

# Housing Profile: Provincetown

## Key Demographic and Economic Information

POPULATION	HOUSEHOLDS	HOUSEHOLD SIZE	HOUSING UNITS	MEDIAN HOME SALES PRICE (2024)	MEDIAN HOUSEHOLD INCOME (2024)	RESIDENTIAL PROPERTY TAX RATE
3,703	2,067	1.77	4,691	\$1,100,000	\$136,904	\$5.60 (FY25)

The Town of Provincetown has an estimated year-round population of just over 3,700 residents. It is bordered by the Atlantic Ocean on the north, Cape Cod Bay on the south and west, and Truro on the east. About 50% of homes in the town are seasonal, which is much higher than the region as a whole (33%). The town contains one Community Activity Center within its boundaries. A significant portion of the town lies within Cape Cod National Seashore and development in the town is densely concentrated around the downtown area.

*(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)*

### Provincetown by Age

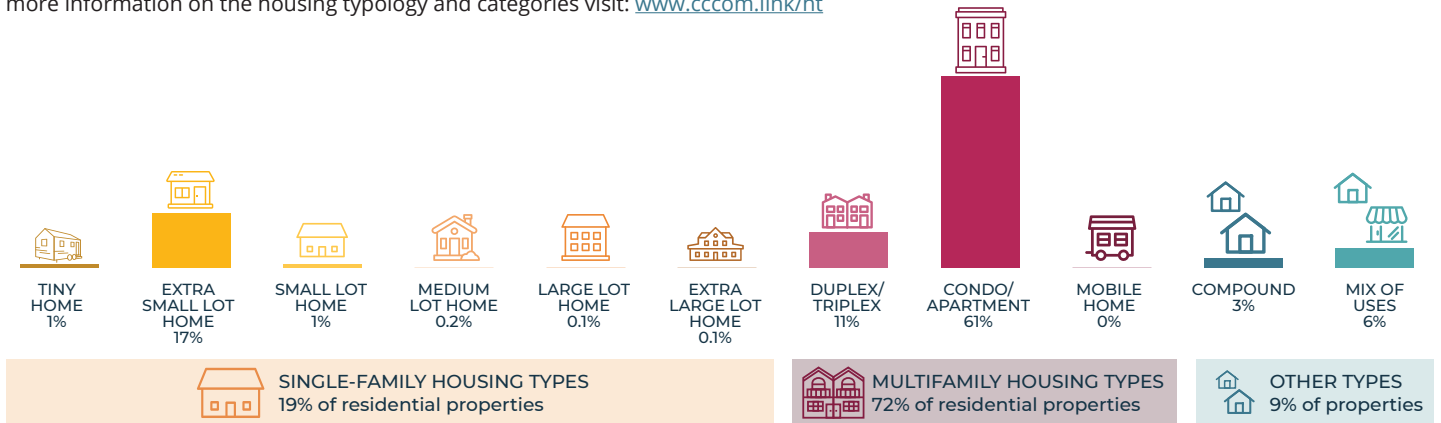


### Provincetown by Race



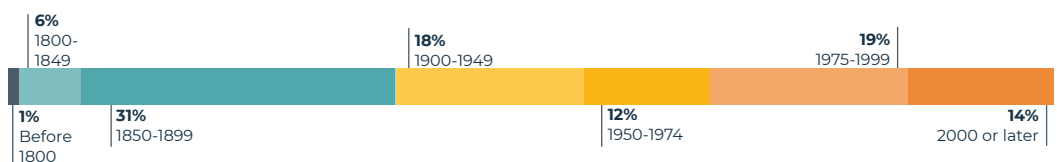
## Current Housing Stock

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. In Provincetown, about 19% of residential properties are single-family homes; 72%—the vast majority—are multifamily properties, which is unique for a Cape town. Just over 9% 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](http://www.ccom.link/ht)



## Housing Stock by Year Built

Unlike the region, the majority of housing units in the town were built before 1950. About 14% of Provincetown's housing stock has been built since 2000. *(Assessors' data and CCC housing typology analysis)*



## Owners and Renters

There are about 2,067 year-round occupied housing units in Provincetown; of these, 76% are owner-occupied and 24% are renter-occupied. *(ACS 2024 5-year Estimates)*



