

Housing Profile: Provincetown

Key Demographic and Economic Information

POPULATION	HOUSEHOLDS	HOUSEHOLD SIZE	HOUSING UNITS	MEDIAN HOME SALES PRICE (2022)	MEDIAN HOUSEHOLD INCOME (2022)	RESIDENTIAL PROPERTY TAX RATE
3,630	1,996	1.81	4,905	\$877,500	\$91,447	\$5.58 (FY24)

The Town of Provincetown has an estimated year-round population of just over 3,600 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 55% of homes in the town are seasonal, which is much higher than the region as a whole (36%). 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.

Provincetown by Age



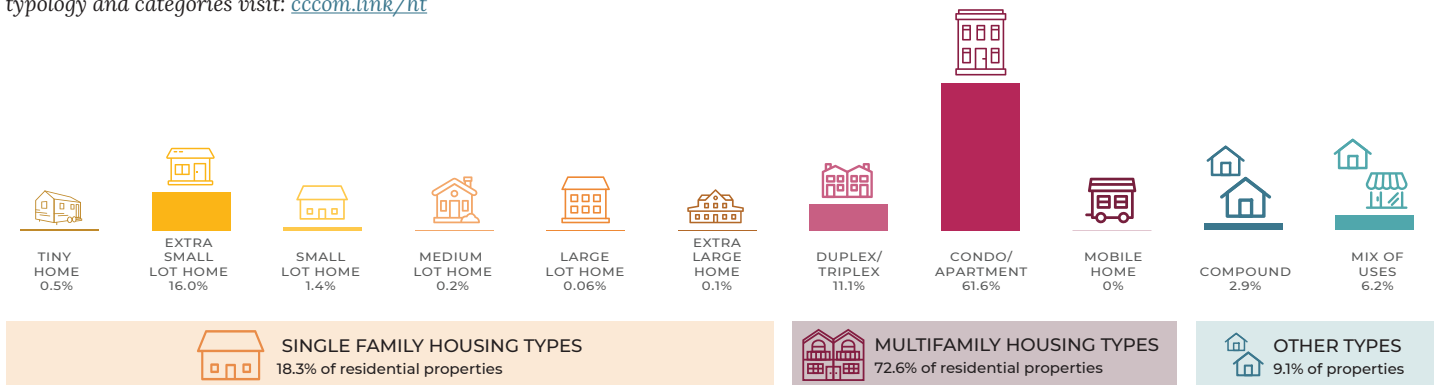
Provincetown by Race



(American Community Survey (ACS) 2022 5-year Estimates; Cape Cod and Islands Association of Realtors; Massachusetts Department of Revenue)

Current Housing Stock

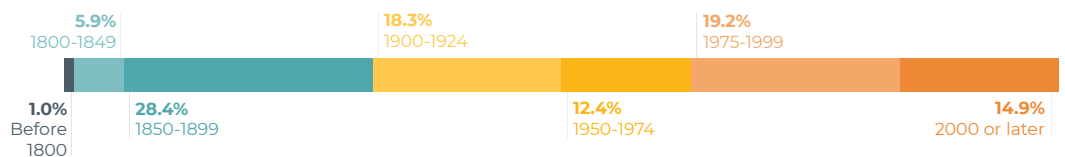
The Cape Cod Commission conducted a housing typology study using local assessors' data and state class property codes. The graph below shows the distribution of various types of residences using this data, which differs slightly from American Community Survey counts. In Provincetown, about 18% of residential properties are single family homes; almost 73%—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: cccom.link/ht



Housing Stock by Year Built

Unlike the region, the majority of housing units in the town were built before 1950. Almost 15% of Provincetown's housing stock was built in the 2000s.

