



Near West Side Neighborhood

Data Portrait | Created April 2025

DATA YOU CAN USE



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Introduction and Background

This Neighborhood Portrait data profile was prepared by Data You Can Use with the support of Urban Economic Development Association of Wisconsin (UEDA). The framework is based on input and advice from community organizers working in the neighborhoods supported by Milwaukee's Community Development Block Grant (CDBG) program. The original set of neighborhood portraits were released by Data You Can Use in 2016 using 2010-2014 American Community Survey 5-year estimates. This document is part of the first update to those original Neighborhood Portraits and has been edited in response to community feedback following the release and use of the original portraits.

Data You Can Use and our partners hope that these tables continue to be used by those working in Milwaukee neighborhoods in their work planning, organizing, and funding development work and programming. It is designed to be used with their staff, their partners, their funders, their elected officials, and the residents of their neighborhoods, and can be used to supplement and support the stories and anecdotes of residents to build a case for needed resources, and to identify more questions.

As part of the release of the updated Neighborhood Portraits, related training on the use of census data was conducted and offered to the neighborhood partners. A final draft of each Portrait was reviewed by these same partners, and neighborhood organizers shared the ideas, stories, and strategies that they derived from the data.

With each update to the Neighborhood Portraits, Data You Can Use strives to provide both timely data and improvements to the way data is displayed and/or the topics covered. Data You Can Use actively maintains a "wish list" of hopeful future improvements for the Neighborhood Portraits; please reach out to us if you have any questions, comments, or recommendations for future expansion of this project to new topics or neighborhoods in Milwaukee at connectwithus@datayoucanuse.org.

About the Data and Acknowledgements

Data Sources

This data portrait uses data from the 2019-2023 American Community Survey (ACS) 5-year estimates, which was the most up-to-date data at the time of the writing of this report. Specific source tables from the ACS are cited below each table within this report.

Census tracts 123, 124, 133, 134, 135, 136, 137, 146, 148, 149 and 1864 were used to define the Near West Side neighborhood for the purposes of this report. These tracts were chosen based on Neighborhood Strategic Planning Area (NSP) boundaries and in consultation with our neighborhood partners. The tables in the report describe the population that live within these census tracts. Please note that the boundaries of these tracts may differ from neighborhood or NSP boundaries.

Data Quality and Reliability

The data found in this report is from the American Community Survey and is some of the best data available that describes the people, households, families, and housing in Milwaukee neighborhoods. The American Community Survey data is collected by the U.S. Census Bureau, which holds its data to high standards.

It is also important to note that numbers and percentages included in this report are considered estimates. This is because the Census Bureau uses a sample of the population when they conduct the survey, which creates some level of uncertainty. The data presented here have a margin of error associated with each data point, which is a measure of the possible variation of the estimate and the true population value of each number. The margin of error helps data users understand the reliability of each data point.

We have chosen not to include margin of error for the estimates in the tables below so that the tables are clearer and easier to use. If you would like more information about data reliability for the tables in this report or would like to know the margin of error for a particular estimate, please reach out to our team at Data You Can Use. If you want to learn more about the American Community Survey, please refer to the [handbook for American Community Survey Data Users](#).

Acknowledgements and Contact

This report was prepared by Data You Can Use in collaboration with community partners and stakeholders working in the Near West Side neighborhood in Milwaukee, Wisconsin.

Please reach out to Data You Can Use with questions about this report or the data it contains at connectwithus@datayoucanuse.org.

Section One | Population Characteristics

Table 1: Population by Race

| | Near West Side | | City of Milwaukee | |
|---|----------------|--------|-------------------|--------|
| | Estimate | % | Estimate | % |
| Total Population | 19,287 | 100.0% | 569,756 | 100.0% |
| Hispanic or Latino | 2,756 | 14.3% | 117,786 | 20.7% |
| White Alone (Not Hispanic or Latino) | 6,826 | 35.4% | 183,984 | 32.3% |
| Black or African American Alone (Not Hispanic or Latino) | 7,671 | 39.8% | 216,874 | 38.1% |
| American Indian and Alaska Native Alone (Not Hispanic or Latino) | 111 | 0.6% | 2,331 | 0.4% |
| Asian Alone (Not Hispanic or Latino) | 947 | 4.9% | 27,314 | 4.8% |
| Native Hawaiian and Other Pacific Islander Alone (Not Hispanic or Latino) | - | 0.0% | 20 | 0.0% |
| Some Other Race Alone (Not Hispanic or Latino) | 147 | 0.8% | 1,560 | 0.3% |
| Two or More Races (Not Hispanic or Latino) | 829 | 4.3% | 19,887 | 3.5% |

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, table B03002

Key Takeaway(s)

- 39.8% of Near West Side neighborhood residents identify as Black or African American alone, which is similar to the percentage for the City of Milwaukee as a whole (38.1%).
- 14.3% of Near West Side neighborhood residents identify as Hispanic or Latino, less than the City of Milwaukee as a whole (20.7%).

