

Housing Profile: Brewster

Key Demographic and Economic Information

POPULATION	HOUSEHOLDS	HOUSEHOLD SIZE	HOUSING UNITS	MEDIAN HOME SALES PRICE (2022)	MEDIAN HOUSEHOLD INCOME (2022)	RESIDENTIAL PROPERTY TAX RATE
10,341	4,572	2.21	8,189	\$686,000	\$95,845	\$6.81 (FY24)

The Town of Brewster has an estimated year-round population of just over 10,300 residents. It is bordered by Cape Cod Bay on the north, Dennis on the west, Orleans on the east, and Harwich on the south. Just over 40% of Brewster's housing units are seasonal homes, slightly more than the region as a whole. The town's median age is older than the region's (57.2 compared to 54.5), but younger than most Lower and Outer Cape towns. Brewster, similar to many other Lower and Outer Cape towns, is characterized by more rural development patterns than those of Upper and Mid Cape towns.

Brewster by Age



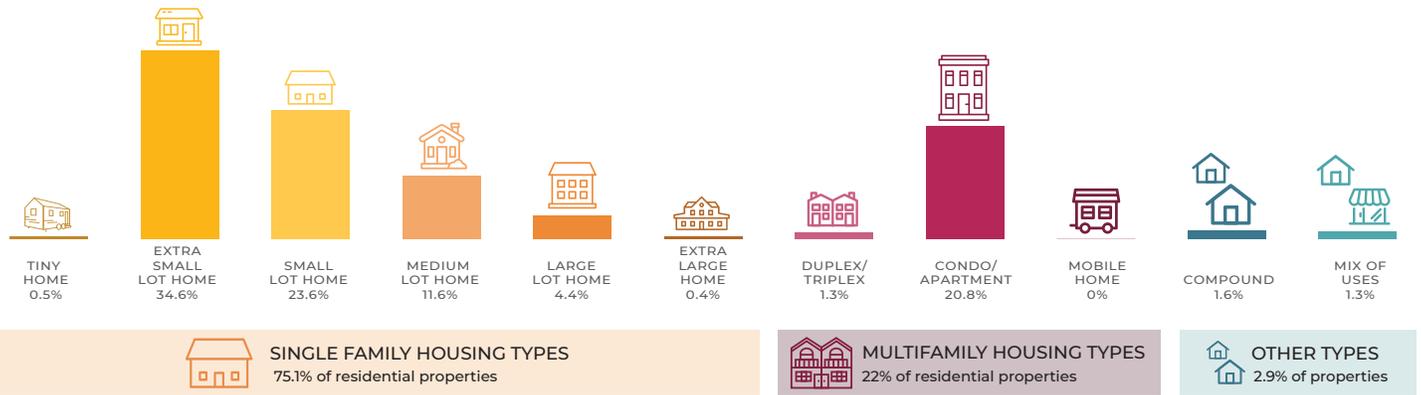
Brewster by Race



(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 Brewster, 75% of residential properties are single family homes; 22% are multifamily properties. Another 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: cccom.link/ht



Housing Stock by Year Built

Consistent with regional development patterns, more than 3/4 of Brewster's housing stock was built between 1950 and 1999. Just over 11% has been built since 2000.

(Assessors' data and CCC housing typology analysis)



Owners and Renters

There are over 4,500 year-round occupied housing units in Brewster; of these, 83% are owner-occupied and 17% are renter-occupied. (ACS 2022 5-year Estimates)