(Assessors' data and CCC housing typology analysis)



Owners and Renters

There are about 2,000 year-round occupied housing units in Provincetown; of these, 76% are owner-occupied and 24% are renter-occupied. (ACS 2022 5-year Estimates)



Seasonality

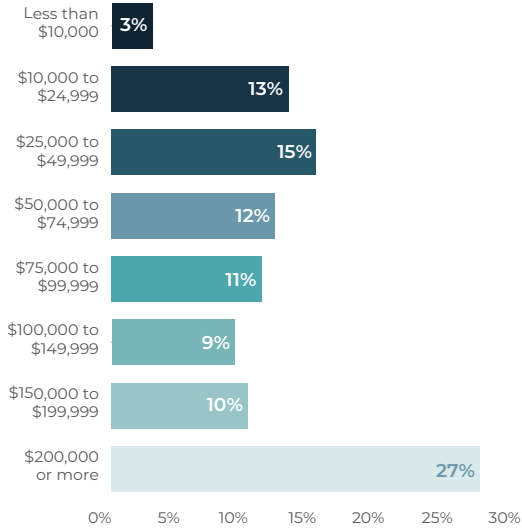
Over 1/2 of all housing units in Provincetown are used for seasonal, recreational, or occasional use. (ACS 2022 5-year Estimates)



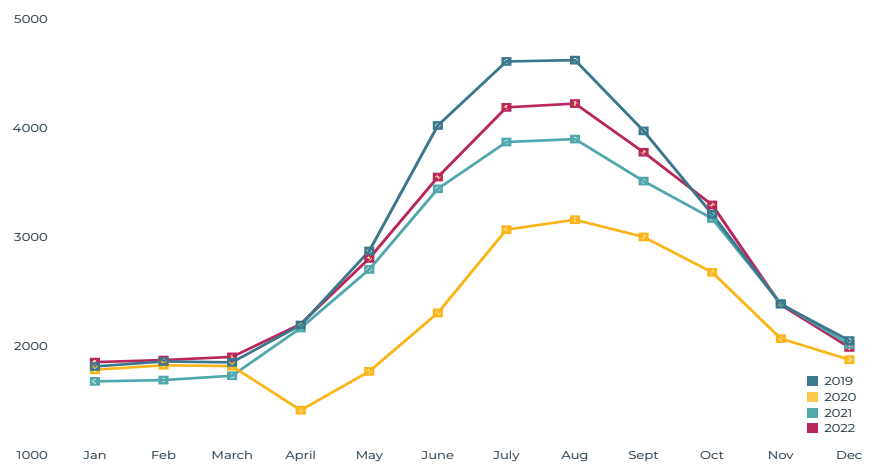
Wages, Employment, and Housing Affordability

Households per Income Bracket

(ACS 2022 5-year Estimates)