Table 2: Population by Age and Sex

| | Near West Side | | | | City of Milwaukee | | | |
|-------------------|----------------|-------|-------|--------|-------------------|------|---------|---------|
| | Total | | Male | Female | Total | | Male | Female |
| | Estimate | % | | | Estimate | % | | |
| Total | 19,287 | | 9,280 | 10,007 | 569,756 | | 275,637 | 294,119 |
| Under 5 years | 1,173 | 6.1% | 8.3% | 4.1% | 39,541 | 6.9% | 7.3% | 6.6% |
| 5 to 9 years | 847 | 4.4% | 5.1% | 3.7% | 39,906 | 7.0% | 7.5% | 6.6% |
| 10 to 14 years | 594 | 3.1% | 2.8% | 3.3% | 42,729 | 7.5% | 7.9% | 7.2% |
| 15 to 19 years | 2,456 | 12.7% | 10.7% | 14.6% | 43,781 | 7.7% | 8.0% | 7.4% |
| 20 to 24 years | 3,759 | 19.5% | 17.0% | 21.8% | 46,073 | 8.1% | 8.2% | 8.0% |
| 25 to 29 years | 2,083 | 10.8% | 9.5% | 12.0% | 51,041 | 9.0% | 8.9% | 9.0% |
| 30 to 34 years | 1,177 | 6.1% | 8.0% | 4.4% | 45,800 | 8.0% | 8.1% | 7.9% |
| 35 to 39 years | 1,048 | 5.4% | 6.4% | 4.5% | 38,949 | 6.8% | 6.7% | 7.0% |
| 40 to 44 years | 861 | 4.5% | 4.4% | 4.6% | 35,365 | 6.2% | 6.1% | 6.3% |
| 45 to 49 years | 947 | 4.9% | 5.8% | 4.1% | 30,440 | 5.3% | 5.2% | 5.4% |
| 50 to 54 years | 1,080 | 5.6% | 5.8% | 5.4% | 29,964 | 5.3% | 5.1% | 5.4% |
| 55 to 59 years | 847 | 4.4% | 4.8% | 4.0% | 31,055 | 5.5% | 5.3% | 5.6% |
| 60 to 64 years | 803 | 4.2% | 4.4% | 4.0% | 28,148 | 4.9% | 4.9% | 4.9% |
| 65 to 69 years | 576 | 3.0% | 2.4% | 3.5% | 24,180 | 4.2% | 4.0% | 4.5% |
| 70 to 74 years | 656 | 3.4% | 3.4% | 3.4% | 17,879 | 3.1% | 3.1% | 3.2% |
| 75 to 79 years | 154 | 0.8% | 0.7% | 0.9% | 10,141 | 1.8% | 1.6% | 1.9% |
| 80 to 84 years | 104 | 0.5% | 0.5% | 0.6% | 7,016 | 1.2% | 1.0% | 1.4% |
| 85 years and over | 122 | 0.6% | 0.1% | 1.1% | 7,748 | 1.4% | 0.9% | 1.8% |

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, table B01001

Key Takeaways

- 48.1% of the residents in the Near West Side neighborhood are male and 51.9% are female.
- 26.3% of the residents in the Near West Side neighborhood are under 20 years old compared to 29.1% in the City of Milwaukee overall.
- 8.3% of the residents in the Near West Side neighborhood are aged 65 or over compared to 11.7% in the City of Milwaukee overall.

