

Town of Wellfleet

INCORPORATED 1775

OUTER CAPE
SUBREGION

Wellfleet

20 mi²



4,371 Population **55.7** Median Age

POPULATION 65 & OVER **29%**
POPULATION UNDER 25 **20%**

245 School-aged Children **14%** DECREASE SINCE 2015

1,924 Households **2.3** HOUSEHOLD SIZE

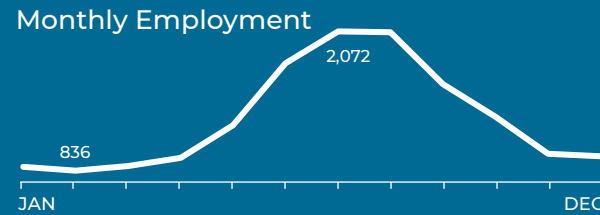
4,597 Total Housing Units **56%** SEASONAL HOUSING UNITS
1,187 REGISTERED SHORT-TERM RENTALS

\$925,000 Median Single Family Home Sales Price **67%** INCREASE SINCE 2019

Year-round Occupied Housing Units
84% OWNERS **16%** RENTERS

Housing Types **90%** SINGLE FAMILY **6%** MULTI-FAMILY **4.5%** OTHER

\$114,100 Median Household Income **\$267,900** Income needed to Affordably Buy a Home
\$153,800 HOME OWNERSHIP AFFORDABILITY GAP



Top Employment Sectors
28% ACCOMMODATION AND FOOD SERVICES
12% ARTS, ENTERTAINMENT, AND RECREATION
9% RETAIL TRADE

2050 Massachusetts Coast Flood Risk Model (MCFRM) Area
28% of Total Town Area **\$1.8B** Assessed Value
17% OF ALL STRUCTURES IN MCFRM 2050
15% OF HISTORIC STRUCTURES IN MCFRM 2050
26% OF CRITICAL FACILITIES IN MCFRM 2050

56% Town Area Protected Open Space
25 Freshwater Ponds and Lakes
Largest Ponds
GULL POND | 108 ACRES
GREAT POND | 43 ACRES
LONG POND | 36 ACRES

Miles of Roadways **27** REGIONAL **111** LOCAL

3.6 Miles of Multi-use Paths **3** Bridges

4.5 Miles of Low Lying Roads Vulnerable to Flooding by 2050

0 Parcels Served with Sewer **0%** OF ALL PARCELS

1 Embayment Watersheds **1** EMBAYMENT WITH NITROGEN SENSITIVE DESIGNATION

Sources: Cape Cod Commission Analysis; 2023 American Community Survey (ACS) 5-year Estimates; Massachusetts Department of Elementary and Secondary Education, Massachusetts Department of Economic Research, ES-202, 2024; Massachusetts Department of Revenue, Registered Short-term Rentals 2025; Cape Cod and Islands Association of Realtors, Single Family Home Sales Price 2024 and 2019; MassGIS, 2025; USDOT National Bridge Inventory 2025; Cape Cod Bikeways GIS Layer 2025; MassDOT Road Inventory 2024; Cape Cod Low Lying Roads GIS Layer; MCFRM 2050 1% Annual Coastal Flood Exceedance Probability Extent; 2025 Municipal Critical Facilities GIS Layer; Cape Cod Pond and Lake Atlas Viewer. Some values have been rounded.