## Seasonality

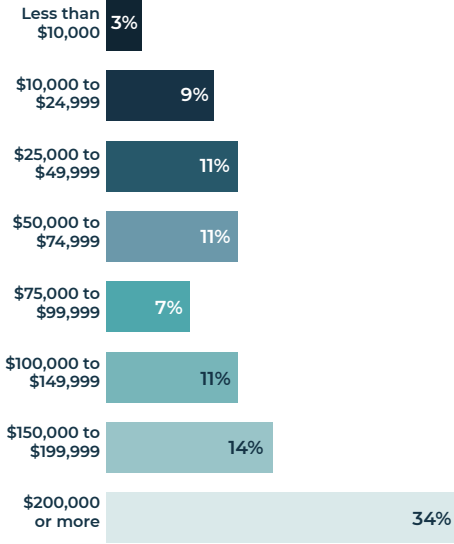
Half of all housing units in Provincetown are used for seasonal, recreational, or occasional use. *(ACS 2024 5-year Estimates)*



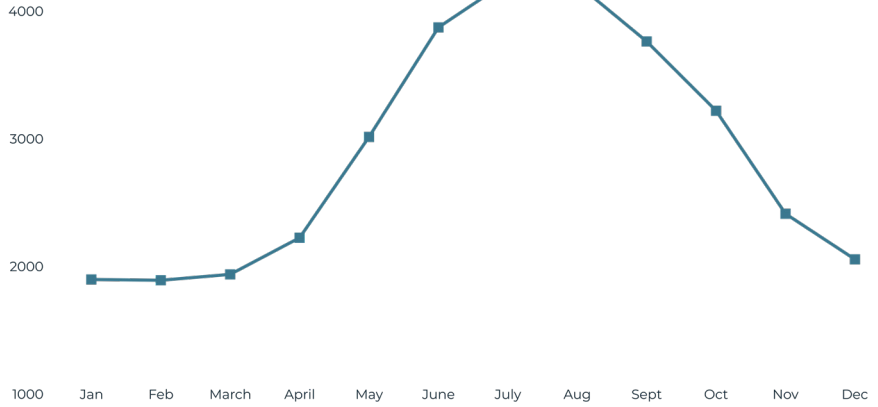
## Wages, Employment, and Housing Affordability

### Households per Income Bracket

(ACS 2024 5-year Estimates)



### Employment by Month



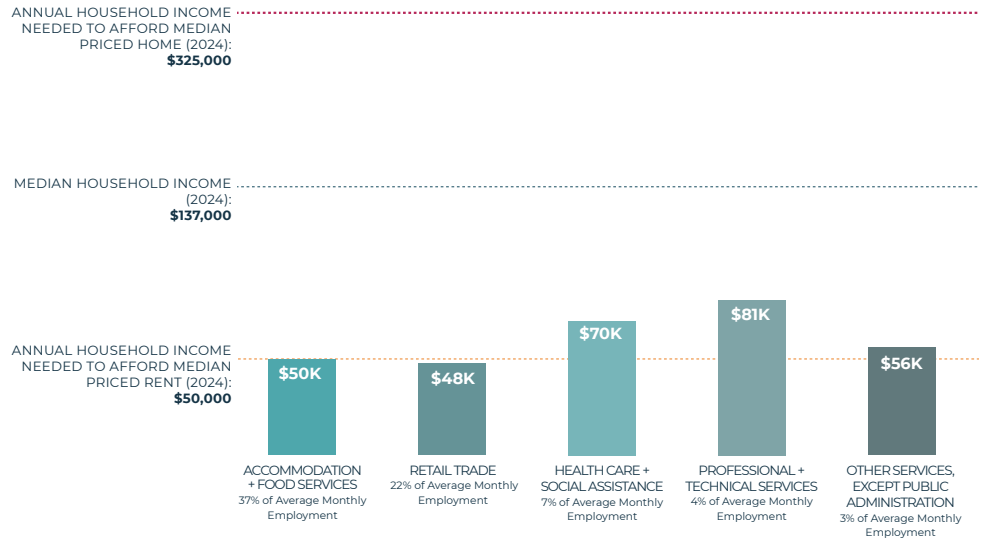
Employment in Provincetown is highly seasonal, more than the region as a whole. In 2019 employment peaked in August at over 160% more than the low in January. Due to the pandemic, 2020 patterns were significantly different, but in 2021 started to return to pre-pandemic levels and trends, which continued through 2022, 2023, and into 2024. (MA Labor Market Information, ES-202 data)

### Housing Affordability

In 2024 the median price for a home was \$1,100,000, a 13% increase from 2023. In 2025 it increased to \$1,152,500. 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.