Table 3: Residents Living in Poverty by Age

| | Near West Side | | City of Milwaukee | |
|--|----------------|-------|-------------------|-------|
| | Estimate | % | Estimate | % |
| Total Population * | 16,601 | | 555,150 | |
| Income in the past 12 months below poverty level | 7,104 | 42.8% | 129,368 | 23.3% |
| Under 5 years | 667 | 9.4% | 13,179 | 10.2% |
| 5 years | 90 | 1.3% | 2,770 | 2.1% |
| 6 to 11 years | 583 | 8.2% | 17,009 | 13.1% |
| 12 to 14 years | 195 | 2.7% | 7,257 | 5.6% |
| 15 years | 27 | 0.4% | 2,245 | 1.7% |
| 16 and 17 years | 43 | 0.6% | 4,185 | 3.2% |
| 18 to 24 years | 1,932 | 27.2% | 17,351 | 13.4% |
| 25 to 34 years | 1,216 | 17.1% | 18,908 | 14.6% |
| 35 to 44 years | 474 | 6.7% | 13,025 | 10.1% |
| 45 to 54 years | 791 | 11.1% | 10,430 | 8.1% |
| 55 to 64 years | 666 | 9.4% | 12,094 | 9.3% |
| 65 to 74 years | 341 | 4.8% | 7,091 | 5.5% |
| 75 years and over | 79 | 1.1% | 3,824 | 3.0% |

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, table B17001. Note: The total population number for this table does not match the total population number that can be seen in the previous tables. This is because this table is showing data for the total population for whom poverty status can be determined – in this case, slightly fewer people from the neighborhood.

How to interpret this table

The Census Bureau defines the poverty threshold differently for each person or family. Thresholds vary by the size of the family and the age of the members and are updated for inflation on an annual basis. [Read more about poverty thresholds here.](#)

Key Takeaways

- 42.8% of Near West Side neighborhood residents live in households with incomes below the poverty line, compared to 23.3% in the City of Milwaukee overall.

Table 4: Household Characteristics

| | Near West Side | | City of Milwaukee | |
|---|----------------|-------|-------------------|-------|
| | Estimate | % | Estimate | % |
| Total | 8,374 | | 231,084 | |
| Family households | 2,637 | 31.5% | 118,965 | 51.5% |
| Married couple family | 1,128 | 13.5% | 59,089 | 25.6% |
| Family with male householder, no spouse present | 347 | 4.1% | 14,028 | 6.1% |
| Family with female householder, no spouse present | 1,162 | 13.9% | 45,848 | 19.8% |
| Non-family Households | 5,737 | 68.5% | 112,119 | 48.5% |
| Householder living alone | 4,716 | 56.3% | 89,354 | 38.7% |
| Householder not living alone | 1,021 | 12.2% | 22,765 | 9.9% |

| | | |
|------------------------|-------|------|
| Average Household Size | 2.30* | 2.40 |
|------------------------|-------|------|

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, tables B11001 and S1101 *Note: the average household for Near West Side is an estimate calculated by dividing the estimated total number of residents in the neighborhood by the estimated total number of households. This methodology is the same as the methodology used by the U.S. Census.

How to interpret this table

The Census Bureau defines a family as “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.”

Key Takeaways

- 56.3% of households in the Near West Side neighborhood are occupied by individuals living alone, greater than the rate for the City of Milwaukee (38.7%).
- The estimated average household size for the Near West Side neighborhood is 2.30 people per household, which is less than the average household size for the City of Milwaukee as a whole (2.40).

Table 5: Vehicles per Household

| | Near West Side | | City of Milwaukee | |
|------------------------------|----------------|-------|-------------------|-------|
| | Estimate | % | Estimate | % |
| Total Households | 8,374 | | 231,084 | |
| No vehicle available | 3,074 | 36.7% | 37,805 | 16.4% |
| 1 vehicle available | 3,492 | 41.7% | 105,514 | 45.7% |
| 2 vehicles available | 1,449 | 17.3% | 64,698 | 28.0% |
| 3 vehicles available | 175 | 2.1% | 17,582 | 7.6% |
| 4 or more vehicles available | 184 | 2.2% | 5,485 | 2.4% |

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, table B08021

Key Takeaways

- Approximately 36.7% of households in the Near West Side neighborhood do not have access to a vehicle, a larger percentage than the rate of the City of Milwaukee as a whole (16.4%).