Seasonality

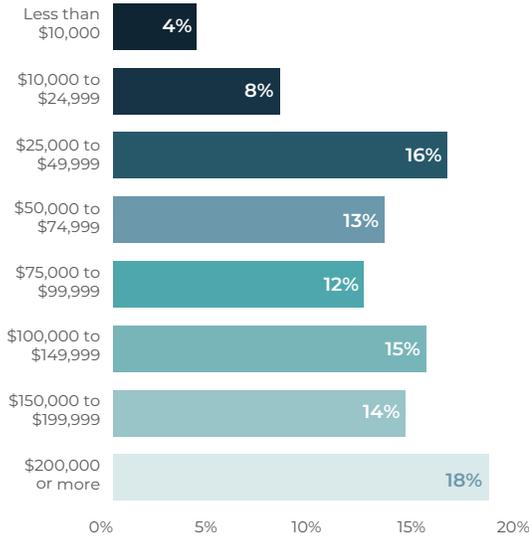
Over 40% of Brewster's housing units are used for seasonal, recreational, or occasional use. (ACS 2022 5-year Estimates)



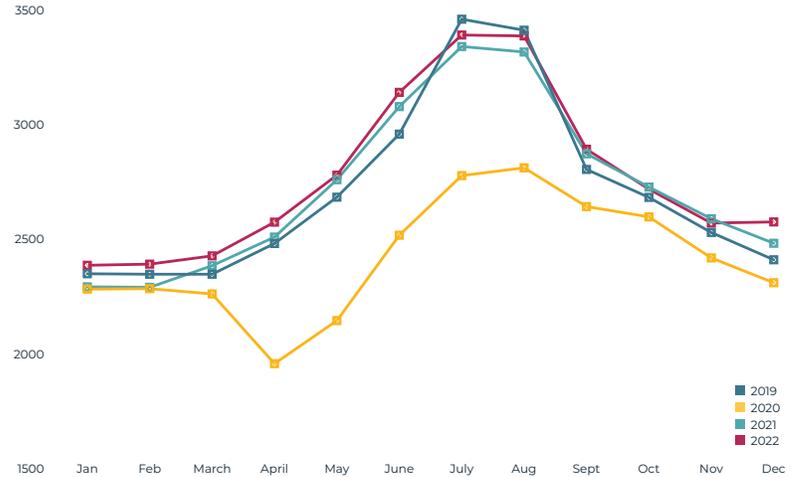
Wages, Employment, and Housing Affordability

Households per Income Bracket

(ACS 2022 5-year Estimates)

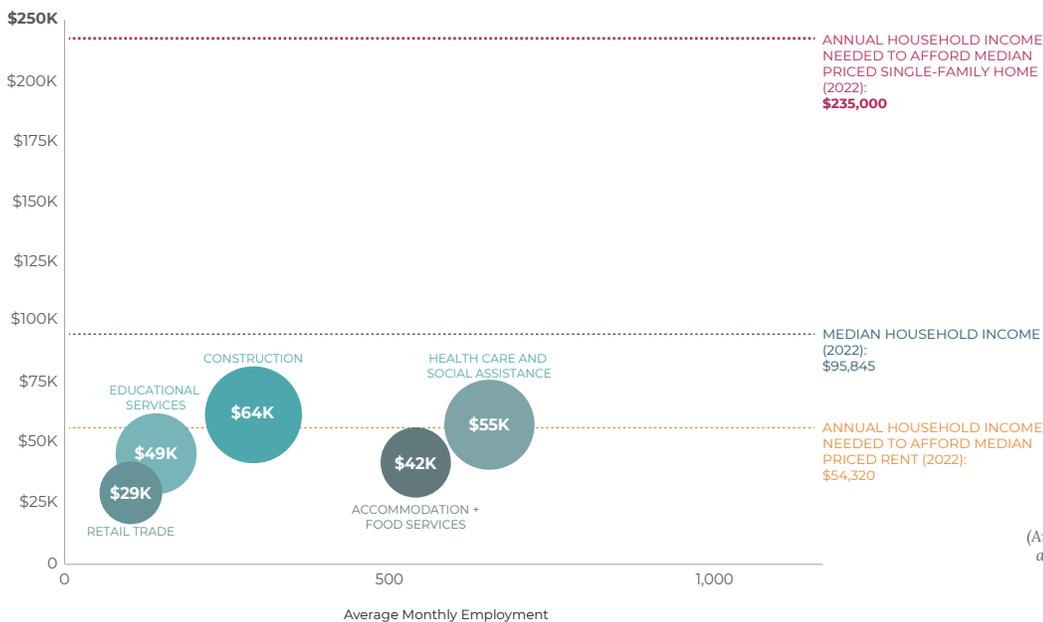


Employment by Month



Brewster is one of the more seasonal towns in the region, with employment in the town increasing significantly in the summer months. In 2019 employment peaked in July at 48% 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. (IMA Labor Market Information, ES-202 data)

