

# Housing Profile: Dennis

## Key Demographic and Economic Information

POPULATION	HOUSEHOLDS	HOUSEHOLD SIZE	HOUSING UNITS	MEDIAN HOME SALES PRICE (2022)	MEDIAN HOUSEHOLD INCOME (2022)	RESIDENTIAL PROPERTY TAX RATE
14,742	6,994	2.09	15,322	\$560,000	\$82,658	\$4.39 (FY24)

The Town of Dennis has an estimated year-round population of just over 14,700 residents. It is bordered by Cape Cod Bay on the north, Nantucket Sound on the south, Yarmouth on the west, and Brewster and Harwich on the east. About 1/2 of homes in the town are seasonal, which is higher than the region as a whole (36%). The Town of Dennis has three Community Activity Centers within its boundaries: Dennis, West Dennis, and Dennis Port.

### Dennis by Age



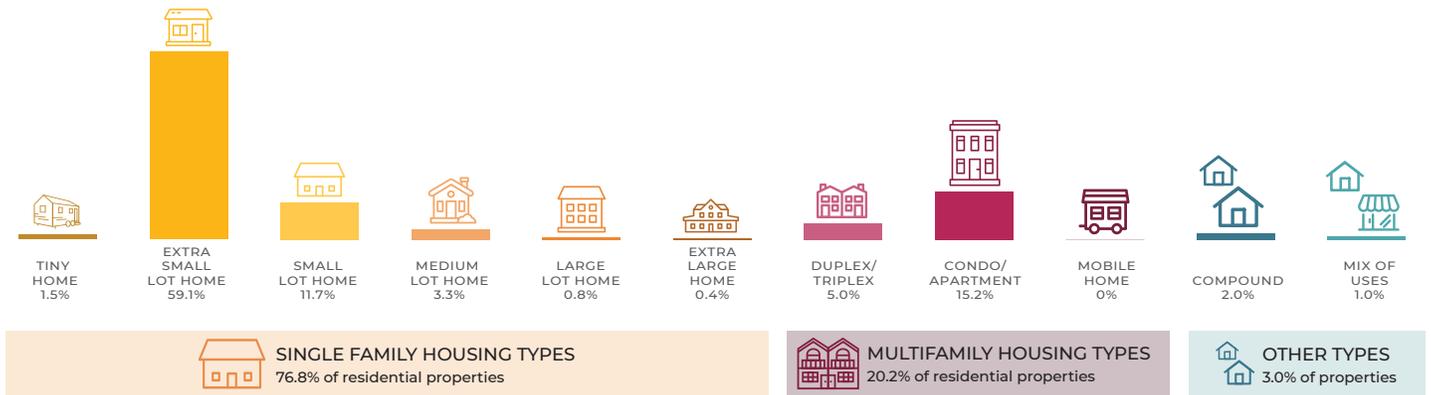
### Dennis by Race



(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 Dennis, nearly 77% of residential properties are single family homes; about 20% are multifamily properties. The remaining 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](https://cccom.link/ht)



## Housing Stock by Year Built

Like the region, the vast majority of housing units in the town were built between 1950 and 1999. Less than 8% of Dennis' housing stock was built in the 2000s.



(Assessors' data and CCC housing typology analysis)

## Owners and Renters

There are nearly 7,000 year-round occupied housing units in Dennis; of these, 78% are owner-occupied and 22% are renter-occupied.

(ACS 2022 5-year Estimates)



## Seasonality

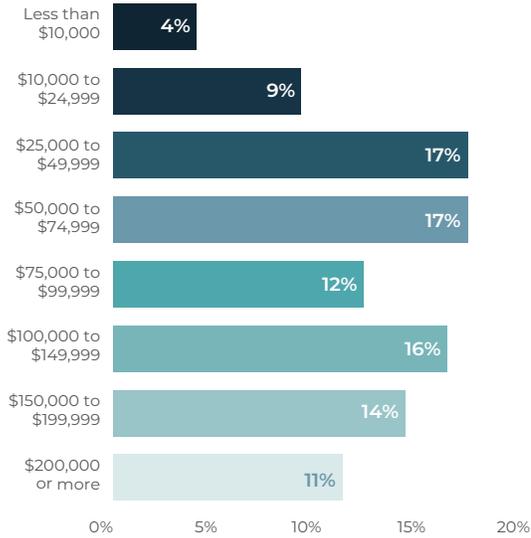
Approximately one-half of all housing units are used for seasonal, recreational, or occasional use. (ACS 2022 5-year Estimates)