Table 6: Employment Status by Sex

| | Near West Side | | | | | City of Milwaukee | | | | |
|----------------------------|----------------|--------------------------------|-----------------------------|-------------------|-------------|-------------------|--------------------------------|-----------------------------|-------------------|-------------|
| | Estimate | Labor Force Participation Rate | Employment/Population Ratio | Unemployment Rate | Not Working | Estimate | Labor Force Participation Rate | Employment/Population Ratio | Unemployment Rate | Not Working |
| Population Age 20-64 Years | 12,605 | 67.3% | 62.4% | 7.4% | 37.6% | 336,835 | 76.0% | 71.5% | 5.9% | 28.5% |
| Male | 6,121 | 64.8% | 58.7% | 9.4% | 41.3% | 161,998 | 78.2% | 72.9% | 6.6% | 27.0% |
| Female | 6,484 | 69.8% | 65.9% | 5.6% | 34.1% | 174,837 | 74.1% | 70.2% | 5.2% | 29.8% |

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, table S2301

How to interpret this table

- The **labor force participation rate** refers to the proportion of the population age 20-64 that is either working or actively looking for work.
- The **employment/population ratio** is the proportion of the population age 20-64 that is working.
- **Unemployment rate** is the percentage of those in the labor force who are not working.
- In this table, **not working** refers to the combined percentage of people who are not in the labor force and those who are in the labor force but are unemployed.

Key Takeaways

Employment status is separated by sex to identify and study gender disparities in the workforce, specifically to understand how employment opportunities, rates, and job types differ between men and women.

- 67.3% of Near West Side neighborhood residents ages 20-64 are participating in the labor force by working or actively looking for work, less than the rate for the City of Milwaukee (76%).
- 7.4% of the labor force from the Near West Side neighborhood is unemployed and looking for work, greater than the City of Milwaukee (5.9%).

Table 7: Commute Method and Time to Work

| | Near West Side | | City of Milwaukee | |
|--|----------------|-------|-------------------|-------|
| | Estimate | % | Estimate | % |
| COMMUTE METHOD | | | | |
| Total workers 16 and over | 8,761 | | 259,913 | |
| Drove alone in car, truck, or van | 4,166 | 47.6% | 176,329 | 67.8% |
| Carpooled in car, truck, or van | 1,084 | 12.4% | 25,886 | 10.0% |
| Public transportation | 1,126 | 12.9% | 13,928 | 5.4% |
| Taxicab | 131 | 1.5% | 797 | 0.3% |
| Motorcycle | 5 | 0.1% | 84 | 0.0% |
| Bicycle | 129 | 1.5% | 1,252 | 0.5% |
| Walked | 1,304 | 14.9% | 10,276 | 4.0% |
| Other means | 72 | 0.8% | 2,127 | 0.8% |
| Worked from home | 744 | 8.5% | 29,234 | 11.2% |
| COMMUTE TIME | | | | |
| Total workers 16 and over who did not work from home | 8,017 | | 230,679 | |
| Less than 10 minutes | 1,204 | 15.0% | 24,425 | 10.6% |
| 10 to 19 minutes | 3,151 | 39.3% | 83,524 | 36.2% |
| 20 to 29 minutes | 1,806 | 22.5% | 61,058 | 26.5% |
| 30 to 39 minutes | 1,043 | 13.0% | 38,412 | 16.7% |
| 40 to 59 minutes | 412 | 5.1% | 12,884 | 5.6% |
| 60 to 89 minutes | 226 | 2.8% | 6,632 | 2.9% |
| 90 minutes or more | 175 | 2.2% | 3,744 | 1.6% |
| Mean travel time to work (minutes) | 21.2 | | 22.4 | |

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, tables B08301 and B08303. Mean travel time to work for Near West Side is calculated based on table B08303. Mean travel time to work for City of Milwaukee is taken from table S0801.

Key Takeaways

- 47.6% of Near West Side neighborhood working residents ages 16 and over drive alone in a car, truck, or van to work, a smaller percentage than the City of Milwaukee overall (67.8%).
- The mean travel time to work in the Near West Side neighborhood is 21.2 minutes, compared to 22.4 minutes in the City of Milwaukee.