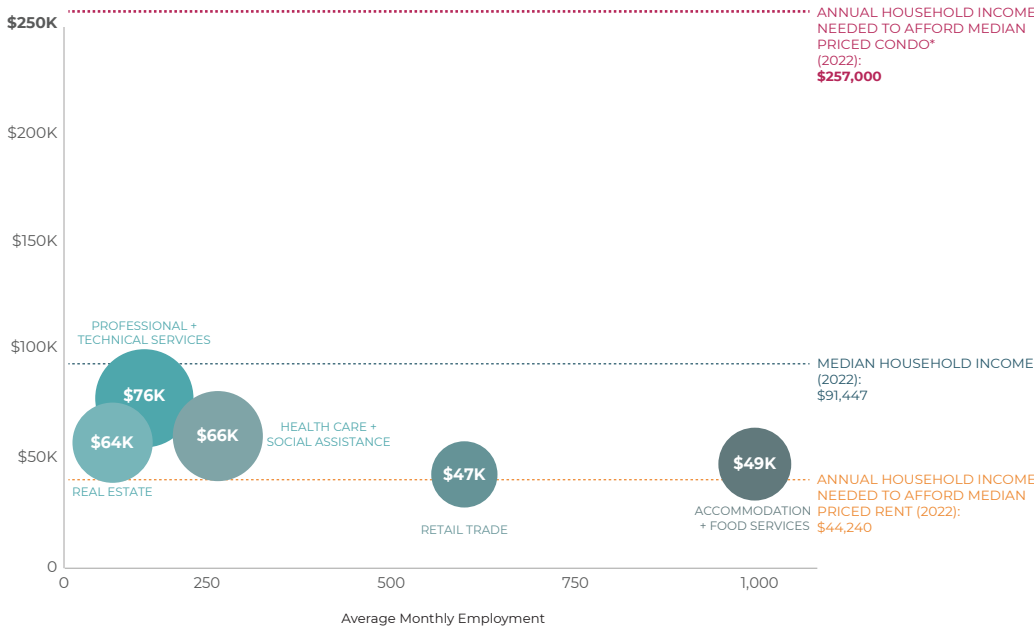


Employment by Month



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 into 2022. (MA Labor Market Information, ES-202 data)

Housing Affordability



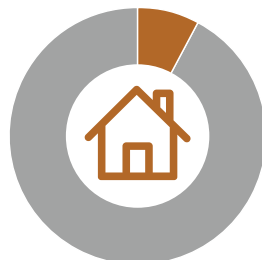
In 2021 the median price for a home for sale in Provincetown was \$837,500. In 2022, prices increased to a median home sales price of \$877,500, a 5% increase. Average wages in the town's largest industries by employment fall well below what is needed to affordably purchase a home at median sales prices (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.

(*Condos made up the majority of Provincetown's home sales in 2022. Single family homes are significantly more expensive. Annual income refers to a household's earnings, while annual wage refers to an individual's earnings. Data: Cape Cod and Islands Association of Realtors; 2022 ACS 5-Yr Estimates; 2022 Cape Cod Housing Needs Assessment; MA Labor Market Information, 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

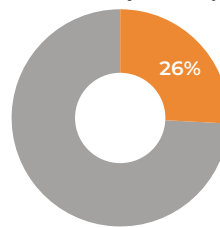


8% of housing units

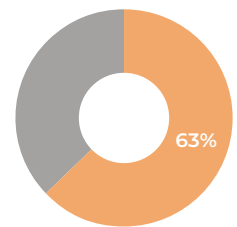
(Numbers are from EOHLIC as of June 29, 2023 and subject to change)

Housing Cost Burdened

A household is considered cost burdened when housing costs exceed more than 30% of monthly income. (ACS 2022 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 seventeen Community Activity Centers across the region. Provincetown has one identified Community Activity Center.


Provincetown



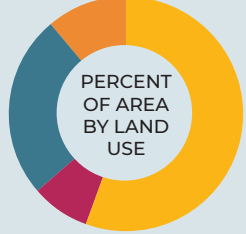
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community


COMMUNITY ACTIVITY CENTER AREA (ACRES)
587


ESTIMATED HOUSING UNITS
3,019


ESTIMATED HOUSING UNITS (PER ACRE)
5.1

PERCENT OF AREA BY LAND USE



- Residential **55%**
- Commercial **8%**
- Tax Exempt **25%**
- Multiple Uses **11%**

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



Accessory Dwelling Unit by Right

An accessory dwelling unit (ADU) is a secondary housing unit on a single-family residential lot. ADUs can include over-garage units, carriage houses, or in-house apartments, and may provide more affordable housing options.

 ALLOWED



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.

 ALLOWED



Inclusionary Zoning Policy

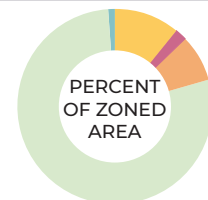
Inclusionary zoning requires developers to designate a percentage of the units in certain projects as available to lower to moderate income households.

 ADOPTED



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.



- Residential **11%**
- Commercial **2%**
- Mixed Uses **8%**
- Conservation **79%**
- Other **1%**

Totals may not equal 100% due to rounding