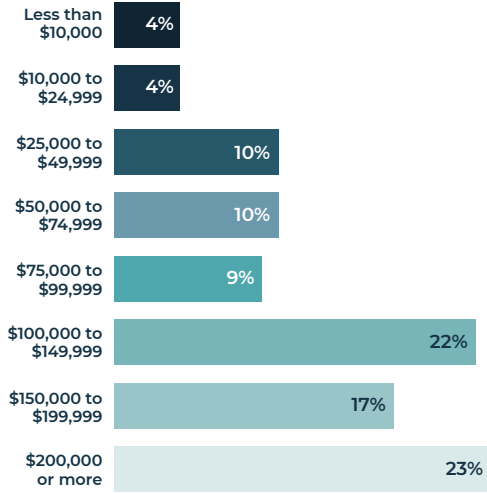
Sandwich is the least seasonal town in the region, with only an estimated 13% of housing units used seasonally. (ACS 2024 5-year Estimates)



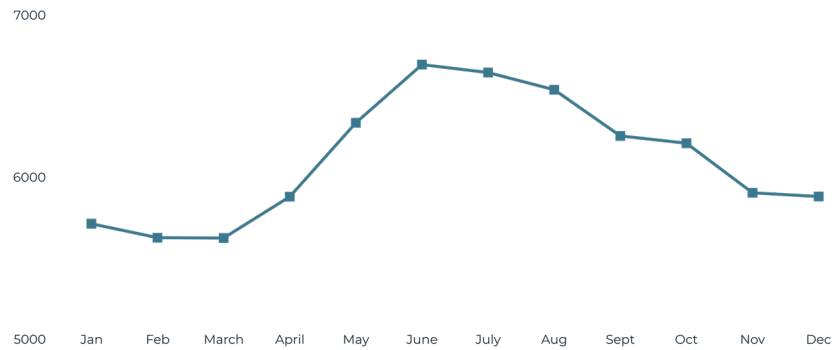
Wages, Employment, and Housing Affordability

Households per Income Bracket

(ACS 2024 5-year Estimates)



Employment by Month



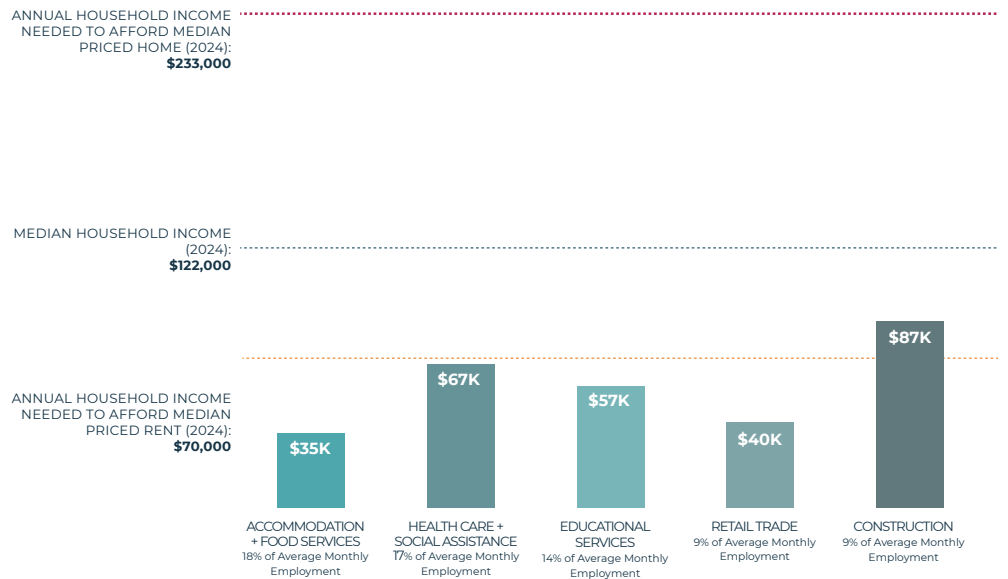
Even though Sandwich is one of the least seasonal communities in the region, its employment still fluctuates throughout the year. In 2019 employment peaked in July at 23% more than the low in February. Due to the pandemic, 2020 patterns were significantly different, but in 2021 started to return to pre-pandemic levels and trends which continued into 2022, 2023, and into 2024. (MA Labor Market Information, ES-202 data)

Housing Affordability

In 2024 the median price for a home was \$732,000, an 11% increase from 2023. In 2025 it decreased to \$707,500. 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)

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 UNITS

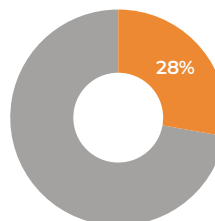


4.3% of housing units are on the SHI

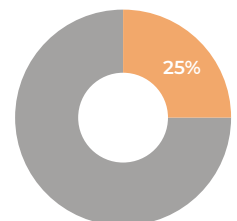
(Numbers are from EOHLIC as of September 30, 2025 and subject to change)

Housing Cost Burdened

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



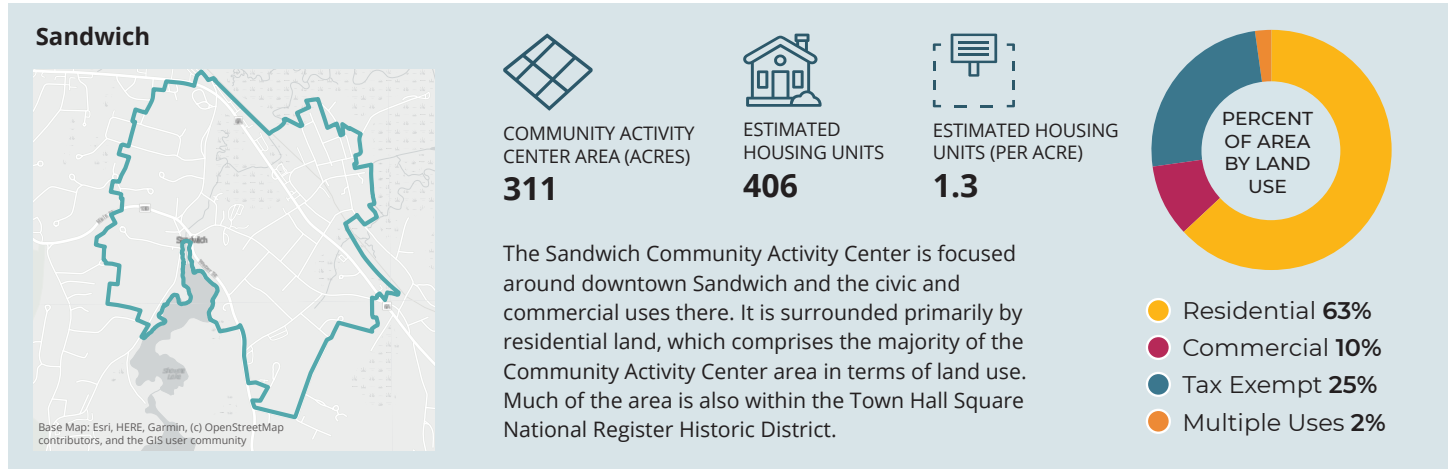
... of owner households in Sandwich spend 30% or more of income on housing costs



... of renter households in Sandwich 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. Sandwich has one identified Community Activity Center in downtown Sandwich.



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). Sandwich allows four or more units by-right in a small area of town.

