

Town of Brewster

INCORPORATED 1803

LOWER CAPE
SUBREGION

Brewster

23 mi²



10,367 Population
59.6 Median Age

POPULATION 65 & OVER **37%**
POPULATION UNDER 25 **17%**

942 School-aged Children
17% DECREASE SINCE 2015

4,788 Households
2.1 HOUSEHOLD SIZE

8,323 Total Housing Units
41% SEASONAL HOUSING UNITS
1,216 REGISTERED SHORT-TERM RENTALS

\$877,500 Median Single Family Home Sales Price
82% INCREASE SINCE 2019

Year-round Occupied Housing Units
79% OWNERS
21% RENTERS

Housing Types
76% SINGLE FAMILY
24% MULTI-FAMILY
0.3% OTHER

\$94,800 Median Household Income
\$209,800 Income needed to Affordably Buy a Home
\$115,000 HOME OWNERSHIP AFFORDABILITY GAP



Top Employment Sectors
24% HEALTH CARE AND SOCIAL ASSISTANCE
20% ACCOMMODATION AND FOOD SERVICES
11% CONSTRUCTION

2050 Massachusetts Coast Flood Risk Model (MCFRM) Area

5% of Total Town Area
\$1.1B Assessed Value
1% OF ALL STRUCTURES IN MCFRM 2050
2% OF HISTORIC STRUCTURES IN MCFRM 2050
4% OF CRITICAL FACILITIES IN MCFRM 2050

40% Town Area Protected Open Space

82 Freshwater Ponds and Lakes
Largest Ponds
LONG POND (BREWSTER) | 742 ACRES
UPPER MILL POND | 260 ACRES
CLIFF POND | 205 ACRES

Miles of Roadways
42 REGIONAL
170 LOCAL

12.6 Miles of Multi-use Paths
3 Bridges

1.1 Miles of Low Lying Roads Vulnerable to Flooding by 2050

0 Parcels Served with Sewer
0% OF ALL PARCELS

7 Embayment Watersheds
4 EMBAYMENTS WITH NITROGEN SENSITIVE DESIGNATION