Table 8: Employment Sector by Sex

| | Near West Side | | | | City of Milwaukee | | | |
|--|----------------|-------|-------|--------|-------------------|-------|---------|---------|
| | Total | | Male | Female | Total | | Male | Female |
| | Estimate | % | | | Estimate | % | | |
| Civilian employed population 16 years and over | 9,001 | | 4,010 | 4,991 | 264,398 | | 129,887 | 134,511 |
| Management, business, science, and arts occupations | 2,657 | 29.5% | 27.2% | 31.4% | 90,892 | 34.4% | 29.3% | 39.3% |
| Service occupations | 2,650 | 29.4% | 22.2% | 35.3% | 57,165 | 21.6% | 17.1% | 26.0% |
| Sales and office occupations | 1,633 | 18.1% | 14.3% | 21.2% | 47,300 | 17.9% | 12.8% | 22.8% |
| Natural resources, construction, and maintenance occupations | 276 | 3.1% | 5.7% | 1.0% | 15,782 | 6.0% | 11.4% | 0.7% |
| Production, transportation, and material moving occupations | 1,785 | 19.8% | 30.7% | 11.1% | 53,259 | 20.1% | 29.4% | 11.2% |

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, table S2301

Key Takeaways

- The most common employment sectors for Near West Side neighborhood residents are management, business, science, and arts occupations, which accounts for 29.5% of the employed population in the Near West Side neighborhood.
- 55.4% of the civilian employed population in the Near West Side neighborhood is female, compared to 50.9% in the City of Milwaukee.

Table 9: Educational Attainment

| | Near West Side | | | | City of Milwaukee | | | |
|---|----------------|-------|-------|--------|-------------------|-------|--------|--------|
| | Total | | Male | Female | Total | | Male | Female |
| | Estimate | % | | | Estimate | % | | |
| Population 18 to 24 years | 5,854 | | 2,480 | 3,374 | 66,266 | | 32,587 | 33,679 |
| Less than high school graduate | 351 | 6.0% | 9.5% | 3.4% | 8,551 | 12.9% | 15.2% | 10.6% |
| High school graduate (includes equivalency) | 1,918 | 32.8% | 29.1% | 35.5% | 24,780 | 37.4% | 39.0% | 35.9% |
| Some college or associate's degree | 3,202 | 54.7% | 55.9% | 53.8% | 26,158 | 39.5% | 37.6% | 41.3% |
| Bachelor's degree or higher | 383 | 6.5% | 5.5% | 7.3% | 6,777 | 10.2% | 8.2% | 12.2% |

| | | | | | | | | |
|---|--------|-------|-------|-------|---------|-------|---------|---------|
| Population 25 years and over | 10,458 | | 5,203 | 5,255 | 357,726 | | 168,808 | 188,918 |
| Less than 9th grade | 381 | 3.6% | 2.7% | 4.6% | 20,819 | 5.8% | 6.5% | 5.2% |
| 9th to 12th grade, no diploma | 1,279 | 12.2% | 11.8% | 12.7% | 30,951 | 8.7% | 9.1% | 8.2% |
| High school graduate (includes equivalency) | 3,677 | 35.2% | 39.8% | 30.6% | 110,313 | 30.8% | 32.7% | 29.2% |
| Some college, no degree | 2,384 | 22.8% | 21.1% | 24.5% | 74,613 | 20.9% | 20.5% | 21.2% |
| Associate's degree | 631 | 6.0% | 5.1% | 6.9% | 26,030 | 7.3% | 6.6% | 7.9% |
| Bachelor's degree | 1,392 | 13.3% | 12.1% | 14.5% | 61,503 | 17.2% | 16.4% | 17.9% |
| Graduate or professional degree | 714 | 6.8% | 7.4% | 6.2% | 33,497 | 9.4% | 8.2% | 10.4% |
| High school graduate or higher | 8,798 | 84.1% | 85.5% | 82.7% | 305,956 | 85.5% | 84.4% | 86.5% |
| Bachelor's degree or higher | 2,106 | 20.1% | 19.6% | 20.7% | 95,000 | 26.6% | 24.6% | 28.3% |

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, table S1501

Key Takeaways

- In the Near West Side neighborhood, 84.1% of residents over 25 years old have graduated from high school or higher, a smaller percentage than the City of Milwaukee overall (85.5%).