(\*Condos make up the majority of Provincetown's home sales. 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)

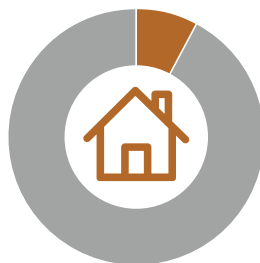
AVERAGE WAGES FOR THE TOP INDUSTRIES BY EMPLOYMENT COMPARED WITH MEDIAN HOUSEHOLD INCOME AND INCOME NEEDED TO AFFORDABLY BUY OR RENT A HOME



### 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.

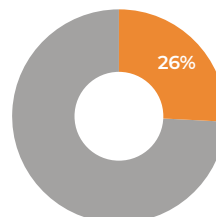
#### SUBSIDIZED HOUSING INVENTORY UNITS



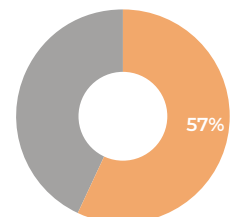
**8%** of housing units are on the SHI  
(Numbers are from EOHLC as of September 30, 2025 and subject to change)

### 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 Provincetown spend 30% or more of income on housing costs

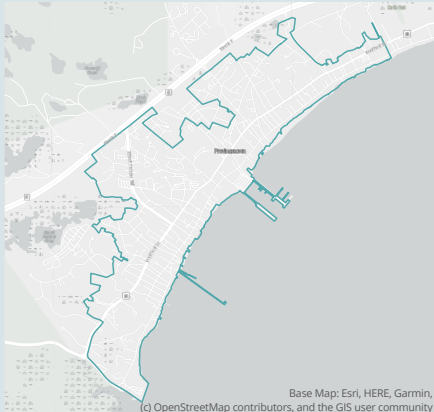


... of **renter** households in Provincetown spend 30% or more of income on housing costs


## 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. Provincetown has one identified Community Activity Center.


### Provincetown




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



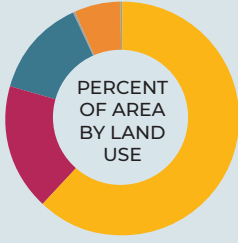
COMMUNITY ACTIVITY CENTER AREA (ACRES)  
**418**



ESTIMATED HOUSING UNITS  
**3,063**



ESTIMATED HOUSING UNITS (PER ACRE)  
**7.3**



PERCENT OF AREA BY LAND USE

- Residential **62%**
- Commercial **17%**
- Tax Exempt **14%**
- Multiple Uses **6%**
- Industrial **0.2%**

Totals may not equal 100% due to rounding

The Provincetown Community Activity Center is focused around Commercial Street and Route 6A and the commercial uses there. It is densely populated throughout most of the land area, as evidenced by the high proportion of residential land use. Much of the land beyond the Community Activity Center is Cape Cod National Seashore.

## 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 map is the result of a town-by-town analysis of land zoned to allow multifamily housing developments by-right (not including accessory dwelling units). Provincetown does allow multifamily development by-right, however because its inclusionary zoning policy applies to two or more units, triggering a special permit process, it effectively is not allowed by-right (which is what the map shows).



### Multifamily Housing By-Right

Multifamily zoning by-right makes the ability to develop multifamily units in certain districts of a town easier, supporting an expanded and diversified housing stock. *Though technically multifamily housing is allowed by-right in Provincetown, the inclusionary zoning policy applies to two or more units, requiring a special permit.*

✔ **ADOPTED**



### 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. Provincetown has adopted this policy.

✔ **ADOPTED**

**2+ UNITS 0%**



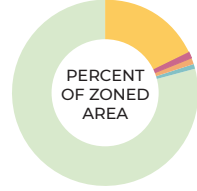
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### Zoning Districts

Unlike most Cape towns, the vast majority of the town is zoned for conservation uses due to the large amount of land within Cape Cod National Seashore, as can be seen in the map and the graph. 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.



PERCENT OF ZONED AREA

- Residential **18%**
- Commercial **1%**
- Mixed Uses **1%**
- Conservation **79%**
- Other **1%**