Housing Affordability



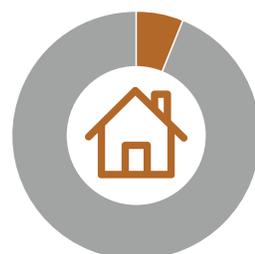
In 2021 the median price for a home for sale in Brewster was \$612,850. In 2022, prices increased to a median home sales price of \$686,000, a 12% increase. Average wages in the town's largest industries by employment fall well below what is needed to affordably purchase a home at median sales prices (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.

(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.

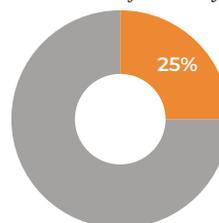
SUBSIDIZED HOUSING INVENTORY UNITS



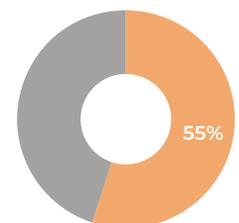
6.3% of housing units
(Numbers are from EOHLC as of June 29, 2023 and subject to change)

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 Brewster spend 30% or more of income on housing costs



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

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.

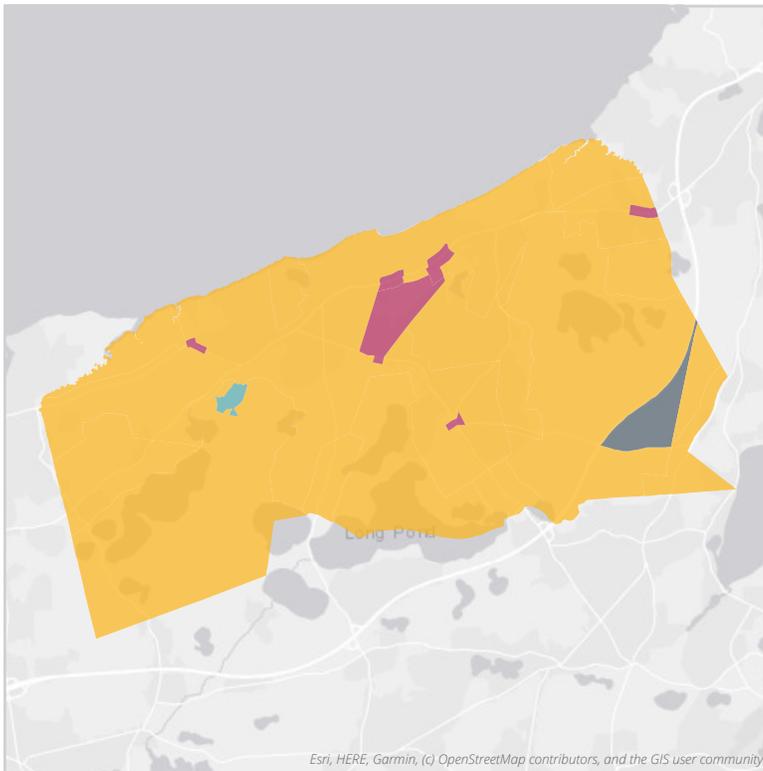
 NOT ALLOWED



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.

 NOT ADOPTED



Zoning Districts

As with most Cape towns, the vast majority of the town is zoned for residential uses, 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.



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The Town Housing Profiles have been created as a data resource by the Cape Cod Commission. Explore more data related to housing, demographics, and the economy at datacapecod.org.

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