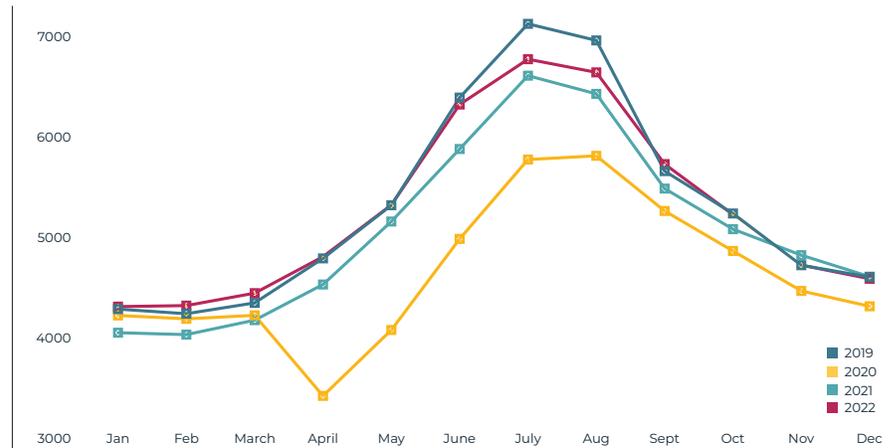
## Wages, Employment, and Housing Affordability

### Households per Income Bracket

(ACS 2022 5-year Estimates)



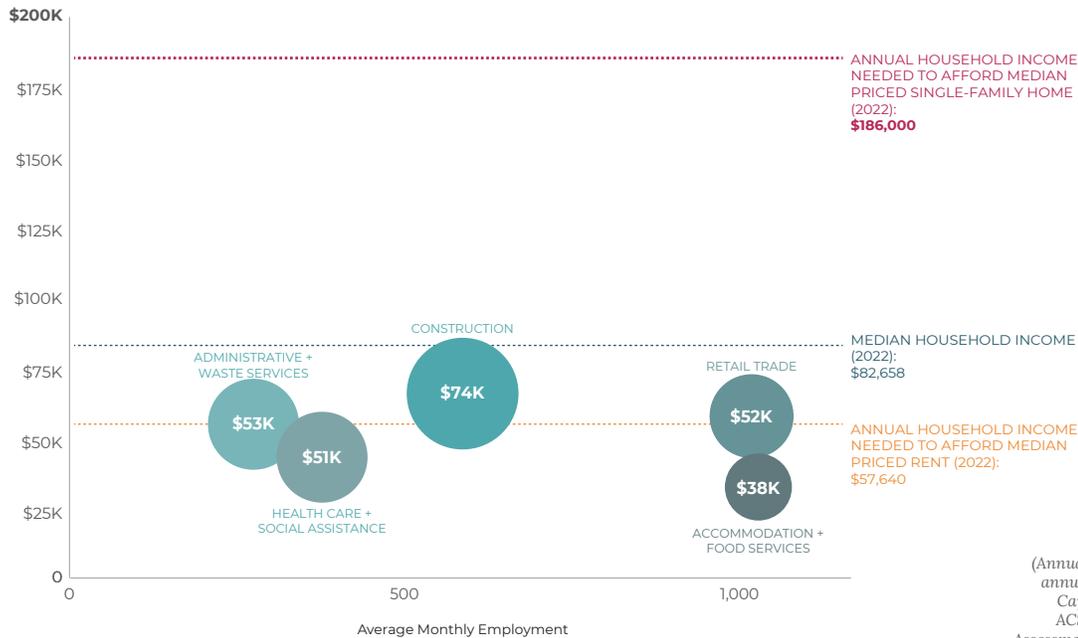
### Employment by Month



Like much of the region, employment in Dennis can be highly seasonal. In 2019 employment peaked in July at 70% 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.

(MA Labor Market Information, ES-202 data)

### Housing Affordability



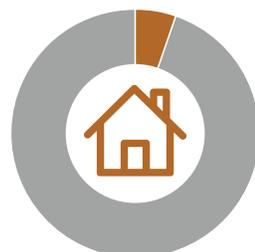
In 2021 the median price for a home for sale in Dennis was \$475,000. In 2022, prices increased to a median home sales price of \$560,000, an 18% increase. Average wages in the town's largest industries by employment fall well below what is needed to affordably purchase a home at median sales prices (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

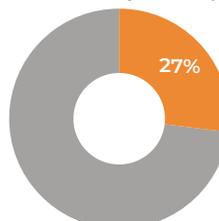


**5.5%** of housing units

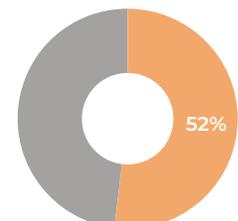
(Numbers are from EOHLIC as of June 29, 2023 and subject to change)

### Housing Cost Burdened

A household is considered cost burdened when housing costs exceed more than 30% of monthly income. (ACS 2022 5-year Estimates)



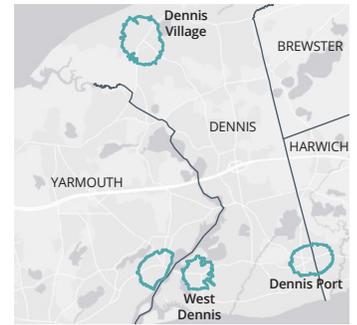
...of owner households in Dennis spend 30% or more of income on housing costs



...of renter households in Dennis 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. Dennis has three identified Community Activity Centers, one in each of the villages of Dennis, West Dennis, and Dennisport.