Section Two | Housing and Household Characteristics

Table 10: Housing Occupancy and Tenure

| | Near West Side | | City of Milwaukee | |
|-------------------------------|----------------|-------|-------------------|-------|
| | Estimate | % | Estimate | % |
| Total Housing Units | 10,111 | | 257,973 | |
| Vacant Housing Units | 1,737 | 17.2% | 26,889 | 10.4% |
| Occupied Housing Units | 8,374 | 82.8% | 231,084 | 89.6% |
| Owner-occupied housing units | 1,446 | 17.3% | 95,890 | 41.5% |
| Renter-occupied housing units | 6,928 | 82.7% | 135,194 | 58.5% |

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, table DP04

Key Takeaways

- Of the occupied housing units in the Near West Side neighborhood, 17.3% are owner-occupied, which is less than the City of Milwaukee rate (41.5%).
- 17.2% of housing units in the Near West Side neighborhood are vacant, compared to 10.4% in the City of Milwaukee as a whole.

Table 11: Units in Structure for Occupied Housing Units

| | Near West Side | | | City of Milwaukee | | |
|--------------------------------------|----------------------------------|------------------------------|-------------------------------|----------------------------------|------------------------------|-------------------------------|
| | Occupied Housing Units Estimates | Owner-Occupied Housing Units | Renter-Occupied Housing Units | Occupied Housing Units Estimates | Owner-Occupied Housing Units | Renter Occupied Housing Units |
| Occupied housing units | 8,374 | 1,446 | 6,928 | 231,084 | 95,890 | 135,194 |
| Occupied housing units % | | 17.3% | 82.7% | | 41.5% | 58.5% |
| UNITS IN STRUCTURE | | | | | | |
| 1, detached | 1,409 | 73.7% | 5.0% | 95,604 | 75.8% | 17.0% |
| 1, attached | 90 | 1.7% | 0.9% | 9,414 | 3.9% | 4.2% |
| 2 apartments | 1,250 | 16.3% | 14.7% | 48,141 | 12.7% | 26.6% |
| 3 or 4 apartments | 300 | 1.5% | 4.0% | 16,325 | 1.1% | 11.3% |
| 5 to 9 apartments | 456 | 0.0% | 6.6% | 13,241 | 0.8% | 9.2% |
| 10 or more apartments | 4,842 | 6.3% | 68.6% | 47,421 | 5.3% | 31.4% |
| Mobile home or other type of housing | 27 | 0.5% | 0.3% | 938 | 0.5% | 0.3% |

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, table S2504

Key Takeaways

- Of the owner-occupied housing units in the Near West Side neighborhood, 16.3% are duplexes (2 apartments) compared to 12.7% in the City of Milwaukee.
- 68.6% of renter-occupied units in the Near West Side neighborhood are buildings with 10 or more apartments, compared to 31.4% in the City of Milwaukee as a whole.

Table 12: Housing Unit Bedrooms and Year Built

| | Near West Side | | City of Milwaukee | |
|-----------------------|----------------|-------|-------------------|-------|
| | Estimate | % | Estimate | % |
| Total housing units | 10,111 | | 257,973 | |
| BEDROOMS | | | | |
| No bedroom | 1,368 | 13.5% | 10,189 | 3.9% |
| 1 bedroom | 3,912 | 38.7% | 42,249 | 16.4% |
| 2 bedrooms | 2,055 | 20.3% | 89,035 | 34.5% |
| 3 bedrooms | 1,951 | 19.3% | 86,249 | 33.4% |
| 4 bedrooms | 654 | 6.5% | 24,636 | 9.5% |
| 5 or more bedrooms | 171 | 1.7% | 5,615 | 2.2% |
| YEAR STRUCTURE BUILT | | | | |
| Built 2014 or later | 48 | 0.5% | 865 | 0.3% |
| Built 2010 to 2013 | 315 | 3.1% | 8,912 | 3.5% |
| Built 2000 to 2009 | 220 | 2.2% | 9,624 | 3.7% |
| Built 1990 to 1999 | 202 | 2.0% | 9,050 | 3.5% |
| Built 1980 to 1989 | 460 | 4.5% | 9,701 | 3.8% |
| Built 1970 to 1979 | 803 | 7.9% | 23,773 | 9.2% |
| Built 1960 to 1969 | 1,156 | 11.4% | 29,874 | 11.6% |
| Built 1950 to 1959 | 878 | 8.7% | 48,618 | 18.8% |
| Built 1940 to 1949 | 1,180 | 11.7% | 28,114 | 10.9% |
| Built 1939 or earlier | 4,849 | 48.0% | 89,442 | 34.7% |

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, table DP04

Key Takeaways

- 38.7% of the housing units in the Near West Side neighborhood have only one bedroom, compared with 16.4% in the City of Milwaukee.
- Of all the housing units in the Near West Side neighborhood, 48.0% were built in 1939 or earlier, compared to 34.7% in the city overall.

