



2025 Housing Production Plan

A proactive plan that identifies our affordable housing needs and outlines goals and strategies to increase the number of affordable housing units and increase housing attainability

What are the Housing Affordability Needs of Barnstable?

Housing

- 81% of Barnstable's housing stock is detached single-family homes
- 75% of Barnstable's housing is owner-occupied units vs 25% for renters
- 21% of Barnstable's housing units are used seasonally
- Year-round population increased 8% from 2010-2020
- Barnstable has 21,915 housing units according to the State's Subsidized Housing Inventory
- 69% of homes in Barnstable have at least three bedrooms, however only 33% of households are at least 3 people
- 54% of the housing units in Barnstable were built before 1980
- The percentage of units registered for short-term rental varies between 2.3% - 3.4%
- 38% of renters/homeowners in Barnstable are 65 years or older

AFFORDABILITY

- The median sales price for a single-family home in 2024 was \$693,500
- In 2023, rental units averaged \$1,751 and the vacancy rate was 1.6%
- 7.15% of Barnstable's year-round housing stock is designated Affordable
- 1,566 units are currently listed on the Town's subsidized housing inventory and are deed restricted as affordable
- 57% of renter households are considered housing-cost burdened (spending 30% or more of monthly income on housing costs)
- 36% of all households are spending more than 30% of their monthly income on housing costs
- 217 affordable housing units have been created in the Town of Barnstable since 2017
- All affordable housing units created since 2017 have been in the villages of Barnstable and Hyannis.
- All affordable housing units created since 2017 all have been as part of a multifamily housing development
- All affordable housing units created since 2017 have been for people between 50% and 80% of the Area Median Income

NEEDS

- Create year-round affordable housing to support the essential workforce
- Provide opportunities for seasonal housing to support the seasonal fluctuations of the economy
- Create affordable housing options so that an aging population may remain in Barnstable
- Expand affordable housing options so that households are no longer housing cost-burdened
- Assist in stabilizing housing and provide housing assistance programs and services for Barnstable's most vulnerable residents

Data Sources: 2020 US Census Data and 2023 American Community Survey, the Executive Office of Housing and Livable Communities, Comprehensive Housing Affordability Data (CHAS), Cape and Islands Realtors Association, Town of Barnstable

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