### Dennis Village



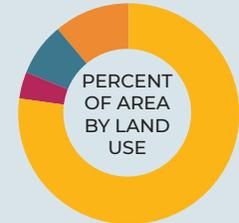
COMMUNITY ACTIVITY CENTER AREA (ACRES)  
**453**



ESTIMATED HOUSING UNITS  
**446**



ESTIMATED HOUSING UNITS (PER ACRE)  
**1.0**



- Residential **78%**
- Commercial **4%**
- Tax Exempt **8%**
- Multiple Uses **11%**

Totals may not equal 100% due to rounding

The Dennis Village Community Activity Center is focused around Route 6A southwest of Scargo Lake and the commercial uses there. It has a much higher proportion of residential land use compared to the other two Community Activity Centers in town.

### West Dennis



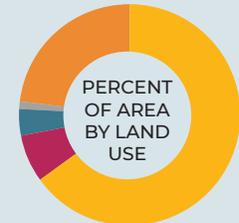
COMMUNITY ACTIVITY CENTER AREA (ACRES)  
**207**



ESTIMATED HOUSING UNITS  
**313**



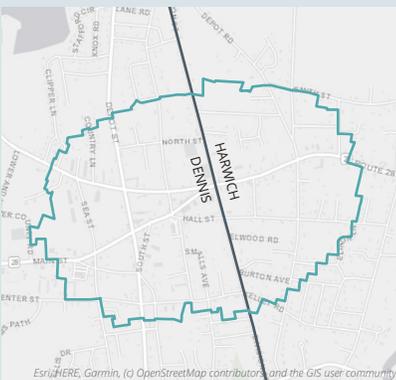
ESTIMATED HOUSING UNITS (PER ACRE)  
**1.5**



- Residential **65%**
- Commercial **7%**
- Tax Exempt **4%**
- Industrial **1%**
- Multiple Uses **23%**

The West Dennis Community Activity Center is focused around Route 28 east of the Bass River and the commercial uses there. It has a somewhat more even distribution of land uses, with a higher proportion of multiple uses and the presence of industrial land use compared to the other two Community Activity Centers in town.

### Dennis Port



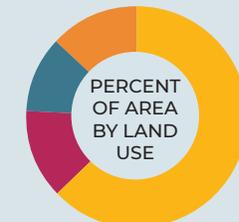
COMMUNITY ACTIVITY CENTER AREA (ACRES)  
**311**



ESTIMATED HOUSING UNITS  
**559**



ESTIMATED HOUSING UNITS (PER ACRE)  
**1.8**



- Residential **63%**
- Commercial **13%**
- Tax Exempt **11%**
- Multiple Uses **13%**

The Dennis Port Community Activity Center is focused around Route 28 east of Swan Pond River and the commercial uses there. It is surrounded primarily by residential land, which comprises the majority of the Community Activity Center area in terms of land use. Part of this Community Activity Center is located within the Town of Harwich.

## 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.

 NOT 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

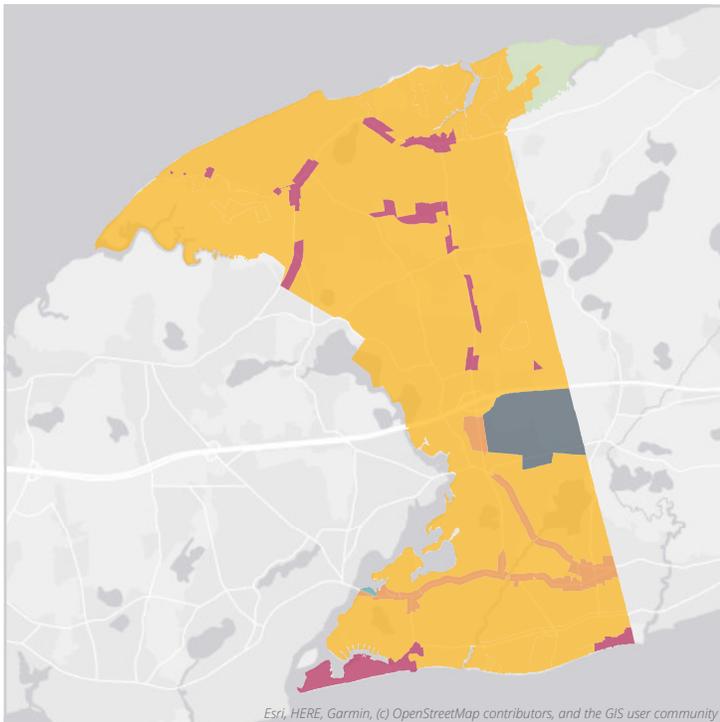


### Inclusionary Zoning Policy

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

*Note: Dennis has zoning provisions to encourage the development of affordable housing; it is not required.*

 NOT ADOPTED



### Zoning Districts

The vast majority of the town is zoned for residential uses, as can be seen in the map and the graph below. 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](http://datacapecod.org).

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