Table 13: Gross Rent and Gross Rent as a Percentage of Household Income

| | Near West Side | | City of Milwaukee | |
|-----------------------------------|----------------|-------|-------------------|-------|
| | Estimate | % | Estimate | % |
| GROSS RENT | | | | |
| Occupied units paying rent | 6,774 | | 131,926 | |
| Less than \$500 | 837 | 12.4% | 9,220 | 7.0% |
| \$500 to \$999 | 4,061 | 59.9% | 52,291 | 39.6% |
| \$1,000 to \$1,499 | 1,413 | 20.9% | 50,434 | 38.2% |
| \$1,500 to \$1,999 | 316 | 4.7% | 14,154 | 10.7% |
| \$2,000 to \$2,499 | 70 | 1.0% | 3,120 | 2.4% |
| \$2,500 to \$2,999 | 53 | 0.8% | 1,261 | 1.0% |
| \$3,000 or more | 24 | 0.4% | 1,446 | 1.1% |

| | | | | |
|---|-------|-------|---------|-------|
| GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME | | | | |
| Occupied units paying rent* | 6,271 | | 127,208 | |
| Less than 15.0 percent | 743 | 11.8% | 17,567 | 13.8% |
| 15.0 to 19.9 percent | 676 | 10.8% | 15,199 | 11.9% |
| 20.0 to 24.9 percent | 579 | 9.2% | 15,630 | 12.3% |
| 25.0 to 29.9 percent | 572 | 9.1% | 14,178 | 11.1% |
| 30.0 to 34.9 percent | 358 | 5.7% | 10,508 | 8.3% |
| 35.0 percent or more | 3,343 | 53.3% | 54,126 | 42.5% |
| Not computed | 657 | | 7,986 | |

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, table DP04. *Note: This table excludes units for which gross rent as a percentage of household income cannot be calculated.

Key Takeaways

- 59% of Near West Side neighborhood households paying rent paid 30 percent or more of their household income towards rent, compared to 50.8% of the City of Milwaukee as a whole. Households that spend 30 percent or more of their household income on rent or housing expenses are considered cost burdened.

Table 14: Mortgage Status and Cost (Owner-Occupied Units)

| | Near West Side | | City of Milwaukee | |
|---|----------------|-------|-------------------|-------|
| | Estimate | % | Estimate | % |
| MORTGAGE STATUS | | | | |
| Owner-occupied units | 1,446 | | 95,890 | |
| Housing units with a mortgage | 906 | 62.7% | 62,416 | 65.1% |
| Housing units without a mortgage | 540 | 37.3% | 33,474 | 34.9% |
| SELECTED MONTHLY OWNER COSTS | | | | |
| Housing units with a mortgage | 906 | | 62,416 | |
| Less than \$500 | - | 0.0% | 112 | 0.2% |
| \$500 to \$900 | 136 | 15.0% | 7,555 | 12.1% |
| \$1,000 to \$1,499 | 373 | 41.2% | 23,888 | 38.3% |
| \$1,500 to \$1,999 | 249 | 27.5% | 18,731 | 30.0% |
| \$2,000 to \$2,499 | 119 | 13.1% | 6,664 | 10.7% |
| \$2,500 to \$2,999 | 29 | 3.2% | 2,616 | 4.2% |
| \$3,000 or more | - | 0.0% | 2,850 | 4.6% |
| Housing units without a mortgage | 540 | | 33,474 | |
| Less than \$250 | 7 | 1.3% | 680 | 2.0% |
| \$250 to \$399 | 56 | 10.4% | 2,864 | 8.6% |
| \$400 to \$599 | 158 | 29.3% | 10,154 | 30.3% |
| \$600 to \$799 | 212 | 39.3% | 10,787 | 32.2% |
| \$800 to \$999 | 84 | 15.6% | 4,873 | 14.6% |
| \$1,000 or more | 23 | 4.3% | 4,116 | 12.3% |

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, table DP04

Key Takeaways

- Of all owner-occupied houses in the Near West Side neighborhood, 62.7% have a mortgage, compared to 65.1% in the City of Milwaukee.

Table 15: Mortgage Cost as a Percentage of Household Income
(Owner-Occupied Units)

| | Near West Side | | City of Milwaukee | |
|--|----------------|-------|-------------------|-------|
| | Estimate | % | Estimate | % |
| Housing units with a mortgage* | 898 | | 61,649 | |
| Less than 20.0% | 509 | 56.7% | 26,751 | 43.4% |
| 20.0 to 24.9% | 56 | 6.2% | 9,098 | 14.8% |
| 25.0 to 29.9% | 119 | 13.3% | 6,589 | 10.7% |
| 30.0 to 34.9% | 26 | 2.9% | 4,465 | 7.2% |
| 35.0% or more | 188 | 20.9% | 14,746 | 23.9% |
| Not computed | 8 | | 767 | |
| Housing units without a mortgage* | 539 | | 32,782 | |
| Less than 10.0% | 182 | 33.8% | 11,062 | 33.7% |
| 10.0 to 14.9% | 203 | 37.7% | 6,717 | 20.5% |
| 15.0 to 19.9% | 19 | 3.5% | 4,513 | 13.8% |
| 20.0 to 24.9% | 12 | 2.2% | 2,567 | 7.8% |
| 25.0 to 29.9% | 13 | 2.4% | 1,881 | 5.7% |
| 30.0 to 34.9% | 24 | 4.5% | 1,116 | 3.4% |
| 35.0% or more | 86 | 16.0% | 4,926 | 15.0% |
| Not computed | 1 | | 692 | |

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, table DP04. *Note: This table excludes households where selected monthly owner costs as a percentage of household income (SMOCAPI) could not be calculated.

Key Takeaways

- Nearly a quarter (20.9%) of all owner-occupied units with a mortgage in the Near West Side neighborhood pay 35 percent or more of their household income towards housing costs, less than the City of Milwaukee as a whole (23.9%).
- Over half (56.7%) of all owner-occupied units with a mortgage in the Near West Side neighborhood pay less than 20 percent of their household income towards housing costs, compared to 43.4% in the City of Milwaukee as a whole.

Table 16: Household Income in the Past 12 Months and Median Income

| | Near West Side | | City of Milwaukee | |
|------------------------|----------------|-------|-------------------|-------|
| | Estimate | % | Estimate | % |
| Total | 8,374 | | 231,084 | |
| Less than \$10,000 | 1,381 | 16.5% | 18,168 | 7.9% |
| \$10,000 to \$14,999 | 1,303 | 15.6% | 15,286 | 6.6% |
| \$15,000 to \$19,999 | 509 | 6.1% | 9,909 | 4.3% |
| \$20,000 to \$24,999 | 593 | 7.1% | 12,464 | 5.4% |
| \$25,000 to \$29,999 | 588 | 7.0% | 12,773 | 5.5% |
| \$30,000 to \$34,999 | 584 | 7.0% | 11,338 | 4.9% |
| \$35,000 to \$39,999 | 303 | 3.6% | 10,688 | 4.6% |
| \$40,000 to \$44,999 | 329 | 3.9% | 11,103 | 4.8% |
| \$45,000 to \$49,999 | 320 | 3.8% | 10,068 | 4.4% |
| \$50,000 to \$59,999 | 604 | 7.2% | 19,588 | 8.5% |
| \$60,000 to \$74,999 | 407 | 4.9% | 22,036 | 9.5% |
| \$75,000 to \$99,999 | 657 | 7.8% | 27,699 | 12.0% |
| \$100,000 to \$124,999 | 342 | 4.1% | 18,575 | 8.0% |
| \$125,000 to \$149,999 | 159 | 1.9% | 10,731 | 4.6% |
| \$150,000 to \$199,999 | 214 | 2.6% | 11,555 | 5.0% |
| \$200,000 or more | 81 | 1.0% | 9,103 | 3.9% |

| | | |
|-------------------------|----------|----------|
| Median Household Income | \$28,409 | \$51,888 |
|-------------------------|----------|----------|

Data Source: 2019 - 2023 American Community Survey 5-Year Estimates, table B19001. Median Household Income for Near West Side is calculated based on table B19001. Median Household Income for City of Milwaukee is taken from table S1901.

Key Takeaways

- Approximately 9.6% of households in the Near West Side neighborhood make \$100,000 or more per year, which is a smaller percentage than the City of Milwaukee as a whole (21.5%).
- The median household income in the Near West Side neighborhood is \$28,409, less than the median household income for the City of Milwaukee as a whole (\$51,888).